

147 1ST AVENUE W – GARAGE DOOR REPLACEMENT (H26-028-COA)

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

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PROJECT SUMMARY

Applicant: Joseph Dinan

Property Owner: HVL Property Holdings LLC

Property Address: 147 1st Avenue E

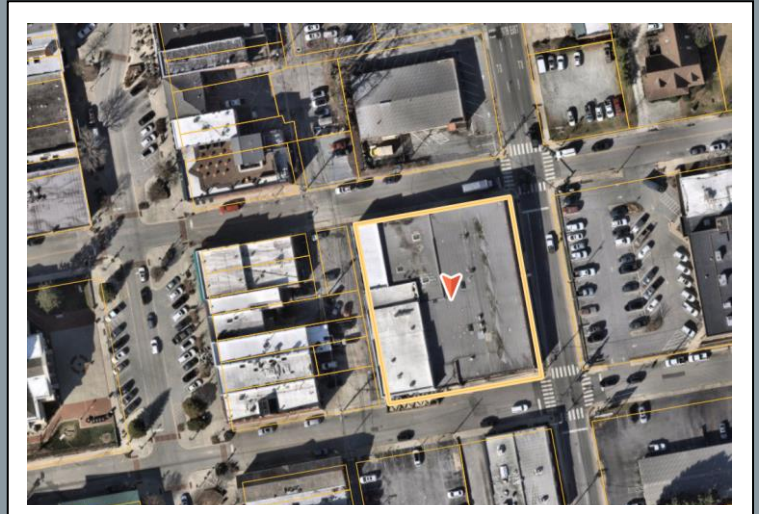
Project Acreage: .6 acres

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

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Garage Door Replacement with new Storefront



SITE VICINITY MAP

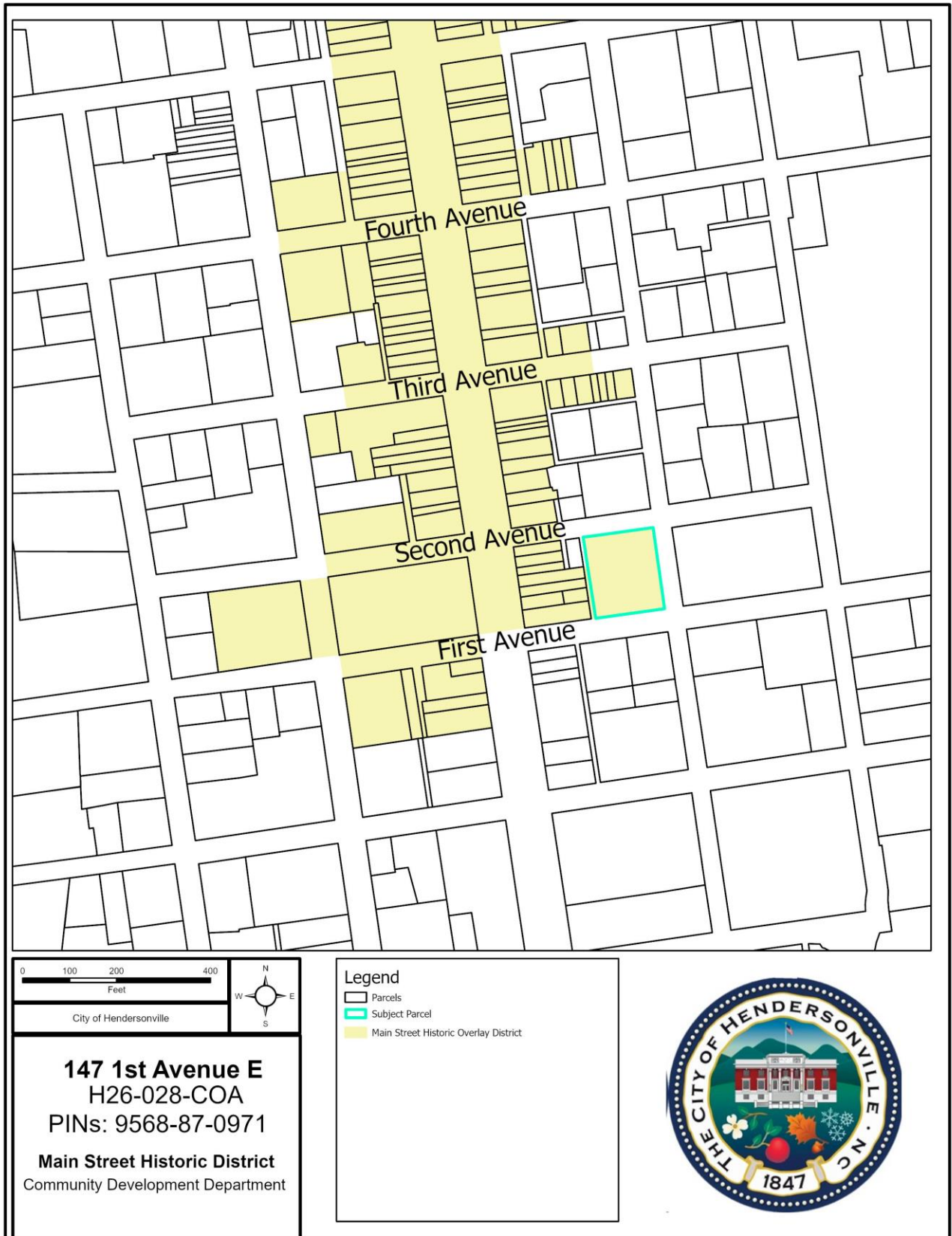
Project Summary:

The City of Hendersonville is in receipt of an application for a Certificate of Appropriateness (COA) from Joseph Dinan, owner of Oklawaha Brewing, for the replacement of an existing garage door with an infilled storefront to match similar storefronts along 1st Avenue E.

The proposed infill incorporates a garage door, window, and entry doorway with clapboard concrete board siding. The entire storefront would be painted black. The windows, door, and garage door are all proposed to be constructed of aluminum. The siding is proposed to be composite board lap siding.

The entire storefront would be infilled into the existing garage door opening.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP

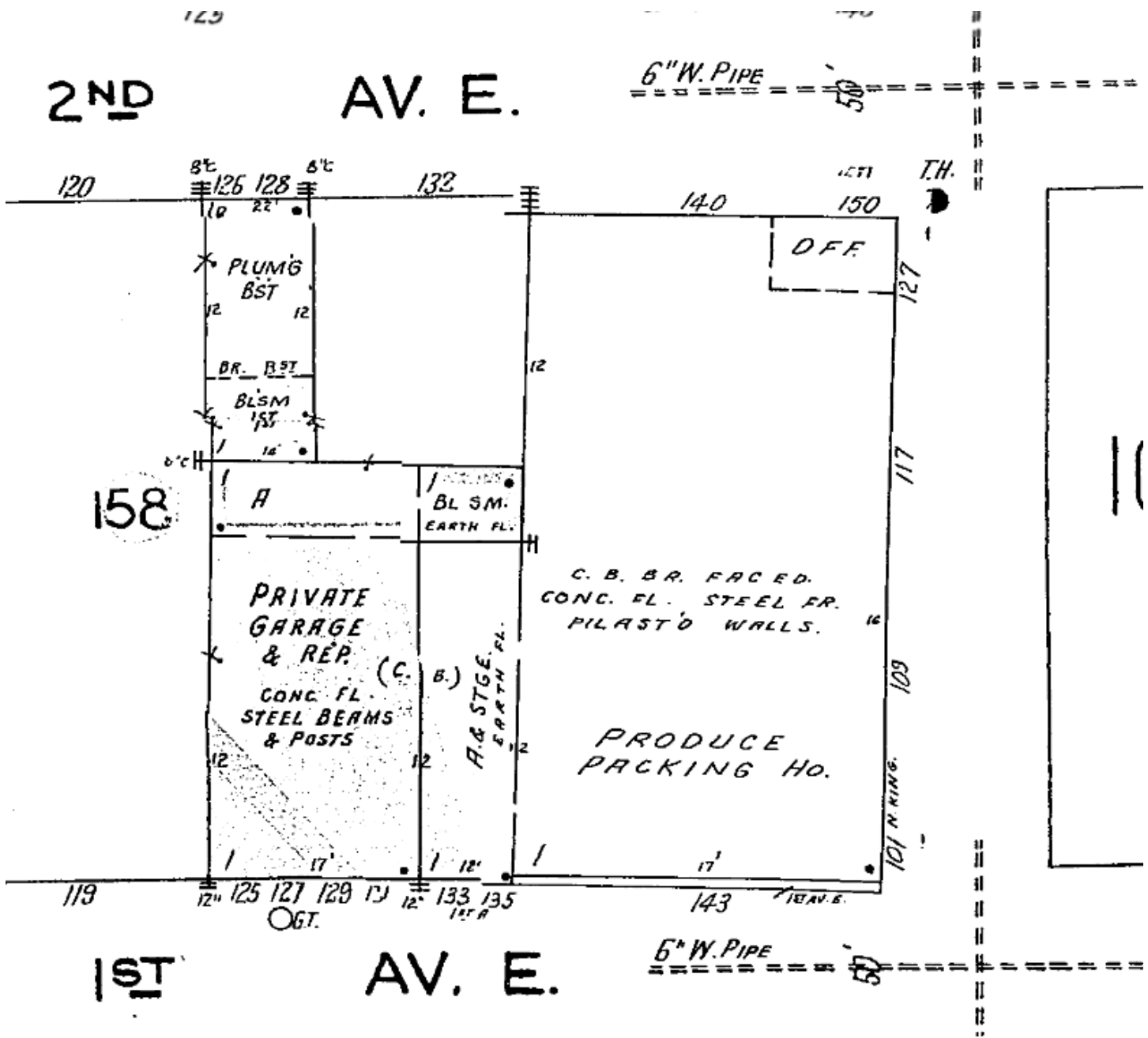


HISTORY OF SUBJECT PROPERTY

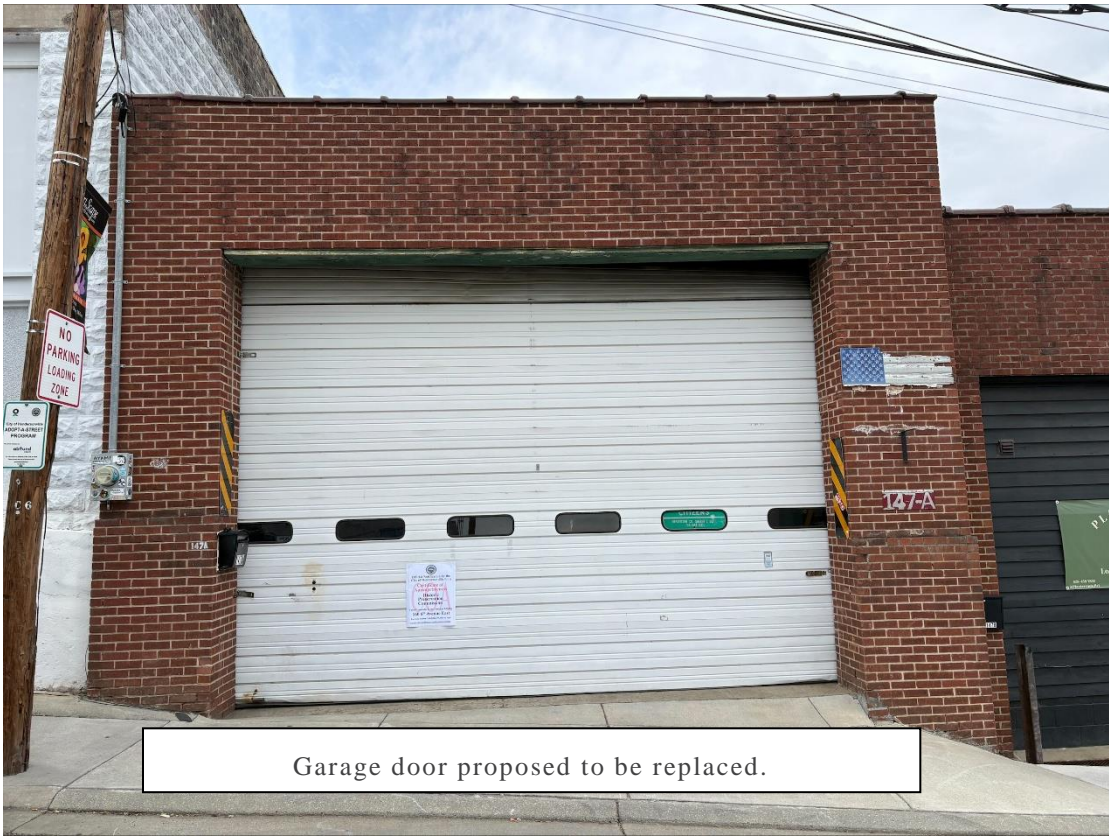
147 FIRST AVENUE EAST

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



[SITE IMAGES](#)

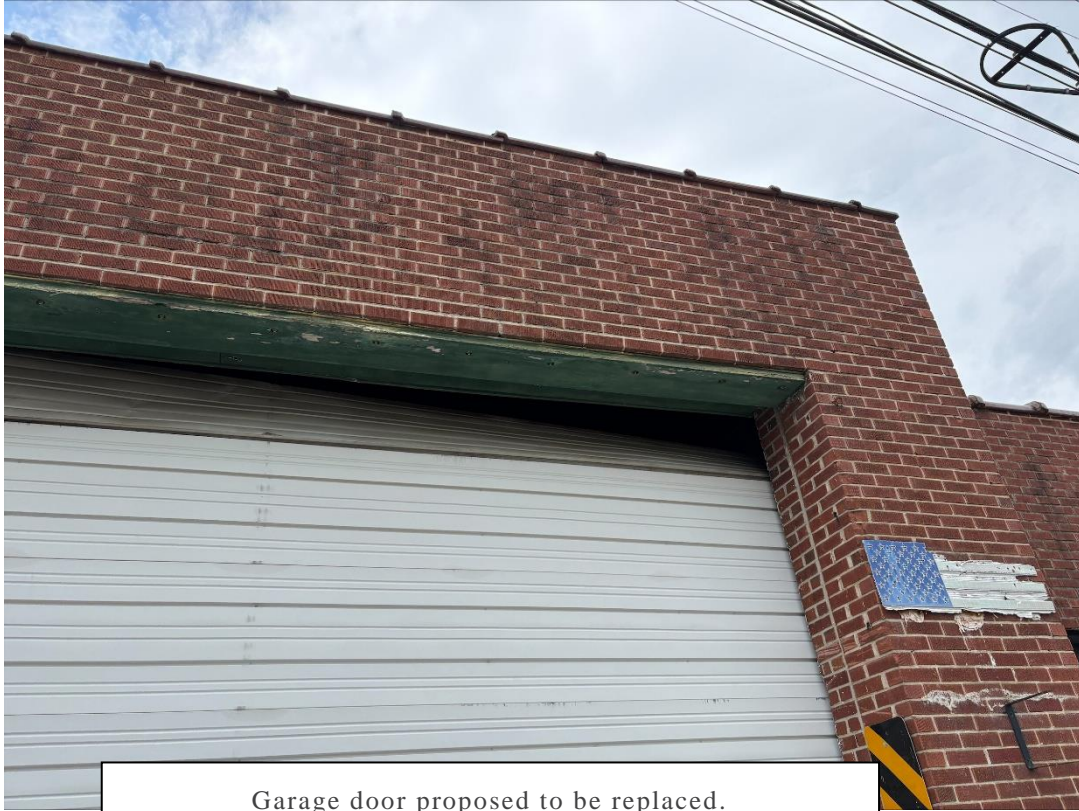


Garage door proposed to be replaced.



Garage door proposed to be replaced.

SITE IMAGES



Design Review Advisory Committee

The Design Review Advisory Committee did not review the proposal.

DESIGN STANDARDS CRITERIA

3.1 STOREFRONTS

Preservation

STOREFRONT GUIDELINES

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. *New Design*

3.4 MATERIAL AND DETAILS

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, 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. 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.