

344 N MAIN STREET – Window Replacement (H24-093-COA)

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

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PROJECT SUMMARY

Applicant: Peacock Architects

Property Owner: HVL Property Management

Property Address: 344 N Main Street

Project Acreage: .14 acres

Parcel Identification Number(s):

9568-88-0142

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Replacement Windows on Upper Floor



SITE VICINITY MAP

Project Summary:

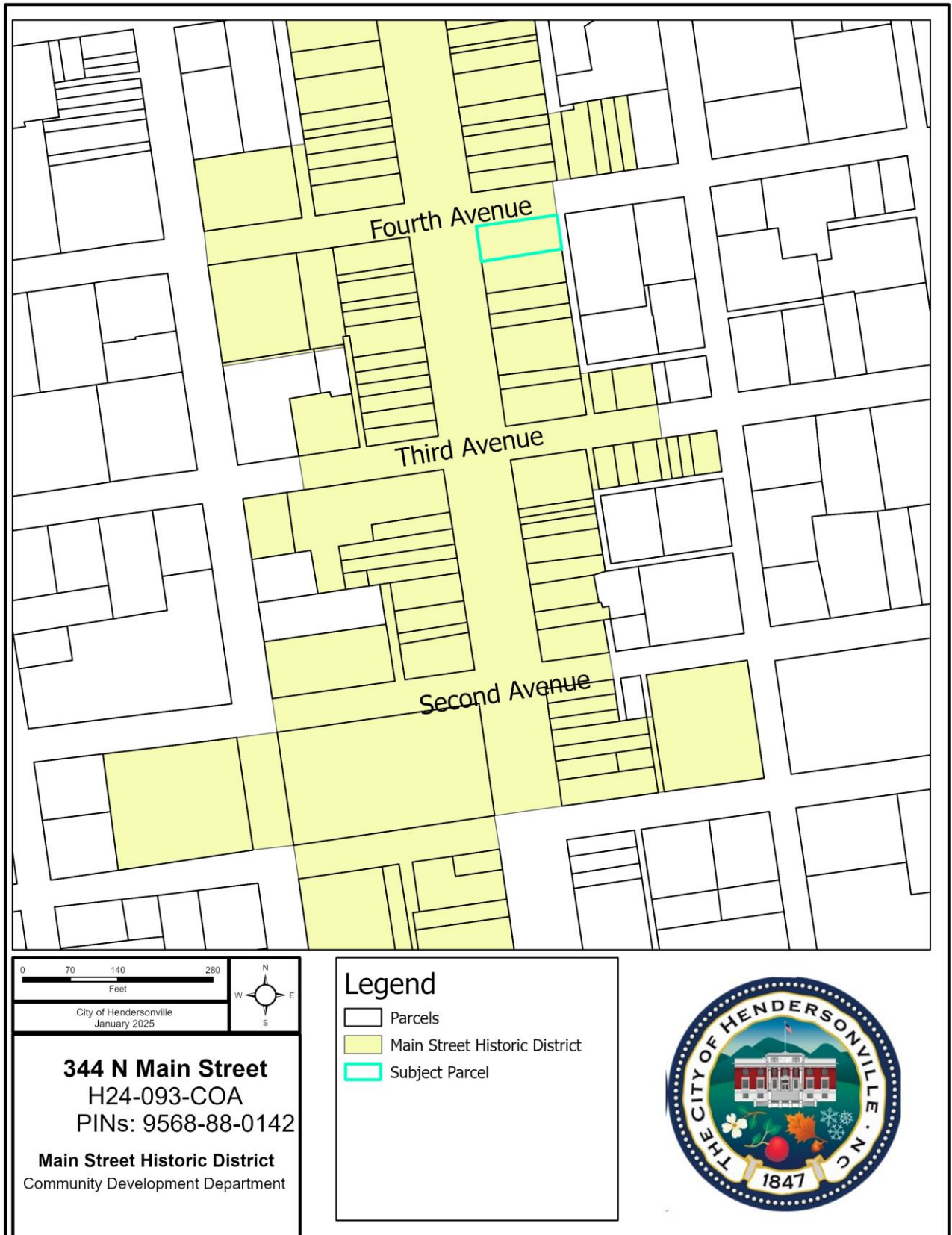
The City of Hendersonville has received an application for a Certificate of Appropriateness (COA) from Peacock Architects for the installation of new windows on the mezzanine level and second story at 344 N Main Street. The applicant asserts that the existing windows are beyond repair, prompting their proposal to replace them.

The applicant intends to replace a total of 17 windows, 16 of which appear to be original to the building. These windows are located on the northern elevation facing Fourth Avenue, and on the eastern elevation facing the rear alley. The proposed replacement windows are double-hung and will be constructed with silver pine. A sample window will be provided for review during the meeting.

Staff provided three contacts for window restoration specialists to the applicant and property owner.

In December 2024, staff approved the removal of the front metal façade and approved the installation of new windows on the upper front façade in seven window openings that have missing windows and that have been sealed with plywood. However, the staff does not find it appropriate to approve the replacement of windows on the north and east sides of the building, as many of these windows are likely original and are in sufficient condition to be rehabilitated. As a result, staff has determined that this request requires review and approval by the Historic Preservation Commission.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP

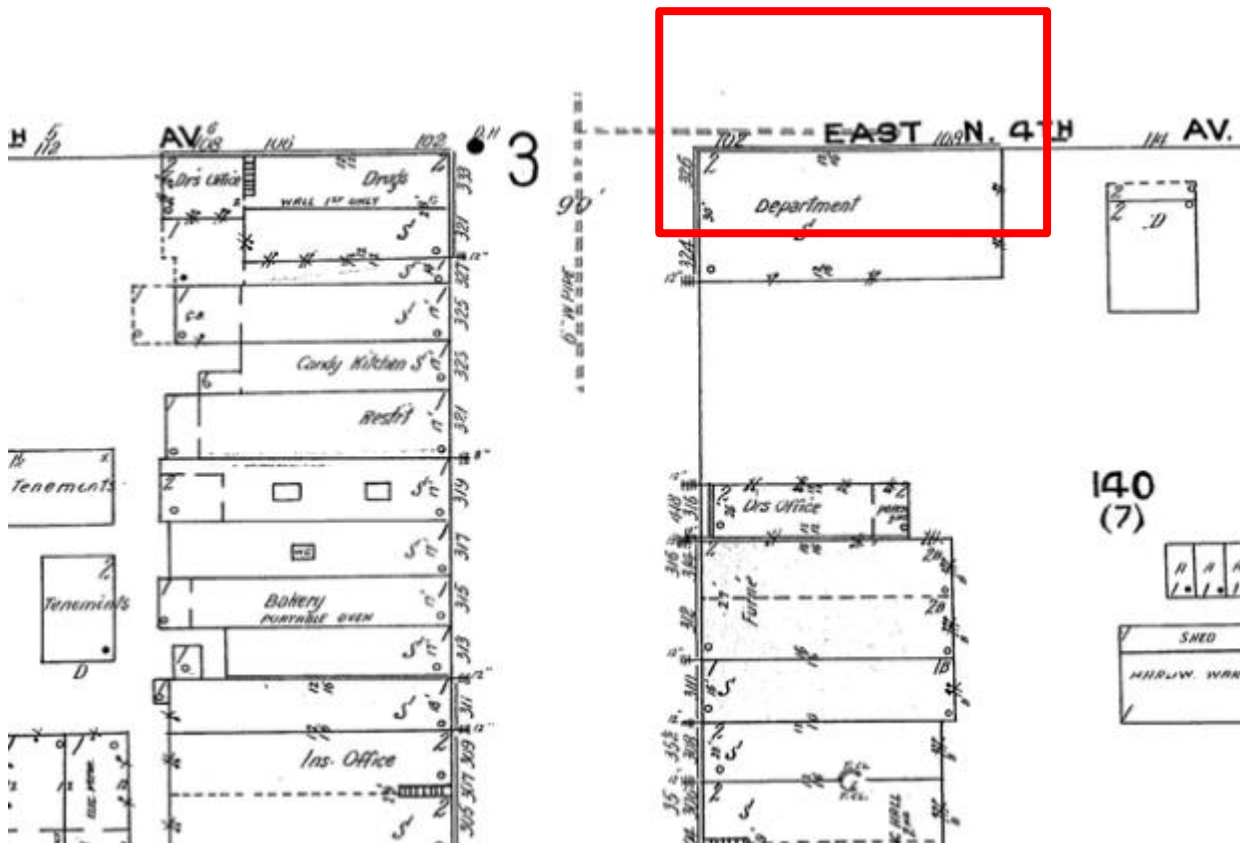


HISTORY OF SUBJECT PROPERTY

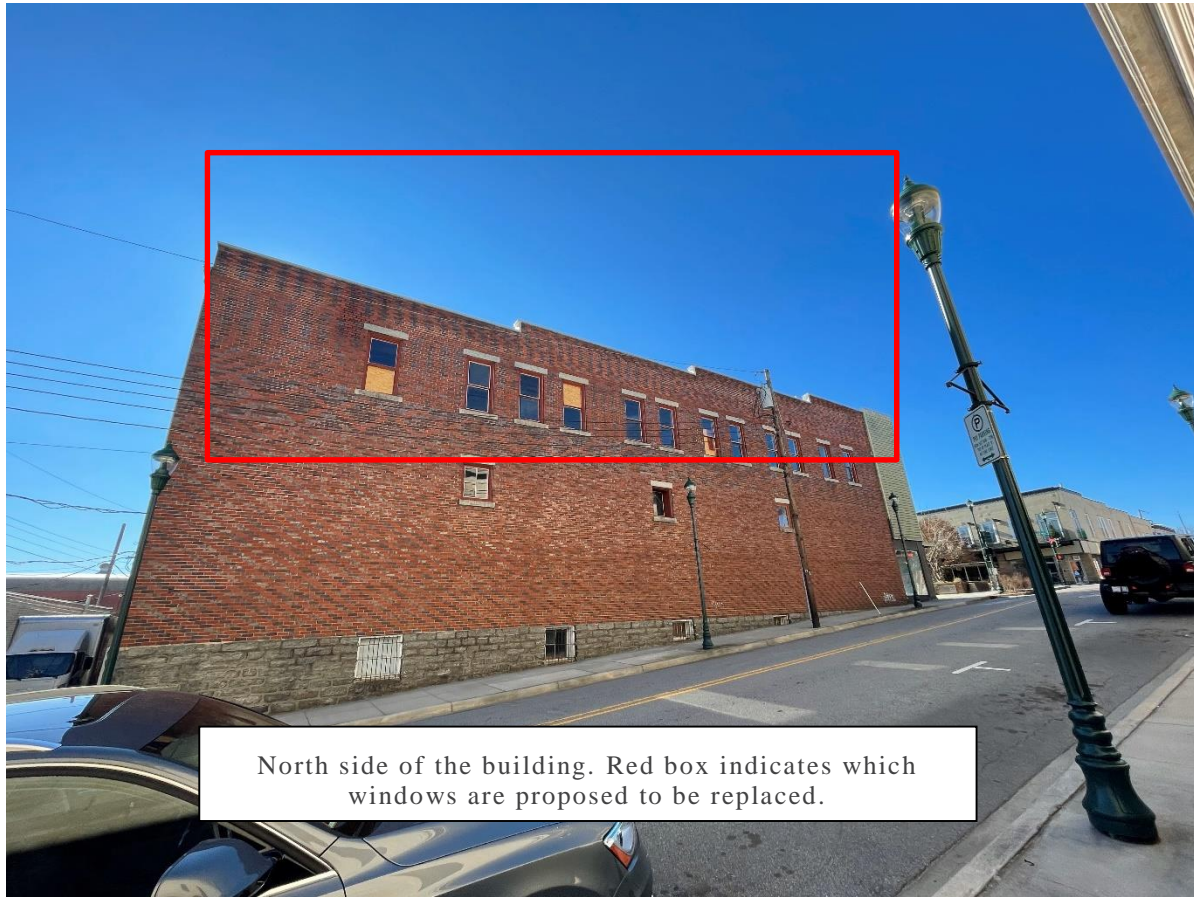
344 N MAIN STREET

Commercial Building. ca. 1920. Noncontributing.

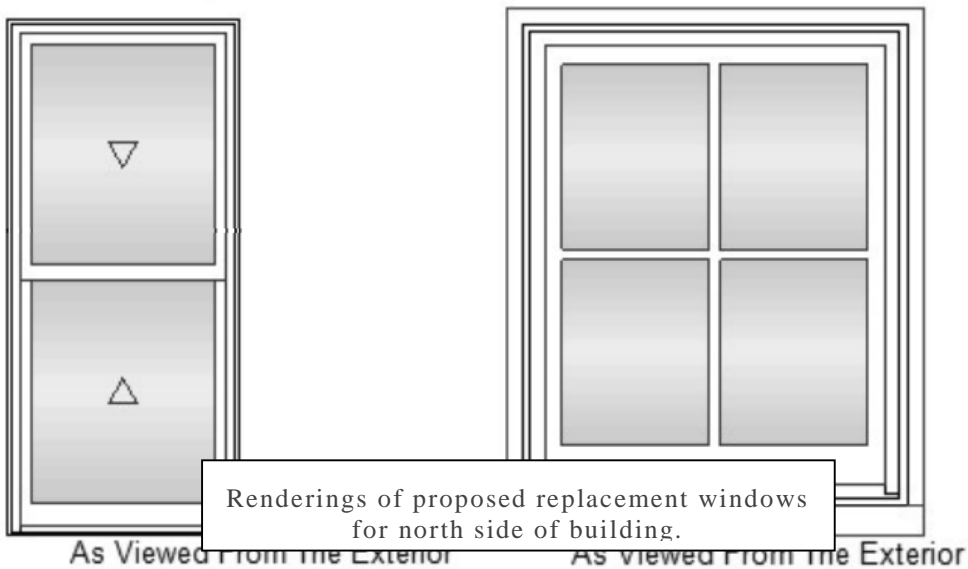
SE corner Main and 4th Avenue. 1920s. Two-story brick commercial structure with stone window lintels and sills. Decorative brickwork and diapering on left elevation. Front covered with modern aluminum false facade.



SITE IMAGES



North side of the building. Red box indicates which windows are proposed to be replaced.



Renderings of proposed replacement windows for north side of building.

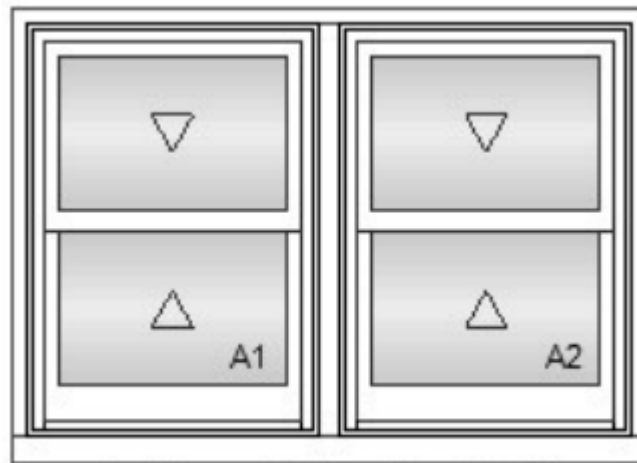
As Viewed From the Exterior

As viewed from the Exterior

SITE IMAGES



East side of building (rear). Red box indicates which window is proposed to be replaced.



As Viewed From The Exterior

Rendering of proposed window for east side of building (rear).

DESIGN STANDARDS CRITERIA

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

3.2 UPPER FACADES

The front elevation of turn-of-the-century commercial building is commonly made up of the storefront and the upper façade. In Hendersonville, many of our historic downtown buildings were designed for, and still used as, commercial on the street level and office or residential on the upper levels. Therefore, in a few cases, the façade treatment is quite different between the first and upper floors.

While most buildings in downtown Hendersonville are two-stories, there are examples that are much larger, such as the Skyland Hotel building. The upper façades of Hendersonville's downtown buildings are constructed of brick with varying levels of detail including brick corbelling, quoins, arched windows, and window awnings. Some buildings use brick stringcourses or stonework to create accents in the overall design.

During the 1950s and 60s, there was an unfortunate trend where historic upper façades were covered in aluminum cladding or other non-historic treatments. Often this would include destroying key architectural features. Over the last several years here in Hendersonville, much of this metal cladding has been removed, usually uncovering an attractive, historic façade that can be restored.

UPPER FAÇADE GUIDELINES

Preservation

- .1 Retain and preserve historic façades and façade details such as corbelled brick, stringcourses, cornices, windows, and stonework.
- .2 The covering of upper façades is not appropriate. Whenever possible, remove metal or other non-historic covering from upper façades.
- .3 It is not appropriate to remove or replace original upper façade windows with modern materials. The enclosing or bricking in of windows shall not be permitted.
- .4 When upper floor windows must be replaced, match the original in configuration and materials.

Reconstruction

- .5 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.

.6 It is only appropriate to use alternate materials when all the original windows are missing or destroyed.

.7 When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements. If no evidence of the design of the feature exists, a new design, compatible with the overall character of the building, should be used.

New Design

.8 If new construction of an upper façade is necessary, make sure that the design is compatible with the existing structures in the district including size and spacing of windows or other fenestrations, proportion, scale, and detailing.

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.

SIDE AND REAR FACADES GUIDELINES

Preservation

- .1 Retain and preserve historic façade details and materials on side and rear elevations.
- .2 Historic painted advertisements represent an important historic element in downtown Hendersonville. While not required, it is recommended that they be preserved whenever possible.
- .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

- .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.
- .5 When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- .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.
- .7 Downtown buildings with rear access should use small signs or awnings to provide for visual identification.
- .8 Storefronts on side or rear facades must comply with the Storefront Guidelines under Section 3.1.

New Design

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

3.4.2 WINDOWS AND DOORS

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.

WINDOWS AND DOORS GUIDELINES

- .1 Retain and preserve original windows and doors.
- .2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
- .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.
- .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.
- .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.
- .6 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
- .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.
- .8 The use of reflective or highly tinted glass is discouraged.
- .9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.
- .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.
- .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.
- .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.

in size and proportion. Install them so that existing windows and frames are not damaged or obscured.