

# 314 N MAIN STREET – Storefront Rehabilitation (H26-011-COA)

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

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## 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:**

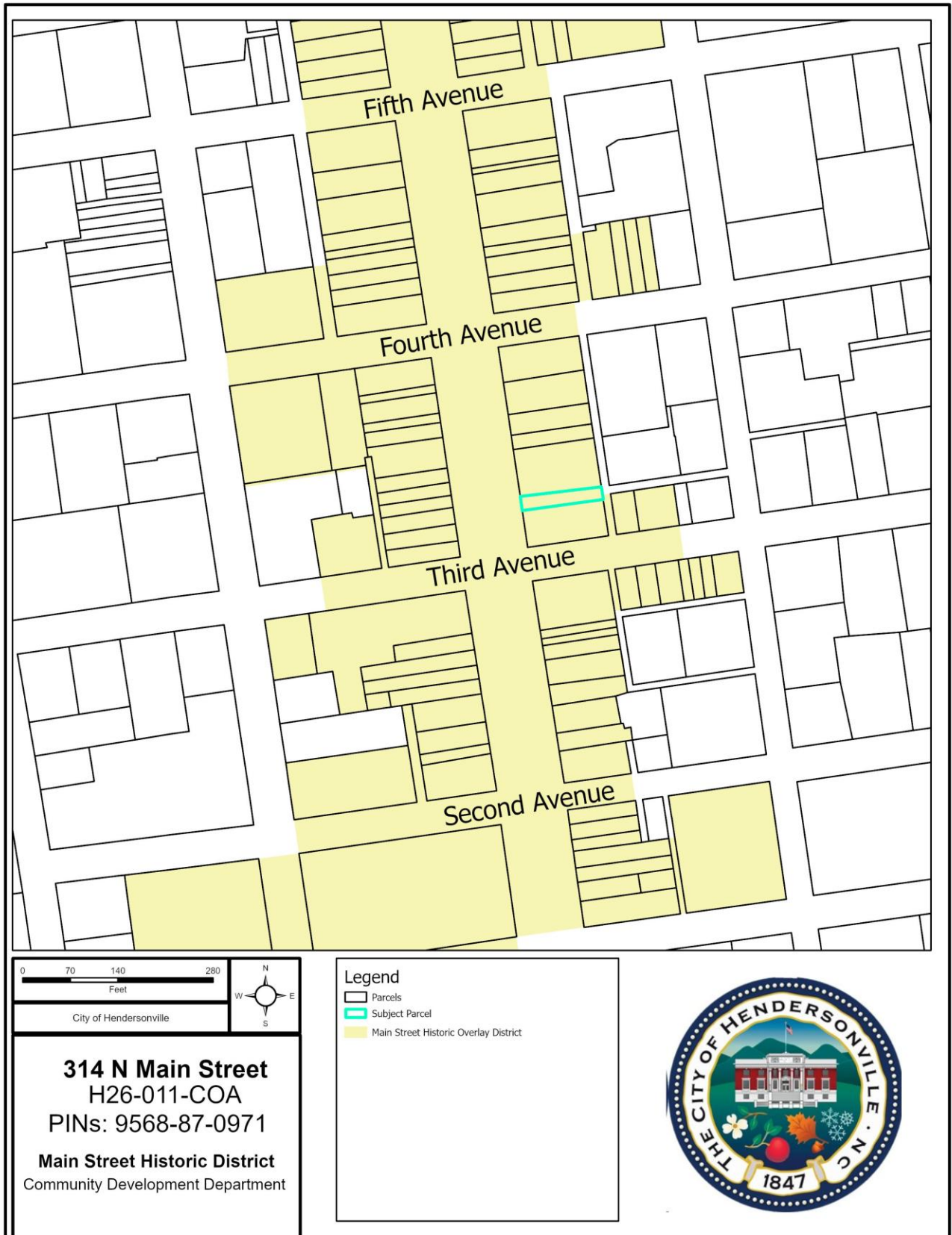
The City of Hendersonville is in receipt of an application for a Certificate of Appropriateness (COA) from Prudhomme Design for the rehabilitation of the storefront located at 314 N Main Street. The existing storefront consists of painted brick on the upper floors, with a metal frame and glass first floor facade.

The front façade and rear updates were approved with conditions at the February 18<sup>th</sup>, 2026, Historic Preservation Commission meeting. The remaining portion of the proposal that includes the addition of the windows on the side elevations, was deferred to allow the applicant to provide additional information.

Per the Commission's request, the State Historic Preservation Office has given advise on the application of the Secretary of Interior Standards for this case. Those comments were sent to Commissioners and the applicant and are provided in this packet.

The proposal before the Commissioners is the original application submitted on January 16<sup>th</sup>, 2026. The proposal is for the introduction of nine windows along the northern side elevation. None of the windows will be visible from any existing right-of-way.

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.

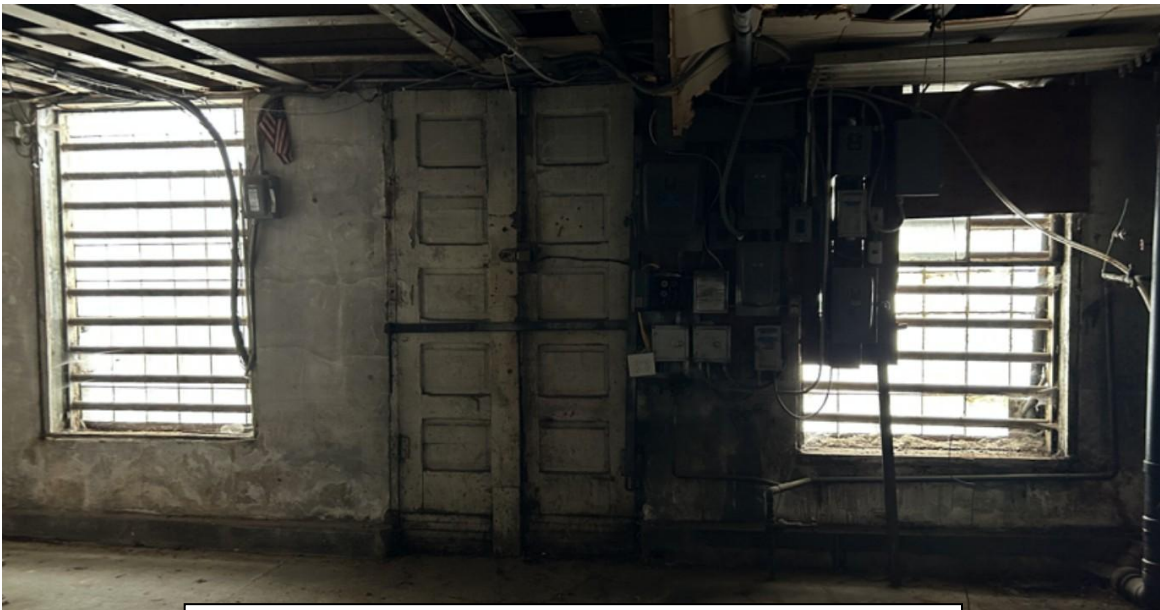


Neighboring building stairwell addition will border

SITE IMAGES



Current rear façade



Applicant provided imagery of damaged windows

SITE IMAGES

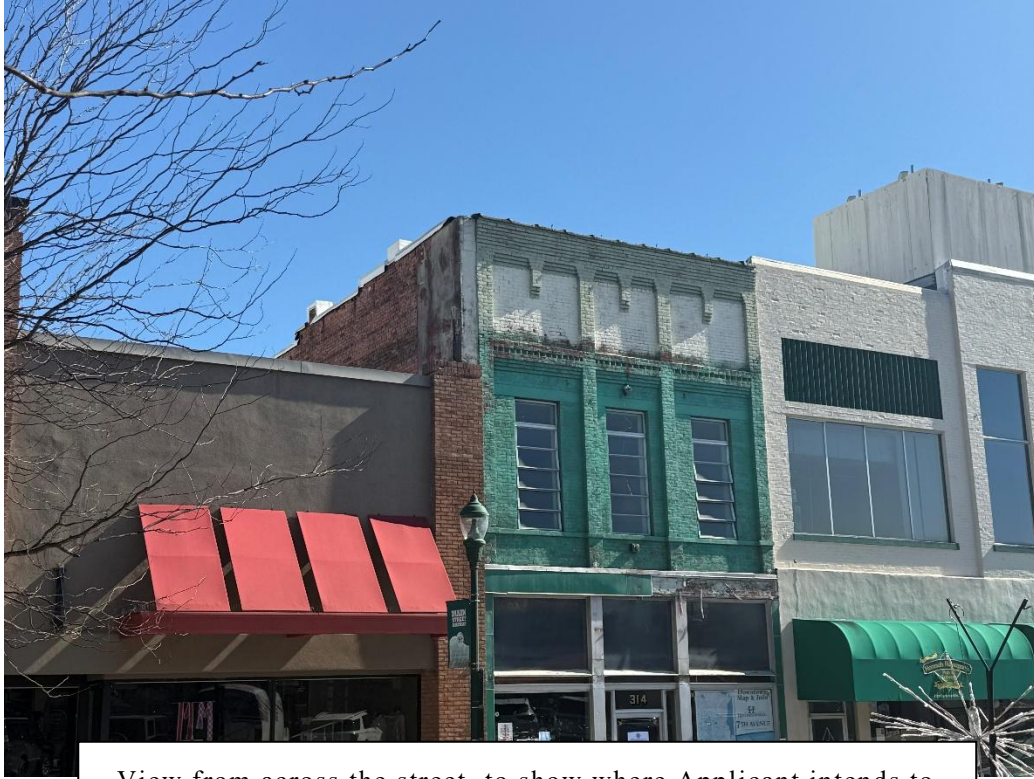


Applicant provided imagery of damaged windows

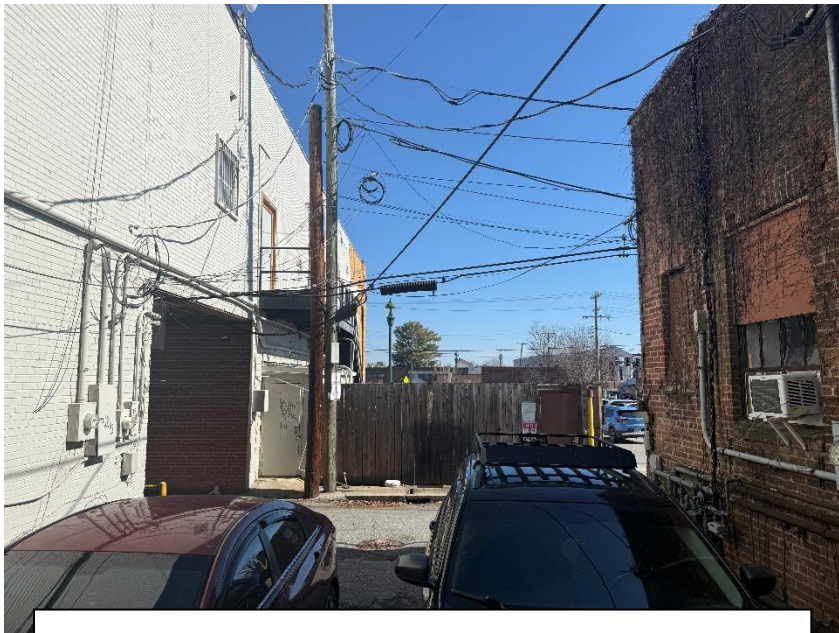


Applicant provided imagery of damaged windows

SITE IMAGES

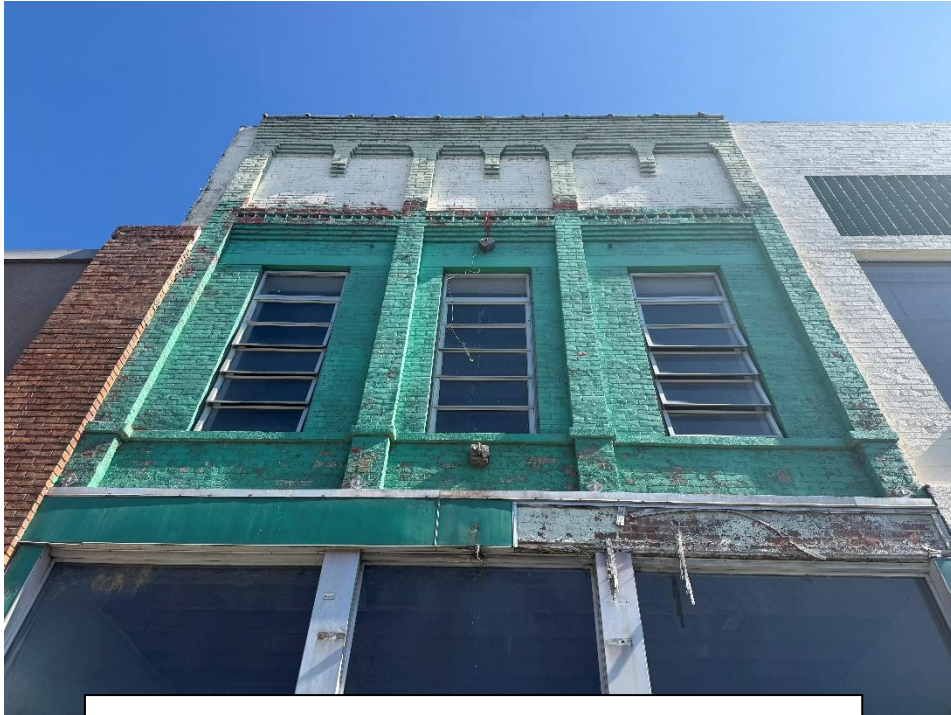


View from across the street, to show where Applicant intends to install new windows on second floor.



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 12<sup>th</sup>, 2025 to review the proposed plans. The comments were shared with the applicant after the meeting.

## DESIGN STANDARDS CRITERIA

### **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, 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.