

401 N Main Street – Installation of New Front Door

(25-33-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

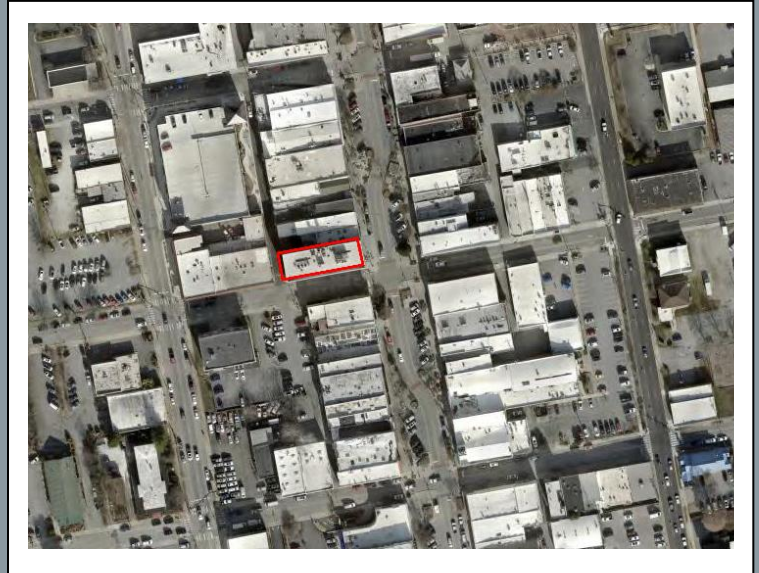
Parcel Identification Number(s):

9568-78-8118.006

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (Installation of a New Front Door)



SITE VICINITY MAP

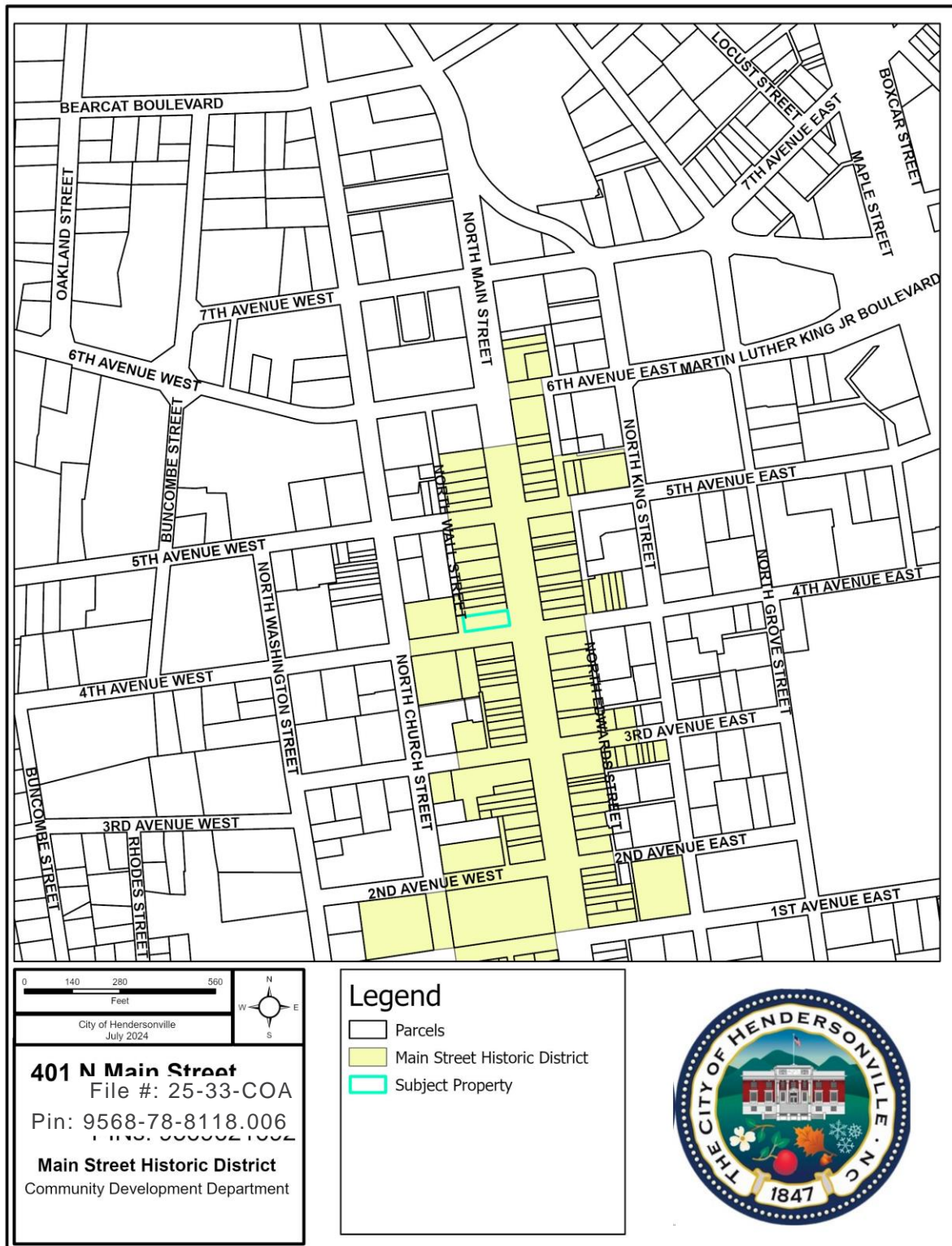
Project Summary:

The City of Hendersonville is in receipt of a Certificate of Appropriateness (COA) application from Jason Reasoner for the installation of a new front door. The front door will be constructed out of aluminum which mimics similar doors on the side of the building (non-original). The door is designed to fit into the existing opening and will not require the cutting into the building's masonry.

The previous door does not appear to be original to the building based on historic photos from the Baker Barber Collection. The applicant has stated that the current door was installed in the 1980s.

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 enframement 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

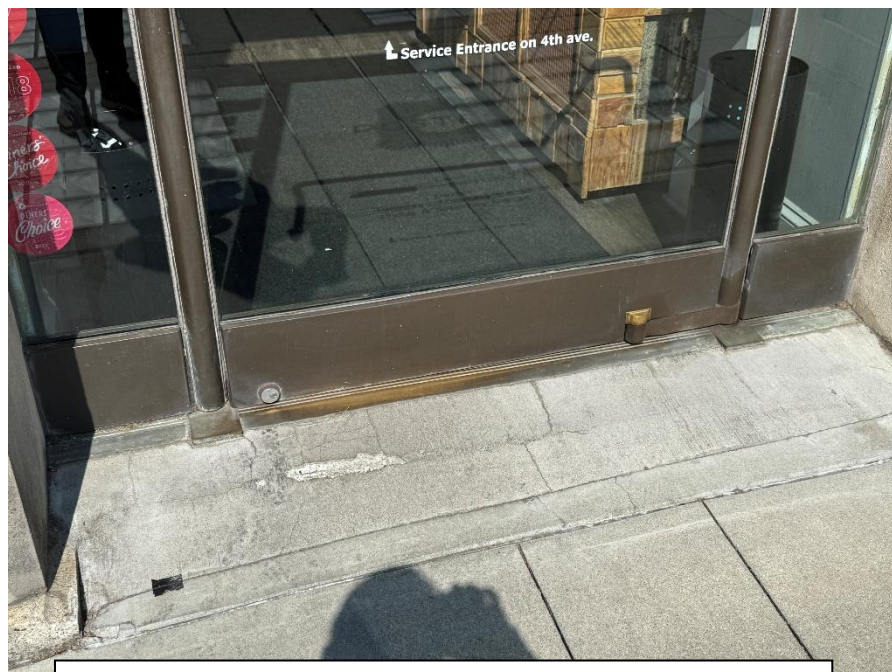
Built as a bank, it operated until 11.20.1930 when it closed. Reorganized by local investors, it reopened 2 weeks later as State Trust Co., merged later with Northwestern Bank, then First Union Bank until 1998. Designed by prominent local architect Erle Stillwell.



SITE IMAGES



View of Postero current front door. The door is not original to the building and was installed in the 1980s.



View of door threshold.

SITE IMAGES



DESIGN STANDARDS

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

Section 3.4.2 WINDOWS AND DOORS

WINDOWS AND DOORS GUIDELINES

- .1 Retain and preserve original windows and doors.
 - .2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
 - .3 If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.
 - .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.
 - .5 Protect and maintain existing windows and doors in appropriate ways:
 - Maintain caulking and glazing putty to prevent air or water infiltration around glass.
 - Weatherstrip windows and doors to prevent moisture and air infiltration.
 - Check sills and thresholds to ensure that water run off does not collect.
 - Maintain a sound paint film on all wooden windows and doors.
 - Monitor the condition of wooden windows and doors.
- Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.
- .6 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
 - .7 Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.
 - .8 The use of reflective or highly tinted glass is discouraged.
 - .9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.
 - .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.

.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.

.12 If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.

.13 It is not appropriate to use snap-in muntins to create a false dividedlight appearance.

.14 In accordance with the Artificial Materials guidelines (Section 3.8), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.

.15 Existing windows and doors on non-contributing structures should be replaced in-kind.