

Staff Report: State Historic Preservation Office Request for Advice

Pg. 3 – Overview of Request to SHPO

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Pg. 6 – Packet Provided to SHPO

Motion from Historic Preservation Commission directing staff to reach out to State Historic Preservation Office on March 25th, 2026 meeting:

Commissioner Welter moved the Commission hold open the COA application as identified in File No. H26-011-COA until the April 15th meeting and for staff to reach out to the State Historic Preservation Office to provide guidance on new openings in solid masonry walls. Commissioner Hammond-Green seconded the motion which passed unanimously.

Request sent to SHPO by Staff (packet sent to SHPO included in this packet):

At their meeting last night, the Hendersonville HPC requested that staff reach out to SHPO to seek technical advice on an application. I've included the application in this email. Once our admin finishes the minutes of the meeting, I can send those to you as well (which will include the motion that the Commission made to request consultation).

The commission is particularly struggling with the following part of their design standards:

Section 3.4.2.10 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.

<https://www.hendersonvillehpc.org/sites/default/files/uploads/Application/MainSt/section-3-2010.pdf>

I also presented to the Commission with ITS 14: <https://www.nps.gov/orgs/1739/upload/its-14-new-openings-secondary-elevations.pdf>.