

1304 Hyman Ave – Replacement of Existing Windows (H22-105-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.....	3
HISTORY OF SUBJECT PROPERTY.....	4
PAST COA APPROVALS	4
SITE IMAGES.....	5
DESIGN STANDARDS CRITERIA	6
- Exhibit A – Application.....	9
- Exhibit B – Henderson County Property Records.....	9
- Exhibit C – Applicant Submitted Documentation of Deterioration.....	9



PROJECT SUMMARY

Applicant/Property Owner: Kathryn Vickers

Property Address: 1304 Hyman Ave.

Project Acreage: 0.31 Acres

Parcel Identification Number(s):

9569-72-0766

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Major Work (Replacement of Existing Windows)



SITE VICINITY MAP

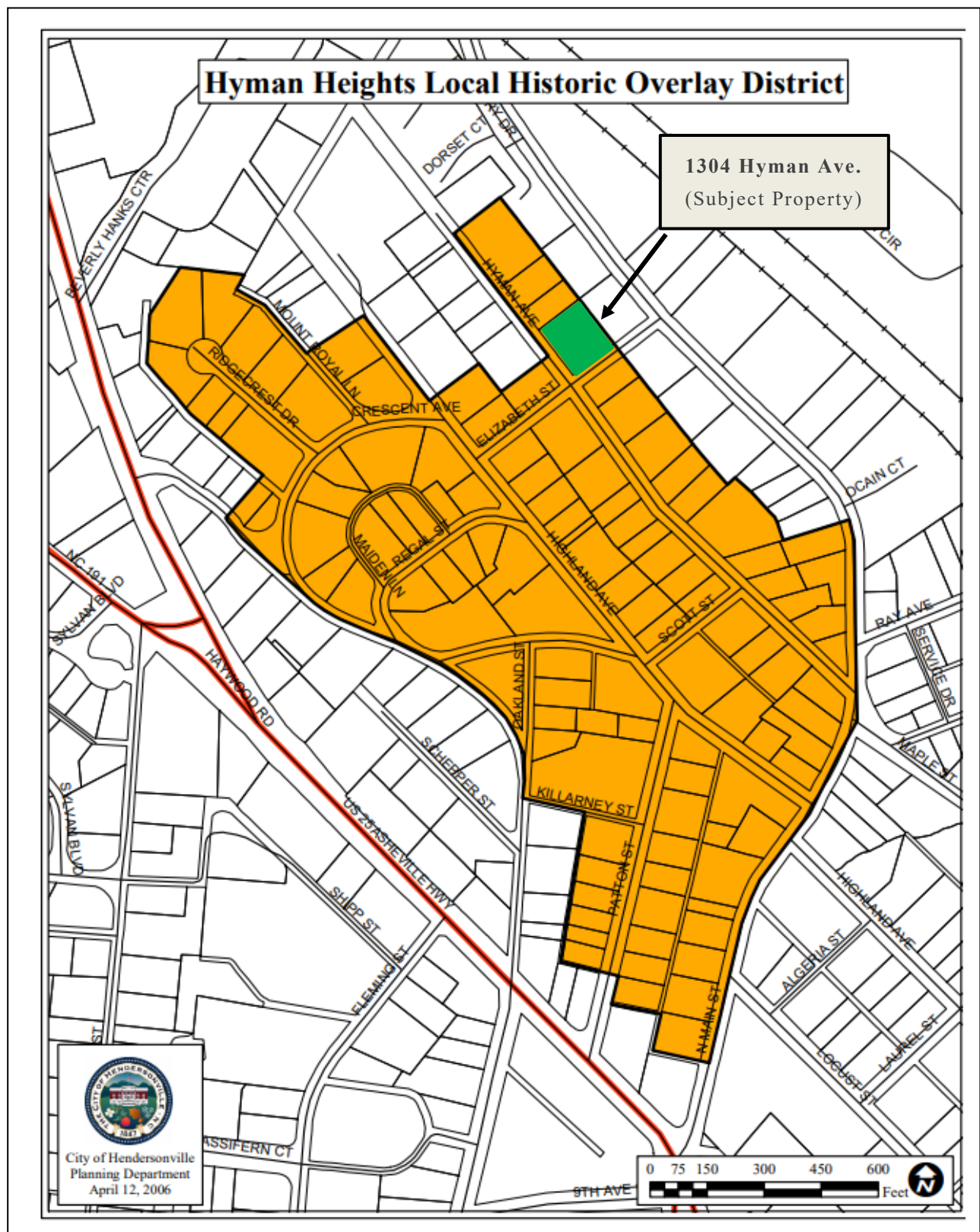
Project Summary:

The City received a Certificate of Appropriateness (COA) application from Kathryn Vickers (Applicant/Property Owner) for the replacement of 17 existing windows at the subject property located at 1304 Hyman Ave. The subject property is contributing Colonial Revival style two-story house constructed ca. 1922 with windows three-vertical-over-one, with multi-light casement windows in the attic.

The application was heard at the December 21, 2022, regular meeting. The Applicant submitted documentation of deterioration related to their request in support of the COA application (Exhibit C). The Applicant proposed to replace the windows with vinyl double hung windows. The Commission requested that the Applicant work with Staff to determine the extent of deterioration of each window and if replacement was required, then to replace in kind matching the design and material or a substitute material other than vinyl. The Applicant agreed and requested that the Commission continue the hearing until the February regular meeting.

On January 26th, Staff met with the Applicant and her contractor at the subject property. It was determined that 4 of the proposed 17 windows needed replacement. (*See Exhibit D*) The Applicant is now proposing to replace 4 windows with aluminum wood clad, three-vertical-over-one windows. The Applicant intends to repair the remaining 13 windows.

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



1304 Hyman Ave « Roy C. Bennett House »

Contributing, Colonial Revival style two-story house constructed ca. 1922. The house has a wraparound porch which has been partiall enclosed. The north side extends over the drive to create a carport. This does not show on the 1926 Sandborn map, but appears to be original. Wing added to rear. Side gable roof supported by knee braces. Walls are asbestos shingle, with aluminum siding in the soffits. Portions of brick foundation are stuccoed.

Windows are three-vertical-over-one, with multi-light casement windows at the attic. The Roy C. and Sara

Bennett family appears to be the first owner of this house. Bennett worked for the Rigby-Morrow Lumber Company. Good condition.



(1922 Sanborn Map)

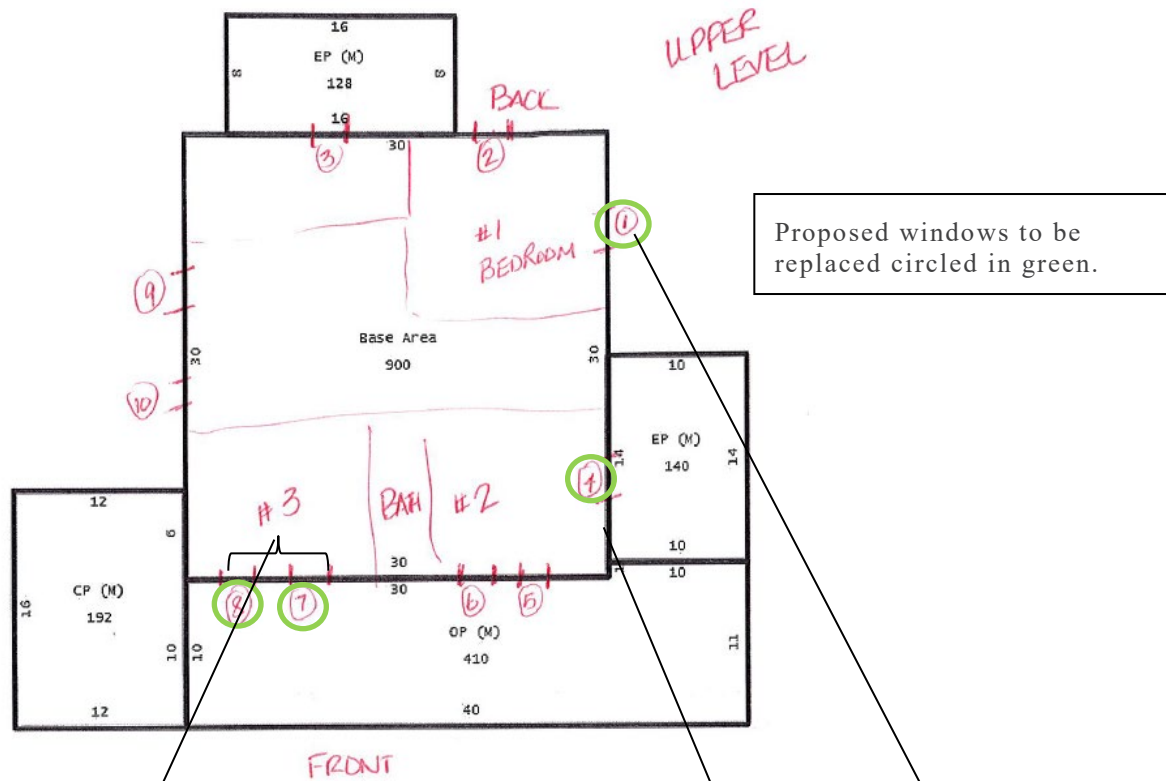
PAST COA APPROVALS

- August 2021 – Staff approved COA for the removal of a chimney and roof replacement.
- March 2022 – Commission approved COA for the demolition of a detached garage.

SITE IMAGES



LOCATION OF PROPOSED REPLACEMENT WINDOWS



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. 3.7.3 - 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.

Sec. 3.7.4 - Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.

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. 3.7.13 - It is not appropriate to remove original doors, windows, shutters, hardware, and trim from a character-defining facade.

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

Sec. 3.7.17 - 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.

Section 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:

Sec. 3.12.1 - Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials.

EXHIBITS

- Exhibit A – Application
- Exhibit B – Henderson County Property Records
- Exhibit C – Applicant Submitted Documentation of Deterioration
- 1.26.23 Site Visit