

1507 DRUID HILLS AVENUE – AFTER-THE-FACT WINDOW REPLACEMENT

(26-32-COA)

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

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PROJECT SUMMARY

Applicant: Jared Mathis

Property Owner: Susan Kohler

Property Address: 1507 Druid Hills Avenue

Project Acreage: .4 Acres

Parcel Identification Number(s): 9569-42-9792

Current Parcel Zoning: R-10 Medium Density Residential

Historic District: Druid Hills Historic District

Project Type: After-the-Fact Window Replacement (Major Work)



SITE VICINITY MAP

Project Summary:

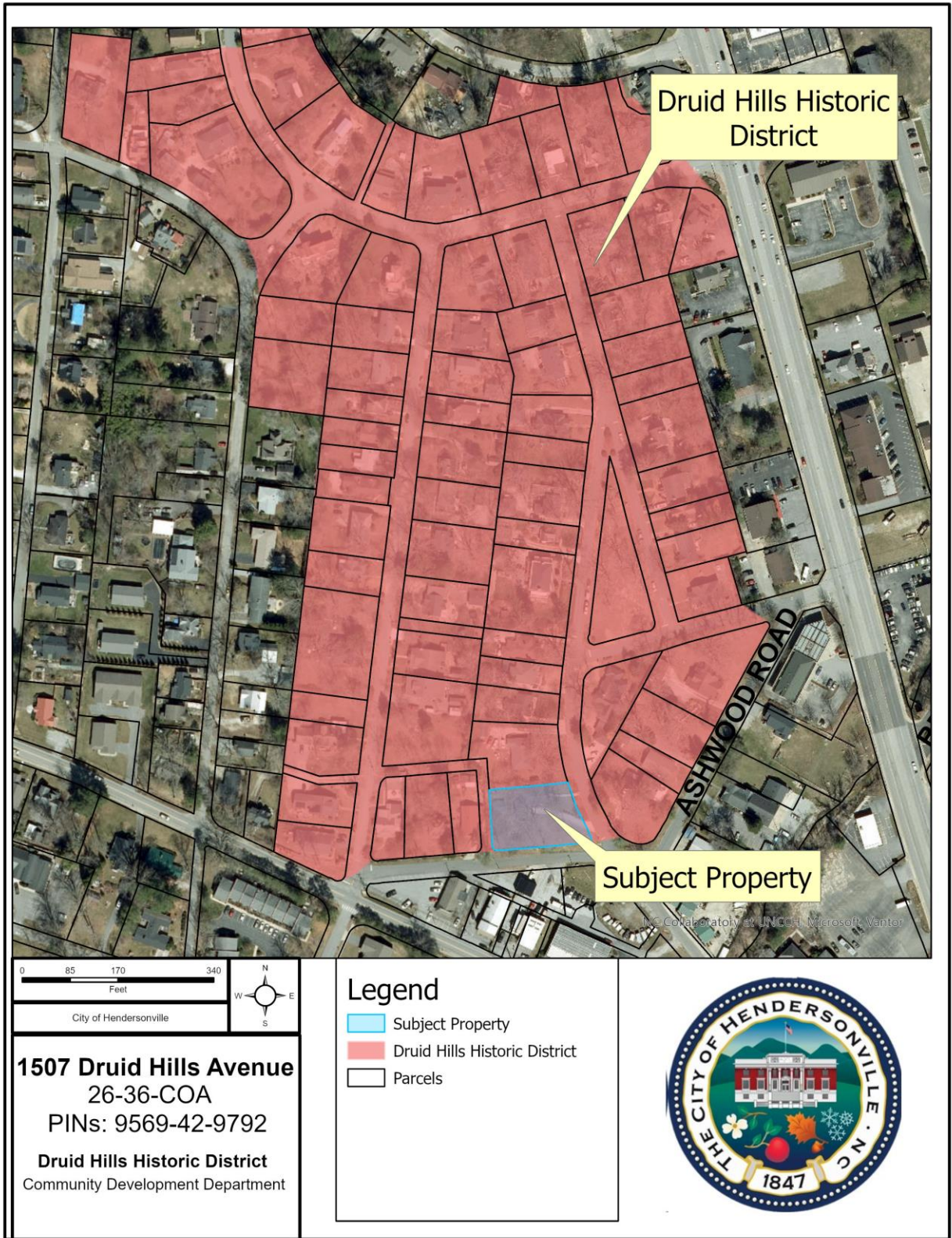
The City of Hendersonville has received an after-the-fact Certificate of Appropriateness (COA) application for the replacement of windows and the front door at a property located within the Druid Hills Historic District.

The applicant previously obtained a zoning compliance permit for interior-only work (included in this packet). The application did not indicate that window or door replacement was proposed as part of the project.

Planning staff and the Code Enforcement Officer discovered the window replacement during a routine site observation in the Druid Hills Historic District. The Code Enforcement Officer subsequently contacted the applicant, who then submitted the required COA application.

The applicant has installed vinyl replacement windows and a new wood front and side door. The windows are 6-over-6 units with interior grilles designed to replicate the appearance of traditional muntins and fill the existing window openings. The proposed door features a new design that emulates a traditional Craftsman-style door.

CITY OF HENDERSONVILLE – DRUID HILLS HISTORIC DISTRICT OVERLAY



HISTORY OF SUBJECT PROPERTY

1507 DRUID HILLS AVENUE

House. Contributing, by 1926.

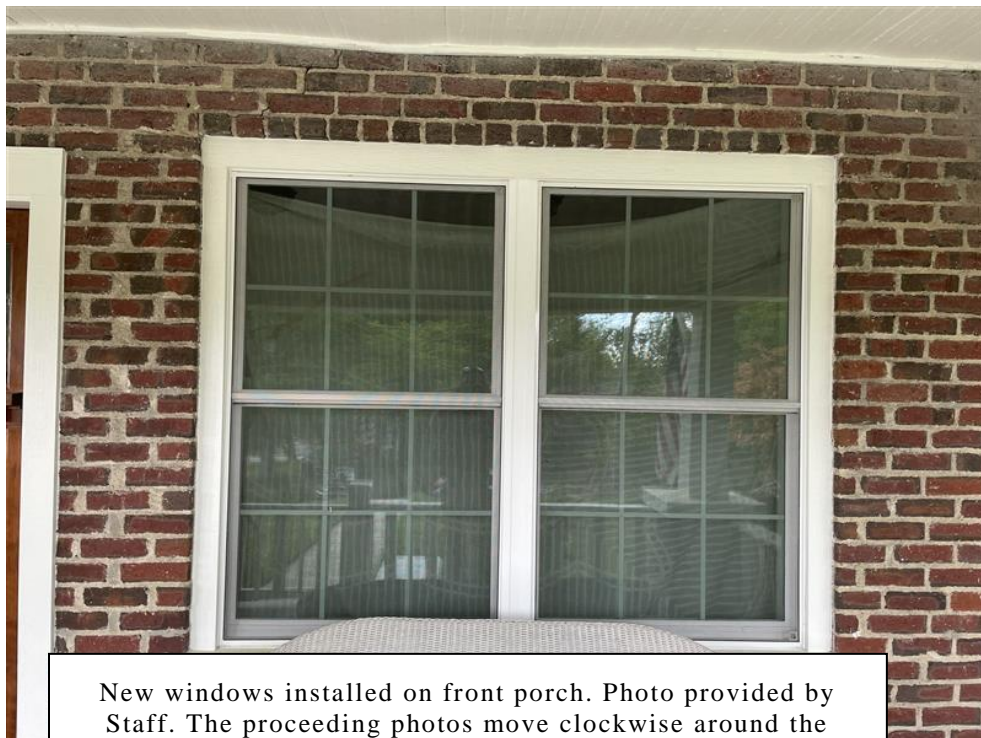
One-story bungalow with a hip roof and a clipped gable roof over the front porch. Large addition to the rear of the house, along with an added carport, but does not overwhelm the original front elevation of the house. Porch details include battered posts on brick piers. Windows are six-over-six, and the front door is multi-light. Large corner lot with a stone wall at the north side of drive. House sits on a hill above the street with central concrete steps up the hillside. George S. McCullough and wife Mattie lived here from 1937 to at least 1949. Good condition.



SITE IMAGES



Photo taken from the Zillow listing from the home prior to current property owner. Photo show the previous windows that have been replaced. Photo dates from 2025.
Source: https://www.zillow.com/homedetails/1507-Druid-Hills-Ave-Hendersonville-NC-28791/51645596_zpid/



New windows installed on front porch. Photo provided by Staff. The proceeding photos move clockwise around the home and document all of the windows and doors.

SITE IMAGES



Replacement front door. Photo provided by Staff.



Windows located on front porch. Photo provided by Staff.



Windows located on southern facade. Photo provided by Staff.



Windows located on southern facade. Photo provided by Staff.



Windows located on southern façade of addition. Photo provided by Staff.



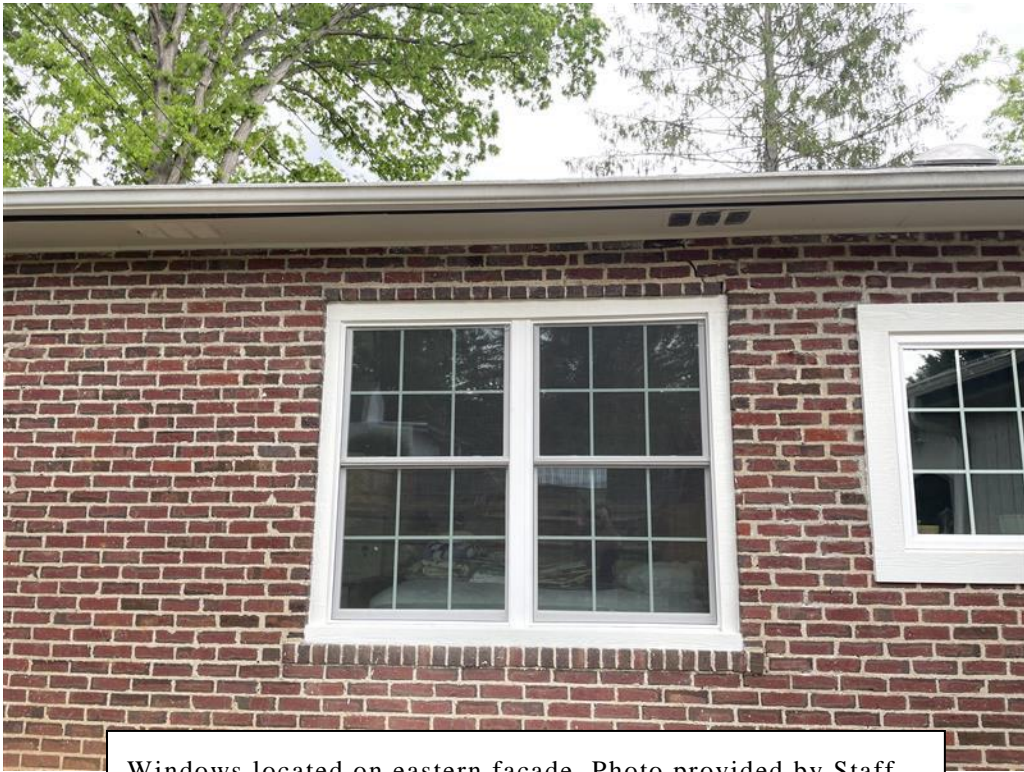
Door located on southern façade of addition. Photo provided by Staff.



Windows located on eastern façade of addition. Photo provided by Staff.



Windows located on eastern façade. Photo provided by Staff.



Windows located on eastern façade. Photo provided by Staff.



Windows located on northern façade. Photo provided by Staff.



Windows located on northern façade. Photo provided by Staff.



Windows located on northern façade. Photo provided by Staff.

Design Review Advisory Committee

The Design Review Advisory Committee did not review the proposal.

DESIGN STANDARDS CRITERIA

3.7 WINDOWS AND DOORS

- .1 Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.
- .2 Retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware.
- .3 Protect and maintain the wooden and architectural elements of historic windows and doors through appropriate methods:
 - Inspect regularly for deterioration, moisture damage, air infiltration, paint failure, and corrosion.
 - Clean the surface using the gentlest methods possible.
 - Limit paint removal and reapply protective coatings as necessary.
 - Reglaze sash as necessary to prevent moisture and air infiltration.
 - Weatherstrip windows and doors to increase energy efficiency.
- .4 Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- .5 If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.
- .7 If a window or door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.
- .8 Replace deteriorated or missing wooden shutters with wooden shutters sized to fit the opening and mounted as the originals were. Early hardware should be retained. It is not appropriate to introduce shutters on a historic building if no evidence of earlier shutters exists.
- .9 If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining elevation of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.
- .10 If desired, introduce narrow-profile exterior or interior storm windows so that they do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or baked-enamel finish color that is compatible with the sash color. For double-hung windows, select operable storm windows with dividers that align with existing sash.
- .11 If desired, introduce full-light storm doors constructed of wood or aluminum with a baked-enamel finish that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked-enamel finish color that is compatible with the color of the existing door. Bare aluminum storm doors are not appropriate.
- .12 If desired and where historically appropriate, install fabric awnings over window, door, storefront, or porch openings with care to ensure that historic features are not damaged or obscured.
- .13 It is not appropriate to remove original doors, windows, shutters, hardware, and trim from a character-defining facade.
- .14 It is not appropriate to remove any detail material associated with windows and doors, such as stained glass, beveled glass, textured glass, or tracery, unless an accurate restoration requires it.

- .15 It is not appropriate to use snap-in muntins to create a false divided-light appearance.
- .16 It is not appropriate to replace clear glazing with tinted or opaque glazing.
- .17 In accordance with the Artificial Materials guidelines (Section 3.12), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.
- .18 Existing windows and doors on non-contributing structures should be replaced in-kind.