

# HISTORIC PRESERVATION IMPROVEMENT PROGRAM

HISTORIC  DOWNTOWN  
HENDERSONVILLE

## 7TH AVENUE

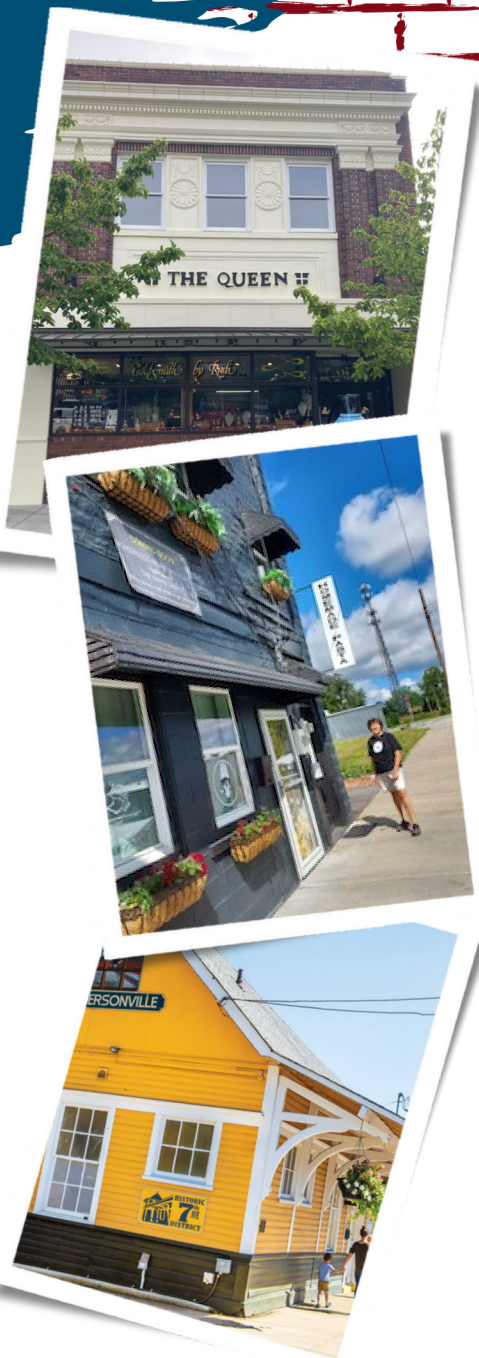
*Downtown's Creative Edge*

Friends  
of DOWNTOWN  
 Hendersonville

### Contact Us:

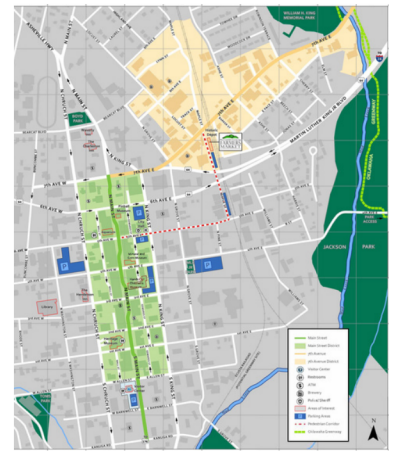
Jamie Carpenter  
Downtown Manager  
jcarpenter@hvlnc.gov  
828-233-9144

Alexandra Hunt  
Historic Preservation  
Commission  
ahunt@hvlnc.gov



# ELIGIBILITY -WHO?

The Façade Grant Program in downtown Hendersonville applies to properties in the Main Street Municipal Service District and the Seventh Avenue Municipal Service District. Properties within the Main Street Local Historic District are eligible for additional grant funding through the Historic Preservation Commission. A map is provided to determine eligibility.



district boundaries

- Any property owner or business tenant in the downtown Hendersonville Main Street or Seventh Avenue Municipal Service Districts and/or the Hendersonville Main Street Local Historic District is eligible.
- Only buildings whose current or historic use is commercial are eligible for the Façade Grant program.
- Only one application may be submitted for each storefront or facade. A property owner, a building's business tenant or an owner and tenant jointly, may submit a Façade Grant application.
- If a building has multiple facades, each tenant with a separate entrance may apply. Where a single tenant occupies multiple facades, the tenant is eligible for one application per façade.
- If the building is classified as historically significant per the Architectural Survey in establishing the historic district, exterior critical maintenance, including roof, cornice, windows, and chimney repair may be considered up to a maximum in matching grant funding as listed below.

## Historic Preservation Tax Credits

Main Street and 7th Avenue are both in Nationally Registered Historic Districts. This means buildings within those districts may qualify for historic tax credits for building rehabilitation.

Owners and developers may potentially receive a 20% federal income tax credit and a 15-25% state income tax credit for certified rehabilitation of income-producing historic structures.

## EXAMPLE FOR INCOME-PRODUCING PROPERTIES

*\$1 million Rehabilitation Expenses*  
x 20% Federal Tax Credit  
x 15% Base Level State Tax Credit

---

\$350,000 Tax Credit Amount

# ELIGIBILITY -WHAT?

The Downtown Community Character Team will evaluate each project application based on its individual merits and prioritize support according to the following classifications:

## Project Classifications by Priority

Level 1 – Front Façade

Level 2 – Rear Treatments

Level 3 – Interior Upgrades – ONLY for upgrades are considered of historical significance

Level 4 – Stabilizing Properties that are considered historically significant

### Activities eligible for (Level 1 and Level 2):

- Removal of false fronts, metal canopies and other additions that detract from a building's historical and architectural character.
- Cornice repair and replacement
- Safe cleaning of brick or wall surfaces – chemical stripping, scraping and water wash. Power washing is not recommended.
- Exterior painting, including trim and previously painted surfaces.
- Historic reconstruction – storefront, door or window repair or replacement, masonry repointing
- Approved awning installation without signage printed on the awnings.
- Approved exterior lighting, including lighting that assists with security and safety in rear of building.
- Preservation and restoration of signage that indicates a building's historical name/historically significant signage (ie. Queen Theatre)

### Activities eligible for Interior Upgrades (level 3) include:

- Repair of historic mosaic tile floors
- Repair of historic ceiling tiles

### Activities eligible for Stabilizing Historically Significant Properties (level 4) include:

Structural integrity that will prevent building demolition by neglect – including but not limited to roof repair. Additional support may be given when an overall building renovation stabilizes a historic property and improves the exterior façade.

### Activities not eligible:

- Installation or removal of business signage
- Installation of any type of inappropriate material that interferes with the historic integrity of the building
- Awnings that have business name
- Sand blasting
- Removal of historic features
- Landscaping
- Plumbing / Electrical / HVAC

# FUNDING & APPLICATION

**No application or grant will be given to work already completed.**

Funding for the Historic Improvement Incentive Program is provided through the Friends of Downtown Hendersonville. Funds are set aside annually as a result of resources raised through downtown events, including Rhythm & Brews, the Bearfootin' Auction, and Garden Jubilee.

- Grants will provide up to 50% of approved project costs up to grant maximums.
- The minimum grant award is \$500; projects with total costs less than \$1000 are not eligible for the grant. The maximum award is dependent on building location, see below for additional details.
- A maximum of up to **\$6,000** per façade is available for all buildings located within the Main Street and 7th Avenue Municipal Service District.
- A maximum of up to \$500 per façade is available for buildings within the Hendersonville Main Street Local Historic District, but outside the Main Street Municipal Service District.
- The final award amount is based on documentation of actual labor and material costs.

## **Applications must be submitted prior to the third Friday of each month and must:**

- Meet the applicable zoning and code requirements of the City of Hendersonville.
- Adhere to the US Secretary of the Interior's Standards for Rehabilitation.
- Include the property owner's signature.
- Receive a Certificate of Appropriateness from the Historic Preservation Commission if located within the Hendersonville Main Street Local Historic District prior to beginning work.
- Comply with the district Design Guidelines. Grant applications for properties in the 7th Avenue Historic District (national district) will also be subject to the Main Street Local Historic District standards.
- A property does not have to be occupied at the time an application is submitted.
- A building or rental unit may receive more than one grant award for the same façade. However no more than one grant award will be given to the same building or rental unit within one year.
- Second floor building facades would count as ONE façade grant, first floor building facades will count as one per storefront



All questions and application contact:  
Jamie Carpenter – [jcarpenter@hvlnc.gov](mailto:jcarpenter@hvlnc.gov)  
Phone: 828-233-9144  
[www.downtownhendersonville.org](http://www.downtownhendersonville.org)