

225 N Main Street – Façade Rehabilitation

(25-31-COA)

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

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PROJECT SUMMARY

Applicant: Elliott Spicer

Property Owner: Fine Jewelry & Realty, LLC

Property Address: 225 N Main Street

Project Acreage: 1,960 square feet

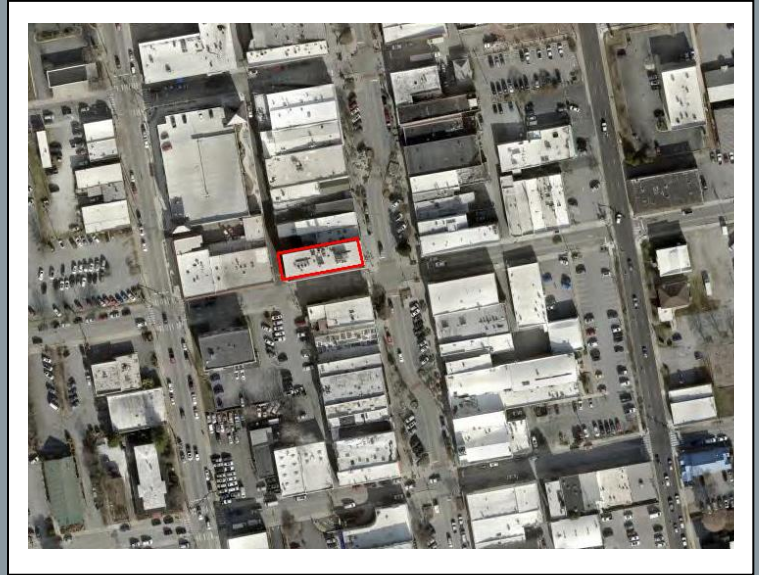
Parcel Identification Number(s):

9568-77-8673

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (Façade Rehabilitation)



SITE VICINITY MAP

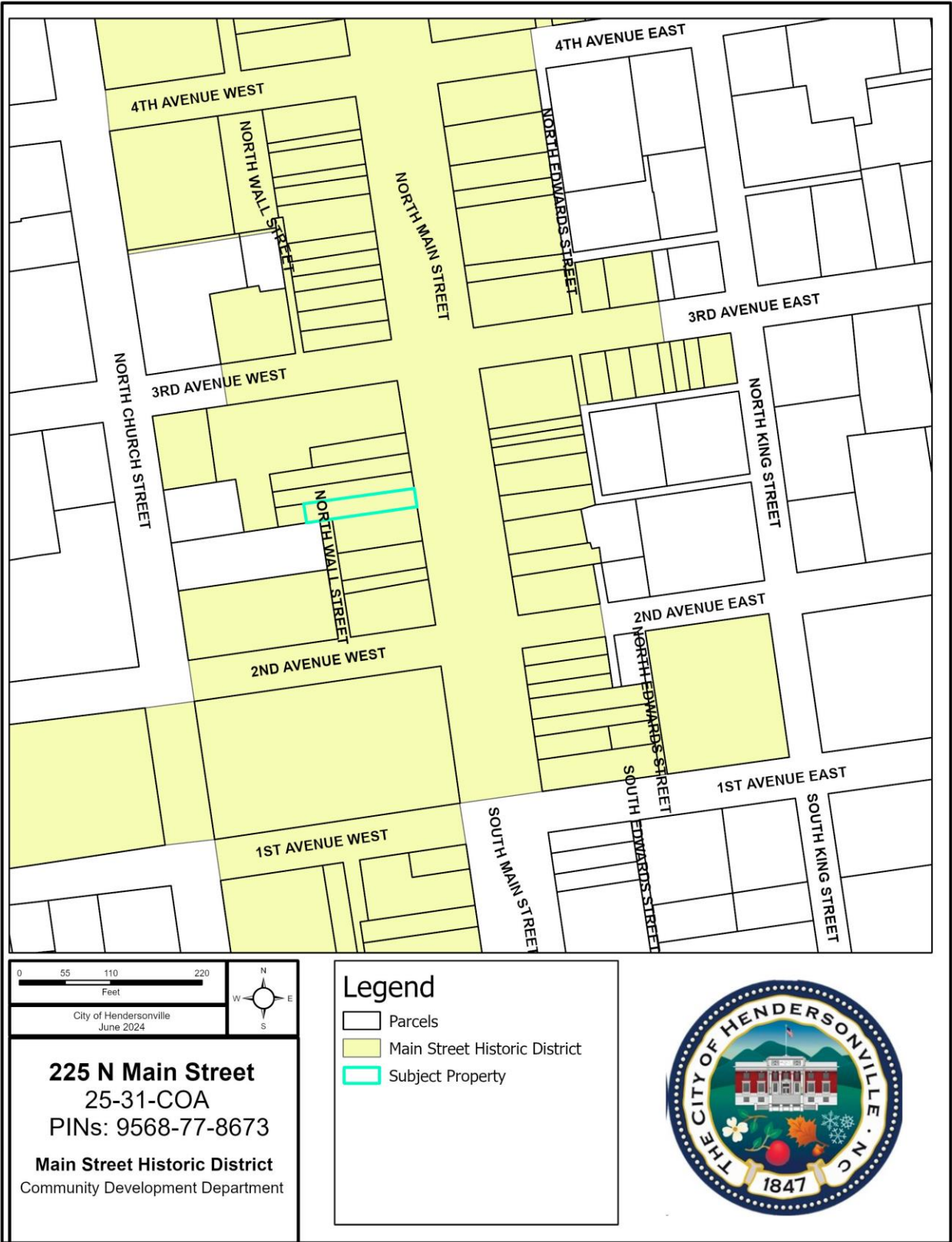
Project Summary:

The City of Hendersonville is in receipt of a Certificate of Appropriateness (COA) application from Elliott Spicer for rehabilitation of a storefront located at 225 N. Main Street. The elements to be considered by the commission are the enlargement of the storefront windows, the replacement of the front doors, the replacement of the transom windows, the installation of a mosaic tile entryway inlay, and the replacement of wood with a composite material.

The current storefront is not original based on historic documentation from the Baker Barber collection.

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



First Bank & Trust Company

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.

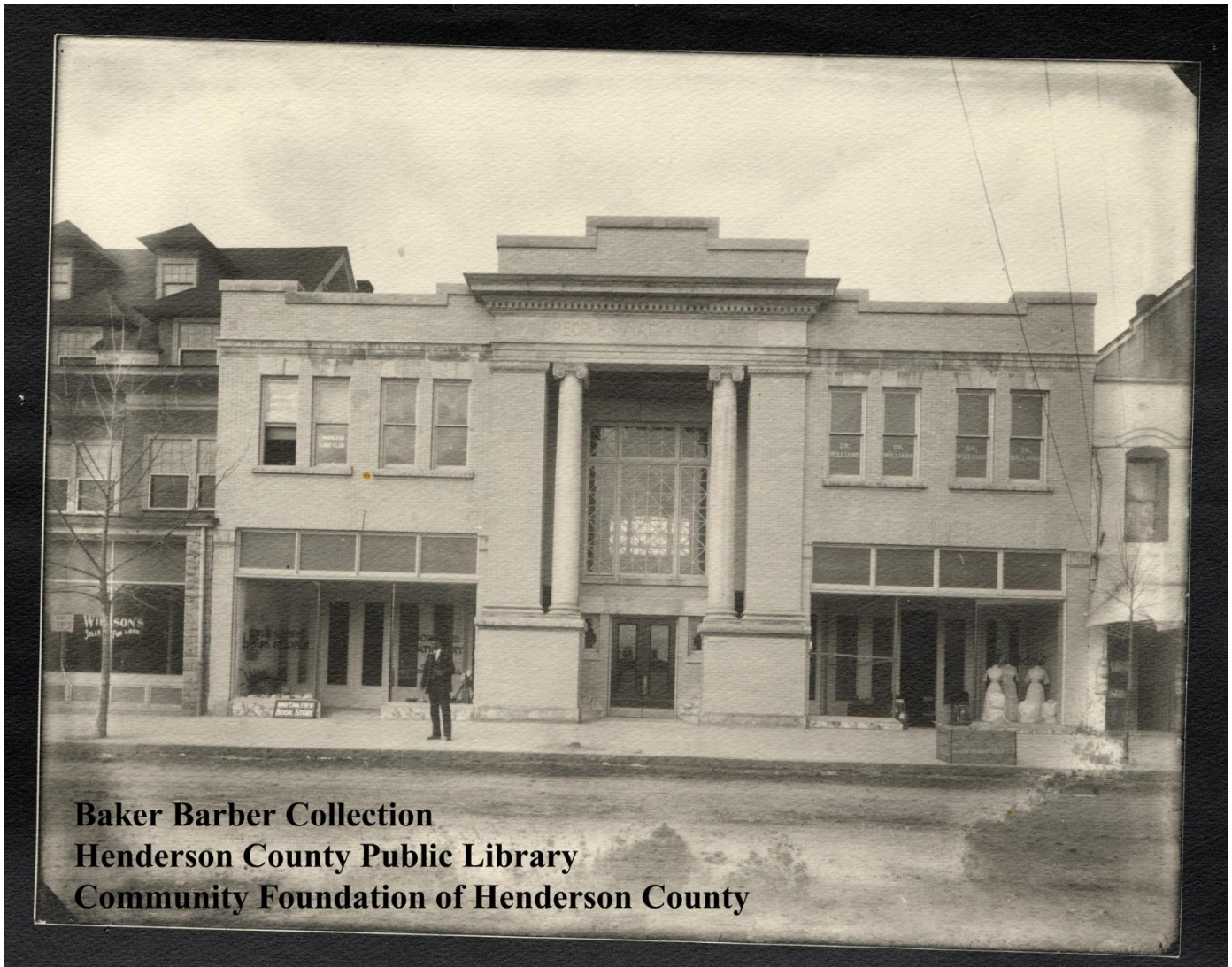
The project clearly caught the fancy of the local citizens. The following reports came from the French Broad Hustler:

(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."



**Baker Barber Collection
Henderson County Public Library
Community Foundation of Henderson County**

SITE IMAGES



Current storefront. Based on historic images, this storefront is not the original storefront but a later installation.



Transom window. All the transom windows are proposed to be replaced with aluminum clad windows.

SITE IMAGES



Window to the right of the entryway. Proposal is to increase the size of this window and the symmetrical window on the other side of the entryway.



Storefront window adjacent to the front doors. Both of these windows flanking the front door are proposed to be enlarged.

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 3.1 STOREFRONTS

New Design

.7 Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.

.8 Whenever possible, incorporate research from the Baker-Barber collection to determine the original characteristics and architectural details of the building.

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.