

# 225 N Main St. – Addition of Side and Rear Windows (H22-120-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 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 side and rear windows)



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 side and rear 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.

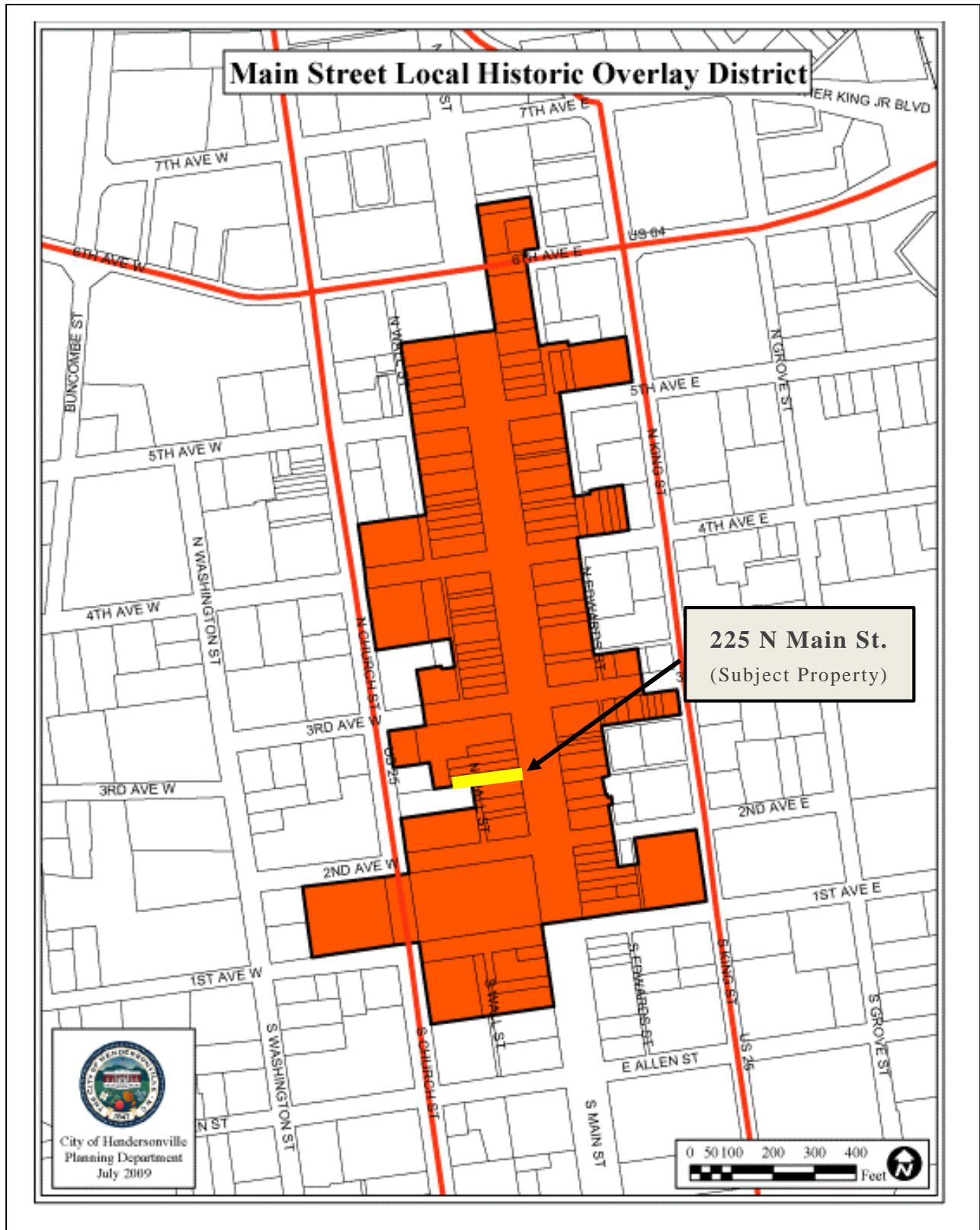
The Applicant is making the following statement related to their request:

“Addition of windows – west and south elevation.” (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



COMPATIBLE EXISTING SIDE FACADES IN THE DISTRICT



303 N Main St. – Mike’s On Main restaurant



241 N Main St. – Mia’s Marketplace



241 N Main St. – Hannah Flanagan’s Pub & Eatery

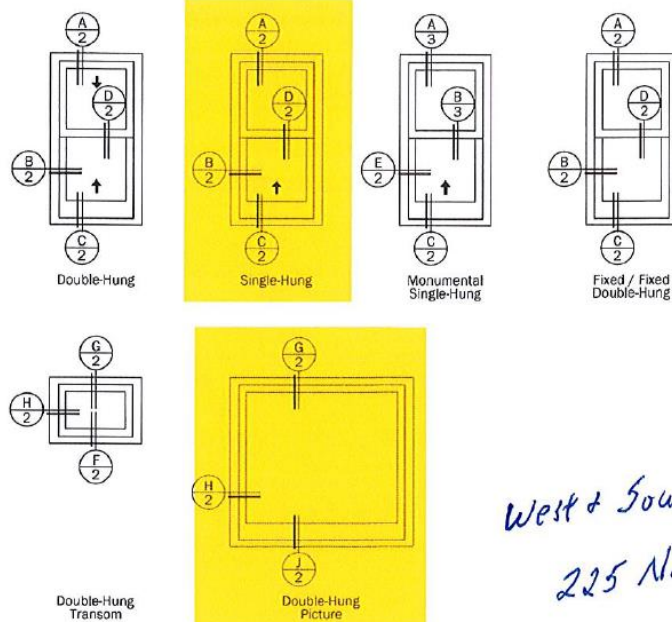


241 N Main St. – Hannah Flanagan’s Pub & Eatery

South Elevation: The addition of 8 Andersen aluminum wood clad, double and single hung windows.



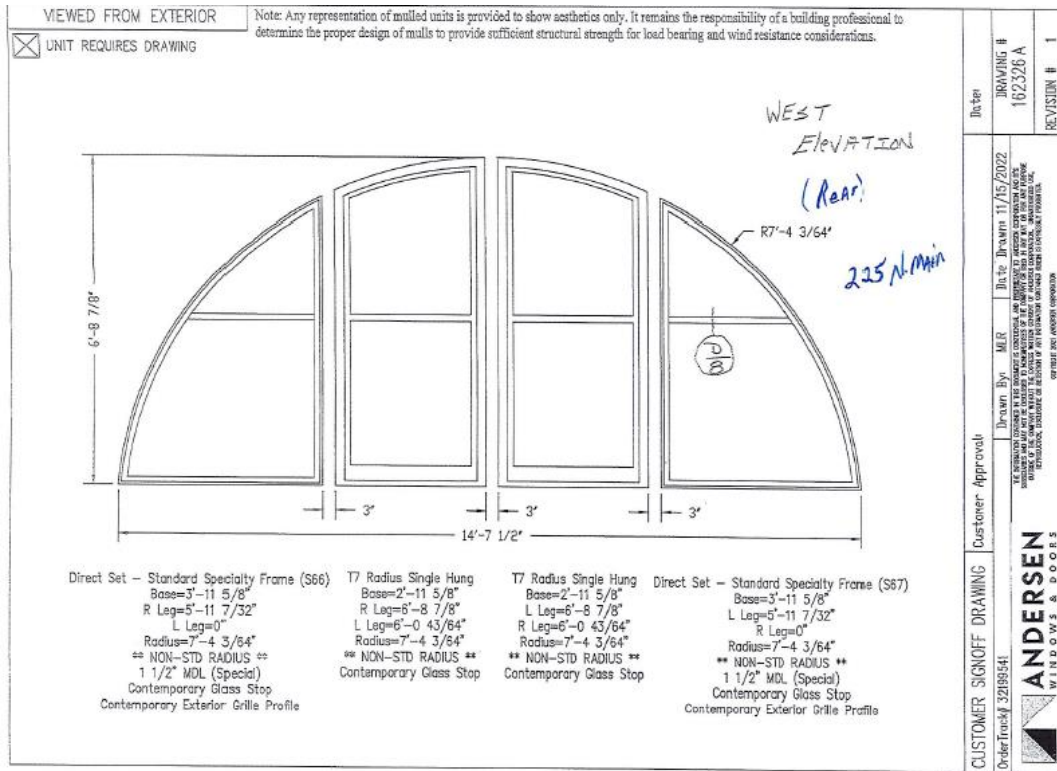
**Andersen®**  
ARCHITECTURAL  
COLLECTION



West & South Sides  
225 N. Main

## ELEVATIONS

West elevations: Aluminum wood clad



## 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:**

**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.

### **Section 3.3 Side and Rear Facades**

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

**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.

### **Section 3.8. Artificial Materials Policy**

**Sec. 3.8.1** - Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials.

## EXHIBITS

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