

PROPOSED AMENDMENTS TO CONFORM WITH CHAPTER 160D

Hendersonville Historic Preservation Commission

Design **Guidelines** Standards



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SECTION 1

INTRODUCTION



1.1 HISTORIC PRESERVATION IN HENDERSONVILLE

The historical heritage of the City of Hendersonville is a treasured asset--one which is enjoyed by residents and visitors alike. The Mayor and Council recognize the role that historic properties play in that heritage and believe that the conservation of historic properties stabilizes and increases property values and strengthens the overall economy of the City. For these reasons they have adopted a Historic Preservation Ordinance the purposes of which are as follows:

- To safeguard the City's heritage by preserving any property therein that embodies important elements of its culture, history, architectural history or prehistory;
- To identify properties which are of special historical significance and which possess integrity of design, setting, workmanship, materials, feeling and/or association and to designate such as historic landmarks or districts; and
- To promote the use and conservation of such landmarks or districts for the education, pleasure and enrichment of the residents of the city, county and state as a whole.

1.2 HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

The Hendersonville Historic Preservation Commission serves the public both as a steward for historic properties and as a facilitator to people fortunate enough to own such properties. It provides assistance to owners and tenants, helps them plan the alterations that they are considering for their properties, and guides owners through the application process necessary to implement those changes.

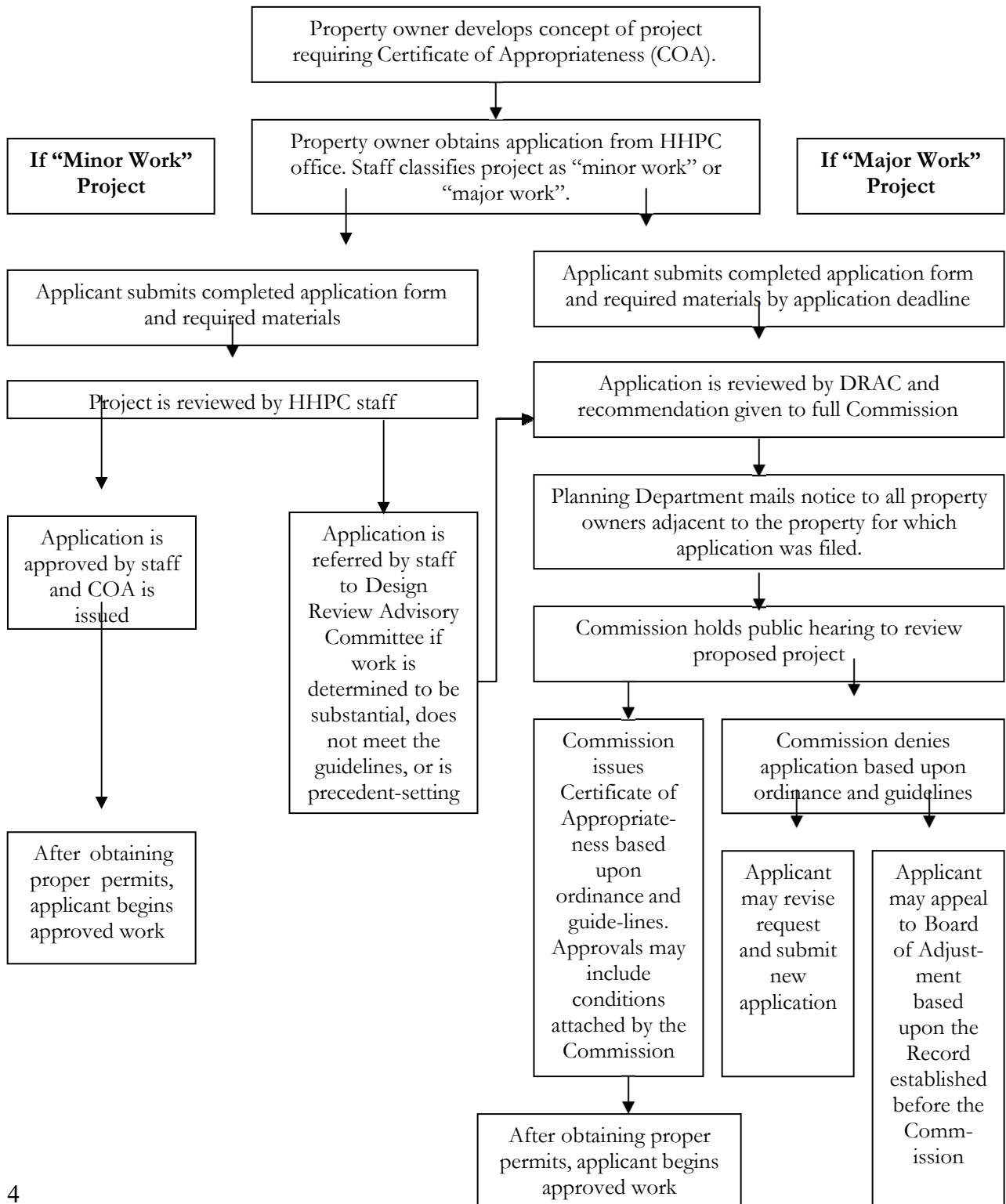
The commission consists of nine members appointed by City Council for overlapping three-year terms. Included within its powers and responsibilities are the following: recommending to City Council the designation of historic landmarks and districts; granting requests for proposed changes to historic landmarks and properties situated within historic districts; and conducting educational programs with respect to historic properties.

1.3 THE DESIGN REVIEW PROCESS

The designation of historic landmarks and districts is not intended to prevent change. Rather, the commission offers assistance to the property owner in shaping change while meeting the requirements of the ordinance. This will insure that property changes are within the spirit and character of the historic property. In this review process, plans are examined before work is begun. The process does not require property owners to make changes to their properties, and it does not apply to interior alterations or routine maintenance that does not affect exterior appearance. However, any exterior alterations, new construction, demolition, significant landscape changes, or moving of buildings requires a ~~certificate of appropriateness~~ [Certificate of Appropriateness](#) from the commission prior to undertaking the change.

In deciding whether to issue a ~~certificate of appropriateness~~ Certificate of Appropriateness, the commission will apply these design ~~guidelines~~ standards, which are based on a common sense approach to the enhancement of historic landmarks and districts. They stress the importance of protecting and maintaining historic structures and districts, and they advocate repair over replacement. They are intended to guide, rather than mandate, the ways that changes should be accomplished.

1.4 CERTIFICATE OF APPROPRIATENESS FLOW CHART



1.5 THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

In 1976 the United States Department of the Interior developed national standards for the preservation of historic buildings. The ten standards for the rehabilitation of historic buildings, often referred to as the Secretary's Standards, are explicitly used by the Raleigh Historic Districts Commission in reviewing proposed changes to historic buildings owned by the State of North Carolina. Although Standard 1 applies to building use and the HHPC does not review building use, the design principles and criteria of these ten standards are inherent in the design ~~guidelines~~ standards applied by the commission in reviewing proposed changes to all district properties. The 1992 version of the Secretary of the Interior's Standards for Rehabilitation reads as follows:

- .1 The property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- .2 The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
- .3 Each property shall be recognized as physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
- .4 Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
- .5 New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- .6 New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- .7 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- .8 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
- .9 Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
- .10 Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

SECTION 2

DISTRICT AND SITE CHARACTER

Keith Park in the Druid Hills Historic District



2.1 ARCHAEOLOGY

- .1 Protect and preserve known, significant archaeological resources in place.
- .2 Minimize disturbance of terrain in the district to reduce the possibility of destroying or damaging significant archaeological resources.
- .3 If a site is to be altered, survey and document the terrain in advance to determine the potential impact on significant archaeological resources.
- .4 If preservation of significant archaeological resources in place is not feasible, use professional archaeologists and modern archaeological methods in planning and executing any necessary investigations.
- .5 It is not appropriate to use heavy machinery or equipment on sites where doing so may disturb significant archaeological resources.

2.2 SITE FEATURES AND PLANTINGS

- .1 Retain and preserve the building and landscape features that contribute to the overall historic character of the district or landmark, including trees, gardens, yards, arbors, ground cover, fences, accessory buildings, patios, terraces, fountains, fish ponds, and significant vistas and views.
- .2 Retain and preserve the historic relationship between buildings and landscape features of the setting, including site topography, retaining walls, foundation plantings, hedges, streets, walkways, driveways, and parks.
- .3 Protect and maintain historic building materials and plant features through appropriate treatments, including routine maintenance and repair of constructed elements and pruning and vegetation management of plantings according to accepted horticultural or arboricultural practice.
- .4 Replace missing or deteriorated site features with new features that are compatible with the character of the site and the historic district, if applicable.
- .5 Replace a seriously diseased or severely damaged tree or hedge with a new tree or hedge of a similar or identical species. In the absence of a substantial threat to person or property, it is not appropriate to remove, damage or disfigure healthy, mature trees or established hedges or large shrubs.
- .6 Design new construction or additions so that large trees and other significant site features such as vistas and views are preserved.
- .7 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .8 In residential historic districts, is not appropriate to alter the residential character of the district by significantly reducing the proportion of built area to open space on a given site through new construction, additions, or surface paving.
- .9 It is not appropriate to introduce contemporary equipment or incompatible site features, including satellite dishes, solar collectors, playground equipment, mechanical units, storage units, and swimming pools, in locations that compromise the historic character of the building site or the district streetscape. Screen such features from view.

The hedges around this home have not been pruned and now may compromise the integrity of the exterior materials.



The treatment of site plantings can be very prominent or simply provide a place where the structure takes center stage as seen in the photos below.



1125 Highland Avenue

- .10 It is not appropriate to alter the topography of a site substantially through grading, filling, or excavating, nor is it appropriate to relocate drainage features.
- .11 It is not appropriate to use heavy machinery or equipment on sites where doing so may disturb significant archaeological resources.

2.3 FENCES AND WALLS

- .1 Retain and preserve fences and walls that contribute to the overall historic character of a building or a site, including such functional and decorative elements as gates, decorative rails and pickets, pillars, posts, and hardware.
- .2 Retain and preserve exterior wall materials that contribute to the overall historic character of a building or a site, including brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron.
- .3 Protect and maintain the wooden, masonry, and metal elements of fences and walls through appropriate surface treatments:
 - Inspect regularly for signs of moisture damage, corrosion, structural damage or settlement, vegetation, and fungal or insect infestation.
 - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along wall foundations.
 - Clean exterior fences and walls as necessary to remove heavy soiling or corrosion or to prepare them for repainting. Use the gentlest means possible.
 - Retain protective surface coatings such as paint to prevent deterioration or corrosion.
 - Reapply protective surface coatings such as paint when they are damaged or deteriorated.
 - Follow the guidelines for masonry, architectural metals, and wood where applicable.
- .4 Repair fences and walls using recognized preservation repair methods for the material or the surface coating.
- .5 If replacement of a deteriorated detail or element of a fence or a wall is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern and materials. Consider compatible substitute materials only if using the original materials is not technically feasible.
- .6 If replacement of an entire fence or wall is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, pattern, material, and color. Consider compatible substitute materials only if using the original material is not technically feasible.
- .7 If a fence or wall is completely missing, replace it with a new wall or feature based on accurate documentation of the original or a new design compatible with the historic character of the building and the district.
- .8 Introduce compatible new fences and walls only in locations and configurations that are characteristic of the historic landmark or district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district. It is preferred that new fences and walls should be constructed of traditional materials.
- .9 It is not appropriate to cover historic fence or wall material, including wood, stone, brick, stucco, concrete, or cement block, with contemporary substitute coatings or materials.

Example of an appropriate, historic, stone retaining wall



223 Ashwood Avenue

This new wood fence picks up on the curved detailing of the entry roof.



1629 Kensington Road

This courtyard wall shares the half-timbering and stucco detailing of the main house.



223 Ashwood Avenue

The use of chain link fencing at the front corner of the house is not appropriate



2.4 WALKWAYS, DRIVEWAYS, AND OFF STREET PARKING

- .1 Retain and preserve the topography, patterns, configurations, features, dimensions and materials of existing walkways, driveways, and off street parking areas that contribute to the overall historic character of individual building sites, the streetscape, and the historic district, if applicable.
- .2 Protect and maintain existing walkways, driveways, and off street parking areas through routine inspection and appropriate maintenance and repair procedures.
- .3 If replacement of a deteriorated section or element of an existing walkway, driveway, or off street parking area is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original section or element in design, dimension, texture, color, and material.
- .4 If a walkway or a driveway is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in location, configuration, dimension, scale and materials with the historic building site, streetscape, and district, if applicable.
- .5 Design new walkways, driveways, and off street parking areas to be compatible in location, patterns, spacing, configurations, dimensions and materials with existing walkways, driveways, and off street parking areas that contribute to the overall historic character of the streetscape and the district, if applicable.
- .6 Locate new walkways, driveways, and off street parking areas so that the topography of the building site and significant site features, including mature trees, are retained.
- .7 It is not appropriate to locate a new off street parking area in a district with residential character where it is visible from the street, where it will significantly alter the proportion of built area to green area on the individual site, or where it will directly abut the principal structure.
- .8 Maintain the continuity of sidewalks in the public-right-of-way when introducing new driveways.
- .9 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .10 Introduce perimeter plantings, hedges, fences, or walls to screen and buffer new off street parking areas from adjacent properties. Subdivide new large parking areas with interior planting islands to break up any large paved area.
- .11 In lighting walkways, driveways, and off street parking areas, follow the guidelines for lighting.

Brick pavers add warmth and character to this entry walk.



1654 Druid Hills Avenue

The ivy-covered curved stone stairs leading to the entry of this home are beautifully executed.



2.5 GARAGES AND ACCESSORY STRUCTURES

- .1 Retain and preserve garages and accessory structures that contribute to the overall historic character of the individual building site or the district.
- .2 Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including foundations, roofs, siding, masonry, windows, doors, and architectural trim.
- .3 Maintain and when necessary repair the character-defining materials, features, and details of historic garages and accessory buildings according to the pertinent guidelines.
- .4 If replacement of a deteriorated element or detail of a historic garage or accessory building is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original element or detail in design, dimension, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .5 If a historic garage or accessory building is missing or deteriorated beyond repair, replace it with a design based on accurate documentation or a new design compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. Maintain the traditional height and proportion of garages and accessory buildings in the district.
- .6 Locate and orient new garages and accessory buildings in locations compatible with the traditional relationship of garages and accessory buildings to the main structure and the site in the district.
- .7 It is not appropriate to introduce a prefabricated accessory building if it is not compatible in size, form, height, proportion, materials, and details with historic accessory structures in the historic district, or unless screened from view from the street.
- .8 It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site, or require removal of a significant building element or site feature, such as a mature tree.
- .9 It is not appropriate to introduce features or detail to a garage or an accessory building in an attempt to create a false historical appearance.

The garage structures in the following two photos match the style of the home and add to the overall character of the site.



The prefabricated metal carport located next to this home may have been inexpensive but adds little value to the home.



2.6 LIGHTING

- .1 Retain and preserve exterior lighting fixtures that contribute to the overall historic character of a building, site, or streetscape.
- .2 Maintain and repair historic exterior lighting fixtures through appropriate methods.
- .3 If replacement of a missing or deteriorated historic exterior lighting fixture is necessary, replace it with a fixture that is similar in appearance, material, and scale to the original, or with a fixture that is compatible in scale, design, materials, color, finish, and historic character with the building and the streetscape.
- .4 Introduce new site and street lighting that is compatible with the human scale and the historic character of the district. Consider the location, design, material, size, color, finish, scale, and brightness of a proposed fixture in determining its compatibility.
- .5 In residential historic districts, introduce low-level lighting to provide for safety and security where needed. Install recessed lights, footlights, lights on posts of human scale, or directional lights in unobtrusive locations.
- .6 Locate low-level or direction site lighting and motion detectors with care to ensure that the light does not invade adjacent properties.
- .7 It is not appropriate to introduce indiscriminate area lighting in historic districts.
- .8 It is not appropriate to introduce new security lighting on standard-height power poles in residential historic districts.
- .9 It is not appropriate to illuminate the facades of houses in residential historic districts with harsh floodlights.
- .10 It is not appropriate to introduce or eliminate exterior lighting fixtures if doing so will detract from the overall historic character of the building, site, or streetscape.
- .11 It is not appropriate to introduce period lighting fixtures from an era that predates the structure in an historic district in an attempt to create a false historical appearance.
- .12 It is not appropriate to diminish the historic character of a site by introducing incongruous lighting, such as creating a runway effect with multiple footlights along front walks.

This yard light and hanging basket clearly identify the house number and the start of the walk that leads to the front door.



2.7 SIGNAGE

- .1 Refer to the City Sign Ordinance. All signs must meet the ordinance before being submitted for a COA.
- .2 Retain and preserve original signs that contribute to the overall historic character of the building or the district.
- .3 Introduce new signage that is compatible in material, size, color, scale, and character with the building or the district. Design signage to enhance the architectural character of a building.
- .4 For commercial and institutional buildings, design building signs to be integral to the overall building facade. It is not appropriate to cover a large portion of a facade or any significant architectural features with signage.
- .5 Introduce new signs as well as graphics for windows or awnings that are easily read and of simple design. Keep the size of graphics on windows or awnings in scale with the feature. It is not appropriate to obscure the view through a large portion of a window with graphics.
- .6 If desired, install small identification signs and bronze historic plaques for residential buildings so that no architectural features or detail are obscured or damaged.
- .7 Construct new signs of traditional sign materials, such as wood, stone, and metal. It is not appropriate to introduce an incompatible contemporary sign material, such as plastic, in the historic districts.
- .8 Mount flush signboards in appropriate locations on facades so that no architectural details or features are obscured or damaged.
- .9 Install freestanding signs in appropriate locations on low standard or ground bases.
- .10 Light signs in a manner compatible with the historic character and the pedestrian scale of the historic district. Internally illuminated awnings and signs are not appropriate in the historic districts.
- .11 It is not appropriate to install a large, out-of-scale, projecting sign on a building facade.

The material and design of the sign for this historic inn add both to the character of the inn and to the streetscape itself.



908 4th Avenue West

This tile sign set into the sidewalk adds a very unique quality to the entry of this Main Street store.



SECTION 3

CHANGES TO THE BUILDING EXTERIOR

Hendersonville City Hall is currently undergoing a thorough renovation the will affect both the interior and exterior.



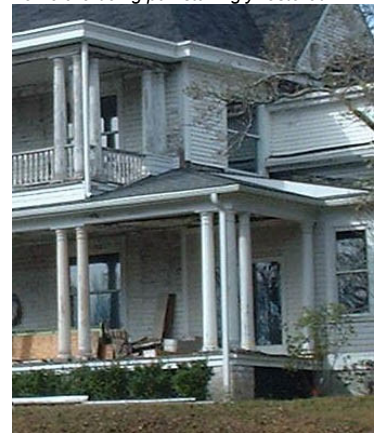
3.1 WOOD

- .1 Retain and preserve wooden features that contribute to the overall historic character of a building and a site, including such functional and decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and architectural trim.
- .2 Protect and maintain wooden surfaces and features through appropriate methods:
 - Inspect regularly for signs of moisture damage, mildew, and fungi or insect infestation.
 - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements.
 - Keep wooden joints properly sealed or caulked to prevent moisture infiltration.
 - Treat traditionally unpainted, exposed wooden features with chemical preservatives to prevent or slow their decay and deterioration.
 - Retain protective surface coatings, such as paint, to prevent damage from ultraviolet light and moisture.
 - Clean painted surfaces regularly by the gentlest means possible, and repaint them only when the paint film is damaged or deteriorated.
- .3 Repair historic wooden features using recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- .4 If replacement of a deteriorated detail or element of a wooden feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original detail or element in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .5 If replacement of an entire wooden feature is necessary, replace it in kind, matching the original in design, dimension, detail, material, and texture. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If a wooden feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, and color with the historic building and district.
- .7 It is not appropriate to clean wooden features and surfaces with destructive methods such as sandblasting, power washing, and using propane or butane torches unless other methods are proven to be ineffective. Use chemical strippers only if gentler methods such as low-pressure washing with detergents and natural bristle brushes are ineffective.
- .8 It is not appropriate to strip historically painted surfaces down to bare wood and apply clear stains or finishes to create a natural wood appearance.
- .9 It is not appropriate to replace painted wooden siding that is sound with new siding to achieve a uniformly smooth wooden surface.
- .10 It is not appropriate to introduce wooden features or details to a historic building in an attempt to create a false historical appearance.

The wood in this entry feature has been beautifully detailed



The elaborate wood features on this home are being painstakingly restored.



3.2 MASONRY

- .1 Retain and preserve masonry features that contribute to the overall historic character of a building and a site, including walls, foundations, roofing materials, chimneys, cornices, quoins, steps, buttresses, piers, columns, lintels, arches, and sills.
- .2 Protect and maintain historic masonry materials, such as brick, terra-cotta, limestone, granite, stucco, slate, concrete, cement block, and clay tile, and their distinctive construction features, including bonding patterns, corbels, water tables, and unpainted surfaces.
- .3 Protect and maintain historic masonry surfaces and features through appropriate methods:
 - Inspect surfaces and features regularly for signs of moisture damage, vegetation, structural cracks or settlement, deteriorated mortar, and loose or missing masonry units.
 - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces, collecting on decorative elements or along foundations and piers, and rising through capillary action.
 - Clean masonry only when necessary to remove heavy soiling or prevent deterioration. Use the gentlest means possible.
 - Repaint painted masonry surfaces when needed.
- .4 Repair historic masonry surfaces and features using recognized preservation methods for piecing-in, consolidating, or patching damaged or deteriorated masonry.
- .5 Repoint masonry mortar joints if the mortar is cracked, crumbling, or missing or if damp walls or damaged plaster indicate moisture penetration. Before repointing, carefully remove deteriorated mortar using hand tools. Replace the mortar with new mortar that duplicates the original in strength, color, texture, and composition. Match the original mortar joints in width and profile.
- .6 If replacement of a deteriorated detail, module, or element of a masonry surface or feature is necessary, replace only the deteriorated portion in kind rather than the entire surface or feature. Consider compatible substitute materials only if using the original material is not technically feasible.
- .7 If replacement of a large masonry surface or entire feature is necessary, replace it in kind, matching the original in design, detail, dimension, color, pattern, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .8 If a masonry feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible with the scale, size, material, and color of the historic building and district.
- .9 Test any cleaning technique, including chemical solutions, on an inconspicuous sample area well in advance of the proposed cleaning to evaluate its effects. It is not appropriate to clean masonry features and surfaces with destructive methods.

The massive stone columns give this bungalow a distinctive character.



The stucco on this small cottage has been neglected and now the wood structure is exposed to the elements.



3.3 ARCHITECTURAL METALS

- .1 Retain and preserve architectural metal features that contribute to the overall historic character of a building and a site, including such functional and decorative elements as roofing, flashing, storefronts, cornices, railings, hardware, casement windows, and fences.
- .2 Retain and preserve architectural metals, such as copper, tin, brass, cast iron, wrought iron, lead, and terneplate, that contribute to the overall historic character of the district.
- .3 Protect and maintain architectural metal surfaces and features through appropriate methods:
 - Inspect regularly for signs of moisture damage, corrosion, structural failure or fatigue, galvanic action, and paint film failure.
 - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements.
 - Clear metal roofs and gutters of leaves and debris.
 - Retain protective surface coatings, such as paint and lacquers, to prevent corrosion.
 - Clean when necessary to remove corrosion or to prepare for recoating. Use the gentlest effective method.
 - Repaint promptly when paint film deteriorates.
- .4 Repair deteriorated architectural metal features and surfaces using recognized preservation methods for splicing, patching, and reinforcing.
- .5 If replacement of a deteriorated detail or element of an architectural metal feature is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original detail or element in design, dimension, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If replacement of an entire architectural feature is necessary, replace it in kind, matching the original feature in design, dimension, detail, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .7 If an architectural metal feature is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in scale, size and material with the historic building and district.
- .8 Clean soft metals, including lead, tin, terneplate, and copper, with chemical solutions after pretesting them to ensure that they do not damage the color and texture of the metal surface. It is not appropriate to clean soft metal surfaces with destructive methods like grit blasting without demonstrating that to do so will enhance preservation of the structure.
- .9 Clean hard metals such as cast iron, wrought iron, and steel using the gentlest means possible.
- .10 It is not appropriate to introduce architectural metal features or details to a historic building in an attempt to create a false historical appearance.
- .11 It is not appropriate to patch metal roofs or flashing with tar or asphalt products.

The decorative metal railing leading to the entry porch adds to the overall character of the home.



Metal pipes and fittings were often used in retrofit situations for railings but are not historically accurate and detract from the otherwise fine craftsmanship on many historic structures.



The paint on this decorative metal fence has been well maintained.



3.4 PAINT AND PAINT COLOR

- .1 Preserve and protect original exterior building surfaces and site features that were painted, by maintaining a sound paint film on them.
- .2 Protect and maintain previously painted exterior surfaces in appropriate ways:
 - Inspect painted surfaces regularly for signs of discoloration, moisture damage, mildew, and dirt buildup.
 - Clean painted surfaces regularly to avoid unnecessary repainting. Use the gentlest means possible.
 - Remove deteriorated and peeling paint films down to the first sound paint layer before repainting. Use the gentlest means possible, such as hand scraping and hand sanding. Use electric heat guns and plates with caution and only if gentler methods are ineffective.
 - Many surfaces in older structures are painted with lead paint, which is toxic. Seek professional advice before disturbing lead-painted surfaces.
 - Ensure that surfaces to be repaired are clean and dry, and that any exposed wood or metal surface has been primed so that new paint will bond properly.
 - Repaint previously painted surfaces with compatible paint systems.
- .3 When repainting, paint colors appropriate to the historic building and district are recommended. Enhance the architectural style and features of a building through appropriate selection and placement of paint color.
- .4 Brick, stone, copper, bronze, concrete, or cement block surfaces should be left in their historically unfinished condition.
- .5 It is not appropriate to strip wooden surfaces that were historically painted down to bare wood and apply clear stains or sealers to create a natural wood appearance.
- .6 It is not appropriate to replace painted wooden siding that is sound with new siding to achieve a uniformly smooth wooden surface.
- .7 It is not appropriate to remove paint films through destructive methods such as sandblasting, water blasting, power washing, or the use of propane or butane torches before repainting.

The wood siding on this home was in good condition but unless the poor condition of the paint is corrected, the wood will quickly deteriorate.



3.5 ROOFS

- .1 Retain and preserve roofs and roof forms that contribute to the overall historic character of a building, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices.
- .2 Protect and maintain the metal, wooden, and masonry elements of historic roofs through appropriate methods:
 - Inspect regularly for signs of deterioration and moisture penetration.
 - Clean gutters and down spouts to ensure proper drainage.
 - Replace deteriorated flashing with first-quality flashing as necessary.
 - Reapply protective coatings to metal roofs as necessary.
 - Maintain adequate ventilation of roof sheathing to prevent moisture damage.
 - Ensure that roofing materials are adequately anchored to resist wind and water.
- .3 Repair historic roofs and their distinctive features through recognized preservation methods for resetting or reinforcing.
- .4 If replacement of a partially deteriorated roof feature is necessary, replace only the deteriorated portion in kind to match the original feature in design, dimension, detail, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .5 If full replacement of a deteriorated historic roofing material or feature is necessary, replace it in kind, matching the original in scale, detail, pattern, design, material, and color. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If a roof feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, and color with the historic building and district.
- .7 It is not appropriate to remove a roof feature that is important in defining the overall historic character of a building, rather than repair or replace it.
- .8 If new gutters and down spouts are needed, install them so that no architectural features are lost or damaged. Retain the shape of traditional half-round gutters and down spouts if replacing them.
- .9 It is not appropriate to replace concealed, built-in gutter systems with exposed gutters.
- .10 It is not appropriate to introduce new roof features such as skylights, dormers, or vents if they will compromise the historic roof design or damage character-defining roof materials.
- .11 It is not appropriate to install ventilators, solar collectors, antennas, skylights or mechanical equipment in locations that compromise character-defining roofs or on roof slopes visible from the street.
- .12 It is not appropriate to install exposed tar paper rolls as a finished roofing material or roofing tar as a replacement for valley flashing.
- .13 Patching slate or metal roofs or flashing should be done with compatible products.

The large gabled dormers on this hip roof change the character dramatically.



5th Avenue West

The glazed tile roof on this home is uncommon.



622 4th Avenue West

The character of this Spanish Colonial Revival house was greatly diminished when the original terra-cotta tile roof was removed due to its dilapidated condition.



1649 Kensington Avenue

3.6 EXTERIOR WALLS

- .1 Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including their functional and decorative features, such as cornices, foundations, bays, quoins, arches, water tables, brackets, entablatures, and storefronts.
- .2 Retain and preserve exterior wall materials that contribute to the overall historic character of a building, including brickwork, stucco, stone, wooden shingles, wooden siding, asbestos siding, and metal, wooden, or masonry trimwork.
- .3 Protect and maintain the material surfaces, details, and features of exterior walls through appropriate methods:
 - Inspect regularly for signs of moisture damage, vegetation, fungal or insect infestation, corrosion, and structural damage or settlement.
 - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along foundations.
 - Clean exterior walls as necessary to remove heavy soiling or to prepare for repainting. Use the gentlest methods possible.
 - Retain protective surface coatings, such as paint or stain, to prevent deterioration.
 - Reapply protective surface coatings, such as paint or stain, when they are damaged or deteriorated.
- .4 Repair exterior wall surfaces, details, and features using recognized preservation repair methods for the surface material or coating.
- .5 If replacement of a deteriorated detail or element is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If full replacement of an entire exterior wall or feature is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .7 If an exterior wall or feature is completely missing, replace it with a new wall or feature based on accurate documentation of the original or a new design compatible with the historic character of the building and district.
- .8 The original architectural character of exterior walls should be maintained when adding window or door openings, bays, vents, balconies, or chimneys.
- .9 It is not appropriate to remove or cover any material detail associated with exterior walls, including decorative shingles, panels, brackets, barge boards, and corner boards, unless an accurate restoration requires it.
- .10 It is not appropriate to cover historic wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or contemporary substitute materials.
- .11 It is not appropriate to introduce features or details to an exterior wall in an attempt to create a false historical appearance.
- .12 In accordance with the Artificial Materials guidelines (Section 3.12), it is not appropriate to replace existing artificial siding with new artificial

The brick corbelling of the historic façade is still visible above the metal skin applied during a renovation.



Over the course of several renovations, different exterior materials were used without consideration of the original character of the structure.

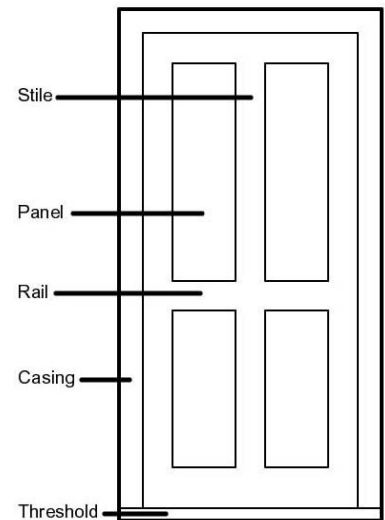
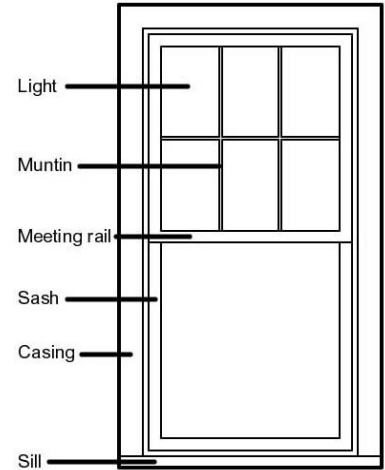


siding on contributing structures. Existing artificial siding should be removed and the exterior walls should be restored using traditional materials as appropriate for the structure.

- .13 Existing artificial siding on non-contributing structures may be replaced in-kind.

3.7 WINDOWS AND DOORS

- .1 Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.
- .2 Retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware.
- .3 Protect and maintain the wooden and architectural elements of historic windows and doors through appropriate methods:
 - Inspect regularly for deterioration, moisture damage, air infiltration, paint failure, and corrosion.
 - Clean the surface using the gentlest methods possible.
 - Limit paint removal and reapply protective coatings as necessary.
 - Reglaze sash as necessary to prevent moisture and air infiltration.
 - Weatherstrip windows and doors to increase energy efficiency.
- .4 Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- .5 If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.
- .7 If a window or door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.
- .8 Replace deteriorated or missing wooden shutters with wooden shutters sized to fit the opening and mounted as the originals were. Early hardware should be retained. It is not appropriate to introduce shutters on a historic building if no evidence of earlier shutters exists.
- .9 If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining elevation of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.



- .10 If desired, introduce narrow-profile exterior or interior storm windows so that they do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or baked-enamel finish color that is compatible with the sash color. For double-hung windows, select operable storm windows with dividers that align with existing sash.
- .11 If desired, introduce full-light storm doors constructed of wood or aluminum with a baked-enamel finish that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked-enamel finish color that is compatible with the color of the existing door. Bare aluminum storm doors are not appropriate.
- .12 If desired and where historically appropriate, install fabric awnings over window, door, storefront, or porch openings with care to ensure that historic features are not damaged or obscured.
- .13 It is not appropriate to remove original doors, windows, shutters, hardware, and trim from a character-defining facade.
- .14 It is not appropriate to remove any detail material associated with windows and doors, such as stained glass, beveled glass, textured glass, or tracery, unless an accurate restoration requires it.
- .15 It is not appropriate to use snap-in muntins to create a false divided-light appearance.
- .16 It is not appropriate to replace clear glazing with tinted or opaque glazing.
- .17 In accordance with the Artificial Materials guidelines (Section 3.12), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.
- .18 Existing windows and doors on non-contributing structures should be replaced in-kind.

This storefront awning has classic lines and adds to the overall character of the street.



3.8 ENTRANCES, PORCHES, AND BALCONIES

- .1 Retain and preserve entrances, porches, and balconies that contribute to the overall historic character of a building, including such functional and decorative elements as columns, pilasters, piers, entablatures, balustrades, sidelights, fanlights, transoms, steps, railings, floors, and ceilings.
- .2 Protect and maintain the wooden, masonry, and architectural metal elements of entrances, porches, and balconies through appropriate surface treatments:
 - Inspect regularly for signs of moisture damage, rust, structural damage or settlement, fungal or insect infestation.
 - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along foundations.
 - Clean soiled surfaces using the gentlest methods possible.
 - Recaulk wooden joints properly to prevent moisture penetration and air infiltration.
 - Retain protective surface coatings, such as paint or stain, to prevent damage from ultraviolet light or moisture.
 - Reapply protective coatings, such as paint or stain, when they are damaged or deteriorated.

Care has been taken in the detailing of these new metal balconies to ensure that they add to the character of the Main Street facades.



This two-story porch is a significant feature on this grand home.



705 4th Avenue west

- .3 Repair historic entrances, porches, and balconies and their distinctive features and materials using recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- .4 If replacement of a deteriorated detail or element of an entrance, porch, or balcony feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .5 If replacement of an entire entrance, porch, or balcony feature is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If a feature or an entire entrance, porch, or balcony is missing, replace it with a new feature based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.
- .7 Consider the enclosure of a historic porch to accommodate a new use only if the enclosure can be designed to preserve the historic character of the porch and the building. It is not appropriate to enclose a front porch or a front balcony.
- .8 It is not appropriate to remove any detail material associated with entrances and porches, such as graining, spindle work, beveled glass, or beaded board, unless an accurate restoration requires it.
- .9 Original porches should be screened in a manner that supports the architectural character of the original feature.
- .10 Original entrances or porches shall be retained. New entrances or porches on a primary facade shall support the architectural character of the original structure.
- .11 It is not appropriate to introduce features or details to a historic entrance, porch, or balcony in an attempt to create a false historical appearance.

3.9 STOREFRONTS

- .1 Retain and preserve storefronts that contribute to the overall historic character of a building, including such functional and decorative features as transoms, display windows, doors, entablatures, pilasters, recessed entries, and signs.
- .2 Protect and maintain historic storefront features and materials through appropriate methods:
 - Inspect regularly for signs of moisture damage, rust, structural damage or settlement, rust, and fungal or insect infestation.
 - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements.
 - Clean painted surfaces regularly using the gentlest methods possible, and repaint only when the paint film is damaged or deteriorated.
 - Retain protective surface coatings, such as paint or stain, to prevent damage to storefront materials from ultraviolet light or moisture.
- .3 Repair historic storefront features using recognized preservation methods for patching, consolidating, splicing, and reinforcing.

The screen porch on the side of this home matches the main structure in proportion and detailing.



1648 Druid Hills Avenue

The detailing of this new entry feature was researched and well executed.



1249 Hyman Avenue

This new storefront uses traditional materials and detailing.



511 Main Street

This unique historic storefront combines brick, wood and metal.



104 Main Street

- .4 If replacement of a deteriorated detail or element of a storefront feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .5 If replacement of an entire storefront feature is necessary, replace it in kind, matching the original in design, dimension, detail, texture and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If a storefront feature or an entire storefront is missing, replace it with a new feature or storefront based on accurate documentation of the original or a new design compatible in size, scale and material with the building and the district.
- .7 If desired, introduce new signage that is compatible with the storefront in material, scale, and color. It is not appropriate to install signage that damages, obscures, or diminishes the character-defining features of the storefront. Applicants must meet all requirements of the City of Hendersonville Sign Ordinance.
- .8 If desired and historically appropriate, introduce fabric awnings that are compatible with the storefront in scale, form, and color. It is not appropriate to install awnings that damage or compromise the storefront's character-defining features. The City Sign Ordinance and the Downtown Sign Ordinance are made a part of these Guidelines by reference.
- .9 It is not appropriate to clean storefronts with destructive methods such as sandblasting, power washing, and using propane or butane torches unless other methods are proven to be ineffective. Use chemical strippers only if gentler methods, such as low-pressure washing with detergents and natural bristle brushes are ineffective.
- .10 It is not appropriate to strip wooden storefront surfaces that were historically painted down to bare wood and apply clear stains or sealers to create a natural wood appearance, unless a natural wood appearance is historically appropriate.
- .11 It is not appropriate to replace or cover wooden storefront and entry elements with contemporary substitute materials such as aluminum or vinyl.
- .12 It is not appropriate to introduce storefront features or details to a historic building in an attempt to create a false historical appearance.

3.10 UTILITIES AND ENERGY RETROFIT

- .1 Retain and preserve the inherent energy-conserving features of historic buildings and their sites, including shade trees, porches, awnings, and operable windows, transoms, shutters, and blinds.
- .2 Increase the thermal efficiency of historic building by observing appropriate traditional practices, such as weatherstripping and caulking, and by introducing energy-efficient features, such as awnings, operable shutters, and storm windows and doors, where appropriate.
- .3 If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior elevations, historic building fabric, and site features.

This new storefront stands out because of its asymmetrical layout and bold color but is not historically accurate.



The utility meters should have been located on the side wall rather than the street façade.



- .4 If desired, introduce narrow-profile exterior or interior storm windows so that they do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or baked-enamel finish color that is compatible with the sash color. For double-hung windows, select operable storm windows with dividers that align with the existing sash.
- .5 If desired, introduce full-light storm doors constructed of wood or aluminum with a baked-enamel finish that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked-enamel finish that is compatible with the existing door.
- .6 Replace deteriorated or missing wooden shutters with matching new units sized to fit the opening and mounted so that they can be operated if the originals were operable.
- .7 If desired and where historically appropriate, install fabric awnings over window, door, storefront, or porch openings with care to ensure that historic features are not damaged or obscured.
- .8 Locate new mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear elevation. Screen them from view.
- .9 In general, the introduction of underground utility lines to reduce the intrusion of additional overhead lines and poles is encouraged. However, in trenching, take care to protect the roots of large trees and archaeological resources.
- .10 Where possible, locate portable window air-conditioning units on rear elevations or inconspicuous side elevations.
- .11 It is not appropriate to install ventilators, solar collectors, antennas, satellite dishes, or mechanical equipment in locations that compromise character-defining roofs, or on roof slopes that are visible from the street.
- .12 It is not appropriate to introduce contemporary communication equipment that is inconsistent with the historic character of the landmark, including large-scale antennas and satellite dishes, in locations visible from the street.

Although dishes must be located to provide an unobstructed signal from the satellite, care should be taken to keep them out of view from the street.



3.11 ACCESSIBILITY, HEALTH, AND SAFETY CONSIDERATIONS

- .1 In considering changes to a historic building, review accessibility and life-safety code implications to determine if the proposed change is compatible with the building's historic character and setting or will compromise them.
- .2 Meet accessibility and life-safety building code requirements in such a way that the historic site and its character-defining features are preserved.
- .3 Meet accessibility and life-safety building code requirements in such a way that the historic building's character-defining facades, features, and finishes are preserved.
- .4 Determine appropriate solutions to accessibility with input from historic preservation specialists and local disability groups.

Even though the railings are not in character with the structure, the ramp was done in a way that minimally impacts the front facade.



- .5 If needed, introduce new or additional means of access that are reversible and that do not compromise the original design of a historic entrance or porch.
- .6 Work with code officials in exploring alternative methods of equal or superior effectiveness in meeting safety code requirements while preserving significant historic features.
- .7 Locate fire doors, exterior fire stairs, or elevator additions on rear or non-character-defining elevations. Design such elements to be compatible in character, materials, scale, proportion, and finish with the historic building.
- .8 Required safety additions to historic structures may be screened with shrubbery, etc.

This ramp dominates the front façade and uses materials that are not in keeping with the original structure.



3.12 ARTIFICIAL MATERIALS POLICY

The majority of the structures in the City's local historic districts were built using traditional materials. In order to preserve the character of Hendersonville's local historic districts, the Historic Preservation Commission prefers the use of traditional materials in restoration and new construction projects. Since vinyl and other artificial materials were not utilized to construct most buildings in the historic districts, the Historic Preservation Commission intends to limit the use of artificial materials in order to preserve the architectural integrity and overall character of the district.

Properties and structures in a historic district are categorized as either contributing or non-contributing by the local designation report prepared for each district. Contributing properties contain structures that were typically over 50 years old at the time the designation report was prepared and add to the historic integrity or architectural qualities that make a district significant. Non-contributing properties contain structures that are generally less than 50 years old or have been altered so that their architectural qualities have been lost.

The Historic Preservation Commission may consider whether a structure is listed as contributing or non-contributing on the district's local designation report when reviewing an application to install artificial materials. The following guidelines apply to the use of artificial materials on contributing or non-contributing properties:

- .1 Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials.
- .2 Replace windows, doors, siding, trim and other exterior materials on non-contributing structures in-kind.
- .3 The use of artificial materials in new construction shall be limited so that the new building is compatible with the surrounding contributing properties.

SECTION 4

ADDITIONS AND NEW CONSTRUCTION



1249 Hyman Avenue

4.1 DECKS

- .1 Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.
- .2 Introduce decks in inconspicuous locations, usually on the building's rear elevation and inset from either rear corner, where they are not visible from the street.
- .3 Design and detail decks and associated railings and steps to reflect the materials, scale, and proportions of the building.
- .4 Align decks generally with the height of the building's first-floor level. Visually tie the deck to the building by screening its structural framing and posts with compatible foundation materials such as skirt boards, lattice, masonry panels, and dense evergreen foundation plantings.
- .5 It is not appropriate to introduce a deck if doing so will require removal of a significant building element or site feature such as a porch or a mature tree.
- .6 It is not appropriate to introduce a deck if the deck will detract from the overall historic character of the building or the site.
- .7 It is not appropriate to construct a deck that significantly changes the proportion of built area to open space for a specific property.
- .8 For uncovered decks, composite materials are appropriate for decking only.

This deck combines careful placement, nice detailing and plantings to create a delightful outdoor environment.



This deck is easily seen from the street and lacks a level of detail consistent with the structure.



4.2 ADDITIONS TO HISTORIC BUILDINGS

- .1 Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.
- .2 Design new additions so that the overall character of the site, site topography, character-defining site features, and significant district vistas and views are retained.
- .3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
- .4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .5 Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.
- .6 Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.
- .7 Design an addition to be compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.
- .8 It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature, such as a mature tree.

The siding material and windows on this addition are not appropriate for this building.



The addition on this home would have been more successful with a roofline that related to the original structure.



- .9 It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site.

4.3 NEW CONSTRUCTION

- .1 Site new construction to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of setback, orientation, spacing, and distance from adjacent buildings.
- .2 Design new construction so that the overall character of the site, site topography, character-defining site features, and significant district vistas and views are retained.
- .3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
- .4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .5 Conform to the pertinent guidelines regarding district character in developing a proposed site plan.
- .6 Design new buildings to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportion and roof shape.
- .7 Design the proportion of the proposed new building's front elevation to be compatible with the front elevation proportion of surrounding historic buildings.
- .8 Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the overall character of the historic district.
- .9 Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the historic district in terms of composition, scale, module, pattern, detail, texture, finish and sheen.
- .10 Design new buildings so that they are compatible with but discernible from historic buildings in the district. It is not appropriate to design new buildings that attempt to duplicate historic buildings.

Located at the edge of historic downtown, this new building lacks the level of detail and proportion characteristic of many of the buildings downtown.



SECTION 5

RELOCATION OR DEMOLITION



5.1 RELOCATION

- .1 Before moving a historic structure, document its original setting and context. Use photographs, site plans, and other graphic or written statements to record the existing site conditions.
- .2 Enlist contractors experienced in moving historic buildings to do the following:
 - Determine the structural condition of the property before the move.
 - Coordinate the move with utilities companies and appropriate City departments.
 - Protect the structure from vandalism or weather damage before, during, and after the move.
 - Minimize structural damage during the move.
- .3 Relocate a structure within an historic district only if it is determined to be architecturally compatible with adjacent buildings according to the guidelines for new construction.
- .4 Ensure that the relocation of a structure will not diminish or damage existing historic district buildings or the overall character of the district.
- .5 If the original site of the structure to be relocated is within an historic district, before the move, submit to the commission a site plan for proposed site features and plantings of the original site after the relocation.
- .6 Provide the HHPC with site plan information for proposed site features and plantings of the new setting, including information on accessory buildings, driveways, site lighting, and parking areas.
- .7 Protect significant site features of the original site, the new site, and the route of the move during the relocation.

5.2 DEMOLITION

- .1 Before demolition, work with the commission to pursue all alternatives to demolition.
- .2 Before demolishing a historic structure, document its original setting and context. Use photographs, site plans, and other graphic or written statements to record the existing site conditions.
- .3 Before demolition, work with the commission or other interested parties to salvage usable architectural materials and features.
- .4 Before demolition, submit a site plan to the commission illustrating proposed site development or plantings to follow demolition.
- .5 During demolition, ensure the safety of any adjacent properties and historic resources. Also, during and after demolition, take care to protect trees on the site from damage due to compaction of the soil by equipment.
- .6 After demolition, clear the site promptly and thoroughly.
- .7 After demolition, plant or develop the site promptly as approved in the proposed site plan.

6.1 RESOURCES FOR TECHNICAL INFORMATION

Local Resources

Hendersonville Historic Preservation Commission
145 Fifth Avenue
Hendersonville, North Carolina 28792

For more information on ~~certificates of appropriateness~~
[Certificates of Appropriateness](#) and technical assistance,
contact HPC staff at (828) 697-3000.

State Resources

State Historic Preservation Office
North Carolina Division of Archives and History
4617 Mail Service Center
Raleigh, North Carolina 27699-4617 www.hpo.dcr.state.nc.us

For information on historic structures and the National Register,
contact the Survey and Planning Branch at (919) 733-6545

For information on preservation tax credits and technical restoration
assistance, contact the Restoration Branch at (919) 733-6547

Office of State Archaeology
North Carolina Division of Archives and History
4619 Mail Service Center
Raleigh, North Carolina 27699-4619 www.arch.dcr.state.nc.us/fosa.htm

For information on archaeological sites, resource protection, and
volunteer opportunities, contact the Office of State Archaeology at
(919) 733-7342

National Resources

U.S. Department of the Interior
National Park Service
1849 C Street, NW
Washington, DC 20240

Office of the Director (202) 208-4621
Office of Communications (202) 208-6843
Cultural Resource Stewardship and Partnership (202) 208-7625
Heritage Preservation Services www2.cr.nps.gov

Southeast Regional Office of the National Park Service
100 Alabama St., SW
NPS/Atlanta Federal Center
Atlanta, GA 30303

Regional Director's Office (404) 562-3100

6.2 KEYS TO IDENTIFYING ARCHITECTURAL STYLES

Georgian c.1700 - c.1800

Keys: paneled door with entablature, transom or fanlight over door, panes of glass are usually small separated by thick muntins

Appearance: often heavy or substantial

Federal (sometimes called Adam) c.1700 – c.1830

Keys: semi-circular or elliptical fanlight over the front door sometimes with sidelights, small entry porch or entablature at door, often has double hung sash windows with six pane in each sash, muntins separating the panes are often more narrow than Georgian

Appearance: more delicate, slender and light than Georgian

Greek Revival c.1825 – c.1865

Keys: large columned portico often with wide parapet entablature rather than “Tara-style” pediment, more common on North Carolina are simple houses with entablatures at the entrance, entry stop or small porch, transom extending over door and sidelights, and wide cornices at the eaves

Appearance: simple, rectilinear with clean lines

Gothic Revival c.1840 – c.1880

Keys: gothic arches in windows or doors, steeply pitched gables, steeply pitched gable dormers on front façade, often has vertical board and batten siding

Appearance: picturesque; after the work of A.J. Downing

Italianate c.1850 – c.1880

Keys: round-head arches at windows or in panels of front door, heavy hoods or molding over windows, sometimes has tower or cupola, heavy brackets or modillions at cornice, low-pitch (often hip) roof

Appearance: may be either Mediterranean or more Victorian in character

Second Empire c.1870 – c.1890

Keys: mansard roof, heavy ornament, often has tower or turret

Appearance: looks like something that would be in an old scary movie

Stick Style c.1870 – c.1890

Keys: half timbering (or applied boards infilled with stucco, shingles, or brick) to resemble Old English (Tudor) architecture; the “sticks” expressed and celebrated the light frame construction of the building

Appearance: closely resembles Queen Anne with a variety of ornament though principally focused on the use of the “stick”

Queen Anne c.1880 – c.1910

Keys: asymmetry, multitude of type and quantity of ornament, various porches, turrets, stained glass, machine made ornament such as spindle-work, turned posts, and sawn brackets, multi-level/multi-shape roof

Appearance: nothing less than exuberant – keep looking and you’ll see something else on it

Folk Victorian c.1880 – c.1915

Keys: simple/traditional form decorated with machine ornament such as spindle-work, turned posts, and sawn brackets

Appearance: more rural and subdued in feel; this is the vernacular interpretation of the Queen Anne

Italianate



1609 Druid Hills Avenue

Classical Revival Bungalow



1641 Druid Hills Avenue

Neoclassical Revival c.1890 – c.1930

Keys: often large houses with full-height front portico coupled with one-story porch, full-height columns, balustrades at the roofline or on the portico, elaborate column capitals

Colonial Revival c.1890 – c.1960

Keys: varies in size, but will always have references to Early American architecture (classical motifs) such as gabled dormers, pediment at central front entry, sidelights and transom, and small panes of glass in the windows, symmetrical arrangement

Appearance: very traditional

Dutch Colonial Revival c.1920 – c.1940

Keys: gambrel (barn-shape) roof line with any of above features

Appearance: subset of Colonial Revival with traditional appearance

Tudor Revival c.1920 – c.1940

Keys: use of half-timbering with stucco or brick infill, prominent location of large chimney on front façade, elaborate chimney design, steeply pitched front gables, asymmetry

Appearance: reminiscent of Old English architecture

English Cottage (sometimes called Period Cottage) c.1930 – c.1945

Keys: use of brick and stone (often in a rustic manner), prominent location of large (often highly detailed) chimney, round-head door, front gable entry projection (often asymmetrical with one swooping leg) on side gable house

Appearance: small scale, popular interpretation of more elaborate (high style)

Tudor Revival

Spanish Eclectic c.1915 – c.1940

Keys: smooth stucco exterior, tile roof, use of arches; Mission variation usually has a tower and curvilinear parapet like a California mission

Appearance: southwestern

American Four-Square c.1910 – c.1930

Keys: related to the low-slung Prairie Style developed by Frank Lloyd Wright, this house often has a hip roof, central entry, large porch, hip roof attic dormer, very simple classical or sometimes craftsman details; it is almost always two stories

Appearance: cube-like

Craftsman c.1910 – c.1930

Keys: usually, but not always associated with the bungalow house type, displays prominent use of natural materials such as stone and wood, knee braces at eaves, exposed rafter tails or decorative beam ends, deep eaves, porches, tapered (battered) columns on brick or stone piers supporting porch

Appearance: classic bungalow; can have Asian influences

Art Moderne c.1920 – c.1940

Keys: use of smooth plaster, smooth curves at corners, glass block, horizontal boards, corner window arrangements, “port-hole” windows

Appearance: reminds one of a 1920s steam ship

International c.1920 – c.1950

Keys: smooth exterior, usually white, boxy shape, no eaves, flat roof, corner windows

Appearance: less streamlined than Art Moderne

Modernist c.1945 – c.1965

Keys: low pitch or flat roof, ribbon windows, corner windows, use of more than one material, use of lots of glass, very wide eaves

Colonial Revival



1620 Norwood Avenue

Dutch Colonial Revival



Tudor Revival



1615 Druid Hills Avenue

American Four-Square



1619 Druid Hills Avenue

Craftsman



510 4th Avenue West

Minimal Traditional c.1940 – c.1955

Keys: small, usually one-story, lack of ornamentation or detail

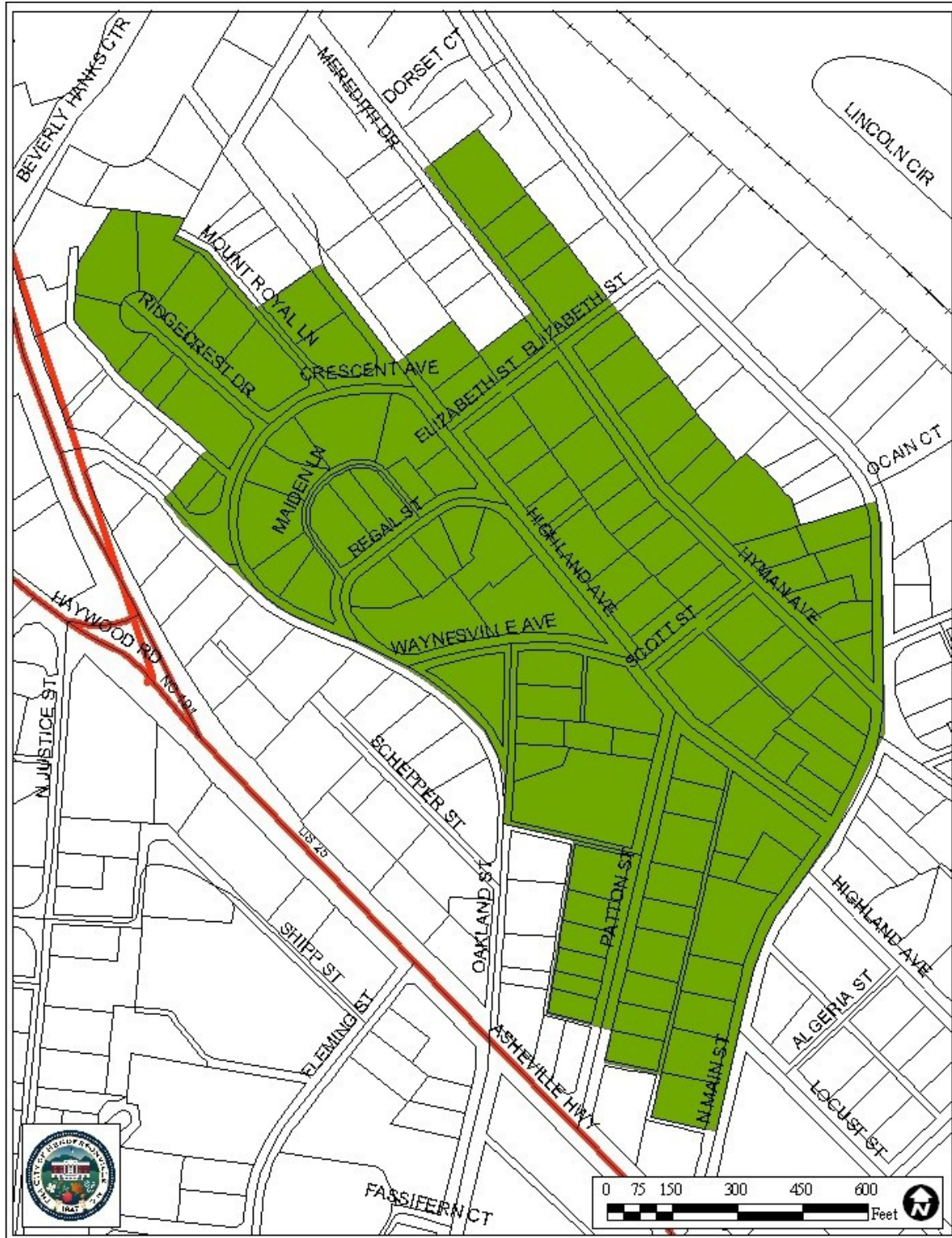
Appearance: traditional

Ranch c.1945 – c.1985

Keys: one-story, often brick, wide eaves

6.3 HENDERSONVILLE'S HISTORIC DISTRICTS

Hyman Heights



Druid Hills

