

921 N Main St. – Entry Door Replacement (H22-082-COA)

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

Staff Report Contents

PROJECT SUMMARY..... 2

SITE VICINITY MAP 2

CITY OF HENDERSONVILLE – HYMAN HEIGHTS HISTORIC OVERLAY MAP..... 4

HISTORY OF SUBJECT PROPERTY..... 5

PAST COA APPROVALS 5

DESIGN GUIDELINES CRITERIA 7

- Exhibit A – Application..... 8
- Exhibit B – Henderson County Property Records..... 8
- Exhibit C – 2016 COA Approval 8
- Exhibit D – Letter from Applicant 8
- Exhibit E – Door Repair/Replacement Quotes 8



PROJECT SUMMARY

Applicant: Leila White

Property Owner: Leila & Brandon White
(Exhibit B)

Property Address: 921 N Main St.

Project Acreage: 0.23 Acres

Parcel Identification Number(s):
9569-70-3922

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Major Work (Replacement of Entry Door)



SITE VICINITY MAP

Project Summary:

The City is in receipt of an after-the-fact Certificate of Appropriateness (COA) application from Leila White (Applicant/Property Owner) for the replacement of the entry door at the subject property located at 921 N Main St.

The subject property is a contributing building that was constructed ca. 1924-1937 and known as the John W. Farmer House. The subject property is also described as having three-vertical-over-one windows and a four-vertical-lights-over-panel entry door.

On August 22, 2022, Staff notified the Applicant by letter that replacement of an entry door and construction of a fence in the Hyman Heights Local Historic District requires a COA application pursuant to Chapter 28 of the City Code of Ordinances as it is a change to the exterior of the house/property. On August 29, 2022, the Applicant submitted an after-the-fact COA application for the addition of a fence and replacement of the entry door. The Applicant made the following statement related to their request:

“Front door replacement and fence. Find photos attached for the fence (I tried to design a horizontal fence to keep with the lines of the house horizontal siding) and details on front door (I tried to find the same exact design, but couldn't so I purchased one that is very similar to original door). I am planning on painting it red, if that is allowed.” (Exhibit A)

Staff subsequently approved the COA for the fence and asked that the Applicant determine whether the existing door could be repaired rather than replaced. While working with the Applicant, it was discovered that the previous owner of the subject property submitted a COA application in 2016 requesting to “replace all windows with wood Ply Gem windows; size and “light” configuration to match existing windows.” (*see* Exhibit C)

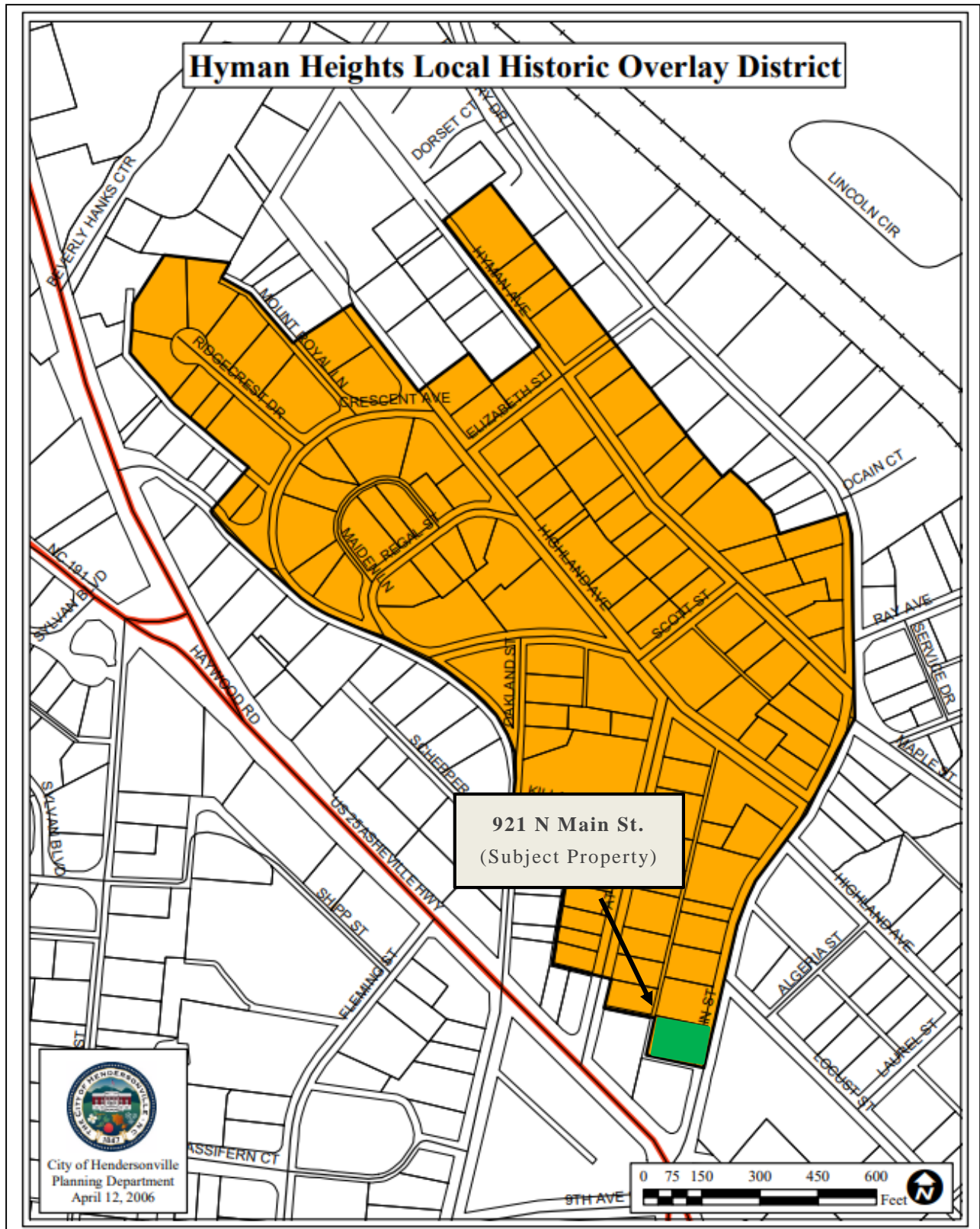
PROJECT SUMMARY – CONTINUED

The application was approved by staff as a minor work when the application should have been considered a major work per the Commission's Rules of Procedure which require applications containing replacement materials and designs are to be reviewed by the Historic Preservation Commission as a "major work."

As indicated in Exhibit C, the new windows included removable wood muntins to match the original three-vertical-over-one windows. Snap-in or removable muntins are not appropriate to create a false divided-light appearance under Section 3.7.15 of the Design Standards. However, these muntins were removed prior to the Applicant purchasing the subject property creating a one-over-one window design. The Applicant purchased a replacement door with a one-over-panel design to match the one-over-one windows. The Applicant has agreed to replace the removable muntins to come into compliance with the 2016 COA approval.

Additionally, the Applicant has provided a letter addressed to the Commission attached as Exhibit D that details the steps the Applicant has taken since submitting the COA application, including detailed photos of the entry door. The Applicant has also provided correspondence and quotes regarding restoration or replacement of the entry door. (*see* Exhibit E)

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



CITY OF HENDERSONVILLE - HYMAN HEIGHTS HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY

921 N. Main Street **John W. Farmer House**



House. Contributing, ca. 1924-1937.

Vernacular cottage style one-story house with a side gable roof and projecting front gable bay at the northeast corner. Segmental arch coverings supported by knee braces over front and side entry stoops.

Original weatherboard siding, with shingles in the gable

ends. Windows are three-vertical-over-one and front door is four-vertical-lights-over-panel. House sits on small lot adjacent to commercial development along US Highway 25. Original concrete steps and brick cheekwalls. Central brick chimney. John W. Farmer, manager at McLellan Stores, and wife Jimmie lived here from 1937 to 1940. Millender M. and Ruth P. Mathews lived here from 1941 to 1942. James E. Lancaster, a salesman at Community Supply, and wife Eula lived here from 1943 to 1944. Everret C. Orr, police chief, lived here with wife Estelle from 1945 to 1946. From 1948 to 1949 G. W. Lancaster, a teller at State Trust Company Bank, and wife Ruth lived here. Most of these were probably renters. Good condition.

(Sanborn maps, city directories)

Garage. Contributing, ca. 1924-1937.

One-story gable roof building with double garage doors and original weatherboard siding.



(Image taken from Google Street View – September 2021)

PAST COA APPROVALS

June 16, 2004 -A COA approved by the Commission for the demolition of 1016 Patton Street and 921 N Main St.

November 29, 2004 – Staff approved request for a one-year time extension for the June 16, 2004 COA.

March 15, 2006 – Commission approved a second one-year extension for the demolition of the two properties indicated in the June 16, 2004 COA approval.

June 20, 2007 – The Commission voted not to grant a third request for a one-year extension for the demolition of the two properties – 1016 Patton Street and 921 N Main St.

March 23, 2016 – Staff approved COA for the full replacement of the asphalt roof with no change in materials.

April 18, 2016 – Staff approved COA to replace existing K style gutters with new 5 inch K style gutters and the installation of a heat pump unit in the rear of the house.

May 11, 2016 – Staff approved COA to replace all windows with wood Ply Gem windows – size and “light” configuration to match existing windows.

SITE CONDITIONS - SITE IMAGES



DESIGN STANDARDS CRITERIA

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Residential Historic Districts and Landmarks. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 3.7 Windows and Doors:

Sec. 3.7.1 - Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.

Sec. 3.7.2 - Retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware.

Sec. 3.7.6 - If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.

Sec. 3.7.15 - It is not appropriate to use snap-in muntins to create a false divided-light appearance.

EXHIBITS

- Exhibit A – Application
- Exhibit B – Henderson County Property Records
- Exhibit C – 2016 COA Approval
- Exhibit D – Letter from Applicant
- Exhibit E – Door Repair/Replacement Quotes