

# Hendersonville Historic Preservation Commission

## Main Street Local Historic District Design Guidelines



Adopted May 16, 2007  
Revised July 16, 2009

**Drafted by the members of the Proposed Main Street Local  
Historic District Design Guidelines Committee:**

**Steve Caraker, Chair, Historic Preservation Commission**

**Staci Blatt, Historic Preservation Commission**

**James Hall, Investors Realty Group**

**Lisa Lee Henderson-Hill, Downtown Hendersonville Inc.**

**Richard Parsons, Historic Preservation Commission**

**Luther E. Smith, Luther Smith and Associates**

**Sue Sneeringer, Main Street Property Owner**

## **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
- 1.6 Architectural Description of the Main Street Historic District

### **2 Site Features**

- 2.1 Signage and Awnings
- 2.2 Parking and Paving
- 2.3 Landscape and Streetscape
- 2.4 Lighting

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

- 3.1 Storefronts
- 3.2 Upper Facades
- 3.3 Side and Rear Facades
- 3.4 Material and Details
  - 3.4.1 Architectural Ornamentation and Detail
  - 3.4.2 Windows and Doors
  - 3.4.3 Masonry
  - 3.4.4 Wood
  - 3.4.5 Architectural Metals
- 3.5 Paint
- 3.6 Safety and Accessibility
- 3.7 Utilities and Energy Retrofit

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

- 4.1 New Construction
- 4.2 Additions to Historic Buildings
- 4.3 Rear Decks, Balconies, Terraces, & Rooftop Decks

### **5 Relocation and Demolition**

- 5.1 Demolition
- 5.2 Relocation

### **6 Appendixes**

- 6.1 Resources for Technical Information
- 6.2 Map of Downtown Hendersonville's Main Street Historic District

## 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.

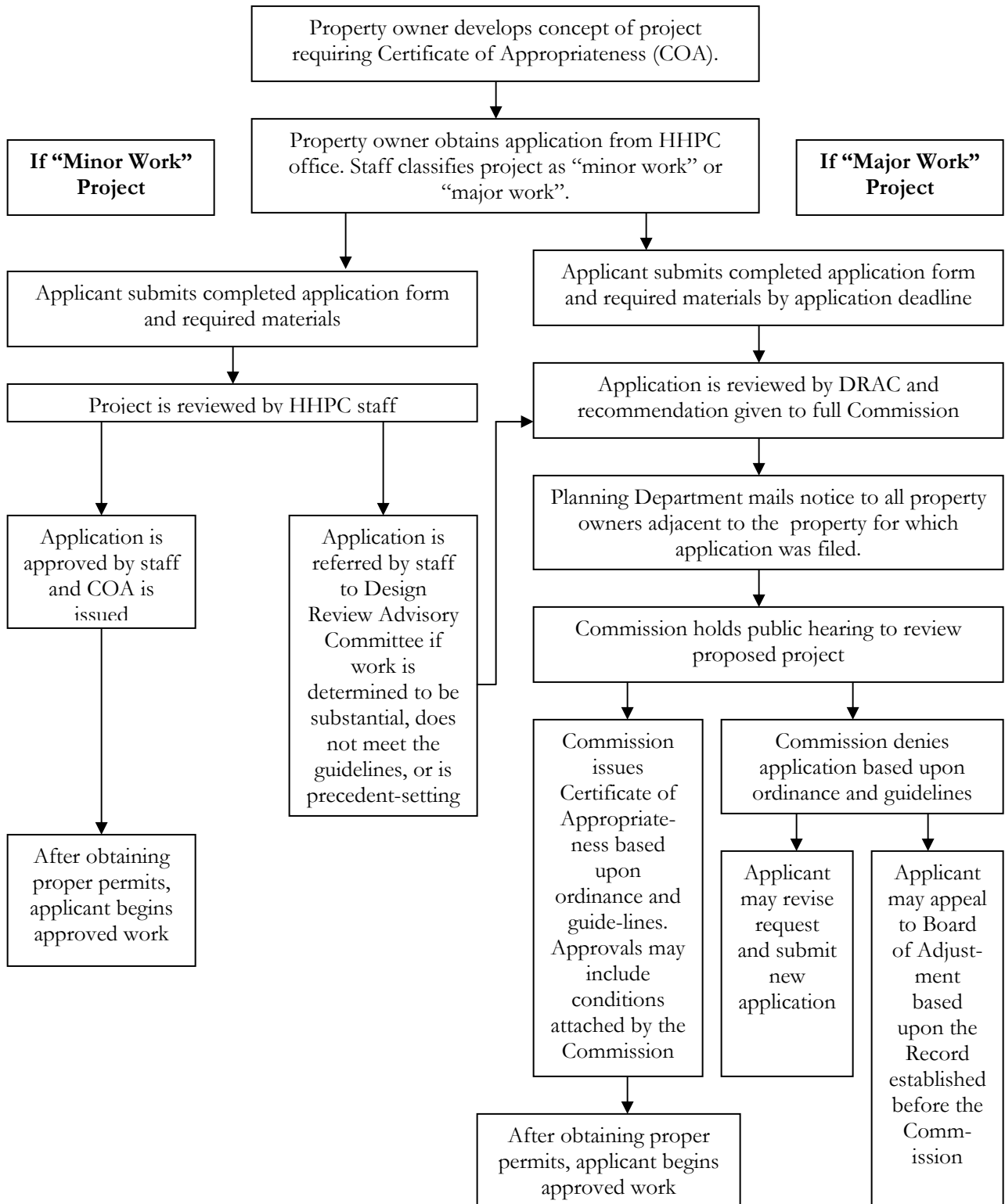
#### 1.3 THE DESIGN REVIEW PROCESS

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 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 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.