

**Hendersonville Historic Preservation Commission  
Design Guidelines**



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## **CONTENTS**

### **1 Introduction**

- 1.1 Historic Preservation in Hendersonville
- 1.2 Hendersonville Historic Preservation Commission
- 1.3 The Design Review Process
- 1.4 Certificate of Appropriateness Flow Chart
- 1.5 The Secretary of the Interior's Standards for Rehabilitation

### **2 District and Site Character**

- 2.1 Archaeology
- 2.2 Site Features and Plantings
- 2.3 Fences and Walls
- 2.4 Walkways, Driveways, and Off Street Parking
- 2.5 Garages and Accessory Structures
- 2.6 Lighting
- 2.7 Signage

### **3 Changes to the Building Exterior**

- 3.1 Wood
- 3.2 Masonry
- 3.3 Architectural Metals
- 3.4 Paint and Paint Color
- 3.5 Roofs
- 3.6 Exterior Walls
- 3.7 Windows and Doors
- 3.8 Entrances, Porches, and Balconies
- 3.9 Storefronts
- 3.10 Utilities and Energy Retrofit
- 3.11 Accessibility, Health, and Safety Considerations
- 3.12 Artificial Materials Policy

### **4 Additions and New Construction**

- 4.1 Decks
- 4.2 Additions to Historic Buildings
- 4.3 New Construction

### **5 Relocation or Demolition**

- 5.1 Relocation
- 5.2 Demolition

### **6 Appendixes**

- 6.1 Resources for Technical Information
- 6.2 Keys to Identifying Architectural Styles
- 6.3 Hendersonville's Local Historic Districts

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.

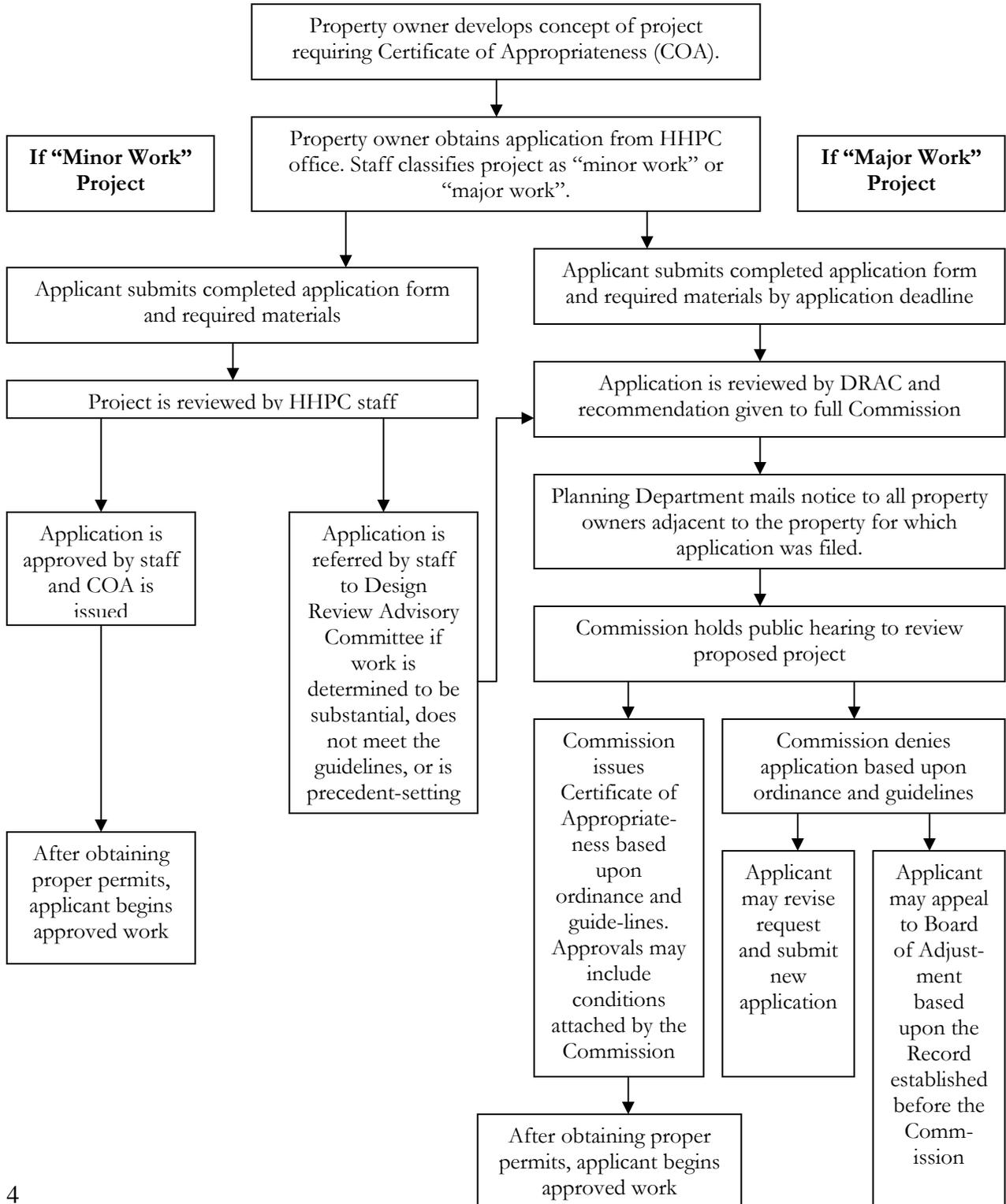
The commission consists of nine members appointed by City Council for overlapping three-year terms. Included within its powers and responsibilities are the following: recommending to City Council the designation of historic landmarks and districts; granting requests for proposed changes to historic landmarks 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 from the commission prior to undertaking the change.

In deciding whether to issue a 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 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 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.