

# 112 2<sup>nd</sup> Avenue E – New Storefront and Window (H24-057-COA)

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

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## PROJECT SUMMARY

**Applicant:** Katie Montes

**Property Owner:** HVL Property Management

**Property Address:** 112 2<sup>nd</sup> Avenue E

**Project Acreage:** .6 acres

**Parcel Identification Number(s):**  
9568-87-3420

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

**Historic District:** Main Street Historic District

**Project Type:** Storefront Replacement and Window Replacement



SITE VICINITY MAP

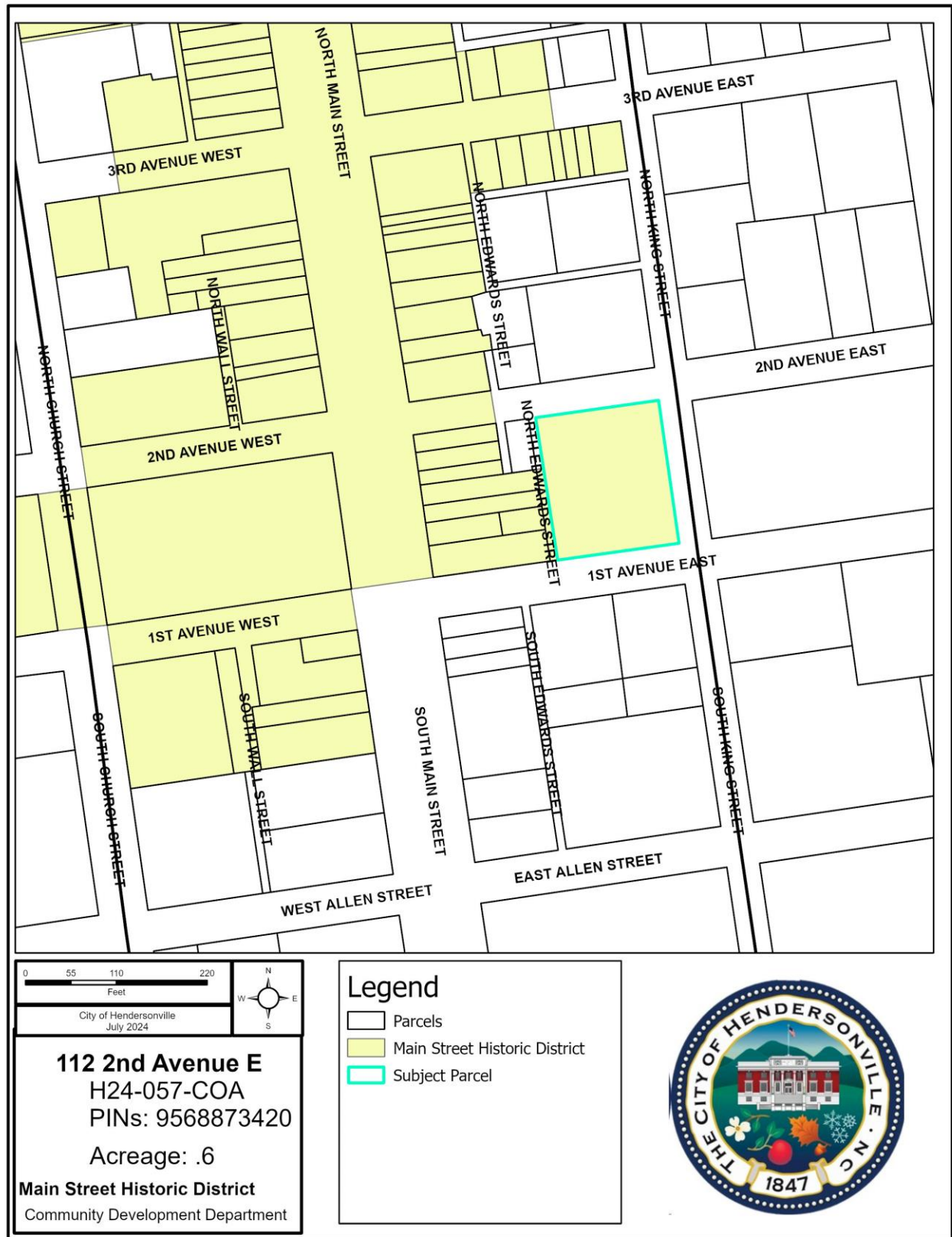
### **Project Summary:**

The City of Hendersonville is in receipt of a Certificate of Appropriateness (COA) application from Katie Montes for the installation of storefront doors in a building on 2<sup>nd</sup> Avenue E. The doors utilize the existing opening and are made out of black metal. The existing doors do not appear to be original, however, it is unknown when they were installed.

The applicant has also requested approval to install a garage door on the east side of the building. It is unclear from the application if the garage door will be operational. It is also unclear if the door will also be black metal, and what the reflection will be on the windows.

This is considered major work and therefore requires the Historic Preservation Commission to grant approval.

## CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP

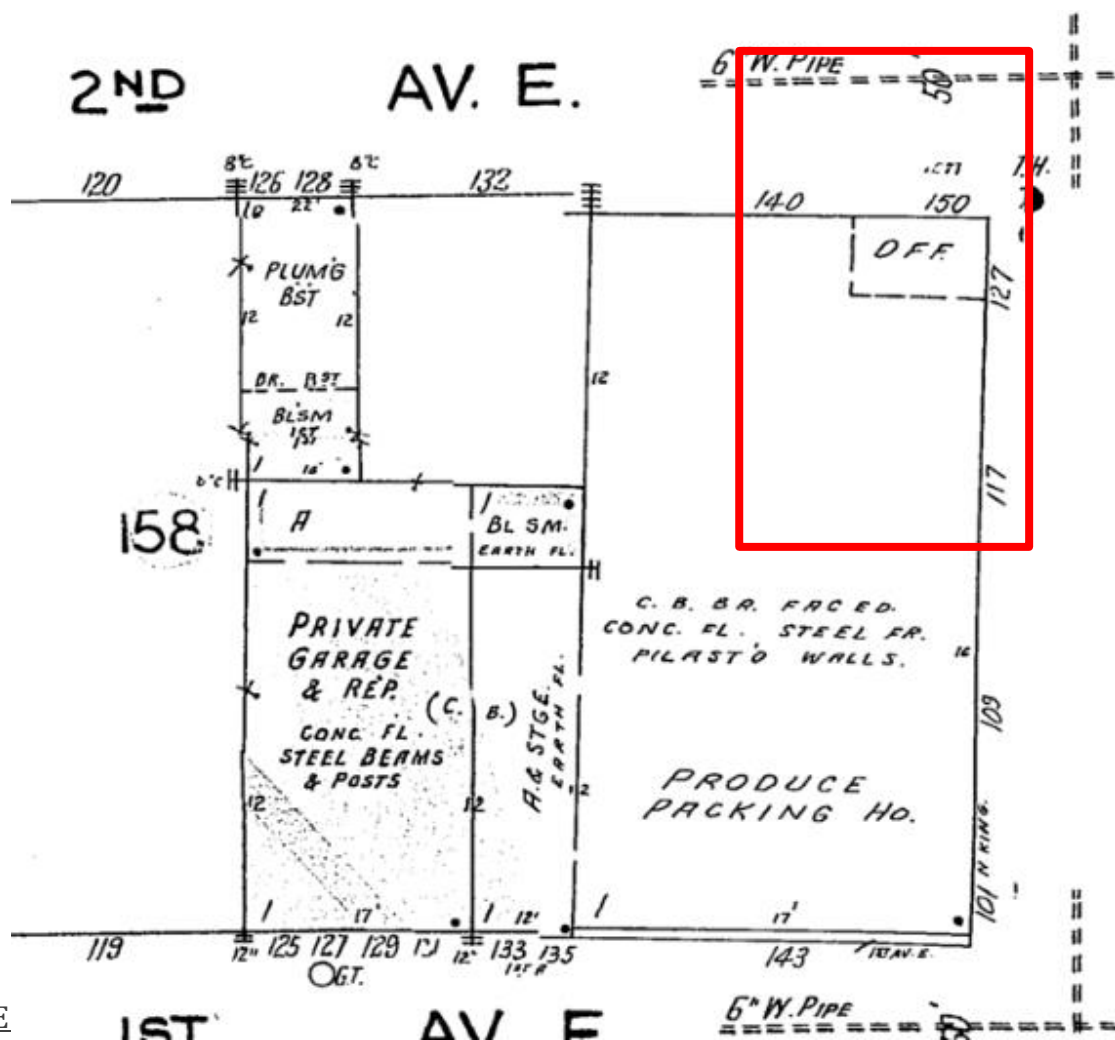


## HISTORY OF SUBJECT PROPERTY

# 147 FIRST AVENUE EAST

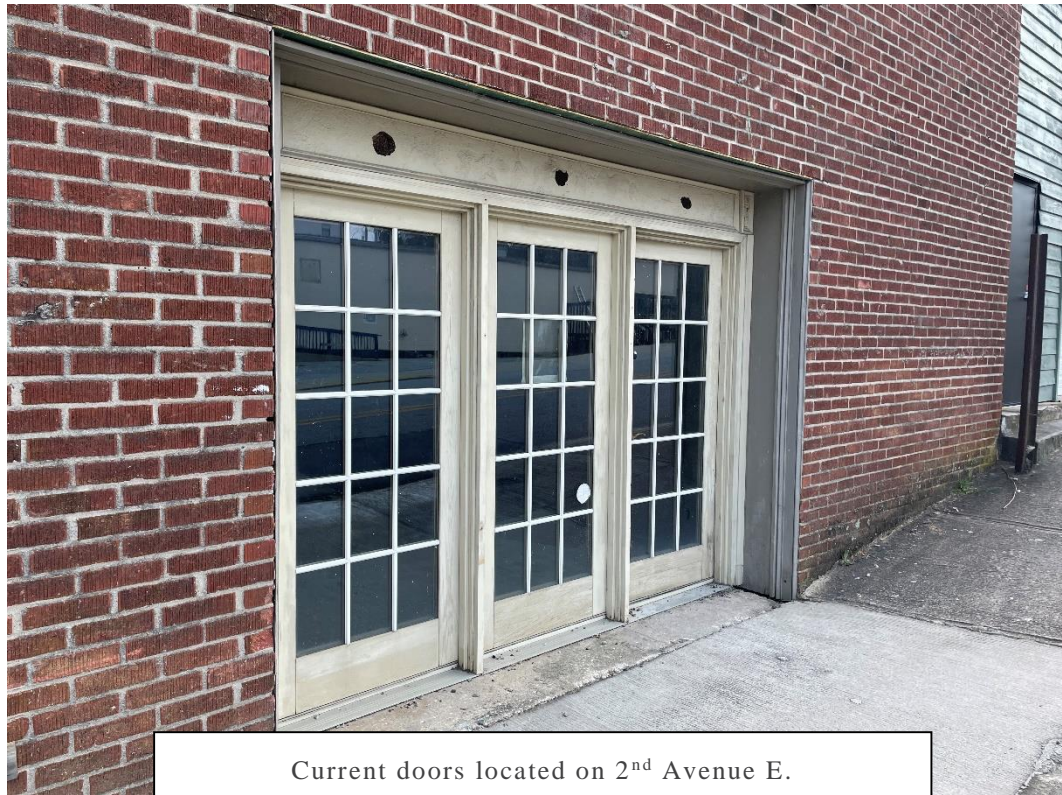
Commercial Building. ca. 1901. Contributing.

Sanborn maps from 1943 indicate this one-story brick building was complete, and in use as a produce packing house. Construction materials noted were concrete floors, steel framing, and plaster walls. The building is four bays wide on the First Avenue side, with the east elevation facing onto King Street having multi-light metal frame awning style windows, original to the building (Sanborn maps, city directories).

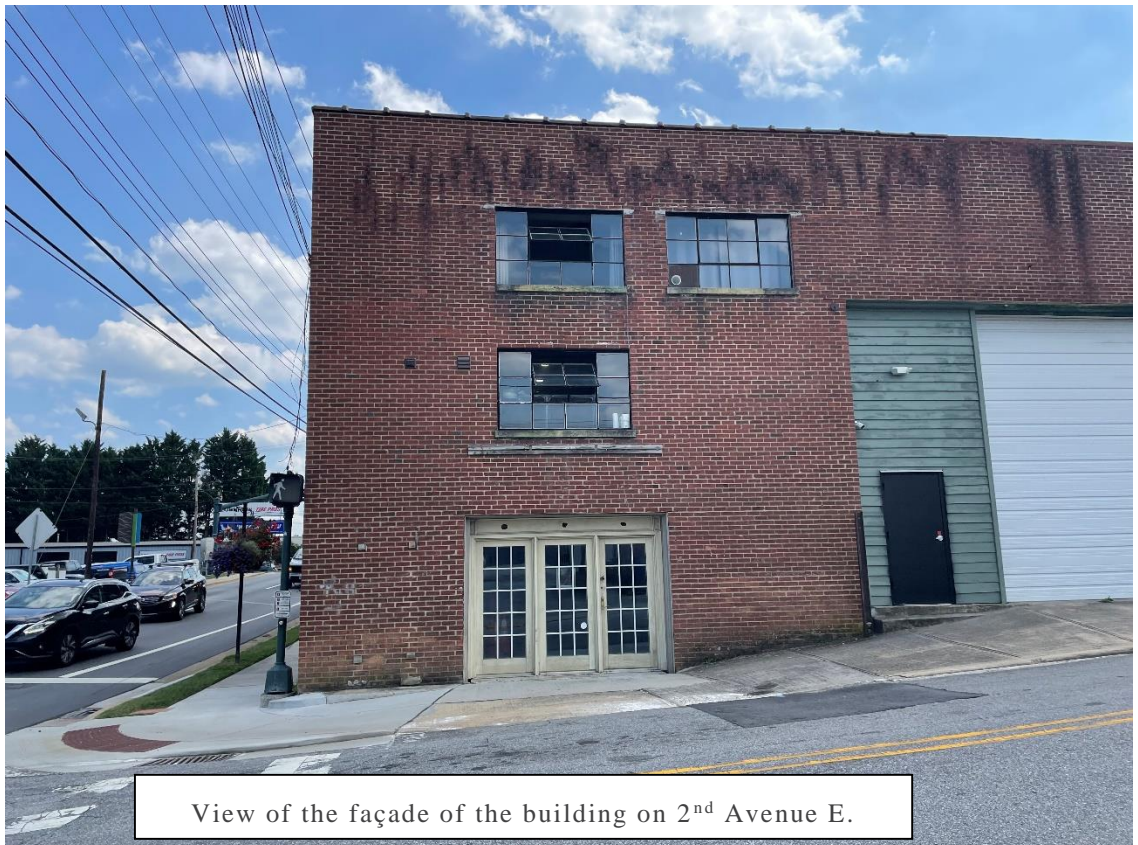


SITE IMAGE





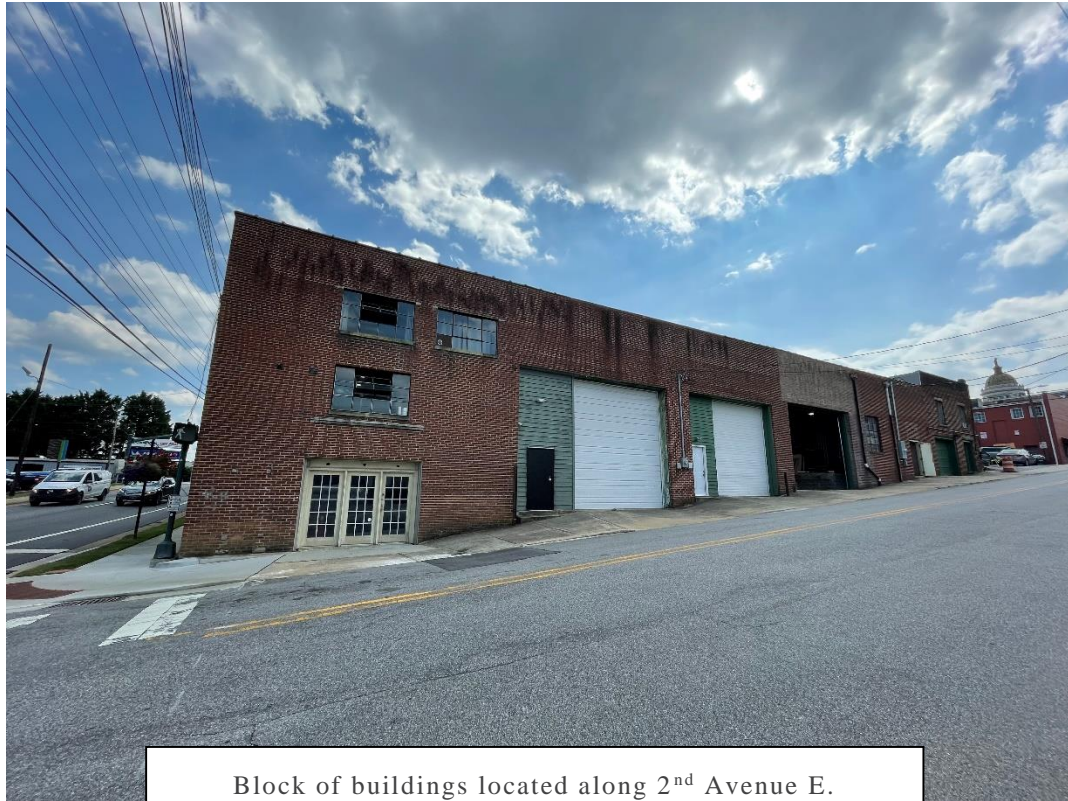
Current doors located on 2<sup>nd</sup> Avenue E.



View of the façade of the building on 2<sup>nd</sup> Avenue E.



## SITE IMAGES



Block of buildings located along 2<sup>nd</sup> Avenue E.



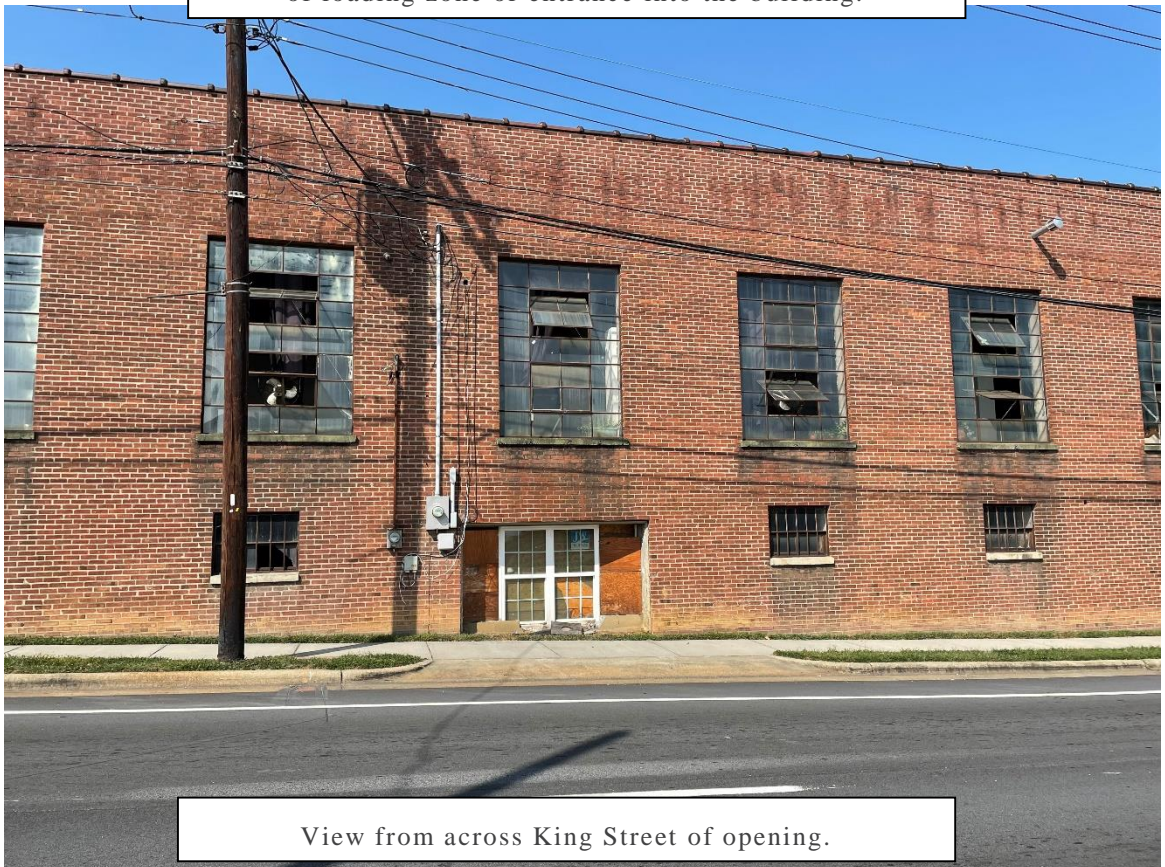
Existing window opening located on King Street.



## SITE IMAGES



View of the curb cut, on King Street. Due to the curb cut, it appears that the building opening used to be some form of loading zone or entrance into the building.



View from across King Street of opening.

## DESIGN STANDARDS CRITERIA

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

### **Section 3.1 STOREFRONTS**

#### *Preservation*

- .1 Retain and preserve historic storefronts and storefront features such as entryways, display windows, doors, transoms, corner posts, etc.
- .2 Whenever possible, retain and preserve historic materials. Avoid the removal of historic materials or architectural features.
- .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.

#### *Reconstruction*

- .4 If replacement of a deteriorated storefront or storefront feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
- .5 When reconstructing a historic storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- .6 Whenever changes are required to meet building or accessibility codes, they should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

#### *New Design*

- .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.
- .8 Whenever possible, incorporate research from the Baker-Barber collection to determine the original characteristics and architectural details of the building.

### **Section 3.4.1 – ARCHITECTURAL DETAILS AND ORNAMENTATION**

- .1 Retain and preserve any architectural features and details that are character-defining elements of downtown structures, such as cornices, columns, piers, brickwork, stringcourses, quoins, etc.
- .2 If replacement of an architectural element is necessary, use new materials that match



the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.

- .3 If the entire architectural detail is missing, design the replacement feature based on historic documentation. If there is no documentation, but evidence that the element was originally on the building, any new design should be compatible with the historic character of the building and district.
- .4 It is not appropriate to remove or cover any original detail or ornamentation. If original features are currently covered, it is encouraged that these features be uncovered, exposed, and repaired.

### **Section 3.4.2 – WINDOWS AND DOORS**

#### **WINDOWS AND DOORS GUIDELINES**

- .1 Retain and preserve original windows and doors.
- .2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
- .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.
- .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.
- .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.
- .6 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
- .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.
- .9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.
- .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.
- .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.
- .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.
- .13 It is not appropriate to use snap-in muntins to create a false dividedlight appearance.
- .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.
- .15 Existing windows and doors on non-contributing structures should be replaced in-kind.