

# 1124 Hyman Ave – Gable Siding Replacement

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 District Map .....	3
SITE CONDITIONS – SITE IMAGES .....	4
.....	5
DESIGN GUIDELINES CRITERIA .....	6
DESIGN GUIDELINES CRITERIA Cont... ..	7
DESIGN GUIDELINES CRITERIA Cont... ..	8
DESIGN GUIDELINES CRITERIA Cont... ..	9
AERIAL VIEW .....	10
.....	10
ATTACHMENTS .....	11
- Application .....	11



## PROJECT SUMMARY

Applicant: Charles Wells

Property Owner: Charles Wells

Property Address: 1124 Hyman Ave

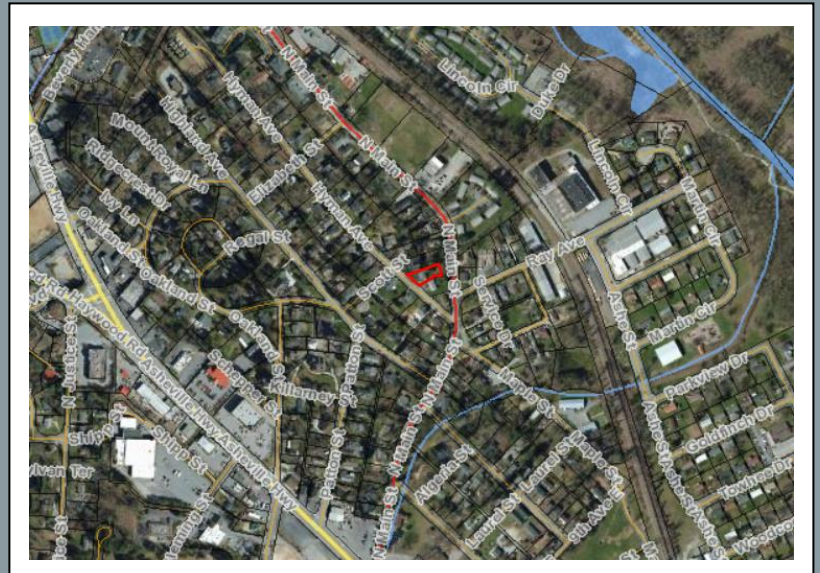
Project Acreage: 0.20 Acres

Parcel Identification Number(s): 9569-72-5072

Current Parcel Zoning: R-6

Historic District: Hyman Heights

Project Type: Major Work (replacement of siding with artificial material)

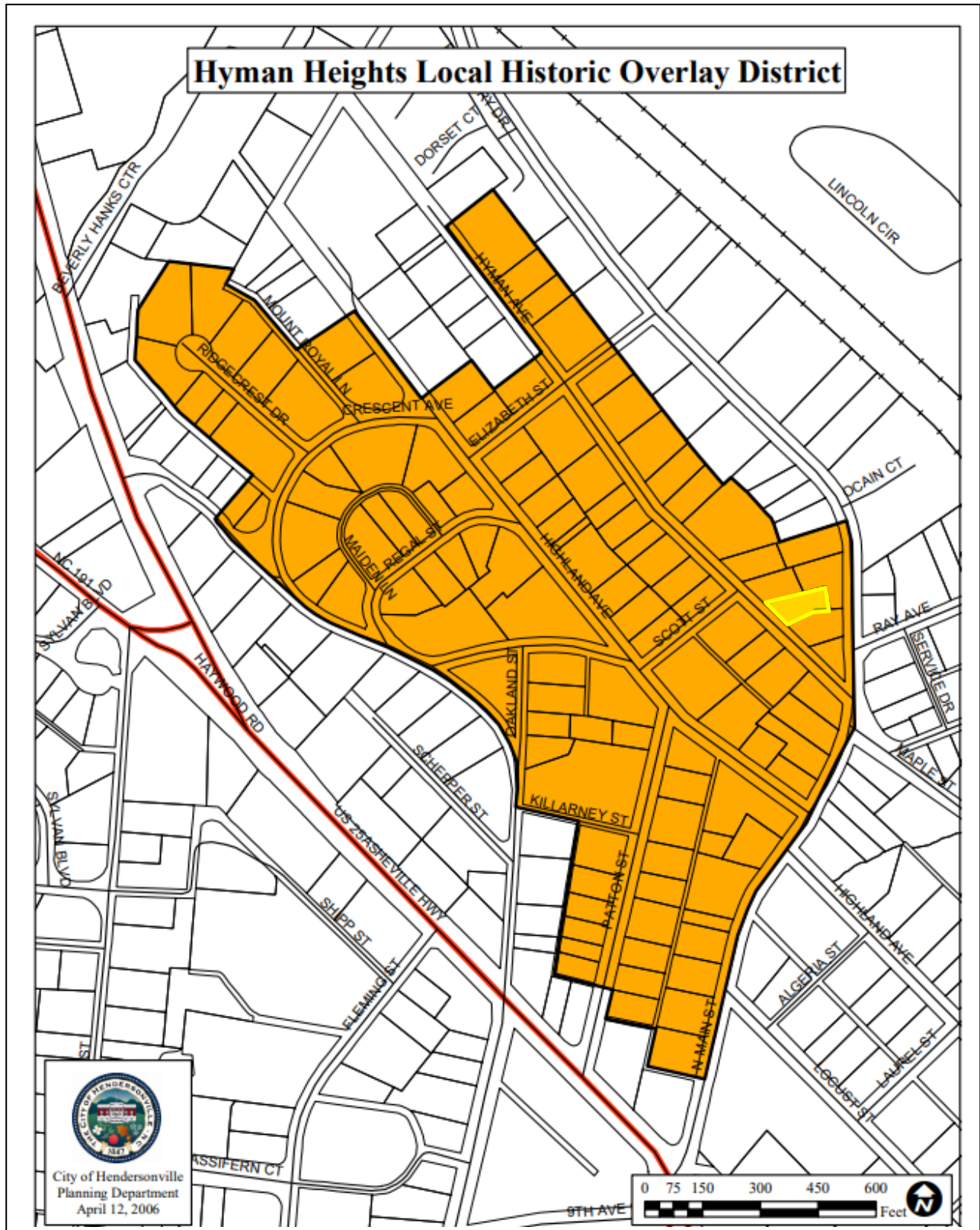


SITE VICINITY MAP

The City is in receipt of a Certificate of Appropriateness application for 1124 Hyman Ave for the replacement of siding with an artificial material on the front gable of the principal structure. The proposal is to replace the existing wood siding found in the front gable. The structure is a non-conforming brick ranch build ca. early 1950s.

The applicant has made two previous application to the HPC, both in 2019. One of the applications was for replacement windows. Staff approved replacement vinyl windows for the “side and rear of the house”. According to the National Register listing, the house had 6-over-1 windows (staff was unable to verify the accuracy of the window detail with historic photos). The house currently has 3-over-1 vinyl windows on the front of the house.

While the applicant has proposed vinyl siding as the replacement material, staff did discuss hardie plank siding and LP engineered siding as an alternatives.



City of Hendersonville – Hyman Heights Historic District Map



SITE CONDITIONS – SITE IMAGES

*View of front of  
principal structure*



*Zoomed view of  
front gable.  
Flaking paint is  
visible.*



*Staff approved  
replacement vinyl  
windows for the  
side and rear of  
the house in 2019  
(H19-19-COA).  
Vinyl windows  
appear to have  
been installed on  
the front as well.*







*Vinyl siding is prevalent in this block. 1129 Hyman Ave shown.*



*Vinyl siding is prevalent in this block. 1111 Hyman Ave shown.*



*Vinyl siding is prevalent in this block. 1116 Hyman Ave. shown.*

## DESIGN GUIDELINES CRITERIA

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Design Guidelines*, which is applied to the City's Residential Historic Districts and Landmarks. Specifically, Chapter 3 – Changes to Building Exterior provides the most pertinent guidance for this proposal.

### **3.1 WOOD**

- .1 Retain and preserve wooden features that contribute to the overall historic character of a building and a site, including such functional and decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and architectural trim.
- .2 Protect and maintain wooden surfaces and features through appropriate methods:
  - Inspect regularly for signs of moisture damage, mildew, and fungi or insect infestation.
  - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements.
  - Keep wooden joints properly sealed or caulked to prevent moisture infiltration.
  - Treat traditionally unpainted, exposed wooden features with chemical preservatives to prevent or slow their decay and deterioration.
  - Retain protective surface coatings, such as paint, to prevent damage from ultraviolet light and moisture.
  - Clean painted surfaces regularly by the gentlest means possible, and repaint them only when the paint film is damaged or deteriorated.
- .3 Repair historic wooden features using recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- .4 If replacement of a deteriorated detail or element of a wooden feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original detail or element in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .5 If replacement of an entire wooden feature is necessary, replace it in kind, matching the original in design, dimension, detail, material, and texture. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If a wooden feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, and color with the historic building and district.
- .7 It is not appropriate to clean wooden features and surfaces with destructive methods such as sandblasting, power washing, and using propane or butane torches unless other methods are proven to be ineffective. Use chemical strippers only if gentler methods such as low-pressure washing with detergents and natural bristle brushes are ineffective.
- .8 It is not appropriate to strip historically painted surfaces down to bare wood and apply clear stains or finishes to create a natural wood appearance.
- .9 It is not appropriate to replace painted wooden siding that is sound with new siding to achieve a uniformly smooth wooden surface.

*The wood in this entry feature has been beautifully detailed*



*The elaborate wood features on this home are being painstakingly restored.*





### 3.4 PAINT AND PAINT COLOR

- .1 Preserve and protect original exterior building surfaces and site features that were painted, by maintaining a sound paint film on them.
- .2 Protect and maintain previously painted exterior surfaces in appropriate ways:
  - Inspect painted surfaces regularly for signs of discoloration, moisture damage, mildew, and dirt buildup.
  - Clean painted surfaces regularly to avoid unnecessary repainting. Use the gentlest means possible.
  - Remove deteriorated and peeling paint films down to the first sound paint layer before repainting. Use the gentlest means possible, such as hand scraping and hand sanding. Use electric heat guns and plates with caution and only if gentler methods are ineffective.
  - Many surfaces in older structures are painted with lead paint, which is toxic. Seek professional advice before disturbing lead-painted surfaces.
  - Ensure that surfaces to be repaired are clean and dry, and that any exposed wood or metal surface has been primed so that new paint will bond properly.
  - Repaint previously painted surfaces with compatible paint systems.
- .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.
- .4 Brick, stone, copper, bronze, concrete, or cement block surfaces should be left in their historically unfinished condition.
- .5 It is not appropriate to strip wooden surfaces that were historically painted down to bare wood and apply clear stains or sealers to create a natural wood appearance.
- .6 It is not appropriate to replace painted wooden siding that is sound with new siding to achieve a uniformly smooth wooden surface.
- .7 It is not appropriate to remove paint films through destructive methods such as sandblasting, water blasting, power washing, or the use of propane or butane torches before repainting.

*The wood siding on this home was in good condition but unless the poor condition of the paint is corrected, the wood will quickly deteriorate.*



### 3.6 EXTERIOR WALLS

- .1 Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including their functional and decorative features, such as cornices, foundations, bays, quoins, arches, water tables, brackets, entablatures, and storefronts.
- .2 Retain and preserve exterior wall materials that contribute to the overall historic character of a building, including brickwork, stucco, stone, wooden shingles, wooden siding, asbestos siding, and metal, wooden, or masonry trimwork.
- .3 Protect and maintain the material surfaces, details, and features of exterior walls through appropriate methods:
  - Inspect regularly for signs of moisture damage, vegetation, fungal or insect infestation, corrosion, and structural damage or settlement.
  - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along foundations.
  - Clean exterior walls as necessary to remove heavy soiling or to prepare for repainting. Use the gentlest methods possible.
  - Retain protective surface coatings, such as paint or stain, to prevent deterioration.
  - Reapply protective surface coatings, such as paint or stain, when they are damaged or deteriorated.
- .4 Repair exterior wall surfaces, details, and features using recognized preservation repair methods for the surface material or coating.
- .5 If replacement of a deteriorated detail or element is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If full replacement of an entire exterior wall or feature is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .7 If an exterior wall or feature is completely missing, replace it with a new wall or feature based on accurate documentation of the original or a new design compatible with the historic character of the building and district.
- .8 The original architectural character of exterior walls should be maintained when adding window or door openings, bays, vents, balconies, or chimneys.
- .9 It is not appropriate to remove or cover any material detail associated with exterior walls, including decorative shingles, panels, brackets, barge boards, and corner boards, unless an accurate restoration requires it.
- .10 It is not appropriate to cover historic wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or contemporary substitute materials.
- .11 It is not appropriate to introduce features or details to an exterior wall in an attempt to create a false historical appearance.
- .12 In accordance with the Artificial Materials guidelines (Section 3.12), it is not appropriate to replace existing artificial siding with new artificial

*The brick corbelling of the historic façade is still visible above the metal skin applied during a renovation.*



*Over the course of several renovations, different exterior materials were used without consideration of the original character of the structure.*





### **3.12 ARTIFICIAL MATERIALS POLICY**

The majority of the structures in the City's local historic districts were built using traditional materials. In order to preserve the character of Hendersonville's local historic districts, the Historic Preservation Commission prefers the use of traditional materials in restoration and new construction projects. Since vinyl and other artificial materials were not utilized to construct most buildings in the historic districts, the Historic Preservation Commission intends to limit the use of artificial materials in order to preserve the architectural integrity and overall character of the district.

Properties and structures in a historic district are categorized as either contributing or non-contributing by the local designation report prepared for each district. Contributing properties contain structures that were typically over 50 years old at the time the designation report was prepared and add to the historic integrity or architectural qualities that make a district significant. Non-contributing properties contain structures that are generally less than 50 years old or have been altered so that their architectural qualities have been lost.

The Historic Preservation Commission may consider whether a structure is listed as contributing or non-contributing on the district's local designation report when reviewing an application to install artificial materials. The following guidelines apply to the use of artificial materials on contributing or non-contributing properties:

- .1 Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials.
- .2 Replace windows, doors, siding, trim and other exterior materials on non-contributing structures in-kind.
- .3 The use of artificial materials in new construction shall be limited so that the new building is compatible with the surrounding contributing properties.

AERIAL VIEW





## ATTACHMENTS

- Application