

225 N Main St. – Addition of Rooftop Deck and Side and Rear Windows (H23-067-COA)

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

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PROJECT SUMMARY

Applicant: Hannah Michalove, Allen Stahl & Kilbourne, PLLC

Property Owner: Hendersonville Holdings, LLC (Exhibit B)

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 rooftop deck)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Hannah Michalove of Allen, Stahl & Kilbourne, PLLC (Applicant) and Hendersonville Holdings, LLC (Property Owner) for the addition of the following:

1. A rooftop deck with access from the second-floor residential unit located at 225 N. Main St.; and
2. The addition of two (2) windows on the south façade and one (1) window on the rear façade on the second story of the building.

The subject property is one of two residential units 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.

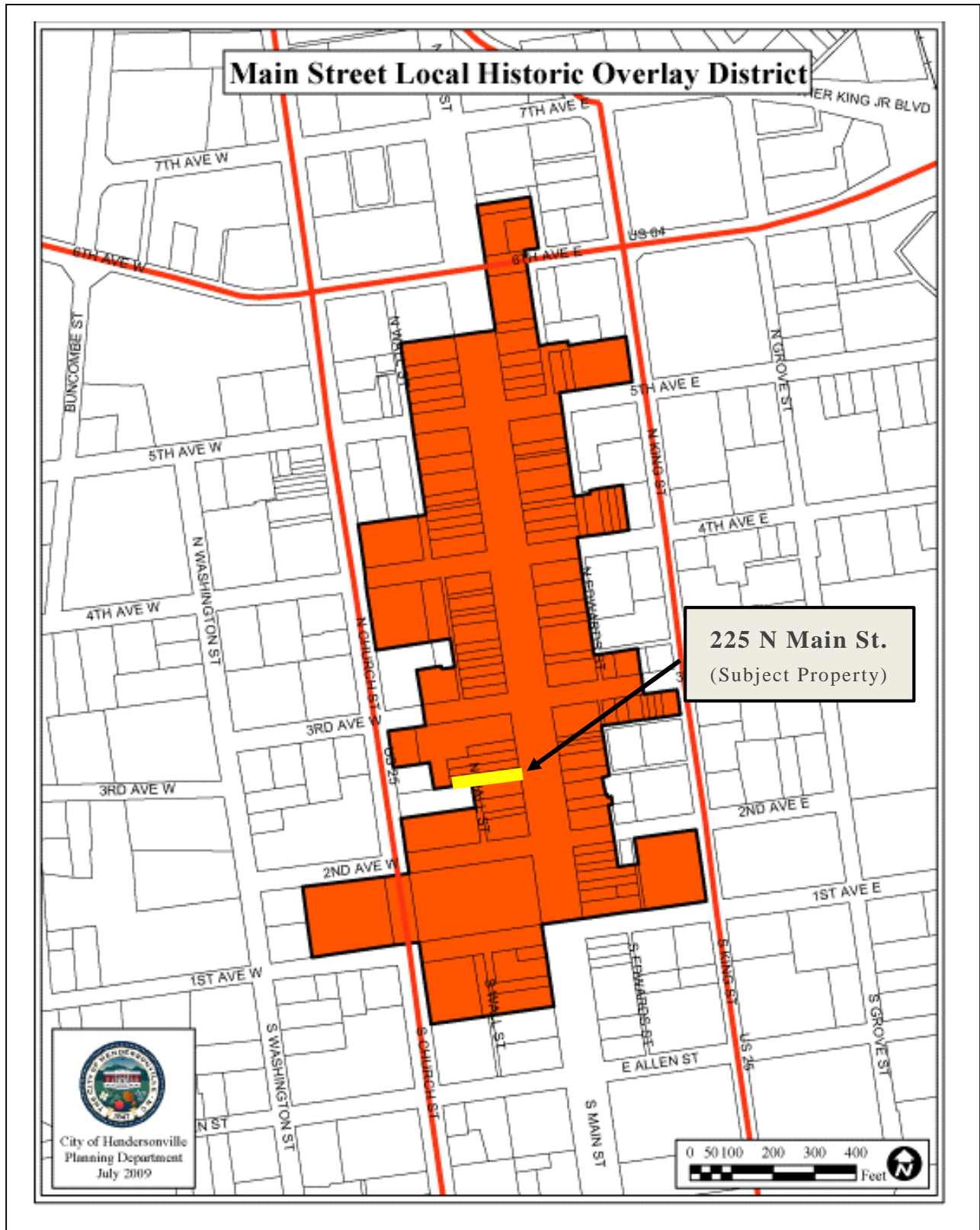
The Applicant is making the following statement related to their request:

1. "Proposed windows: addition of two (2) windows on upper level of southern-facing side façade; addition of one (1) sectional, "ellipse-style" window on rear façade (see attached site plans)."
2. "Proposed rooftop deck: addition of deck on portion of roof behind front façade (see attached site plans)." (Exhibit A)

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

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

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



SITE IMAGES CONT'D



DESIGN STANDARDS 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 3.3 Side and Rear Facades

Many of Hendersonville's downtown commercial buildings have side façades that can be seen from public streets, parking lots, sidewalks, and alleyways. As with the primary front façade, these side elevations are important character-defining elements of the downtown historic district. Usually, these façades exist on corner buildings fronting on two streets, but can also occur mid-block where the adjacent property is vacant or is an alleyway.

The side façade generally carries the same design elements and details as the main elevation including fenestrations, brickwork, etc. They are likely to serve a more private utility in providing access to upper-floor office and residential uses and not engage the consumer or the pedestrian like the typical storefront. Still, some of these buildings take advantage of the additional frontage and use the side façade as additional display area, advertising, or even providing additional access for the customer.

The rear façade is also important to the historic character of the building and district. The rear elevation provides access for merchants, their workers, and in some cases, customers. It also continues the same general material treatments as front and side façades. More often than not, rear entrances on Hendersonville's downtown commercial structures serve as a service entry and, as a result, are the location of any necessary mechanical equipment and garbage receptacles. This translates into a less detailed design with a more private appearance than front and side façades that face public rights-of-way. There are some instances in downtown where the rear façade serves as public or semi-public access. Usually, the design of these façades reflects this public utility resulting in an elevation with similar detailing to its primary façade that is more inviting to the consumer or general public.

Preservation

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

Sec. 3.3.2 Historic painted advertisements represent an important historic element in downtown Hendersonville. While not required, it is recommended that they be preserved whenever possible.

Sec. 3.3.3 Whenever a side or rear façade can be seen from the public right-of-way or parking area, it is encouraged that any unnecessary utility lines, mechanical equipment, pipes, etc. be removed. Whenever introducing new utility or service features such as mechanical units and garbage receptacles, screen them from public view with fences, low walls, or landscaping whenever possible.

Reconstruction

Sec. 3.3.4 If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.

Sec. 3.3.5 When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.

Sec. 3.3.6 If there is historic evidence of a public entrance on a rear façade, rehabilitate the façade to provide for an attractive access from rear parking areas.

Sec. 3.3.7 Downtown buildings with rear access should use small signs or awnings to provide for visual identification.

Sec. 3.3.8 Storefronts on side or rear facades must comply with the Storefront Guidelines under Section 3.1.

New Design

Sec. 3.3.9 If new construction of a side or rear façade is necessary, make sure that the design is compatible with the existing side and rear facades in the district including size & spacing of windows or other fenestrations, proportion, scale, and detailing.

Sec. 3.3.10 Whenever possible, new designs for rear façades should provide access to the public from rear parking areas and alleyways.

Section 3.4 Materials and Details

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.

Sec. 3.4.1.1 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.

Sec. 3.4.1.2 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.

Sec. 3.4.1.3 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.

3.4.1.4 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.

Section 3.4.2 Windows and Doors Standards

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.

Sec. 3.4.2.1 Retain and preserve original windows and doors.

Sec. 3.4.2.2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.

Sec. 3.4.2.3 If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.

Sec. 3.4.2.4 It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.

Sec. 3.4.2.5 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.

Sec. 3.4.2.6 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.

Sec. 3.4.2.7 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.

Sec. 3.4.2.8 The use of reflective or highly tinted glass is discouraged.

Sec. 3.4.2.9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.

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

Sec. 3.4.2.11 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. 3.4.2.12 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.

Sec. 3.4.2.13 It is not appropriate to use snap-in muntins to create a false divided light appearance.

Sec. 3.4.2.14 In accordance with the Artificial Materials guidelines (Section 3.8), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.

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

Section 4.3 Rear Decks, Balconies, Terraces, & Rooftop Decks:

With some commercial buildings having upper-floors used for residential uses, Hendersonville has historically seen a healthy amount of downtown living. Also, with recent renovations of structures such as the Houston Furniture building and various apartments above commercial, downtown residential population has continued to rise.

In an urban environment such as downtown Hendersonville, especially with the amount of residential, property owners may wish to construct rear/rooftop decks, balconies, and terraces. This type of residential amenity is certainly encouraged and is an important element to the success of the downtown community and livability. Decks, balconies, and terraces are appropriate provided that they do not damage or alter any historic architectural features of the existing building.

Sec. 4.3.1 Locate street level decks and terraces as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings

Sec. 4.3.2 Base the design of new balconies on historic documentation of the building or examples from buildings of similar style and age.

Sec. 4.3.3 Construct decks, balconies, terraces, and rooftop decks 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. 4.3.4 Screen rear decks and terraces from public view with appropriate landscaping whenever possible.

Sec. 4.3.5 If a new deck or balcony is to be constructed, its design should be compatible in materials and detail with the main building.

Sec. 4.3.6 When adding a rear deck to a historic structure, it should be designed so that it could be removed in the future without any loss to the historic fabric of the existing building.

Sec. 4.3.7 For uncovered decks, composite materials are appropriate for decking only.

EXHIBITS

- Exhibit A – COA Application
- Exhibit B - Elevations
- Exhibit C – Warranty Deed