

303 N Main St. – Replacement of Existing Windows (H23-068-COA)

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

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PROJECT SUMMARY

Applicant: Patty Adamic

Property Owner: Love In An Apothecary LLC (Exhibit B)

Property Address: 303 N. Main St.

Project Acreage: 0.06 Acres

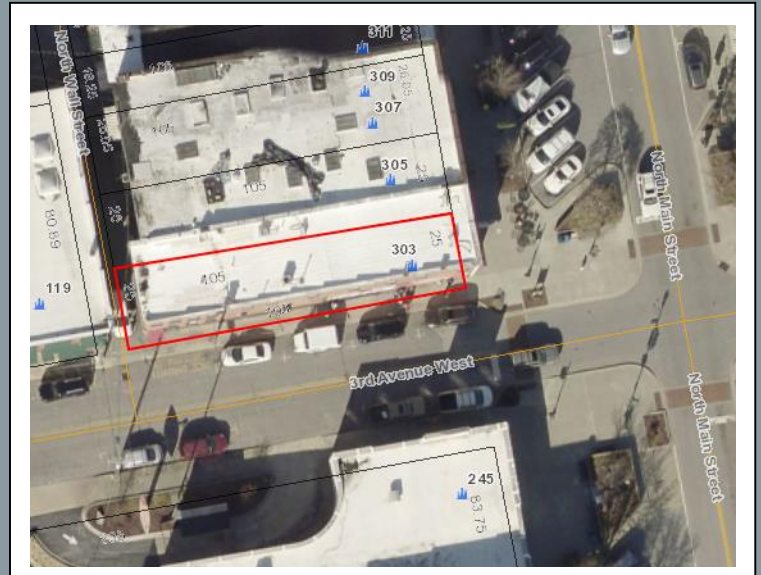
Parcel Identification Number(s):

9568-77-8873

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (replacement of existing windows)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Patty Adamic (Applicant) and Love In An Apothecary LLC (Property Owner) for the replacement of 17 existing vinyl windows with new, vinyl windows.

The subject property is a contributing, two-story brick building and is currently the location of Mike's On Main restaurant.

The Applicant has engaged with Dunlap Construction to perform the following work:

- Install 17 windows (15 second level, 2 lower level) and all associated trim
- Remove and dispose of trim at three smaller side window locations where the windows are not to be replaced
- Install trim at three smaller side window locations where the windows are not to be replaced
- Paint all trim to match current

(See Exhibit A)

The replacement and installation of the 17 windows is considered a Major Work to be reviewed by the Commission. The removal and installation of trim is considered a Minor Work to be reviewed and approved by the Coordinator of the Historic Preservation Commission if the work is consistent with the Main Street Design Standards.

PROJECT SUMMARY – CONTINUED



CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP

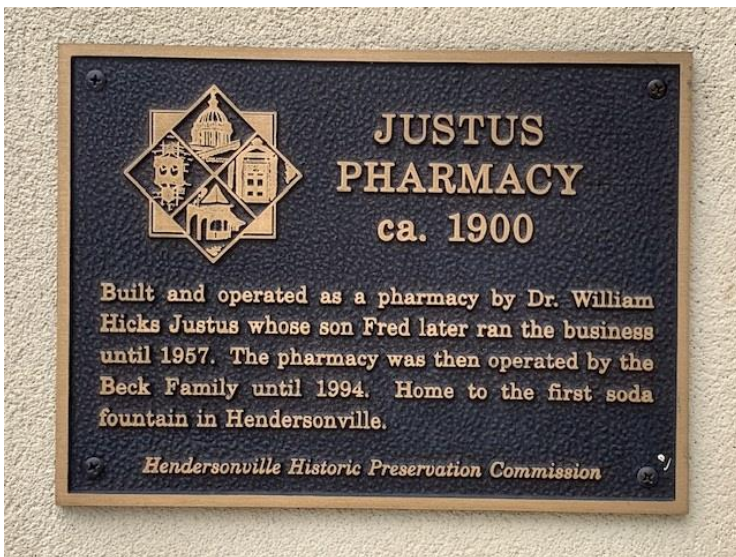
HISTORY OF SUBJECT PROPERTY



303 N Main St. – Justus Pharmacy Ca. 1900

Two-story brick building with stucco applied to front facade. Underlying brick shows through, including crenellation beneath corbelled cornice. Glass block and black Carrara glass added at storefront. Built as a pharmacy for W. H. Justus, remaining in the same family until 1957, and still run under the same name. Interior retains much of its earlier character.

According to the French Broad Hustler, April 19, 1906, "The Justus Pharmacy, newly painted and decorated, inside and out, with its handsome new awning presents a handsome appearance." Mr. Hunter and Mr. Justus were continually trying to outdo the other with new soda fountains. French Broad Hustler, April 11, 1907: "The new fountain at the Justus Pharmacy is now almost ready, only a little plumbing required to put it in working order. It is of the new style, the clerks drawing different beverages from under the front counter. It is undoubtedly one of the handsomest fountains to be found anywhere. The massive back is of mahogany and plate glass, and remarkably beautiful glass, outlined with electric lights of different sizes. The electric light fixtures are of brass, very pretty in design. The counters and front are entirely of marble, with a heavy brass rail at the top and bottom. The latest appliances and cleanliness and quickness are incorporated in the big fountain, and the whole effect is most pleasing. "



Historical Marker placed in 2009

JUSTUS PHARMACY ca. 1900

"Built and operated as a pharmacy by Dr. William Hicks Justus whose son Fred later ran the business until 1957. The pharmacy was then operated by the Beck Family until 1994. Home to the first soda fountain in Hendersonville."

SITE IMAGES SUBMITTED BY APPLICANT



DESIGN STANDARDS 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 3.4.2 Windows and Doors Standards

Windows and doors by their proportion, shape, positioning, location, pattern, and size can contribute significantly to a building's historic character and are particularly indicative of stylistic periods. These openings in a building's exterior also provide opportunities for natural light, ventilation, and visual connections to the interior.

Sec. 3.4.2.1 Retain and preserve original windows and doors.

Sec. 3.4.2.2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.

Sec. 3.4.2.3 If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.

Sec. 3.4.2.4 It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.

Sec. 3.4.2.5 Protect and maintain existing windows and doors in appropriate ways:

- Maintain caulking and glazing putty to prevent air or water infiltration around glass.
- Weatherstrip windows and doors to prevent moisture and air infiltration.
- Check sills and thresholds to ensure that water run off does not collect.
- Maintain a sound paint film on all wooden windows and doors.
- Monitor the condition of wooden windows and doors.
- Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.

Sec. 3.4.2.6 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.

Sec. 3.4.2.7 Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists. .8 The use of reflective or highly tinted glass is discouraged.

Sec. 3.4.2.8 The use of reflective or highly tinted glass is discouraged.

Sec. 3.4.2.9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.

Sec. 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.

Sec. 3.4.2.11 If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

Sec. 3.4.2.12 If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.

Sec. 3.4.2.13 It is not appropriate to use snap-in muntins to create a false divided light appearance.

Sec. 3.4.2.14 In accordance with the Artificial Materials guidelines (Section 3.8), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.

Sec. 3.4.2.15 Existing windows and doors on non-contributing structures should be replaced in-kind.

Section 3.8. Artificial Materials

The majority of the structures in the City's local historic districts were built using traditional materials. In order to preserve the character of Hendersonville's local historic districts, the Historic Preservation Commission prefers the use of traditional materials in restoration and new construction projects. Since vinyl and other artificial materials were not utilized to construct most buildings in the historic districts, the Historic Preservation Commission intends to limit the use of artificial materials in order to preserve the architectural integrity and overall character of the district.

Properties and structures in a historic district are categorized as either contributing or non-contributing by the local designation report prepared for each district. Contributing properties contain structures that were typically over 50 years old at the time the designation report was prepared and add to the historic integrity or architectural qualities that make a district significant. Non-contributing properties contain structures that are generally less than 50 years old or have been altered so that their architectural qualities have been lost.

The Historic Preservation Commission may consider whether a structure is listed as contributing or non-contributing on the district's local designation report when reviewing an application to install 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.

Sec. 3.8.3 The use of artificial materials in new construction shall be limited so that the new building is compatible with the surrounding contributing properties.

EXHIBITS

- Exhibit A – COA Application and Scope of Work
- Exhibit B – Warranty Deed