

314 N MAIN STREET – Storefront Rehabilitation

(H26-011-COA)

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

Staff Report Contents

PROJECT SUMMARY.....	2
SITE VICINITY MAP	2
CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP	3
HISTORY OF SUBJECT PROPERTY	4
314 N MAIN STREET	4
SITE IMAGES.....	5
SITE IMAGES.....	6
SITE IMAGES.....	7
Design Review Advisory Committee	9
DESIGN STANDARDS CRITERIA	10



PROJECT SUMMARY

Applicant: WNC Investment Properties, LLC + Prudhomme Design

Property Owner: Crest Investment Properties LLC + KDS Real Estate Holdings LLC

Property Address: 314 N Main Street

Project Acreage: .14 acres

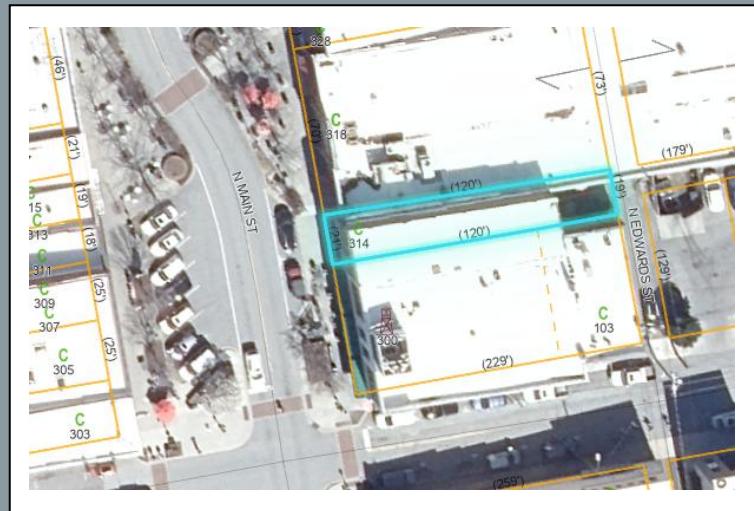
Parcel Identification Number(s):

9568-87-0971

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Storefront rehabilitation



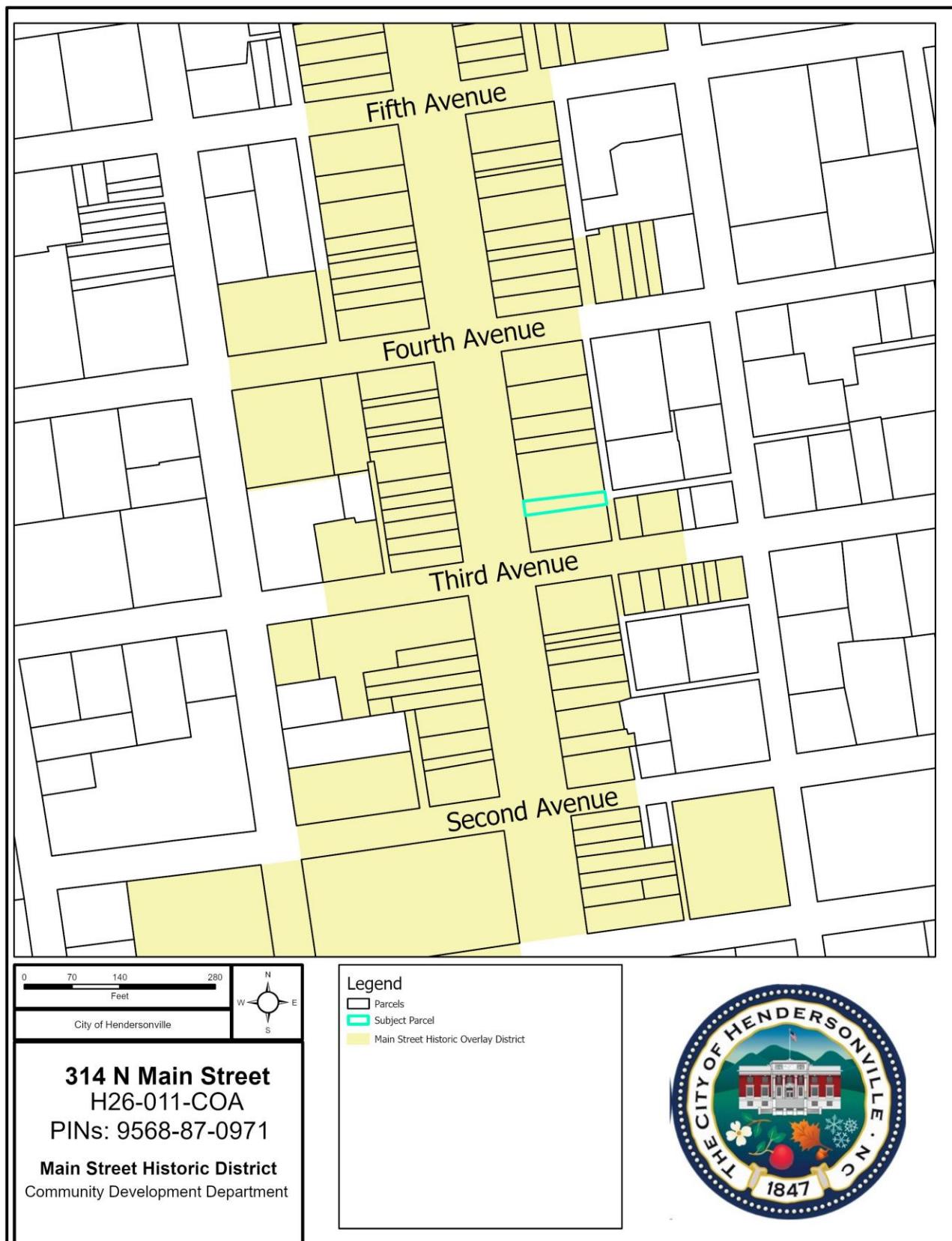
SITE VICINITY MAP

Project Summary:

The City of Hendersonville is in receipt of an application for a Certificate of Appropriateness (COA) from Prudhomme Design for the rehabilitation of the storefront located at 314 N Main Street. The existing storefront consists of painted brick on the upper floors, with a metal frame and glass first floor facade. The existing wooden cornice is damaged and falling off requiring repairs or rehabilitation to restore its former appearance.

The applicant is proposing the renovation of the storefront as well as side and rear elevations. The storefront will mimic the original, which can be seen in a photo on pg. 4 of this report, but include a metal powder-coated balcony on the second floor with associated patio door addition and replacement of the existing metal and glass façade with updated aluminum clad windows and wood entry door. The existing painted brick will be repainted but other existing unpainted brick on the side and rear facades will remain unpainted. The applicant has also requested approval to add a stairwell to the rear of the building which will include a façade of Nichiha empire blocks as well as two levels of metal decking. The side elevation will have updated aluminum clad windows, and a larger portion of the stairwell will be visible along that elevation.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP



HISTORY OF SUBJECT PROPERTY

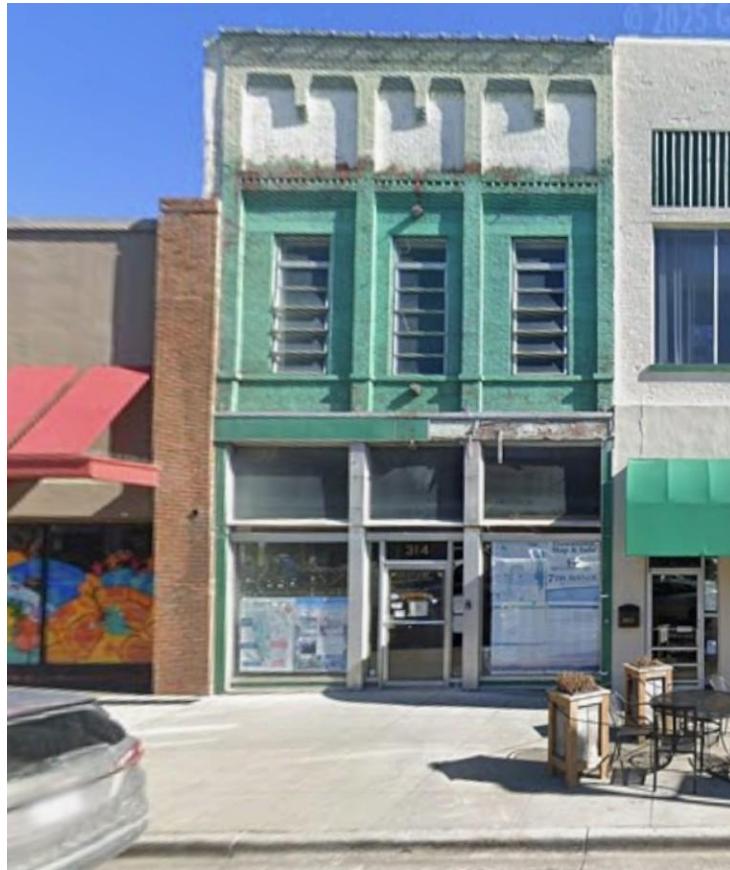
314 N MAIN STREET “TOMS BLOCK”

Commercial Building. ca. 1906.

Two-story brick commercial structure covered with corrugated metal false facade. Decorative brick cornice apparent above metal facade. Reportedly a portion of a row of commercial buildings built ca. 1906 by Captain M. C. Toms, the east side of Main Street between 3rd and 4th Avenue has long been known as the Toms Block. French Broad Hustler reported construction underway by May 3, 1906, and almost complete by September 13, 1906: "It will make a very handsome row of stores when finished and a credit to the city."



SITE IMAGES



Existing front façade of 314 N Main Street.



Neighboring building stairwell addition will border

SITE IMAGES



Current rear façade



Applicant provided imagery of damaged windows

SITE IMAGES



Applicant provided imagery of damaged windows

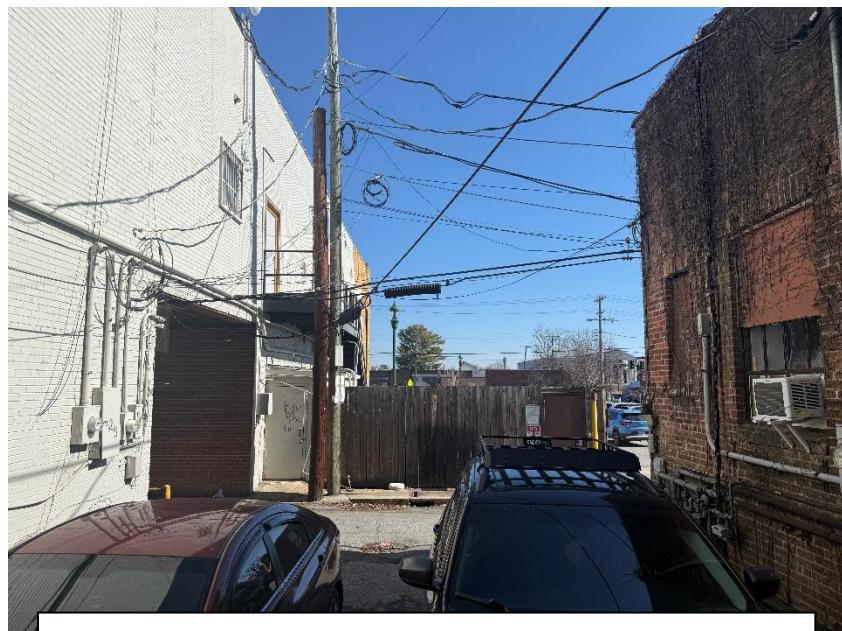


Applicant provided imagery of damaged windows

SITE IMAGES

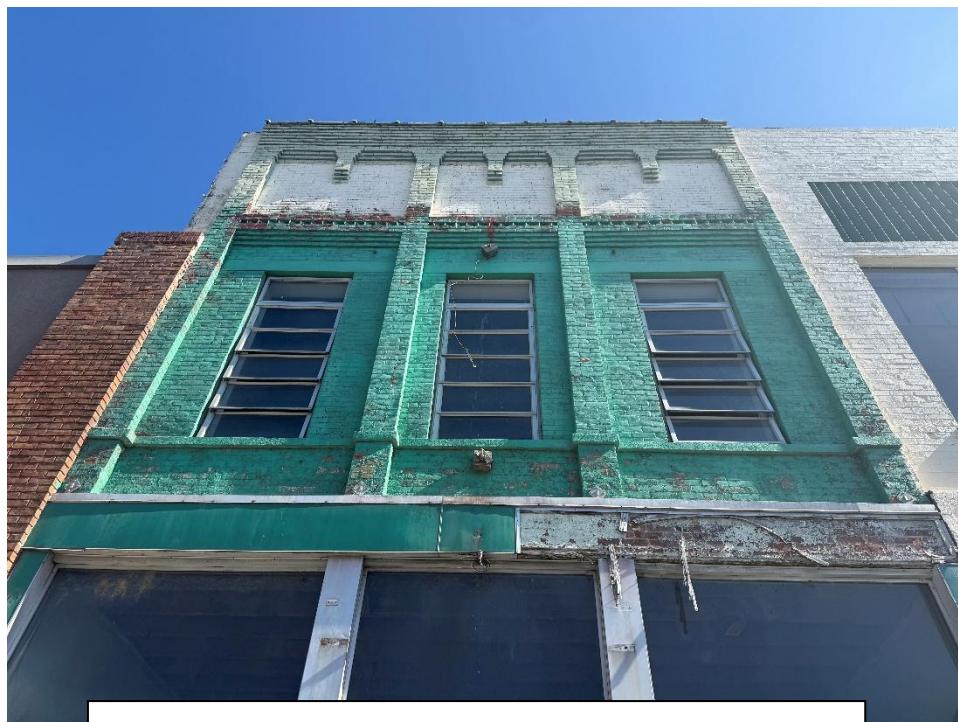


View from across the street, to show where Applicant intends to install new windows on second floor.



View of current rear parking area from back of building, showing proposed stairwell impacts.

SITE IMAGES



Upper façade detail showing damage



Close up photo of storefront facade

Design Review Advisory Committee

The Design Review Advisory Committee met on March 12th, 2025 to review the proposed plans. The comments were shared with the applicant after the meeting.

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:

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.

3.2 UPPER FACADES

Preservation

- .1 Retain and preserve historic façades and façade details such as corbelled brick, stringcourses, cornices, windows, and stonework.

.2 The covering of upper façades is not appropriate. Whenever possible, remove metal or other non-historic covering from upper façades.

.3 It is not appropriate to remove or replace original upper façade windows with modern materials. The enclosing or bricking in of windows shall not be permitted.

.4 When upper floor windows must be replaced, match the original in configuration and materials.

Reconstruction

.5 If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.

.6 It is only appropriate to use alternate materials when all the original windows are missing or destroyed. The installation of artificial materials shall follow the Artificial Materials guidelines (Section 3.8).

.7 When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements. If no evidence of the design of the feature exists, a new design, compatible with the overall character of the building, should be used. The upper façade is any area of the building above the first-floor commercial storefront. The brick corbelling of the historic façade is still visible above the metal skin applied during a renovation.

New Design

.8 If new construction of an upper façade is necessary, make sure that the design is compatible with the existing structures in the district including size and spacing of windows or other fenestrations, proportion, scale, and detailing.

3.3 SIDE AND REAR FACADES

Preservation

.1 Retain and preserve historic façade details and materials on side and rear elevations.

.2 Historic painted advertisements represent an important historic element in downtown Hendersonville. While not required, it is recommended that they be preserved whenever possible.

.3 Whenever a side or rear façade can be seen from the public right-of-way or parking area, it is encouraged that any unnecessary utility lines, mechanical equipment, pipes, etc. be removed. Whenever introducing new utility or service features such as mechanical units and garbage receptacles, screen them from public view with fences, low walls, or landscaping whenever possible.

Reconstruction

.4 If replacement of a deteriorated façade 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 façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.

.6 If there is historic evidence of a public entrance on a rear façade, rehabilitate the façade to provide for an attractive access from rear parking areas.

.7 Downtown buildings with rear access should use small signs or awnings to provide for visual identification.

.8 Storefronts on side or rear facades must comply with the Storefront Guidelines under Section 3.1.

New Design

.9 If new construction of a side or rear façade is necessary, make sure that the design is compatible with the existing side and rear facades in the district including size & spacing of windows or other fenestrations, proportion, scale, and detailing.

.10 Whenever possible, new designs for rear façades should provide access to the public from rear parking areas and alleyways.

3.4 MATERIAL AND DETAILS

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 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.

3.4.2 WINDOWS AND DOORS

.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, 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. Storms 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. Retain and preserve original windows and doors.

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

3.4.3 MASONRY

Preservation

.1 Retain and preserve original masonry walls, foundations, and roofs.

.2 Retain and preserve all masonry construction features that are character defining elements of historic buildings, including walls, foundations, roofing materials, corbels, chimneys, piers, arches, quoins, cornices, and lintels.

.3 Retain and preserve historic masonry materials whenever possible. If replacement is

necessary, use new masonry materials and mortar 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.

.4 It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.

.5 Paint previously painted masonry elements in colors that best reflect the color of the masonry material.

.6 It is not appropriate to apply nontraditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.

.7 Removal of paint from masonry surfaces is encouraged when the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.

.8 When removing paint from a masonry surface, use the gentlest means possible. High-pressure water cleaning (greater than 500 PSI) or other harsh methods can destroy the surface of historic brick and damage the mortar between bricks.

Maintenance

.9 Protect and maintain historic masonry in appropriate ways:

- Monitor masonry for cracks and signs of moisture damage.
- Ensure that water does not collect at the base of a masonry foundation or chimney.
- Clean masonry only if necessary to remove heavy soiling or prevent deterioration.
- Eliminate any vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element.
 - Use the gentlest means possible to clean historic masonry. Cleaning with a low-pressure (500 pounds per square inch or less) water wash, using detergents and natural bristle brushes, is preferred over harsher methods.
 - Test any proposed cleaning method on an inconspicuous sample area first.

.10 If cracks in mortar joints, crumbling mortar, loose bricks, damp walls, or damaged plaster indicate deterioration, repoint mortar joints of masonry surfaces in appropriate ways:

- Carefully remove deteriorated mortar by hand-raking the joints. Using electric saws or hammers can damage the masonry.
- Duplicate the strength, the composition, the texture, and the color of the original mortar. Replacing a softer mortar with one high in portland-cement content can cause serious damage to existing masonry.
- Duplicate the width and the joint profile of the original mortar joints.

.11 It is not appropriate to use high-pressure cleaning methods such as sandblasting and

water blasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration by removing the outer edge and exposing the softer inner core of the brick.

3.4.5 ARCHITECTURAL METALS

Preservation

.1 Retain and preserve original architectural metals, including cast iron, wrought iron, steel, pressed tin, copper, aluminum, and zinc, as well as their finishes and colors.

.2 Retain and preserve architectural metal features that are character defining elements of a historic building or site, including fences, gates, cornices, rails, roofs, gutters, downspouts, and hardware.

.3 Retain and preserve historic metal fabric whenever possible. If replacement is necessary, use new metal that matches the original in composition, dimension, shape, detail, and texture. Consider substitute material only if the original material is not technically feasible.

.4 If replacement of an architectural metal element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, and detail.

.5 Repair original architectural metal elements and details by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections. Maintenance

.6 Protect and maintain historic architectural metals in appropriate ways:

- Monitor metal for cracks and signs of deterioration or corrosion.
- Clean metal when necessary to remove corrosion before repainting or coating.
- Maintain a sound paint film or other coating on metals that corrode.

.7 It is not appropriate to clean soft metals, such as lead, tin, copper, zinc, and terneplate, using a high-pressure technique like sandblasting. If wire brushing and hand scraping prove ineffective in cleaning hard metals, such as steel, cast iron, and wrought iron, use low-pressure dry-grit blasting if it will not damage the metal surface.

.8 Use the gentlest means possible to clean historic architectural metals, including appropriate chemical solutions for soft metals and wire brushing or hand scraping for hard metals.

3.5 PAINT

.1 It is not appropriate to paint unpainted brick and stone, or to paint copper and bronze.

.2 If the repainting of a previously painted masonry surface is necessary, use appropriate masonry paint and choose a color that matches that of the original masonry as closely as possible.

.3 Protect original building material that was painted by maintaining a sound paint film.

.4 Maintain previously painted surfaces in appropriate ways:

- Inspect painted surfaces to determine if repainting is necessary or if cleaning the surfaces will suffice.

- Use the gentlest techniques possible, such as hand scraping and hand sanding with wood or brick, and wire brushing and hand sanding with metals, to remove loose paint layers down to a sound paint layer. Employ electric heat guns, heat plates, and chemical paint strippers only when gentler methods are not successful and more thorough removal is necessary, and use them with caution.
- Follow proper surface preparation, applying compatible paint coating systems, including priming all exposed wooden surfaces.
- Apply new paint only to clean, dry surfaces to ensure that it will properly bond.

.5 While specific colors are not addressed in these guidelines for downtown buildings, it is encouraged that selected paint colors be appropriate to Main Street historic buildings and downtown Hendersonville.

.6 Enhance the architectural character of a historic building through appropriate placement of exterior paint colors.

.7 Spray-on vinyl coatings are not an appropriate substitute for paint.

3.6 SAFETY AND ACCESSIBILITY

.1 Review proposed new uses for existing historic buildings to determine if related building code and accessibility requirements are feasible without compromising the historic character of the building and the site.

.2 Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.

.3 Where possible, locate fire exits, stairs, landings, and decks on rear or inconspicuous side elevations where they will not be visible from the street.

.4 It is not appropriate to introduce new fire doors if they would diminish the original design of the building or damage historic materials and features. Keep new fire doors as compatible as possible with existing doors in proportion, location, size, and detail.

.5 When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged.

4.2 ADDITIONS

.1 Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.

.2 Construct additions so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.

.3 Limit the size and the scale of additions so that they do not visually overpower historic buildings.

.4 Design additions so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic

building so closely that the integrity of the original building is lost or compromised.

.5 Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors. Either reference design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building.

.6 Contemporary substitute materials that closely imitate historic materials may be used on a limited basis, but should not make up the majority of the finish materials on a project. In order to qualify for use in new construction, substitute materials must have a demonstrated record of overall quality and durability. The physical properties of substitute materials must be similar to those of the historic materials they mimic. When considering substitute materials, the closer an element is to the viewer, the more closely the material and craftsmanship should match the original. Careful consideration should be given to the placement of substitute materials in relation to historic materials on the original structure to ensure that the transition is differentiated but not distracting or otherwise visually unattractive. Substitute materials should not result in unnecessary damage to adjacent historic materials during installation or over time. The appropriateness of substitute materials shall be reviewed on an individual basis.

.7 Design additions so that they can be removed in the future without damaging the historic building.

.8 It is not appropriate to construct an addition that is taller than the original building.

4.3 REAR DECKS, BALCONIES, TERRACES, & ROOFTOP DECKS

.1 Locate street level decks and terraces as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings

.2 Base the design of new balconies on historic documentation of the building or examples from buildings of similar style and age.

.3 Construct decks, balconies, terraces, and rooftop decks so that there is the least possible loss of historic fabric. Also, ensure that character defining features of the historic building are not obscured, damaged, or destroyed.

.4 Screen rear decks and terraces from public view with appropriate landscaping whenever possible.

.5 If a new deck or balcony is to be constructed, its design should be compatible in materials and detail with the main building.

.6 When adding a rear deck to a historic structure, it should be designed so that it could be removed in the future without any loss to the historic fabric of the existing building.

.7 For uncovered decks, composite materials are appropriate for decking only.