

# Henderson County Historic Landmark Ordinance and Design Guidelines



**Zoning Board of Adjustment Meeting  
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# Background

- The Historic Resources Commission (HRC) was established in 2005
- The Historic Landmark Ordinance and related design guidelines were adopted by the Board of Commissioners on April 15, 2015
- The HRC and County Planning Staff have been working with the local municipalities on their interest in adopting the Ordinance

# Creation of Historic Landmarks

- The program is voluntary and participants may opt out at any time
- Purpose: Safeguard the heritage of the county and to promote the use and conservation of historic landmark properties.
- Program Incentives
  - Voluntary
  - 50% Property Tax Abatement
- In order to designate historic landmarks an ordinance must be created according to G.S. 160A-400.6

# Criteria for Historic Landmarks

Must meet ALL 4 requirements:

1. Property is 100 years or older
2. Owner agrees to terms & conditions for designation as Historic Landmark
3. Accepted on State Historic Study list (Property on State Historic Study list may be eligible for nomination to National Register of Historic Places.)
4. Applicants provide evidence of property's historical significance in quasi-judicial hearing

# Determining Historical Significance

Meets one or more of the following descriptions:

- Property is associated with historic events that have shaped Henderson County
- Property is tied to the lives of persons who influenced the economic, social, educational, or cultural conditions of Henderson County
- Property features distinct architectural style, method of construction, high artistic values, or represents the work of a master architect or builder
- Property represents the full spectrum of historic property types in the County including but not limited to, residences, commercial buildings, churches, farmsteads, engineering features or parks
- Property yields or is likely to yield information important to the understanding of the history or prehistory of Henderson County

# Creation of Historic Landmarks - Process

- Property owner must apply for landmark designation (voluntary)
- HRC will work with applicants to-
  - Create a detailed study and report for the county
  - Create a report to be submitted to the State Historic Preservation Office
- NC State Historic Preservation Office will review and comment on the property
- All collected information and reports will be presented to the ZBA during a quasi-judicial hearing
- Board of Commissioners review all information and make the final decision
- Once designated the Tax Office and Municipality will be notified of the new property status
  - Tax abatement will begin the next calendar year

# Design Guidelines

- Required by G.S. 160A-400 as an accompanying document to Landmark Ordinance
- Stand alone document that is adopted
- Sets forth standards and process to address property modifications
- Only applies to the exterior of structures and land
- May require a Certificate of Appropriateness (COA) in order for modification of property
- Document was composed and information collected from:
  - National Park Service (National Register of Historic Places)
  - North Carolina State Historic Preservation Office
  - City of Hendersonville

# Design Guidelines

## Three Categories of projects or modifications

1. Routine Maintenance- does not require a approval
2. Minor Improvements- administratively approved
3. Major Modifications- approved by ZBA

Provide information to aid property owners proposing changes to their properties. Guidelines address the following:

- Setting & site features
- Building exteriors
- New construction & additions
- Relocation & demolition



# Tax Abatement Criteria

- Once property is designated a Landmark, it is eligible for a 50% tax Property Tax Abatement. (G.S. 105-278)
- Abatement only applies to historic portions of the property that have been designated (does not apply to entire parcel)
- To leave program, property owner must pay the past 3 years of abated taxes

<u>Example:</u>	<u>With Abatement:</u>
Hypothetical Landmark Value: \$100,000	Hypothetical Landmark Value: \$50,000
County tax (.565) = \$565	County Tax (.565) = \$282.50
<u>Fletcher (.34) = \$340</u>	<u>Fletcher (.34) = \$170</u>
Total: \$905	Total: \$452.5

Financial Impact on County: \$282.50

Financial Impact on Fletcher: \$170