

160 6th Ave E. – Reopening Base Level Windows

(H23-045-COA)

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

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PROJECT SUMMARY

Applicant: City of Hendersonville

Property Owner: City of Hendersonville
(Exhibit B)

Property Address: 160 6th Ave E.

Project Acreage: 0.35 Acres

Parcel Identification Number(s):
9568-88-1652

Current Parcel Zoning: C-1 Central
Business

Historic District: Main Street Historic
District

Project Type: Major Work (reopening of
existing basement windows)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from the City of Hendersonville (Applicant/Property Owner) for the reopening of existing, filled-in windows on the basement level of the subject property located at 160 6th Ave E and known as Hendersonville City Hall.

The subject property is a contributing property within the Main Street Local Historic District.

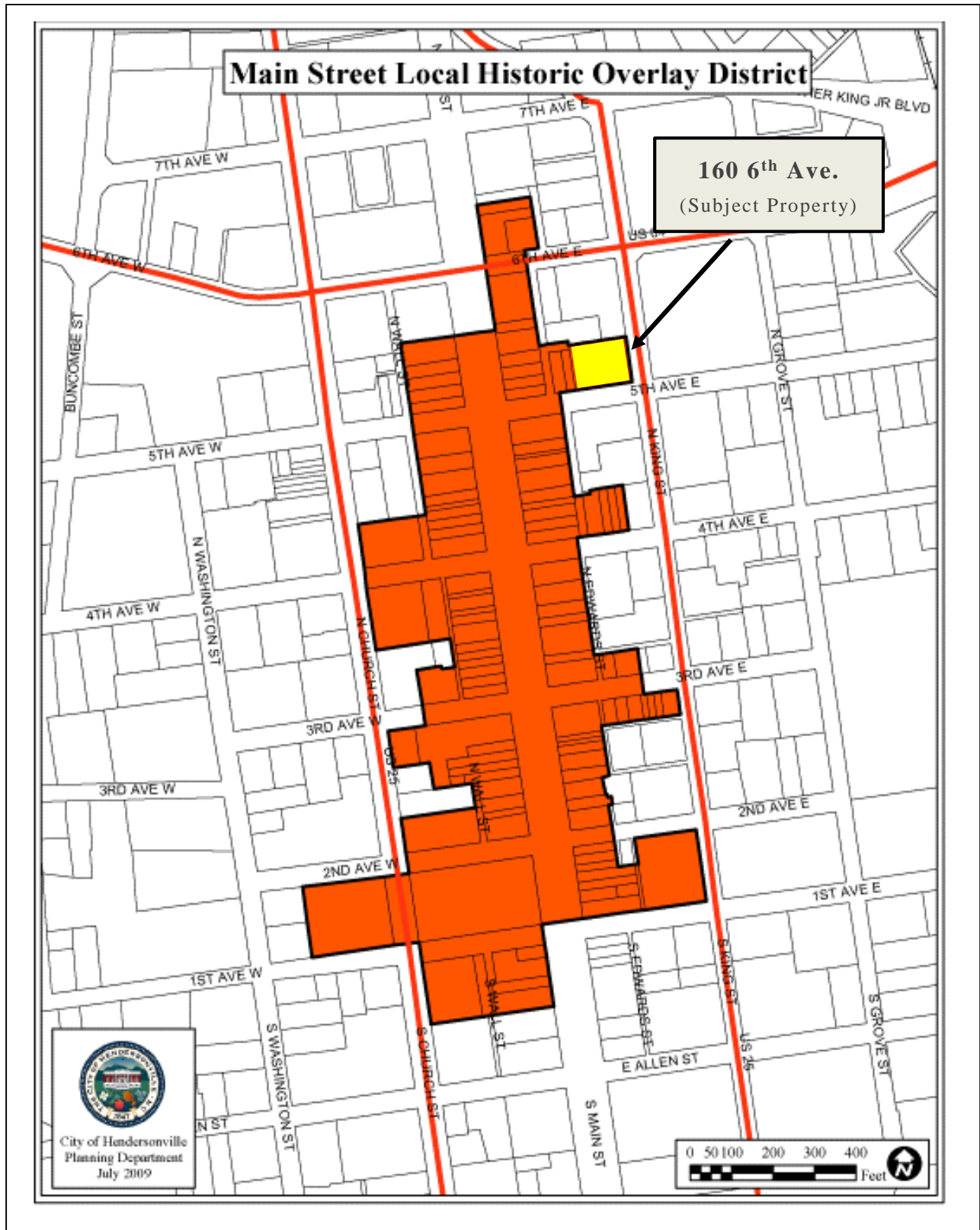
The Applicant is making the following statement related to their request:

“Reopening base floor windows.” (Exhibit A)

In addition to the COA application, the Applicant has provided elevations from the 2004 City Hall renovations provided 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



A conservative, Neo-Classical Revival structure, designed by Erle Stillwell. It is a rectangular, two-story brick structure with a raised basement. A flight of stairs leads up to the main entrance, which is under a full height tetrastyle portico. The actual entrance consists of a bracketed, pedimented doorway. The roof is flat and unadorned. Windows are double hung, framed by molded concrete surrounds and cornice on first floor, and arched brick with a concrete keystone above second floor windows. An inscription above the portico reads "Erected by the People /

Dedicated to the Perpetuation / of Civic Progress Liberty and / The Security of Public Honor." Host of the original interior fabric is intact.

Hendersonville's City Hall is one of several public structures executed by local architect Erle Stillwell during the 1920s. Although he sometimes employed other styles, Stillwell worked most frequently in a conservative Neo-Classical style in his non-residential buildings. The structure reflects both the prosperity of Hendersonville during the 1920s and the architectural sophistication Erle Stillwell's practice brought to the city. It replaced a circa 1892 Romanesque City Hall and Opera House which had been on Main Street. The new structure was started in 1926 and dedicated in November of 1928.



SITE CONDITIONS -SITE IMAGES

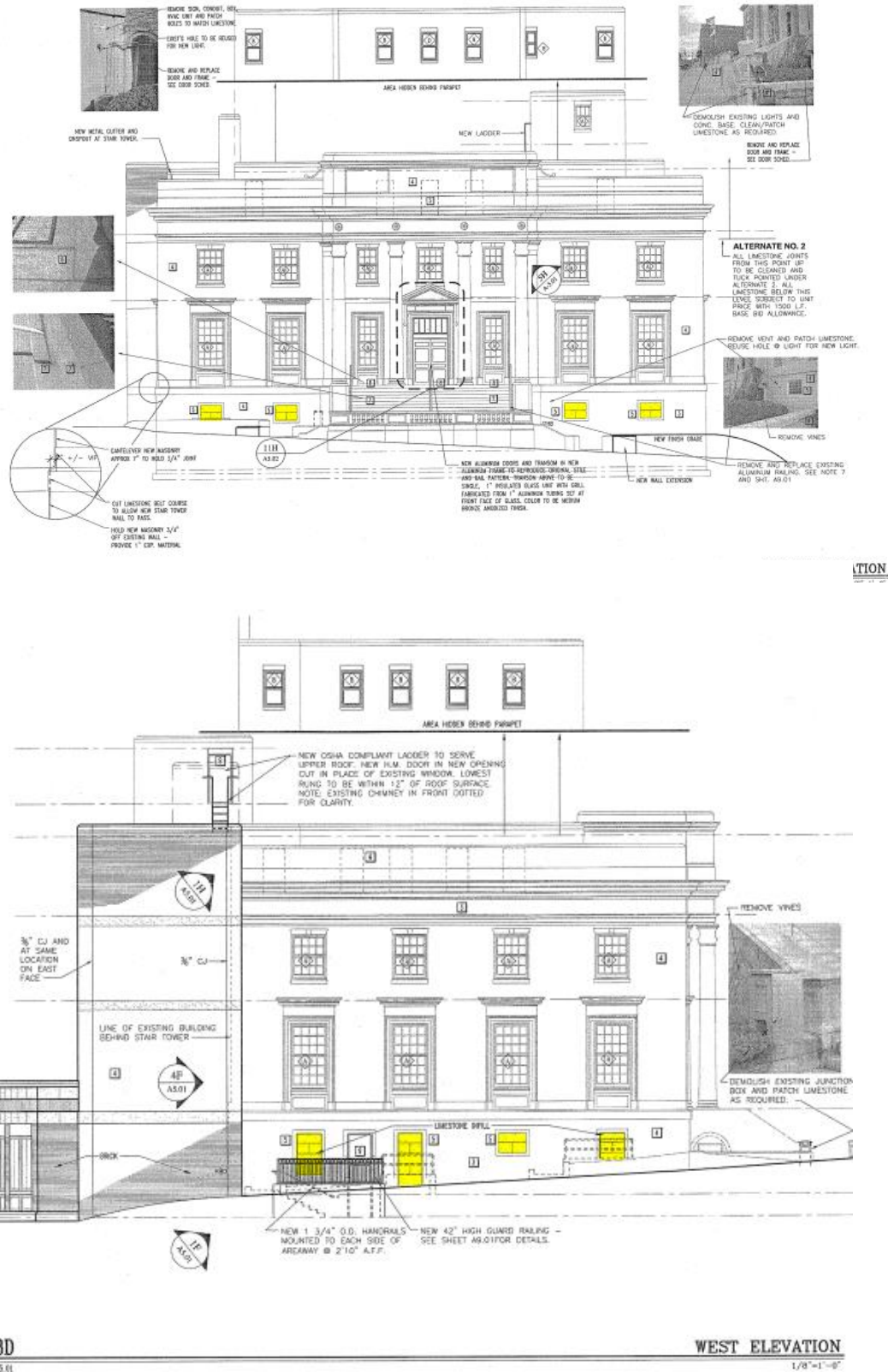


SITE IMAGES CONT'D



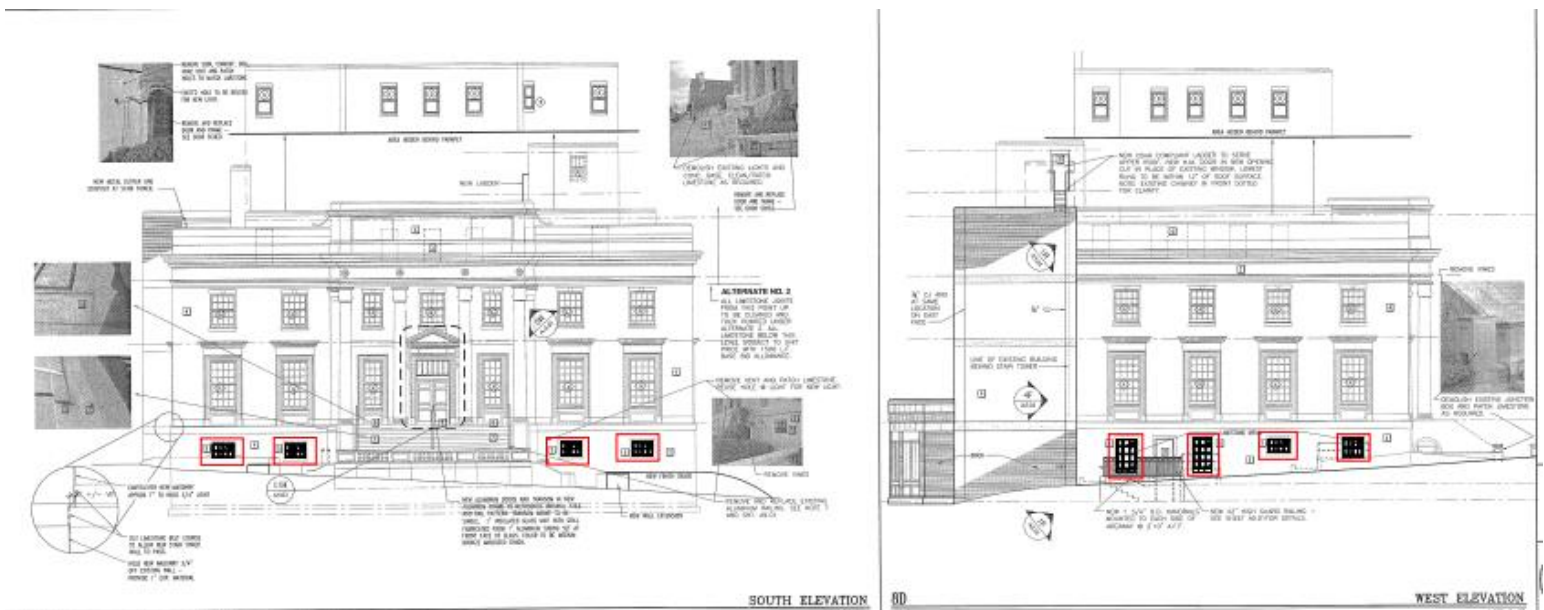
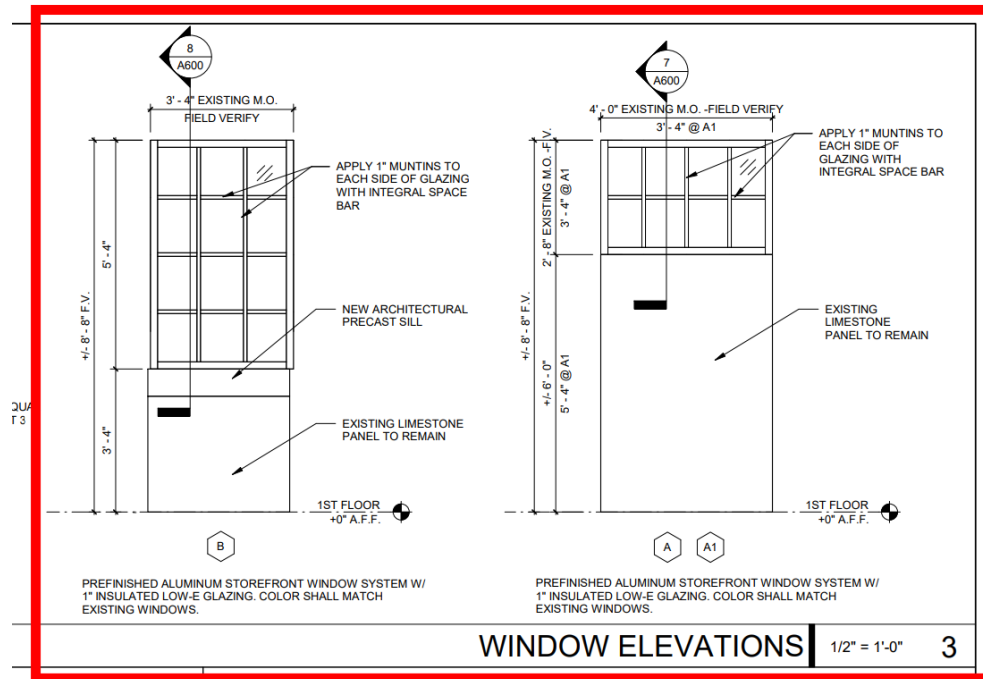
2004 ELEVATIONS SUBMITTED BY APPLICANT

The 2004 elevations from the renovation at the subject property show the existing window openings highlighted in yellow that were infilled with limestone panels during the 2004 renovation. These elevations are also attached as Exhibit A.



PROPOSED WINDOWS SUBMITTED BY APPLICANT

The proposed windows to be used in the existing openings of the infilled windows will match the design of the current windows at the subject property. The images below are taken from Exhibit A. The first image shows the proposed windows to be used in the existing window openings and the second image shows the proposed windows overlayed on the elevations from the 2004 renovations.



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:

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.

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.

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.

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

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.

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

EXHIBITS

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