



CITY OF HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Wednesday, August 18, 2021 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. Minutes of the July 21, 2021 meeting
4. **NEW BUSINESS**
 - A. 147 1st Ave E Unit C – Illuminated Sign (H21-20-COA) – *Matthew Manley, AICP | Planning Manager*
 - B. 430 N Main St – Replacement Siding (H21-21-COA) – *Matthew Manley, AICP | Planning Manager*
 - C. 147 1st Ave E Unit B – Glass Door (H21-22-COA) – *Matthew Manley, AICP | Planning Manager*
 - D. 430 N Main St – Window Replacement (H21-24-COA) – *Matthew Manley, AICP | Planning Manager*
5. **OLD BUSINESS**
6. **OTHER BUSINESS**
 - A. Staff Approved CoAs - *Matthew Manley, AICP | Planning Manager*
7. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

**CITY OF HENDERSONVILLE
Historic Preservation Commission**

Minutes of the Regular Meeting of July 21, 2021

Commissioners Present: Cheryl Jones, Chair, Chuck Reed (Vice-Chair), Ralph Hammond-Green, Derek Cote, Kristie Ogletree

Commissioners Absent: Sam Hayes, Chris Barron

Staff Present: Matthew Manley, Planning Manager/Commission Coordinator, John Connet, City Manager, Terri Swann, Administrative Assistant III

- I **Call to Order.** Chair called this meeting of the Hendersonville Historic Preservation Commission to order at 5:30 pm.
- II **Agenda.** Chair stated a few revisions were made to the agenda. On motion of Commissioner Reed, the Findings of Fact Items 5A and 5B were removed and the addition of the staff approved COA's were included as 5A. The motion was seconded by Commissioner Hammond-Green; the Commission approved the revised agenda.
- III **Minutes.** On motion of Commissioner Reed seconded by Commissioner Cote the minutes of the Special meeting of June 29, 2021 were approved.
- IV(A) **Local Landmark Designation,** Grey Mill Parking Lot and Common Space, (File No. H21-10-LL). Matthew Manley, Commission Coordinator stated this was deferred from the May meeting and it has stayed the same therefore he would not be presenting any other information and the Commission can pick up on their discussion. John Connet, City Manager would like to speak with the Commission.

John Connet, City Manager stated he wanted to give the Commission more background information of the Grey Mill designation. They are asking to extend the Local Landmark Designation to the parking lot and common area. This project started roughly 13 years ago and has a prolonged history. The developer Ken Reiter came to the city five years ago and wanted to preserve the whole site. They wanted the whole site designated as a Local Landmark and extend protections over the whole site. The paperwork came in and it was to designate the building itself. From City Council's perspective the whole site should have been designated. City Council would like the whole site designated so that the protection standards would apply. Chair asked if the site could be recombined. Mr. Connet stated that is a question for the developer.

Ken Reiter stated he is not aware of any reason why it could not be recombined. They have several agreements in place concerning this development such as the Brownfield Agreement so he would need to check into this. The site has agreements in place with both Federal and State restrictions in place for both parcels.

Chair stated SHPO had taken out the designation for this parcel so was it a tax credit thing or the lack of historic fabric that they had a struggle with. Did they look to see if the mill actually functioned on this site? Mr. Connet stated staff has not received the report from SHPO yet. Mr. Manley stated after having

an informal conversation with SHPO, he believes their comments reflect some of the Commission's concerns.

Mr. Connet stated the original idea of the City Council was for the entire site to be included in the designation. He understands this is coming before the Commission in two pieces, but it was considered by City Council to be the whole site. He believes that was their understanding.

Chair stated they were stuck because their duty is not to normally recommend a designation without some historic significance shown for the site. They are looking for testimony that some historic activity took place on this site and they have not received anything.

Commissioner Reed stated they are being asked to look at this subject property and determine if special historic significance is associated with the mill, but they still haven't heard anything from the developer for the Commission to determine this.

Mr. Connet stated he appreciates the Commission and he asks that they take action on the recommendation to City Council whether that is to recommend or not recommend.

Chair asked if they recommend approval or denial, will their reasoning behind the recommendation go to City Council. Mr. Connet stated the Commission is playing an advisory role to City Council and they will take all information presented to them. This is not a quasi-judicial hearing, it is legislative, but they will consider the Commission's comments.

Mr. Reiter stated he understands the circumstance but if you look at the 1.17 acre site, it is reasonable to assume that the physical mill building and the lots immediately adjacent to it, it is reasonable to assume some historic activity was significant to those lots. If you look at how the mill operated one can assume that whole site had historic significance at some time. He couldn't find anything solid, but he has been doing these types of rehab for over 20 years and they normally have a spillover effect to the adjacent properties. Chair stated she gets that but now there have been artificial lines drawn for the site. Mr. Reiter stated concerning the 1.09 acres, he does not know if physical activity happened from the mill at this location, but it is reasonable to assume that it did.

Commissioner Reed asked if Mr. Reiter was saying he had proof there was some significant value to the lot because he has not provided that level of proof to the Commission. Mr. Reiter stated no, he was saying it is safe to assume there was some type of physical activity from the mill historically done on the whole site.

Chair stated they are trying to build a record; can the landmark designation be amended to bring this parcel into the designation with the mill? Mr. Manley stated this is to amend it to include this PIN. Mr. Manley stated it is one landmark and two parcels. Chair stated amending the designation is a different discussion than having to approve a new application. Is this a new application or an amendment?

Mr. Manley stated he is sorry that was left out of the staff report. This is an amendment and if the designation is approved, the residential guidelines would apply to this parcel.

Mr. Connet stated this is one landmark designation and not two. About four-fifths of the lot shows a Local Landmark Designation already.

Mr. Manley stated the report stands alone and the memo talks about amending the designation. The Commission could clarify that in their motion.

The Commission discussed the designation with all members not in favor of recommending the designation if the parcel was a stand-alone designation. The Commission was in favor of recommending approval if it was an amendment and the designation was being added to the site as a whole. Commissioner Reed stated the main problem was the way this has been presented to them.

Chair asked if City Council passes this, the adoption would be an amendment. Mr. Manley stated the report is part of the application and even though they are applying separately, this is an amendment.

Commissioner Reed stated this is for the parking lot and common area, are there any other associated properties? Mr. Manley stated the developer is indicating no.

Commissioner Reed moved the Commission recommend City Council to approve the adoption of an ordinance designating the Grey Hosiery Mill Parking Lot and Common Area and any other associated properties with PIN 9568-88-9541 as a local historic landmark. Mr. Cote seconded the motion which passed unanimously.

Mr. Connet thanked the Commission.

- IV(B) **Certificate of Appropriateness**, Gus Campano of ACC, LP & DAC, LP, PIN 9568-87-1778 – 3rd Avenue East at N. Edwards Street (File No. H21-18-COA). Prior to the opening of the public hearing, Chair announced that any persons desiring to testify at any of the public hearings must first be sworn as witnesses and will be subject to cross-examination by parties or persons whose position may be contrary to yours. A copy of the protocol for a quasi-judicial hearing is provided on the back table next to the agenda. Since this is a quasi-judicial hearing, it is very important that we have an accurate record of what goes on. Therefore, we must ask that you refrain from speaking until recognized by the Chair and, when recognized, come forward to the podium and begin by stating your name and address. Anyone who wishes to testify during the public hearings should come forward to be sworn in. Chair swore in all potential witnesses.

Mr. Manley gave the following analysis:

The Community Development Department is in receipt of an application for a Certificate of Appropriateness permit from ACC, LP & DAC, LP to undertake the following work at the above referenced property:

1. Construction of a new residence as indicated in the sketches submitted with the application which include a 2.5 story building, front façade is brick with stucco accents between stairwell windows on the first and second floor and the third level and third level terrace wall, metal railing on the second level balcony. The east side is stucco with metal railing and cloth awning on the third level, brick accent on northern most portion of the second and third levels. The west side is stucco with brick accent wall, metal canopies, walk-in door and two-car garage with the garage doors on the first level. The rear side is stucco.

The subject property is currently a vacant lot and having no structures, is not defined as contributing or non-contributing within the Main Street Local Designation Report which refers to it as a “vacant lot to west of 128 3rd Avenue East.”

Mr. Manley stated there is a public right-of-way beside the lot with an easement behind the property.

A site plan was shown to the Commission. The two-car garage will be entered from the alley. An elevation of the property was shown. Mr. Manley explained the view of the proposed home from the N. King Street side looking up. There is a proposed screening wall and he is not sure what is behind that wall. The applicant can speak to this.

Mr. Manley stated a structure was previously approved for this location on two occasions by the HPC. The first was approved in October 2016. The first version, which received feedback from DRAC in August 2016, varied significantly from the second design, which was approved in January 2017. The second design and the current application are essentially identical.

Mr. Manley stated design changes have occurred, but they are very similar. Mr. Manley showed several of the design guidelines that were relevant.

Mr. Manley stated he has listed the Utility Retro-fit Guidelines because an adjacent property called with concerns about the utilities. This is the section of the guidelines that cover utilities. The guidelines for new construction do not cover utilities.

Chair asked if there were any questions for staff.

Commissioner Reed asked if this was essentially the same. Mr. Manley stated yes, there is only a minor dimensional change.

Chair stated looking at the application Gus Campano is the property owner; will the Commission need permission from Mr. Campano for the buyer to speak to the plan and have authority to make binding decisions on the application.

Gaston Campano, property owner stated he gives his authorization for Mr. David McKinley, purchaser to speak on his behalf.

Commissioner Hammond-Green asked if the utilities would be underground. Mr. Manley stated he can get clarification from the applicant.

Chair asked if there were any further questions for staff. There were no further questions for staff.

David McKinley, 11 King View Drive, Fletcher, NC stated he is in the process of purchasing the property. The biggest change is that the building is two feet wider and the walkway is a little narrower. Edwards Alley has a 10-foot right-of-way and he will not infringe on that. The front will have a little bit different access.

Commission Cote asked about the front set-up. Mr. McKinley stated he does not have the full details on that yet.

Discussion was made about the windows and the time it will take to receive them due to the construction delays and costs. Chair explained minor deviations being approved by staff and major works having to come back before the Commission for approval.

Commissioner Cote asked about the iron gate on the side. Mr. McKinley stated there will be an iron gate with their address on the right side.

Chair asked what color the brick would be. Mr. McKinley stated a light gray with red tones. He presented a sample for the Commission to see. Mr. McKinley stated the stucco will also have a hint of gray in it. The windows, gutters, down spouts and railings will be black. He is trying to get an older look without being false.

Commissioner Hammond-Green asked about the utilities being underground. Mr. McKinley stated the meter will be on the backside. Duke Energy actually has a right-of-way that runs on the backside with power lines overhead.

Chair asked if the HVAC unit would be on the back or the roof. Mr. McKinley stated his intention is to locate it in the back, but he is willing to put it on the roof if need be. Mr. Manley stated given there is a right-of-way located there, the developer will have to stay out of it. The placement of the utilities was a concern that came in from an adjacent property owner.

Mr. Campano stated the right-of-way is not being use for vehicles. It would not be a practical way to use the right-of-way. There are patio areas behind there.

Chair stated this is unique for downtown. She asked if Mr. McKinley was willing to screen the utilities. Mr. McKinley stated yes, as long as it meets the easement requirements and he will meet with his attorney concerning those.

Mr. Campano stated the back of the property will not be visible. You can walk down the alley and it is only about a 10-foot strip.

Discussion was made on the size of the units and the exterior vents. Mr. McKinley stated the vents will be located up through the roof. Chair asked if the roof could be occupied. Mr. McKinley stated the roof will not have access; it will only be accessed for repairs. He stated they will not be using solar.

Mr. McKinley stated the garage door will be a combo of synthetic type wood and will look like a carriage door.

Mr. Campano talked about the elevation change where Detours is located. He stated he went through the approval process last time and there are clear differences between new construction and alterations of a building in the guidelines. He did not try to imitate the historic buildings.

Mr. Manley stated in the new construction guidelines it does not reference the utilities, therefore he included the section on utilities. They need to meet some of the intent of those guidelines. The Commission could make a condition that the developer put as much as they can on the roof and screen anything that would be placed in the rear. The mechanical equipment could be placed on the rear if

screened but the developer could make all attempts to put it on the roof. Chair stated the Commission can discuss this when the public hearing is closed.

Commissioner Cote asked if the railings were steel. Mr. McKinley stated yes, they are black and would be steel. There will be no color change to the stucco, all windows and transoms will be black. They will have a 2' x 4' window up high on the garage door to bring light into the garage area.

Chair asked if they plan to have any plantings. Mr. McKinley stated there is a bump out area where they are planning to have a planter on the backside if there is enough room once they check the easement.

Chair has concerns about the utilities and the easement and keeping the utilities out of the easement. This may cause the developer not to be able to locate the utilities in the rear. Mr. McKinley stated if he cannot keep the utilities out of the easement, he will place them on the roof. He stated it would just be easier to maintain on the back of the property.

Commissioner Reed asked if the setback has been changed. Mr. Campano stated there are no setbacks in this district.

Chair asked if there was anyone in the audience that had questions for the applicant or staff. No one had questions. Chair asked if there was anyone that would like to testify concerning the application. Chair asked if there was anyone that wished to speak before they close the public hearing. When no one came forward Chair closed the public hearing.

The Commission discussed the application and how it has already been approved twice.

Chair re-opened the public hearing.

Commissioner Reed asked staff about applying the utility guidelines to the motion and have staff interpret the guidelines. Mr. Manley stated typically the motion is to approve or deny the application as shown but they can add the utility guidelines into the motion. This is to make sure what the HPC meant is included in the COA approval.

Chair closed the public hearing.

The Commission discussed the utilities and where to locate them. They also discussed the guidelines that were relevant to this application and the previous approval.

Chair reopened the public hearing.

Chair asked the developer if he plans to use any aluminum or vinyl. Mr. McKinley stated no.

Chair closed the public hearing.

The Commission discussed the three units being placed on the roof and the location of the electrical meter in the rear. They discussed the utility guidelines that would apply. They also discussed screening if the units are located in the rear.

Chair reopened the public hearing.

Commissioner Reed asked how feasible it was to do screening on the units. Mr. McKinley stated he would have to verify with his attorney the location of the easement and he just won't know the answer to this until he sits down with his attorney. When he gets a clearer picture of what that utility easement means then he will determine whether to put it on the roof or on the rear. He will not put the units below if they cannot be screened.

Chair closed the public hearing.

Commissioner Reed moved the Commission to find as a fact that the proposed application for a Certificate of Appropriateness, as identified in file # H21-18-COA, if constructed according to the information reviewed at this hearing and any representations made by the applicant on the record of this hearing, is not incongruous with the character of the Main Street Local Historic District for the following reasons: the proposed project is in compliance with guideline 4.1.1 it keeps the setback of the proposed building consistent with the setback of adjacent buildings, consistent with 4.1.2 the distance between the proposed building and adjacent buildings is compatible with the spacing between existing buildings, is compatible with 4.1.3 as the building is oriented toward the street with the main pedestrian access in the front, and in accordance with 4.1.6 the height of the proposed building in this application is compatible with historic buildings on the block which it is located, in compliance with 4.1.7 the building is block face and is not taller than the adjacent structures, in compliance with 4.1.12 the materials used in this proposed project are similar to those commonly found in the district, and in compliance with 4.1.18 the contemporary construction does not directly copy from the historic buildings in the district but is compatible with them in height, proportion, roof-shape and materials used. Also with the condition that the utilities; electrical utilities, HVAC be behind the building or on the roof and if HVAC units are positioned behind the building they should be screened and with the condition that this COA approval supersedes the previous approvals and any other utilities will need to be on the roof or vented through the roof and the utilities be located in compliance with the design standard consideration for utilities 3.7.9, .10 and .11 and the gas meter can also be on the rear if screened. Commissioner Hammond-Green seconded the motion which passed unanimously.

VI **Staff update on approved COA's.** Mr. Manley gave an update on the staff issued COA's.

VII **Adjournment.** The Chair adjourned the meeting at 6:57 p.m.



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Matthew Manley, Planning Manager **MEETING DATE:** August 18, 2021

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: 147 1st Ave E – Illuminated Sign (H21-20-COA) – Matthew Manley, AICP | Planning Manager

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H21-20-COA, if installed according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Main Street Historic District for the following reasons: 2.1 Signage & Awnings – Signage Guideline .6 - “Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs should be simple and unobtrusive and should not obscure the content of the sign or the building façade.” The guideline uses the term “generally” suggesting that there are circumstances when internal illumination should be considered. The proposed “halo” illumination will function as an external illuminated sign as no light passes through the sign itself. Furthermore, the illumination is simple and unobtrusive and does not obscure the sign or the building façade. Additionally, the wall sign meets all other Main Street Design Guidelines for Section 2.1 (Sign Guidelines 1.- 4. & 7.)

2. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H21-20-COA, if installed according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is incongruous with the character of the Main Street Historic District for the following reasons: 2.1 Signage & Awnings – Signage Guideline .6 - “Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs should be simple and unobtrusive and should not obscure the content of the sign or the building façade.” The proposed illumination will function as an internally illuminated sign which is generally considered inappropriate.

SUMMARY:

The City is in receipt of a Certificate of Appropriateness application for 147 1st Ave E Unit C for the placement of a new “halo” illuminated sign fronting 1st Ave E. The proposal is to remove the two existing signs over the east end of building façade and center the new sign between and above the two primary openings on the portion of the building considered Unit C.

The applicant provided the following details for the sign:

- 16’ x 2.5’
- Stainless Steel cutout sign with backlighting (halo illumination)

This is considered a major work according to the standards of the Main Street Historic District Design Guidelines. The sign itself received a staff-approved sign permit in mid-July. However, in order for the sign to be illuminated a CoA must be granted by the HPC.

For additional detail, please see the attached staff report prepared for the HPC.

PROJECT/PETITIONER NUMBER:	H21-20-COA
PETITIONER NAME:	Katie Montes / Brendan Lynch (Owner)
ATTACHMENTS:	1. Staff Report 2. COA Application 3. Sign Application

147 1st Ave E Unit C – Illuminated Sign

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

Staff Report Contents

PROJECT SUMMARY	2
SITE VICINITY MAP	2
City of Hendersonville – Main Street Historic District Map.....	3
SITE CONDITIONS – SITE IMAGES	4
DESIGN GUIDELINES CRITERIA	7
ATTACHMENTS	7
- Application	7

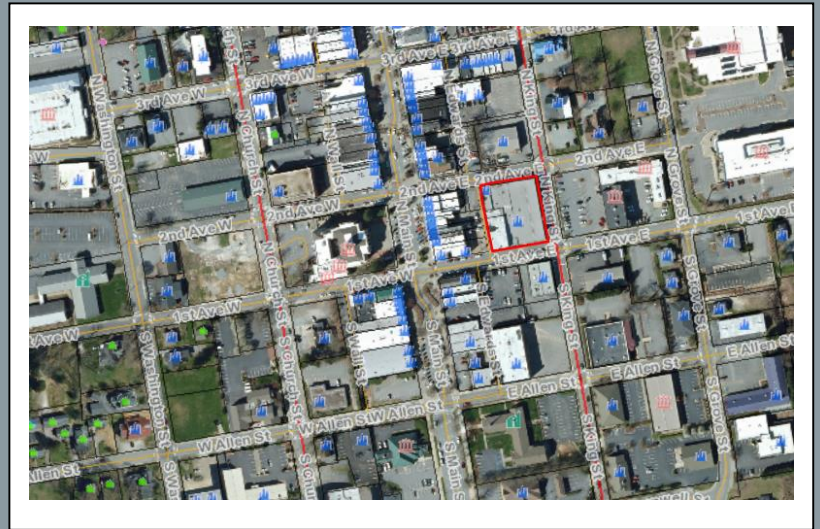


Property Owner: HVL Property Holdings (Josh Israel)

Project Acreage: 0.6 Acres

Current Parcel Zoning: C-1

Project Type: Major Work (New Illuminated Sign)



SITE VICINITY MAP

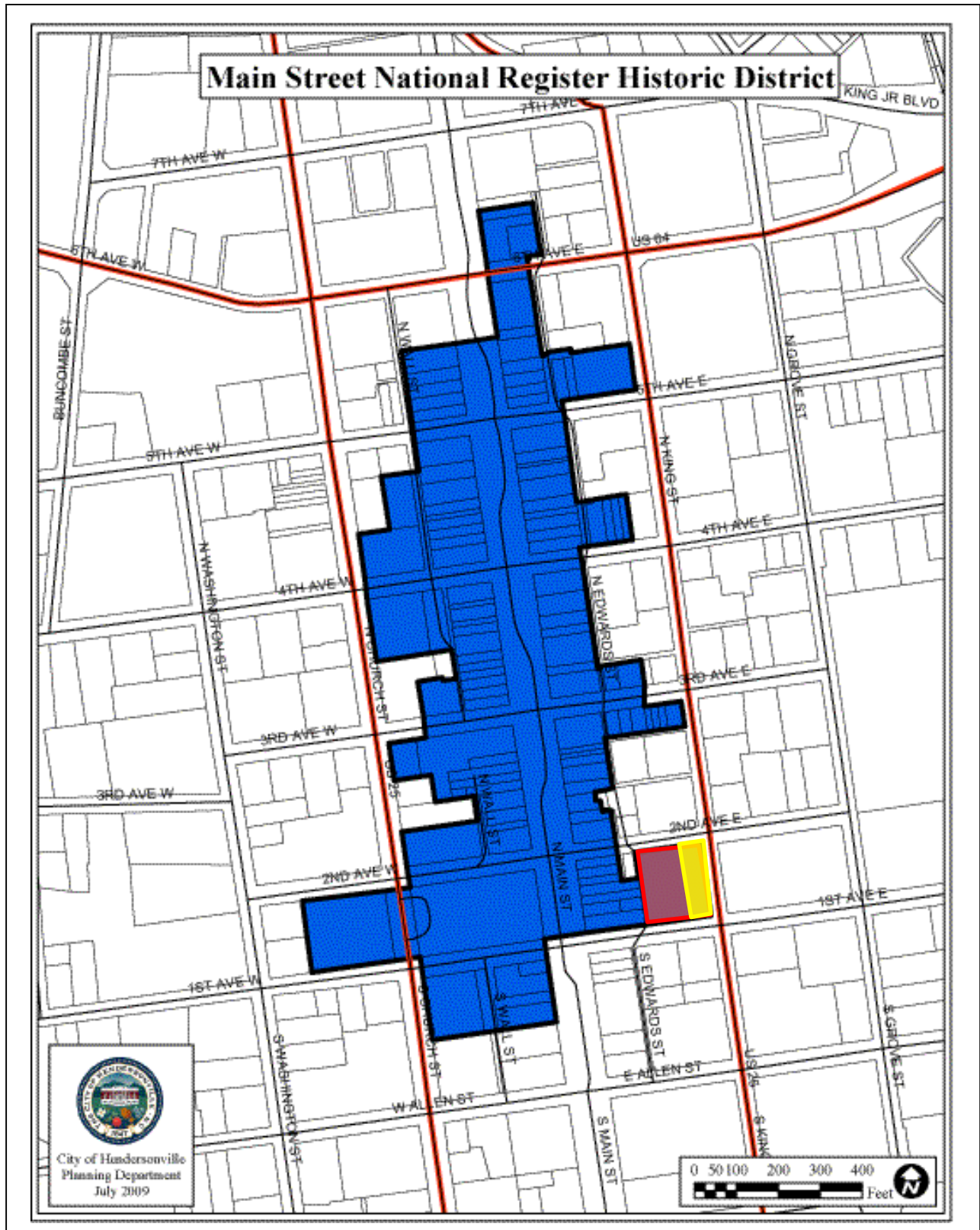
The City is in receipt of a Certificate of Appropriateness application for 147 1st Ave E Unit C for the placement of a new illuminated sign fronting 1st Ave E. The proposal is to remove the two existing signs over the east end of building façade and center the new sign between and above the two primary openings on the portion of the building considered Unit C. The date of construction of this building was 1901 and it was considered “contributing”. Apparent renovations to the exterior of Unit C have occurred since the inventory was compiled.

The applicant provided the following details for the sign:

- 16' x 2.5'
- Stainless Steel cutout sign with backlighting (halo illumination)

This is considered a major work according to the standards of the Main Street Historic District Design Guidelines. The sign itself received a staff-approved sign permit in mid-July. However, in order for the sign to be illuminated a CoA must be granted by the HPC.

PROJECT SUMMARY – CONTINUED



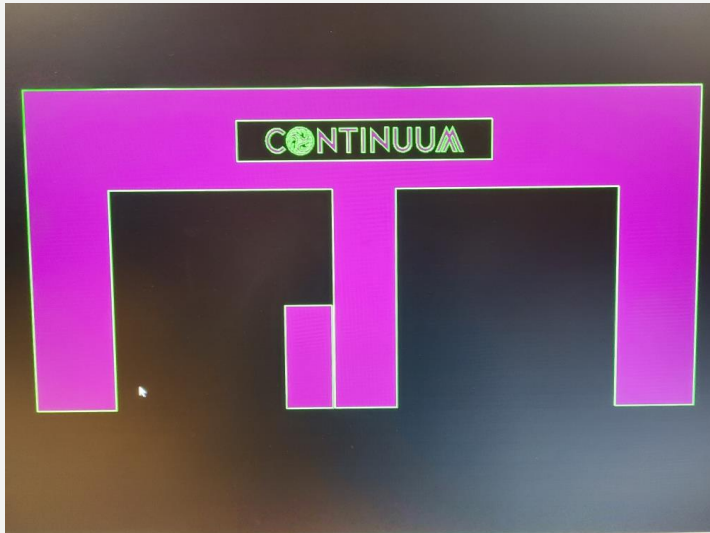
City of Hendersonville – Main Street Historic District Map

SITE CONDITIONS – SITE IMAGES

Image of Sign



Image showing placement over building openings



Sample of “halo” illumination





Streetview of Subject Property – September 2018



Photo of Subject Property – Current

DESIGN GUIDELINES CRITERIA

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Main St Local Historic District Design Guidelines*, which is applied to the City's Commercial Historic District. Specifically, Chapter 2 – Site Features provides the most pertinent guidance for this proposal.

2.1 SIGNAGE AND AWNINGS

Signs, as much as the buildings in which they serve, can contribute greatly to the overall sense of place of downtown Hendersonville—positively or negatively. The purpose of design review of signs and awnings is to ensure that design, location, materials, and colors are consistent with the character and scale of the building and are in keeping with the historic nature of downtown while also promoting and accommodating retail and street activity.

Sign design, overall size, location, and sign type is addressed under Article XIII of the Zoning Ordinance of the City of Hendersonville. Historic Preservation Commission review of signs is limited to anchored freestanding signs and illuminated signs.

SIGN GUIDELINES

- .1 Retain and preserve signage that is original or is important in defining the overall historic character of a building
- .2 Signs should be compatible with the architectural character of the building in size, scale, materials and style. If possible, base new sign designs on historic documentation such as old photographs.
- .3 Use traditional materials commonly found on turn-of-the century commercial buildings such as wood, metal, or stone or use modern materials that have the appearance of traditional.
- .4 Signs should be placed in locations that do not obscure any historic architectural features of the building or obstruct any views or vistas of Hendersonville's historic downtown.
- .5 Install anchored freestanding signs appropriately, such as on well-landscaped ground bases or low standards.
- .6 Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs should be simple and unobtrusive and should not obscure the content of the sign or the building façade.
- .7 Signs must meet the requirements of Article XIII of the City of Hendersonville's Zoning Ordinance.

Historic painted wall sign



Anchored freestanding sign



Illuminated sign



ATTACHMENTS

- Application



APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS PERMIT

100 N. King Street ~ Hendersonville, NC ~ 28792

Phone (828)697-3010 ~ Fax (828) 697-6185

www.cityofhendersonville.org

HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

The following are required to constitute a complete application:

~ This form including the property owner's signature.

~ Attachments such as sketches, photos, site plan, etc., necessary to clearly explain the project.

Date

7/23/2021

Local District/Landmark

Oklawaha Brewing co.

Address of Property

147 ste C 1st avenue east

Property Owner: Name

Hvl property management

Address

Po box 786 arden nc 28704

Day Phone

8285130701

Contact Name (if other than owner)

Brendan Lynch

Address

Phone

Details of proposed work: (attach additional papers if needed).

Stainless steel cutout sign with backlighting

Attachments:

☐ Photographs

☒ Sketch

☐ Site Plan (showing existing features and proposed)

☐ Commercial samples

☐ Commercial brochures

The burden of proof is on the applicant to prove the proposed work is in keeping with the historical character of the historic district. Please list specific reference(s) in the **Design Guidelines** that support your application.

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six months. Certificates can be extended for six months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Owner's

Signature

Owner's

Signature

100 N. King Street
Hendersonville, NC 28792
Ph. 828-697-3010
Fax 828-698-6185

SIGN PERMIT APPLICATION

City of Hendersonville – Extraterritorial Jurisdiction

1. Type of Sign: Permanent Sign
2. Zone: C-1, Central Business/ MSH Main Street Historic
3. Cost of Sign: \$3,000.00 Permit Fee: \$55.00
4. Identification:
- Owner: Continuum – 147 1st Avenue East Ste. C
- Sign Contractor: Mountain Metal Works
5. Description of Sign:
- Number of Signs: 1
- Description of each Sign:
- 1 attached 192" x 30" (40 sq. ft.) business identification sign. Must obtain COA approval from the Historic Preservation Commission before installing light Approved by Commission Coordinator 7/16/21

Attach sketch of sign dimensions.

6. Building Frontage: 48 linear feet
Corner lot: Yes: X No:

If permit is granted, I/We agree to conform to all City Ordinances. I/We hereby swear that the foregoing statements are accurate and correct to the best of my understanding and knowledge.

Signature of Applicant: _____

Approved by: Terri R. Swann Date: 7/16/21

Refused by: _____ Date: _____

Reason: _____

Paid by: Check _____ Cash _____ or _____

Send statement to the following address: _____

Permit Number: 202138

**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
SIGN APPROVAL**

APPLICANT NAME: Katie Montes PHONE #: 435-3300

SIGN LOCATION: 147 1st Avenue East Ste. C

SIZE OF SIGN: 40 sq ft

DATE RECEIVED BY CITY: 7/16/21

DATE RECEIVED BY COMMISSION COORDINATOR: 7/16/21

APPROVE: ☒ DENY: ☐

COMMENTS: _____

Signature of Commission Coordinator: 

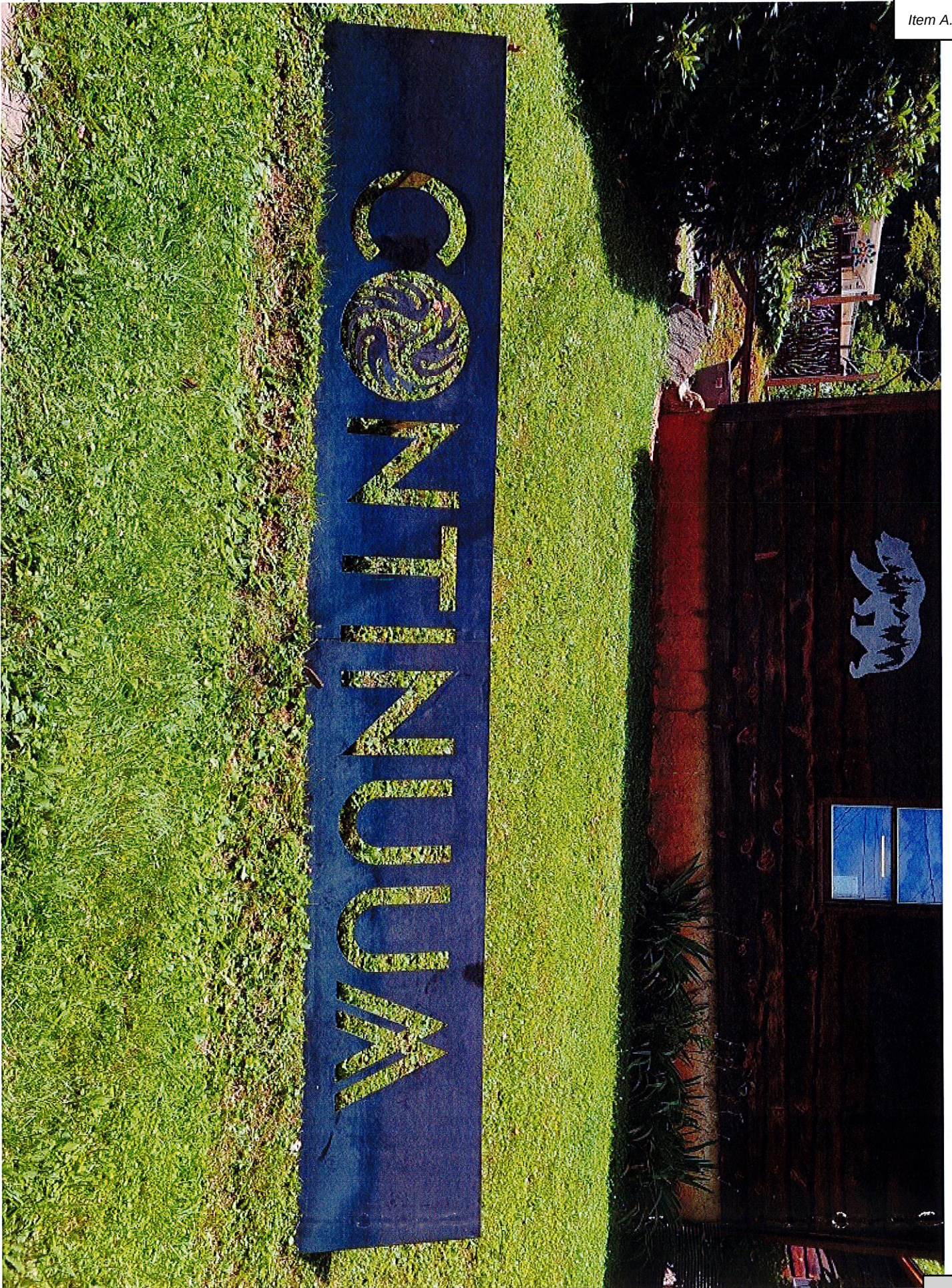
Date: 7/16/21

No permit for a sign shall be issued until it has been reviewed by the Planning Director, or a designee appointed by the Planning Director, following the guidelines set forth in Section 13-1-9 of the City of Hendersonville Zoning Ordinance. In order to review the design, the applicant shall submit a drawing of the sign indicating materials, color, message and dimensions; a drawing or photograph of the building façade and proposed sign location on the building, and a drawing or photograph of the site and adjoining properties' existing graphics. The Planning Director shall have ten days to review the sign; if it has not been reviewed within this time, then it shall be considered to have been reviewed and the Zoning Administrator may issue the permit. (amended 12-06-90, 09-01-11) (Section 13-1-8 of the City of Hendersonville Zoning Ordinance)

13-1-9 Design Guidelines for Signs in Downtown Special Tax District. The following design guidelines shall guide decisions of the Planning Director, or a designee appointed by the Planning Director, regarding applications for signs in the Downtown Special Tax District. (amended 09-01-11)

- a) Signs should be regarded as an integral and complimentary element of the overall architectural and streetscape composition and should be integrated with the buildings and landscape design.
- b) Signs should not obscure distinctive architectural features, such as cornices and windows.
- c) Signs should be placed so they fit into the originally designated areas on the building, such as above the first floor lintel, or on the transom, or on the wall space above the storefront.
- d) Signs projecting out from the building should be hung just above the lintel.
- e) Signs should not be so large that they overwhelm the building.
- f) Signs on a single building should provide a coherent and harmonious appearance.
- g) Signs are encouraged to be at a consistent height along the street, so they respect the existing "sign line" established by signs on adjacent stores.
- h) Signs are encouraged to coordinate with neighboring store fronts, so that the sign relates well to its own storefront as well as to other signs and storefronts along the block.
- i) The Planning Director, or a designee appointed by the Planning Director, shall judge signs according to style, color, location, ornamentation, materials, and the architecture of the building on which it is to be placed. In order to review the design, the applicant shall submit a drawing or photograph of the site and adjoining properties' existing graphics. (amended 09-01-11)

City of Hendersonville Zoning Ordinance Page 189 Amended through 12-01-11





CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Matthew Manley, Planning Manager **MEETING DATE:** August 18, 2021

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: 430 N Main St – Replacement Siding (H21-21-COA) – Matthew Manley, AICP | Planning Manager

SUGGESTED MOTION(S):

1. <u>For Recommending Approval:</u>	2. <u>For Recommending Denial:</u>
<i>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H21-21-COA, if installed according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Main Street Historic District for the following reasons: 3.1 Storefronts – Storefront Guideline – New Design .7 - “Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.” Furthermore, the use of wood is a traditional material and is supported by Design Guidelines section 3.4.4. Wood shingles/siding are specifically called out as a traditional material in Design Guideline 3.6.2.</i>	<i>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H21-21-COA, if installed according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is incongruous with the character of the Main Street Historic District for the following reasons: 3.1 Storefronts – Storefront Guideline – New Design .5 - “When reconstructing a historic storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.”</i>

SUMMARY: The City is in receipt of a Certificate of Appropriateness application for 430 N Main St (The Dugout) for the replacement of artificial siding with cedar shake siding on the front portion of the storefront below the windows fronting Main St. The proposal is to cover the existing pressed-board faux

brick. The date of construction of this building was not readily available but old photos show that the storefront was significantly altered after 1987.

The applicant has been approved by staff to replace the green shingle roof on the awning over the storefront with cedar shingles. The applicant is also requesting to replace the storefront windows with roll-up glass windows. This is considered a major work and will be presented to the HPC as a separate agenda item.

The current siding replacement project was begun by the applicant on July 27, 2021. Staff saw the activity and advised the applicant that a CoA was needed and that work needed to cease until the project was approved by the HPC.

PROJECT/PETITIONER NUMBER:	H21-21-COA
PETITIONER:	Brian Fraga / Josh Israel (owner)
ATTACHMENTS:	1. Staff Report 2. COA Application

430 N Main St – Siding Replacement

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

Staff Report Contents

PROJECT SUMMARY	2
SITE VICINITY MAP	2
City of Hendersonville – Main Street Historic District Map.....	3
SITE CONDITIONS – SITE IMAGES	4
DESIGN GUIDELINES CRITERIA	6
DESIGN GUIDELINES CRITERIA Cont... ..	7
DESIGN GUIDELINES CRITERIA Cont... ..	9
DESIGN GUIDELINES CRITERIA Cont... ..	10
ATTACHMENTS	11
- Application	11



PROJECT SUMMARY

Applicant: Brian Fraga

Property Owner: HVL Property Holdings (Josh Israel)

Property Address: 430 N Main St

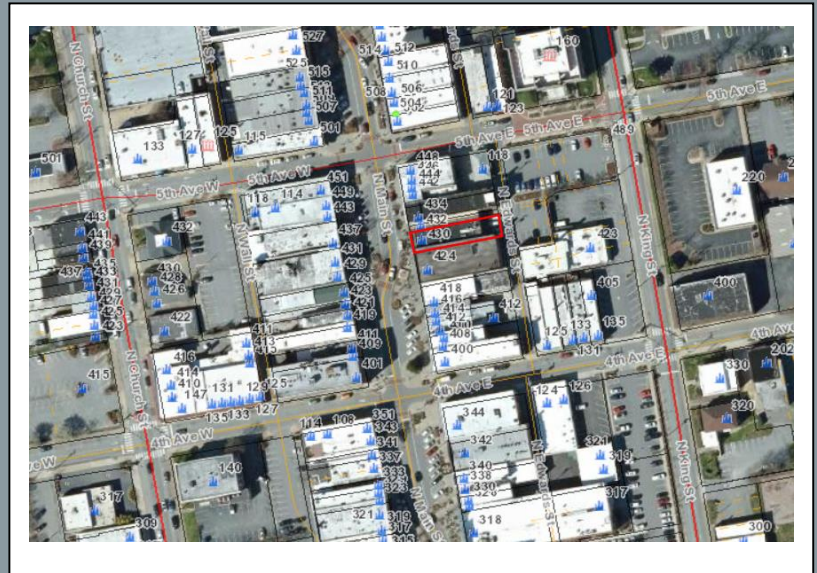
Project Acreage: 0.09 Acres

Parcel Identification Number(s): 9568-88-0318

Current Parcel Zoning: C-1

Historic District: Main Street

Project Type: Major Work (replacement of siding)



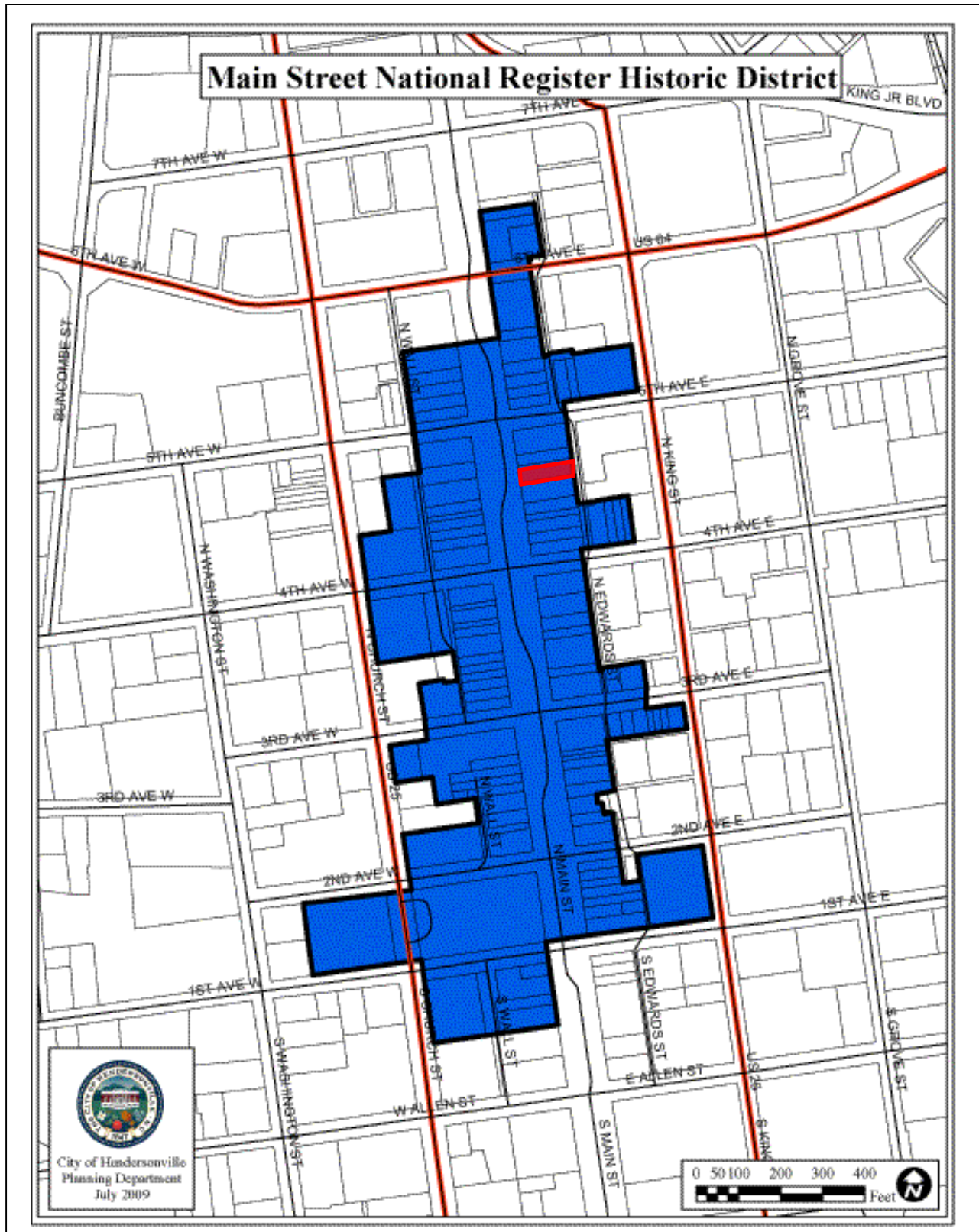
SITE VICINITY MAP

The City is in receipt of a Certificate of Appropriateness application for 430 N Main St (The Dugout) for the replacement of artificial siding with cedar shake siding on the front portion of the storefront below the windows fronting Main St. The proposal is to cover the existing pressed-board faux brick. The date of construction of this building was not readily available but old photos show that the storefront was significantly altered after 1987.

The applicant has been approved by staff to replace the green shingle roof on the awning over the storefront with cedar shingles. The applicant is also requesting to replace the storefront windows with roll-up glass windows. This is considered a major work and will be presented to the HPC as a separate agenda item.

The current siding replacement project was begun by the applicant on July 27, 2021. Staff saw the activity and advised the applicant that a CoA was needed and that work needed to cease until the project was approved by the HPC.

PROJECT SUMMARY - CONTINUED



City of Hendersonville - Main Street Historic District Map

SITE CONDITIONS – SITE IMAGES

*Current siding is
faux brick*



*Sample of cedar
siding. Project
seen in process.*





Photo of Subject Property – Dated 1987 | Quality of photo lacks sufficient detail of storefront design and materials.

DESIGN GUIDELINES CRITERIA

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Main St Local Historic District Design Guidelines*, which is applied to the City's Commercial Historic District. Specifically, Chapter 3 – Changes to Building Exterior provides the most pertinent guidance for this proposal.

3.1 STOREFRONTS

The storefront is the single most identifying characteristic of the historic commercial façade. Turn-of-the-century commercial buildings, the predominant building type in downtown Hendersonville, commonly included storefronts with large display windows, transom bars or windows, and recessed entryways.

The combination of these features, while attractive, are also quite functional in that they create an area for the display of goods and allow light to enter into the store. Other architectural features found in these storefronts include bulkheads below the display windows, columns or pilasters to support the façade above the storefront, and awnings.

As the years went by, these storefronts were commonly altered or covered-up and, unfortunately, Hendersonville was no stranger to this practice. However, in Hendersonville, with active preservation efforts along with historic tax credits, this trend has been reversed.

Due to fact that many of these original façades were effectively destroyed, the guidelines for storefronts and upper façades have been written to encourage preservation and reconstruction whenever possible, but also address new designs and their compatibility with the historic district.

STOREFRONT GUIDELINES

Preservation

- .1 Retain and preserve historic storefronts and storefront features such as entryways, display windows, doors, transoms, corner posts, etc.
- .2 Whenever possible, retain and preserve historic materials. Avoid the removal of historic materials or architectural features.
- .3 Whenever repairing or renovating, it is recommended that any non-historic storefront or façade treatments including metal cladding or other non-historic alteration be removed.

Reconstruction

- .4 If replacement of a deteriorated storefront or storefront 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 storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- .6 Whenever changes are required to meet building or accessibility codes, they should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

New Design

- .7 Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.

The storefront is the first-floor commercial area of the historic commercial façade. It includes such elements as large display window, transoms, and recessed entryways.



Houston Furniture building with metal cladding



Houston Furniture building after metal cladding removed and façade restored



3.4.4 WOOD

Window sashes, doors, bulkheads below display windows, and cornices are the most common wooden design elements found in downtown. The functional and decorative detailing wood provides is an important part of the historic character of the building and district.

Maintenance and Repair

Wood is a traditional building material with good insulating qualities. It will last indefinitely if it is kept properly caulked and painted. Because wood expands with the introduction of moisture, caulks and flexible sealants are typically used to seal wood joints and prevent the entry of water beneath the wood surface. Paints and coatings on the wood surface protect it from deterioration due to ultraviolet light as well as moisture. The guidelines for paint provide additional information on the preparation and the maintenance of painted surfaces.

Stains or evidence of mildew indicates that a wood surface is remaining damp, inviting insect and fungal attacks as well as wet rot. Wooden elements should be sloped to shed water, and roof and gutter systems should provide additional protection to the surface. Chemical treatment of wooden members either during manufacture or following installation can enhance wood's ability to resist rot and insect infestation. Some chemical treatments result in an initial resistance to surface paint films, requiring a weathering period of a few months before painting. Chemical treatment is particularly advantageous if the wooden element is to remain unpainted or is in direct contact with the ground.

The repair of deteriorated wooden elements or details may require partial replacement of the original wood or the introduction of a wood consolidant to stabilize the deteriorated section and prevent further decay. Wood consolidants are particularly appropriate when they prevent the removal of decorative details and trim that cannot easily be replicated or when replacement of the deteriorated section of a larger element would be difficult to achieve in place.

This new storefront uses traditional wood materials and detailing.



3.4.1 ARCHITECTURAL DETAILS AND ORNAMENTATION

Architectural details in downtown Hendersonville include everything from simple masonry treatments such as corbelled brick and stringcourses to very detailed ornamentation like cast iron, stone relief, and wooden & masonry cornices. Variations in material, fenestration, and paint color all contribute to the level of ornamentation on the individual structure.

ARCHITECTURAL DETAILS AND ORNAMENTATION GUIDELINES

- .1 Retain and preserve any architectural features and details that are character-defining elements of downtown structures, such as cornices, columns, piers, brickwork, stringcourses, quoins, etc.
- .2 If replacement of an architectural element is necessary, use new materials 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.
- .3 If the entire architectural detail is missing, design the replacement feature based on historic documentation. If there is no documentation, but evidence that the element was originally on the building, any new design should be compatible with the historic character of the building and district.
- .4 It is not appropriate to remove or cover any original detail or ornamentation. If original features are currently covered, it is encouraged that these features be uncovered, exposed, and repaired.

This building displays multiple examples of ornamentation.



3.4.4 WOOD

Window sashes, doors, bulkheads below display windows, and cornices are the most common wooden design elements found in downtown. The functional and decorative detailing wood provides is an important part of the historic character of the building and district.

Maintenance and Repair

Wood is a traditional building material with good insulating qualities. It will last indefinitely if it is kept properly caulked and painted. Because wood expands with the introduction of moisture, caulks and flexible sealants are typically used to seal wood joints and prevent the entry of water beneath the wood surface. Paints and coatings on the wood surface protect it from deterioration due to ultraviolet light as well as moisture. The guidelines for paint provide additional information on the preparation and the maintenance of painted surfaces.

Stains or evidence of mildew indicates that a wood surface is remaining damp, inviting insect and fungal attacks as well as wet rot. Wooden elements should be sloped to shed water, and roof and gutter systems should provide additional protection to the surface. Chemical treatment of wooden members either during manufacture or following installation can enhance wood's ability to resist rot and insect infestation. Some chemical treatments result in an initial resistance to surface paint films, requiring a weathering period of a few months before painting. Chemical treatment is particularly advantageous if the wooden element is to remain unpainted or is in direct contact with the ground.

The repair of deteriorated wooden elements or details may require partial replacement of the original wood or the introduction of a wood consolidant to stabilize the deteriorated section and prevent further decay. Wood consolidants are particularly appropriate when they prevent the removal of decorative details and trim that cannot easily be replicated or when replacement of the deteriorated section of a larger element would be difficult to achieve in place.

This new storefront uses traditional wood materials and detailing.



3.6 EXTERIOR WALLS

- .1 Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including their functional and decorative features, such as cornices, foundations, bays, quoins, arches, water tables, brackets, entablatures, and storefronts.
- .2 Retain and preserve exterior wall materials that contribute to the overall historic character of a building, including brickwork, stucco, stone, wooden shingles, wooden siding, asbestos siding, and metal, wooden, or masonry trimwork.
- .3 Protect and maintain the material surfaces, details, and features of exterior walls through appropriate methods:
 - Inspect regularly for signs of moisture damage, vegetation, fungal or insect infestation, corrosion, and structural damage or settlement.
 - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along foundations.
 - Clean exterior walls as necessary to remove heavy soiling or to prepare for repainting. Use the gentlest methods possible.
 - Retain protective surface coatings, such as paint or stain, to prevent deterioration.
 - Reapply protective surface coatings, such as paint or stain, when they are damaged or deteriorated.
- .4 Repair exterior wall surfaces, details, and features using recognized preservation repair methods for the surface material or coating.
- .5 If replacement of a deteriorated detail or element is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If full replacement of an entire exterior wall or feature is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .7 If an exterior wall or feature is completely missing, replace it with a new wall or feature based on accurate documentation of the original or a new design compatible with the historic character of the building and district.
- .8 The original architectural character of exterior walls should be maintained when adding window or door openings, bays, vents, balconies, or chimneys.
- .9 It is not appropriate to remove or cover any material detail associated with exterior walls, including decorative shingles, panels, brackets, barge boards, and corner boards, unless an accurate restoration requires it.
- .10 It is not appropriate to cover historic wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or contemporary substitute materials.
- .11 It is not appropriate to introduce features or details to an exterior wall in an attempt to create a false historical appearance.
- .12 In accordance with the Artificial Materials guidelines (Section 3.12), it is not appropriate to replace existing artificial siding with new artificial

The brick corbelling of the historic façade is still visible above the metal skin applied during a renovation.



Over the course of several renovations, different exterior materials were used without consideration of the original character of the structure.



3.8 ARTIFICIAL MATERIALS

The majority of the structures in the City's local historic districts were built using traditional materials. In order to preserve the character of Hendersonville's local historic districts, the Historic Preservation Commission prefers the use of traditional materials in restoration and new construction projects. Since vinyl and other artificial materials were not utilized to construct most buildings in the historic districts, the Historic Preservation Commission intends to limit the use of artificial materials in order to preserve the architectural integrity and overall character of the district.

Properties and structures in a historic district are categorized as either contributing or non-contributing by the local designation report prepared for each district. Contributing properties contain structures that were typically over 50 years old at the time the designation report was prepared and add to the historic integrity or architectural qualities that make a district significant. Non-contributing properties contain structures that are generally less than 50 years old or have been altered so that their architectural qualities have been lost.

The Historic Preservation Commission may consider whether a structure is listed as contributing or non-contributing on the district's local designation report when reviewing an application to install artificial materials. The following guidelines apply to the use of artificial materials on contributing or non-contributing properties:

- .1 Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials.
- .2 Replace windows, doors, siding, trim and other exterior materials on non-contributing structures in-kind.
- .3 The use of artificial materials in new construction shall be limited so that the new building is compatible with the surrounding contributing properties.

ATTACHMENTS

- Application

Certificate of Appropriateness Permit Application

Hendersonville Historic Preservation Commission. The following are required to constitute a complete application: This form including the property owner's signature. Attachments such as sketches, photos, site plan, etc., necessary to clearly explain the project.

Date:

7/29/2021

Local District/Landmark:

Main St

Address of Property:

430 N main St

Property Owner Name:

HVL PROPERTY HOLDINGS LLC

First

Last

Address

820 NE 6TH AVE

Address Line 1

Address Line 2

Delray Beach

City

Florida

State

33483

Zip Code

Day Phone:

(828) 606-1183

Contact Name: (if other than owner)

Brian Fraga

Address

430 N Main St

Address Line 1

Address Line 2

Hendersonville

City

North Carolina

State

28792

Zip Code

Phone

(828) 606-1183

Email

thedugout77@yahoo.com

Details of proposed work: (attach additional papers if needed).

Beautification of store front. No structural changes are included. We are requesting permission to cover the existing pressed board (brick pattern), that is deteriorating, with cedar siding. Work has begun, do to lack of knowledge of C.O.A. process. We also would like to replace the deteriorated green asphalt roof shingles with cedar shingles. Our goal is to resume work ASAP, to present a more appealing storefront. It is important to note that no part of the front façade is original. No historical material will be covered in this process. Our research shows that the storefront had been built out sometime after 1987.

Upload attachments here:

facade1.jpg

facade2.jpg

facade3.jpg

roof 2 (1).jpg

roof1.jpg

Attachments:

☒ Photographs ☐ Sketch ☐ Site Plan (showing existing features and proposed) ☐ Commercial samples ☐ Commercial brochures

The burden of proof is on the applicant to prove the proposed work is in keeping with the historical character of the historic district. Please list specific reference(s) in the Design Guidelines that support your application.

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six months. Certificates can be extended for six months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Owner's Signature:

Email



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Matthew Manley, Planning Manager **MEETING DATE:** August 18, 2021

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: 147 1st Ave E Unit B – Glass Door (H21-22-COA) – *Matthew Manley, AICP*
| *Planning Manager*

SUGGESTED MOTION(S):

<u>1. For Recommending Approval:</u> <i>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H21-20-COA, if installed according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Main Street Historic District for the following reasons: 3.1 Storefronts – Storefront Guidelines - New Design .7 -“Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.”</i> <i>Glass storefronts with metal framing are considered traditional materials.</i>	<u>2. For Recommending Denial:</u> <i>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H21-20-COA, if installed according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is incongruous with the character of the Main Street Historic District for the following reasons: 3.4.2 Windows & Doors - Windows & Doors Guidelines – .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.”</i>
--	---

SUMMARY:

The City is in receipt of a Certificate of Appropriateness application for 147 1st Ave E Unit B for the replacement of main door fronting 1st Ave E. The proposal is to replace the current wood door with clear glass door and side lights (note that quote from applicant references “stucco” – clarification needed). Framing for door is to be dark bronze anodized aluminum. The date of construction of this building was 1901 and it was considered “contributing”. Apparent renovations to the exterior of Unit C have occurred since the inventory was compiled.

For additional detail, please see the attached staff report prepared for the HPC.

PROJECT/PETITIONER NUMBER:	H21-22-COA
PETITIONER NAME:	Josh Israel (Owner)
ATTACHMENTS:	1. Staff Report 2. COA Application

147 1st Ave E Unit B – Door Replacement

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

Staff Report Contents

PROJECT SUMMARY	2
SITE VICINITY MAP	2
City of Hendersonville – Main Street Historic District Map.....	3
SITE CONDITIONS – SITE IMAGES	4
DESIGN GUIDELINES CRITERIA	7
DESIGN GUIDELINES CRITERIA Cont... ..	8
ATTACHMENTS	9
- Application	9

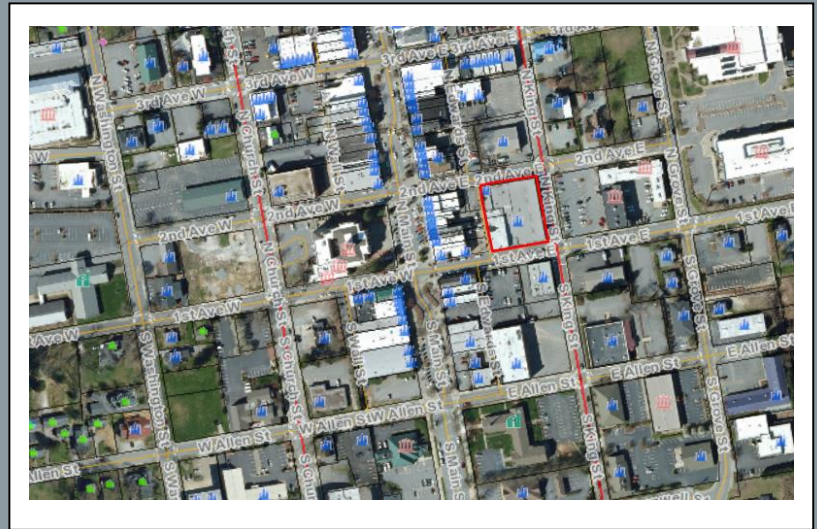


Property Owner: HVL Property Holdings (Josh Israel)

Project Acreage: 0.6 Acres

Current Parcel Zoning: C-1

Project Type: Major Work (replacement of door)



SITE VICINITY MAP

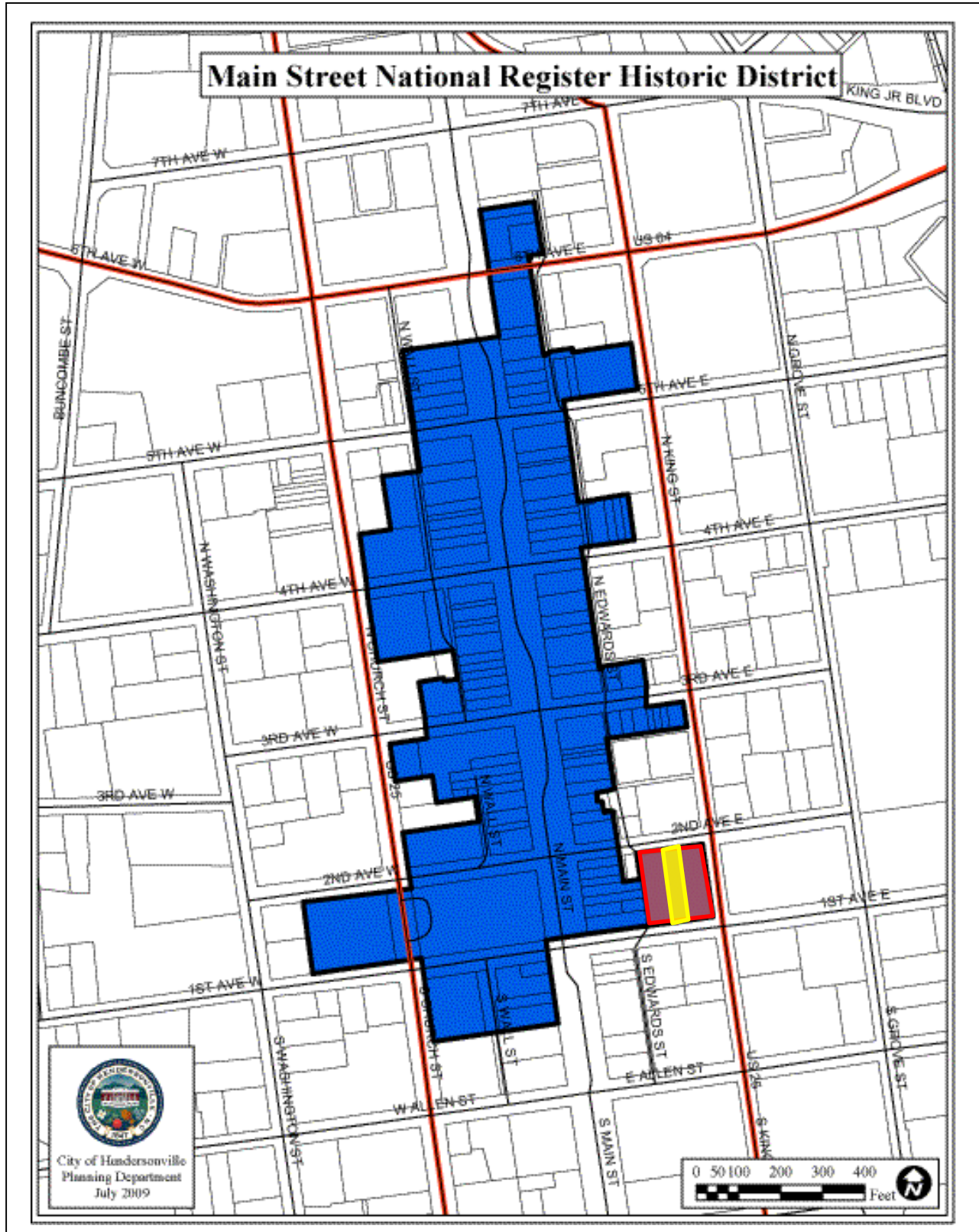
The City is in receipt of a Certificate of Appropriateness application for 147 1st Ave E Unit B for the replacement of main door fronting 1st Ave E. The proposal is to replace the current wood door with glass door and side lights. The date of construction of this building was 1901 and it was considered “contributing”. Apparent renovations to the exterior of Unit C have occurred since the inventory was compiled.

The applicant provided the following details for the replacement windows:

- Storefront to be Thermally Broken, 2" x 4 1/2", Center Set, Flush Glazed System for 1" Glass & 1" Insulated Panels.
- Glass to be 1" Insulated High Performance Low E Units with a 1/4" Low E #2 over 1/4" Clear Glass.
- Panel to be 1" Thick Dark Bronze Aluminum Clad Architectural Panels with Stucco Finish.
- Exterior Storefront Finish to be Manufacturer's Standard Dark Bronze Anodized.
- All Storefront Hardware to be Aluminum Entrance Manufacturer's Standards.
- Hardware to Include: Offset Pivots, Push/Pull, Deadlock w/Cylinder, ADA Threshold, Surface Closer, and Sweep.

This is considered a major work according to the standards of the Main Street Historic District Design Guidelines. Exterior painting of Unit C has occurred in recent weeks. The applicant has indicated that the wood siding adjacent to this door will be painted black to match the painting that has taken place on Unit C.

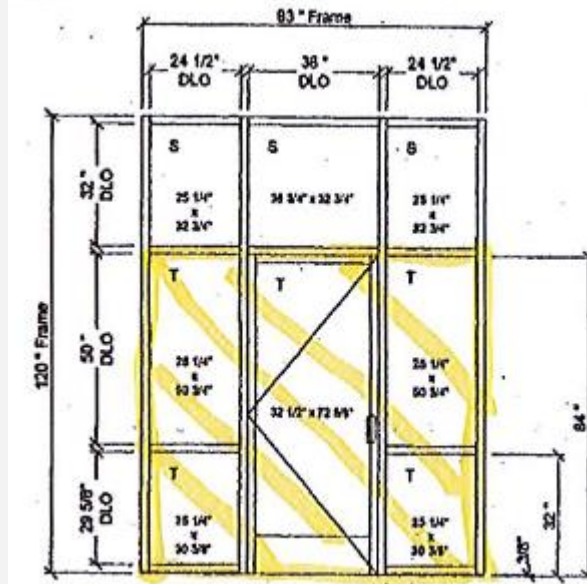
PROJECT SUMMARY – CONTINUED



City of Hendersonville – Main Street Historic District Map

SITE CONDITIONS – SITE IMAGES

*Illustration for
new door*



*Front of Unit B –
Area of Change
Out Highlighted*



Door for Unit B





Streetview of Subject Property – September 2018



Photo of Subject Property – Current

DESIGN GUIDELINES CRITERIA

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Main St Local Historic District Design Guidelines*, which is applied to the City's Commercial Historic District. Specifically, Chapter 3 – Changes to Building Exterior provides the most pertinent guidance for this proposal.

3.1 STOREFRONTS

The storefront is the single most identifying characteristic of the historic commercial façade. Turn-of-the-century commercial buildings, the predominant building type in downtown Hendersonville, commonly included storefronts with large display windows, transom bars or windows, and recessed entryways.

The combination of these features, while attractive, are also quite functional in that they create an area for the display of goods and allow light to enter into the store. Other architectural features found in these storefronts include bulkheads below the display windows, columns or pilasters to support the façade above the storefront, and awnings.

As the years went by, these storefronts were commonly altered or covered-up and, unfortunately, Hendersonville was no stranger to this practice. However, in Hendersonville, with active preservation efforts along with historic tax credits, this trend has been reversed.

Due to fact that many of these original façades were effectively destroyed, the guidelines for storefronts and upper façades have been written to encourage preservation and reconstruction whenever possible, but also address new designs and their compatibility with the historic district.

STOREFRONT GUIDELINES

Preservation

- .1 Retain and preserve historic storefronts and storefront features such as entryways, display windows, doors, transoms, corner posts, etc.
- .2 Whenever possible, retain and preserve historic materials. Avoid the removal of historic materials or architectural features.
- .3 Whenever repairing or renovating, it is recommended that any non-historic storefront or façade treatments including metal cladding or other non-historic alteration be removed.

Reconstruction

- .4 If replacement of a deteriorated storefront or storefront 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 storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- .6 Whenever changes are required to meet building or accessibility codes, they should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

New Design

- .7 Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.

The storefront is the first-floor commercial area of the historic commercial façade. It includes such elements as large display window, transoms, and recessed entryways.



Houston Furniture building with metal cladding



Houston Furniture building after metal cladding removed and façade restored



DESIGN GUIDELINES CRITERIA Cont...

- .8 Whenever possible, incorporate research from the *Baker-Barber* collection to determine the original characteristics and architectural details of the building.

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

Retain and preserve original windows and doors.



- .13 It is not appropriate to use snap-in muntins to create a false divided-light appearance.
- .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.
- .15 Existing windows and doors on non-contributing structures should be replaced in-kind.

ATTACHMENTS

- Application



APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS PERMIT
100 N. King Street ~ Hendersonville, NC ~ 28792
Phone (828)697-3010 ~ Fax (828) 697-6185
www.cityofhendersonville.org

HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

The following are required to constitute a complete application:

~ This form including the property owner's signature.

~ Attachments such as sketches, photos, site plan, etc., necessary to clearly explain the project.

Date 7/30/21

Local District/Landmark Main St.

Address of Property 147 1st AVE E Unit B Hendersonville

Property Owner: Name HVL Property Holdings, LLC

Address PO Box 786 Arden NC 28704

Day Phone 828-606-3453

Contact Name (if other than owner) Josh Israel

Address PO Box 786 Arden NC 28704

Phone 828-606-3453

Details of proposed work: (attach additional papers if needed).

~~Remove Blue and Brown siding off Unit B. Replace with Hardie Plank lap siding to match Unit A.~~ Replace highlighted area of door with highlighted area on attached proposal from Rhodes Glass with description.

X-101
8-5-21

Attachments: ☒ Photographs ☐ Sketch ☐ Site Plan (showing existing features and proposed)
☐ Commercial samples ☐ Commercial brochures

The burden of proof is on the applicant to prove the proposed work is in keeping with the historical character of the historic district. Please list specific reference(s) in the **Design Guidelines** that support your application.

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six months. Certificates can be extended for six months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Owner's Signature [Signature]

Owner's Signature

Rhodes Glass Co., Inc.
PO Box 849
Candler, NC 28715

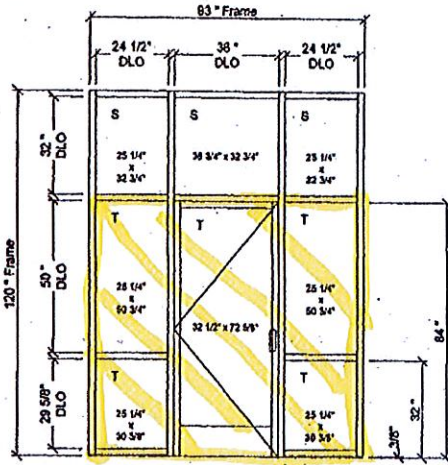
Item C.

Estimate

Date 7/21/2021
Estimate # 2056

Name / Address

Silver Pine Construction
Joshua Israel
606-3453
silverpineconstruction@gmail.com

Description		Qty	Rate	Total
Job: 147 1st Ave E - Hendersonville Revised Storefront Estimate				
93" x 120" Storefront			6400.00	6,400.00
				
Labor Includes Measurement, Fabrication, and Installation of All New Materials & Glass.				
• Storefront to be Thermally Broken, 2" x 4 1/2", Center Set, Flush Glazed System for 1" Glass & 1" Insulated Panels. • Glass to be 1" Insulated High Performance Low E Units with a 1/4" Low E #2 over 1/4" Clear Glass. • Panel to be 1" Thick Dark Bronze Aluminum Clad Architectural Panels with Stucco Finish. • Exterior Storefront Finish to be Manufacturer's Standard Dark Bronze Anodized. • All Storefront Hardware to be Aluminum Entrance Manufacturer's Standards. • Hardware to Include: Offset Pivots, Push/Pull, Deadlock w/Cylinder, ADA Threshold, Surface Closer, and Sweep.				
Total				\$6,400.00

mikerhodes@rhodesglass.com

828-667-0155

828-667-2857

Google Maps

150 1st Ave E
UNIT B

UNIT C

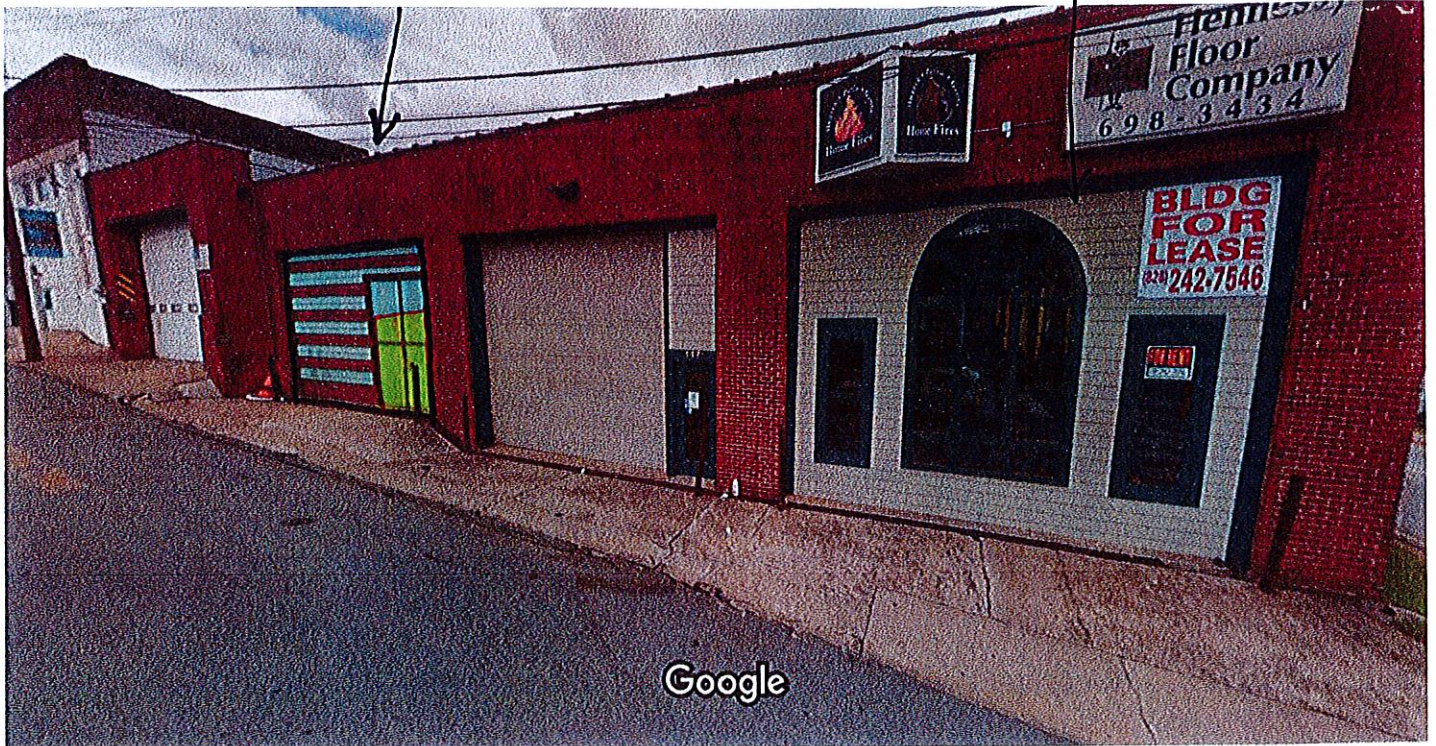


Image capture: Sep 2018 © 2021 Google

Hendersonville, North Carolina



Street View





CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Matthew Manley, Planning Manager **MEETING DATE:** August 18, 2021

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: 430 N Main St – Window Replacement (H21-24-COA) – Matthew Manley, AICP | Planning Manager

SUGGESTED MOTION(S):

<u>1. For Recommending Approval:</u> <i>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H21-24-COA, if installed according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Main Street Historic District for the following reasons: 3.1 Storefronts – Storefront Guideline – New Design .7 - “Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.” The use of clear glass and metal framing are considered traditional materials.</i>	<u>2. For Recommending Denial:</u> <i>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H21-21-COA, if installed according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is incongruous with the character of the Main Street Historic District for the following reasons: 3.4.2 Windows & Doors Guidelines – .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.” And .15 “Existing windows and doors on non-contributing structures should be replaced in-kind.”</i>
--	---

SUMMARY: The City is in receipt of a Certificate of Appropriateness application for 430 N Main St (The Dugout) for the replacement of storefront windows fronting Main St. The proposal is to replace the current windows with roll-up glass garage-type windows. The date of construction of this building was not readily available but old photos show that the storefront was significantly altered after 1987.

The applicant provided the following details for the replacement windows:

- 1-COUNT Model 650 Glass Aluminum Sectioned Garage Door
- 67" x 48"
- Silver Anodized
- 15" Radius Track
- Non-Insulated Tempered Glass

The applicant has also been approved by staff to replace the green shingle roof on the awning over the storefront with cedar shingles. The applicant is also requesting to replace the siding below the storefront windows with cedar shake. This is considered a major work and will be presented to the HPC as a separate agenda item.

Roll-up windows for garage door openings have been used extensively in historic preservation projects in cases where there is adaptive reuse of warehouse type structures.

PROJECT/PETITIONER NUMBER:	H21-21-COA
PETITIONER:	Brian Fraga / Josh Israel (owner)
ATTACHMENTS:	1. Staff Report 2. COA Application

430 N Main St – Window Replacement

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

Staff Report Contents

PROJECT SUMMARY	2
SITE VICINITY MAP	2
City of Hendersonville – Main Street Historic District Map.....	3
SITE CONDITIONS – SITE IMAGES	4
DESIGN GUIDELINES CRITERIA	7
DESIGN GUIDELINES CRITERIA Cont... ..	8
ATTACHMENTS	9
- Application	9



Applicant: Dennis Dunlap

Property Owner: HVL Property Holdings (Josh Israel)

Property Address:430 N Main St

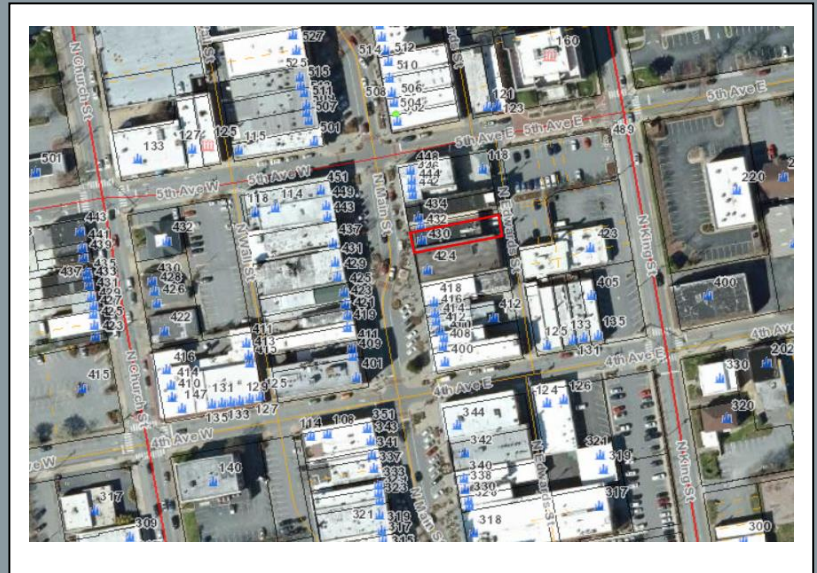
Project Acreage: 0.09 Acres

Parcel Identification Number(s): 9568-88-0318

Current Parcel Zoning: C-1

Historic District: Main Street

Project Type: Major Work (replacement of windows)



SITE VICINITY MAP

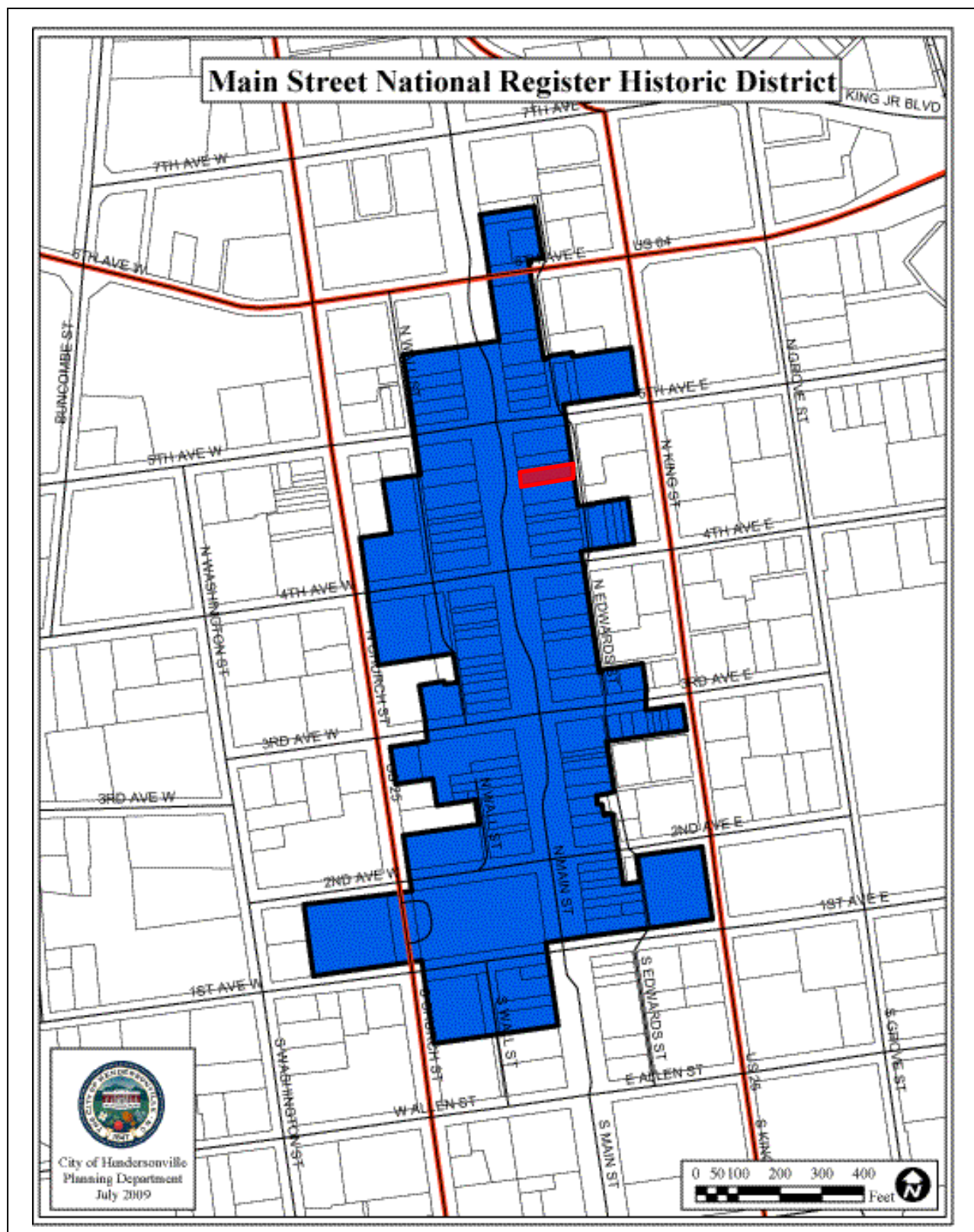
The City is in receipt of a Certificate of Appropriateness application for 430 N Main St (The Dugout) for the replacement of storefront windows fronting Main St. The proposal is to replace the current windows with roll-up glass garage-type windows. The date of construction of this building was not readily available but old photos show that the storefront was significantly altered after 1987.

The applicant provided the following details for the replacement windows:

- I-COUNT Model 650 Glass Aluminum Sectioned Garage Door
- 67" x 48"
- Silver Anodized
- 15" Radius Track
- Non-Insulated Tempered Glass

The applicant has also been approved by staff to replace the green shingle roof on the awning over the storefront with cedar shingles. The applicant is also requesting to replace the siding below the storefront windows with cedar shake. This is considered a major work and will be presented to the HPC as a separate agenda item.

PROJECT SUMMARY - CONTINUED



City of Hendersonville – Main Street Historic District Map

SITE CONDITIONS – SITE IMAGES

*Sample of roll-up
glass windows*



*Current storefront
windows*





Photo of Subject Property – Dated 1987 | Quality of photo lacks sufficient detail of storefront design and materials.



Photo of Subject Property – Current

DESIGN GUIDELINES CRITERIA

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Main St Local Historic District Design Guidelines*, which is applied to the City's Commercial Historic District. Specifically, Chapter 3 – Changes to Building Exterior provides the most pertinent guidance for this proposal.

3.1 STOREFRONTS

The storefront is the single most identifying characteristic of the historic commercial façade. Turn-of-the-century commercial buildings, the predominant building type in downtown Hendersonville, commonly included storefronts with large display windows, transom bars or windows, and recessed entryways.

The combination of these features, while attractive, are also quite functional in that they create an area for the display of goods and allow light to enter into the store. Other architectural features found in these storefronts include bulkheads below the display windows, columns or pilasters to support the façade above the storefront, and awnings.

As the years went by, these storefronts were commonly altered or covered-up and, unfortunately, Hendersonville was no stranger to this practice. However, in Hendersonville, with active preservation efforts along with historic tax credits, this trend has been reversed.

Due to fact that many of these original façades were effectively destroyed, the guidelines for storefronts and upper façades have been written to encourage preservation and reconstruction whenever possible, but also address new designs and their compatibility with the historic district.

STOREFRONT GUIDELINES

Preservation

- .1 Retain and preserve historic storefronts and storefront features such as entryways, display windows, doors, transoms, corner posts, etc.
- .2 Whenever possible, retain and preserve historic materials. Avoid the removal of historic materials or architectural features.
- .3 Whenever repairing or renovating, it is recommended that any non-historic storefront or façade treatments including metal cladding or other non-historic alteration be removed.

Reconstruction

- .4 If replacement of a deteriorated storefront or storefront 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 storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- .6 Whenever changes are required to meet building or accessibility codes, they should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

New Design

- .7 Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.

The storefront is the first-floor commercial area of the historic commercial façade. It includes such elements as large display window, transoms, and recessed entryways.



Houston Furniture building with metal cladding



Houston Furniture building after metal cladding removed and façade restored



DESIGN GUIDELINES CRITERIA Cont...

- .8 Whenever possible, incorporate research from the *Baker-Barber* collection to determine the original characteristics and architectural details of the building.

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

Retain and preserve original windows and doors.



- .13 It is not appropriate to use snap-in muntins to create a false divided-light appearance.
- .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.
- .15 Existing windows and doors on non-contributing structures should be replaced in-kind.

ATTACHMENTS

- Application

Status: Reviewed

Entry #: 39

Date Submitted: 8/5/2021 10:20 AM

Date:
8/5/2021Local District/Landmark:
Main St Hendersonville, NCAddress of Property:
430 N Main StreetProperty Owner Name:
Mike GriffinAddress
430 N Main Street, Hendersonville, North Carolina 28792Day Phone:
(828) 777-2071Contact Name: (if other than owner)
Dennis M DunlapAddress
720B North Grove Street, Hendersonville, North Carolina 28792Phone
(828) 697-9598Email
dunlapconstructionco@hotmail.com

Details of proposed work: (attach additional papers if needed).

Remote plate glass windows on each side of front entry door and install a sectional overhead aluminum garage door with glass panels.

Upload attachments here:

Attachments:

The burden of proof is on the applicant to prove the proposed work is in keeping with the historical character of the historic district. Please list specific reference(s) in the Design Guidelines that support your application.

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six months. Certificates can be extended for six months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Owner's Signature:

Email
dunlapconstructionco@hotmail.com

Official Use:

Date Received:

Received By: