

# 322 Crescent Avenue – New Window Installation (H24-074-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 LOCAL HISTORIC OVERLAY MAP .....	3
HISTORY OF SUBJECT PROPERTY.....	4
New Window Installation - SITE IMAGES .....	5
New Window Installation - DESIGN STANDARDS CRITERIA .....	6



## PROJECT SUMMARY

**Applicant:** Madeline Dew, Kelley Dew

**Property Owner:** Madeline Dew

**Property Address:** 322 Crescent Avenue

**Project Acreage:** 0.19 Acres

**Parcel Identification Number(s):**

9569-62-4411

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

**Historic District:** Hyman Heights Historic Overlay District

**Project Type:** Major Work (Installation of a New Window on Rear of Home)



SITE VICINITY MAP

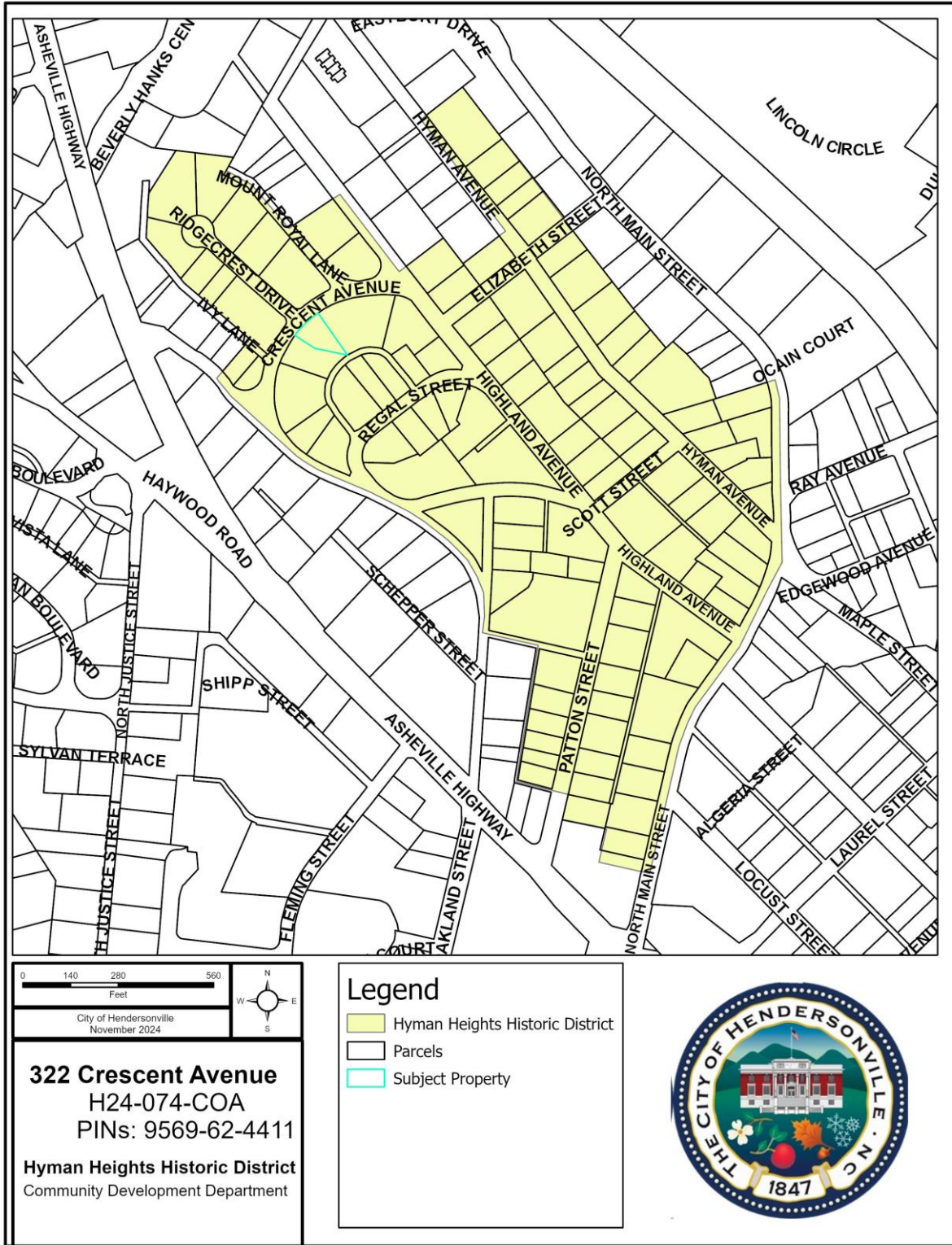
### **Project Summary:**

The City is in receipt of a Certificate of Appropriateness (COA) application from Madeline Dew and Kelley Dew for the installation of a new garden-style window on the rear of the home.

The home was damaged in the September 27<sup>th</sup> Hurricane Helene storm. A tree fell across the rear length of the house, significantly damaging the roof and southern corner of the home. Staff has already approved the repair of the roof with in-kind materials, and the repair of the rear corner of the home including masonry, roof, joists, the soffit, and eave.

The proposed new window is a vinyl-clad, wood-framed window. The window will be 48” wide by 48” high, and the depth will fall within the current soffit depth. Other specifications for the window were included by the applicant in their application.

PROJECT SUMMARY - CONTINUED



**322 Crescent Avenue**  
 H24-074-COA  
 PINs: 9569-62-4411  
**Hyman Heights Historic District**  
 Community Development Department



CITY OF HENDERSONVILLE - HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP

## 322 Crescent Avenue

### **House. Non-contributing, after 1954.**

One of two houses on the same lot. Ranch style one-story plus basement house with side gable roof, brick veneer walls, garage beneath house on southwest corner. Screened porch on the northeast corner. Fixed-pane and double hung windows. Slanted granite slab retaining wall, typical of much of the Mount Royal subdivision, probably pre-dates the house. Good condition.

*(Sanborn maps)*

New Window Installation - SITE IMAGES



## New Window Installation - DESIGN STANDARDS CRITERIA

The proposed replacement door is governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Hyman Heights Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

### 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 siding on contributing structures. Existing artificial siding should be removed and the exterior walls should be restored using traditional materials as appropriate for the structure.
- .13 Existing artificial siding on non-contributing structures may be replaced in-kind.

### 3.7 WINDOWS AND DOORS

- .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.
- .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.
- .3 Protect and maintain the wooden and architectural elements of historic windows and doors through appropriate methods:
  - Inspect regularly for deterioration, moisture damage, air infiltration, paint failure, and corrosion.
  - Clean the surface using the gentlest methods possible.
  - Limit paint removal and reapply protective coatings as necessary.
  - Reglaze sash as necessary to prevent moisture and air infiltration.
  - Weatherstrip windows and doors to increase energy efficiency.
- .4 Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- .5 If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .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.
- .7 If a window or door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.
- .8 Replace deteriorated or missing wooden shutters with wooden shutters sized to fit the opening and mounted as the originals were. Early hardware should be retained. It is not appropriate to introduce shutters on a historic building if no evidence of earlier shutters exists.
- .9 If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining elevation of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.
- .10 If desired, introduce narrow-profile exterior or interior storm windows so that they do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or baked-enamel finish color that is compatible with the sash color. For double-hung windows, select operable storm windows with dividers that align with existing sash.
- .11 If desired, introduce full-light storm doors constructed of wood or aluminum with a baked-enamel finish that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked-enamel finish color that is compatible with the color of the existing door. Bare aluminum storm doors are not appropriate.
- .12 If desired and where historically appropriate, install fabric awnings over window, door, storefront, or porch openings with care to ensure that historic features are not damaged or obscured.
- .13 It is not appropriate to remove original doors, windows, shutters, hardware, and trim from a character-defining facade.
- .14 It is not appropriate to remove any detail material associated with windows and doors, such as stained glass, beveled glass, textured glass, or tracery, unless an accurate restoration requires it.
- .15 It is not appropriate to use snap-in muntins to create a false divided-light appearance.
- .16 It is not appropriate to replace clear glazing with tinted or opaque glazing.
- .17 In accordance with the Artificial Materials guidelines (Section 3.12), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.
- .18 Existing windows and doors on non-contributing structures should be replaced in-kind.

### 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.