

415 Crescent Ave – Replacement of Existing Front Entry Door (H23-042-COA)

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

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PROJECT SUMMARY

Applicant/Property Owner: Michael Fonte
(Exhibit B)

Property Address: 415 Crescent Ave

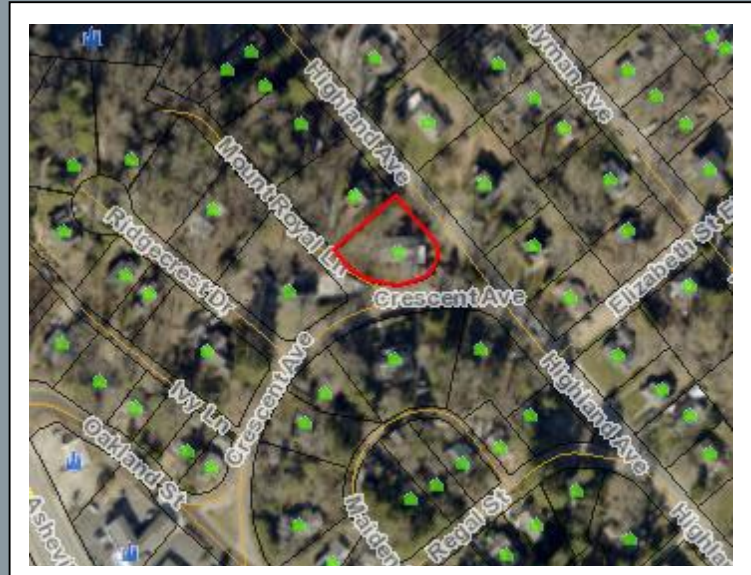
Project Acreage: 0.34

Parcel Identification Number(s): 9569-62-4558

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Major Work (Replacement of Existing Front Door)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Michael Fonte for the replacement of the existing front door at the subject property located at 415 Crescent Ave.

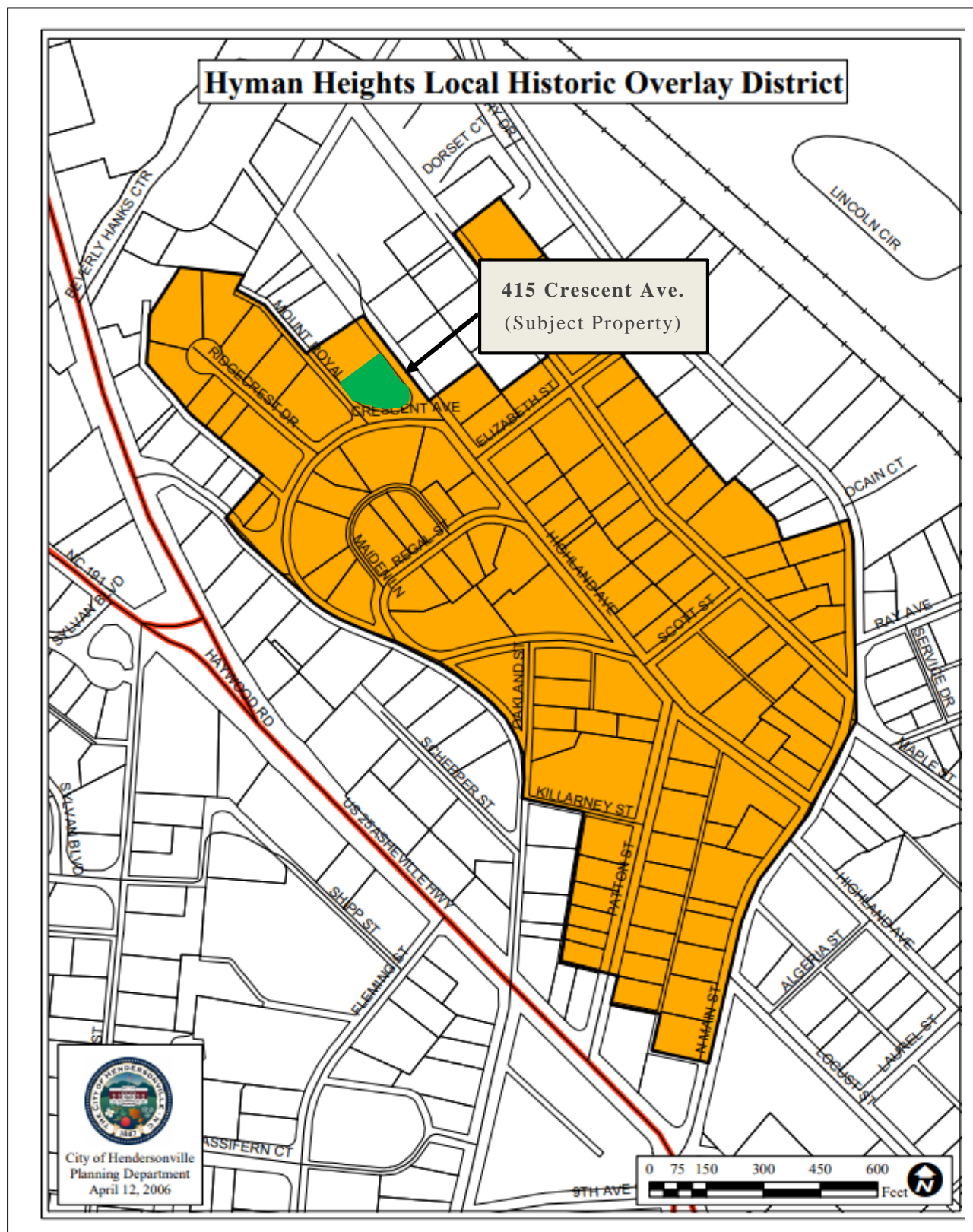
The subject property is a non-contributing, ranch-style brick veneer house constructed after 1954 and located within the Hyman Heights Historic District.

The Applicant submitted a COA application for the replacement of the front entry door and a rear door and made the following statement related to their request:

“Replace front door/side lights/storm; replace rear door and storm door to be reused.”
(See Exhibit A)

The proposed rear door replacement matched the existing rear door design and materials and was consistent with Section 3.7.18 of the Residential Design Standards, “existing windows and doors on non-contributing structures should be replaced in-kind.” Staff concluded that the proposed rear door did not substantially change the visual character of the structure and was approved as a Minor work.

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



The subject property is non-contributing and constructed sometime after 1954. It is described as a one-story Ranch house with side gable roof and projecting front gable wing with brick veneer walls, engaged entry porch, central brick chimney, and located on a large, wooded lot. (Source: www.hendersonvillehpc.org/hyman-heights)

According to Henderson County property records, the subject property was constructed in 1970. (Source: www.hendersoncountync.gov/gis)

COA HISTORY

February 15, 2013 – Staff approved removal of four damaged trees.

August 1, 2018 – Staff approved removal of one tree damaged by lightning.

September 27, 2021 – Staff approved removal of two trees (White Oak and Pine)

November 2, 2022 – Staff approved removal of two damaged/diseased White Oak Trees.

CURRENT FRONT DOOR IMAGES SUBMITTED BY APPLICANT



PROPOSED FRONT ENTRY DOOR SUBMITTED BY APPLICANT



Example of proposed front entry door design and style.



Example of the “wood-like” finish and color of proposed front entry door.

EXISTING CONDITIONS



EXISTING CONDITIONS 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 3.7 Windows and Doors

3.7.2 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.

3.7.6 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.

3.7.7 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.

3.7.11 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.

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

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

3.7.18 Existing windows and doors on non-contributing structures should be replaced in-kind.

EXHIBITS

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