

# 434 N Main St. – Replacement of Awning & Siding (H22-028-COA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT - HISTORIC PRESERVATION  
COA STAFF REPORT

## Staff Report Contents

PROJECT SUMMARY ..... 2

SITE VICINITY MAP ..... 2

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP ..... 3

HISTORY OF SUBJECT PROPERTY ..... 4

SITE IMAGES CONTINUED ..... 6

SITE IMAGES - CONTINUED ..... 7

DESIGN GUIDELINES CRITERIA ..... 8

- Exhibit A – Application..... 12
- Exhibit B – Henderson County Property Records..... 12
- Exhibit C – Earle Stillwell Properties Map ..... 12



## PROJECT SUMMARY

**Applicant:** Dunlap Construction

**Property Owner:** Rudolf Haug

(Exhibit B)

**Property Address:** 434 N. Main St.

**Project Acreage:** 0.08 Acres

**Parcel Identification Number(s):**

9568-88-0412

**Current Parcel Zoning:** C-1 Central Business

**Historic District:** Main Street Historic District

**Project Type:** Major Work (Replacement of awning and siding)



SITE VICINITY MAP

### **Project Summary:**

The City is in receipt of a Certificate of Appropriateness (COA) application from Dennis Dunlap of Dunlap Construction (Applicant) and Rudolf Haug (Property Owner) for the replacement of an existing awning and wood siding on the subject property located at 434 N. Main St.

The subject property is a contributing, two-story brick building that was constructed prior to 1908 and later remodeled by Erle Stilwell ca. 1915. The subject property is currently the location of The Goldsmith by Rudi, Ltd.

The Applicant is making the following statement related to their request:

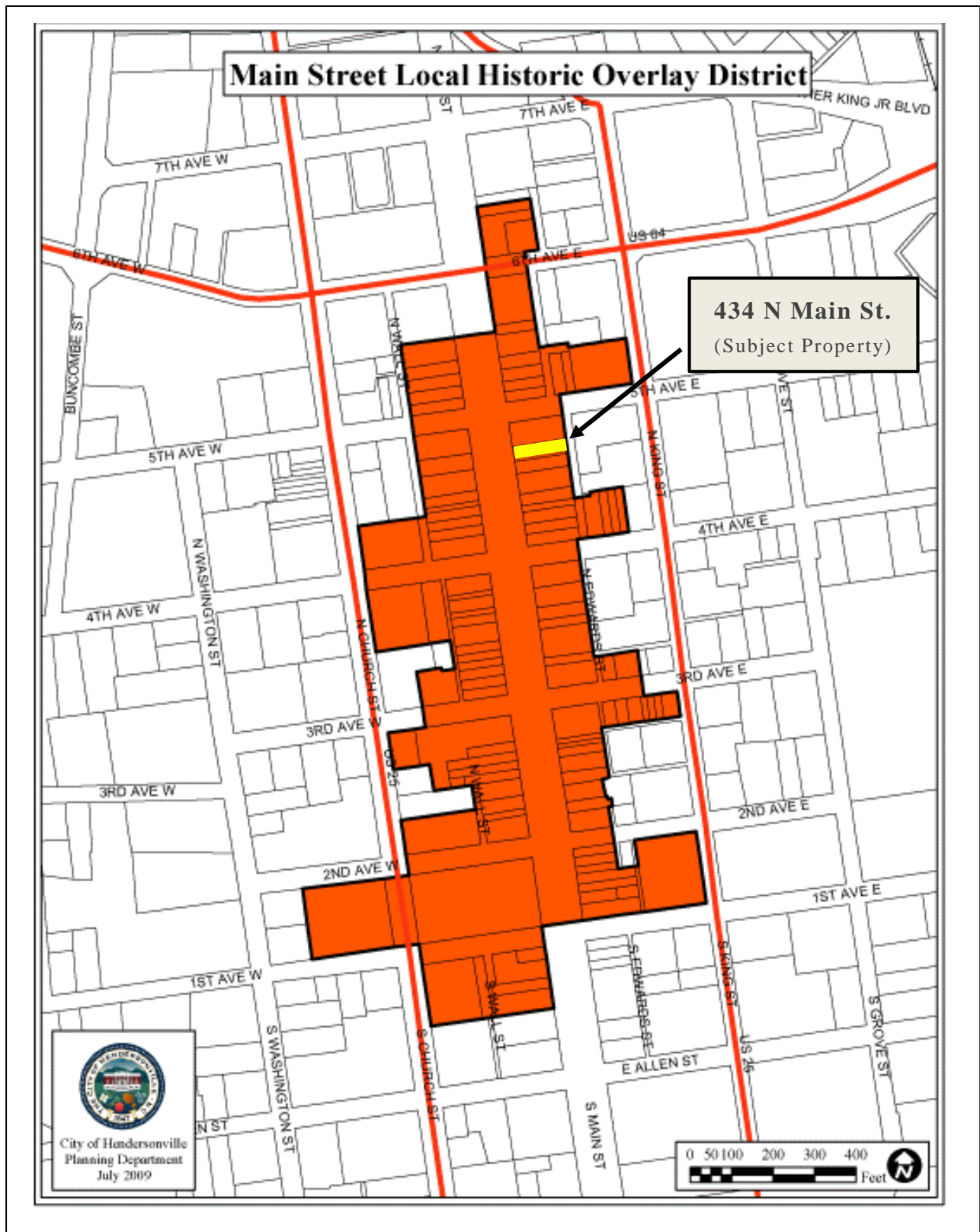
“Remove wood shingles from front awning and install new metal roof and new metal over existing wood siding.” (Exhibit A)

On March 30<sup>th</sup>, Staff met with the Applicant at the location of the subject property. The Applicant had removed a portion of the awning to inspect the condition of the original façade. It was determined that the original façade was beyond the scope of repair the Property Owner budgeted for and therefore prevents the complete removal of the existing wood siding and awning.

On April 12<sup>th</sup>, Staff met with the Applicant at the location of the subject property to further examine the condition of the original façade after Applicant removed more of the awning. The Applicant reviewed three proposed design options and quotes that would be presented to the Property Owner. The Property Selected the first option. (Exhibit C)

This COA application is considered a Major Work according to the standards of the Main Street Historic District Design Guidelines.

PROJECT SUMMARY - CONTINUED



CITY OF HENDERSONVILLE - MAIN STREET LOCAL HISTORIC OVERLAY MAP

## HISTORY OF SUBJECT PROPERTY

According to the HPC website, a historical marker was placed on the subject property in 2009. The marker states the following:



**The Queen Theater ca. 1915**  
« Built originally for retail, this building was redesigned into a theater in 1915 by prominent local architect Erle Stillwell. The Neo-Classical building served as the Queen, then the State, then the Fox until the early 1960s. »



to remodel the theater and later was hired to do a second remodel in 1921. This was his first theater project of any kind. Stilwell paid particular attention to the building's facade, giving it a neo-classical appearance. The brickwork was simple and straightforward, but he brought it into life with extensive terra cotta embellishments. The entablature, pilaster capitals and bases, and the wide sign panel over the lobby all had the appearance of expensive carved marble.

The theater was renamed the State Theater in the 1930's and the Fox Theater around 1950 before closing in the early 1960's. Since then, major changes have been made to the building's street level facade but the decorative top half of the facade remains unaltered.

SITE CONDITIONS - SITE IMAGES



SITE IMAGES CONTINUED



SITE IMAGES OF FAÇADE



SITE IMAGES OF FAÇADE CONTINUED





7.2 Panel >

### 7.2 Panel

Ribbed metal roofing & siding cantilever capabilities.



Retro-R® >

### Retro-R®

The Retro-R® panel eliminates the need for a batten as it is installed directly over



PBC >

### PBC

A popular corrugated metal roofing for architectural applications.



Rustic C >

### Rustic C

Features a beautifully weathered appearance.



PBR >

### PBR

A structural panel which resists corrosion.



Stormproof® >

### Stormproof®

Can be used with DripStop to prevent leaks.



PBU >

### PBU

Can be installed directly over existing roofing for a clean appearance.



WeatherSafe® >

### WeatherSafe®

Ideal for roof, wall and canopy applications.



Perma-Clad® >

### Perma-Clad®

Great for residential, light commercial and industrial buildings.

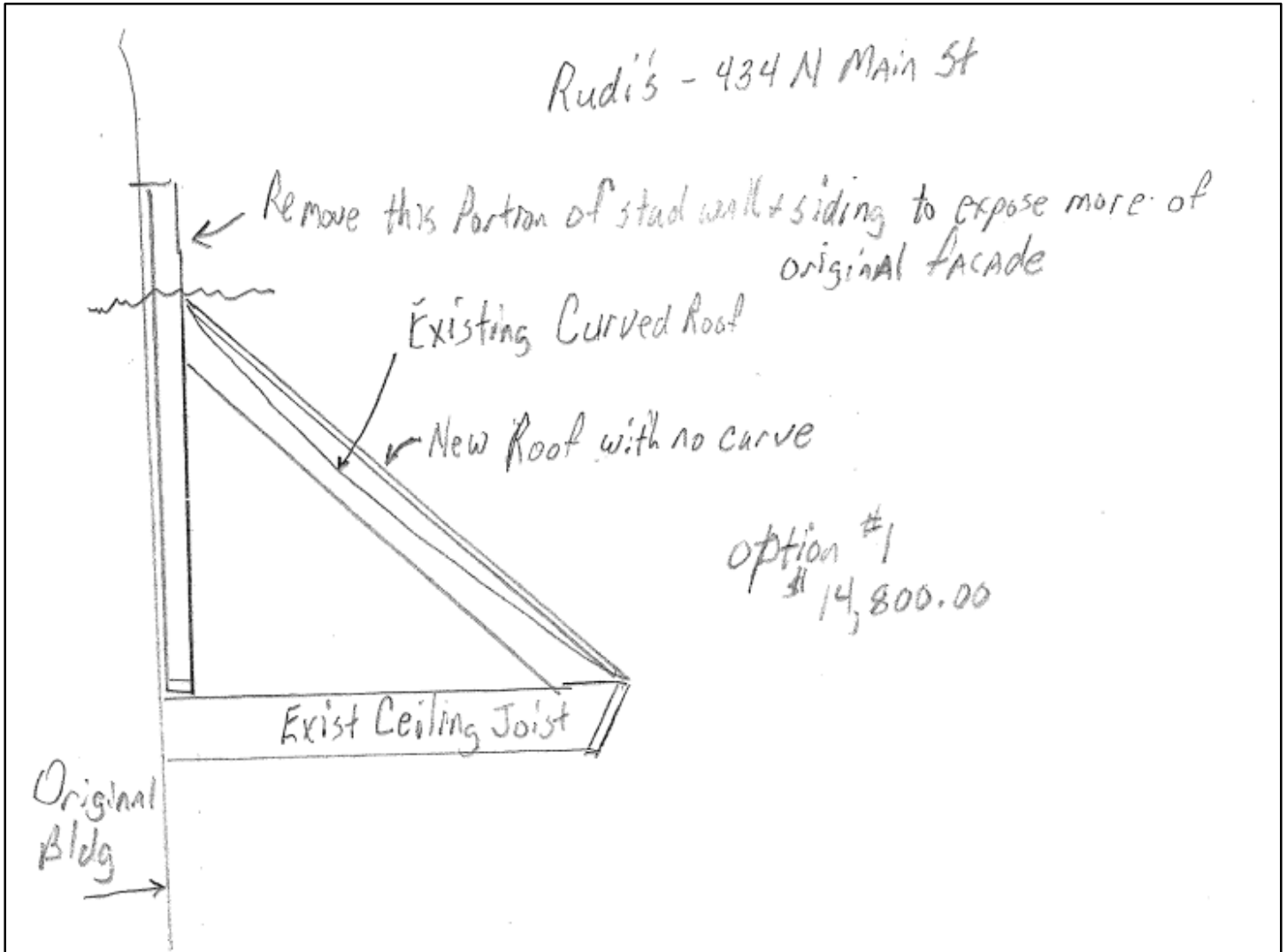


### Rain Guard®

An exposed fastening system for metal roofing.

Examples of proposed exposed fastener roof panels to replace existing cedar shake shingles provided by Applicant.

PROPOSED DESIGN AND QUOTE



## DESIGN GUIDELINES CRITERIA

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Main Street Design Standards*, which is applied to the City's Main Street Historic Districts and Landmarks. The following sections are applicable to the proposed Certificate of Appropriateness application:

### **Section 2.1 Awning Guidelines**

**Sec. 2.1.8** - Awnings should be made of cloth or other woven fabric such as canvas or acrylic. Metal awnings are generally not appropriate, but can be used in some instances if they are compatible with the historic character of the building. Vinyl or plastic awnings are not appropriate.

**Sec. 2.1.9** - Base the design of new awnings on historic documentation of the building or examples from buildings of similar style and age. Awnings for new buildings should be of similar materials, size, and scale of that commonly found in the historic district.

**Sec. 2.1.10** - Mount awnings in a manner that does not obscure or damage historic architectural features of the building. Awnings should be placed appropriately above the transom and projecting over individual window or door openings. They should fit within the window or door opening. A continuous awning is not appropriate.

**Sec. 2.1.12** - Select awning colors that are appropriate to the design of the building.

### **Section 3.1 Storefront Guidelines**

**Sec. 3.1.3** - Whenever repairing or renovating, it is recommended that any non-historic storefront or façade treatments including metal cladding or other non-historic alteration be removed.

**Sec. 3.1.7** - Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.

**Section 3.8 Artificial Materials** - The following guidelines apply to the use of artificial materials on contributing or non-contributing properties:

**Sec. 3.8.1** - Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials.

**Sec. 3.8.2** - Replace windows, doors, siding, trim and other exterior materials on non-contributing structures in-kind.

## EXHIBITS

- Exhibit A – Application
- Exhibit B – Henderson County Property Records
- Exhibit C – Design Options and Quotes