

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** March 4, 2013

**SUBJECT:** Resolution for the Approval of Henderson County Historic  
Landmark Design Guidelines

**PRESENTER:** Parker Sloan

**ATTACHMENTS:** Yes  
1. Resolution

**SUMMARY OF REQUEST:**

The Board of Commissioners is requested to approve the attached Resolution, affirming its intent to adopt both voluntary design guidelines and an ordinance referencing those guidelines during Fiscal Year 2014.

**BOARD ACTION REQUESTED:**

The Board is requested to approve the Resolution as presented.

**Suggested Motion:**

*I move the Board approve the Resolution as presented.*

# HENDERSON COUNTY BOARD OF COMMISSIONERS

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## RESOLUTION FOR THE APPROVAL OF HENDERSON COUNTY HISTORIC LANDMARK DESIGN GUIDELINES

WHEREAS, The Henderson County Historic Resources Commission (HRC) was established in 2005 by adoption of the Henderson County Historic Preservation Ordinance. Its objective is to preserve the historical, prehistorical, architectural, archeological, and cultural heritage of Henderson County. The HRC serves as the County Board of Commissioners' official advisory body to identify, preserve, and protect historic resources.

WHEREAS, HRC's mission is to identify and nominate local Historic Landmarks that meet selection criteria for local and regional significance. The commission then assists property owners in planning alterations, changes, additions, or new construction at their Historic Landmarks in a manner that will not compromise the historic architectural fabric or data potential of the property.

WHEREAS, In order for HRC to move forward, the Henderson County Board of Commissioners must formally adopt a set of voluntary Design Guidelines for use by the HRC. A proposed set of Guidelines have been presented to the Board of Commissioners, and are summarized here:

Advantages of a Landmark Program. Nominating and promoting local historical landmarks will promote economic growth in Henderson County through the stimulation of heritage tourism. The HRC will develop outreach and marketing tools to promote tours of historic sites and area attractions if agreed to by land owners. Studies have shown that heritage or cultural tourists spend more money per visitor day than other types of visitors. Tourism is vital to our local economy and heritage tourism can play a vital role in this sector of our economy, particularly at slow times in the tourism calendar. Property owners will enjoy significant state and federal tax breaks by nominating their properties as historic landmarks.

Private Property Rights Respected. No property will be nominated unless fully supported by the owner. No property will be advertised or publicly promoted for visitation unless the private property owner agrees. Any plans for public visitation will include strategies to scale back or "demarket" a landmark if public visitation negatively affects the condition of the property or the lifestyle of the inhabitants.

Content of the Landmark Design Guidelines. These guidelines provide detailed standards for the preservation of Setting and Site Features; Building Exteriors; New Construction and Additions; and Relocation and Demolition. An outline of the Design Guidelines includes:

- A. Setting and Site Features
  - 1. Public Access

2. Fences and Walls
3. Light Fixtures
4. Garages and Accessory Structures
5. Advertising Signs
6. Landscaping

B. Building Exterior

1. Wood
2. Masonry
3. Metals
4. Roofs
5. Exterior Walls and Trim
6. Windows and Doors
7. Porches, Entrances, and Balconies
8. Utility Structures and Energy Retrofits
9. Accessibility and Emergency Access

C. New Construction and Additions

1. Decks
2. Additions

D. Relocation and Demolition

1. Relocation
2. Demolition

THEREFORE BE IT RESOLVED that the Board of Commissioners affirms its intent to adopt both voluntary design guidelines and an ordinance referencing those guidelines during Fiscal Year 2014.

THIS is the 4<sup>th</sup> day of March 2013.

**HENDERSON COUNTY BOARD OF COMMISSIONERS**

BY: \_\_\_\_\_  
Charles Messer, Chairman

Attest: \_\_\_\_\_

Teresa L. Wilson, Clerk to the Board

[Official Seal]