

412 N Main St. – Addition of Natural Wood Façade (H22-094-COA)

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

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PROJECT SUMMARY

Applicant: Shelle Rogers

Property Owner: Betty R. Johnson
(Exhibit B)

Property Address: 412 N. Main St.

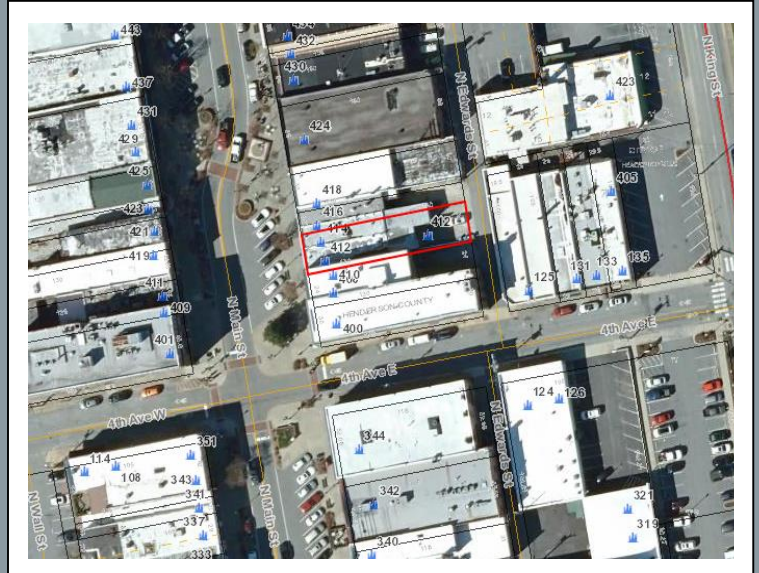
Project Acreage: 0.09 Acres

Parcel Identification Number(s):
9568-88-0236

Current Parcel Zoning: C-1 Central
Business

Historic District: Main Street Historic
District

Project Type: Major Work (Addition of
natural wood facade)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Shelle (Applicant/Tenant) and Betty R. Johnson (Property Owner) for the addition of a natural wood facade on the subject property located at 412 N. Main St.

The subject property is a non-contributing building that was constructed ca. 1920. The subject property originally had a brick façade that has been stuccoed and modernized.

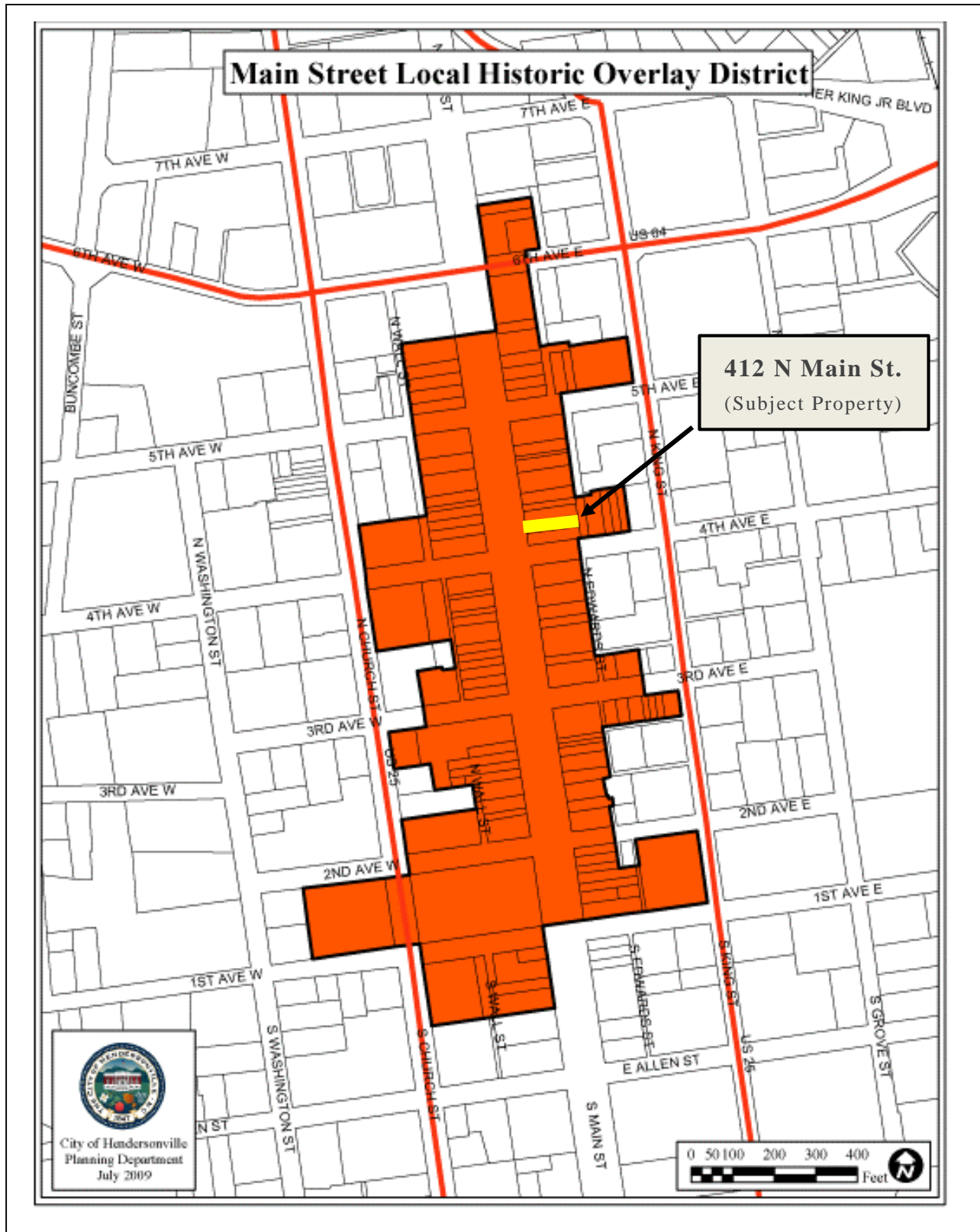
An after-the-fact COA application (H22-024-COA) for the addition of a vinyl wrapped metal façade was first heard during the April 20, 2022, regular meeting. The Commission subsequently denied approval of that application. The Commission instructed the applicant/tenant to work with staff on the issue of removing the incompatible façade due to the safety concerns around the condition of the stucco, and for the applicant/tenant to work with the property owner to address property maintenance issues. (Exhibit C)

The Applicant has re-submitted a COA application for approval and is making the following statement related to their request:

“Over the winter we will take current sign down and put wood like D9 has up and then we will put the sign made of 3mm poly metal attached to wood backing 90 " by 39" within the guidelines given.” (Exhibit A)

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

PROJECT SUMMARY – CONTINUED



CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY



According to the HPC website, a historical marker was placed on the subject property in 2009. The marker states the following:

412-414 N. Main ca. 1920

“Originally a brick facade, The Pickwick, lunches & billiards, was here from 1939 until 1955. Rosenberg's Men's Wear and Wades' Shoes shared the building in the late 1950s. Mac's Men's Wear operated here from 1960 until 2007. The owner, Max Provda, was a downtown retailer for 60 years.”



Image from 1987.

SITE CONDITIONS - SITE IMAGES



SITE IMAGES CONTINUED



EXAMPLES OF NATURAL WOOD FACADES ON MAIN ST.



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 Districts and Landmarks. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 3.1 Storefront Guidelines

Sec. 3.1.3 - 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.

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 3.2 Upper Façade Guidelines

Sec. 3.2.2 - The covering of upper façades is not appropriate. Whenever possible, remove metal or other non-historic covering from upper façades.

Sec. 3.2.7 - 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.

Section 3.4.1 Architectural Details and Ornamentation Guidelines

Sec. 3.4.1.2 - 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.

Sec. 3.4.1.3 - If the entire architectural detail is missing, design the replacement feature 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.

Section 3.8 Artificial Materials - The following guidelines apply to the use of artificial materials on contributing or non-contributing properties:

Sec. 3.8.2 - Replace windows, doors, siding, trim and other exterior materials on non-contributing structures in-kind.

EXHIBITS

- Exhibit A – Application
- Exhibit B – Henderson County Property Records
- Exhibit C – April 20, 2022 Minutes