

401 N Main Street – Installation of AC Unit on Exterior Side of Building (H24-050-COA)

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

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PROJECT SUMMARY

Applicant: Jason Reasoner

Property Owner: P&B Real LLC

Property Address: 401 N Main Street

Project Acreage: 2,768 square feet

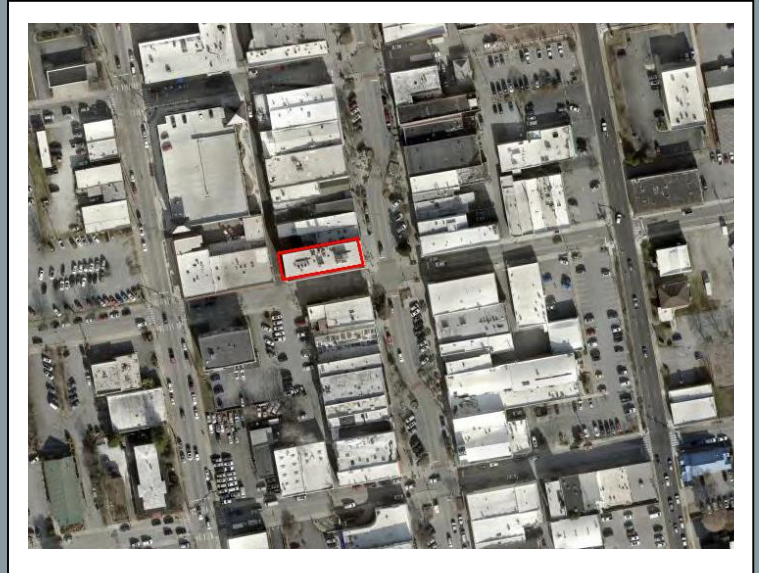
Parcel Identification Number(s):

9568-78-8118.006

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (Installation of an AC unit on the side of the building)



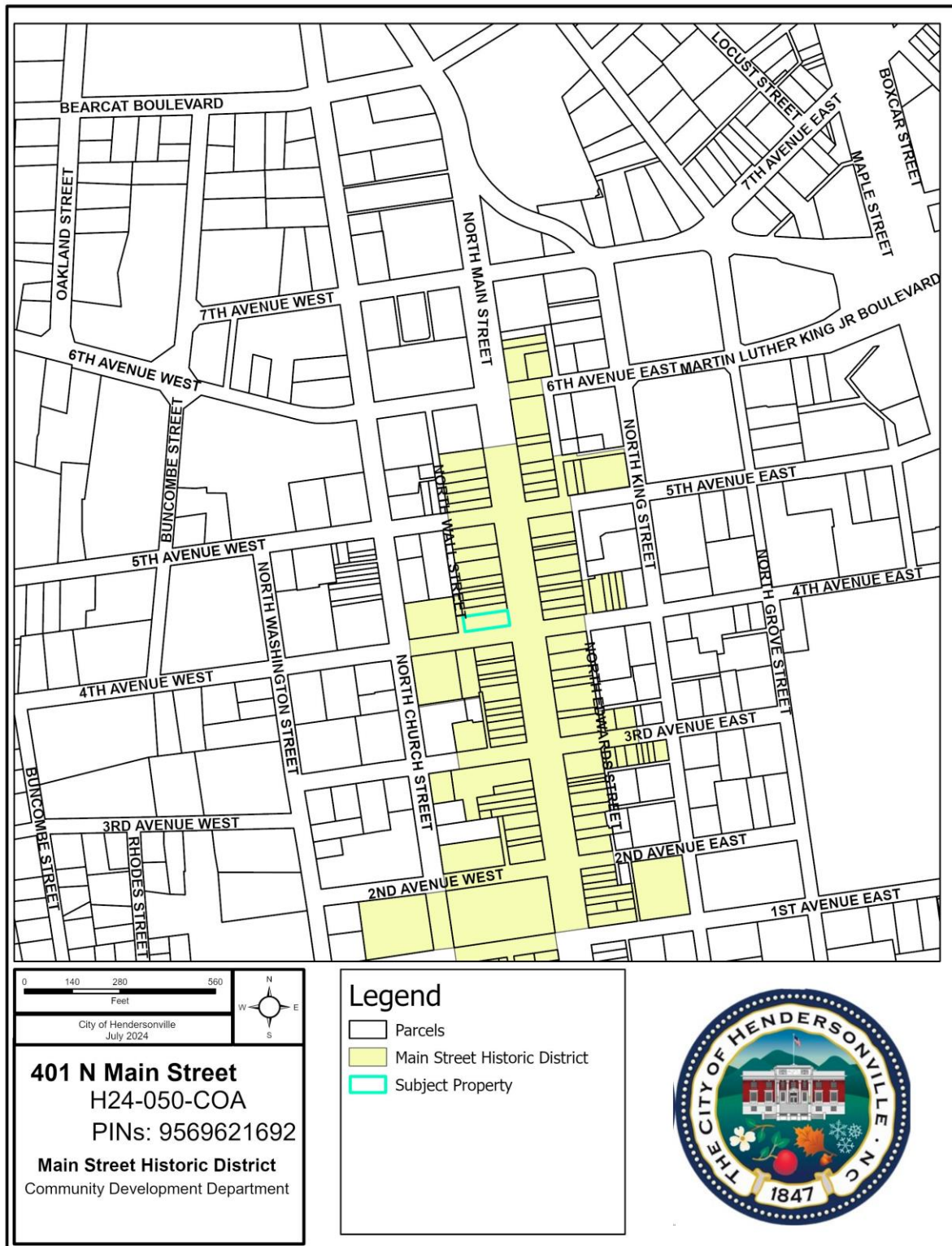
SITE VICINITY MAP

Project Summary:

The City of Hendersonville is in receipt of a Certificate of Appropriateness (COA) application from Jason Reasoner for the installation of a mini-split air-conditioning unit on the south side of the building. The AC unit is proposed to be mounted on the side of the building that fronts along 4th Avenue West. The AC unit will be screened using a faux box made from metal.

The current COA application is a Major Work according to the standards of Main Street Design Standards.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP



HISTORY OF SUBJECT PROPERTY

First Bank & Trust Company

1923.

Three-story yellow brick building with Neo-Classical limestone detailing, including pilasters and terra cotta ornamentation. Pilasters support limestone entablature above second story windows. All windows and doors modern. Simple, classical limestone enframing surrounds entrance. Designed by Erle Stillwell for First Bank and Trust; later owned by State Trust which merged with Northwestern in 1958.

Historical Marker placed 2009

FIRST BANK & TRUST CO. 1922

Built as a bank, it operated until 11.20.1930 when it closed. Reorganized by local investors, it reopened 2 weeks later as State Trust Co., merged later with Northwestern Bank, then First Union Bank until 1998. Designed by prominent local architect Erle Stillwell.

SITE IMAGES



View of the front corner of Postero. The AC unit will be installed on the left side of the building.



South side of the building. The AC unit is proposed on the brick located above the bottom second window from the right.

REQUEST I: AC UNIT INSTALLATION - DESIGN STANDARDS CRITERIA

The proposed AC unit is governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Hyman Heights Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 3.10 UTILITIES AND ENERGY RETROFIT

Sec. 3.10.3 – If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior elevations, historic building fabric, and site features.

Sec. 3.10.8 – Locate new mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear elevation. Screen them from view.