

225 N Main St. – Addition of Rooftop Deck

(H23-031-COA)

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 LOCAL HISTORIC OVERLAY MAP	3
HISTORY OF SUBJECT PROPERTY.....	4
SITE CONDITIONS -SITE IMAGES.....	5
ELEVATIONS SUBMITTED BY APPLICANT.....	7
EXAMPLES OF A ROOFTOP PATIO IN THE DISTRICT – SUBMITTED BY APPLICANT	8
EXHIBITS	10
- Exhibit A – Application and Elevations.....	10
- Exhibit B – Warranty Deed	10



PROJECT SUMMARY

Applicant: Denis Dunlap – Dunlap Construction

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 Dennis Dunlap of Dunlap Construction (Applicant) and Hendersonville Holdings, LLC (Property Owner) for the addition of a rooftop deck with access from 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.

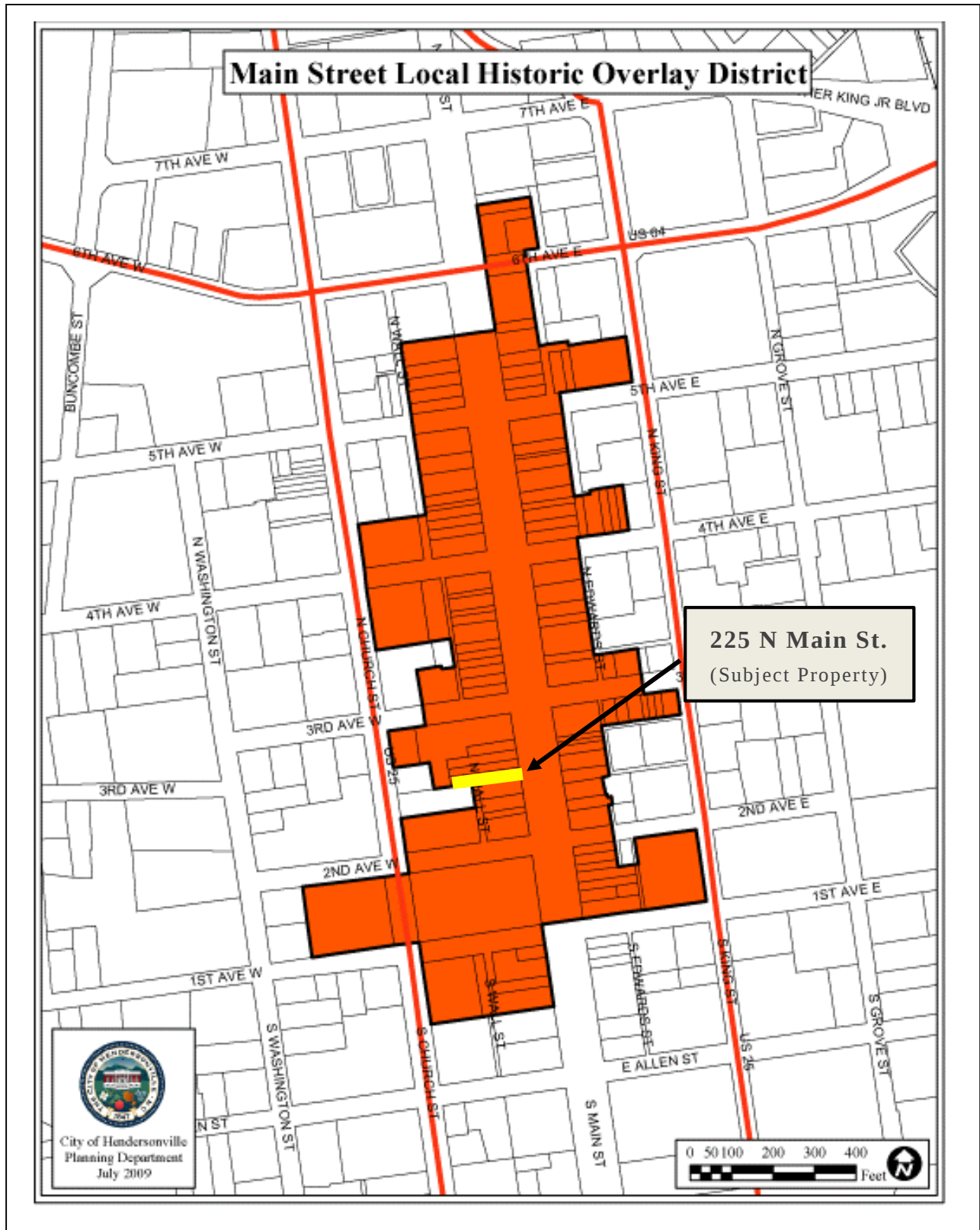
The Applicant is making the following statement related to their request:

“Creation of rooftop patio to be located away from existing skylights. As shown in the included drawings, there will be limited visibility of the patio and railing from any street-level location. The patio was included on the architectural plans already approved by the Henderson County building department.” (Exhibit A)

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

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."

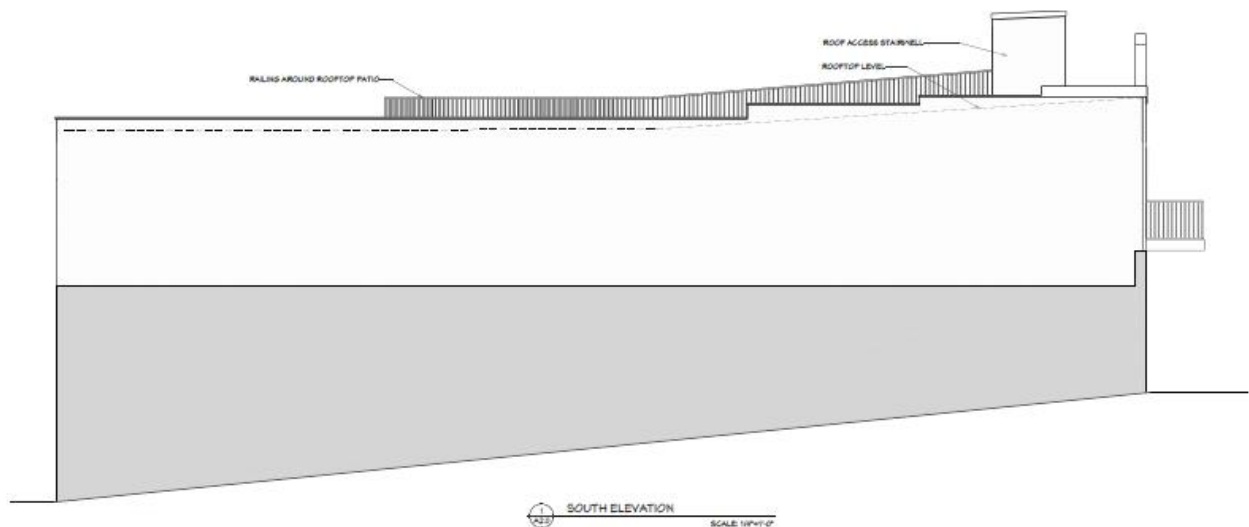
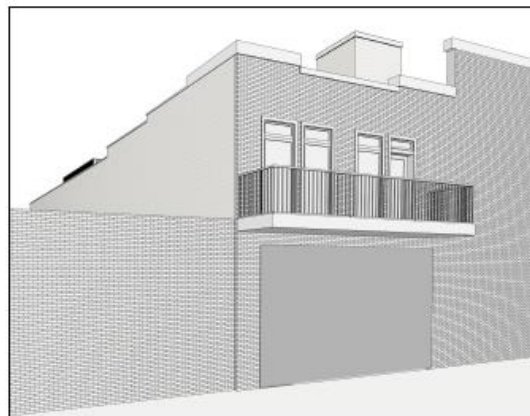
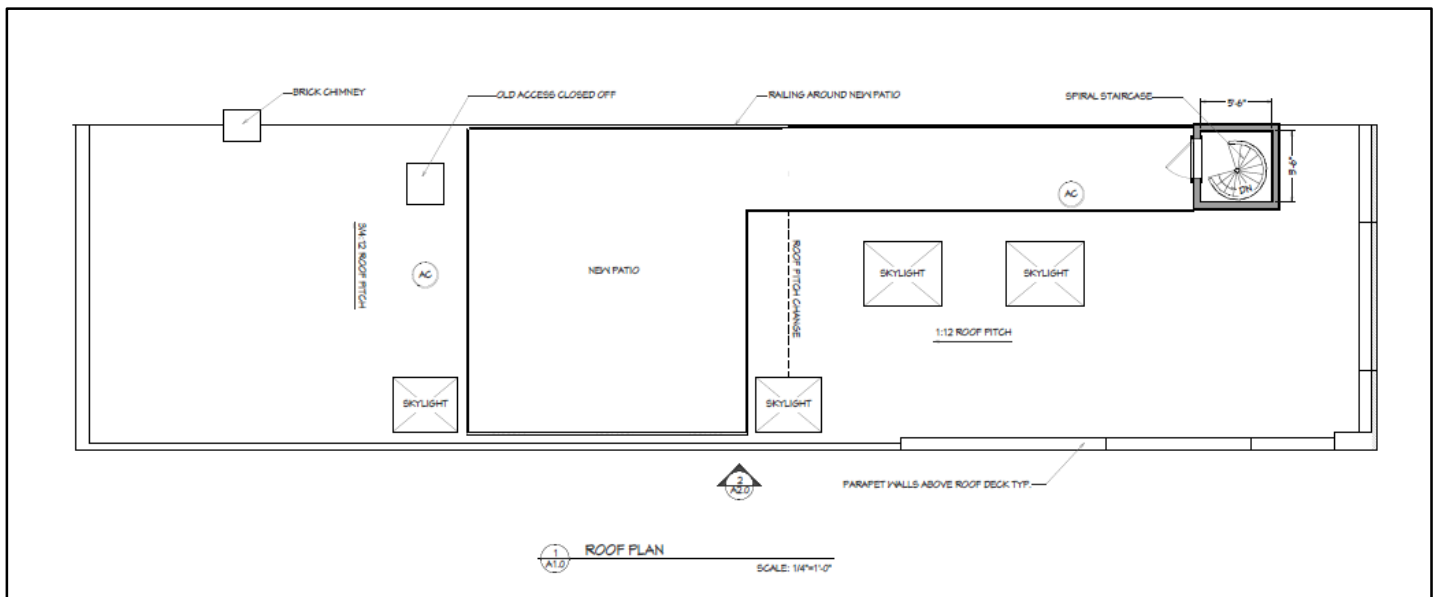
(6/23/10) "Edwards and Blythe are through with the concrete part of the People's National Bank's new building and are now starting to finish."

SITE CONDITIONS -SITE IMAGES





ELEVATIONS SUBMITTED BY APPLICANT



EXAMPLES OF A ROOFTOP PATIO IN THE DISTRICT – SUBMITTED BY APPLICANT



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 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. 4.3.3 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. 4.3.5 If a new deck or balcony is to be constructed, its design should be compatible in materials and detail with the main building.

EXHIBITS

- Exhibit A – Application and Elevations
- Exhibit B – Warranty Deed