

PROPOSED AMENDMENTS TO CONFORM WITH 160D

Hendersonville Historic Preservation Commission

Main Street Local Historic District 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 preservation 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 local historic districts; and conducting educational programs with respect to historic properties.

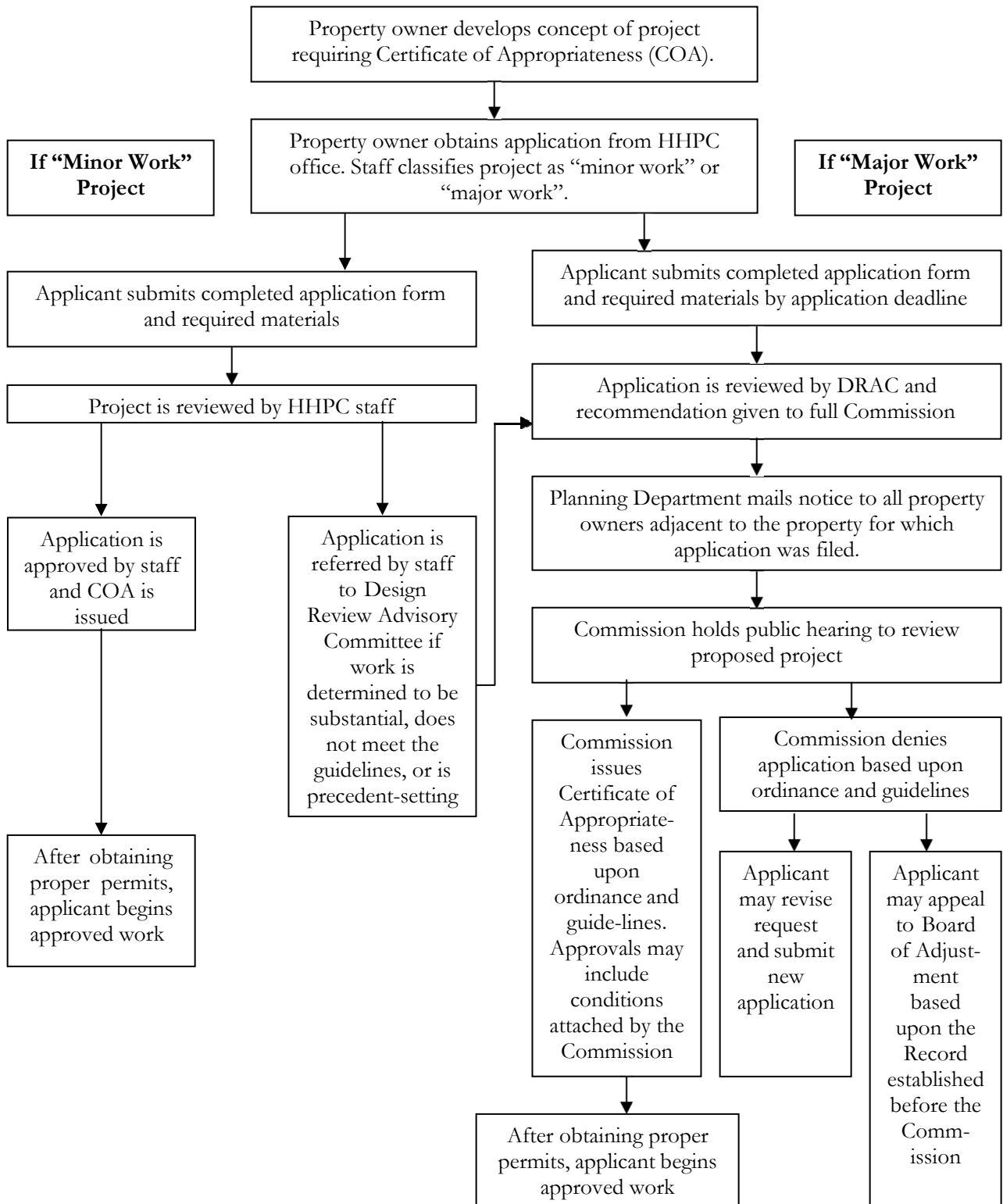
1.3 THE DESIGN REVIEW PROCESS

The designation of historic landmarks and local overlay 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, 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 State 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 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 a 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.

1.6 ARCHITECTURAL DESCRIPTION OF THE MAIN STREET HISTORIC DISTRICT

The Hendersonville Main Street Historic District is located in the center of the city limits of Hendersonville, Henderson County, North Carolina. The district runs in a north-south direction, along the Main Street corridor, with a portion of the district extending a block to the east. This designation includes all buildings and associated lots as shown on the accompanying map, as well as, historic landscape features associated with the district.

Though dating back to 1841, Hendersonville did not reach its development peak until the late nineteenth and early twentieth century. From that time period emerged today's Main Street Historic District. This district is significant as an example of a typical small town commercial center located in western North Carolina, representative of the boom times in the mountain area from when the railroad arrived in 1879 through the end of the 1920's, and then continuing on a lesser scale through the middle of the twentieth century. As in most communities, there was minimal new development during the Depression years of the early 1930's, but the 1940s through the 1950s again witnessed an upsurge in development along Main Street. Architectural styles are typical of this type of district, including primarily one and two-story Commercial and Neo-classical Revival style buildings. The district is also significant for its association with two prominent architects of early twentieth century, Richard Sharp Smith and Erle Stilwell.

Original construction dates of the buildings located in the Main Street Historic District range from 1847 to the 1970's. Today, the district retains much of the character it has possessed since that time. Commercial and Neo-classical Revival building styles, mostly of brick or stone, are still the predominant feature along both sides of the Main Street between Allen Street on the south and Seventh Avenue on the north, reflecting the prosperity the community experienced in these time periods. Remnants of antebellum Hendersonville still exist on Main Street and are found in both the Ripley-Shepherd and Ripley Buildings. The typical pattern of commercial districts where buildings adjoin each other in distinct rows is clearly still evident in Hendersonville's downtown. Even newer buildings along Main Street maintain the same setback and pattern of buildings surrounding them. Only minimal changes to the historic pattern of Main Street's buildings have occurred over the years. This has been primarily in alteration of the buildings at the storefront level, with a few buildings being covered completely by false aluminum facades or other modern materials such as wood paneling.

The street plan of the central business district is basically a simple grid, a plan that has endured since the town was laid out in 1841. The heart of the business district is Main Street that runs in a general north-south direction. James Dyer Justice, the original surveyor of Hendersonville, laid the main street out at a remarkable 100 feet in width. The street remained this wide until the 1970's when the four lanes of Main Street were reworked into a two-lane serpentine configuration and brick planters, seating, and additional parking was added.

The Main Street block between First and Second Avenues West has always been the site of the Henderson County Courthouse, established 1905, remaining even today as a large green space in the downtown. The remainder of Main Street within the district forms a dense commercial district. Two major roads parallel Main Street one block to either side; King Street on the east, and Church Street on the west. Development along these roads is less dense than along Main Street with more vacant lots or parking areas. These roads now take the north-south through traffic on US 25, cutting down on the use of Main Street. The historic district lies along Main Street between First and Sixth Avenues, with a few buildings located one block to the east along Fifth Avenue. Residential areas adjoin the commercial district in all directions, with some newer commercial development in between.

SECTION 2

SITE FEATURES



2.1 SIGNAGE AND AWNINGS

Signs, as much as the buildings in which they serve, can contribute greatly to the overall sense of place of downtown Hendersonville—positively or negatively. The purpose of design review of signs and awnings is to ensure that design, location, materials, and colors are consistent with the character and scale of the building and are in keeping with the historic nature of downtown while also promoting and accommodating retail and street activity.

Sign design, overall size, location, and sign type is addressed under Article XIII of the Zoning Ordinance of the City of Hendersonville. Historic Preservation Commission review of signs is limited to anchored freestanding signs and illuminated signs.

SIGN GUIDELINES

- .1 Retain and preserve signage that is original or is important in defining the overall historic character of a building
- .2 Signs should be compatible with the architectural character of the building in size, scale, materials and style. If possible, base new sign designs on historic documentation such as old photographs.
- .3 Use traditional materials commonly found on turn-of-the century commercial buildings such as wood, metal, or stone or use modern materials that have the appearance of traditional.
- .4 Signs should be placed in locations that do not obscure any historic architectural features of the building or obstruct any views or vistas of Hendersonville’s historic downtown.
- .5 Install anchored freestanding signs appropriately, such as on well-landscaped ground bases or low standards.
- .6 Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs should be simple and unobtrusive and should not obscure the content of the sign or the building façade.
- .7 Signs must meet the requirements of Article XIII of the City of Hendersonville’s Zoning Ordinance.

AWNING GUIDELINES

- .8 Awnings should be made of cloth or other woven fabric such as canvas or acrylic. Metal awnings are generally not appropriate, but can be used in some instances if they are compatible with the historic character of the building. Vinyl or plastic awnings are not appropriate.
- .9 Base the design of new awnings on historic documentation of the building or examples from buildings of similar style and age. Awnings for new buildings should be of similar materials, size, and scale of that commonly found in the historic district.
- .10 Mount awnings in a manner that does not obscure or damage historic architectural features of the building. Awnings should be placed appropriately above the transom and projecting over individual window or door openings. They should fit within the window or door opening. A continuous awning is not appropriate.

Historic painted wall sign



Anchored freestanding sign



Illuminated sign



Fabric Awning



- .11 Back-lit awnings or those with interior illumination are not appropriate in the historic districts.
- .12 Select awning colors that are appropriate to the design of the building.
- .13 Must meet all encroachment regulations relating to public safety as outlined in Section 46-82 of Hendersonville City Code.

2.2 PARKING AND PAVING

Parking areas serve a utility function more than anything else. They provide vehicular access to the consumer while also facilitating various service functions and commercial deliveries. With appropriate paving materials, landscaping and screening, a parking area can be designed to minimize its impact on the historic downtown and, with some creativity, be an attractive area for parking, pedestrian and vehicular circulation, or even as a public gathering space for events and festivals.

The location of parking areas in downtown Hendersonville is a product of the orientation of the main building on the lot. Most off-street parking areas are either to the rear of buildings fronting on a street or are within an interior area of the block. There are, unfortunately, instances in downtown Hendersonville where a building may have a suburban orientation with the main structure set back far from the street with parking in the front. This is simply not appropriate in a historic downtown.

PARKING GUIDELINES

- .1 Whenever possible, retain and preserve the historic configuration and materials of paved areas such as alleys and sidewalks.
- .2 Parking in downtown should be located to the rear of the building. In certain cases, it may be appropriate for parking to be located to the side and rear of the structure. Parking lots should not be located on a corner lot.
- .3 Appropriate materials that complement a historic district (such as brick pavers) are encouraged to be used in the design of a parking area. This would minimize the aesthetic impact of an expansive parking area while also facilitating more efficient pedestrian & vehicular circulation.
- .4 Whenever possible, use effective screening methods for parking areas such as landscaping, wrought-iron or wooden fences, and masonry walls that are compatible with the adjacent structures and district.
- .5 Gravel and unpaved parking areas or pedestrian walkways are not appropriate.
- .6 Parking structures should be compatible with the district in design, materials, and fenestration. Structures should incorporate street level retail or offices with upper floors used for parking.

Metal Awning



2.3 LANDSCAPE AND STREETSCAPE

Streetscape elements such as landscaping and street furniture can have a tremendous impact on an urban historic district. While they can be mostly functional, such as a shade tree or a sidewalk bench, they can also be an attractive, pedestrian-friendly element that helps define space and encourages commerce, dining, and interaction.

These elements should be considered in any design for new construction, parking areas, and sidewalk retail.

LANDSCAPING AND STREETSCAPE GUIDELINES

Landscaping

- .1 Retain and maintain specific landscape features that are character-defining elements of the historic district, including large trees, parks, hedges, foundation plantings, grassy lawns, and ground cover.
- .2 New landscaping areas should use planting materials compatible with the historic district and appropriate in the urban environment.
- .3 The removal of any tree larger than eighteen inches in diameter at four-and-a-half feet above the ground requires a ~~certificate of appropriateness~~ [Certificate of Appropriateness](#).
- .4 Remove a diseased, mature tree only on a written certification of its condition by an arborist, a landscape architect, a cooperative agent, or a city-designated agent. If it is necessary to remove a large tree or a hedge because of storm damage, replace it with a new tree or hedge of the same species or with a similar appearance.
- .5 Pruning techniques that promote the health and natural growth of the tree are encouraged. Unnatural pruning techniques such as topping, stubbing, dehorning or lopping are not appropriate. Tree pruning should follow accepted industry standards for arborists (ANSI 300A Standards).
- .6 Plantings should not obstruct the view of historic structures, façades, or architectural details.
- .7 Appropriate landscaping should be used to screen parking lots, utilities, garbage receptacles, and other service areas.
- .8 If it is necessary to remove a large tree because of disease or storm damage, replace it with a new tree of the same species or with a similar appearance.

Streetscape

- .9 Benches, trash receptacles, tree grates, etc. should be of a material and color that is compatible with a historic downtown. Brightly colored or contemporary streetscape improvements are not appropriate.
- .10 Sidewalk dining must meet the requirements of Hendersonville City Code 46-86.
- .11 Retain and preserve historic fences and walls. Modern fencing such as chain link is incompatible in the downtown historic district.
- .12 Landscape elements such as fences, gates, and walls are appropriate in downtown to screen parking lots or service areas. They should be

Main Street planter box



compatible with the existing structure and be made of appropriate materials such as masonry, wrought iron, and wood.

2.4 LIGHTING

Lighting in downtown serves several purposes including security, facilitating vehicular and pedestrian traffic, illumination of signage and façades, and accentuating architectural details of buildings. Whenever designing lighting elements in downtown, it is important to consider the level of lighting as well as the scale and overall design of the lighting fixture.

- .1 Introduce exterior lighting that is compatible with the historic nature of the structure, the property, and district. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, material, use, size, scale, color, and brightness.
- .2 Whether lighting the street or parking areas, appropriate fixtures should be selected that are compatible with existing fixtures and the historic character of the district.
- .3 When mounting lighting fixtures on buildings, select those that are as unobtrusive as possible and whose installation will not damage or conceal any historic architectural features.
- .4 Rather than indiscriminately lighting areas, introduce subtle lighting qualities by carefully locating light sources.
- .5 Introduce lighting levels that provide adequate safety, yet do not detract from or overly emphasize the structure or the property.
- .6 Introduce directional lighting that does not spill light onto adjacent properties. Exterior lighting in parking lots should be directed into the parking area itself.

City Hall lighting



SECTION 3

CHANGES TO THE BUILDING EXTERIOR



A recent City Hall rehabilitation project, which was completed in 2005, included a major addition to the rear of the building along Sixth Avenue East.

3.1 STOREFRONTS

The storefront is the single most identifying characteristic of the historic commercial façade. Turn-of-the-century commercial buildings, the predominant building type in downtown Hendersonville, commonly included storefronts with large display windows, transom bars or windows, and recessed entryways.

The combination of these features, while attractive, are also quite functional in that they create an area for the display of goods and allow light to enter into the store. Other architectural features found in these storefronts include bulkheads below the display windows, columns or pilasters to support the façade above the storefront, and awnings.

As the years went by, these storefronts were commonly altered or covered-up and, unfortunately, Hendersonville was no stranger to this practice. However, in Hendersonville, with active preservation efforts along with historic tax credits, this trend has been reversed.

Due to fact that many of these original façades were effectively destroyed, the guidelines for storefronts and upper façades have been written to encourage preservation and reconstruction whenever possible, but also address new designs and their compatibility with the historic district.

STOREFRONT GUIDELINES

Preservation

- .1 Retain and preserve historic storefronts and storefront features such as entryways, display windows, doors, transoms, corner posts, etc.
- .2 Whenever possible, retain and preserve historic materials. Avoid the removal of historic materials or architectural features.
- .3 Whenever repairing or renovating, it is recommended that any non-historic storefront or façade treatments including metal cladding or other non-historic alteration be removed.

Reconstruction

- .4 If replacement of a deteriorated storefront or storefront feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
- .5 When reconstructing a historic storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- .6 Whenever changes are required to meet building or accessibility codes, they should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

New Design

- .7 Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.

The storefront is the first-floor commercial area of the historic commercial façade. It includes such elements as large display window, transoms, and recessed entryways.



Houston Furniture building with metal cladding



Houston Furniture building after metal cladding removed and façade restored



- .8 Whenever possible, incorporate research from the *Baker-Barber* collection to determine the original characteristics and architectural details of the building.

3.2 UPPER FACADES

The front elevation of turn-of-the-century commercial building is commonly made up of the storefront and the upper façade. In Hendersonville, many of our historic downtown buildings were designed for, and still used as, commercial on the street level and office or residential on the upper levels. Therefore, in a few cases, the façade treatment is quite different between the first and upper floors.

While most buildings in downtown Hendersonville are two-stories, there are examples that are much larger, such as the Skyland Hotel building. The upper façades of Hendersonville’s downtown buildings are constructed of brick with varying levels of detail including brick corbelling, quoins, arched windows, and window awnings. Some buildings use brick stringcourses or stonework to create accents in the overall design.

During the 1950s and 60s, there was an unfortunate trend where historic upper façades were covered in aluminum cladding or other non-historic treatments. Often this would include destroying key architectural features. Over the last several years here in Hendersonville, much of this metal cladding has been removed, usually uncovering an attractive, historic façade that can be restored.

UPPER FAÇADE GUIDELINES

Preservation

- .1 Retain and preserve historic façades and façade details such as corbelled brick, stringcourses, cornices, windows, and stonework.
- .2 The covering of upper façades is not appropriate. Whenever possible, remove metal or other non-historic covering from upper façades.
- .3 It is not appropriate to remove or replace original upper façade windows with modern materials. The enclosing or bricking in of windows shall not be permitted.
- .4 When upper floor windows must be replaced, match the original in configuration and materials.

Reconstruction

- .5 If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
- .6 It is only appropriate to use alternate materials when all the original windows are missing or destroyed. The installation of artificial materials shall follow the Artificial Materials guidelines (Section 3.8).
- .7 When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements. If no evidence of the design of the feature exists, a new design, compatible with the overall character of the building, should be used.

The upper façade is any area of the building above the first-floor commercial storefront.



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



New Design

- .8 If new construction of an upper façade is necessary, make sure that the design is compatible with the existing structures in the district including size and spacing of windows or other fenestrations, proportion, scale, and detailing.

3.3 SIDE AND REAR FACADES

Many of Hendersonville’s downtown commercial buildings have side façades that can be seen from public streets, parking lots, sidewalks, and alleyways. As with the primary front façade, these side elevations are important character-defining elements of the downtown historic district. Usually, these façades exist on corner buildings fronting on two streets, but can also occur mid-block where the adjacent property is vacant or is an alleyway.

The side façade generally carries the same design elements and details as the main elevation including fenestrations, brickwork, etc. They are likely to serve a more private utility in providing access to upper-floor office and residential uses and not engage the consumer or the pedestrian like the typical storefront. Still, some of these buildings take advantage of the additional frontage and use the side façade as additional display area, advertising, or even providing additional access for the customer.

The rear façade is also important to the historic character of the building and district. The rear elevation provides access for merchants, their workers, and in some cases, customers. It also continues the same general material treatments as front and side façades. More often than not, rear entrances on Hendersonville’s downtown commercial structures serve as a service entry and, as a result, are the location of any necessary mechanical equipment and garbage receptacles. This translates into a less detailed design with a more private appearance than front and side façades that face public rights-of-way. There are some instances in downtown where the rear façade serves as public or semi-public access. Usually, the design of these façades reflects this public utility resulting in an elevation with similar detailing to its primary façade that is more inviting to the consumer or general public.

SIDE AND REAR FACADES GUIDELINES

Preservation

- .1 Retain and preserve historic façade details and materials on side and rear elevations.
- .2 Historic painted advertisements represent an important historic element in downtown Hendersonville. While not required, it is recommended that they be preserved whenever possible.
- .3 Whenever a side or rear façade can be seen from the public right-of-way or parking area, it is encouraged that any unnecessary utility lines, mechanical equipment, pipes, etc. be removed. Whenever introducing new utility or service features such as mechanical units and garbage receptacles, screen them from public view with fences, low walls, or landscaping whenever possible.

Historic advertisement on side facade



Treatment of side facade same as front.



Restored rear facade used as private access to offices.



Reconstruction

- .4 If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
- .5 When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- .6 If there is historic evidence of a public entrance on a rear façade, rehabilitate the façade to provide for an attractive access from rear parking areas.
- .7 Downtown buildings with rear access should use small signs or awnings to provide for visual identification.
- .8 Storefronts on side or rear facades must comply with the Storefront Guidelines under Section 3.1.

New Design

- .9 If new construction of a side or rear façade is necessary, make sure that the design is compatible with the existing side and rear facades in the district including size & spacing of windows or other fenestrations, proportion, scale, and detailing.
- .10 Whenever possible, new designs for rear façades should provide access to the public from rear parking areas and alleyways.

Relief detail on upper facade



3.4 MATERIAL AND DETAILS

3.4.1 ARCHITECTURAL DETAILS AND ORNAMENTAION

Architectural details in downtown Hendersonville include everything from simple masonry treatments such as corbelled brick and stringcourses to very detailed ornamentation like cast iron, stone relief, and wooden & masonry cornices. Variations in material, fenestration, and paint color all contribute to the level of ornamentation on the individual structure.

ARCHITECTURAL DETAILS AND ORNAMENTATION GUIDELINES

- .1 Retain and preserve any architectural features and details that are character-defining elements of downtown structures, such as cornices, columns, piers, brickwork, stringcourses, quoins, etc.
- .2 If replacement of an architectural element is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- .3 If the entire architectural detail is missing, design the replacement feature based on historic documentation. If there is no documentation, but evidence that the element was originally on the building, any new design should be compatible with the historic character of the building and district.
- .4 It is not appropriate to remove or cover any original detail or ornamentation. If original features are currently covered, it is encouraged that these features be uncovered, exposed, and repaired.

This building displays multiple examples of ornamentation.



3.4.2 WINDOWS AND DOORS

Windows and doors by their proportion, shape, positioning, location, pattern, and size can contribute significantly to a building's historic character and are particularly indicative of stylistic periods. These openings in a building's exterior also provide opportunities for natural light, ventilation, and visual connections to the interior.

WINDOWS AND DOORS GUIDELINES

- .1 Retain and preserve original windows and doors.
- .2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
- .3 If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.
- .4 It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.
- .5 Protect and maintain existing windows and doors in appropriate ways:
 - Maintain caulking and glazing putty to prevent air or water infiltration around glass.
 - Weatherstrip windows and doors to prevent moisture and air infiltration.
 - Check sills and thresholds to ensure that water run off does not collect.
 - Maintain a sound paint film on all wooden windows and doors.
 - Monitor the condition of wooden windows and doors.
 - Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.
- .6 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
- .7 Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.
- .8 The use of reflective or highly tinted glass is discouraged.
- .9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.
- .10 It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, size, materials, and details.
- .11 If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.
- .12 If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.

Retain and preserve original windows and doors.



- .13 It is not appropriate to use snap-in muntins to create a false divided-light appearance.
- .14 In accordance with the Artificial Materials guidelines (Section 3.8), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.
- .15 Existing windows and doors on non-contributing structures should be replaced in-kind.

3.4.3 MASONRY

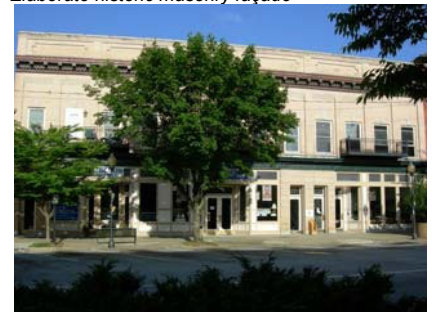
By far, the primary construction material in the downtown historic district is brick. Brick, stone, terra-cotta, concrete, stucco, and mortar are all typical masonry materials found on the exterior of historic buildings. The texture, the scale, the color, the bonding pattern, the joints, and the detail of masonry surfaces can all contribute significantly to the overall character of the historic building. Masonry features such as chimneys, arches, quoins, lintels, sills, cornices, and pediments further define a building's historic character.

Maintenance and Repair

Masonry surfaces are relatively long-lasting and require little maintenance. Moisture is the most common cause of deterioration in masonry. If water can enter the wall, the roof, or the foundation through loose masonry joints or cracks, it will cause additional damage as it works its way through the structure. Typically, mortar joints slowly deteriorate over a period of years because of exposure to the elements. The deterioration allows moisture to penetrate brick walls or foundations. Consequently, the life of a brick or stone wall depends on proper maintenance of its mortar joints. The process of replacing deteriorated mortar joints with new mortar is called repointing. All loose and deteriorated mortar is carefully raked out of the joint by hand, and new mortar is inserted. To maintain the historic character and the structural integrity of the wall, the original mortar should be matched in composition, color, texture, and strength. The dimension and the profile of the original mortar joint should also be duplicated.

Heavy soiling or vegetation that allows moisture to remain on a masonry surface contributes to the deterioration of masonry elements. If cleaning is necessary, the gentlest method possible should be used. Periodic cleaning with simple techniques such as steam cleaning or low-pressure water washing with or without a mild detergent, complemented by scrubbing the surface with a natural bristle brush where needed, is generally all that is necessary. If these techniques are not successful, chemical masonry cleaners may be indicated. Chemical cleaners should always be tested on an inconspicuous area well in advance to determine if they cause any discoloration or damage to the masonry. High-pressure cleaning techniques such as sandblasting and waterblasting, because of their abrasive nature, permanently damage the surface of historic masonry and accelerate its deterioration. Consequently, such techniques are not appropriate in the historic district.

Elaborate historic masonry façade



MASONRY GUIDELINES

Preservation

- .1 Retain and preserve original masonry walls, foundations, and roofs.
- .2 Retain and preserve all masonry construction features that are character-defining elements of historic buildings, including walls, foundations, roofing materials, corbels, chimneys, piers, arches, quoins, cornices, and lintels.
- .3 Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new masonry materials and mortar that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- .4 It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.
- .5 Paint previously painted masonry elements in colors that best reflect the color of the masonry material.
- .6 It is not appropriate to apply nontraditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
- .7 Removal of paint from masonry surfaces is encouraged when the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.
- .8 When removing paint from a masonry surface, use the gentlest means possible. High-pressure water cleaning (greater than 500 PSI) or other harsh methods can destroy the surface of historic brick and damage the mortar between bricks.

Maintenance

- .9 Protect and maintain historic masonry in appropriate ways:
 - Monitor masonry for cracks and signs of moisture damage.
 - Ensure that water does not collect at the base of a masonry foundation or chimney.
 - Clean masonry only if necessary to remove heavy soiling or prevent deterioration.
 - Eliminate any vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element.
 - Use the gentlest means possible to clean historic masonry. Cleaning with a low-pressure (500 pounds per square inch or less) water wash, using detergents and natural bristle brushes, is preferred over harsher methods.
 - Test any proposed cleaning method on an inconspicuous sample area first.
- .10 If cracks in mortar joints, crumbling mortar, loose bricks, damp walls, or damaged plaster indicate deterioration, repoint mortar joints of masonry surfaces in appropriate ways:

- Carefully remove deteriorated mortar by hand-raking the joints. Using electric saws or hammers can damage the masonry.
 - Duplicate the strength, the composition, the texture, and the color of the original mortar. Replacing a softer mortar with one high in portland-cement content can cause serious damage to existing masonry.
 - Duplicate the width and the joint profile of the original mortar joints.
- .11 It is not appropriate to use high-pressure cleaning methods such as sandblasting and waterblasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration by removing the outer edge and exposing the softer inner core of the brick.

3.4.4 WOOD

Window sashes, doors, bulkheads below display windows, and cornices are the most common wooden design elements found in downtown. The functional and decorative detailing wood provides is an important part of the historic character of the building and district.

Maintenance and Repair

Wood is a traditional building material with good insulating qualities. It will last indefinitely if it is kept properly caulked and painted. Because wood expands with the introduction of moisture, caulks and flexible sealants are typically used to seal wood joints and prevent the entry of water beneath the wood surface. Paints and coatings on the wood surface protect it from deterioration due to ultraviolet light as well as moisture. The guidelines for paint provide additional information on the preparation and the maintenance of painted surfaces.

Stains or evidence of mildew indicates that a wood surface is remaining damp, inviting insect and fungal attacks as well as wet rot. Wooden elements should be sloped to shed water, and roof and gutter systems should provide additional protection to the surface. Chemical treatment of wooden members either during manufacture or following installation can enhance wood's ability to resist rot and insect infestation. Some chemical treatments result in an initial resistance to surface paint films, requiring a weathering period of a few months before painting. Chemical treatment is particularly advantageous if the wooden element is to remain unpainted or is in direct contact with the ground.

The repair of deteriorated wooden elements or details may require partial replacement of the original wood or the introduction of a wood consolidant to stabilize the deteriorated section and prevent further decay. Wood consolidants are particularly appropriate when they prevent the removal of decorative details and trim that cannot easily be replicated or when replacement of the deteriorated section of a larger element would be difficult to achieve in place.

This new storefront uses traditional wood materials and detailing.



WOOD GUIDELINES (Within the regulations of the NC Fire Prevention Code guidelines for safety where applicable)

Preservation

- .1 Retain and preserve all wooden features that are character-defining elements of a historic building, such as siding, shingles, brackets, cornices, balustrades, columns, pediments, and architraves.
- .2 Retain and preserve historic wooden fabric whenever possible. If replacement is necessary, use new wood that matches the original in dimension, shape, detail, and texture.
- .3 Repair original wooden elements and details by patching with wood or epoxy, splicing, consolidating, or otherwise reinforcing deteriorated sections.
- .4 If replacement of a wooden element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, and detail.
- .5 It is not appropriate to replace wooden siding, trim, or window sash with contemporary substitute materials such as vinyl or aluminum.

Maintenance

- .6 Protect and maintain wood surfaces and elements in appropriate ways:
 - Inspect wood surfaces and features regularly for signs of damage from moisture, insects, fungi, or mildew.
 - Monitor the condition of wood surfaces and features. Note: Both the peeling of paint and the widening of wood joints may create the false appearance of deteriorated wood.
 - Keep wooden joinery adequately sealed to avoid water penetration.
 - Maintain a slope on horizontal wood surfaces, such as porch flooring or window sills, to ensure that water does not collect but runs off.
 - Maintain roofs, gutters, and downspouts to protect wood surfaces and features from water damage.
 - Prime all exposed wood surfaces before painting.
 - Maintain a sound paint film or other coating on wood to prevent damage from ultraviolet light and moisture.
- .7 It is not appropriate to clean wood surfaces with high-pressure methods, such as sandblasting and waterblasting.
- .8 It is not appropriate to overexpose wood surfaces to caustic chemical strippers that will raise the grain of the wood and roughen the surface texture.

3.4.5 ARCHITECTURAL METALS

Cast iron, wrought iron, copper, tin, sheet metal, aluminum, steel, and bronze are all traditional architectural metals that contribute to the architectural character of historic buildings through their distinctive forms, finishes, and details.

A protective paint film is essential for metals that corrode, or rust, when exposed to air and moisture. Consequently, routine maintenance of painted

This unique historic storefront combines brick, wood and metal.



metal surfaces includes prompt attention to any signs of deterioration of the paint film and subsequent corrosion. If the metal surface has begun to flake and rust, it must be thoroughly cleaned before repainting. Because the corrosion continues as long as the metal is exposed to air, immediate painting with a metal primer after cleaning is essential to prevent deterioration of the metal.

Cleaning techniques vary according to the specific metal. Chemical solutions are typically used on soft metals such as lead, tin, copper, zinc, and terneplate. Copper and bronze surfaces develop a protective greenish patina over time, and it is generally desirable to maintain that patina and the protection that it provides.

Wire brushing and handscraping are appropriate techniques for cleaning hard metals, such as steel and cast or wrought iron. A more abrasive technique, such as low-pressure dry-grit blasting, should be used only if gentler techniques are unsuccessful and if a test area reveals no damage to the metal surface.

If repair of a deteriorated metal element requires replacement of a metal section, it is important to match the original metal in kind to avoid corrosive galvanic reactions where the metals join.

ARCHITECTURAL METAL GUIDELINES

Preservation

- .1 Retain and preserve original architectural metals, including cast iron, wrought iron, steel, pressed tin, copper, aluminum, and zinc, as well as their finishes and colors.
- .2 Retain and preserve architectural metal features that are character-defining elements of a historic building or site, including fences, gates, cornices, rails, roofs, gutters, downspouts, and hardware.
- .3 Retain and preserve historic metal fabric whenever possible. If replacement is necessary, use new metal that matches the original in composition, dimension, shape, detail, and texture. Consider substitute material only if the original material is not technically feasible.
- .4 If replacement of an architectural metal element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, and detail.
- .5 Repair original architectural metal elements and details by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.

Maintenance

- .6 Protect and maintain historic architectural metals in appropriate ways:
 - Monitor metal for cracks and signs of deterioration or corrosion.
 - Clean metal when necessary to remove corrosion before repainting or coating.
 - Maintain a sound paint film or other coating on metals that corrode.

- .7 It is not appropriate to clean soft metals, such as lead, tin, copper, zinc, and terneplate, using a high-pressure technique like sandblasting. If wire brushing and hand scraping prove ineffective in cleaning hard metals, such as steel, cast iron, and wrought iron, use low-pressure dry-grit blasting if it will not damage the metal surface.
- .8 Use the gentlest means possible to clean historic architectural metals, including appropriate chemical solutions for soft metals and wire brushing or hand scraping for hard metals.

3.5 PAINT

Masonry, the primary building material in downtown Hendersonville, was historically not painted. Therefore, most of the brick or stone structures in downtown are unpainted and take on the natural color of the brick, granite or other masonry material of which it is constructed. There are instances, however, where a brick wall has been painted - sometimes in order to provide a protective coating to deteriorated brick.

Although painting of unpainted masonry surfaces is not recommended, repainting of previously painted masonry and stucco using compatible paint coatings after proper cleaning and preparation is recommended. Some painted brick structures have been restored to their original, natural brick finish.

Generally, the painted surfaces in Hendersonville's downtown structures tend to be window trim, ornamentation, metal details, or any other architectural feature that provides a visual accent to the masonry façade. While this painting often serves a protective role to the underlying material, it also provides an opportunity to reinforce a historic building's architectural style and accentuate its significant features through the appropriate selection of paint color.

Paint Application and Maintenance

Proper preparation and application of paint films is critical in preserving most historic exterior wood and metal surfaces. Although copper, bronze, and stainless steel surfaces are intended for direct exposure to the elements, paint protects all other metal surfaces from corrosion due to exposure to air and water. Also, paint helps protect wood surfaces from the effects of weathering due to moisture and ultraviolet light. Consequently, maintaining a sound paint film on most metal and wood surfaces is essential to their long-term preservation.

Maintaining wood surfaces that were previously painted requires routine cleaning of the surface. Often the perceived need to repaint may be eliminated with the removal of the surface dirt film through conventional washing. However, repainting is called for if the paint film itself is deteriorated or damaged. Proper preparation includes removal of all loose or detached paint down to the first sound paint layer. It is unnecessary and undesirable to remove additional sound paint layers to expose bare wood, particularly if the wood will remain uncoated for any length of time. It is always best to remove loose paint layers with the gentlest methods possible. Hand scraping and hand sanding are often all that is needed. Destructive

methods such as sandblasting or waterblasting and the use of propane or butane torches are never appropriate for historic wood surfaces because of the permanent damage that they will cause to the wood surface itself. Electric heat plates, hot air guns, and chemical paint strippers are appropriate only if gentler techniques have failed.

Before it is repainted, any exposed wood should always be primed with a compatible primer coating. If a surface is damp or soiled, the new paint film will not adhere correctly, and the wet surface may take up to two weeks to dry out completely. Once the surface is clean and dry, the application of a compatible paint coating will result in continued protection of the wood surface.

Painted metal surfaces require similar inspection and routine cleaning before repainting. However, for metals, it is critical that all corrosion be removed and a primer coat be applied immediately to protect the surface from additional corrosion. If cleaning loose paint and corrosion from hard metals such as cast iron, wrought iron, and steel by hand scraping and wire brushing is unsuccessful, low-pressure grit blasting may be necessary. It is always best to test such techniques in an unobtrusive area first to determine if there will be any damage to the metal surface.

PAINT GUIDELINES

- .1 It is not appropriate to paint unpainted brick and stone, or to paint copper and bronze.
- .2 If the repainting of a previously painted masonry surface is necessary, use appropriate masonry paint and choose a color that matches that of the original masonry as closely as possible.
- .3 Protect original building material that was painted by maintaining a sound paint film.
- .4 Maintain previously painted surfaces in appropriate ways:
 - Inspect painted surfaces to determine if repainting is necessary or if cleaning the surfaces will suffice.
 - Use the gentlest techniques possible, such as hand scraping and handsanding with wood or brick, and wire brushing and handsanding with metals, to remove loose paint layers down to a sound paint layer. Employ electric heat guns, heat plates, and chemical paint strippers only when gentler methods are not successful and more thorough removal is necessary, and use them with caution.
 - Follow proper surface preparation, applying compatible paint-coating systems, including priming all exposed wooden surfaces.
 - Apply new paint only to clean, dry surfaces to ensure that it will properly bond.
- .5 While specific colors are not addressed in these guidelines for downtown buildings, it is encouraged that selected paint colors be appropriate to Main Street historic buildings and downtown Hendersonville.
- .6 Enhance the architectural character of a historic building through appropriate placement of exterior paint colors.
- .7 Spray-on vinyl coatings are not an appropriate substitute for paint.

3.6 SAFETY AND ACCESSIBILITY

A new use or a substantial rehabilitation of a historic building can result in requirements to meet contemporary standards for both life safety and accessibility to people with disabilities. The North Carolina State Building Code and the federal guidelines for adhering to the Americans with Disabilities Act of 1990 both provide some flexibility in compliance when dealing with historic buildings. Review of proposed exterior alterations to meet life safety and accessibility standards is based on whether the alteration will compromise the architectural and historic character of the building and the site.

Introducing a large feature on the exterior of a historic building without destroying or diminishing significant architectural features is clearly a challenge. Likewise, adding an exterior fire stair or fire exit requires careful study of all alternatives. Regardless of the magnitude of an alteration to a historic building, temporary and reversible changes are preferred over permanent and irreversible ones.

The Main Street Historic District is part of the Primary Fire Limits as outlined by G.S. ~~160-435~~ [160D-1128](#). Additional regulations may apply to signage, awnings, storefronts, facades, balconies and other changes to buildings.

SAFETY AND ACCESSIBILITY GUIDELINES

- .1 Review proposed new uses for existing historic buildings to determine if related building code and accessibility requirements are feasible without compromising the historic character of the building and the site.
- .2 Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.
- .3 Where possible, locate fire exits, stairs, landings, and decks on rear or inconspicuous side elevations where they will not be visible from the street.
- .4 It is not appropriate to introduce new fire doors if they would diminish the original design of the building or damage historic materials and features. Keep new fire doors as compatible as possible with existing doors in proportion, location, size, and detail.
- .5 When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged.

3.7 UTILITIES & ENERGY RETROFIT

Many features of historic buildings are inherently energy efficient. For example, operable transoms, windows, awnings, and shutters provide opportunities for conserving energy. Capitalizing on energy-efficient historic features and sensitively retrofitting historic buildings can maximize their energy-conserving potential.

Often, the energy efficiency of older windows is compromised when the weatherstripping around the sash is not maintained and the glazing

compound that seals the glass panes within the wooden sash deteriorates. Weatherstripping around doors must be maintained as well, to prevent air infiltration. Once existing windows have been repaired as needed, storm windows can be installed to provide a second barrier to the elements. Care must be taken not to damage or obscure the windows and the doors in the process. Interior storm windows are encouraged as an alternative to exterior storm windows. However, exterior storm windows with a painted or baked-enamel finish in a color appropriate to the color of the building are acceptable. Stained or painted wooden storm doors with large glass panels are also acceptable.

Utility work on the public right-of-way or on private property may require a ~~certificate of appropriateness~~ **Certificate of Appropriateness**. For example, the installation of a new mechanical box on the sidewalk in downtown would require a certificate.

When introducing new mechanical and electrical equipment and lines, care must be taken that historic features of the building are not damaged or obscured. All such equipment should be located in the least visible location and appropriately screened.

Large antennas, satellite dishes, and communication equipment are intrusive, but would be appropriate if installed in inconspicuous areas on the building or lot and screened from view – such as on a rooftop behind a parapet wall.

UTILITIES AND ENERGY RETROFIT GUIDELINES

- .1 Retain and preserve the inherent energy-conservation features of a historic building, such as operable windows, transoms, awnings, and shutters.
- .2 Improve thermal efficiency by installing weatherstripping, storm windows, caulk, and if they are historically appropriate, awnings and shutters.
- .3 It is not appropriate to replace transparent glass in windows and doors with tinted or mirrored glass.
- .4 It is not appropriate to replace multiple-paned doors or window sashes with thermal sashes using snap-in, false muntins, or muntins between the glass.
- .5 Generally, it is not appropriate to replace operable windows or transoms with fixed glass.
- .6 Install storm windows so that the existing windows and frames are not damaged or obscured. Select exterior storm windows that are coated with paint or a baked-enamel finish in a color appropriate to the color of the building. Storm windows should be of an appropriate size and proportion so that they match the existing window.
- .7 If awnings are historically appropriate, install them in door or window openings so that architectural features are not concealed or historic materials damaged. Select colors appropriate to the color of the building.
- .8 If wooden shutters are historically appropriate, install them sized to window openings and mounted so that they are operable.
- .9 Locate roof ventilators, hardware, antennas, and solar collectors inconspicuously on roofs where they will not be visible from the street whenever possible.

Locate mechanical equipment and utilities on rear facade.



- .10 Install mechanical equipment, including heating and air conditioning units, ventilator hood, etc., in areas and spaces requiring the least amount of alteration to the appearance and the materials of the building such as roofs. Screen the equipment from view whenever possible.
- .11 Locate exposed exterior pipes, wires, meters, and fuel tanks on rear elevations or along an inconspicuous side of the building. Screen them from view whenever possible.
- .12 Locate window air-conditioning units on rear or inconspicuous elevations whenever possible.
- .13 It is not appropriate to install large antennas and satellite dishes in the historic district. Small, digital satellite dishes should not be visible from a public street and should be screened from view whenever possible.

3.8 ARTIFICIAL MATERIALS

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



4.1 NEW CONSTRUCTION

The face of downtown Hendersonville has constantly been in a state of change. While most of this change has been due to the alterations or restoration of historic structures, there have also been a few new construction projects. The contemporary design of these buildings has not been entirely compatible within the historic fabric of downtown.

There remain a number of potential sites in downtown that are suitable for infill or redevelopment in downtown. The development of these sites is encouraged if the design of the new structure and site is compatible with the surrounding buildings and the overall character of the historic district. When siting new construction, compatibility with existing setbacks, the spacing of buildings, and the orientation of buildings should be considered. Compatibility of proposed landscaping, lighting, paving, signage, and accessory buildings is also important.

Guidelines for new construction are to ensure that the district's architectural and material vocabulary is respected. The height, the proportion, the roof shape, the materials, the texture, the scale, the details, and the color of the proposed building must be compatible with existing historic buildings in the district. However, compatible contemporary designs rather than historic duplications are encouraged.

NEW CONSTRUCTION GUIDELINES

Building Setbacks and Orientation on Lot

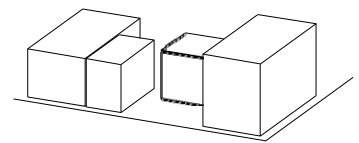
Perhaps one of the most important considerations of a new design is that it continue the building line of the existing streetscape by using similar setbacks as adjacent structures. Most of Main Street Historic District is zoned with zero-setback lines. Therefore, structures can not only be built directly to the right-of-way, but also can abut adjacent structures. The accommodation of an automobile dependent society has resulted in downtown commercial development that is oriented to the car and not the pedestrian. This type of development with buildings setback far from the road and paved parking areas in front of the structure is entirely incompatible in a historic downtown.

- 1 Keep the setback of the proposed building consistent with the setback of adjacent district buildings or nearby district buildings fronting on the same street. Buildings should be built close to the property line to continue the overall building line of the streetscape.
- 2 Make the distance between the proposed building and adjacent buildings compatible with the spacing between existing district buildings. Most buildings in downtown share interior walls.
- 3 In downtown, buildings should be oriented toward the street with the main pedestrian access in the front.
- 4 If parking is to be included in the design of a new construction project, it should be located in the rear of the building or in an interior portion of the block. Access to parking can be from alleyways, side streets, or

The design of this building is not historically accurate.



Building set back too far in a continuous blockface. Downtown Hendersonville has been historically developed with structures being built out to the property line.



other parking areas. If possible, allow for pedestrian access from the parking areas at the rear of the building.

- .5 If parking abuts a street, it should be screened from view by landscaping and/ or a low brick wall.

Size and Scale

A new building in the downtown should respect the size and scale of existing historic structures within the streetscape where it is proposed. Most buildings in downtown Hendersonville are two stories, but there are some that are smaller and only a few that are significantly larger – such as the Skyland Hotel building at the north end of the district.

Most of downtown has a continuous block face with buildings of similar size and proportions relative to adjacent structures. However, there also exist buildings on the fringes of the district that are of a much larger scale but are separated from other structures by an appropriate distance which essentially minimizes the impact of the change in scale. This is usually the case with civic or religious buildings. For instance, the Henderson County Courthouse is built to a much larger scale than other buildings in the block, but is separated from adjacent structures by large pedestrian amenities and green space.

- .6 Design the height of the proposed building to be compatible with the height of historic buildings on the block or the street. There is a variety of heights of downtown buildings, so flexibility in height is appropriate as long as the overall scale of the new building and adjacent buildings are compatible.
- .7 Buildings on the interior of a continuous blockface should be no more than one story taller than the adjacent structures. Buildings on corners can be larger in scale than adjacent structures.
- .8 A building's overall proportion (ratio of height to width) should be consistent with existing historic structures.
- .9 Variations in the scale of buildings may be appropriate only on larger lots on the fringes of the district. Buildings of different scale should be separated by an appropriate distance as to minimize the relative impact.
- .10 Buildings of larger scale should provide for various landscaping and pedestrian amenities. Pedestrian access should be provided in and through the site.
- .11 In addition to all other applicable Sections of the Zoning Ordinance, no structure at its highest point shall exceed 2,208.2 feet above mean sea level within the Main Street Local Historic Overlay District.

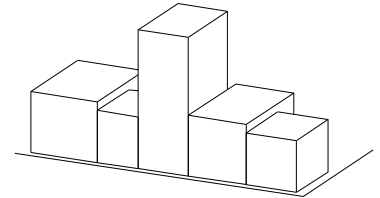
Materials, Design Elements, and Rhythm

Design elements of the building itself should also be a consideration in the appropriateness of new construction in the historic district. Materials, architectural features, and the scale and rhythm of façade elements should be similar to that of existing historic structures.

Contemporary compatible designs are encouraged instead of historic copies or reproductions.

- .12 Use materials that are similar to those commonly found in the district such as brick, stone, and metal.

Inappropriate scale



Skyland Hotel



The large scale of the Historic Courthouse is Softened by the landscaping and open spaces provided.



- .13 Contemporary substitute materials that closely imitate historic materials may be used on a limited basis, but should not make up the majority of the finish materials on a project. In order to qualify for use in new construction, substitute materials must have a demonstrated record of overall quality and durability. The physical properties of substitute materials must be similar to those of the historic materials they mimic. When considering substitute materials, the closer an element is to the viewer, the more closely the material and craftsmanship should match the original. The appropriateness of substitute materials shall be reviewed on an individual basis.
- .14 Architectural details such as windows, arches, and cornices should complement that of existing historic structures.
- .15 Aluminum cladding, vinyl and plastic siding and details are not appropriate.
- .16 The size and rhythm of a building's fenestration (doors and windows) should be compatible with existing structures in the district.
- .17 New windows and doors should be compatible in proportion, shape, position, location, pattern, and size with windows and doors of contributing structures in the district.
- .18 Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail, and color, is strongly encouraged.

4.2 ADDITIONS

The introduction of additions compatible with historic buildings in the district is acceptable if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials. By placing additions on inconspicuous elevations and limiting their size and height, the integrity of the original buildings can be maintained. It is important to differentiate the addition from the original building so that the original form is not lost. Additions should be designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials. Also, as with any new construction project, the addition's impact on the site in terms of loss of important landscape features must be considered.

The compatibility of proposed additions with historic buildings will be reviewed in terms of the mass, the scale, the materials, the color, the roof form, and the proportion and the spacing of windows and doors. Additions that echo the style of the original structure and additions that introduce compatible contemporary design are both acceptable.

ADDITIONS GUIDELINES

- .1 Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
- .2 Construct additions so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.

Exterior materials and design for the Historic Courthouse addition are compatible with original design.



- .3 Limit the size and the scale of additions so that they do not visually overpower historic buildings.
- .4 Design additions so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic building so closely that the integrity of the original building is lost or compromised.
- .5 Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors. Either reference design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building.
- .6 Contemporary substitute materials that closely imitate historic materials may be used on a limited basis, but should not make up the majority of the finish materials on a project. In order to qualify for use in new construction, substitute materials must have a demonstrated record of overall quality and durability. The physical properties of substitute materials must be similar to those of the historic materials they mimic. When considering substitute materials, the closer an element is to the viewer, the more closely the material and craftsmanship should match the original. Careful consideration should be given to the placement of substitute materials in relation to historic materials on the original structure to ensure that the transition is differentiated but not distracting or otherwise visually unattractive. Substitute materials should not result in unnecessary damage to adjacent historic materials during installation or over time. The appropriateness of substitute materials shall be reviewed on an individual basis.
- .7 Design additions so that they can be removed in the future without damaging the historic building.
- .8 It is not appropriate to construct an addition that is taller than the original building.

4.3 REAR DECKS, BALCONIES, TERRACES, & ROOFTOP DECKS

With some commercial buildings having upper-floors used for residential uses, Hendersonville has historically seen a healthy amount of downtown living. Also, with recent renovations of structures such as the Houston Furniture building and various apartments above commercial, downtown residential population has continued to rise.

In an urban environment such as downtown Hendersonville, especially with the amount of residential, property owners may wish to construct rear/rooftop decks, balconies, and terraces. This type of residential amenity is certainly encouraged and is an important element to the success of the downtown community and livability. Decks, balconies, and terraces are appropriate provided that they do not damage or alter any historic architectural features of the existing building.

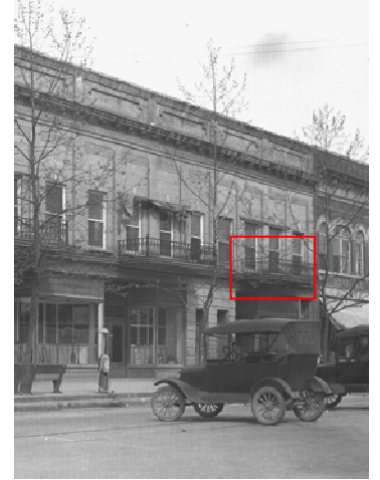
Rear Deck for Patron Use



REAR DECKS, BALCONIES, TERRACES, & ROOFTOP DECKS GUIDELINES

- .1 Locate street level decks and terraces as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings
- .2 Base the design of new balconies on historic documentation of the building or examples from buildings of similar style and age.
- .3 Construct decks, balconies, terraces, and rooftop decks so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- .4 Screen rear decks and terraces from public view with appropriate landscaping whenever possible.
- .5 If a new deck or balcony is to be constructed, its design should be compatible in materials and detail with the main building.
- .6 When adding a rear deck to a historic structure, it should be designed so that it could be removed in the future without any loss to the historic fabric of the existing building.
- .7 For uncovered decks, composite materials are appropriate for decking only.

Balcony



Restored balcony reflects the size and material of historic balcony.

SECTION 5
DEMOLITION AND RELOCATION



5.1 DEMOLITION

Demolition of a structure in the historic district is an irreversible step and should be carefully deliberated. Once they are destroyed, historic resources can never be replaced. In considering demolition, the property owner and the Commission should give careful thought to the following questions:

- Could another site serve the purpose equally well?
- Could the existing building be adapted to meet the owner's needs?
- Could the property be sold to someone willing to use the existing building?
- Could the existing building be moved to another site?

In reviewing a request to demolish a building in the district, the Commission also considers whether the proposed demolition will adversely affect other historic buildings in the district or the overall character of the district. The Commission discourages demolition when no subsequent use has been proposed for the site. When considering demolition of a historic building, the property owner is encouraged to work closely with the Commission in reviewing all alternatives.

Denial of Authorization to Demolish

An application for a ~~certificate of appropriateness~~ Certificate of Appropriateness authorizing the demolition or the destruction of a building, a site, or a structure determined by the State Historic Preservation Officer to have statewide significance as defined in the criteria of the National Register of Historic Places, may be denied except when—

- The Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from the property by virtue of the denial, or
- The city has adopted a demolition ordinance under the minimum housing code.

Delay of Demolition

An application for a ~~certificate of appropriateness~~ Certificate of Appropriateness authorizing the demolition or the destruction of a designated landmark, building, site, or structure in the historic district may be delayed for up to 365 days from the date of approval. If the Commission has voted to recommend designation of a property as a landmark or a historic district and final designation has not been made by the City Council, then demolition may also be delayed up to 365 days or until the City Council takes final action on the designation, whichever comes first. The intent of the delay is to provide sufficient time to exhaust all possibilities of saving the building. During the delay, the Commission should actively seek to negotiate with the owner or other interested parties to find a means of preserving the building or the site. The Commission should also make it widely known that a significant building is threatened with demolition and that alternatives are sought.

The Commission may waive all or part of the delay period if it finds that the structure is of little historic or architectural value. Also, the Commission may

reduce the maximum period of delay when it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from the property by virtue of the delay.

DEMOLITION GUIDELINES

- .1 Work with the Historic Preservation Commission to seek alternatives to demolition.
- .2 If all alternatives have been exhausted, follow these guidelines for demolition:
 - Make a permanent record of a significant structure before demolition. The record shall consist of black-and-white photographs and other documents, such as drawings, that describe the architectural character and the special features of the building. The Commission determines on a case-by-case basis the precise documentation of a specific building that is required and the person who is responsible for producing that documentation. The documentation must be submitted for review by the Commission before the demolition. The record is retained by the City of Hendersonville.
 - Work with the Commission to identify salvageable materials and potential buyers or recipients of salvaged materials. The removal of all salvageable building materials before demolition is encouraged, and may be required depending on the significance of the building.
 - Clear the structure quickly and thoroughly.
 - Submit a site plan illustrating proposed landscaping and any other site development to be completed after demolition.
 - Plant the site or appropriately maintain it until it is reused. If the site is to remain vacant for over one year, it should be improved to reflect an appearance consistent with other open areas in the district.

5.2 RELOCATION

Relocation of a structure within the historic district should be carefully deliberated. A historic building should be moved only if all other preservation options have been exhausted. Relocation often results in a loss of integrity of setting and environment that compromises the significance of the relocated building. Consequently, relocation of a property on the National Register of Historic Places may result in its removal from the register. However, relocation of a building or a portion of a building to the extent that it is practical may be a desirable alternative to demolition.

In reviewing a request to move a building within the district, the Commission considers whether the proposed relocation will adversely affect other historic buildings in the district or the overall character of the district.

Moving buildings into the historic district or relocating them within it should be based on thorough planning and meet the guidelines for new construction with regard to architectural compatibility, sitting, orientation, and landscaping.

RELOCATION OF BUILDINGS GUIDELINES

- .1 Document the original site conditions before moving the structure. Use photographs and other written or graphic items such as site plans to record the original setting.
- .2 Assess the structural condition of the building before moving it, to minimize damage during the move.
- .3 Protect the building from weather damage and vandalism during the relocation.
- .4 If a structure is moved to a site within the historic district:
 - Assess the architectural compatibility of the relocated structure with adjacent buildings according to the guidelines for new construction.
 - Review the proposed sitting, setback, landscaping, and other site-specific treatments according to pertinent guidelines.
 - Ensure that the relocation will not damage existing historic buildings or the character of the district. Work with contractors experienced in successfully moving historic structures.

SECTION 6
APPENDIXES



6.1 RESOURCES FOR TECHNICAL INFORMATION

Local Resources

Hendersonville Historic Preservation Commission
City Hall, 145 Fifth Avenue
PO Box 1670
Hendersonville, North Carolina 28793

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

State Resources

North Carolina Department of Cultural Resources

Western Office
1 Village Lane Suite 3
Asheville, NC 28803-2677
(828) 274-6995
fax (828) 274-6995

For information on state tax credits for restoration and/or rehab of buildings on the National Register.

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

6.2 MAP OF DOWNTOWN HENDERSONVILLE'S MAIN STREET HISTORIC DISTRICT

