

# 1109 N Main St. – Addition of Metal Roof and Painting the Exterior Brick (H22-083-COA)

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

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## PROJECT SUMMARY

**Applicant:** Melissa Wilkinson

**Property Owner:** Melissa Wilkinson  
(Exhibit B)

**Property Address:** 1109 N Main St.

**Project Acreage:** 0.27 Acres

**Parcel Identification Number(s):**  
9569-71-5665

**Current Parcel Zoning:** R-6 High Density Residential

**Historic District:** Hyman Heights Historic District

**Project Type:** Major Work (Addition of Metal Roof and Painting the Exterior Brick)



SITE VICINITY MAP

### **Project Summary:**

The City is in receipt of an after-the-fact Certificate of Appropriateness (COA) application from Melissa Wilkinson (Applicant/Property Owner) for the addition of a metal roof and painting the exterior brick of the subject property located at 1109 N Main St.

The subject property is a contributing building that was constructed ca. 1949 and known as the Robert McMinn House.

On August 22, 2022, Staff notified the Applicant by letter that a roof replacement in the Hyman Heights Historic District requires a Certificate of Appropriateness (COA) application from the Historic Preservation Commission pursuant to Chapter 28 of the City Code of Ordinances as it is a change to the exterior of the house/property.

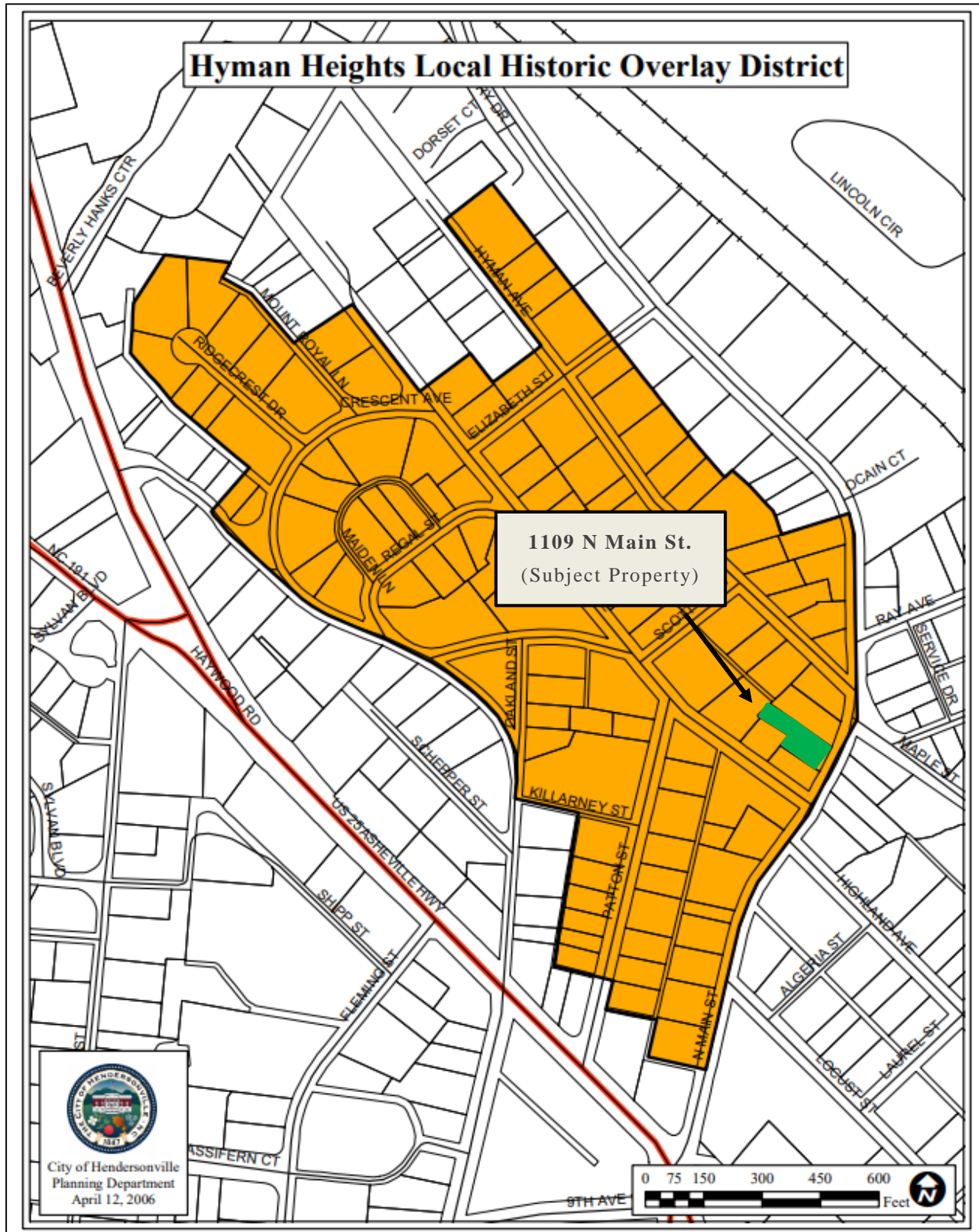
On August 29, 2022, the Applicant submitted an after-the-fact COA application for the addition of the modern metal roof and painting the exterior brick. The Applicant also included additional proposed work that is either considered normal maintenance and repair, or a Minor Works project that can either be approved by staff or not require a COA application. (*see* Exhibit A) The proposed Major Works projects that are being considered by the HPC is the addition of the metal roof and painting the exterior brick. The Applicant made the following statement related to their request:

“I respectfully ask for approval on my roof, and advisement on the color of paint for the exterior body of the house and trim.”

On November 4, 2022, Staff conducted a survey of the Hyman Heights Historic District and identified one house with a modern metal roof. Staff verified that there was no COA application submitted for the replacement of the roof and the property owner was sent a notice of violation. Additionally, Staff identified homes with painted brick veneer specifically along Patton Avenue, Highland Avenue, Hyman Avenue, and N Main Street and verified that the painted brick veneer existed prior to and/or at the time the district was surveyed.

This COA Application is considered a Major Work according to the standards of the Residential Historic District Design Standards. It should also be noted that the Applicant changed the color of the gutters from white to black without a COA. The existing trim is white. Installation of gutters and downspouts is permitted as Normal Maintenance if the color matches the house trim. The work as completed would be considered a Major Work requiring a COA.

PROJECT SUMMARY CONTINUED



CITY OF HENDERSONVILLE – HYMAN HEIGHTS HISTORIC OVERLAY MAP



## HISTORY OF SUBJECT PROPERTY



(Image taken from Google Street View – September 2021)



(Image taken from Google Street View – October 2022)

According to the Hendersonville Historic Preservation Commission's inventory list, the subject property is a "Post-World War II vernacular cottage/early Ranch style one-story house set up on a hill above street. Side cable roof with projecting front gable bay at entry. Windows are three-vertical-over-one, and front door is multi-light over panel. Carport added at rear. Porch at rear shed roof. Granite steps and retaining wall at front. Robert McMinn appears to be the first owner of this house. Good condition. "



## SITE CONDITIONS - SITE IMAGES



SITE CONDITIONS - SITE IMAGES CONT'D





## 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 3.2 Masonry:**

**Sec. 3.2.2** - Protect and maintain historic masonry materials, such as brick, terracotta, limestone, granite, stucco, slate, concrete, cement block, and clay tile, and their distinctive construction features, including bonding patterns, corbels, water tables, and unpainted surfaces.

### **Section 3.3 Architectural Metals:**

**Sec. 3.3.10** - It is not appropriate to introduce architectural metal features or details to a historic building in an attempt to create a false historical appearance.

### **Section 3.4 Paint and Paint Color:**

**Sec. 3.4.3** - When repainting, paint colors appropriate to the historic building and district are recommended. Enhance the architectural style and features of a building through appropriate selection and placement of paint color.

**Sec. 3.4.4** - Brick, stone, copper, bronze, concrete, or cement block surfaces should be left in their historically unfinished condition.

### **Section 3.5 Roofs:**

**Sec. 3.5.1** - Retain and preserve roofs and roof forms that contribute to the overall historic character of a building, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices.

**Sec. 3.5.5** - If full replacement of a deteriorated historic roofing material or feature is necessary, replace it in kind, matching the original in scale, detail, pattern, design, material, and color. Consider compatible substitute materials only if using the original material is not technically feasible.

## COA PROCESS

### **Normal Maintenance**

Normal maintenance or repair does not require a COA where no change is made to the appearance of a building or grounds. The property owner may make changes which fall into the following categories without application to the Historic Preservation Commission:

- Installation of gutters and downspouts as long as the color matches the house trim color;

## EXHIBITS

- Exhibit A – Application
- Exhibit B – Henderson County Property Records