

118 5th Ave W – Addition of Storefront Entry

Door and Windows

(H22-106-COA)

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

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PROJECT SUMMARY

Applicant: Marshall Kanner

Property Owner: Hunder Building Holdings, LLC (Exhibit B)

Property Address: 118 5th Ave W.

Project Acreage: 0.18 Acres

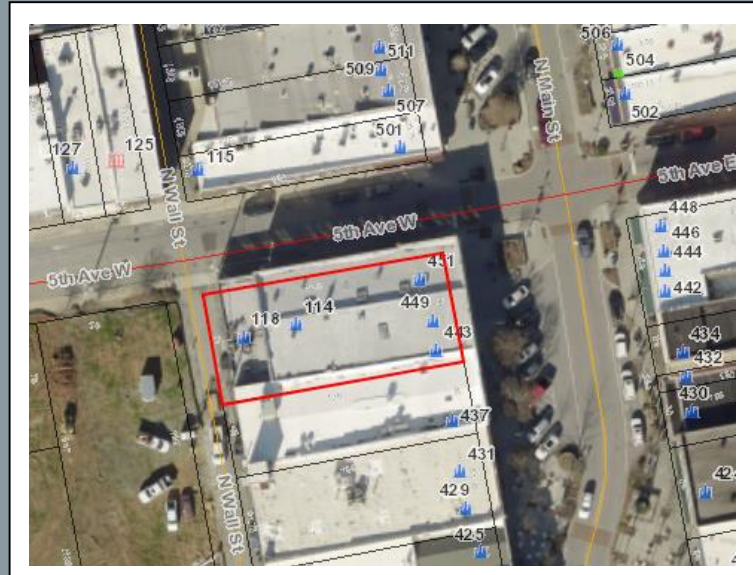
Parcel Identification Number(s):

9568-78-7473

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (Addition of Storefront Entry Door & Windows)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Marshall Kanner (Applicant) and Hunter Building Holdings, LLC (Property Owner) for the addition of a store front entry door and windows at the subject property located at 118 5th Ave W.

The subject property is a one-story brick addition at the northwest corner of a large, two-story brick commercial style building known as the “Morey Building.” This commercial building was constructed ca. 1912 to house Hunter’s Pharmacy, formerly located down the street. The subject property is described in the local historic district designation report as having “replacement fixed panes in the original display opening and a glass block transom.”

The Applicant made the following statement related to their request:

“I am returning the façade to the original store front design and keeping the glass block transom which is historical to the building.” (Exhibit A)

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



CITY OF HENDERSONVILLE – MAIN STREET HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY



86. 437-451 N. Main Street. Morey Building. ca.1912. Contributing.

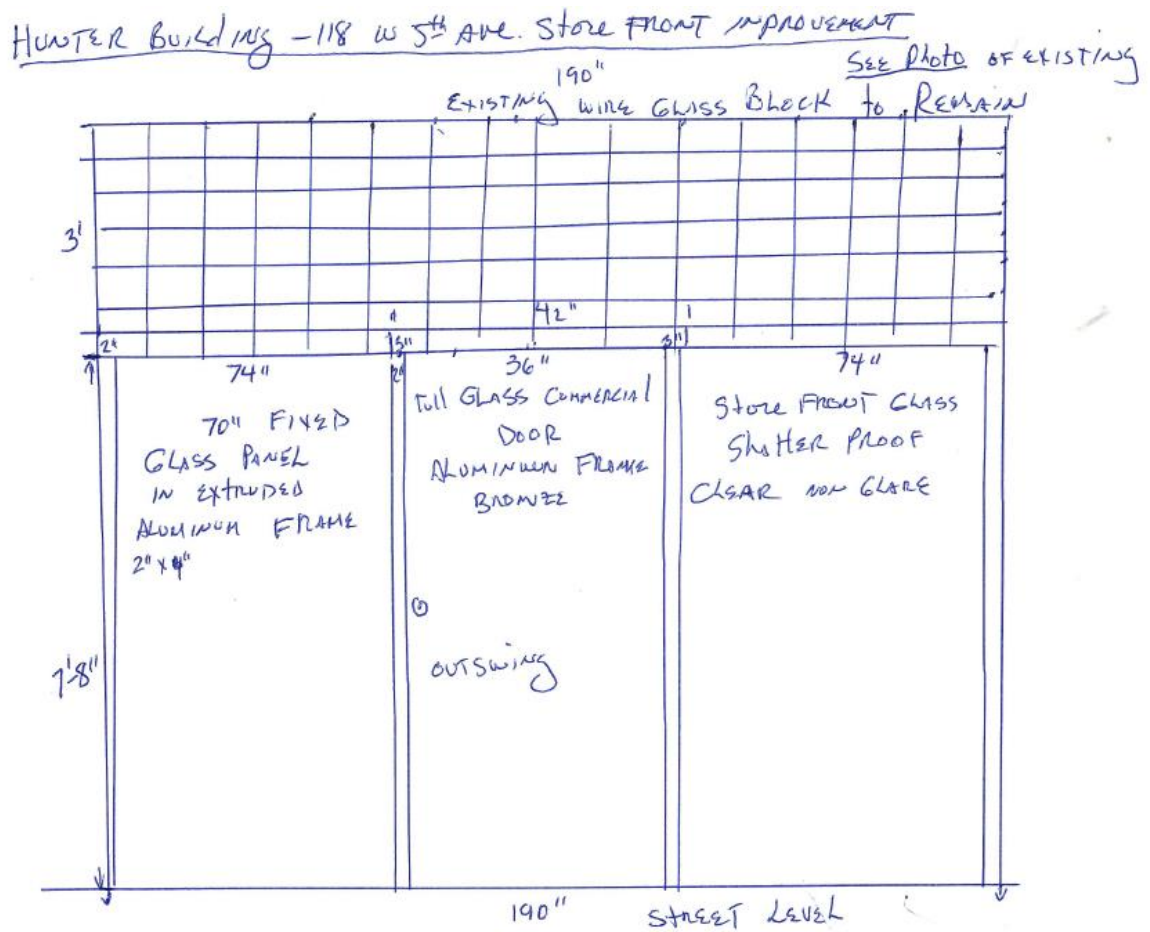
Large two-story brick Commercial Style building with Flemish bond brickwork with darkened headers. This building was built to house Hunter's Pharmacy, formerly located down the street. "Morey Building" is embossed into the tinwork at the parapet, above the modillioned cornice. The building is divided into two unequal sections by a doorway to the second floor. The north section of the building is the largest, presently divided into two storefronts one with a corner entry. The south section of the building has a central arched window opening at the second floor. There are three windows to either side, all with fixed panes. The original twelve-over-one windows remain on the north side, with limestone keystones. The storefront is intact on the north side, but has been modified on the south with brick infill and fixed light windows. There is a one-story brick addition at the northwest corner, with replacement fixed panes in the original display opening and a glass block transom. The building was damaged by fire in 1926.



SITE CONDITIONS - SITE IMAGES



PROPOSED STORE FRONT



(see Exhibit A)

Material Information

- Windows – 70" fixed glass panel in extruded aluminum frame; glass will be clear, non-glare
- Entry Door – Glass commercial door with aluminum frame in bronze

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 District. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 3.1 Storefront Standards

Sec. 3.1.4 - 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.

Sec. 3.1.5 - When reconstructing a historic storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.

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 3.4.2 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. 3.4.2.4 - 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. 3.4.2.10 - 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.

Section 3.4.5 Architectural Metals: Cast iron, wrought iron, copper, tin, sheet metal, aluminum, steel, and bronze are all traditional architectural metals that contribute to the architectural character of historic buildings through their distinctive forms, finishes, and details.

EXHIBITS

- Exhibit A – Application
- Exhibit B – Henderson County Property Records