

123 3rd Avenue West – Fill-in Existing Window Openings & Addition of Windows on Rear Facade (H22-117-COA)

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

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PROJECT SUMMARY

Applicant: Eli M. Jones

Property Owner: Lupri LLC (Exhibit B)

Property Address: 123 3rd Ave W.

Project Acreage: 0.18 Acres

Parcel Identification Number(s):

9568-77-7864

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (Fill in existing window openings and addition of two windows on rear facade)



SITE VICINITY MAP

Project Summary:

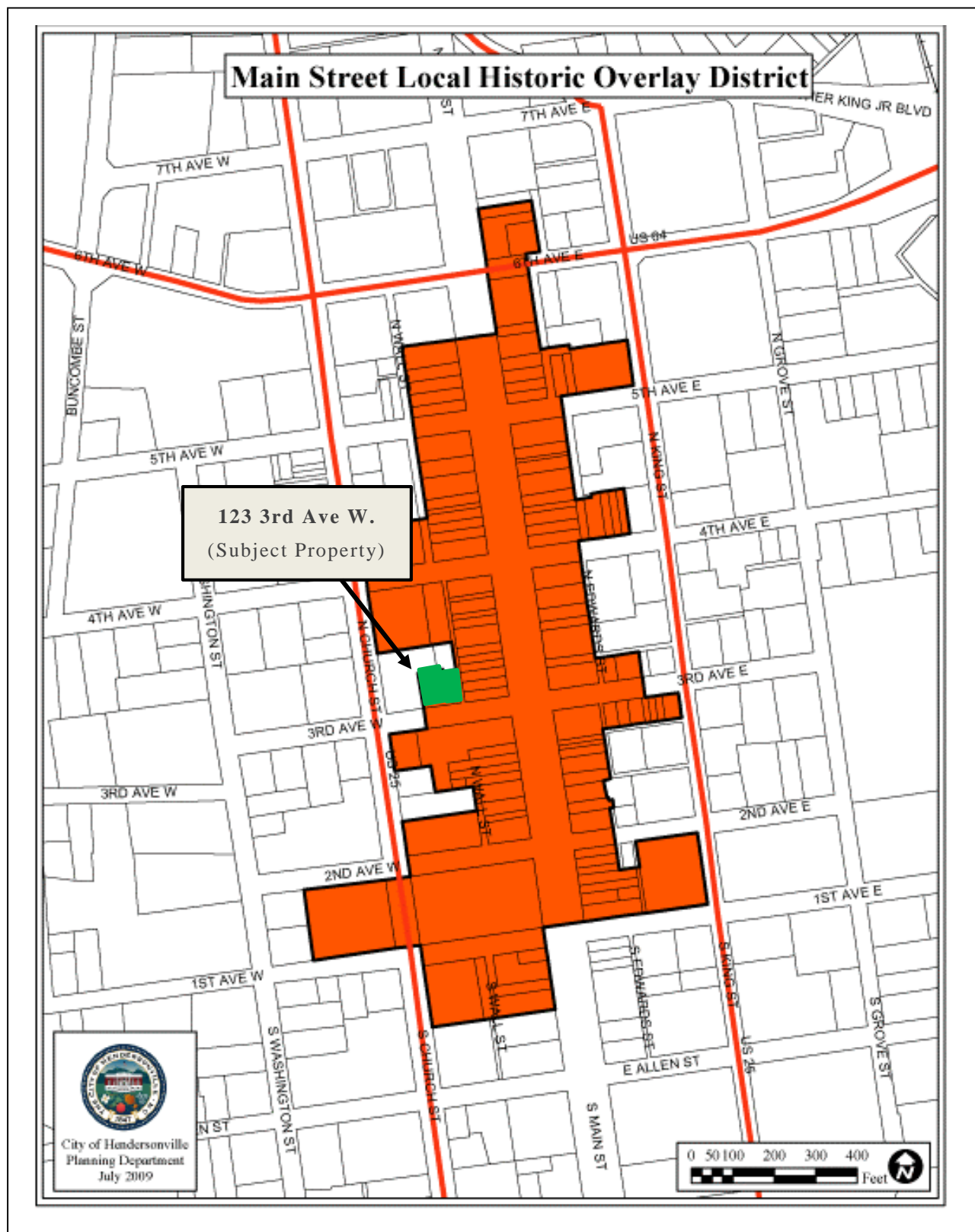
The City is in receipt of a Certificate of Appropriateness (COA) application from Eli M. Jones (Applicant) and Lupri LLC (Property Owner) to partially fill-in the existing window openings of two windows located in the rear façade of the subject property and the installation of two new windows in each of the remaining window openings. The subject property is located at 123 3rd Avenue West.

The subject property is a two-story brick Commercial Style building with two storefront openings. Both storefronts have been modernized.

The Applicant made the following statement related to their request:

“We are proposing to fill in the 2 rear ground level windows with brick that best matches the current brick style/color and add windows that are 12 inches tall by 44 inches wide (existing window opening) at the top of the new brick. See attached drawing. This is due to security concerns because the current windows are at/or below grade.” (Exhibit A)

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



CITY OF HENDERSONVILLE – MAIN STREET HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY

127-131 3rd Ave. W. Commercial Building. ca. 1925. Contributing.



Two-story brick Commercial Style building with two storefront openings. Both storefronts have been modernized. Upstairs windows have been replaced with central fixed panes flanked by one-over-one sash. There is a row of decorative vertical brick above the storefronts.

PAST COA APPROVALS

- There are no past COA approvals for the subject property.

SITE CONDITIONS - SITE IMAGES



SITE CONDITIONS CONT'D



APPLICANT SUBMITTED PROPOSED WORK



EXAMPLES OF FILLED IN WINDOWS FRONTING MAIN ST.



234 N Main St.: Early 20th century two-story painted striated brick commercial structure. The second-story windows have been filled in with brick panels with diamond ornament.



226 N Main St.: Non-contributing one-story brick building. The 2005 Local Designation Report does not describe the upper façade windows as at the time the survey was conducted the upper façade was covered with a modern corrugated metal façade that was later removed in 2008. There is no indication on the condition of the windows after the façade was removed.

EXAMPLES CONT'D



423 N Main St.: Contributing, one-story brick commercial building and bricked-in second story. Example of in-fill brick on the second story that does not match the existing brick façade.



Example of mismatched brick on rear façade of the building the subject property is located in.

DESIGN STANDARDS CRITERIA

The proposed major work project 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:

Section 3.3 Side and Rear Facades

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.

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

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.

Section 3.4.2 Windows and Doors

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. 3.4.2.9 - 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. 3.4.2.14 - 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.

Section 3.4.3 Masonry

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

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

Section 3.6 Safety and Accessibility

A new use or a substantial rehabilitation of a historic building can result in requirements to meet contemporary standards for both life safety and accessibility to people with disabilities. The North Carolina State Building Code and the federal guidelines for adhering to the Americans with Disabilities Act of 1990 both provide some flexibility in compliance when dealing with historic buildings. Review of proposed exterior alterations to meet life safety and accessibility standards is based on whether the alteration will compromise the architectural and historic character of the building and the site.

Introducing a large feature on the exterior of a historic building without destroying or diminishing significant architectural features is clearly a challenge. Likewise, adding an exterior fire stair or fire exit requires careful study of all alternatives. Regardless of the magnitude of an alteration to a historic building, temporary and reversible changes are preferred over permanent and irreversible ones.

The Main Street Historic District is part of the Primary Fire Limits as outlined by G.S. 160-435. Additional regulations may apply to signage, awnings, storefronts, facades, balconies and other changes to buildings.

Sec. 3.6.1 - Review proposed new uses for existing historic buildings to determine if related building code and accessibility requirements are feasible without compromising the historic character of the building and the site.

Sec. 3.6.2 - Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.

Section 3.8 Artificial Materials

Sec. 3.8.1 - Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials.

Sec. 3.8.2 - Replace windows, doors, siding, trim and other exterior materials on non-contributing structures in-kind.

EXHIBITS

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