

SECTION 3

**CHANGES TO THE BUILDING EXTERIOR**

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



### 3.1 WOOD

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

*The wood in this entry feature has been beautifully detailed*



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



### 3.2 MASONRY

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

*The massive stone columns give this bungalow a distinctive character.*



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



### 3.3 ARCHITECTURAL METALS

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

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



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



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



### 3.4 PAINT AND PAINT COLOR

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

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



### 3.5 ROOFS

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

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



5<sup>th</sup> Avenue West

*The glazed tile roof on this home is uncommon.*



622 4<sup>th</sup> Avenue West

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



1649 Kensington Avenue

### 3.6 EXTERIOR WALLS

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

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



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

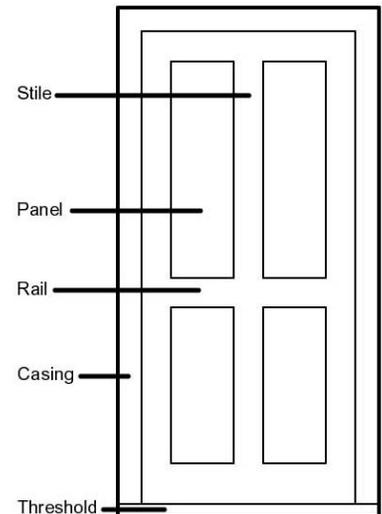
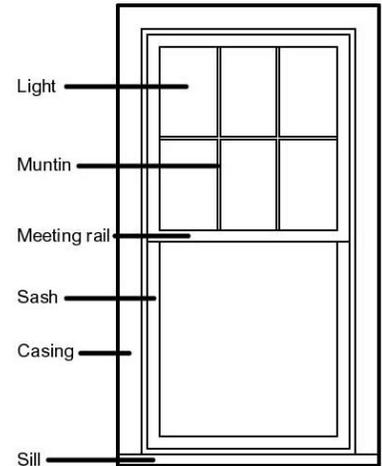


siding on contributing structures. Existing artificial siding should be removed and the exterior walls should be restored using traditional materials as appropriate for the structure.

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

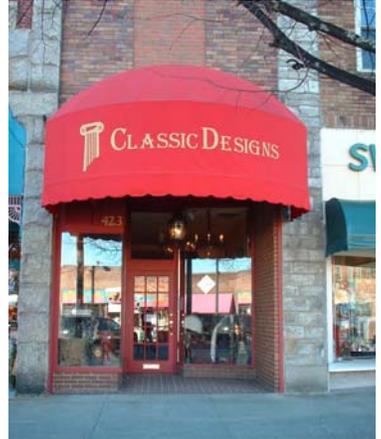
### 3.7 WINDOWS AND DOORS

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



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

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



### 3.8 ENTRANCES, PORCHES, AND BALCONIES

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

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



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



705 4<sup>th</sup> Avenue west

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

### 3.9 STOREFRONTS

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

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



1648 Druid Hills Avenue

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



1249 Hyman Avenue

*This new storefront uses traditional materials and detailing.*



511 Main Street

*This unique historic storefront combines brick, wood and metal.*



104 Main Street

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

### 3.10 UTILITIES AND ENERGY RETROFIT

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

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

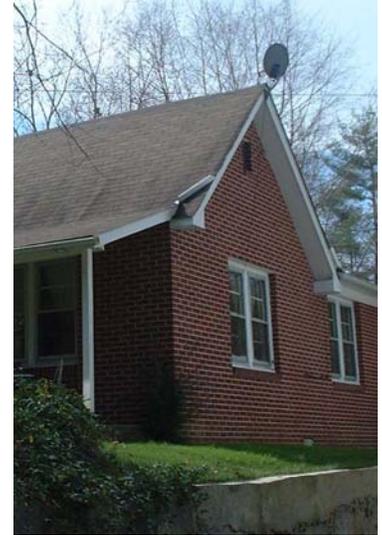


*The utility meters should have been located on the side wall rather than the street façade.*



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

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



### **3.11 ACCESSIBILITY, HEALTH, AND SAFETY CONSIDERATIONS**

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

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



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

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



### **3.12 ARTIFICIAL MATERIALS POLICY**

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

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

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

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