

CITY OF HENDERSONVILLE HISTORIC PRESERVATION COMMISSION SPECIAL CALLED MEETING

160 Sixth Avenue East - Second Floor Meeting Room Wednesday, December 03, 2025 – 5:00 PM

AGENDA

- 1. CALL TO ORDER
- 2. APPROVAL OF AGENDA
- 3. APPROVAL OF MINUTES
 - A. Minutes of November 19, 2025
- 4. **NEW BUSINESS**
 - A. 1015 N Main Street, Siding Replacement, Window Replacement, Rear Addition (25-82-COA) Sam Hayes / Planner II
- 5. OLD BUSINESS
 - A. 323 N Main Street, Window Replacement

(25-69-COA) – Sam Hayes / Planner II

- 6. OTHER BUSINESS
- 7. ADJOURNMENT

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CITY OF HENDERSONVILLE Historic Preservation Commission

Minutes of the Regular Meeting of November 19, 2025

Commissioners Present: Cheryl Jones, (Chair), Ralph Hammond-Green, Stan Smith, Edward Sine, Jim

Welter, (Vice-Chair), Jane Branigan, John Falvo, Lauren Matoian

Commissioners Absent: Jim Boyd

Staff Present: Sam Hayes, Planner II, Daniel Heyman, Staff Attorney

- Call to Order. Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:00 pm.
- II Public Comment None
- III **Agenda.** On motion of Commissioner Hammond-Green and seconded by Commissioner Welter the agenda was approved.
- IV **Minutes.** On motion of Commissioner Welter and seconded by Commissioner Branigan the minutes of the special called meeting of October 22, 2025 were approved. (Chair abstained from the vote due to being absent at the October meeting).
- V New Business.
- V(A) Landmark Nomination Ewbank-Whitmire House (File No. 25-03-LL).

Prior to the opening of the public hearing, Chair announced that there are three public hearings to consider, three applications for Local Landmark nominations. Chair stated the Commission would now take up agenda item number V(A), 25-03-LL, an application for a Local Landmark nomination for the Ewbank-Whitmire House.

Chair opened the public hearing.

Mr. Hayes stated this is a landmark nomination for the Ewbank-Whitmire House and this is an owner initiated application.

A site photo was shown and is included in the staff rep[ort and presentation.

A map showing where this property is located was included in the staff report and presentation. Mr. Hayes stated this has not been surveyed by the State Historic Preservation Office and it is not listed to the National Register.

The history of the subject property was discussed and is included in the staff report and presentation.

A site plan that was provided by the applicant was shown and discussed and is included in the staff report and presentation.

The architectural significance of the property was discussed and is included in the staff report and presentation.

A map showing the proximity to some of the older homes in the area was shown. This was provided by the applicant.

Mr. Hayes stated the Designation Committee reviewed this and gave feedback to the applicant. The State Historic Preservation Office also reviewed this and gave feedback to the applicant and so all of this has been incorporated into this application.

Mr. Hayes stated the Designation Committee discussed this last week and came up with two elements.

Mr. Hayes stated the goal for the Commission is to show your work when listing these landmark nominations because you are making a recommendation to City Council and then they have the final say-so. Showing City Council why you think this is significant is really important and helpful.

A significance analysis was shown and discussed and is included in the staff report and presentation.

Chair asked if there were any questions for staff. There were no questions for staff.

Chair asked if the applicant would like to address the Commission.

Matthew Manley, 201 Ewbank Drive stated he is the property owner. He stated this is a unique position in that he is a city staff member in the department that processes these applications. Tonight, he is the applicant of the landmark nomination.

Mr. Manley gave a presentation highlighting the architectural features of the home and the architectural significance. Photos were shown of the property. He felt like it's a bit rare that you would find something this intact that's not in a historic district.

The historic properties in close proximity were discussed and a map was shown to the Commission.

Mr. Manley gave a history of the property and discussed the Ewbank and Whitmire family. He discussed why he decided to proceed with the local landmark nomination.

Mr. Manley did an overview of the property and 910 Locust Street and 201 Ewbank Drive and the similarities between the two.

Mr. Manley discussed maintenance and repairs and showed a few photos.

Commissioner Welter stated the Commission really does not consider expense in the things they approve. He also stated SHPO brought up the uniqueness of the architecture yet his presentation tonight was how un-architectural unique this home was from all the craftsman that were around it.

Mr. Manley stated he did not get into detail with highlighting all those, he added that to the report as a comparison from each of the local historic districts where there were similar ones that have already been deemed contributing. He was trying to convey there are shared elements that are found in other properties. Commissioner Welter stated if you look at the landmarks we have now, you want them to be unique and to stand out. Mr. Manley stated he sees his point and the feedback from SHPO to add additional detail was done. He stated the home is unique, it's in a very small subset or subtype of the craftsman style and all of that is retained and it's in its original form. All of this is in the report.

Discussion was made on the brick and whether it was original or not.

Mr. Manley discussed the feedback he received from the Designation Committee.

Chair discussed the name on the house and stated it needs to be consistent throughout, whatever the name is. Mr. Manley stated he hadn't decided about the name yet. He stated he believes calling it the Ewbank-Whitmire House is appropriate and fits well. He is happy to make that revision and make it clear and consistent.

Discussion was made on the criteria from SHPO. The Commission also discussed the architectural significance of the home and of other homes.

Chair asked if anyone had any further questions. There were no further questions.

Chair asked if anyone would like to speak in favor of the application or if anyone would like to speak against the application. No one spoke.

Chair closed public comment.

The Commission discussed the application.

Chair reopened the public hearing.

Chair asked if Mr. Manley would be agreeable to a condition to the motion to go back and edit the application throughout on calling the house the Ewbank-Whitmire House? Mr. Manley was agreeable to this.

Chair closed the public hearing.

Commissioner Hammond-Green moved the Historic Preservation Commission recommend City Council approve the adoption of an ordinance designating the Ewbank-Whitmire House (PIN 9569-24-4713) as a local historic landmark with the provision that the designation be listed as the Ewbank-Whitmire House in the application and anything associated with the application. Commissioner Branigan seconded the motion which passed seven in favor and one opposed. (Commission Welter was the opposing vote.)

V(B) Landmark Nomination – The Waverly Inn – (File No. 25-04-LL).

Chair opened the public hearing.

Mr. Hayes stated this is the second nomination of the night. This property is known as the Waverly Inn and it is an owner initiated application as well.

A site photo of the property was shown and is included in the staff report and presentation. Mr. Hayes stated the property is located on North Main Street. It is north of the Main Street Historic District which is a local historic district.

A map of the subject property was shown and discussed and is included in the staff report and presentation.

Mr. Hayes stated the property sits outside the historic district but it is listed to the National Register and that listing is included in your packet. That National Register nomination is what was used as the bulk of this application and it was written a good number of years ago but is still pretty accurate.

A historical overview was given and discussed and is included in the staff report and presentation.

The architectural significance of the site was discussed and is included in the staff report and presentation. Mr. Hayes stated the applicant has agreed to designating the interior stairs. The Commission is able to designate interior features on landmark nominations and the applicant has agreed to designate these interior stairs as being part of the landmark. The Designation Committee honed in on these stairs as being a very Eastlake style stair and thought that was significant enough to include them.

Mr. Hayes stated a comment from SHPO that there is another structure on the property and it was actually left out of the original National Register nomination and so we have included it in the landmark report.

The significance analysis was discussed and is included in the staff report and presentation.

Chair asked if there were any questions for staff.

Chair asked if they needed to talk about the potential encroachment. Mr. Hayes stated he had talked with Mr. Heyman, our city attorney and he did not seem concerned about that. SHPO had made a comment about potential encroachment on one side, on that southern side of the property, of the building encroaching onto the other property and how that would impact the designation. Mr. Heyman did not feel concerned about that. There's no reasonable assumption that it does encroach on there so he did not think that we needed to address it.

Commissioner Welter asked about the name consistency. Mr. Hayes stated they are going with The Waverly and that is what is on the National Register also.

Mr. Hayes discussed the front landscaping and the importance of that and having a condition to address the landscaping. Commissioner Smith asked if the landscaping is part of the historic designation. Chair stated it can be and this landscape is unique from what they normally see. They have photographic evidence or at least drawings that at least two of the trees date back to the 20's or 30's. Discussion was made on the trees and the guidelines for removal.

Chair asked if there were any further questions for staff. There were no questions for staff.

Chair asked if the applicant would like to address the Commission.

Mike Burnette stated he wanted to clarify that the Inn was constructed in 1898 and he thinks it said 1889 in the report. The other distinction he would like to make is in 1910 after the fire, there was a third floor prior to that but they basically rebuilt the third floor and they have a photo of that but the original third floor had those dormer windows and six-foot ceiling there and one of the two sisters that ran the Inn used that for her living space with her three boys.

Mr. Burnette gave a brief background of the Inn.

Chair discussed the trees. Mr. Burnette asked if it would be specific trees or trees on the whole property. Chair stated they would probably just do the two that they can document as having been there as part of the original design. Mr. Burnette stated that would not be an issue for them. They do not want to remove those as they add a lot of character to the property. The only reason would be for safety if they were dying.

Chair stated just for the record, they would like to designate the interior stairs. Mr. Burnette stated yes, they definitely want to designate those.

Chair asked if there was anyone that would like to speak in favor of the application.

Ken Fitch, 1046 Patton Street spoke in favor of the application.

Chair asked if anyone would like to speak against the application. No one spoke.

Chair closed the public hearing.

The Commission discussed the application.

Commissioner Welter moved the Historic Preservation Commission recommend City Council approve the adoption of an ordinance designating The Waverly (PIN 9568-79-5760) as a local historic landmark with the correct date of construction of 1898 and the fact that the third floor was original with dormer windows but was reconstructed after a fire and also to include the Eastlake staircase in the interior as part of the designation with two sycamore trees in the front also included in the designation and the name is to be The Wavely. Commissioner Hammond-Green seconded the motion which passed unanimously.

V(C) Landmark Nomination – McKeithan-Rogers House – (File No. 25-05-LL).

Chair opened the public hearing.

Mr. Hayes stated this is the third and final landmark nomination. It is the McKeithan-Rogers House. It is listed on the National Register and is part of the Westside Historic District and it is the Roberts House in that designation. That was the earliest property owner they could find. They have since found earlier owners. They found the original owner, the McKeithan's. They have updated the name but then they are going to include the Roberts House just for people who look at the National Register.

A site photo of the property was shown and is included in the staff report and presentation. Mr. Hayes stated it is also known as the Elizabeth Leigh Inn and is another Inn in Hendersonville.

A map of the subject property was shown and is included in the staff report and presentation. Mr. Hayes stated the Inn is in the Westside National Register Historic District but it is not in a local historic district.

A historical overview was given and discussed and is included in the staff report and presentation.

The significance analysis was discussed and is included in the staff report and presentation.

Mr. Hayes stated the owner has agreed to designate the interior stairs for this and it is included in the landmark report so there is no need for a condition. The owner is not here but this was an owner initiated application.

Chair asked if there was any questions for staff.

Commissioner Welter stated the SHPO report rather bluntly says the report does not currently provide adequate architectural context to justify special significance for the colonial revival design. Has that been fixed? Mr. Hayes stated so similar to the first report, that was actually a very much identical comment to the Whitmire House. So an architectural context statement was included at the beginning of the architectural section and then a comparison was also made which was another comment made by SHPO to compare to other colonial revival styles. That context is really grounded in, talking about its development at the turn of the 20th century, colonial revival style in general and why it is important in the American history.

Chair stated the applicant is not here and asked if there was anyone that would like to speak in favor of the application.

Ken Fitch, 1046 Patton Street spoke in favor of the application.

Chair stated this home has the prominent central staircase but then it also has the unique stairs that go down to the kitchen that were historic. Are they only designating the staircase? Mr. Hayes stated right now yes. We can ask about those additional stairs. He stated if you want to do a condition, then staff will ask the applicant about those stairs. Chair stated they will just request, she does not think they can make them include the stairs.

Chair asked if there was anyone that would like to speak against the application. No one spoke.

Chair closed the public hearing.

The Commission discussed the application.

Chair reopened the public hearing.

Discussion was made on the name they found being Henry Jordan and he could have been the contractor or architect. They do not know for sure.

Chair closed the public hearing.

More discussion was made by the Commission.

Commissioner Welter moved the Historic Preservation Commission recommend City Council approve the adoption of an ordinance designating the McKeithan-Rogers House (PIN 9568-47-3913) as a local historic landmark with the request to include the back kitchen stairs in the designation and cross-referenced as the Roberts House as listed on the National Register. Commissioner Branigan seconded the motion which passed unanimously.

- VI Old Business
- VII **Other Business.** Mr. Hayes gave a Community Affairs Sub-Committee update. Other topics were discussed with no action being taken.
- VIII Adjournment. The Chair adjourned the meeting at 6:58 p.m.

Chair



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** December 3rd, 2025

AGENDA SECTION: Old Business DEPARTMENT: Community

Development

1015 N Main Street, Siding Replacement, Window Replacement, Rear

TITLE OF ITEM: Addition (25-82-COA) – Sam Hayes / Planner II

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-82-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

Siding:

1. The wood was significantly deteriorated and a compatible substitute materials I appropriate because the original material is not technically feasible. (Sec. 3.1.5)

Windows:

2. The windows are being proposed to be replaced in kind, matching the design and the dimension of the original sash, pane configuration, architectural trim, detailing, and materials. (Sec. 3.7.6)

Addition:

3. The new addition is being constructed so that there is the least possible loss of historic fabric and so that character-defining features of the historic building are not destroyed, damaged, or obscured. (Sec. 4.2.1)

1. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-82-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

Siding:

- 1. Replacement of deteriorated wood is necessary, however, the proposed replacement material does not match the original detail or element in design, dimension, and material (Sec. 3.1.4)
- 2. The wooden siding is completely missing, however, the replacement is not based on accurate documentation of the original feature and is not a new design compatible in scale, size, material, and color with the historic building and district. (Sec. 3.1.6)

Windows:

3. Windows that contribute to the overall historic character of a building should be retained and preserved. (Sec. 3.7.1)

Addition:

4. The new addition is located in an inconspicuous elevation of the historic building. (Sec. 4.2.5)

Proposed Conditions:

- 1. The siding should be replaced with wood siding to replicate the original.
- 2. The siding should utilize mitered corners to replicate the original design.
- 3. Shakes should not be used in the gables as they do not conform to the original design for the building.

4. The applicant has not provided enough details to determine if the addition will be constructed in a way that will avoid a loss of historic fabric of the historic building and site. (Sec. 4.2.1)

[DISCUSS & VOTE]

[DISCUSS & VOTE]

PROJECT/PETITIONER NUMBER:	25-82-COA			
PETITIONER NAME:	Derrick Pace (Applicant)			
	TCB Property Development, LLC (Property Owner)			
EXHIBITS:	A. Staff Report			
	B. COA Application			
	C. Warranty Deed			

1015 N MAIN STREET – Siding Replacement, Window Replacement, Rear Addition

(25-82-COA)

<u>CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT - HISTORIC PRESERVATION</u>

<u>COA STAFF REPORT</u>

Staff Report Contents

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PROJECT SUMMARY

Applicant: Derrick Pace

Property Owner: TCB Property

Development, LLC

Property Address: 1015 N Main Street

Project Acreage: .59 acres

Parcel Identification Number(s):

9569-71-4331

Current Parcel Zoning: R-6 High Density

Residential

Historic District: Hyman Heights Historic

District

Project Type: Siding Replacement, Window

Replacement, Rear Addition



SITE VICINITY MAP

Project Summary:

The City of Hendersonville is in receipt of an application for a Certificate of Appropriateness (COA) from Derrick Pace for siding replacement, window replacement, and a rear addition at 1015 N Main Street.

The applicant has already removed all of the original siding off the house. The original siding was wood painted white. The siding formed mitered corners (see photos below). The applicant has proposed to replace the original siding with concrete board siding and concrete board shake siding in the gables.

The applicant is also proposing to replace the remaining original windows on the house. The applicant has not provided information on whether they have reached out to a window restoration specialist to determine if the windows can be restored.

The applicant is proposing to add an addition on to the rear northeast corner of the building.

Prior to starting this work, the applicant received a COA for the installation of a new fence after the previous fence was damaged during Hurricane Helene. The Applicant also received a COA for an in-kind roof replacement.

HISTORY OF SUBJECT PROPERTY

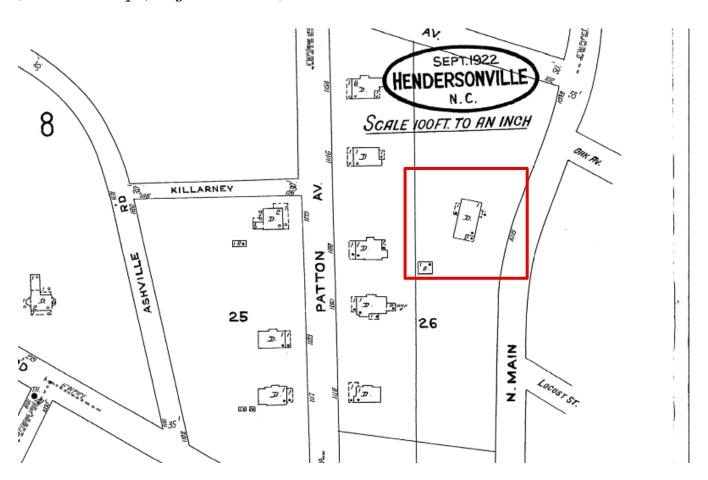
1015 N MAIN STREET

Lee T. Osborne House

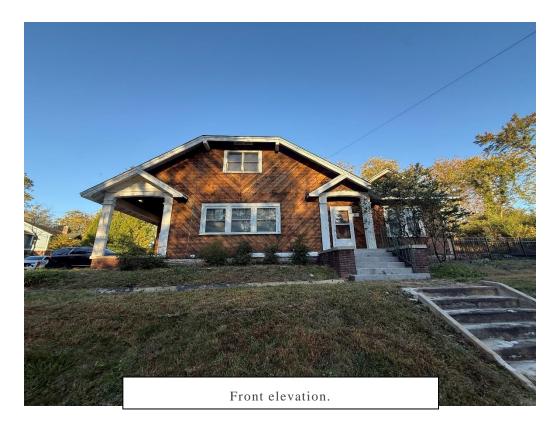
House. Contributing, by 1922.

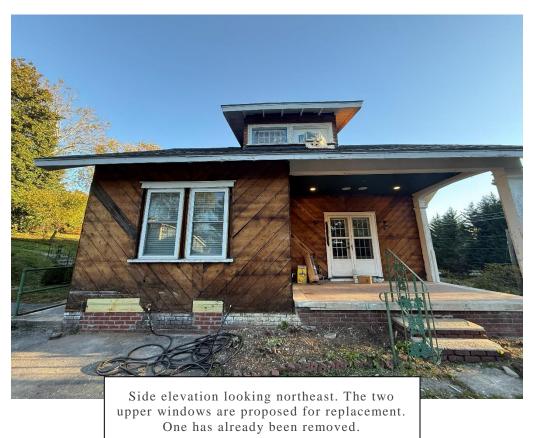
Bungalow style one and one-half story house with a clipped gable roof, heavy brackets, and projecting front gable bays. Front gable and shed roof dormers. Exposed rafter ends, wide overhanging eaves. Entry stoop has a front gable covering supported by a segmental arch and square posts. Engaged porch on the southeast corner. Attached porch on north side has been enclosed. Walls are original weatherboard. Central brick chimney. Windows are four-over-one and six-over-one. Front door is oval glass over panel, a possible replacement. Large lot is terraced in the front with concrete steps leading up to the front entry. Granite slab driveway at the south side. Lee T. and Geneva C. Osborne lived here from 1937 to 1938. Robert J. Scoot, foreman at Chipman-LaCrosse Hosiery Mills, and wife Florence lived here from 1939 to 1944. Cyril E. Livingstone, manager at the Union bus terminal, and wife Emma lived here from 1945 to 1949. Good condition.

(Sanborn maps, city directories)



SITE IMAGES:





SITE IMAGES





SITE IMAGES





DESIGN REVI

The Designation of the comments from the committee were sent to the applicant.

r 12th, 2025

and

DESIGN STANDARDS CRITERIA

The request to replace the windows 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:

3.1WOOD

- .1 Retain and preserve wooden features that contribute to the overa a site, including such functional and decorative elements as sidin brackets, pediments, columns, balustrades, and architectural trim
- .2 Protect and maintain wooden surfaces and features through appr
 - Inspect regularly for signs of moisture damage, mildew, and 1
 - Provide adequate drainage to prevent water from standing on collecting on decorative elements.
 - Keep wooden joints properly sealed or caulked to prevent mo
 - Treat traditionally unpainted, exposed wooden features with slow their decay and deterioration.
 - Retain protective surface coatings, such as paint, to prevent a moisture.
 - Clean painted surfaces regularly by the gentlest means possib paint film is damaged or deteriorated.
- .3 Repair historic wooden features using recognized preservation met splicing, and reinforcing.
- .4 If replacement of a deteriorated detail or element of a wooden feadeteriorated detail or element in kind rather than the entire feature element in design, dimension, and material. Consider compatible original material is not technically feasible.
- .5 If replacement of an entire wooden feature is necessary, replace it design, dimension, detail, material, and texture. Consider compati the original material is not technically feasible.
- .6 If a wooden feature is completely missing, replace it with a new fe documentation of the original feature or a new design compatible with the historic building and district.
- .7 It is not appropriate to clean wooden features and surfaces with destructive methods such as sandblasting, power washing, and using propane or butane torches unless other methods are proven to be ineffective. Use chemical strippers only if gentler methods such as low-pressure washing with detergents and natural bristle brushes are ineffective.
- .8 It is not appropriate to strip historically painted surfaces down to bare wood and apply clear stains or finishes to create a natural wood appearance.
- .9 It is not appropriate to replace painted wooden siding that is sound with new siding to achieve a uniformly smooth wooden surface.
- .10 It is not appropriate to introduce wooden features or details to a historic building in an attempt to create a false historical appearance.

3.7WINDOWS AND DOORS

The elaborate wood features on this home are being painstakingly restored.

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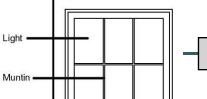
The wood in this entry feature

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- .1 Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.
- .2 Retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware.
- .3 Protect and maintain the wooden and architectural elements of historic windows and doors through appropriate methods:
 - Inspect regularly for deterioration, moisture damage, air infiltration, paint failure, and corrosion.
 - Clean the surface using the gentlest methods possible.
 - Limit paint removal and reapply protective coatings as necessary.
 - Reglaze sash as necessary to prevent moisture and air infiltration.
 - Weatherstrip windows and doors to increase energy efficiency.
- .4 Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- .5 If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.
- .7 If a window or door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.
- .8 Replace deteriorated or missing wooden shutters with wooden shutters sized to fit the opening and mounted as the originals were. Early hardware should be retained. It is not appropriate to introduce shutters on a historic building if no evidence of earlier shutters exists.
- .9 If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining elevation of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.
- .10 If desired, introduce narrow-profile exterior or interior storm windows so that they do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or baked-enamel finish color that is compatible with the sash color. For double-hung windows, select operable storm windows with dividers that align with existing sash.
- .11 If desired, introduce full-light storm doors constructed of wood or aluminum with a baked-enamel finish that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked-enamel finish color that is compatible with the color of the existing door. Bare aluminum storm doors are not appropriate.
- .12 If desired and where historically appropriate, install fabric awnings over window, door, storefront, or porch openings with care to ensure that historic features are not damaged or obscured.
- .13 It is not appropriate to remove original doors, windows, shutters, hardware, and trim from a character-defining facade.
- .14 It is not appropriate to remove any detail material associated with windows and doors, such as stained glass, beveled glass, textured glass, or tracery, unless an accurate restoration requires it.
- .15 It is not appropriate to use snap-in muntins to create a false divided-light appearance.
- .16 It is not appropriate to replace clear glazing with tinted or opaque glazing._
- .17 In accordance with the Artificial Materials guidelines (Section 3.12), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.
- .18 Existing windows and doors on non-contributing structures should be replaced in-kind.

4.2ADDITIONS TO HISTORIC BUILDINGS

- .1 Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.
- .2 Design new additions so that the overall character of the site, site topography, character-defining site features, and significant district vistas and views are retained.
- .3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
- .4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .5 Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.
- .6 Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.
- .7 Design an addition to be compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.
- .8 It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature, such as a mature tree.
- .9 It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site.

The siding material and windows on this addition are not appropriate for this building



The addition on this home would have been more successful with a roofline that related to the original structure.





RE: Design Review Advisory Committee Comments

From Derrick Pace <dpace@tarheelpaving.com>

Date Mon 12/1/2025 7:14 PM

To Hayes, Sam <shayes@hvlnc.gov>

3 attachments (10 MB)

Sierra Pacific Window Design.pdf; Westchester Double Hung Sections, Operating 4_9 Frame.pdf; 20251029_181942 copy.jpg;

Be Advised: This email originated from outside of the Hendersonville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sam,

Please see the following below:

Siding

- Retain previous siding for comparison applicant should provide any siding that may be remaining for comparison with new siding. – Will Bring Example
- Details on the corners of the building should be provided. The original siding utilized mitered corners.
 - Hardy Board will use a 3.5"-4.5" trim on corners to tie in
 - Wood option would be installed using Mitered Corners (All three properties surrounding 1015 N Main do not have Mitered Corners)
- Providing a cement board mockup could be useful to see how it would look. – Will bring example
- Windows
- Clarification for new windows
 - How will windows be fit in
 - Will the frame be removed?
 Windows frames will be removed, casing will match what is currently there
 - What is the cladding proposed?- Extruded Aluminum
 - Muntin's should be on exterior of glass.- Exterior
 - More detailed specs should be provided. What further specs are needed outside of the information provided along with the detail that was provided?

- Addition
- Need full rendering for addition.

Item A.

- How will it tie into the roofline?- Roof will tie in with existing lower roof at same elevation
- Tie into the wall?- New wall will tie in with existing wall to match same elevation
- Two elevations narrow and wide end- 11'x7.5'

From: Hayes, Sam <shayes@hvlnc.gov>
Sent: Tuesday, November 25, 2025 10:06 AM
To: Derrick Pace <dpace@tarheelpaving.com>

Subject: Re: Design Review Advisory Committee Comments

Derrick,

I'm available all morning so give me a call when you can.

Thanks, Sam

Sam M. Hayes

Planner II | Community Development Dept. Planning Division City of Hendersonville

We've moved! You can find us at City Hall: 160 6th Avenue E

C: (828) 203-0307 O: (828) 341-7081

www.hendersonvillenc.gov

From: Derrick Pace < dpace@tarheelpaving.com > Sent: Tuesday, November 25, 2025 9:09 AM

To: Hayes, Sam < shayes@hvlnc.gov>

Subject: RE: Design Review Advisory Committee Comments

Be Advised: This email originated from outside of the Hendersonville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My current meeting is going over 9am. Ile call you when I get out.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Hayes, Sam" <<u>shayes@hvlnc.gov</u>> Date: 11/25/25 7:52 AM (GMT-05:00)

To: Derrick Pace < dpace@tarheelpaving.com>

Subject: Re: Design Review Advisory Committee Comments

Derrick,

Item A.

That works. I am working from home today so I will need to do a phone call. You can call me kny cell below.

Thanks, Sam

Sam M. Hayes

Planner II | Community Development Dept.

Planning Division

City of Hendersonville

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From: Derrick Pace < dpace@tarheelpaving.com > Sent: Tuesday, November 25, 2025 6:30 AM

To: Hayes, Sam < shayes@hvlnc.gov>

Subject: RE: Design Review Advisory Committee Comments

Be Advised: This email originated from outside of the Hendersonville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

9am

From: Hayes, Sam <<u>shayes@hvlnc.gov</u>>
Sent: Monday, November 24, 2025 9:11 AM
To: Derrick Pace <<u>dpace@tarheelpaving.com</u>>

Subject: Re: Design Review Advisory Committee Comments

Derrick,

I'm available tomorrow. What time works best for you?

Sam M. Hayes

Planner II | Community Development Dept. Planning Division City of Hendersonville

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C: (828) 203-0307 O: (828) 341-7081 www.hendersonvillenc.gov

From: Derrick Pace < dpace@tarheelpaving.com > Sent: Thursday, November 20, 2025 6:06 PM

To: Hayes, Sam < shayes@hvlnc.gov>

Subject: RE: Design Review Advisory Committee Comments

Be Advised: This email originated from outside of the Hendersonville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lets plan to talk on Tuesday 11/25 My builder is out of town until after Thanksgiving so ile have to wait to respond to some of the questions the following week

From: Hayes, Sam <<u>shayes@hvlnc.gov</u>>

Sent: Wednesday, November 19, 2025 12:58 PM **To:** Derrick Pace < dpace@tarheelpaving.com>

Subject: Re: Design Review Advisory Committee Comments

Hello Derrick,

Circling back to my email below. Do you have time this week or early next week to chat?

Thanks, Sam

Sam M. Hayes

Planner II | Community Development Dept.

Planning Division

City of Hendersonville

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O: (828) 341-7081

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From: Hayes, Sam

Sent: Friday, November 14, 2025 4:18 PM

Subject: Design Review Advisory Committee Comments

Hello Derrick,

I am sending along the comments from the Design Review Advisory Committee. There are several things that I think need to be addressed before this goes to the HPC on December.

1015 N Main

- Siding
- Retain previous siding for comparison applicant should provide any siding that may be remaining for comparison with new siding.
- Design Review Advisory Committee does not support using a substitute material because it will likely change the overall appearance of the house. Use of natural wood that matches the removed siding is appropriate.
- Details on the corners of the building should be provided. The original siding utilized mitered corners.
- Providing a cement board mockup could be useful to see how it would look.
- Windows
- Clarification for new windows
 - How will windows be fit in
 - Will the frame be removed?
 - What is the cladding proposed?
 - Muntin's should be on exterior of glass.
 - More detailed specs should be provided.

- Addition
- Need full rendering for addition.
 - How will it tie into the roofline?
 - Tie into the wall?
 - Two elevations narrow and wide end
- Front porch
 - The Design Review Advisory Committee is not supportive of the design.
 - Does not comply with design standards or secretary of interior standards
 - Possibility of having a walkway extended along this portion if desired.
 Would want to screen walkway with shrubbery
 - o Railing would need to be unobtrusive.

We should touch base early next week to discuss these comments and what needs to be included for the Historic Preservation Commission's review.

Best, Sam

Item A.

Sam M. Hayes

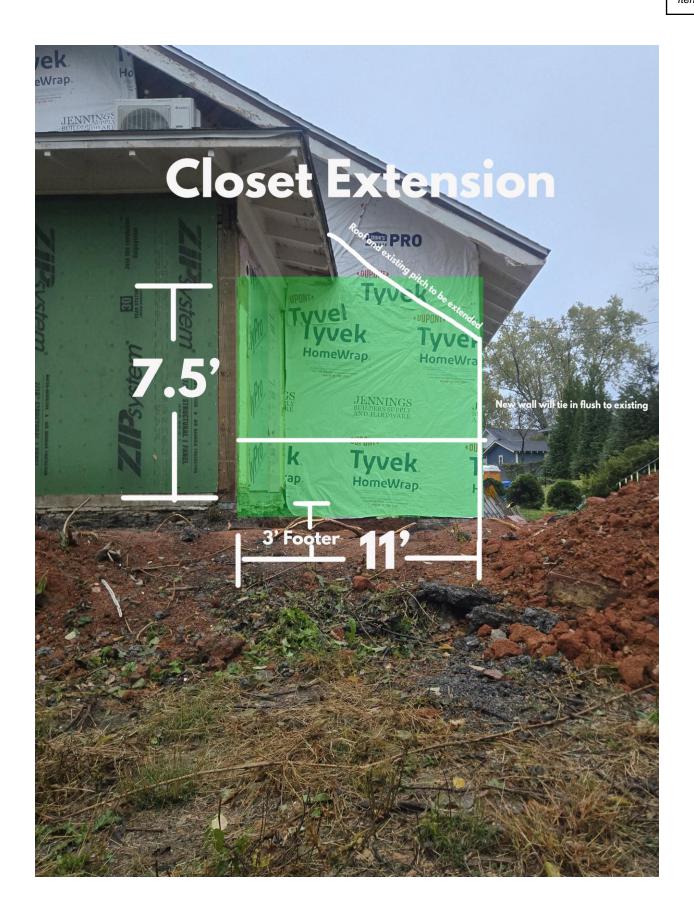
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Procedures for Reviewing Applications for Certificates Appropriateness

The City's Historic Preservation Ordinance provides that no one may erect, alter, restore, move, or demolish the exterior portion of any building or other structure, nor undertake significant modifications to landscaping and other site features, without a Certificate of Appropriateness (COA) which must be approved prior to the commencement of work. The COA application is processed through the city of Hendersonville Planning Department

All COA applications are due 30 days prior to the next regular Commission meeting date. The Historic Preservation Commission meets the third Wednesday of each month at 5pm in the 2nd Floor Meeting Room located at City Hall (160 6th Ave E.).

Information

COA Project Description – The burden of proof is on the Applicant to prove the proposed work is in keeping with the historical character of the district. Please list specific references in the Design Standards that support your application.

o Replace existing siding with Hardie Board material that will be painted the same shade of white that was previously on the house. I am keeping the same 7.25" overlap that was previously on the exterior. Per section 3.1.5- I am asking for approval to use the hardy board as a substitute for natural wood. o Install horizontal natural cedar planks with 7.25" overlap with dark stain on the Gable to accent potions of the home. o I am replacing (9) of the existing windows with the same Double Hung that were previously installed. o I am proposing to extend the backside of the home approximately 11'x10'x 7.5' for a closet o The work will consist of o Installing cement blocks on the base o 2x4 studs -16" on center, 14.5 spacing o 2 Electrical outlets and 1 switch o The exterior of the home will receive the same white Hardy Board as the rest of the home. I am proposing to construct a new deck on the front of the home. Per section 4.1-.4 the deck will align with the 1st floor level. The only portion of the home that will be removed are the (3) existing windows. The porch will be seen from the road, however this porch will tie into the front door to complete the front functionality of the home. This deck will include a small staircase that will lead into the sliding glass doors of the home as well as the main front door. The new deck will tie into the existing patio on the far left side of the house. The building materials will be used to stay uniform with the remainder of the home and will match the existing black fencing. Per section 4.1-.5 we will not be removing a significant element of the home structure to install.

TCB Property Development

Sam Hayes City of Hendersonville Planning Division

Re: 1015 N Main Street

October 29, 2025

Mr. Hayes,

Below is a synopsis of my plan for repairing 1015 N Main. As you know TCB Property development purchased the home 3 years ago. Prior to our ownership, the home was not used as a full-time residence and was a second vacation home. To make a long story short, there are a multitude of issues that we have been dealing with and trying to repair over the last few years since we purchased the property. Hurricane Helen further expedited some of those issues, one of them being the wooden siding on the home. Since the storm, my home has encountered a multitude of issues ranging from roof damage, siding deterioration, dry rotting, exposed interior, water damage, etc. Originally my plan was to paint the home and leave the existing material on the house. Once we started the process, it was discovered that painting the existing siding was not going to be an option, given over 50% of the wood was dry rotted and was allowing water to get into the internal structure of the home. The home was also not insulated, which did not allow for the internal structure to maintain appropriate temperatures. This also had a tremendous impact on annual utility costs both heating and cooling. I realize the planning division has a responsibility to uphold the historic architecture of Hyman Heights, as a local resident and business partner of the city, I can assure you and the council that I have every intention of maintaining the historic esthetic to preserve the history of Hyman Heights. I ask that the city grant me permission to make the following improvements, so I can remedy these obstacles and improve the esthetic appearance of the home to be the main focal point as you enter North Main Street.

While I am seeking approval for the siding repair, windows, and rear closet addition to be completed as soon as possible, I am also seeking approval to install a porch on the front side of the house. The porch portion of the work will be a year or two down the road, but I wanted to go ahead and try to get the commission's approval so I can start planning and budgeting accordingly.

~ ·				
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Derrick Pace

Appendix A: Option A

Siding:

Hardie Board:

- Replace existing siding with Hardie Board material that will be painted the same shade of white that was previously on the house. I am keeping the same 7.25" overlap that was previously on the exterior. This will maintain the same wood grain texture and appearance that was intended on the original design. Given the amount of rain we have had over the last few years, Hardie Board is proven to be a more sustainable material as opposed to natural wood that is prone to rotting, warping, cracking, etc.
- Per section 3.1 .5- I am asking for approval to use the hardy board as a substitute for natural wood. We are installing the same dimensions, spacing, texture, color, etc.

Stained Natural Cedar

 Install horizontal natural cedar planks with 7.25" overlap with dark stain on the Gable to accent potions of the home



Windows

- I am replacing (9) of the existing windows with the same Double Hung that were previously installed. These windows are highlighted yellow below. The windows that are being replaced are past their life cycle as they either do not work or let water into the home
- I am seeking permission to install black windows as opposed to the previous white.
- Due to budgetary reasons and having to repair more than planned, I am going to wait to repair the others next year
- If the porch is approved, the sliding glass door will go in place of the (3) windows on the front of the home











Rear house Extension

- o I am proposing to extend the backside of the home approximately 11'x10'x 7.5' for a closet
- o The work will consist of
 - o Installing cement blocks on the base
 - o 2x4 studs -16" on center, 14.5 spacing
 - o 2 Electrical outlets and 1 switch
 - The exterior of the home will receive the same white Hardy Board as the rest of the home

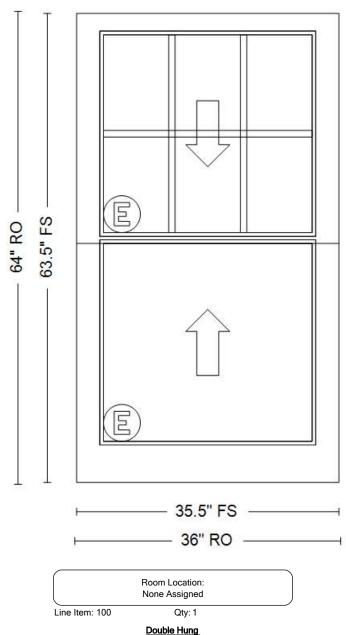




Item A.



It is the responsibility of the architect and/or contractor to determine proper fit and function of any product relative to code requirements in the municipality of a given building site. - All installations should be performed by an approved, certified installer and be installed in accordance with AAMA Installation Masters methodology. - It is the responsibility of the installer to properly install products and to verify compatibility of sealants, flashing, and all building envelope membrane system components. - It is the responsibility of the installer to adequately shim all windows and doors. The shim placement should start no more than 4 inches from each corner, then every 12 to 16 inches thereafter. Shims are required at the check rails on double hung windows. - For complete and product specific installation instructions please refer to our installation manual or contact your Sierra Pacific Windows Representative. - Blocking, sealant / caulking, installation, interior trim, fasteners, flashing, metal trim, sill pans and shims are not supplied unless otherwise noted. - Sierra Pacific Windows is not responsible for repair or replacement of products damaged by other trades, window protection or storage following delivery, label removal orfinal cleaning. - For warranty questions, please refer to Sierra Pacific Limited Warranty. - Improper installation will void the warranty. - Manufacturing lead time does not begin until all signed submittals have been received at the Sierra Pacific Windows Office. - Sierra Pacific is not responsible for the design of, conditions in, or performance of building construction beyond the perimeters of the Sierra Pacific units. - Sierra Pacific is not responsible for any errors incurred through the use of these drawings by others. - Sierra Pacific is not responsible for improper installation. - It is the Distributor's responsibility to verify that all items specified on the order are correct. TEMPERED GLASS NOTES: The manufacturing of tempered glass involves heating and cooling processes that impart a minor wave distortion in the glass surface resulting in non-flat reflection. Currently, there is no industry standard for wave distortion in tempered glass. There are no methods or tools available for measuring wave distortion in the field and any attempt at measurement is subjective at best. Most field applications are insulated glass units which, due to their construction and in combination with various environmental factors, also affect reflection. Wave distortion is an unavoidable characteristic of tempered glass that does not impair the integrity of the glass, is not recognized in the industry as a defect and is, therefore, a non-warrantable item.



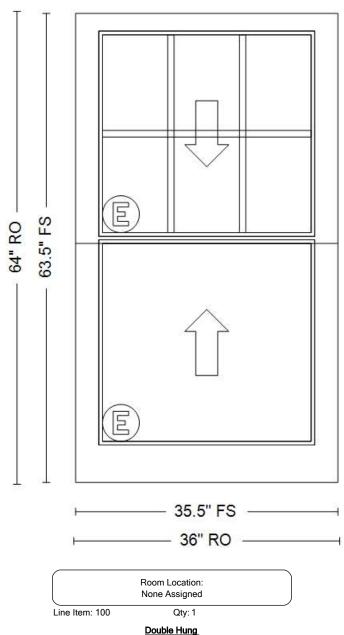
•35.5" X 63.5" FRAME SIZE •36" X 64" ROUGH OPENING

APPROVED SHOP DRAWINGS MUST BE SIGNED OR STAMPED BY THE FOLLOWING BEFORE THIS PROJECT WILL BE RELEASED INTO A PRODUCTION ORDER. THE SIGNATURES							
RE	REQUIRED ARE TO CONFIRM THAT QUANTITIES, SIZES AND HANDING, HAVE BEEN REVIEWED AND APPROVED.						
	Distributor	Date	Architect	Date	Contractor	Date	
	Biodibatol	Date	7 tiontoot	Bate	Contractor	2410	

Item A.



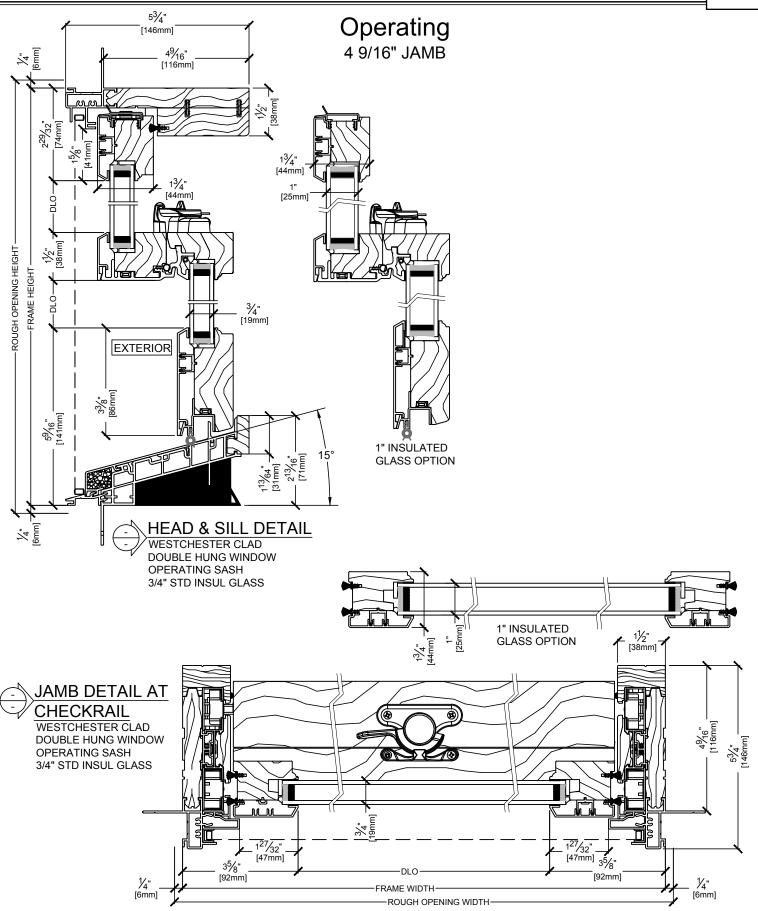
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	Distributor	Date	Architect	Date	Contractor	Date	

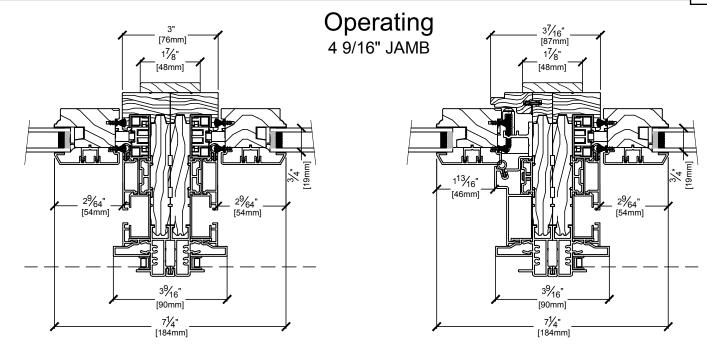






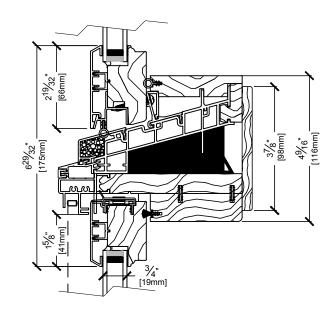
Westchester Aluminum Clad Double Hung/Single Hung Scale





TIGHT BOX MULL DETAIL
WESTCHESTER CLAD DOUBLE HUNG WINDOW
OPERATING SASH/OPERATING SASH

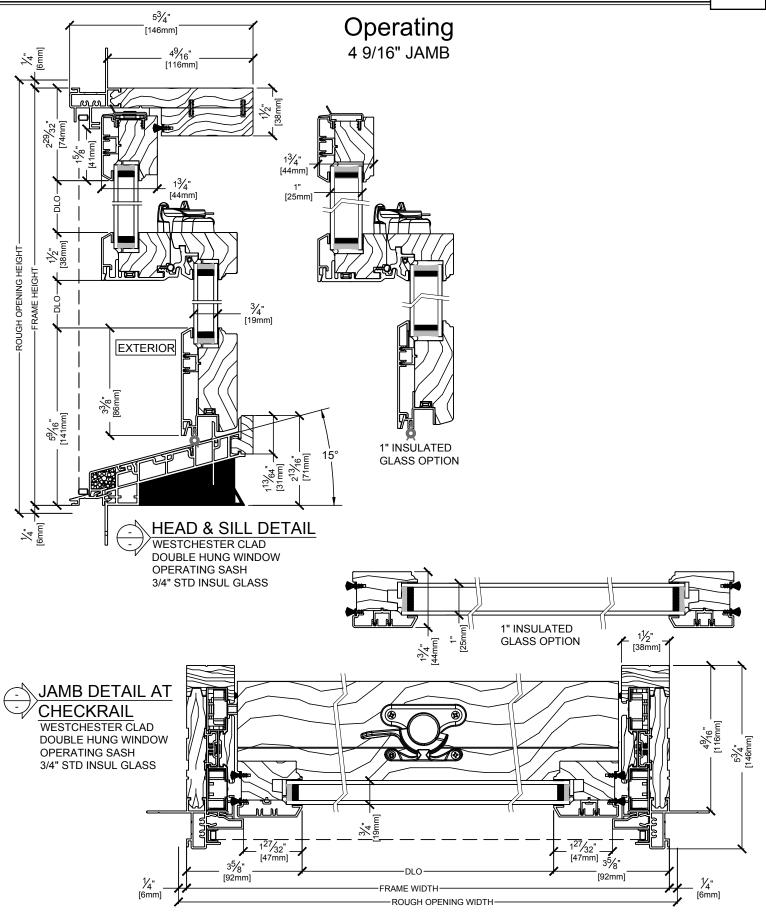








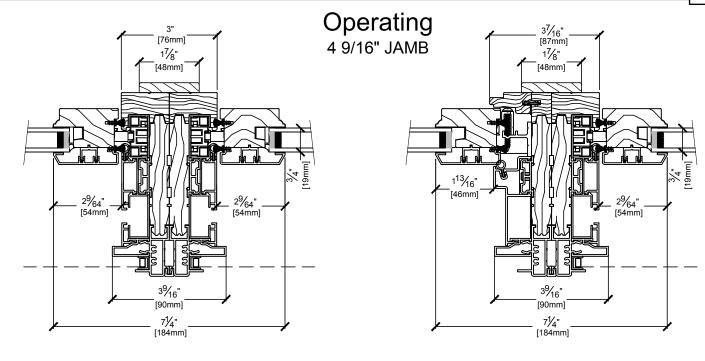






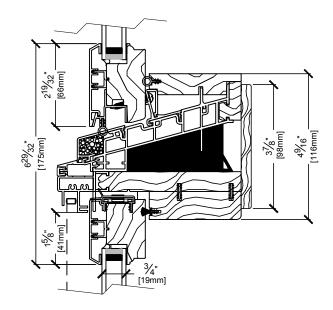
Westchester Aluminum Clad Double Hung/Single Hung Scale





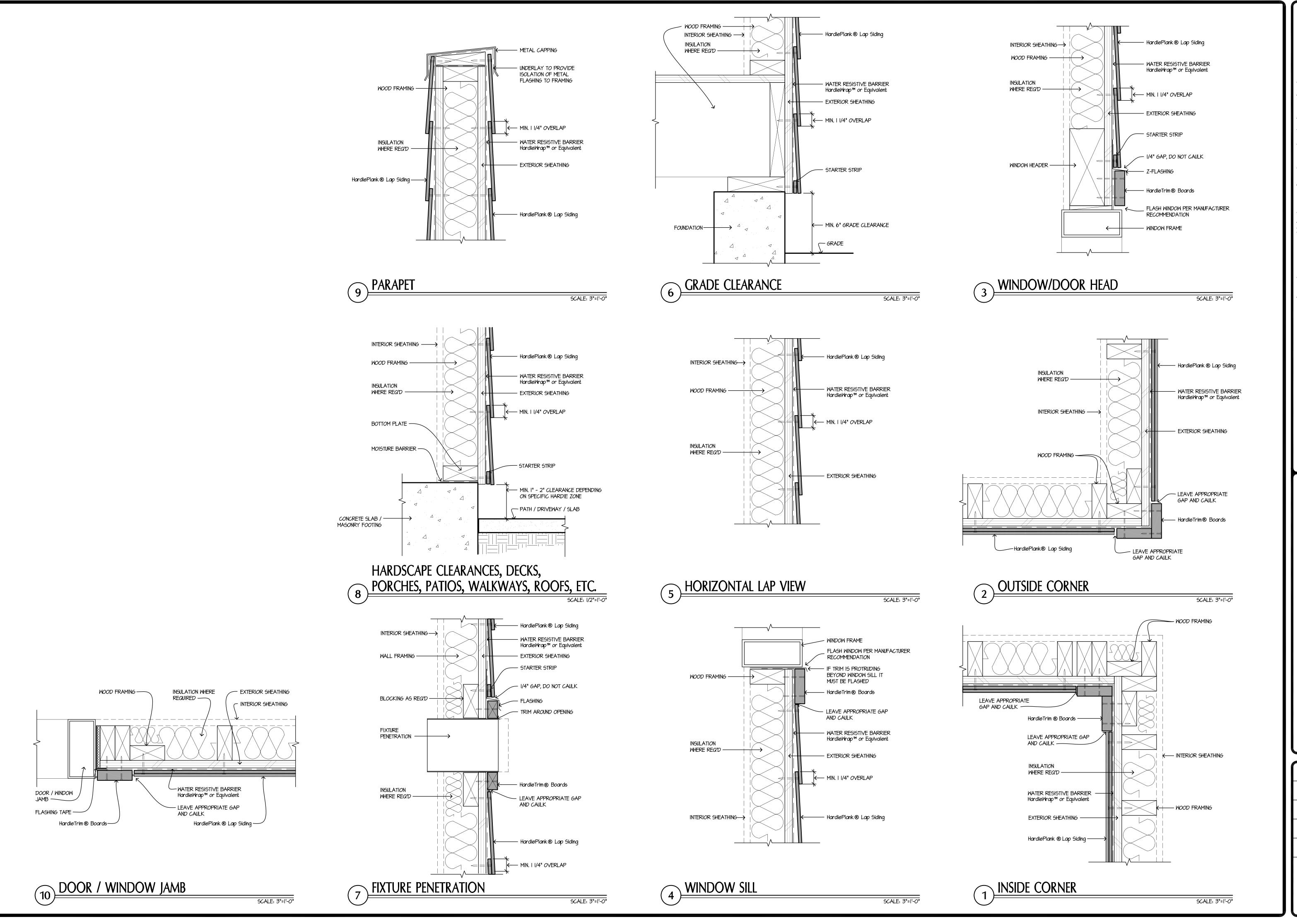
TIGHT BOX MULL DETAIL
WESTCHESTER CLAD DOUBLE HUNG WINDOW
OPERATING SASH/OPERATING SASH











James Hardie

HardiePlank ® Lap Siding Details

• Mood Framing

DRAWN
JamesHardie
CHECKED
JW
DATE
March I, 2010
SCALE
AS NOTED
JOB NO.
SHEET

PLANK-1
© 2010 James Hardie
Technology Limited



Hardie® Plank Lap Siding

Submittal Form

01

Submitted to: Derrick Pace	☐ HZ5® Product Zone ☑ HZ10® Product Zone
Project Name: 1015 N Main St	Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☑ 8-1/4in ☐ 9-1/4in ☐ 12
Submitted by:	Product Finish: ✓ Primed □ColorPlus® Technology
Date: 10/29/2025	Product Texture: ☑ Smooth ☐ Select Cedarmill® ☐ Colonial Roughsawn® ☐ Colonial Smooth® ☐ Rustic Cedar

Hardie® Plank Lap Siding

Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- · Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- · Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4,	12 feet	5/16
	7-1/4, 8, 8-1/4,		
	9-1/4, 12		
	9-1/4, 12		

^{*} HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



42

Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
			Length	± 0.5% or ± 1/4 in	
			Width	\pm 0.5% or \pm 1/4 in	
ËS			Thickness	± 0.04 in	
ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Squareness	Δ in diagonals \leq 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	Pass
			Edge Straightness	≤ 1/32 in/ft of length	
PHYSICAL	Density, lb/ft ³	ASTM C1185		As reported	83
ΥSI	Water Absorption, % by mass	ASTM C1185		As reported	36
풉	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
	r lexural otterigin	A31101 01 103	Equilibrium conditioned, psi	>1450 psi	1 000
Ä	Thermal Conductivity		(BTU/(hr·ft°F))/inch		2.07
Ž	Actual Thermal Conductivity	ASTM C177	(K_{eff})	As reported	6.62
THERMAL	Thermal Resistance	ASTIVI CTTT	$R=1/K_{eff}$		0.48
Ė	Actual Thermal Resistance		(R)		0.15
	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
≽	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
DURABILITY			Physical Observations	No visible cracks or structural alteration	
RAI	Freeze/Thaw Resistance	ASTM C1185	Mass Loss, %	≤ 3.0%	Pass
В			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
			Flame Spread Index (FSI)		0
SS	Surface Burning Characteristics	ASTM E84	Smoke Developed Index (SDI)		≤ 5
ST			Fuel Contributed		0
끭			NFPA Class		Α
CTEF			Uniform Building Code Class	As reported	1
FIRE CHARACTERISTICS			International Building Code® class		Α
Ξ	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
_	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jursidiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

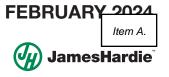
Contact James Hardie Technical Services online at James Hardie.com, or by phone at (800)426-4051

SS2001 02/24 PAGE 2 OF 2

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. DESIGN ADVICE: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.







Hardie® Plank Lap Siding

Submittal Form

01

Submitted to: Derrick Pace	☐ HZ5® Product Zone ☑ HZ10® Product Zone
Project Name: 1015 N Main St	Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☑ 8-1/4in ☐ 9-1/4in ☐ 12in
Submitted by:	Product Finish: ✓ Primed □ColorPlus® Technology
Date: 10/29/2025	Product Texture: ✓ Smooth ☐ Select Cedarmill® ☐ Colonial Roughsawn® ☐ Colonial Smooth® ☐ Rustic Cedar

Hardie® Plank Lap Siding

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01

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SECTION: 07 46 46 FIBER CEMENT SIDING

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- · Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- · Summerville, South Carolina

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- Sustainable

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Description

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7-1/4, 8, 8-1/4,		
9-1/4, 12		
	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4,	5-1/4, 6-1/4, 12 feet 7-1/4, 8, 8-1/4,

^{*} HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



11

Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Resul
			Length	± 0.5% or ± 1/4 in	
			Width	± 0.5% or ± 1/4 in	
ES			Thickness	± 0.04 in	
ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Squareness	Δ in diagonals \leq 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
PHYSICAL	Density, lb/ft ³	ASTM C1185		As reported	83
YSI	Water Absorption, % by mass	ASTM C1185		As reported	36
표	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
	r lexural Strellight	ASTIVI CT 100	Equilibrium conditioned, psi	>1450 psi	F a 5 5
ļ	Thermal Conductivity		(BTU/(hr·ft°F))/inch		2.07
THERMAL	Actual Thermal Conductivity	ASTM C177	(K _{eff})	As reported	6.62
臣	Thermal Resistance	ASTM C177	R=1/ K _{eff}		0.48
⊨	Actual Thermal Resistance		(R)		0.15
	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
≽	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
3			Physical Observations	No visible cracks or structural alteration	
DURABILITY	Freeze/Thaw Resistance	ASTM C1185	Mass Loss, %	≤ 3.0%	Pass
<u> </u>			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
			Flame Spread Index (FSI)		0
SS	Surface Burning Characteristics	ASTM E84	Smoke Developed Index (SDI)		≤ 5
STI			Fuel Contributed		0
# E			NFPA Class		Α
CTEF			Uniform Building Code Class	As reported	1
AA.			International Building Code® class	·	Α
FIRE CHARACTERISTICS	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
_	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jursidiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

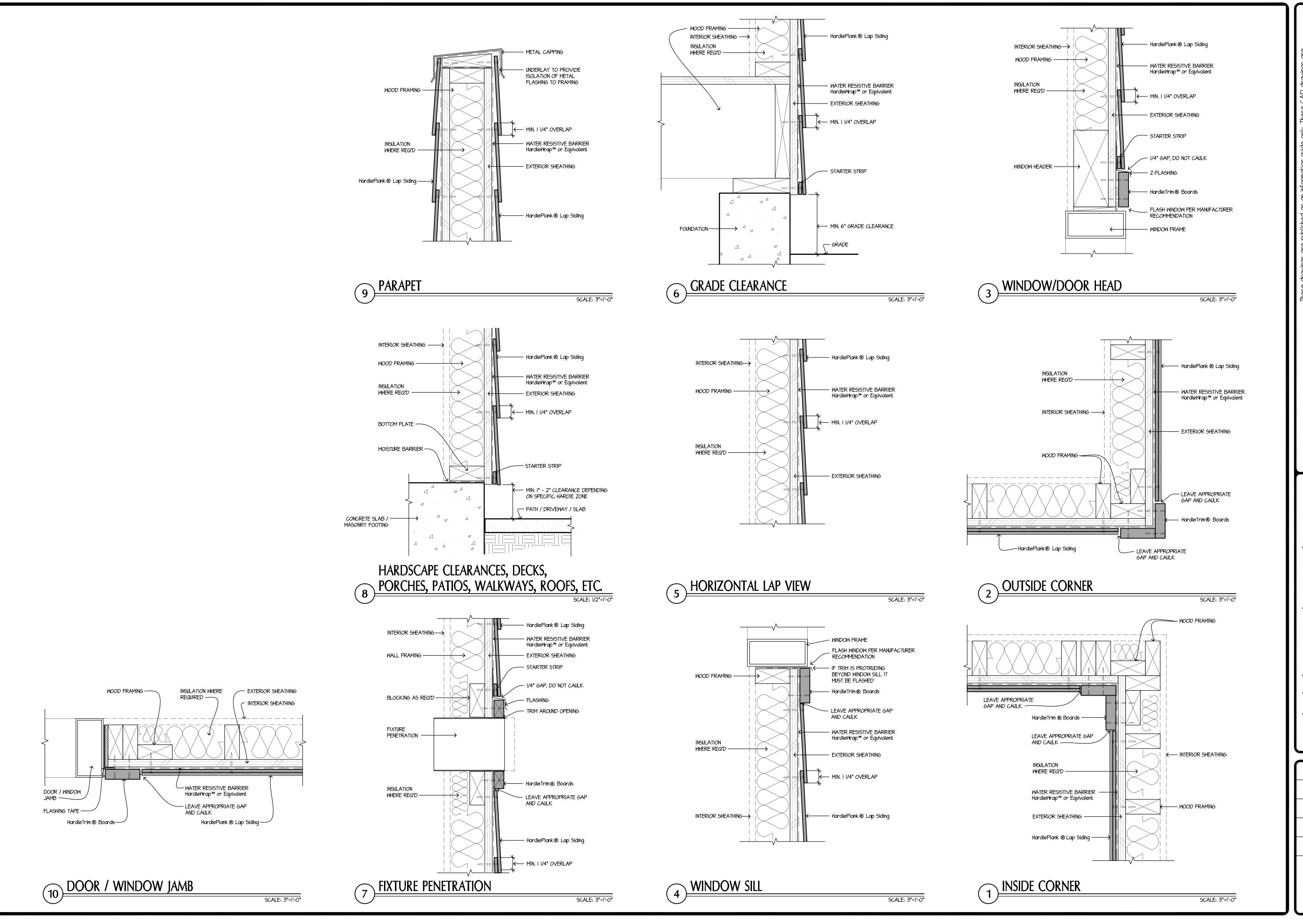
Technical Services

Contact James Hardie Technical Services online at James Hardie.com, or by phone at (800)426-4051

SS2001 02/24 PAGE 2 OF 2

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. DESIGN ADVICE: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.





These drawings are published as an information guide only. These CAD drawings are intended as templates to assist the designer. They do not contain the full details required for construction and must be read in conjunction with the installation instruction many jameshardie.com. You should obtain architectural, engineering or other technic advice to assess the suitability of these drawings to the requirements of your particularies.

For fastener specifications and complete installation instruction at MWW. James Hardie

James Hardie

HardiePlank ® Lap Siding Details

• Mood Framing

DRAWN
JamesHardie
CHECKED
JW
DATE
March 1, 2010
SCALE
AS NOTED

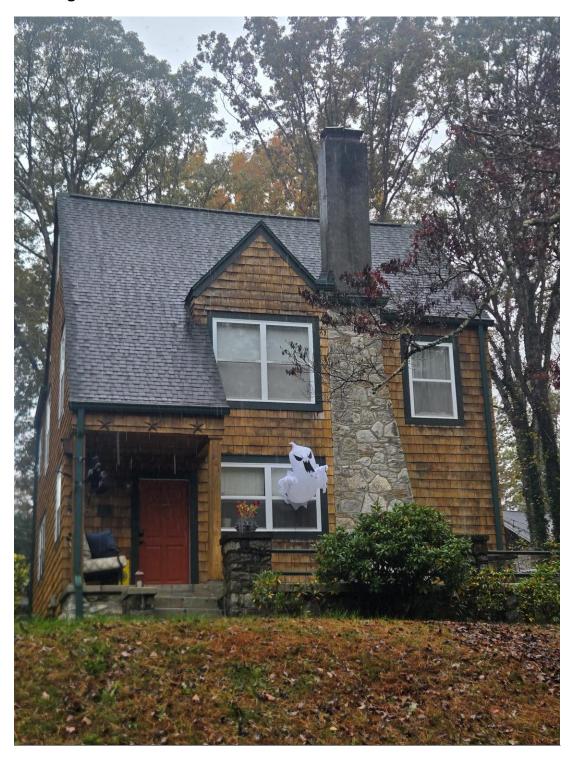
JOB NO.

SHEET

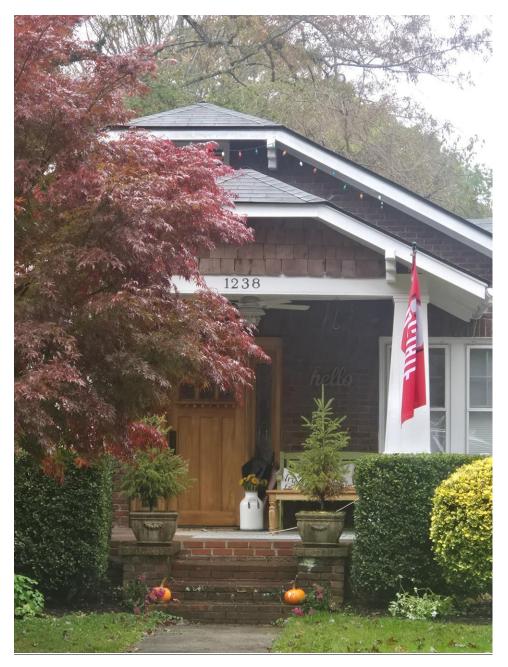
PLANK-1
© 2010 James Hardie
Technology Limited

Neighboring Properties in Hyman Historic District with similar Exterior Features

1401 Highland Ave - All Cedar Planks on Exterior



1238 Highland Ave- Cedar Gable



1313 Hyman Aveneue- Black Window Trim



1007 N Main – Vinyl (Non-Wooden) Siding

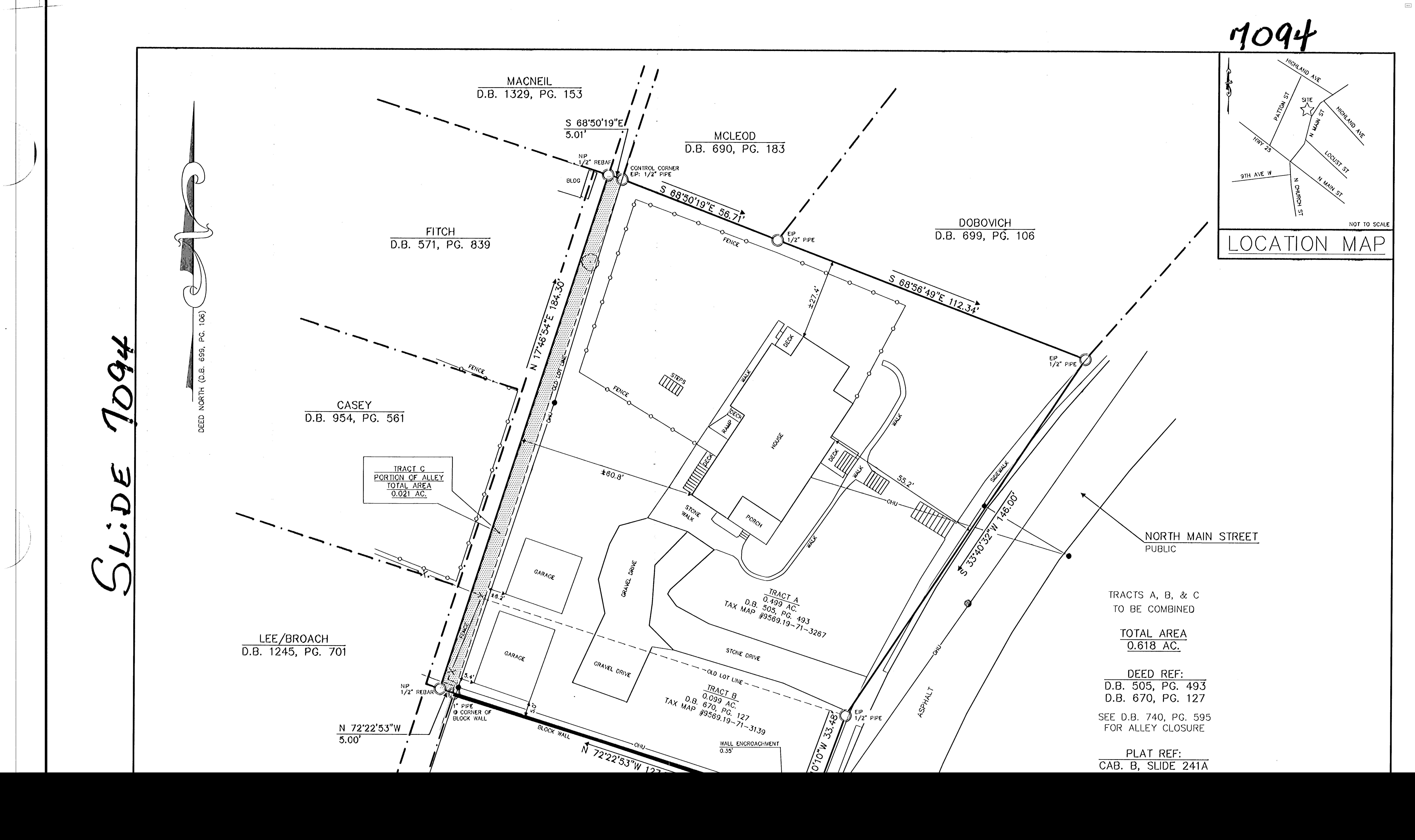














CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** December 3rd, 2025

AGENDA SECTION: Old Business DEPARTMENT: Community

Development 323 N Main Street, Window Replacement

TITLE OF ITEM: (25-69-COA) – Sam Hayes / Planner II

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-69-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:

- 1. The original windows are significantly deteriorated and warrant replacement (Sec. 3.4.2.3)
- 2. The proposed window is an appropriate replacement (Sec. 3.4.2.3)
- 3. The proposed replacement window duplicates the original unit in size, material, and design (Sec. 3.4.2.4)

Proposed Conditions:

- 1. The cladding shall be either painted wood or aluminum cladding.
- 2. The muntins shall be as close to the original width as possible.
- 3. The original wood jambs shall be retained or replaced in-kind to avoid changes to the sightlines.

1. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-69-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:

- 1. It is possible to restore the windows (Sec. 3.4.2.1)
- 2. It is appropriate to repair the original windows through patching, splicing, consolidating or otherwise reinforcing deteriorated sections. (Sec. 3.4.2.6)
- 3. The proposed replacement windows do not duplicate the unit in size, material, and design. (Sec 3.4.2.4)

[DISCUSS & VOTE]

Item A.

4.	Window sills shall be repaired or replaced
	in-kind.
5.	The 6" wide mullion on existing windows
	shall be retained.
6.	The existing profiled brickmold should be
	preserved or replaced to match the existing
	profile.
7.	The applicant shall work with staff to find
	an appropriate buyer and recipient of the
	salvaged original windows. (Sec. 4.1.2)
	[DISCUSS & VOTE]

PROJECT/PETITIONER NUMBER:	25-69-COA	
PETITIONER NAME:	Brian Holloway (Applicant)	
	Magnolia Properties of Hendersonville, LLC, Tim North (Property Owner)	
EXHIBITS:	A. Staff Report B. COA Application C. State Historic Preservation Office Analysis	
	D. Warranty Deed	

323 N MAIN STREET - Window Replacement

(25-69-COA)

$\frac{\texttt{CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT - HISTORIC PRESERVATION}}{\texttt{COA STAFF REPORT}}$

Staff Report Contents

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SITE IMAGES : Proposed Windows to be Replaced	
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SITE IMAGES	
DESIGN REVIEW ADVISORY COMMITTEE	
DESIGN STANDARDS CRITERIA	





PROJECT SUMMARY

Applicant: Brian Holloway

Property Owner: Magnolia Properties of

Hendersonville, LLC

Property Address: 323 N Main Street

Project Acreage: .05 acres

Parcel Identification Number(s):

9568-78-8041

Current Parcel Zoning: C-1 Central

Business

Historic District: Main Street Historic

District

Project Type: Window Replacement



SITE VICINITY MAP

Project Summary:

The City of Hendersonville is in receipt of an application for a Certificate of Appropriateness (COA) from Brian Holloway for window replacement at 323 N Main Street.

The applicant has proposed to replace ten windows on the north elevation of the building. The applicant's rationale for the need to replace the windows is grounded in the cost (which the commission is not legally allowed to consider), the delay that having the windows restored could cause for the project, and the need for storm windows to increase energy efficiency.

Staff met with the applicant in March 2025 to discuss the possibility of replacing the windows. Staff has the ability to approve second floor replacement windows on Main Street, however, staff determined that the windows were in good conditions and therefore could be restored. Because of this, staff would not approve the application for replacement windows, and therefore, the Commission must take up the actions. Staff recommended three window restoration specialists. The applicant has stated that they met with one of the restoration specialists and the restoration specialist has said it is possible to repair the windows.

The windows are situated on the northern elevation of the building and are partially obscured from the street. Staff will have further details and photos of this in their staff report during the meeting.

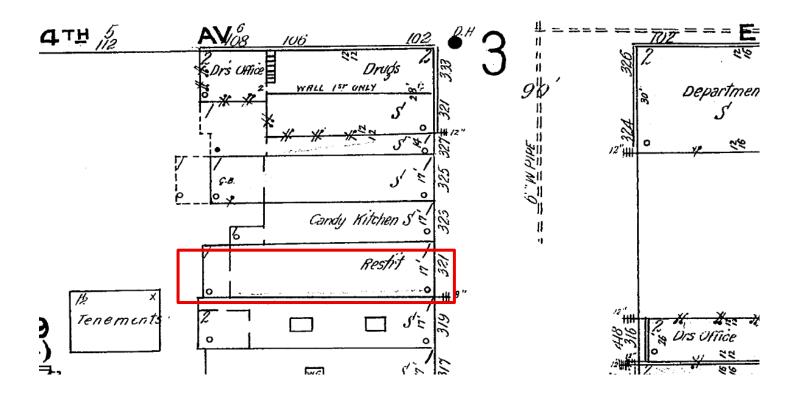
The hearing for this project was continued at the October 15th regular meeting of the HPC. The HPC requested more information on if the windows were original and how much reconstruction would be necessary for the existing windows to be viable.

HISTORY OF SUBJECT PROPERTY

323 N MAIN STREET

ca. 1920. Contributing.

Two-story yellow-cream brick building with white glazed terra cotta ornament. Ornament includes coping, inset shield, second-story window band (four windows set in terra cotta band), molded terra cotta enframement around storefront and second story windows, terra cotta frame and cornice around storefront. Door and storefront altered, glass block added.



SITE IMAGES: Proposed Windows to be Replaced









SITE IMAGES









SITE IMAGES









Rope pulley

Rope pulley



email. The

DESIGN STANDARDS CRITERIA

The request to replace the windows is governed by the *Hendersonville Historic Preservation Commission Main Street 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:

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.

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 op are operable. It is not appropriate to introduce window 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
- .10 It is not appropriate to introduce new windows or doors if they verified the building or damage historic materials and features. Keep new existing units in proportion, shape, positioning, location, size, materials and section of the state of the st
- .11 If a new window or door is required to meet building and safety c is the least intrusive to the façade and without destroying historic
- .12 If exterior storm windows are desired, they should have little visual be painted to match the building and the color of the window sash existing in size and proportion. Install them so that existing wind obscured.

Retain and preserve original windows and doors.



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







Procedures for Reviewing Applications for Certificates Appropriateness

The City's Historic Preservation Ordinance provides that no one may erect, alter, restore, move, or demolish the exterior portion of any building or other structure, nor undertake significant modifications to landscaping and other site features, without a Certificate of Appropriateness (COA) which must be approved prior to the commencement of work. The COA application is processed through the city of Hendersonville Planning Department

All COA applications are due 30 days prior to the next regular Commission meeting date. The Historic Preservation Commission meets the third Wednesday of each month at 5pm in the 2nd Floor Meeting Room located at City Hall (160 6th Ave E.).

Information

COA Project Description – The burden of proof is on the Applicant to prove the proposed work is in keeping with the historical character of the district. Please list specific references in the Design Standards that support your application.

We confirmed with a restoration specialist the north side, 2nd floor windows are in terrible shape and it would take extensive work to restore them. He even thought it could take 10 months to do so! Not only would it cost a great deal of money to restore them, then we have the added cost to rebuild all of the storm windows. Since the windows are single plate glass with little to no insulation factor, we would have no choice but to restore the storm windows to pass our local building code. Once again, the cost was exuberant. Marvin Window Co offers a product specifically designed for historic application. They have a series called "Ultimate Double Hung G2" that has narrow window sashes that conform to the older historic style windows and narrow grill patterns. The cladding is a mat / satin finish bronze color so it looks to be "older" and not a high glossy appearance as some manufactures offer. We would like to replace the north side windows (12) with these Marvin units. They will fit in with the "historic theme" and will perform as they should. The Marvin units are not cheap by all means, but more affordable than rebuilding all of these windows and storm windows. I want to refresh your memory that these windows are on the north side of the building over the neighbor's roof line. They are not on the back nor the front of the store, and the majority of them cannot even be seen at ground level.

Aspen M&M Studio Aspen M&M Studio

Quote #: 6HES5WF

A Proposal for Window and Door Products prepared for: Shipping Address:
GBS BUILDING SUPPLY-HENDERSONVILLE
215 HOWARD GAP RD
FLETCHER, NC 28732-9206

Featuring products from:

MARVIN @



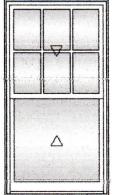
This report was generated on 8/26/2025 5:23:24 PM using the Marvin Order Management System, version 0004.17.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Mark Unit: Net Price: Qty: 1 Ext. Net Price: USD





As Viewed From The Exterior

Entered As: FS MO 37" X 67 1/2" FS 36 1/2" X 67 1/4" RO 37 1/2" X 67 3/4" **Egress Information**

Width: 32 29/32" Height: 28 9/16" Net Clear Opening: 6.53 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27 Visible Light Transmittance: 0.46 Condensation Resistance: 55

CPD Number: MAR-N-425-23552-00001

Performance Grade Licensee #1127

AAMA/WDMA/CSA 101/I.S.2/A440-17 LC-PG50 1149X2223 mm (45.3X87.5 in)

Water Resistance: 7.52 psf LC-PG50 DP +50/-50

FL17635

Bronze Clad Exterior Bare Pine Interior Ultimate Double Hung G2 Frame Size 36 1/2" X 67 1/4" Rough Opening 37 1/2" X 67 3/4" Top Sash **Bronze Clad Sash Exterior** Bare Pine Sash Interior Low E2 w/Argon Black Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Black Rectangular - Special Cut 3W2H Bronze Clad Ext - Bare Pine Int Ogee Interior Glazing Profile **Bottom Sash Bronze Clad Sash Exterior** Bare Pine Sash Interior IG - 1 Lite Low E2 w/Argon Black Perimeter Bar Ogee Interior Glazing Profile Beige Interior Weather Strip Package Black Exterior Weather Strip Package Bronze Sash Lock Bronze Top Sash Strike Plate Assembly Color Extruded Aluminum Screen **Bronze Surround Bright View Mesh** ***Screen/Combo Ship Loose 4 9/16" Jambs Nailing Fin ***Note: Unit Availability and Price is Subject to Change

Line #2 Mark Unit: Net Price: USD Qty: 1 Ext. Net Price:



Bronze Clad Exterior Bare Pine Interior 2W1H - Rectangle Assembly Assembly Frame Size 78 1/2" X 67 1/4" Assembly Rough Opening 79 1/2" X 67 3/4"

Unit: A1 Ultimate Double Hung G2 Basic Frame 39 1/4" X 67 1/4" Rough Opening 40 1/4" X 67 3/4" Top Sash

OMS Ver. 0004.17.00 (Current)

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Page 2 of 9

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As Viewed From The Exterior

Entered As: FS MO 79" X 67 1/2" FS 78 1/2" X 67 1/4" RO 79 1/2" X 67 3/4" Egress Information A1, A2 Width: 35 21/32" Height: 28 9/16"

Net Clear Opening: 7.07 SqFt Performance Information A1

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27 Visible Light Transmittance: 0.46 Condensation Resistance: 55

CPD Number: MAR-N-425-23552-00001

Performance Information A2

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27 Visible Light Transmittance: 0.46 Condensation Resistance: 55

CPD Number: MAR-N-425-23552-00001

Performance Information OA Performance Grade A1, A2

Licensee #1127

AAMA/WDMA/CSA 101/I.S.2/A440-17 LC-PG50 1149X2223 mm (45.3X87.5 in)

Water Resistance: 7.52 psf LC-PG50 DP +50/-50

FL17635

Performance Grade Mull

Licensee #1127 **AAMA 450-10** LC-50 1149X1816 mm (45.26X71.51 in) Water Resistance: 7.52 psf

Performance Grade Overall Assembly Water Resistance: 9.82 psf

LC-50 DP

LC-50 DP 50

Bronze Clad Sash Exterior Bare Pine Sash Interior Low E2 w/Argon Black Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Black Rectangular - Special Cut 3W2H Bronze Clad Ext - Bare Pine Int Ogee Interior Glazing Profile **Bottom Sash Bronze Clad Sash Exterior** Bare Pine Sash Interior IG - 1 Lite Low E2 w/Argon Black Perimeter Bar Ogee Interior Glazing Profile Beige Interior Weather Strip Package Black Exterior Weather Strip Package **Bronze Sash Lock** Bronze Top Sash Strike Plate Assembly Color Extruded Aluminum Screen **Bronze Surround Bright View Mesh** ***Screen/Combo Ship Loose

Unit: A2

Ultimate Double Hung G2 Basic Frame 39 1/4" X 67 1/4" Rough Opening 40 1/4" X 67 3/4"

Top Sash

Bronze Clad Sash Exterior Bare Pine Sash Interior

IG

Low E2 w/Argon

Black Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Black Rectangular - Special Cut 3W2H

Bronze Clad Ext - Bare Pine Int Ogee Interior Glazing Profile

Bottom Sash

Bronze Clad Sash Exterior

Bare Pine Sash Interior

IG - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile Beige Interior Weather Strip Package

Black Exterior Weather Strip Package

Bronze Sash Lock

Bronze Top Sash Strike Plate Assembly Color

Extruded Aluminum Screen

Bronze Surround

Bright View Mesh

***Screen/Combo Ship Loose

Standard Mull Charge

4 9/16" Jambs

Nailing Fin

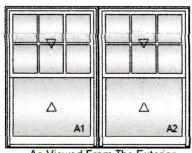
***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.

***Note: Unit Availability and Price is Subject to Change

Line #3 Mark Unit: Net Price: Qty: 2 Ext. Net Price: USD



Bronze Clad Exterior Bare Pine Interior 2W1H - Rectangle Assembly



As Viewed From The Exterior

Entered As: FS MO 79" X 58 3/4" FS 78 1/2" X 58 1/2" RO 79 1/2" X 59"

Egress Information A1, A2

Width: 35 21/32" Height: 24 3/16" Net Clear Opening: 5.99 SqFt

Performance Information A1

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27 Visible Light Transmittance: 0.46 Condensation Resistance: 55

CPD Number: MAR-N-425-23552-00001

Performance Information A2

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27 Visible Light Transmittance: 0.46 Condensation Resistance: 55

CPD Number: MAR-N-425-23552-00001

Performance Information OA Performance Grade A1, A2

Licensee #1127

AAMA/WDMA/CSA 101/I.S.2/A440-17 LC-PG50 1149X2223 mm (45.3X87.5 in)

Water Resistance: 7.52 psf LC-PG50 DP +50/-50

FL17635

Performance Grade Mull

Licensee #1127 **AAMA 450-10**

LC-PG65 1149X1613 mm (45.26X63.51 in)

Water Resistance: 7.52 psf

LC-PG65 DP 65

Performance Grade Overall Assembly

Water Resistance: 7.52 psf LC-PG50 DP +50/-50

Assembly Frame Size 78 1/2" X 58 1/2" Assembly Rough Opening 79 1/2" X 59"

Unit: A1

Ultimate Double Hung G2 Basic Frame 39 1/4" X 58 1/2" Rough Opening 40 1/4" X 59"

Top Sash

Bronze Clad Sash Exterior

Bare Pine Sash Interior

IG

Low E2 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 3W2H

Bronze Clad Ext - Bare Pine Int

Ogee Interior Glazing Profile

Bottom Sash

Bronze Clad Sash Exterior

Bare Pine Sash Interior

IG - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Beige Interior Weather Strip Package

Black Exterior Weather Strip Package

Bronze Sash Lock

Bronze Top Sash Strike Plate Assembly Color

Extruded Aluminum Screen

Bronze Surround

Bright View Mesh

***Screen/Combo Ship Loose

Ultimate Double Hung G2

Basic Frame 39 1/4" X 58 1/2"

Rough Opening 40 1/4" X 59"

Top Sash

Bronze Clad Sash Exterior

Bare Pine Sash Interior

Low E2 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 3W2H

Bronze Clad Ext - Bare Pine Int

Ogee Interior Glazing Profile

Bottom Sash

Bronze Clad Sash Exterior

Bare Pine Sash Interior

IG - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Beige Interior Weather Strip Package

Black Exterior Weather Strip Package

Bronze Sash Lock

Bronze Top Sash Strike Plate Assembly Color

Extruded Aluminum Screen

Bronze Surround **Bright View Mesh**

***Screen/Combo Ship Loose

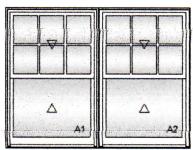
Standard Mull Charge 4 9/16" Jambs

***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.

***Note: Unit Availability and Price is Subject to Change

Line #4 Mark Unit: Net Price: USD





As Viewed From The Exterior

Entered As: FS MO 79" X 58 3/4" FS 78 1/2" X 58 1/2" RO 79 1/2" X 59"

Egress Information A1, A2

Width: 35.21/32" Height: 24.3/16" Net Clear Opening: 5.99 SqFt Performance Information A1

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27 Visible Light Transmittance: 0.46 Condensation Resistance: 55

CPD Number: MAR-N-425-23552-00001

Performance Information A2

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27 Visible Light Transmittance: 0.46 Condensation Resistance: 55

CPD Number: MAR-N-425-23552-00001

Performance Information OA
Performance Grade A1, A2

Licensee #1127

AAMA/WDMA/CSA 101/I.S.2/A440-17 LC-PG50 1149X2223 mm (45.3X87.5 in)

Water Resistance: 7.52 psf LC-PG50 DP +50/-50

FL17635

Performance Grade Muli

Licensee #1127 AAMA 450-10

LC-PG65 1149X1613 mm (45.26X63.51 in)

Water Resistance: 7.52 psf

LC-PG65 DP 65

Performance Grade Overall Assembly

Water Resistance: 7.52 psf LC-PG50 DP +50/-50 Bronze Clad Exterior Bare Pine Interior 2W1H - Rectangle Assembly Assembly Frame Size 78:1/2" X:58:1/2" Assembly Rough Opening 79:1/2" X:59"

Unit: A1

Ultimate Double Hung G2 Basic Frame 39 1/4" X 58 1/2" Rough Opening 40 1/4" X 59"

Top Sash

Bronze Clad Sash Exterior Bare Pine Sash Interior

IG

Tempered Low E2 w/Argon Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black Rectangular - Special Cut 3W2H Bronze Clad Ext - Bare Pine Int

Ogee Interior Glazing Profile

Bottom Sash

Bronze Clad Sash Exterior Bare Pine Sash Interior

re Pine Sash Interior

IG - 1 Lite

Tempered Low E2 w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile Beige Interior Weather Strip Package

Black Exterior Weather Strip Package

Bronze Sash Lock

Bright View Mesh

Bronze Top Sash Strike Plate Assembly Color

Extruded Aluminum Screen Bronze Surround

***Screen/Combo Ship Loose

Unit: A2

Ultimate Double Hung G2 Basic Frame 39 1/4" X 58 1/2"

Rough Opening 40 1/4" X 59"

Top Sash

Bronze Clad Sash Exterior

Bare Pine Sash Interior

IG

Tempered Low E2 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black Rectangular - Special Cut 3W2H

Bronze Clad Ext - Bare Pine Int

Ogee Interior Glazing Profile

Bottom Sash

Bronze Clad Sash Exterior

Bare Pine Sash Interior

IG - 1 Lite

Tempered Low E2 w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Beige Interior Weather Strip Package

Black Exterior Weather Strip Package

Bronze Sash Lock

Bronze Top Sash Strike Plate Assembly Color

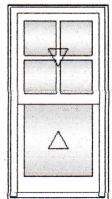
Extruded Aluminum Screen

Item A.

Bronze Surround **Bright View Mesh** ***Screen/Combo Ship Loose Standard Mull Charge 4 9/16" Jambs Nailing Fin ***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information. ***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit:	Net Price:		
Qty: 1		Ext. Net Price:	USD	

MARVIN®



As Viewed From The Exterior

Entered As: FS MO 20 3/4" X 39" FS 20 1/4" X 38 3/4" RO 21 1/4" X 39 1/4" **Egress Information**

Width: 16 21/32" Height: 14 5/16" Net Clear Opening: 1.66-SqFt

Performance Information

U-Factor: 0.3

FL17635

Solar Heat Gain Coefficient: 0.27 Visible Light Transmittance: 0.46 Condensation Resistance: 55

CPD Number: MAR-N-425-23552-00001

Performance Grade Licensee #1127 AAMA/WDMA/CSA 101/I.S.2/A440-17 LC-PG50 1149X2223 mm (45.3X87.5 in) Water Resistance: 7.52 psf LC-PG50 DP +50/-50

Top Sash **Bronze Clad Sash Exterior Bare Pine Sash Interior** IG Low E2 w/Argon

Bronze Clad Exterior

Bare Pine Interior Ultimate Double Hung G2 Frame Size 20 1/4" X 38 3/4" Rough Opening 21 1/4" X 39 1/4"

> Black Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Black Rectangular - Special Cut 2W2H Bronze Clad Ext - Bare Pine Int Ogee Interior Glazing Profile **Bottom Sash**

Bronze Clad Sash Exterior Bare Pine Sash Interior IG-1 Lite

Low E2 w/Argon

Black Perimeter Bar Ogee Interior Glazing Profile

Beige Interior Weather Strip Package Black Exterior Weather Strip Package

Bronze Sash Lock

Bronze Top Sash Strike Plate Assembly Color Aluminum Screen

Bronze Surround **Bright View Mesh**

***Screen/Combo Ship Loose

4 9/16" Jambs Nailing Fin

***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit:	Net Price:	USD
Qty: 1		Net Price: Ext. Net Price:	USD



Bronze Clad Exterior Bare Pine Interior Ultimate Double Hung Picture G2 Frame Size 20 1/4" X 38 3/4" Rough Opening 21 1/4" X 39 1/4" Bronze Clad Sash Exterior Bare Pine Sash Interior

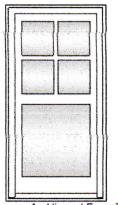
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1,600.93 1,600.93

Quote Number: 6HES5WF



As Viewed From The Exterior

Entered As: FS MO 20 3/4" X 39" FS 20 1/4" X 38 3/4" RO 21 1/4" X 39 1/4" Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.25 Visible Light Transmittance: 0.42 Condensation Resistance: 61

CPD Number: MAR-N-427-06786-00001

Performance Grade Licensee #1127

AAMA/WDMA/CSA/101/ I.S.2/A440-08 CW-PG50 1556X2629 mm (61.3X103.5 in)

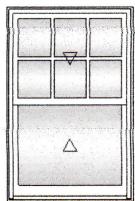
Water Resistance: 7.52 psf CW-PG50 DP +50/-50

FL17635

IG
Low E2 w/Argon
Black-Perimeter and Spacer Bar
1 15/16" Simulated Rail Rectangular
Standard 1.0:2.0
7/8" SDL - With Spacer Bar - Black
Top Cut 2W2H - Bottom Cut 1W1H
5 Rect Lites
Bronze Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
Black Exterior Weather Strip Package
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit:	Net Price:	1	
Qty: 1		Ext. Net Price:	USD	





As Viewed From The Exterior

Entered As: FS MO 37" X 55 3/4" FS 36 1/2" X 55 1/2" RO 37 1/2" X 56" Egress Information

Width: 32 29/32" Height: 22 11/16"

Net Clear Opening: 5.18 SqFt Performance Information

OMS Ver. 0004.17.00 (Current) Processed on: 8/26/2025.5:23:24 PM

Ultimate Double Hung G2 Frame Size 36 1/2" X 55 1/2" Standard CN Height 24 Rough Opening 37 1/2" X 56" Top Sash **Bronze Clad Sash Exterior** Bare Pine Sash Interior IG Low E2 w/Argon Black Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Black Rectangular - Special Cut 3W2H Bronze Clad Ext - Bare Pine Int Ogee Interior Glazing Profile **Bottom Sash Bronze Clad Sash Exterior** Bare Pine Sash Interior

Bronze Clad Exterior

Bare Pine Interior

Bronze Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Bronze Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
Black Exterior Weather Strip Package
Bronze Sash Lock
Bronze Top Sash Strike Plate Assembly Color
Extruded Aluminum Screen

Page 7 of 9

OMS Ver. 0004.17.00 (Current) Product availability and pricing subject to change. Aspen M&M Stud Item A. Aspen M&M Stud

Quote Number: 6HES5WF

U-Factor: 0.3 Solar Heat Gain Coefficient: 0.27 Visible Light Transmittance: 0.46 Condensation Resistance: 55 CPD Number: MAR-N-425-23552-00001

Performance Grade Licensee #1127 AAMA/WDMA/CSA 101/I.S.2/A440-17 LC-PG50 1149X2223 mm (45.3X87.5 in) Water Resistance: 7.52 psf LC-PG50 DP +50/-50

FL17635

Bronze Surround Bright View Mesh ***Screen/Combo Ship Loose 4 9/16" Jambs Nailing Fin ***Note: Unit Availability and Price is Subject to Change

> Project Subtotal Net Price: USD 6.750% Sales Tax: USD

> > Project Total Net Price: USD



Aspen M&M Stu Aspen M&M Stu

Item A.

Quote Number: 6HES5WF

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.



North Carolina Department of Natural and Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Josh Stein Secretary Pamela Brewington Cashwell Office of Archives and History Deputy Secretary Darin J. Waters, Ph.D.

November 20, 2025

Sam M. Hayes
Community Development Dept., Planning Division
City of Hendersonville
160 6th Avenue E
Hendersonville, NC 28792
shayes@hvlnc.gov

RE: HPO advice on window repair or replacement at 323 North Main Street, Hendersonville. NC

Dear Mr. Hayes:

Thank you for your recent submittal of the Hendersonville Historic Preservation Commission's request for our advice under NC GS 160D-947(d) regarding the repair or replacement of second floor side elevation windows at the above referenced address. Advice provided by the HPO is non-binding and should not be considered an official ruling by our office or a determination regarding how the commission should decide a COA case.

Pursuant to the statute, Restoration Specialist Jennifer Cathey reviewed the COA and offers the following technical advice.

Two specific questions were posed in the inquiry: attribution of an approximate date for the existing upper floor side elevation windows (and opinion if the windows are original to the building), and advice on work required to repair or restore the existing windows.

Based on photos provided by HPC staff, the second floor, side elevation windows appear original to the ca. 1920s commercial building. Various details of the window sash are consistent with the age, form, and style of the building, and with other traditional downtown commercial buildings of this era. This detailing includes the following features:

The windows are 6/1 wood sash with molded muntins.

- Interior features and trim include a wide mullion between paired windows; molded wood trim, sill, and apron; brass locks; and brass recessed sash lifts.
- Exterior features and trim include a wide mullion between paired windows, wood framing; applied molded wood brickmold; and wood sill. Window units are recessed into the wall plane (are not flush with interior or exterior wall).

Also judging from photos provided by HPC staff, the interior side of the windows, including sash, glass, trim, sills, and aprons appear to be in generally good condition. The stained finish (as opposed to a painted finish) appears to be early or original to the building and is characteristic of many pre-1950 residential and commercial interiors. Exterior condition of the windows varies, with the upper components of each whole window assembly (frame, brickmold, sash, muntins, protected by the window recess) in generally good condition. Lower components of each window (including bottom rails of both top and bottom sash, and bottom ends of wood frames, and wood sills, more exposed to the weather), appear to be in fair to poor condition. Exterior paint and glazing, and caulking are in generally poor condition.

Exterior repairs would likely entail painting and glazing of the window sash, painting of frames and sills, and caulking between window frame and masonry, all of which are generally regarded as routine maintenance of wood windows.

Intensive exterior repairs necessary *prior* to glazing and painting would appear to entail the following:

- Repair or replacement of the bottom rail of top and bottom sash of most window units.
- Repair or replacement of deteriorated or missing wood sills.
- Repair or replacement of deteriorated side window frame components.

Repair or replacement of sash rails and window frame components, as well as filler/epoxy repair or replacement of windowsills, are routine components of historic building repair and maintenance, and they require skilled carpentry. In addition to repairs listed above, general operability of each window would be ensured by inspecting and repairing ropes, weights, and pulleys. User comfort and insulative value of the windows may be improved by installation of interior or exterior storm units, or insulated drapes or blinds.

Repair of the windows appears to be technically feasible utilizing widely available materials and standard carpentry methods. Detailed advice for wood window repair are available online in Preservation Brief 9 (www.nps.gov/orgs/1739/upload/preservation-brief-09-wood-windows.pdf), and in reference publications such as Steve Jordan's Window Sash Bible. Repairing and retaining windows is compliant with Secretary of the Interior's (SOI) Standards 2, 5, and 6, in which "removal of historic materials shall be avoided," "distinctive features that characterize a historic property shall be preserved," and "deteriorated historic features shall be repaired rather than replaced."

Aside from evaluating conditions and identifying potential scope of repair work, *Guidelines* for applying SOI Standards appearing in various National Park Service/Technical Preservation Services publications allow us to evaluate proposed work within the context of the whole building and taking into consideration overall repair needs. For example, we may evaluate the location of the windows and their relative importance to the overall historic character of the building when considering repair or replacement.

The interior appearance of the windows, including the depth and profiles of the window trim and muntins, and the dimension, color, grain, and character of the trim, sills, and aprons, are likely very significant and character-defining to the upper floor building interior, and they may also be significant among any remaining interior building features. However, the windows are not highly visible from a public vantage point (street or sidewalk), nor or they located in a primary interior space that is likely to be seen by the public (such as a public office, retail, restaurant, or assembly space). Rather, the windows appear to light new upper floor residential or office units, which are generally considered to be non-primary, private spaces within the downtown commercial setting. Given that the windows are on a secondary elevation, and located within a non-primary interior space, retaining the existing windows may be evaluated as less critical to protecting the overall historic character and integrity of the building than other character-defining building features seen in the public realm.

Should this kind of flexibility be adopted, then SOI Standard 6 is a useful guide, stating that "where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."

Putting this guidance into practice, replacement windows that protect historic character of the building will match the appearance, size, design, proportions, and profiles of the existing windows, and have clear glazing. To evaluate SOI compliance, it is essential to have detailed comparative information about both the existing and proposed replacement windows, showing them in elevation (straight-on) and in section (cross-section and in relationship to the wall thickness). Alternatively, photos or sketches of the existing window annotated with dimensions, paired with detailed product information ("cut sheets") of proposed replacement units may be utilized. These materials allow for point-for-point comparisons of existing and proposed window units. Drawings or sketches that facilitate point-for-point review include elevations and large-scale sill, jamb, head, meeting rail, and muntin details. To reproduce the depth of traditional windows, simulated divided light windows may be sourced to have muntin grids installed on the exterior, interior, and between the insulated glass. When window units are historically paired side by side, retaining or recreating the dividing mullion width and profile is essential to recreating accurate window proportions and appearance.

We appreciate the opportunity to be of assistance to the commission.

Please do not hesitate to contact me or Ms. Cathey should you or the commission have additional questions.

Sincerely,

Kristi Brantley

Preservation Commissions Coordinator

Knisti Brantley

Cc: Ramona Bartos, Deputy State Historic Preservation Officer

BOOK 4036 PAGE 158 (3)
1000996738

This document presented and filed: 04/25/2023 11:05:49 AM

WILLIAM LEE KING, Henderson COUNTY, NC

Return to: City of Hendersonite box

ORDER #O-23-29

ORDER TO PERMANENTLY CLOSE A PORTION OF A RIGHT-OF-WAY LYING BETWEEN PIN 9568-78-7052 AND PINS 9568-788039, 9568-78-8036, 9568-78-8044, 9568-78-8042, 9568-78-8041, AND 9568-77-8957

(Petition from TJF Enterprises, LLC)

NORTH CAROLINA HENDERSON COUNTY

TO WHOM IT MAY CONCERN:

WHEREAS, North Carolina General Statue Section §160A-299 authorizes a city council to permanently close any street or public alley way within its corporate limits or area of extraterritorial jurisdiction and provides a procedure for the closing such streets or alleyways; and

WHEREAS, TJF Enterprises, LLC, owner, has petitioned the City of Hendersonville City Council to close a portion of a right-of-way that abuts property described in a deed recorded in the Henderson County Registry in Deed Book 948 at page 520, having PIN of 9568-78-7052.

WHEREAS, on March 2nd, 2023, the Hendersonville City Council adopted a resolution expressing the intention of the municipality to close a portion of this street and setting April 12th, 2023 as the date of a public hearing regarding such closure; and

WHEREAS, the aforementioned resolution has been published once a week for four successive weeks prior to the public hearing in the Hendersonville Times-News (a newspaper of general and regular circulation in Hendersonville and Henderson County) and a copy thereof has been sent by certified mail to all owners of property adjoining the street as shown on the county tax records; and

WHEREAS, notice of the closings and of the public hearing has been posted in at least two places along the streets; and

WHEREAS, a public hearing was held in conformance with the aforementioned public notice on the twelfth day of April, 2023.

NOW, THEREFORE, the City Council of the City of Hendersonville does hereby make the following findings of fact:

- 1. The closing of the street portion hereafter described are not contrary to the public interest.
- 2. No individual owning property in the vicinity of the streets or in the subdivision in which it is located would be deprived by the closing of such streets of reasonable means of ingress and egress to his property.

IN CONSIDERATION THEREOF, IT IS HEREBY ORDERED:

1. The following portions of streets are permanently closed and no longer existent as of the effective date of this order:

Being all of that real property described as "Existing 10' alley (To be Closed & maintained as 10' Utility Easement)" as shown on that plat recorded in Plat Book_____ at Page_____ of the Henderson County Registry [to be inserted at recording]

Description of a portion of N. Wall Street

to be closed under NCGS 160A-299

Beginning at the most NE corner of the

TJF Enterprises LLC property described in D.B. 948, PG. 520;

Said beginning point being located N 36°24'02" E a distance of 204.42' from a point

having NCGS Gridiron "Post Office 2" coordinates of N: 587993.34 and E: 967676.32,

and proceeding thence from said beginning point N 82°06'29" E a distance of 4.98' to a

point; N 82°06'29" E a distance of 4.98' to a point;

thence S 07°52'22" E a distance of 95.02' to a point;

thence S 08°15'00" E a distance of 41.95' to a point;

thence S 81°41'57" W a distance of 4.68' to a point;

thence S 81°41'57" W a distance of 4.81' to a point;

thence N 08°10'52" W a distance of 137.04' to a point;

which is the point of beginning.

Having an area of 1,320 square feet, hereinafter "Closed Portion of N. Wall Street"

- 2. The City herewith reserves all right, title, and interest in and to any utility infrastructure including water, sewer, and stormwater infrastructure within the closed portion of N. Wall Street, as well as an easement over, upon, across, under and through the closed portion of N. Wall Street for the placement, construction, and maintenance of public utilities including waterlines, sewer lines, stormwater management, and underground telecommunications facilities including cables, wires, and/or conduit.
- 3. The City Clerk shall forthwith cause a certified copy of this order to be filed in the Office of the Register of Deeds of Henderson County.

Barbara G. Volk, Mayor, City of Hendersonville

ATTEST:

Jill Murray, City Clerk

Approved as to form;

Angela S. Beeker, City Attorney

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, <u>Jessica Yone-Leau</u>, a notary public in Henderson County, State of North Carolina, do hereby certify that Barbara G. Volk, in her capacity as Mayor of the City of Hendersonville, Jill Murray, in her capacity as City Clerk, and Angela S. Beeker, in her capacity as City Attorney, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 17 day of April, 2023.

My commission expires May 07, 2027

