

# 245 N Main St. – Chimney Removal

## (H22-001-COA)

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

### Staff Report Contents

<b>PROJECT SUMMARY</b> .....	2
<b>SITE VICINITY MAP</b> .....	2
City of Hendersonville – Main Street Local Historic Overlay Map .....	3
<b>AERIAL MAPS</b> .....	4
<b>SITE CONDITIONS – SITE IMAGES CONTINUED</b> .....	6
<b>DESIGN GUIDELINES CRITERIA</b> .....	7
<b>EXHIBITS</b> .....	8
- Exhibit A – Application.....	8
- Exhibit B – Email from Lightning Restoration Company and Environmental Chimney Services.....	8
- Exhibit C – Henderson County Property Records.....	8



## **PROJECT SUMMARY**

**Applicant:** Lightning Restoration of the Carolinas

**Property Owner:** Lauren Webster  
(Property Manager)

**Property Address:** 245 N. Main St.

**Project Acreage:** 0.47 Acres

**Parcel Identification Number(s):** 9568-77-8710

**Current Parcel Zoning:** C-1 Central Business

**Historic District:** Main Street Historic District

**Project Type:** Major Work (Demolition of Chimney above roof line)



**SITE VICINITY MAP**

The City is in receipt of a Certificate of Appropriateness application for 245 N Main St. for the demolition of the exterior portion of a chimney above the roof line of the building. The applicant is making the following statement related to their request:

“Remove exterior portion of [the] chimney above [the] roof line. It is currently nonfunctioning and is leaking and causing mold issues.” (Exhibit A)

Robert is listed on the application as the contractor making the statements related to the integrity of the structure.

Toby Johnson, Construction Manager, of Lightning Restoration provided an email from Richie Baxley of Environmental Chimney Service who evaluated the condition of the chimney at the subject project (Exhibit B). Mr. Baxley recommended that the chimney be “torn down and disposed of as it is no longer able to retain the products of combustion with gases leeching through the masonry and is further deteriorating the chimney casing.”

The subject property is currently the location of PNC Bank. It is listed on the Hendersonville Historic Preservation Commission website as the “only structure of a distinctly modern design on Main Street,” and 1970’s as the indicated time period.

Based on Henderson County records, the subject property was built in 1953. (Exhibit C) Staff believes that the subject property was once a moving picture show theater as indicated on a Sanborn map. However, Staff was unable to determine any additional information as to any historical significance of the subject property. Staff believes that the chimney may pre-date the current building on the subject property but is unable to verify that information.

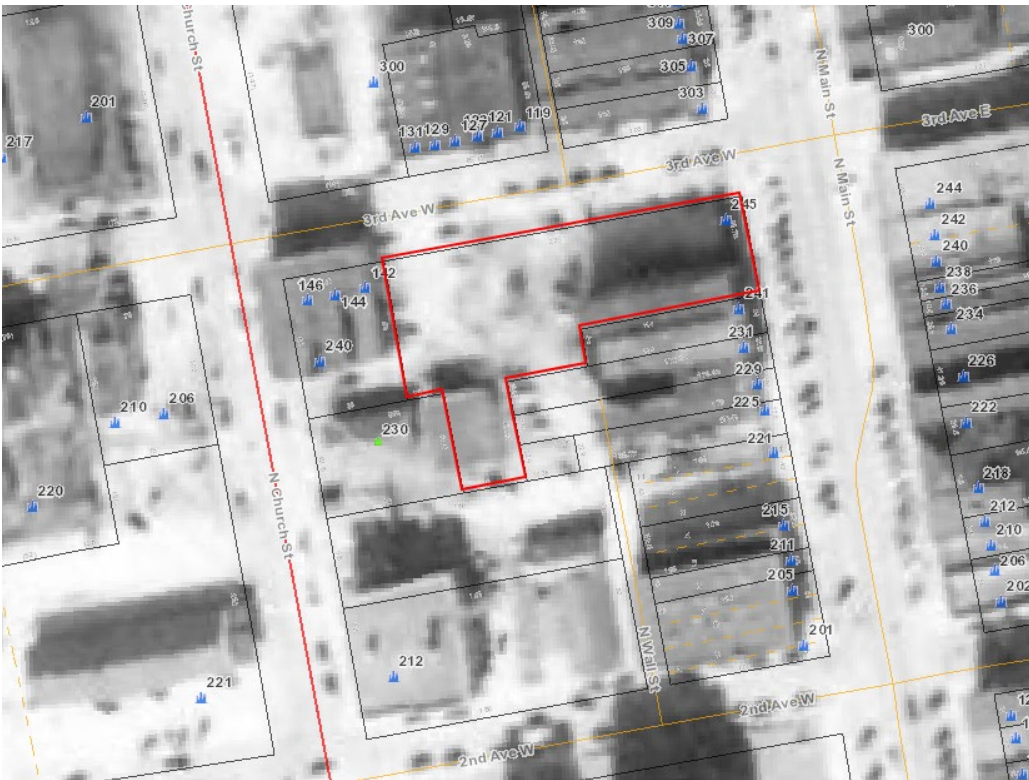
PROJECT SUMMARY – CONTINUED



City of Hendersonville – Main Street Local Historic Overlay Map



## AERIAL MAPS



1954 GIS Map



2018 GIS Map

## SITE CONDITIONS – SITE IMAGES

Images taken from 3<sup>rd</sup> Avenue W facing South.





## SITE CONDITIONS – SITE IMAGES CONTINUED

Image taken from N Main St. (opposite of subject property) facing South.



## **DESIGN GUIDELINES CRITERIA**

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Design Standards*, which is applied to the City's Residential Historic Districts and Landmarks. Specifically, Chapter 5 – Relocation or Demolition provides the guidance for this proposal.

### **5.2 DEMOLITION**

- .1 Before demolition, work with the commission to pursue all alternatives to demolition.
- .2 Before demolishing a historic structure, document its original setting and context. Use photographs, site plans, and other graphic or written statements to record the existing site conditions.
- .3 Before demolition, work with the commission or other interested parties to salvage usable architectural materials and features.
- .4 Before demolition, submit a site plan to the commission illustrating proposed site development or plantings to follow demolition.
- .5 During demolition, ensure the safety of any adjacent properties and historic resources. Also, during and after demolition, take care to protect trees on the site from damage due to compaction of the soil by equipment.
- .6 After demolition, clear the site promptly and thoroughly.
- .7 After demolition, plant or develop the site promptly as approved in the proposed site plan.

## CHAPTER 28 of CITY CODE – HISTORIC PRESERVATION

### **Sec. 28-147. Relocation, demolition or destruction of designated properties.**

(a) *Application for certificate of appropriateness.* An application for a certificate of appropriateness authorizing the relocation, demolition or destruction of a designated landmark or a building, structure or site within a designated historic district may not be denied except as provided in subsection (b) of this section. However, the effective date of such a certificate may be delayed for a period of up to 365 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the commission where it finds that the owner would suffer extreme hardship or be deprived of all beneficial use of or return from such property by virtue of the delay. During such period the commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the building or site. If the commission finds that a building or site within a district has no special significance or value toward maintaining the character of a district, it shall waive all or parts of such period and authorize earlier demolition or removal.

(b) *Denial of certificate.* An application for a certificate of appropriateness authorizing the demolition or destruction of a building, site or structure determined by the state historic preservation officer as having statewide significance, as defined in the criteria of the National Register of Historic Places, may be denied except where the commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial.

### **EXHIBITS**

- Exhibit A – Application
- Exhibit B – Email from Lightning Restoration Company and Environmental Chimney Services
- Exhibit C – Henderson County Property Records