

105 S. Main St. – Addition of Basement Access Hatch

(H24-097-COA)

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

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PROJECT SUMMARY

Applicant: Sarah McCormick, Peacock Architects

Property Owner: Mary Vieira

Property Address: 105 S. Main St.

Project Acreage: 0.05 Acres

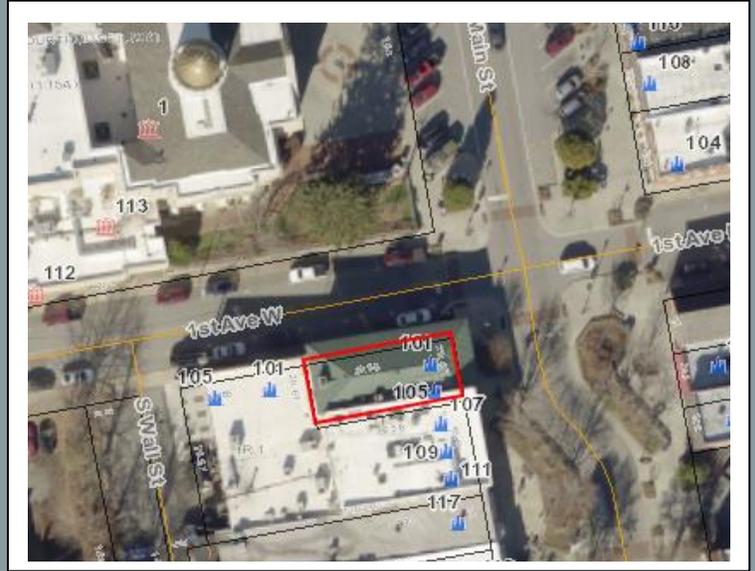
Parcel Identification Number(s):

9568-77-9189

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (Addition of basement access hatch)



SITE VICINITY MAP

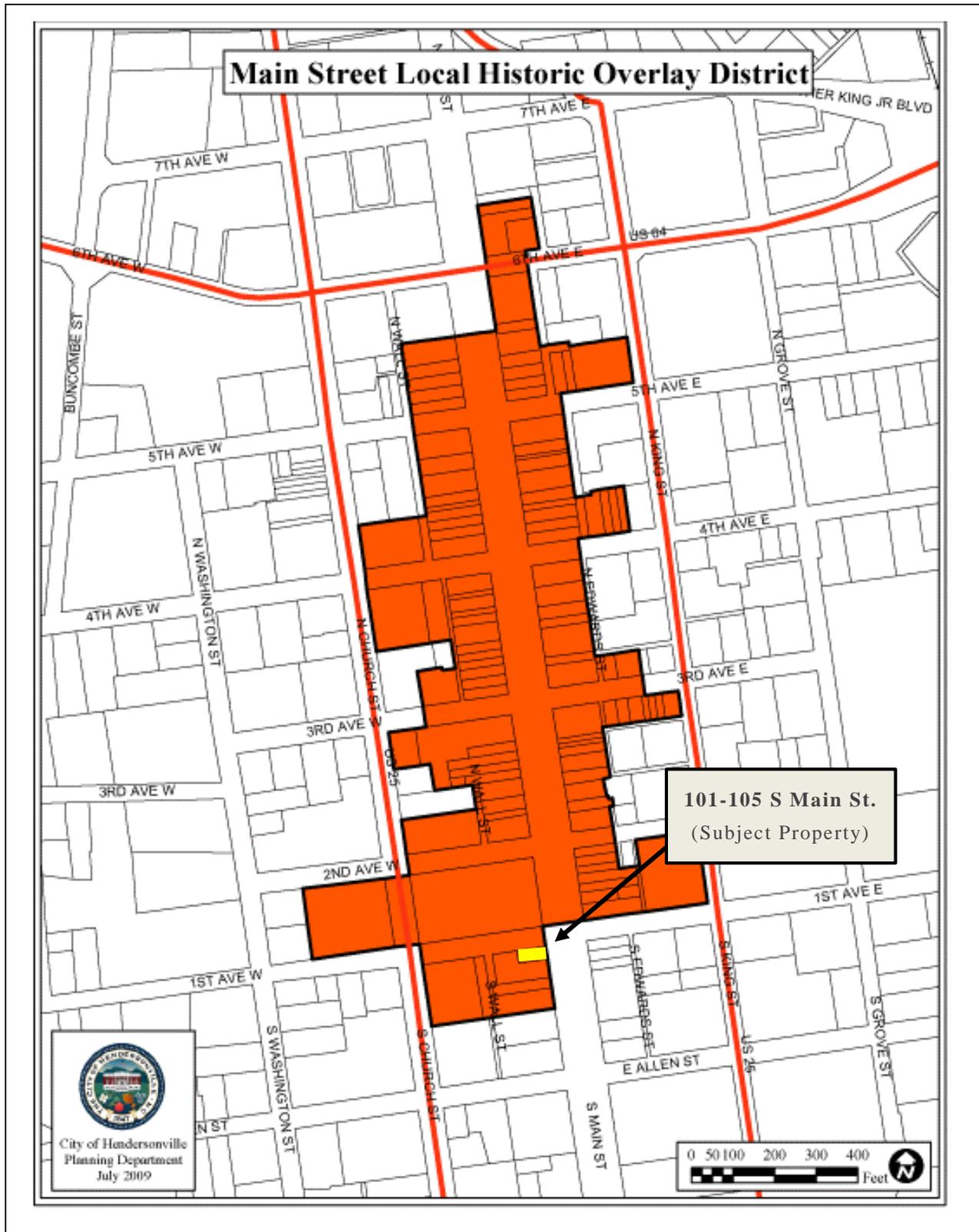
Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Sarah McCormick, Peacock Architects (Applicant) and Mary Vieira (Property Owner) for the addition of an access hatch in what appears to be a previous opening in the side of the building.

The subject property is a contributing commercial structure believed to be the oldest surviving structure on Main Street. It currently contains two suites, 105 S. Main St. and 101 S. Main St. The proposed access doorway is located on the side façade of 101 S. Main St. along 1st Ave W.

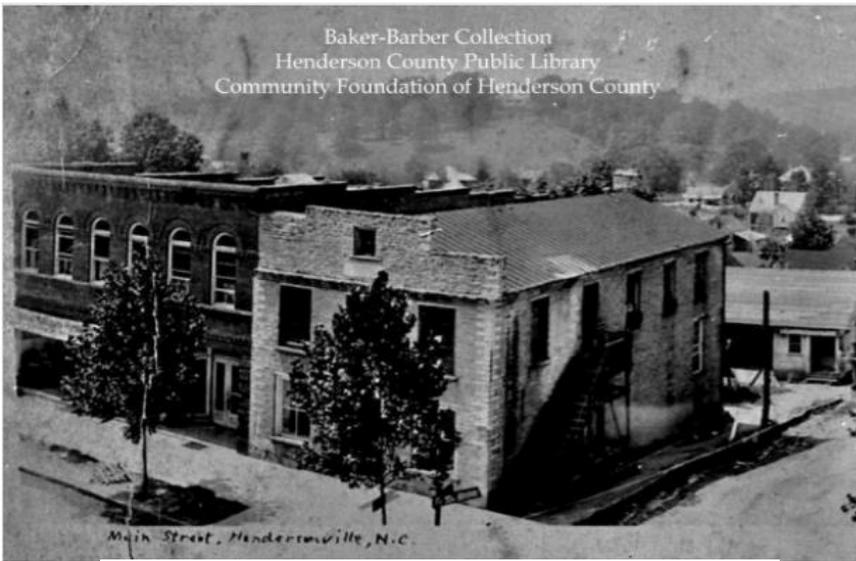
This COA application is considered a Major Work according to the standards of the Main Street Historic District Design Standards.

PROJECT SUMMARY - CONTINUED



CITY OF HENDERSONVILLE - MAIN STREET LOCAL HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY



(Photo Dated 1905; Baker-Barber Collection)

(According to Betty Thomas, Roy Huggins operated an automotive repairs business in the brick building to the rear, built in 1946, and used this building as his offices. Purchased in 1974 by the Thomas Family. Served as a restaurant briefly. Interior remodeled in 1985.)

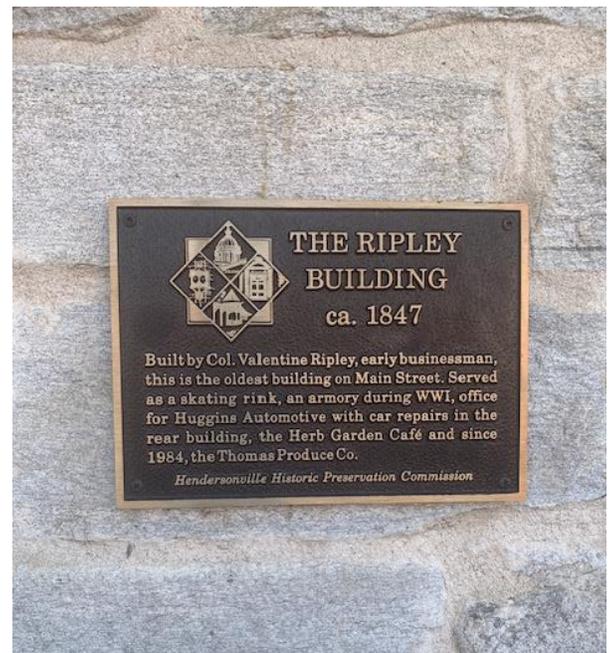
Historical Marker Placed 2009

The Ripley Building ca. 1847

“Built by Col. Valentine Ripley, early businessman, this is the oldest building on Main Street. Served as a skating rink, an armory during WWI, office for Huggins Automotive with car repairs in the rear building, the Herb Garden Café and since 1984 Thomas Produce Co.

Past COA History

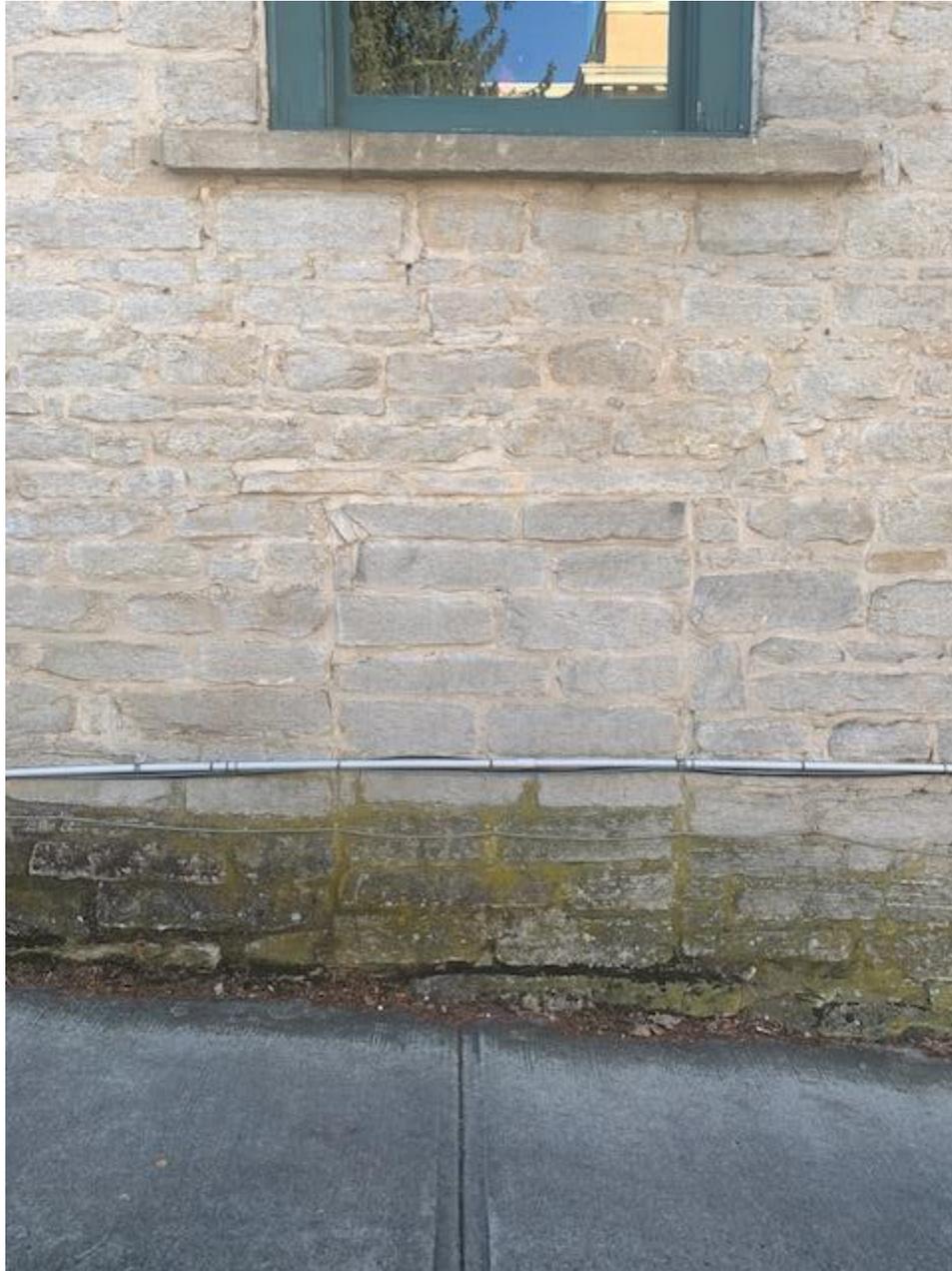
- November 17, 2010 – Commission approved COA for the removal of fiberglass shingles and replaced with metal roof covering.
- September 18, 2019 – Commission approved COA for the replacement of the existing front door with a wooden door with a glass panel.
- December 23, 2023 – Commission approved a COA to install a basement access door on the 1st Avenue side of the building. Upon discussion with City of Hendersonville Public Works, the cost was prohibitive to install a full door, and therefore, applicant is now proposing an access hatch.



SITE CONDITIONS -SITE IMAGES



SITE IMAGES CONT'D



PROPOSED ACCESS DOORWAY

Submitted by Applicant



DESIGN STANDARDS CRITERIA

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Main Street Design Standards*, which is applied to the City's Main Street Historic Districts and Landmarks. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 3.3 Side and Rear Facades

Many of Hendersonville's downtown commercial buildings have side façades that can be seen from public streets, parking lots, sidewalks, and alleyways. As with the primary front façade, these side elevations are important character-defining elements of the downtown historic district. Usually, these façades exist on corner buildings fronting on two streets, but can also occur mid-block where the adjacent property is vacant or is an alleyway.

The side façade generally carries the same design elements and details as the main elevation including fenestrations, brickwork, etc. They are likely to serve a more private utility in providing access to upper-floor office and residential uses and not engage the consumer or the pedestrian like the typical storefront. Still, some of these buildings take advantage of the additional frontage and use the side façade as additional display area, advertising, or even providing additional access for the customer.

The rear façade is also important to the historic character of the building and district. The rear elevation provides access for merchants, their workers, and in some cases, customers. It also continues the same general material treatments as front and side façades. More often than not, rear entrances on Hendersonville's downtown commercial structures serve as a service entry and, as a result, are the location of any necessary mechanical equipment and garbage receptacles. This translates into a less detailed design with a more private appearance than front and side façades that face public rights-of-way. There are some instances in downtown where the rear façade serves as public or semi-public access. Usually, the design of these façades reflects this public utility resulting in an elevation with similar detailing to its primary façade that is more inviting to the consumer or general public.

Preservation

Sec. 3.3.1 Retain and preserve historic façade details and materials on side and rear elevations.

Sec. 3.3.2 Historic painted advertisements represent an important historic element in downtown Hendersonville. While not required, it is recommended that they be preserved whenever possible.

Sec. 3.3.3 Whenever a side or rear façade can be seen from the public right-of-way or parking area, it is encouraged that any unnecessary utility lines, mechanical equipment, pipes, etc. be removed. Whenever introducing new utility or service features such as mechanical units and garbage receptacles, screen them from public view with fences, low walls, or landscaping whenever possible.

Reconstruction

Sec. 3.3.4 If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.

Sec. 3.3.5 When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.

Sec. 3.3.6 If there is historic evidence of a public entrance on a rear façade, rehabilitate the façade to provide for an attractive access from rear parking areas.

Sec. 3.3.7 Downtown buildings with rear access should use small signs or awnings to provide for visual identification.

Sec. 3.3.8 Storefronts on side or rear facades must comply with the Storefront Guidelines under Section 3.1.

New Design

Sec. 3.3.9 If new construction of a side or rear façade is necessary, make sure that the design is compatible with the existing side and rear facades in the district including size & spacing of windows or other fenestrations, proportion, scale, and detailing.

Sec. 3.3.10 Whenever possible, new designs for rear façades should provide access to the public from rear parking areas and alleyways.

Section 3.4.2 Windows and Doors Standards

Windows and doors by their proportion, shape, positioning, location, pattern, and size can contribute significantly to a building's historic character and are particularly indicative of stylistic periods. These openings in a building's exterior also provide opportunities for natural light, ventilation, and visual connections to the interior.

Sec. 3.4.2.1 Retain and preserve original windows and doors.

Sec. 3.4.2.2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.

Sec. 3.4.2.3 If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.

Sec. 3.4.2.4 It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.

Sec. 3.4.2.5 Protect and maintain existing windows and doors in appropriate ways:

- Maintain caulking and glazing putty to prevent air or water infiltration around glass.
- Weatherstrip windows and doors to prevent moisture and air infiltration.
- Check sills and thresholds to ensure that water run off does not collect.

- Maintain a sound paint film on all wooden windows and doors.
- Monitor the condition of wooden windows and doors.
- Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.

Sec. 3.4.2.6 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.

Sec. 3.4.2.7 Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.

Sec. 3.4.2.8 The use of reflective or highly tinted glass is discouraged.

Sec. 3.4.2.9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.

Sec. 3.4.2.10 It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, size, materials, and details.

Sec. 3.4.2.11 If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

Sec. 3.4.2.12 If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.

Sec. 3.4.2.13 It is not appropriate to use snap-in muntins to create a false divided light appearance.

Sec. 3.4.2.14 In accordance with the Artificial Materials guidelines (Section 3.8), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.

Sec. 3.4.2.15 Existing windows and doors on non-contributing structures should be replaced in-kind.

Section 3.4.3 Masonry

By far, the primary construction material in the downtown historic district is brick. Brick, stone, terra-cotta, concrete, stucco, and mortar are all typical masonry materials found on the exterior of historic buildings. The texture, the scale, the color, the bonding pattern, the joints, and the detail of masonry surfaces can all contribute significantly to the overall character of the historic building. Masonry features such as chimneys, arches, quoins, lintels, sills, cornices, and pediments further define a building's historic character.

Masonry Guidelines

Preservation

Sec. 3.4.3.1 - Retain and preserve original masonry walls, foundations, and roofs.

Sec. 3.4.3.2 - Retain and preserve all masonry construction features that are character defining elements of historic buildings, including walls, foundations, roofing materials, corbels, chimneys, piers, arches, quoins, cornices, and lintels.

Sec. 3.4.3.3 - Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new masonry materials and mortar that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.

Sec. 3.4.3.4 - It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.

Sec. 3.4.3.5 - Paint previously painted masonry elements in colors that best reflect the color of the masonry material.

Sec.3.4.3.6 - It is not appropriate to apply nontraditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.

Sec. 3.4.3.7 - Removal of paint from masonry surfaces is encouraged when the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.

Sec. 3.4.5.8 - When removing paint from a masonry surface, use the gentlest means possible. High-pressure water cleaning (greater than 500 PSI) or other harsh methods can destroy the surface of historic brick and damage the mortar between bricks.