

# 225 N Main St. – Addition of Balcony & Windows (H22-019-COA)

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

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## PROJECT SUMMARY

**Applicant:** Denis Dunlap – Dunlap Construction

**Property Owner:** Hendersonville Holdings, LLC (Exhibit C)

**Property Address:** 225 N. Main St.

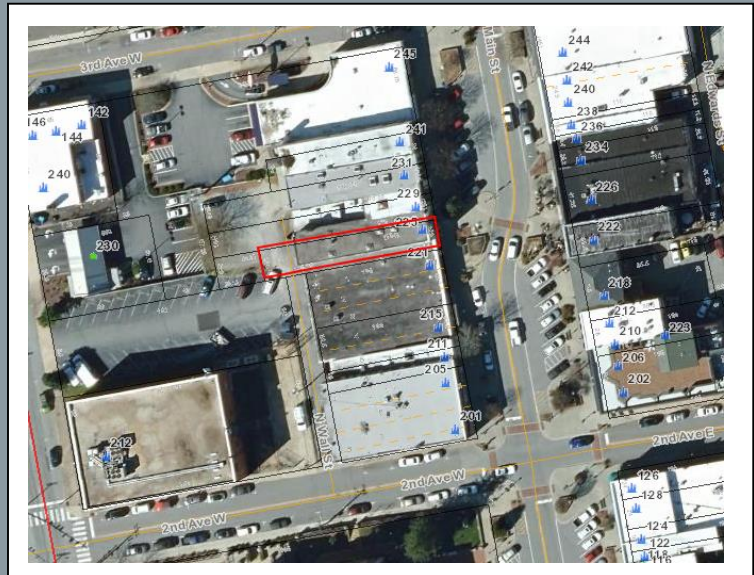
**Project Acreage:** 0.07 Acres

**Parcel Identification Number(s):**  
9568-77-8673

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

**Historic District:** Main Street Historic District

**Project Type:** Major Work (addition of balcony and door, replacement of windows, and removal of awnings)



SITE VICINITY MAP

### **Project Summary:**

The City is in receipt of a Certificate of Appropriateness (COA) application from Denis Dunlap of Dunlap Construction (Applicant) and Hendersonville Holdings, LLC (Property Owner) for the addition of a balcony and replacement of windows to the second-floor residential unit located at 225 N. Main St. The residential unit is located in the People's National Bank building above the Four Seasons Christmas Garden Décor and More retail store.

The People's National Bank is a contributing building and currently houses both residential units and retail shops. The addition of the balcony and replacement of windows will match the existing balcony and windows of 231 N Main St., the residential unit to the right of the subject property when facing the building from N Main St.

The Applicant is making the following statement related to their request:

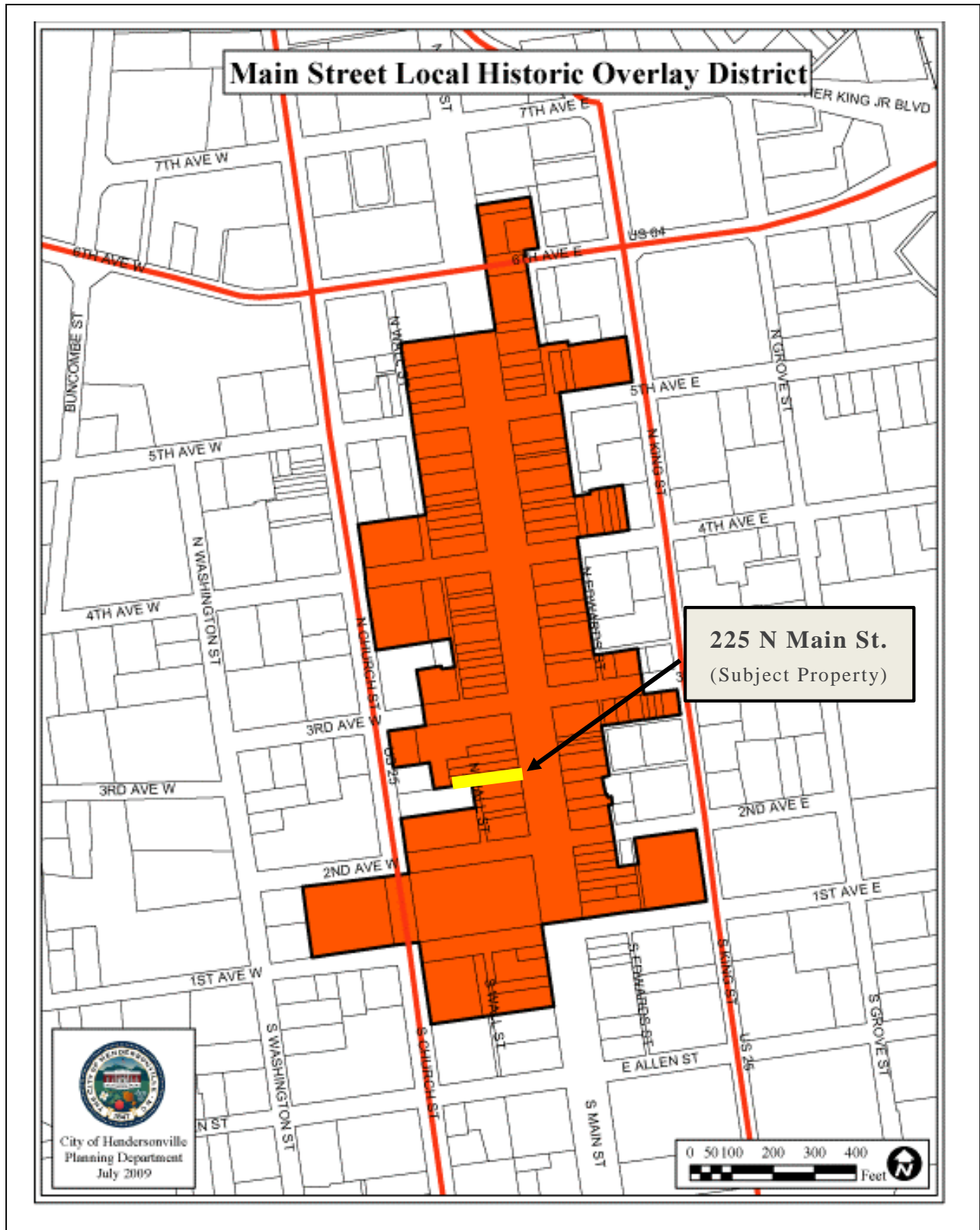
"Add balcony to front (Main St.) match balcony on right front, large sign to be removed and not put back, one window will become a door, windows on the second floor behind balcony will be replaced to match windows on the right side." (Exhibit A)

In addition to the COA application, the Applicant has provided elevations which are attached as Exhibit B.

On March 15, 2022, the Tree Board reviewed an application to remove the Holly Tree located in front of the subject property and the Board subsequently voted to deny removal of the Holly Tree. (Exhibit D)

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

PROJECT SUMMARY – CONTINUED



CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP

## HISTORY OF SUBJECT PROPERTY

### **227-231 N. Main People's National Bank**



**Ca. 1910.**

Two-story Neo-Classical structure of cream colored brick has a recessed central entrance beneath entablature carried by ionic columns with egg and dart motif and dentil blocks. Stepped parapet, with high point at center. Storefront to either side of entrance bay;

south side unaltered, north side modern. Four second story windows to either side of entrance bay, grouped in pairs with a common sill and a limestone lintel above each. Limestone trim on the parapet cap, lower part of entablature, over second story windows, sills, columns, and bases of columns and piers. Second story windows in flanks and flanking storefronts altered.

Designed by notable Asheville architect Richard Sharp Smith, this was the earliest use of Neoclassical style and a reinforced concrete technique for a commercial structure in Hendersonville. Concrete made its splashy debut as a building form in 1910 when W. F. Edwards, the most active builder in Hendersonville during this period, decided to try out this material for a new bank. Mr. Edwards had already been the contractor responsible for much of the town's water and sewer system, the present Court House, and the Hendersonville Town Hall. For the People's National Bank, he worked with a Mr. Blythe.

The project clearly caught the fancy of the local citizens. The following reports came from the French Broad Hustler:

(1/27/10) "Messrs. Edwards and Blythe have returned from Atlanta, where they purchased the latest improved machinery for reinforced concrete construction. This machinery will be used for the first time in the construction of the People's National Bank."

(2/17/10) "Concrete mixer arrives for People's National Bank job."

(4/14/10) "...over a thousand barrels of cement will be used in the construction of the People's National Bank."

(6/23/10) "Edwards and Blythe are through with the concrete part of the People's National Bank's new building and are now starting to finish."

## SITE CONDITIONS - SITE IMAGES

Image taken in 1987.

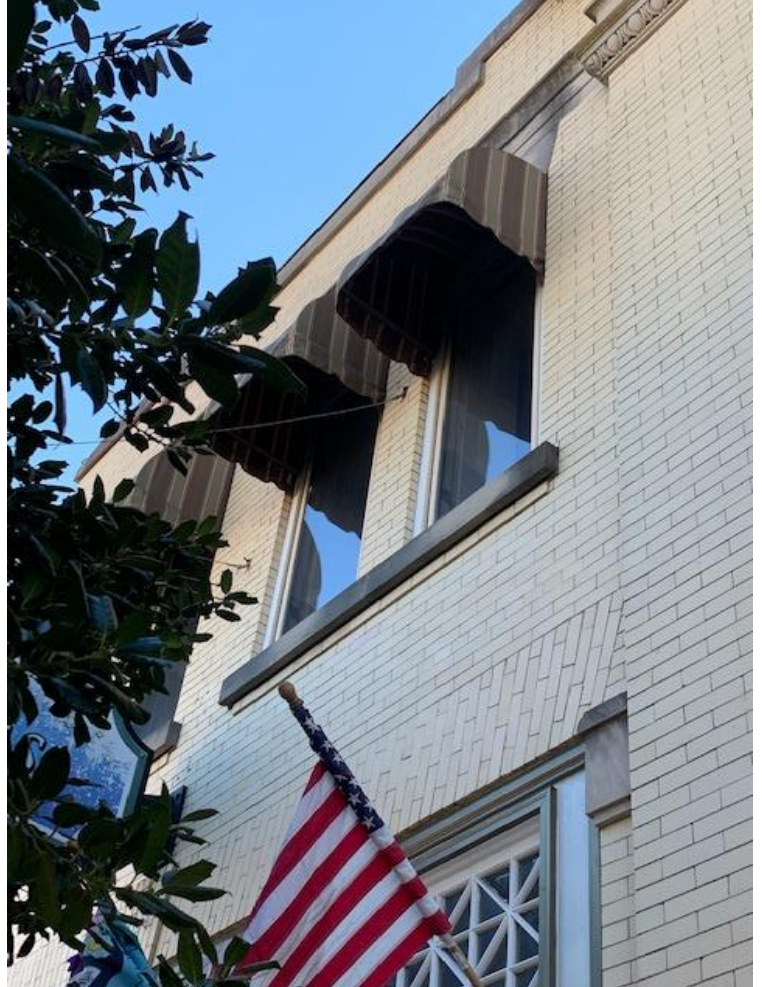


Current Site Images:

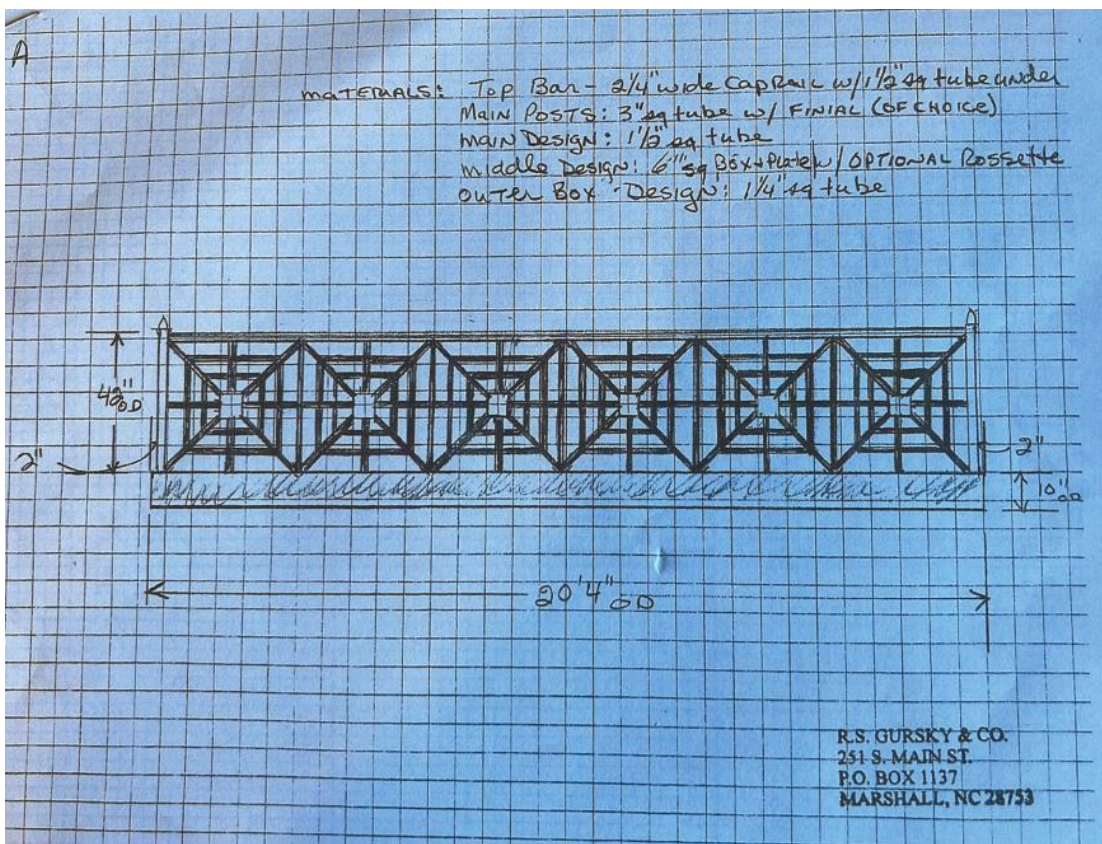
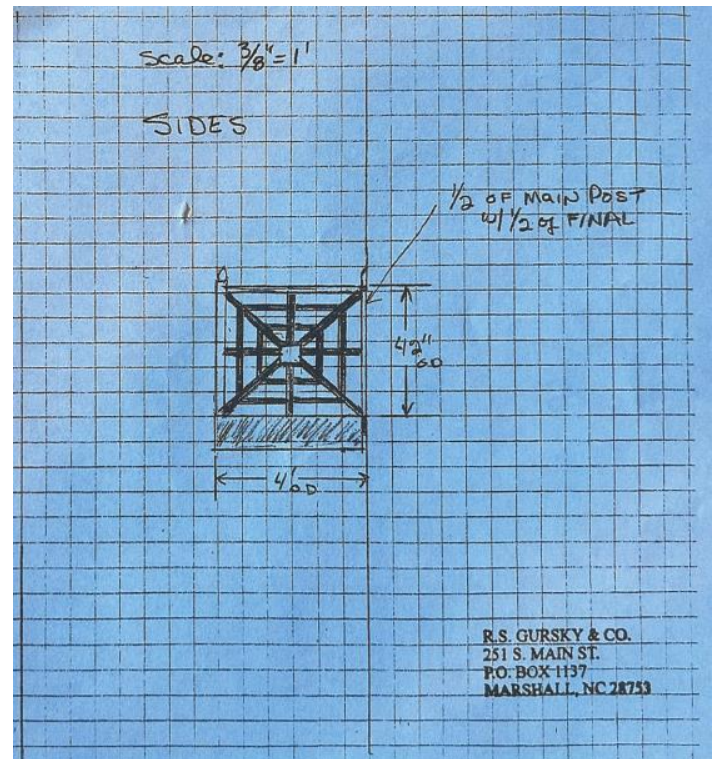
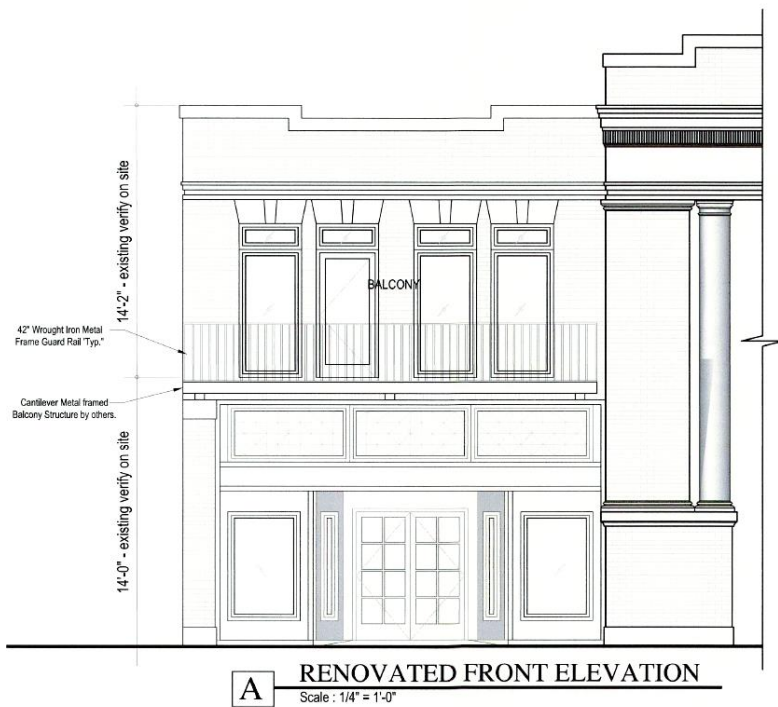


Staff is unable to determine when the balcony was added to 231 N Main St.

SITE IMAGES CONTINUED



## ELEVATIONS - PROPOSED BALCONY



SITE IMAGES – EXISTING BALCONY 231 N. MAIN ST.



## DESIGN GUIDELINES CRITERIA

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

### **Section 3.4.2 Windows and Doors Guidelines:**

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

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

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

### **Section 3.4.5 Architectural Metals**

Cast iron, wrought iron, copper, tin, sheet metal, aluminum, steel, and bronze are all traditional architectural metals that contribute to the architectural character of historic buildings through their distinctive forms, finishes, and details.

### **Section 3.4.5 Architectural Metal Guidelines**

**Section 3.4.5.1** - Retain and preserve original architectural metals, including cast iron, wrought iron, steel, pressed tin, copper, aluminum, and zinc, as well as their finishes and colors.

### **Section 4.2 Additions**

The introduction of additions compatible with historic buildings in the district is acceptable if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials. By placing additions on inconspicuous elevations and limiting their size and height, the integrity of the original buildings can be maintained. It is important to differentiate the addition from the original building so that the original form is not lost. Additions should be designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials. Also, as with any new construction project, the addition's impact on the site in terms of loss of important landscape features must be considered. The compatibility of proposed additions with historic buildings will be reviewed in terms of the mass, the scale, the materials, the color, the roof form, and the proportion and the spacing of windows and doors. Additions that echo the style of the original structure and additions that introduce compatible contemporary design are both acceptable.

**Additions Guidelines:**

**Sec. 4.2.1** - Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.

**Sec. 4.2.2** - Construct additions so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.

**Sec. 4.2.3** - Limit the size and the scale of additions so that they do not visually overpower historic buildings.

**Sec. 4.2.4** - Design additions so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic building so closely that the integrity of the original building is lost or compromised.

**Sec. 4.2.5** - Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors. Either reference design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building.

**Sec. 4.2.7** - Design additions so that they can be removed in the future without damaging the historic building.

## EXHIBITS

- Exhibit A – Application
- Exhibit B – Elevations
- Exhibit C – Henderson County Property Records
- Exhibit D – March 15, 2022 Tree Board Minutes