

117 S MAIN ST – After-the-Fact Approval of a New Storefront

(H24-059-COA)

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

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PROJECT SUMMARY

Applicant: Rogelio Chavez

Property Owner: Gator Group Holdings, LLC

Property Address: 117 S Main Street

Project Acreage: .08 acres

Parcel Identification Number(s):

9568-77-9163

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: After-the-Fact Storefront Replacement



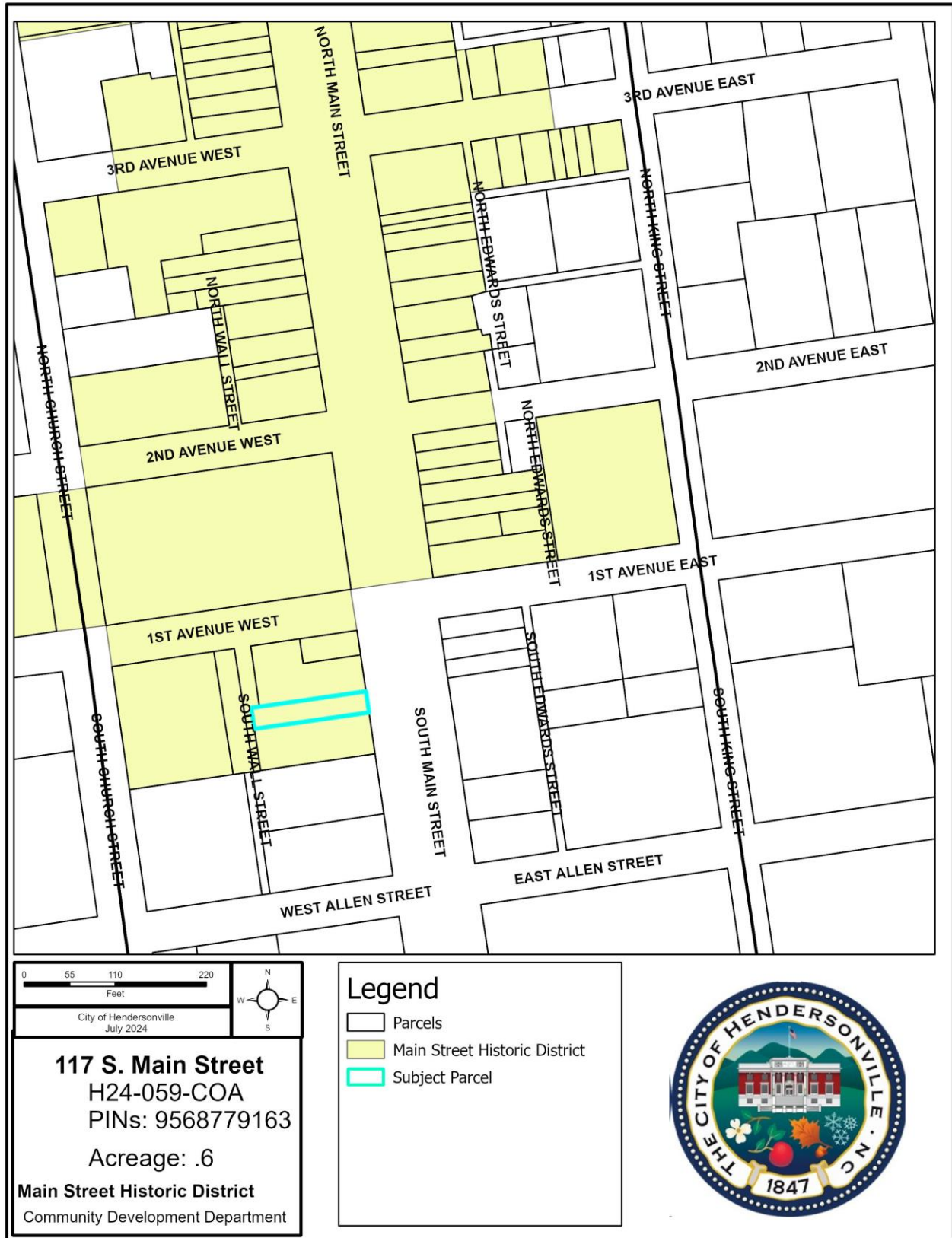
SITE VICINITY MAP

Project Summary:

The City of Hendersonville is in receipt of an after-the-fact Certificate of Appropriateness (COA) application from Rogelio Chavez for the installation of a new storefront in a building on South Main Street. The doors utilize the existing opening but is made of black metal and glass. The door consist of sidelights on either side, and a transom window above.

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

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP



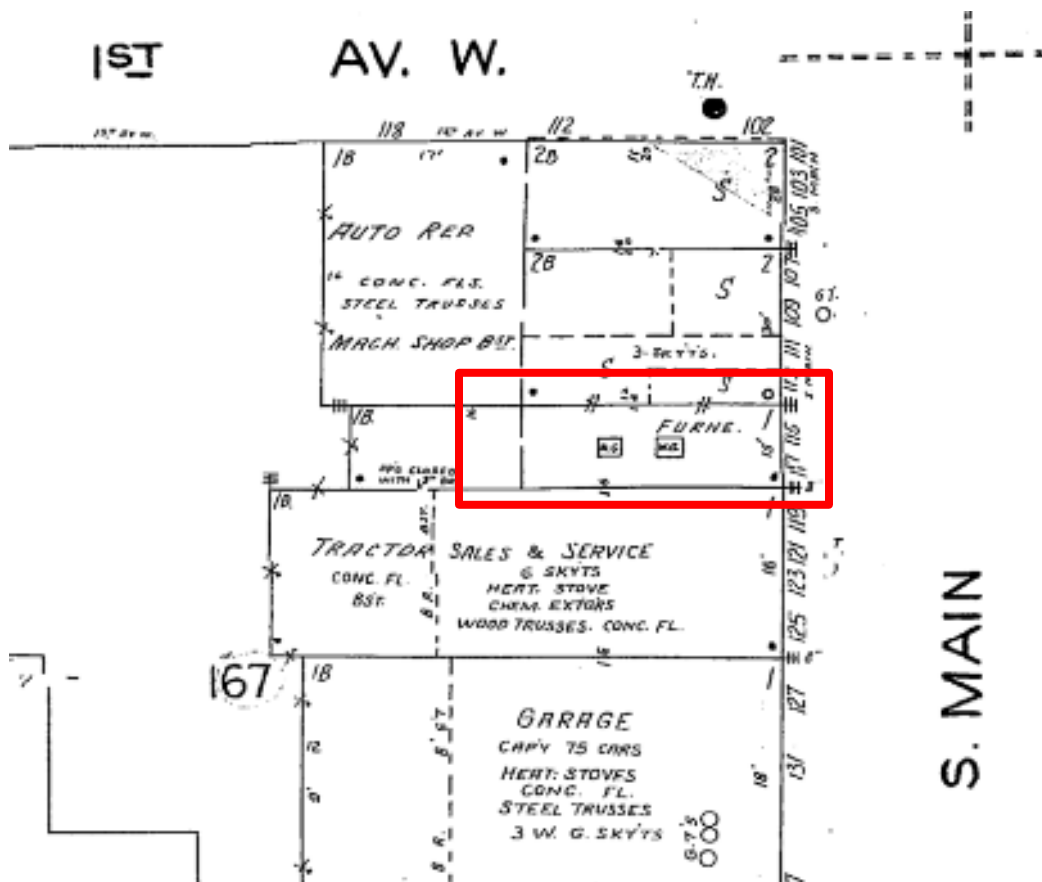
HISTORY OF SUBJECT PROPERTY

117 S. MAIN

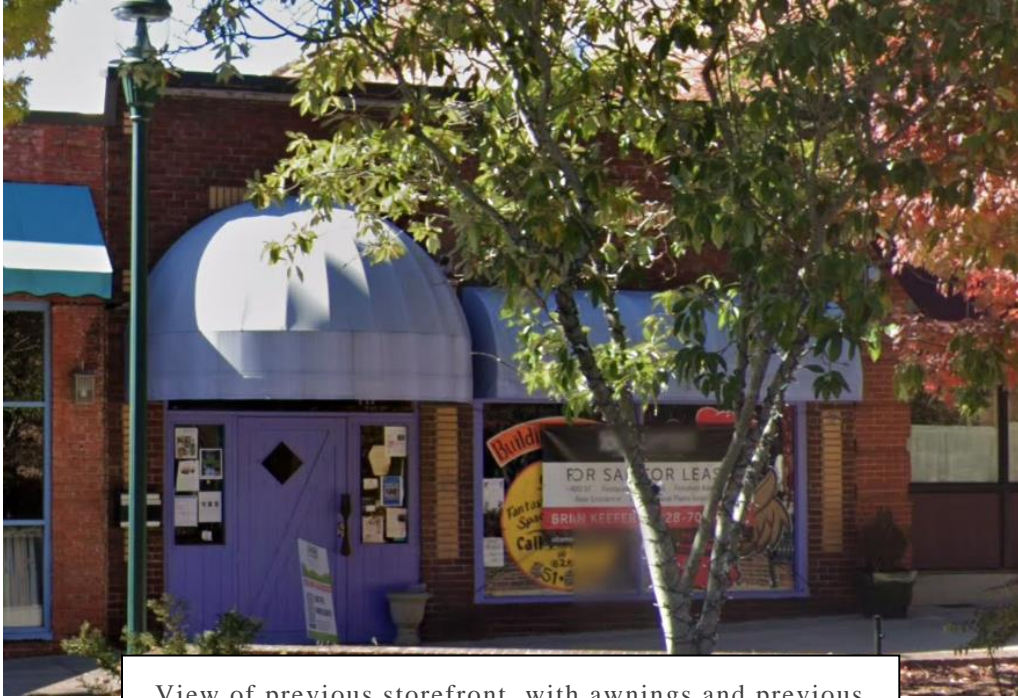
Commercial Building. ca. 1920. Contributing.

One-story striated brick Commercial Style building with inset decorative panels of yellow brick. Storefront openings remain intact although original door and window framing has been replaced with aluminum-framing. In 1943 this was in use as a furniture store (Sanborn maps).

The below image is from a 1948 Sandborn Map that shows the building, and represents it as a one story structure of the comparable size to what it currently is today.



SITE IMAGES

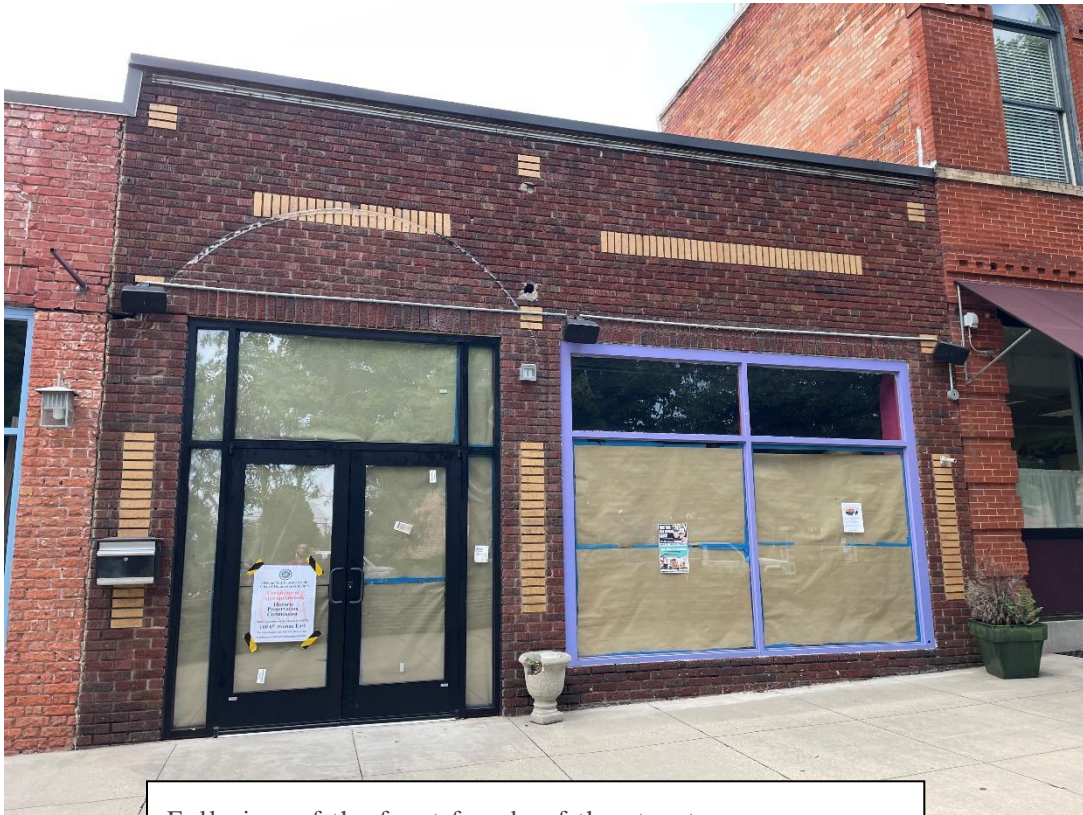


View of previous storefront, with awnings and previous front door (Google Street View).



Close up view of the newly installed doors. The doors are constructed using black metal and fit into the existing storefront opening.

SITE IMAGES



Full view of the front façade of the structure.



View looking north.

SITE IMAGES



View looking south.

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.