

## 2025 Preservation Awards

The City of Hendersonville's Historic Preservation Commission (HPC) invites the community to nominate outstanding preservation projects for the HPC Preservation Awards. These awards celebrate individuals, businesses, and organizations dedicated to preserving Hendersonville's historic character through exemplary restoration and conservation efforts.



The HPC Presentation awards honor projects that protect and maintain the historic form, materials, and character of significant structures or complexes. These projects must be in the City of Hendersonville limits and demonstrate a commitment to conservation, stabilization, restoration, or reconstruction based on historical research and documentation. The HPC Preservation Awards recognize excellence in two primary categories:

**Residential** – Recognizing preservation efforts in single-family homes, multi-unit buildings, and other structures primarily used as residences.

**Commercial** – Honoring preservation efforts in businesses, institutions, cultural facilities, and other non-residential

structures.

## **Judging Criteria**

### **Historical/Architectural Significance**

Significance is the importance or meaning of a the preserved building or site. Is it of local, state, national or international historical, architectural or cultural value? Does its design represent an unusually excellent or unique example of it style or type? Is it one of the few surviving examples of its style or type? Does it bear testimony to a tradition that is threatened or no longer extant?

### **Authenticity/Integrity**

The National Trust for Historic Preservation defines integrity as “the ability of a property to convey its significance.” Does the project preserve the distinguishing original qualities or character of the site including its design and materials as well as the feeling and associations of a particular historic period and/or related historic event or person? Does the project preserve the identity for which the site is considered significant? Did the intervention reflect an understanding of how the site's physical features and significance interrelate? Were the historic intent and designs respected? Were appropriate designs, forms, styles, spatial qualities, structural elements, materials and construction techniques used? Was the workmanship of high quality? Were alterations/additions required by current building laws or for new/contemporary uses carried out in a sensitive way?

### **Integration with Setting**

The National Trust for Historic Preservation defines setting as “the physical environment of a historic property” and evaluates integration with setting by assessing how the property relates to what is within the boundaries of its own properties as well as its wider surroundings. Does the project relate to the character of the surrounding built and natural environment, including topographic features, open space, small manmade elements, and other structures? Is it sensitive to the site's original concepts of urban design, nature and aesthetics?

### **Complexity/Extensiveness**

How complicated and extensive was the project?

**\*\*\*Submission Deadline is March 31, 2025, at 5:00 PM.\*\*\***

## **Applicant Information**

### **Name**

Andrew Riddle

### **Email**

andrew@riddledevelopment.com

### **Phone**

(828) 243-3610

## **Project Details**

**What type of project are you entering?**

Commercial Project

**Share the Project Name**

King and Allen Building

**Project Address**

101 E Allen St, Hendersonville, North Carolina 28739

**What year was the project built?**

1926

**What year was the project rehab completed?**

2019

**What is the owner's or renter's name?**

Allen Street Partners, LLC

**Please provide a brief description of the project. When describing your project, please refer to the judging criteria to ensure you address the key aspects the judges are considering.**

- opening the original windows facing Allen Street
- refurbishing the terrazzo floors in the two retail spaces facing Allen St.
- using original electrical conduit and "rough in" light fixtures above the large windows facing Allen St.
- exposing the brick on the interior walls
- keeping the original "staircase with finish as we found it" and handrail
- reclaiming the boiler room and finishing to office space
- creating History Hall
- salvaging the original roof vents and reinstalling on the roof
- broom cleaning an original artifact from the Ford dealership and putting it on display in the hallway
- installation of a mural on the side of the building that enhances downtown

In 2022 the King & Allen building was awarded the BOMA (building owners and managers association) for historical adaptive reuse in the Southeast

**If you have photos of the finished project, pre-construction photos, historic photos, or photos of the construction, please upload them.**

broom cleaning an original artifact .jpg

Exposing original building.JPG

Construction K&A.JPG

Exposing the original windows & brick.JPG

exposing the brick on the interior walls.jpg

History Hall.jpg

K&A during construction.JPG

Ramp from car dealership.jpg

Original roof vents.jpg

Original door to boiler room.jpg

Original conduit and electrical exposed.jpg

Original staircase and railing left just as we found them.jpg

refurbishing the terrazzo floors.jpg