

HISTORIC HENDERSONVILLE

A Newsletter Published by the

HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

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www.hendersonvillehpc.org

Spring 2010

RETAINING WOOD WINDOWS VS. REPLACEMENT WINDOWS

When looking to buy a home, many are drawn to older houses because of the features that cannot be duplicated in new construction. High ceilings, handsome woodwork, original fireplaces and hardwood floors can give a house character that makes us feel at home right away. Add to that large, mature trees in yards and along streets and you quickly have a welcoming neighborhood with a sense of place we want for ourselves and our families.

Windows are an important part of the charm of an older home. Their character, size, and proportion give a house much of its exterior appeal. With energy efficiency a priority for homeowners today, many are quick to jump to the conclusion that replacing their original wood windows with new artificial material windows is a necessary update to their home. Instead of repairing windows, replacement has become the quick, and often expensive, fix. The National Trust for Historic Preservation has published multiple articles on the benefits of repairing rather than replacing windows. Here are some of the reasons they cite in favor of window repair:

- ~More heat is typically lost through your roof and un-insulated walls than through windows. Adding just 3½ inches of insulation in your attic can save more energy than replacing your windows and will likely cost less.
- ~Studies have demonstrated that a historic wood window, properly maintained, weather-stripped and with a storm window, can be just as energy efficient as a new window.
- ~Historic windows were made and custom installed to fit their specific window openings. Years later, they may no longer be exactly square but they still fit the opening. New stock replacement windows may not fit as well.
- ~It's the "green" thing to do. 124 million tons of debris from building demolitions go into landfills each year. Add to that the energy to extract the raw materials, transport them, make them into a new product, ship the product and install it, saving your windows can be seen as a plus for the planet.*

To help homeowners learn more about their windows, the Historic Preservation Commission is hosting a Window Restoration Workshop on Saturday May 15 from 9:00 until noon. It will be held at the City Operations Center, 305 Williams Street, off 4th Avenue East. The workshop is free to the public. Window restoration expert David Hoggard of Double-Hung Historic Window Restoration will discuss the benefits of repairing wooden windows, simple weatherization techniques to improve energy efficiency and the window restoration process. Jennifer Cathey from the State Historic Preservation Office will also provide information on methods involved in repairing historic buildings and federal and state tax credits that are available to help offset the cost.

**Excerpted from the website of the National Trust for Historic Preservation www.preservationnation.org*

Join us for

Preservation Week Continued

PRESERVATION WEEK MAY 10 - 16, 2010

Monday May 10th **Heritage Plant Sale at Bullington Center** **10:00am – 4:00pm**
33 Upper Red Oak Trail, Hendersonville, NC 28792

The Bullington Center is hosting a Heritage Plant Sale featuring tomatoes, herbs, native ornamentals and more. Center guides will also be offering 30 minute programs free to the public. The programs include *Traditional Uses of Native Plants* by the Western Carolina Botanical Club at 11:00am, *Old Timey Uses of Gourds* with Linda Beach at 1:00 and *Traditional Uses of Herbs* with Betty Lockwood at 3:00. The Bullington Center is a 12-acre public garden whose mission is to educate and inspire children and adults in horticulture and the natural sciences. Call 828-698-6104 or visit www.bullingtoncenter.org for more information.

Tuesday May 11th **Preservation Tours of Connemara** **10:00am – 4:00pm**
81 Carl Sandburg Lane, Flat Rock, NC 28731

Carl Sandburg Home National Historic Site will offer special preservation tours on the hour beginning at 10:00 am with the last tour at 4:00 pm. Each 45-minute tour will explore the architectural history of the main house at Connemara, including changes and renovations made during its 170 year history. Visitors will learn the history of how Flat Rock was often called the “Little Charleston of the Mountains” and what role Connemara played in the community through its various owners since 1838. Adult tickets are \$5.00, Seniors 62 and older are \$3.00 and youth 15 and younger are free. Begin your visit in the first floor of the Sandburg Home to purchase a ticket and learn more about the site. Please call 828-693-4178 for more information.



Wednesday May 12th **Realtor Open House** **8:00am – 10:00am**
Angelique Inn, 819 5th Avenue West

Real Estate professionals are invited to meet with members of the Historic Preservation Commission and city staff to ask questions regarding the historic districts, Design Guidelines, tax credits, etc. The setting is informal with refreshments provided.

Thursday May 13th **Walking Tour of Churches** **9:00am – 1:00pm**
Seven downtown churches are opening their doors for you to tour their sanctuaries and learn the history of the buildings and congregations. This self-guided tour will include Grace Bible Church, First Baptist, First Methodist, Immaculate Conception, Reformation Presbyterian, First Presbyterian and St. James. Tickets are \$5.00 and available at the Visitor’s Center, 201 S. Main Street (828-693-9708). Tickets may also be purchased at the churches on the day of the tour. (Photo at left First Baptist Church, ca. 1930: Photo from the Baker-Barber Collection; Community Foundation of Henderson County; Henderson County Public Library)



Friday May 14th **Guided Tour of Oakdale Cemetery** **11:00am & 7:00pm**

The guided tour will weave among the graves and history of Hendersonville as found in Oakdale, the city’s municipal cemetery. Started in 1886 on 5 acres purchased by the city, many of Hendersonville’s early residents have been buried here. The tour will visit the graves of early leaders of the city, prominent families, civil war soldiers and former slaves. Famous markers such as the Wolfe Angel and Sunshine Lady will be discussed. Tour tickets are \$3.00 and must be purchased in advance. They are available at the Visitor’s Center, 201 S. Main Street.



Saturday May 15th **Window Restoration Workshop** **9:00am – noon**
City Operations Center 305 Williams Street, Hendersonville, NC 28792
This event is for anyone interested in improving the energy efficiency of their older home. Find out how to repair wooden windows, weatherization techniques and more from a restoration expert. Free to the public. For more information, see the article on page 1.

Sunday May 16th **Sunday Real Estate Listing of Historic Properties**
Special to this day, local realtors will concentrate on older and historic homes for their open houses. Check out the Friday Real Estate section of the Hendersonville Times-News for a list of homes that will be available for viewing.

GARDENING HELP NEEDED!
The Historic Preservation Commission paid for the attractive planters at the end of Kensington Road in Druid Hills and at the blocked streets in Hyman Heights. With core plantings already in place, we would like some neighborhood residents to oversee the maintenance of these mini-gardens. If you are willing to help, please let the Planning Office know (697-3088).



SATELLITE DISHES IN HISTORIC NEIGHBORHOODS

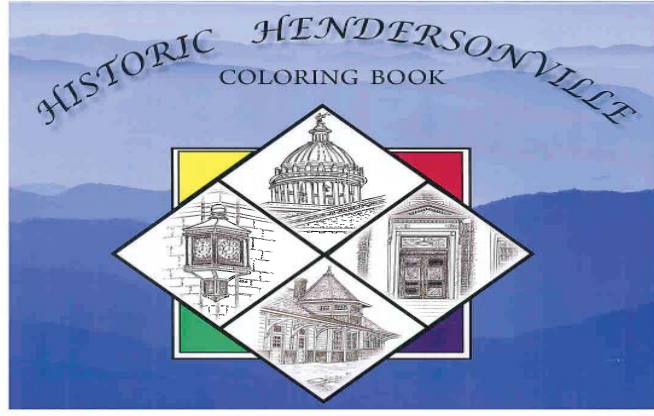
Satellite dishes have become common additions to both residential and non-residential buildings. While the new 18 inch dishes are a huge improvement from the ten to eleven foot behemoths of the past, they can detract from a neighborhood’s character and appearance if not installed in an inconspicuous location.

Certificate of Appropriateness Permit approval is required to install a satellite dish in a location visible from the street in the Druid Hills, Hyman Heights or Main Street Local Historic Districts. A Permit is not required to install a satellite dish where it cannot be seen from the street. Applications for satellite dish installation will be reviewed for approval by City staff as a ‘minor work’.

SAVE THE DATE!!
The Historic Preservation Commission will host a Holiday Tour of Inns and Cookie Caper on Sunday, December 12. Seven inns will be on the tour, each with a delicious treat for you to take home. This event has become a sell out event. Tickets will be available mid-November.

If you have an existing satellite dish that is visible from the street in the Druid Hills, Hyman Heights or Main Street Local Historic Districts and have not received approval for the dish, the Historic Preservation Commission is requesting that you submit an application for a Certificate of Appropriateness Permit. Applications can be obtained on the Commission’s website at www.hendersonvillehpc.org/coa-process or by calling (828) 697-3088.

IS YOUR HOME READY TO GO ON TOUR?
The Commission has had great success with private home tours as a way to raise money for historic markers and neighborhood signage around the city. An added bonus is the relationships the homeowners on tour have with each other and the public that take the tour. Ask anyone who has opened their home for tour and they will tell you it was a great experience. If you would be interested in participating in a future tour, let us know. We are looking for homes of all sizes and architecture in the historic districts and beyond. Specialty tours being considered are bungalow, Stillwell designed and craftsman style. If you have a house or know of one that would be a good candidate, let us know. We’ll be happy to answer any questions you may have. Call the Planning Office, 697-3088, to learn more.



If you are looking for an activity or gift for children or grandchildren, the Historic Hendersonville Coloring Book is now available. Developed by the Commission, the book contains 16 pages of pictures to color and historical facts on Hendersonville and Henderson County. The books are \$4.00 and can be purchased at the Henderson County Heritage Museum in the Historic Courthouse.

Certificates of Appropriateness - Applied for from August 1, 2009 - April 10, 2010

Please remember: property owners in these districts should apply for a Certificate of Appropriateness prior to work on the exterior of a building or major landscaping.

| District | Awning | Porch Enclosure | Deck Replacement | Satellite Dish | Clean/Repoint Brick | Roof Replacement | Window Replacement | Handicap Ramp | Tree Removal | House Remodel | Parapet Change | Fence |
|---------------|--------|-----------------|------------------|----------------|---------------------|------------------|--------------------|---------------|--------------|---------------|----------------|-------|
| Hyman Heights | | 1 | | 3 | | | 2* | 1 | | | | 1 |
| Druid Hills | | | 2 | 4 | | 2 | | | 2 | 1 | | |
| Main Street | 1 | | | | 1 | 1 | 2 | | | | 2* | |

*one denied



City of Hendersonville
 "City of Four Seasons"
 145 Fifth Avenue East
 Hendersonville, NC 28792