



CITY OF HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

City Hall | 160 6th Ave East | 2nd Floor Meeting Room
Wednesday, June 17, 2026 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. Minutes of May 20, 2026
4. **NEW BUSINESS**
 - A. 1507 Druid Hills Avenue, After-the-Fact Window and Door Replacement
(26-32-COA) – *Sam Hayes / Planner II*
 - B. Tree Pruning
5. **OLD BUSINESS**
 - A. Approval of the Findings of Fact H26-011-COA
6. **OTHER BUSINESS**
 - A. Edwards Street Project
 - B. Budget Adoption
 - C. Staff Report
7. **ADJOURNMENT**

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CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Regular Meeting of May 20, 2026

Commissioners Present: Cheryl Jones, (Chair), Ralph Hammond-Green, Stan Smith, Edward Sine, Jim Welter, (Vice-Chair), Lauren Matoian, Jim Brewer

Commissioners Absent: Jim Boyd, John Falvo

Staff Present: Sam Hayes, Planner II, Daniel Heyman, Assistant City Attorney, Lew Holloway, Community Development Director

- I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:05 pm.
- II **Agenda.** On motion of Commissioner Welter and seconded by Commissioner Brewer the agenda was approved.
- III **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Matoian the minutes of the regular meeting of April 15, 2026 were approved.
- IV **Old Business**
- IV(A) **Certificate of Appropriateness** – Erica Hodges – 314 N. Main Street (File No. 26-11-COA).

Commissioner Smith was recused from this discussion.

Chair stated tonight we have two public hearings to consider, two applications for a certificate of appropriateness permits in the Main Street Historic District. Any persons desiring to testify in these hearings must first be sworn as a witnesses and will be subject to cross-examination by parties or persons whose position may be contrary to yours. A copy of the procedures and rules for a quasi-judicial hearing is provided on the back table next to the agenda. Since this is a quasi-judicial hearing, it is very important that we have an accurate record of the hearing. Therefore, we ask that you refrain from speaking until recognized by the Chair and, when recognized, that you come forward to the podium and begin by stating your name and address. Anyone present who has knowledge of anything of value that has been given or promised in exchange for a position to be taken on these applications should disclose it now. Anyone who wishes to speak during the public hearings should come forward to be sworn in. Chair swore in Tiffany Prudhomme, Erica Hodges, and Joseph Dinan.

Mr. Hayes stated he is not going to go through the entire presentation in detail, because you all have already received this many times before, and it's also provided in your packet. This is a high-level overview, reminders, so this is a bigger COA. It was a storefront rehabilitation. You all approved the front facade and the rear facade at your February meeting, and, then have continued the side windows.

The COA description was discussed and is included in the staff report and presentation. The proposal

before the Commission is the original one submitted at the February meeting.

Mr. Hayes stated the furthestmost left three windows are measured three feet by four feet tall. The middle three windows are three feet by three and a half feet tall, and then the far right three windows would be three feet by three feet square windows. So total proposal is nine windows and they get progressively smaller as you get towards the front facade of the building.

Site photos were shown and are included in the staff report and presentation. The applicant has attested that you will not be able to see these windows from the street, the front street right-of-way.

The floor plan and site rendering were shown and are included in the staff report and presentation.

Mr. Hayes stated just to remind you all, this has been presented before, but, staff presented the Interpreting the Standards Number 14, two meetings ago, which speaks to new openings in secondary elevations, or introducing new windows into blank walls. This was included in the staff report and presentation.

The Design Standards and Secretary of Interior Standards that apply were included in the staff report and presentation.

Mr. Hayes stated he wanted to summarize the letter with advice from the State Historic Preservation Office. They analyzed the proposal by the applicant and they picked out Standard 1 and Standard 9 of the Secretary of Interior standards for rehabilitation as relevant, and their opinion was that we believe that proposed retrofit of window openings in the side elevation meets the standards, as the alteration supports compatible residential use of the upper floor of the building, and the change does not alter or diminish primary character-defining features of the building. And then the relevant design standards, are 3.4.2 windows and doors.

The suggested motions for approval and denial were included in the staff report and presentation.

Mr. Hayes stated we were looking before the hearing into how something gets approved, the number of board members that has to vote. And so, per state law, quasi-judicial decisions must be decided by a majority of the board members appointed. So that's not the members that are here, but it's the members that are appointed. So that's nine board members, we have a full board at the moment, so it would be five. You would need five people to approve this. So we just wanted to make sure that you all were aware of that as you're making your decision. I am going to now, let our Assistant City Attorney, Daniel Heyman, come up and give a short presentation.

Daniel Heyman, Assistant City Attorney stated Members of the Historic Preservation Commission, thanks for allowing me to make a brief summation, just because it's been a little bit, that we've been talking about this particular application, and it's, I think we all agree, slightly unusual, so I just wanted to, make a little statement, and of course, Sam and I kind of fumbled the start of this. I should have also introduced you all to your attorney that you requested, Martha Bradley. We didn't do that, I'll do it now. Martha Bradley's in private practice in Waynesville, but she also is a town attorney for the City of Waynesville, and so she's very steeped in municipal law, including quasi-judicial procedures.

Mr. Heyman stated he is recognizing this is slightly unusual, but he just want to say, that it's staff's position that, as a party to this matter, that the application meets the standards. And so he wanted to give a couple of reasons, why we're making that argument. First, I'll point you to the North Carolina General Statutes, on 160D-947A, and I'll just give a little snip of this, that the Commission shall take no action under this section, Historic Preservation, except to prevent the construction, reconstruction, alteration, that would be incongruous with the special character of the landmark or the district, so we're looking at the special character of the district in this case. We're in a local historic district. And again, I'll point you to, the City Code, Chapter 28, Section 151, Design Standards, and Mr. Hayes mentioned the Secretary of the Interior Standards being incorporated into that. And also, just pointing out the last sentence there, these standards are intended to ensure that changes in designated properties shall be in harmony with the reasons for their designation, so it recognizes that change is, possible. Then turning to the Main Street Design Standards, I'll point out a few here. In Section 1.3, it's kind of an introduction to the design standards. The design review process is the title of that. The designation of historic landmarks in local overlay districts is not intended to prevent change, and then it goes on to say the Commission offers assistance to the property owner in shaping the change while meeting the requirements of the ordinance. Moving to Section 3.3, which is side and rear facades, so this being a side facade. In the intro to that section, the design standards provide, many of Hendersonville's downtown commercial buildings have side facades that can be seen from public streets, parking lots, sidewalks, and alleyways. As with the primary front facade, these side elevations are important character-defining elements of the Downtown Historic District. And so, notably, this facade cannot be seen from a public street, a parking lot, a sidewalk, or an alleyway. You've heard testimony to that effect. The Rodham Mall tunnel, the parapet on the front, pretty much means you'd have to be in the sky over the building to actually see this facade. Section 3.4, Materials and Details. And then a subsection, 3.4.1, Architectural Details and Ornamentation. The intro to that section provides architectural details, and downtown Hendersonville include everything from simple masonry treatments, such as corbel brick and string courses, to very detailed ornamentation. Variations in material fenestration and paint color all contribute to the level of ornamentation and individual structure. I think that kind of points to, what is considered, an architectural detail, corbel brick string courses, this being a flat wall would be distinguished from that. Moving to 3.4.2 windows and doors. The intro to that section. Windows and doors by their proportion, shape, positioning, location, pattern, and size can contribute significantly to a building's historic character, but recognizing that they can but also cannot, so that there might be a case in which they are not contributing significantly to a building's historic character, and staff would make the argument that in the case where they can't be seen from really anywhere, the public can legally be, might be one of those cases. Section 3.4.2.10, which I think the Commission has spoken about before, but just noting, it says, it's not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Staff would make the argument here that being that these are not on a character-defining facade, that they can't easily be seen, that it wouldn't diminish the original design of the building or damage historic materials and features. Turning to masonry, 3.4.3.2, retain and preserve all masonry construction features that are character-defining elements of historic buildings, and so, again, making the argument that this is not a character-defining element. You heard about the Secretary of the Interior standards, I'm not going to recite all of that. Of course, it's incorporated into your standards, and mentioned in the City Code. And you received the technical advice memo, from SHPO. It's a good summation of, staff would join that argument. I'll just leave it there, I won't repeat it.

Mr. Heyman stated he will make a quick, argument about the burden of evidence. Decisions, of course, have to be made based on competent material and substantial evidence in the record. A quasi-judicial

decision does, and, as the Commission knows, the applicant has the initial burden of proving that and if the applicant produces sufficient evidence that the standards have been met and no substantial evidence is presented to the contrary, then staff would argue that they're entitled to the approval. And so for those reasons, staff would argue that, this application be sustained. Thank you.

Chair stated she is just curious, because we've had these in the past, and why staff's taking the position now and has not in the past. Mr. Heyman stated It is a, unique situation, just being that it's been a little more contentious than others, it hasn't really seemed to be doesn't really seem to be a need to do that. And so, staff just thought it would be helpful in this case, and I don't want to step in between this is an argument that we're making. I wouldn't do this if you didn't have your own counsel here to question about that. Staff is making this legal argument, not supposing that it's the only decision that you could reach. So, it is unusual, but it's an unusual application and unusually contentious especially between the the board and the applicant, and it's just what we've perceived, and so I thought it would be helpful to offer this. Chair stated that is interesting since they have had one almost identical before.

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

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

Tiffany Prudhomme, 521 Wetmur Street, Hendersonville, North Carolina stated her name for the record. She stated they did revert back to the original design because we were able to find some exceptions in the code. So that's why we made that adjustment back to having the cohesive header heights. She stated they wanted to, again, emphasize that this is not, these windows that we're proposing are on secondary elevations, they are not on character-defining facades, and of course, will not be visible from any location. She tried again to try to find a place that she could get pictures of it, and it is not viewable.

Ms. Prudhomme stated the one thing that we want to point out is that from the standards, that this is considered a rehabilitation under 1.5. It says that the main thing is that the design principles and criteria, of these ten standards are inherent in the design guidelines applied to the Commission in reviewing proposed changes to all district properties. She stated we didn't see a good definition that for rehabilitation, so we tried to look up some defining a better definition of the difference between preservation and rehabilitation. And preservation is generally focusing on the maintenance or repair of historic materials and features, rather than extensive replacement or new construction. So clearly, we don't fall under preservation, we fall into rehabilitation. And the rehabilitation, it's defined as the active process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those proportions and features which convey its historical, cultural, or architectural values. The rehabilitation standards acknowledge the need to alter and add to historic building to meet continuing or new uses while retaining the building's historic character. So then, of course, you've seen the latter, and you've seen that the state's recommendation is that we do fall in under the recommended approach for what we've proposed with the new windows to an existing structure.

Ms. Prudhomme stated one of the things that we kept hearing, was the issue about 3.4.2.10, and going to that where you're not destroying the brick or existing materials. One of the things that we think that is important is understanding what is character defining. There's an article that really gets in depth onto how do you define this character for historic buildings. I'm not going to read the whole article, but give you, kind of, points on what it is. But it says, step one involves looking at the building from a distance, and to understand the character of its site setting, and involves walking around the building where

possible. And then it is, regardless of whether the building is complicated or relatively plain, it is these broad categories that contribute to understanding an overall character, rather than specific architectural features as moldings and their profiles. Identifying the visual character at close range is that you would step two, would be involved in looking at the building at close range. So you can see these details and materials in greater detail. When you're looking at these historic structures, the goal is to understand what are the primary and what are those historic facades that you want to maintain, which, in our proposal, we have done that. We have tried to enhance and revert back to a more historically accurate front and rear facade. And the facade that we are proposing to add new windows to for the new use is considered a secondary facade. There is brick on the side. We are going to maintain as much of the brick as we possibly can, and we are looking at doing it in an appropriate way. Trying to maintain as much of the historic integrity as possible.

Ms. Prudhomme stated in our previous meetings, we did present two buildings that we had found photos of and that should have been in the agenda, I think, that are on Main Street, that brick or masonry was allowed to be "destroyed". In the previous meeting, there was, mention that it was allowed because other windows were existing. One thing that I want to point out is these are not secondary facades. These are primary facades that can be viewed for multiple streets, and multiple angles. We did not see, in the guidelines any verbiage that says that it's okay to destroy brick or masonry materials, or historic materials, if there's other windows on that facade. So, and there's two facades that this is happening on, and again, I did a lot of research to see what's been happening downtown. I know Shine is one of the ones that's been dealt with more recently than others. This, the windows weren't cut in, but the historic features were allowed to be destroyed by being closed in. Now, it's understandable that this needed to happen because the new use for this to be a viable space, needed to close in the windows. But yet again, it was allowed. The precedent has been set multiple times.

Chair stated but can those not be reopened, and that character-defining entrance, the opening, not be re-established? Ms. Prudhomme stated it could be, but could it not be argued that if somebody wanted to take our windows out and close it back up, that you would have a full brick wall again? Chair stated except that those windows existed and these are new.

Discussion was made on the windows at Renzo's. Chair stated she didn't allow those, because she wasn't on the Commission at the time, but we don't have any documentation as to when those were done.

Ms. Prudhomme stated materials have been allowed to be destroyed. Character has been allowed to be destroyed on primary elevations. This is what, again, we are not talking about a character-defining elevation, we are talking about a secondary that cannot be viewed from anywhere. Unless you're in the sky.

Ms. Prudhomme stated we have also proved that, from our engineer, this is not going to structurally impact the existing structure. He's engineered everything for the new openings, and we've got his letter and his statement and testament.

Ms. Prudhomme stated we understand that the guidelines are here. Again, I've walked the city multiple times. I've seen what's happened and the whole goal of the guidelines is to help guide people to restoring and updating these historic buildings in an appropriate way. But the guidelines are not put into place to stop people from doing it if it's done in an appropriate manner. Chair stated they are standards

and not guidelines and she wanted to reflect this in the record.

Commissioner Welter stated that's one of the things that, It's just important to point out the fact that a couple years ago, I think it was 2024, the state changed the guidelines to standards. It's record to follow the standards at that point in time, and we were counseled by staff multiple times, not to take previous considerations in effect, because we were to deal with the standards. Ms. Prudhomme stated the standards are in place to help people through this process, and to do it with an appropriate historic understanding. It's to help us better our city.

Chair stated we have the Secretary of Interior standards and her guidelines, and then we have our state standards and city and everything overlapping. So the original Secretary Interior that was provided that showed examples, I think it was in the first meeting of windows that have been added for upfitting and retrofitting and new uses, had necessity language and requirement language, and the letter from SHIPO also reiterates that if required by a new use. Chair stated they had testimony in the previous meetings that it was not decided upon if the units would be residential. Ms. Prudhomme stated it has always been decided upon that it would be two residential units.

Erica Hodges, 1817 Jeffress Road, Mills River, started her name and address for the record. She stated it's always been two residential units, always, from the beginning. Chair stated it's maybe investment, not primary, is what I'm trying to clarify, but it's still going to be residential. Ms. Hodges stated residential, most likely long-term residential.

Ms. Hodges stated her team has gone above and beyond to present to you all. She just wanted to let the Commission know a little bit about me. I live here. I sell property. I am a broker. I bring people to Hendersonville. I care about Hendersonville. You will see me on Main Street, eating at the restaurants. You will see me in the breweries having a beer. I care, I sit on boards, I care about the economic vitality of Henderson County. I am trying to take this building that is in horrific condition and make it into something beautiful on Main Street. We have researched and researched and researched. These windows cannot be seen. You're talking about use, you're talking about people living in these two residential units with no natural light, except for the front one unit would have front windows, one would have back. Could you imagine living with no natural light? I've paid a structural engineer to inform you. He was here to testify. We are not damaging this building at all. Cutting this brick will not damage this building. You cannot see these windows. I am not doing anything on my front facade or my rear facade. Chair stated well, you are, I think, to be fair, we've already proved that.

Ms. Hodges stated this building will be beautiful, and I'm just trying to give natural light to two residential units, which will bring people to live on Main Street, go to the restaurants, attend all the things that Main Street provides. It's just to help Henderson County. And I'm going to tell you, I have done many other buildings in Henderson County. I have dealt with the city, the county, the inspection department, all the things and boy, this has been a challenge coming before y'all. It's been expensive. My team has gone above and beyond, and I've brought them in here. I've tried to do all that I can do to just make this a beautiful building and to bring people to Henderson County.

Chair stated and if I may, personally, I appreciate what you're saying, and because you told your side, I just want to tell you where we are. We have a harder part of this than we used to, and we don't like playing this role, because we do want, the give and take and the bringing people in, but when they changed the guidelines, they kind of tied us, and so we have a duty to vet it, to build a record, because it

is quasi-judicial, and so that's why we're asking the questions. We're not indicating we're going to vote one way or another, but we have to ultimately be able to point to a record that upholds the standards and the guidelines. So we've got Secretary of Interior, we've got local now, we've got a building code that was introduced that we can't really look at, and so we are just trying, after four months of this, to figure out exactly what's been presented, how to put it together. So please understand, we're not trying to be difficult. But it has been a lot thrown at us, too, to try and navigate this and figure it out, and we are doing the best we can.

Chair stated so there is something on these new plans that mentions a door and that window thing. One of the windows has door language on it, so I'm just clarifying that all we're doing is a window. Ms. Hodges stated they are all windows. Ms. Prudhomme stated it says doors and windows typical, meaning that that is typical for the finish. She stated the windows will not be operable.

Chair stated explain to me the requirement piece of having them installed, please, and where that's coming from. Mr. Prudhomme stated to have the windows installed into residential units is to have natural light in where you're living. Chair stated so the court tells me there's no requirement for them to be operable. It is the light piece that is the requirement under whatever statute or ordinance, whatever it is. Is it building code? Ms. Prudhomme stated no, there is no building code, and that's why I started the conversation with that we found some exceptions. There is a code, but then it says exceptions for historic buildings. We dug into it fairly deeply. So, that's why we started the conversation with, we are no longer pursuing that, and that's why we also changed the windows to be this original design, because they are smaller than the second version, because the second version was based on the percentages that the code would have required. Again, it's two units. The front unit has two bedrooms, and both bedrooms are on Main Street side, and the bedrooms have to be on Main Street side, because we have to provide egress from those bedrooms. Which then puts the living room with no light. We think, again, it's appropriate to say that when changing the use, updating this building to allow for residential, that natural light should be included in that.

Chair stated okay, and so back to the percentages, because we started this discussion before, and I don't know that we got it. So there's nowhere else to locate them to meet the percentages, like, it has to go here, because what's on the front and the back that we'd already approved is not sufficient. Ms. Prudhomme stated correct. So, going back to my opening statement of we're not pursuing it per the code, because there is an exception.

Chair asked if the Commission had any questions for the applicant. There were no further questions.

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

Chair closed the public hearing.

Chair reopened the public hearing.

Commissioner Welter made a motion that the Commission go into closed section per 143-3.18.11, exception A3, to consult with an attorney. Commissioner Hammond-Green seconded the motion which passed unanimously.

The Commission went into closed session at 5:45 pm.

The Commission made a motion at 6:46 pm to end the closed session. The Commission returned at 6:49 pm.

Chair stated being that there was no further comment, the Commission is returning from closed session, the public hearing is now closed. If there are any further questions for staff or the applicant, the public hearing will need to be reopened.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file number H26-011-COA, and located within the Main Street Historic District, if added according to the information reviewed of this hearing, and with any representations made by the applicant on record of this hearing, is not incongruous with the character of Hendersonville Historic Preservation Commission Design Standards for the following reasons: Given the location and the windows on the side are not visible from any public right-of-way, windows do not diminish from the original design of the building. (Section 3.4.2.10). The new windows in the side elevation of the second story are compatible with existing units in proportion, shape, position, location, size, and materials, and details. (Section 3.4.2.10). And taking judicial notice of previous decisions of this Commission's factors considered in how much weight to give prior decisions of this Commission for this application. It is a non-contributing building. Removal of brick and damage to the historic materials will be minimal. Original designs impacted, but not necessarily diminished. SHPO and the state's Secretary of the Interior guidance provided that supports the design of the plan. It's not visible from the public right-of-way, non-character defining wall and facade, and no testimony or evidence as to the building's design from prominent or locally significant architects. Commissioner Brewer seconded the motion which passed five in favor and one opposed. Commissioner Hammond-Green opposed the motion.

V **New Business.**

V(A) **Certificate of Appropriateness – Joseph Dinan – 147 1st Avenue East (File No. 26-28-COA).**

Chair opened the public hearing.

Mr. Hayes stated this is at 147 First Avenue East, and this is a garage door replacement, and then a creation of a new storefront. The applicant is Joseph Dinan, and the property owner is HVL Property Holdings LLC. This is located in our Central Business District with the Main Street Historic District Overlay, and this is a major work.

A map was shown of the location of the property highlighted in blue. This is included in the staff report and presentation.

An aerial view was shown and discussed and is included in the staff report and presentation.

A history of the subject property was given and is included in the staff report and presentation.

A description of the COA application was discussed and is included in the staff report and presentation. Mr. Hayes stated he will note, and the applicant provided this in their submittal, that there are several

other garage doors along this street that have a similar thing that has been done in each of those garage door openings. And so I think it's their intent to mimic what has been, previously proposed and implemented.

A site photo was shown and is included in the staff report and presentation.

The Design Standards that apply were shown and are included in the staff report and presentation.

The suggested motion for approval was shown with one proposed condition. This is included in the staff report and presentation.

The suggested motion for denial was shown and is included in the staff report and presentation.

Chair asked what's the fill on the adjacent properties? Is that wood? Mr. Hayes stated so, it differs. The immediate adjacent property is wood, and then as you continue down to Continuum, they have a composite wood. It's like the wood grain composite wood, but they do have that, and then the one immediately adjacent has wood.

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

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

Joseph Dinan, 383 Riverview Hill Drive stated his name and address for the record. He stated we picked the concrete because, as Sam mentioned, it's funny that they're both right next to each other. They're both painted black, and really the only difference is the one that is wood is the paint chips. You really otherwise cannot tell the difference when you're looking at them, other than the finish. The concrete just holds paint better, and it doesn't deteriorate, doesn't break down, so that's why we chose it. But, just at first glance, you really cannot tell the difference. That said, I'm not dying on this hill, if you guys feel super strongly about it. I don't really care, so we can do that too.

The Commission asked about the concrete composite. Mr. Dinan stated it is made out of concrete but has a wood grain. He stated Josh Israel, and Silver Pine Construction are doing all the work. They're part owners of the building, and so they've done a lot. I'm sure he's come before you guys many times.

Chair stated we have standards now instead of guidelines. Standards say, historically accurate materials, one of which is wood, hardie plank is not. So, honestly, I mean, I can't speak for everybody. That was my concern in what has been approved on Main Street before under the standards, the precedent has been wood siding. So, you said you were amenable if you're willing to do that. Mr. Dinan stated sure, it's fine. Cedar, do you guys care? Chair stated cedar is historically accurate in approved materials, and I'm good with that.

Chair asked if the door is operable? Mr. Dinan stated yeah, the roll-up, would be operable. Chair stated so roll-up, so then, entry door is operable, window is? Mr. Dinan stated yes. It'd be closed.

Chair asked if there was any further questions for the applicant. There were no further questions.

Chair asked does anyone on the Commission or the audience have any further questions? Is there

anyone who wishes to speak before we can favor the application? Is there anyone who wishes to speak against the application? No one spoke.

Chair closed the public hearing.

Chair stated the applicant has agreed to wood. Going to infill the space that's already there. Materials make sense, the design makes sense. Keeping with the standards.

Commissioner Welter moved the Commission to find as fact that the proposed application for Certificate of Appropriateness as identified in file number 26-28- 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 the 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. Contemporary design for a new storefront is compatible with scale, design, material, color, texture of the historic building, (Section 3.1.7). 2. The original opening of the garage door is preserved. (Section 3.4.2.2). 3. The new doors are required to meet building and safety codes and is done in a way that is least intrusive to the facade and without destroying historic materials and features. (Section 3.4.2.11). And the condition that all siding materials shall be constructed of natural wood. (Section 3.8.1). Commissioner Matoian seconded the motion which passed unanimously.

VI **Other Business.**

VI(A) **Preservation Award Nominations**

Mr. Hayes stated we do have one item of business. We did not do this at the last meeting because, the award recipient was here, so we wanted to keep it a secret. But the Community Affairs Committee wanted to get approval from the broader board to give Ken Fitch the Cultural Heritage Award at our Preservation Awards reception next week.

Commissioner Welter moved that the Commission give Ken Fitch a Cultural Heritage Award. Commissioner Matoian seconded the motion which passed unanimously.

Mr. Hayes discussed the Historic Preservation Awards at Honeysuckle Holler on May 26th.

The Commission discussed the steps to address the process for hearing COA applications and taking action to ensure that this does not happen again in the process. No action was taken.

VII ***Adjournment.*** The Chair adjourned the meeting at 7:48 p.m.

Chair



CITY OF HENDERSONVILLE
AMENDED AGENDA ITEM
SUMMARY
PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II MEETING DATE: June 17th, 2026
AGENDA SECTION: New Business DEPARTMENT: Community Development
TITLE OF ITEM: 1507 Druid Hills Avenue, After-the-Fact Window and Door Replacement (26-32-COA) – Sam Hayes / Planner II

SUGGESTED MOTION(S):

Table with 2 columns: '1. For Recommending Approval:' and '1. For Recommending Denial:'. Each column contains detailed text regarding the proposed application for a Certificate of Appropriateness, including sections for Windows, Doors, and Conditions, and ends with '[DISCUSS & VOTE]'.

PROJECT/PETITIONER NUMBER: 26-32-COA

PETITIONER NAME:	Jared Mathis (Applicant) Susan Kohler (Property Owner)
EXHIBITS:	A. COA Application B. COA Application Supplement C. Staff Report D. Zoning Compliance Permit E. Warranty Deed



WORKSPACE INFORMATION

Application number 26-32-COA (Major Work)	Category Certificate of Appropriateness	Workspace state Application complete
Workspace created 04/24/2026, 10:53:31AM EDT	Application submitted 04/24/2026, 11:08:23AM EDT	
Assignee Sam Hayes	Package generation date 06/10/2026, 3:31:59PM EDT	

LOCATION INFORMATION

Address 1507 DRUID HILLS AVE, Hendersonville, NC	Property information 9569429792,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Jared Mathis	85 Bayview Trl Zirconia [REDACTED]	Applicant
KOHLER, SUSAN	246 S RUGBY RD HENDERSONVILLE NC 28791	Property owner

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Item A.

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Zoning-Applicant (Developer) Company Information	4
Zoning-Property Owner Company Information	5
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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.
Replacing windows due to age, cracking in majority, and efficiency. Same size nominally and color to remain same. Also, painting front porch and trim areas same color to refresh.

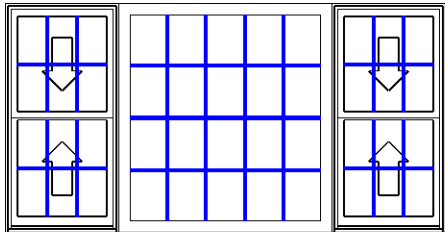
HEIDI CURRIE
2324 Asheville Highway Hendersonville NC 28791

QUOTE BY : HEIDI CURRIE
SOLD TO : THREE M'S LLC
JARED
PO# :
Ship Via : Ground

QUOTE # : JW251200CXG - Version 0
SHIP TO :
PROJECT NAME: KOHLER RESIDENCE
REFERENCE : DRUID HILLS W/GRILLES
SHGC Weighted Average: 0.19
Weight: 883.88

U-Factor Weighted Average: 0.34
Volume: 91.97

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	DINING ROOM Rough Opening : 116 X 60	Frame Size: 115 1/2 x 59 1/2 Actual Size: 115 1/2 -in X 59 1/2 -in Custom Division RO Flanker= 30 , , CHS 3 Wide With Center Picture Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 30 , SunResist Clear 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites), , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), Slope Sill Adaptor, Loose, US National-AAMA PG20, DP+20/-20, U-Factor: 0.34, SHGC: 0.19, VT: 0.44, CR: 53.00, CPD: JEL-A-725-13818-00001 PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA	\$1,216.56	1	\$1,216.56



Viewed from Exterior. Scale: 1/2" = 1'

Line 1-1(A1)	Rough Opening : 30 X 60	BLVDH3060 Frame Size: 29 1/2 x 59 1/2 Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 30 , SunResist Clear 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites), 3 Wide 2 High Pnl1 2 High Pnl2, , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 1 Lock, *Does not meet typical state code egress requirements but local codes may vary* VDH Clear Opening = 25.4w, 26.4h, 4.6sf, US National-AAMA PG20, DP+20/-20, PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA			
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Line 1-2(A2)	Rough Opening : 56 X 60	Frame Size: 55 1/2 x 59 1/2 Builders Vinyl Fixed Window Double Hung Pocket/Replacement, White Ext/White Int , SunResist Clear 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites), 5 Wide 4 High, US National-AAMA PG20, DP+20/-20, PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA			
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cust-58353

Page 1 of 7 (Prices are subject to change.) JW251200CXG (Ver:0)- 12/22/2025 2.43 PM

Quote Date: 12/17/2025

Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

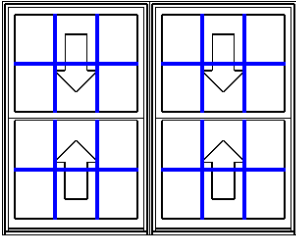
Last Modified: 12/22/2025

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTEN PRICE
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Line 1-3(A3)
Rough Opening : 30 X 60

BLVDH3060
Frame Size: 29 1/2 x 59 1/2
Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 30 ,
SunResist Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
3 Wide 2 High Pnl1 2 High Pnl2,
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Cam Lock(s), 1 Lock, *Does not meet typical state code egress requirements but local codes may vary* VDH Clear Opening = 25.4w, 26.4h, 4.6sf,
US National-AAMA PG20, DP+20/-20,
PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

Line 2 LIVING ROOM
Rough Opening : 76 X 60



Viewed from Exterior. Scale: 1/2" = 1'

VDH3860-21
Frame Size: 75 1/2 x 59 1/2
Actual Size: 75 1/2 -in X 59 1/2 -in
Evenly Divided RO Left Unit Width = 38 ,
, CHS
Two Wide Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 30 ,
SunResist Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Cam Lock(s),
US National-AAMA PG20, DP+20/-20,
U-Factor: 0.34, SHGC: 0.19, VT: 0.44, CR: 53.00, CPD: JEL-A-725-13818-00001
PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

\$883.14 1 \$883.14

Line 2-1(A1)
Rough Opening : 38 X 60

BLVDH3860
Frame Size: 37 1/2 x 59 1/2
Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 30 ,
SunResist Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
3 Wide 2 High Pnl1 2 High Pnl2,
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, VDH Clear Opening = 33.4w, 26.4h, 6.1sf,
US National-AAMA PG20, DP+20/-20,
PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

Line 2-2(A2)
Rough Opening : 38 X 60

BLVDH3860
Frame Size: 37 1/2 x 59 1/2
Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 30 ,
SunResist Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
3 Wide 2 High Pnl1 2 High Pnl2,
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, VDH Clear Opening = 33.4w, 26.4h, 6.1sf,

cust-58353

Quote Date: 12/17/2025

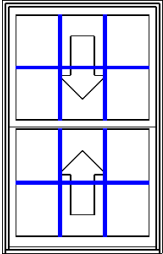
Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

Last Modified: 12/22/2025

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTEN PRICE
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US National-AAMA PG20, DP+20/-20,
PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

Line 3 LIVING ROOM
Rough Opening : 38 X 60

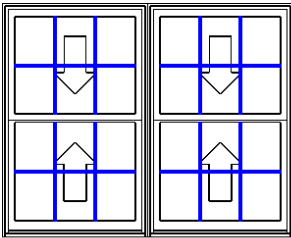


Viewed from Exterior. Scale: 1/2" = 1'

BLVDH3860
Frame Size: 37 1/2 x 59 1/2
Actual Size: 37 1/2 -in X 59 1/2 -in
Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 30 ,
SunResist Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
3 Wide 2 High Pnl1 2 High Pnl2,
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 33.4w, 26.4h, 6.1sf,
US National-AAMA PG20, DP+20/-20,
U-Factor: 0.34, SHGC: 0.19, VT: 0.44, CR: 53.00, CPD: JEL-A-725-13818-00001
PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

\$413.45 1 \$413.45

Line 4 BDRM #1
Rough Opening : 75 X 60



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 74 1/2 x 59 1/2
Actual Size: 74 1/2 -in X 59 1/2 -in
Evenly Divided RO Left Unit Width = 37 1/2 ,
, CHS
Two Wide Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 30 ,
SunResist Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Cam Lock(s),
US National-AAMA PG20, DP+20/-20,
U-Factor: 0.34, SHGC: 0.19, VT: 0.44, CR: 53.00, CPD: JEL-A-725-13818-00001
PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

\$883.14 2 \$1,766.28

Line 4-1(A1)
Rough Opening : 37 1/2 X 60

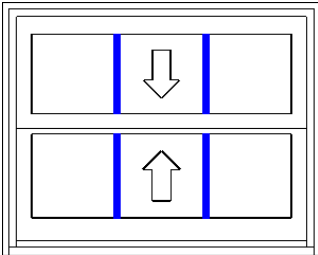
Frame Size: 37 x 59 1/2
Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 30 ,
SunResist Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
3 Wide 2 High Pnl1 2 High Pnl2,
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, VDH Clear Opening = 32.9w, 26.4h, 6sf,
US National-AAMA PG20, DP+20/-20,
PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTEN PRICE
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Line 4-2(A2)
Rough Opening : 37 1/2 X 60

Frame Size: 37 x 59 1/2
Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 30 ,
SunResist Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
3 Wide 2 High Pnl1 2 High Pnl2,
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, VDH Clear Opening = 32.9w, 26.4h, 6sf,
US National-AAMA PG20, DP+20/-20,
PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

Line 5 MAIN BATH
Rough Opening : 35 X 28

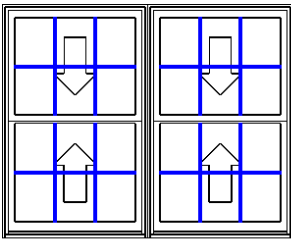


Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 34 1/2 x 27 1/2
Actual Size: 34 1/2 -in X 27 1/2 -in
Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 14 ,
SunResist Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
3 Wide 1 High Pnl1 1 High Pnl2,
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Cam Lock(s), 2 Locks, *Does not meet typical state code egress requirements but local codes may vary* , Clear Opening 30.4w, 10.4h, 2.2sf,
US National-AAMA PG20, DP+20/-20,
U-Factor: 0.34, SHGC: 0.19, VT: 0.44, CR: 53.00, CPD: JEL-A-725-13818-00001
PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

\$322.88 1 \$322.88

Line 6 BDRM #2
Rough Opening : 75 X 60



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 74 1/2 x 59 1/2
Actual Size: 74 1/2 -in X 59 1/2 -in
Evenly Divided RO Left Unit Width = 37 1/2 ,
, CHS
Two Wide Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 30 ,
SunResist Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Cam Lock(s),
US National-AAMA PG20, DP+20/-20,
U-Factor: 0.34, SHGC: 0.19, VT: 0.44, CR: 53.00, CPD: JEL-A-725-13818-00001
PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

\$883.14 2 \$1,766.28

Line 6-1(A1)
Rough Opening : 37 1/2 X 60

Frame Size: 37 x 59 1/2
Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 30 ,
SunResist Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
3 Wide 2 High Pnl1 2 High Pnl2,
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, VDH Clear Opening = 32.9w, 26.4h, 6sf,
US National-AAMA PG20, DP+20/-20,

cust-58353

Quote Date: 12/17/2025

Drawings are for visual reference only and may not be to exact scale.
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Last Modified: 12/22/2025

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTEN PRICE
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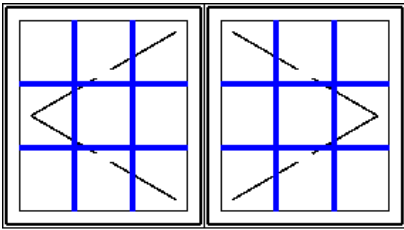
PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

Line 6-2(A2)
Rough Opening : 37 1/2 X 60

Frame Size: 37 x 59 1/2
Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 30 ,
SunResist Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
3 Wide 2 High Pnl1 2 High Pnl2,
, Full Standard Screen with Fiberglass Mesh,
White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, VDH Clear Opening = 32.9w, 26.4h, 6sf,
US National-AAMA PG20, DP+20/-20,
PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

Line 7 KITCHEN
Rough Opening : 72 X 40

Frame Size: 71 1/2 x 39 1/2
Actual Size: 71 1/2 -in X 39 1/2 -in
Evenly Divided RO Left Unit Width = 36 ,
, CHS



Viewed from Exterior. Scale: 1/2" = 1'

Two Wide New Style, Premium Vinyl Casement Window Pocket/Replacement, White Ext/White Int , Left/Right,
SunStable Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
Standard Screen with Fiberglass Mesh,
White Int Hardware, Standard Hinge,
Slope Sill Adaptor, Loose,
US National-AAMA PG35, DP+35/-40,
U-Factor: 0.30, SHGC: 0.23, VT: 0.42, CR: 57.00, ER: 16.00, CPD: JEL-A-595-17845-00001
PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

\$956.89 1 \$956.89

Line 7-1(A1)
Rough Opening : 36 X 40

Frame Size: 35 1/2 x 39 1/2
New Style, Premium Vinyl Casement Window Pocket/Replacement, White Ext/White Int , Hinge Left,
SunStable Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
3 Wide 3 High,
Standard Screen with Fiberglass Mesh,
White Int Hardware, Standard Hinge, *Meets 5.7 sqft Egress (All Floors)*,
VCMT Clear Opening = 23.8w, 34.3h, 5.7sf,
No Mull Prep
US National-AAMA PG35, DP+35/-40,
PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

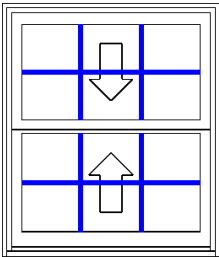
Line 7-2(A2)
Rough Opening : 36 X 40

Frame Size: 35 1/2 x 39 1/2
New Style, Premium Vinyl Casement Window Pocket/Replacement, White Ext/White Int , Hinge Right,
SunStable Clear
5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
3 Wide 3 High,
Standard Screen with Fiberglass Mesh,
White Int Hardware, Standard Hinge, *Meets 5.7 sqft Egress (All Floors)*,
VCMT Clear Opening = 23.8w, 34.3h, 5.7sf,

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTEN PRICE
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No Mull Prep
 US National-AAMA PG35, DP+35/-40,
 PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

Line 8 BATHROOM #2
 Rough Opening : 36 X 42

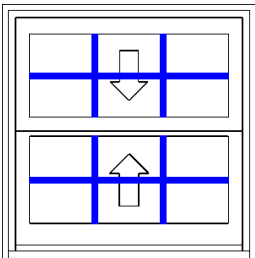


Viewed from Exterior. Scale: 1/2" = 1'

BLVDH3642
 Frame Size: 35 1/2 x 41 1/2
 Actual Size: 35 1/2 -in X 41 1/2 -in
 Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White
 Int , Vent Height = 21 ,
 SunResist Clear
 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
 3 Wide 2 High Pnl1 2 High Pnl2,
 , Full Standard Screen with Fiberglass Mesh,
 White Int Hardware, Cam Lock(s), 2 Locks, *Does not meet typical state
 code egress requirements but local codes may vary* , Clear Opening 31.4w,
 17.4h, 3.8sf,
 US National-AAMA PG20, DP+20/-20,
 U-Factor: 0.34, SHGC: 0.19, VT: 0.44, CR: 53.00, CPD: JEL-A-725-13818-
 00001
 PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

\$332.40 1 \$332.40

Line 9 LAUNDRY
 Rough Opening : 30 X 30

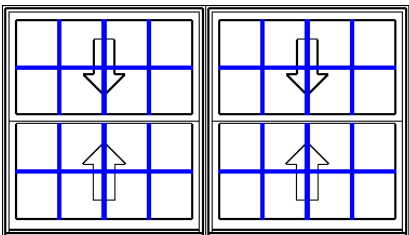


Viewed from Exterior. Scale: 1/2" = 1'

BLVDH3030
 Frame Size: 29 1/2 x 29 1/2
 Actual Size: 29 1/2 -in X 29 1/2 -in
 Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White
 Int , Vent Height = 15 ,
 SunResist Clear
 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
 3 Wide 2 High Pnl1 2 High Pnl2,
 , Full Standard Screen with Fiberglass Mesh,
 White Int Hardware, Cam Lock(s), 1 Lock, *Does not meet typical state code
 egress requirements but local codes may vary* , Clear Opening 25.4w, 11.4h,
 2sf,
 US National-AAMA PG20, DP+20/-20,
 U-Factor: 0.34, SHGC: 0.19, VT: 0.44, CR: 53.00, CPD: JEL-A-725-13818-
 00001
 PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

\$332.40 1 \$332.40

Line 10 ?
 Rough Opening : 95 X 54



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 94 1/2 x 53 1/2
 Actual Size: 94 1/2 -in X 53 1/2 -in
 Evenly Divided RO Left Unit Width = 47 1/2 ,
 , CHS
 Two Wide Builders Vinyl Double Hung Window Pocket/Replacement, White
 Ext/White Int , Vent Height = 27 ,
 SunResist Clear
 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites),
 , Full Standard Screen with Fiberglass Mesh,
 White Int Hardware, Cam Lock(s),
 US National-AAMA PG20, DP+20/-20,
 U-Factor: 0.34, SHGC: 0.19, VT: 0.44, CR: 53.00, CPD: JEL-A-725-13818-
 00001
 PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA

\$895.83 1 \$895.83

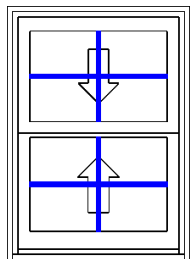
cust-58353

Quote Date: 12/17/2025

Drawings are for visual reference only and may not be to exact scale.
 All orders are subject to review by JELD-WEN

Last Modified: 12/22/2025

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTEN PRICE
Line 10-1(A1)	Rough Opening : 47 1/2 X 54	Frame Size: 47 x 53 1/2 Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 27 , SunResist Clear 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites), 4 Wide 2 High Pnl1 2 High Pnl2, , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Does not meet typical state code egress requirements but local codes may vary* VDH Clear Opening = 42.9w, 23.4h, 6.9sf, US National-AAMA PG20, DP+20/-20, PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA			
Line 10-2(A2)	Rough Opening : 47 1/2 X 54	Frame Size: 47 x 53 1/2 Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 27 , SunResist Clear 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites), 4 Wide 2 High Pnl1 2 High Pnl2, , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Does not meet typical state code egress requirements but local codes may vary* VDH Clear Opening = 42.9w, 23.4h, 6.9sf, US National-AAMA PG20, DP+20/-20, PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA			
Line 11	? TEMPERED Rough Opening : 26 X 36	BLVDH2636 Frame Size: 25 1/2 x 35 1/2 Actual Size: 25 1/2 -in X 35 1/2 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 18 , SunResist Clear Tempered , 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites), 2 Wide 2 High Pnl1 2 High Pnl2, , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 1 Lock, *Does not meet typical state code egress requirements but local codes may vary* , Clear Opening 21.4w, 14.4h, 2.1sf, US National-AAMA PG20, DP+20/-20, U-Factor: 0.34, SHGC: 0.19, VT: 0.43, CR: 53.00, CPD: JEL-A-725-13818-00003 PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA			
			\$434.94	1	\$434.94



Viewed from Exterior. Scale: 1/2" =1'

Total:	\$9,321.05
TAX (6.7500%):	\$629.17
Net Total:	\$9,950.22
Total Units:	13

Quote Form



BUILDERS FIRSTSOURCE-HENDERSONVILLE
2324 ASHEVILLE HIGHWAY
HENDERSONVILLE NC 28791
828-694-0665



Project Information (ID #9891795 Revision #14362115) [Hide](#)

Project Name: THREE M'S	Quote Date: 12/17/2025
Customer:	Submitted Date:
Contact Name:	PO#: DRUID HILLS JOB
Phone (Main):	
Phone (Cell):	Sales Rep Name: Heidi Currie
Customer Type:	Salesperson:
Terms:	

Delivery Information [Hide](#)

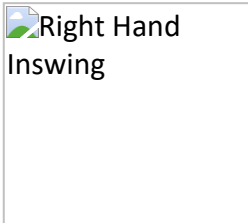
Shipping Contact:	Comments:
Shipping Address:	
City:	
State:	
Zip:	

Unit Detail [Hide All Configuration Options](#)

Item: 0001: Ext 36" x 80" F6803LE RHI 6 9/16" FrameSaver	Location:	Quantity: 2
Fir 36"x80" Single Door		2,033.68




Exterior View



Right Hand Inswing

Configuration Options [Hide](#)

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Wood Exterior
- **Product Type:** Exterior
- **Region:** East

 "Wood Exterior Overhang Requirements Diagram"

Overhang Requirement

- **Product Material:** Performance Series Wood
- **Material Type:** Fir
- **Configuration (Units viewed from Exterior):** Single Door
- **Factory Finish Option:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Craftsman
- **Raised Molding:** None
- **Glass Type:** Clear
- **Panel Type:** 3/4" Flat Panel
- **Grille Type:** 1-3/8" TDL
- **Insulation:** Low E
- **Model:** F6803LE
- **Handing:** Right Hand Inswing
- **Frame Material:** FrameSaver
- **Jamb Depth:** 6 9/16"
- **Casing/Brickmould Pattern:** Standard Brickmould
- **Casing/Brickmould Type:** FrameSaver
- **Ship Casing/Brickmould Loose:** No
- **Hinge Type:** Radius Corner Ball Bearing
- **Hinge Brand:** Reeb
- **Hinge Finish:** US1D Flat Black
- **Sill:** Composite Adjustable
- **Sill Finish:** Bronze Finish w Dark Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No
- **Kick Plate:** None
- **Door Viewer:** None
- **Sill Cover:** Yes
- **Dentil Shelf:** None
- **Finish Frame Exterior Color:** Unfinished
- **Finish Frame Interior Color:** Unfinished
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 82 1/2"
- **Total Unit Width(Includes Exterior Casing):** 40 1/4"
- **Total Unit Height(Includes Exterior Casing):** 83 3/8"

Item Total: \$ 2,033.68
Item Quantity Total: \$ 4,067.36

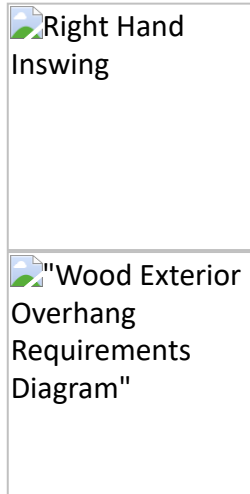
Item: 0002: Ext 36" x 80" F6803LE RHI 6 9/16" FrameSaver

Location:

Quantity: 2



Exterior View



Overhang Requirement

Fir 36"x80" Single Door

2,341.48

Configuration Options [Hide](#)

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Wood Exterior
- **Product Type:** Exterior
- **Region:** East
- **Product Material:** Performance Series Wood
- **Material Type:** Fir
- **Configuration (Units viewed from Exterior):** Single Door
- **Factory Finish Option:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Craftsman
- **Raised Molding:** None
- **Glass Type:** Clear
- **Panel Type:** 3/4" Flat Panel
- **Grille Type:** 1-3/8" TDL
- **Insulation:** Low E
- **Model:** F6803LE
- **Handing:** Right Hand Inswing
- **Frame Material:** FrameSaver
- **Jamb Depth:** 6 9/16"
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- **Ship Casing/Brickmould Loose:** No
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- **Hinge Brand:** Reeb
- **Hinge Finish:** US1D Flat Black
- **Sill:** Composite Adjustable
- **Sill Finish:** Bronze Finish w Dark Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No
- **Kick Plate:** None

- **Door Viewer:** None
- **Sill Cover:** Yes
- **Dentil Shelf:** 9541 Dentil Shelf
- **Finish Frame Exterior Color:** Unfinished
- **Finish Frame Interior Color:** Unfinished
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 82 1/2"
- **Total Unit Width(Includes Exterior Casing):** 40 1/4"
- **Total Unit Height(Includes Exterior Casing):** 83 3/8"

Item Total: \$ 2,341.48
Item Quantity Total: \$ 4,682.96

Unit Summary [Hide](#)

Item	Location	Description	Quantity	Unit Price	Total Price
0001		Ext 36" x 80" F6803LE RHI 6 9/16" FrameSaver	2	\$ 2,033.68	\$ 4,067.36
0002		Ext 36" x 80" F6803LE RHI 6 9/16" FrameSaver	2	\$ 2,341.48	\$ 4,682.96

SUBMITTED BY: _____	SUBTOTAL: \$ 8,750.32
ACCEPTED BY: _____	TAXES (6.75 %): \$ 590.65
DATE: _____	GRAND TOTAL: \$ 9,340.97

Reeb Warranties



Therma-Tru Energy Star Charts



Additional Information:

I understand that this order will be placed according to these specifications and is non-refundable.

All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer.

Images on this quote should be considered a representation of the product and may vary with respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.

Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other specifications will be considered special and invoiced as such. The level of exposure a door faces directly impacts its longevity and performance. To ensure durability, doors in high-exposure areas should be constructed from robust materials and properly sealed for enhanced protection and you may want to consider an overhang. The color used by REEB is created from a color match process. The color created and applied by REEB can be affected by various elements which can lead to slight variations from the color you selected. REEB is not affiliated with any paint manufacturer/supplier and may use the paint of any paint manufacturer/supplier to match the selected color.









1507 DRUID HILLS AVENUE – AFTER-THE-FACT WINDOW REPLACEMENT

(26-32-COA)

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

Staff Report Contents

PROJECT SUMMARY..... 2

SITE VICINITY MAP 2

CITY OF HENDERSONVILLE – DRUID HILLS HISTORIC DISTRICT OVERLAY 3

HISTORY OF SUBJECT PROPERTY..... 3

1507 DRUID HILLS AVENUE 4

SITE IMAGES..... 5

SITE IMAGES..... 6

DESIGN STANDARDS CRITERIA 12



PROJECT SUMMARY

Applicant: Jared Mathis

Property Owner: Susan Kohler

Property Address: 1507 Druid Hills Avenue

Project Acreage: .4 Acres

Parcel Identification Number(s): 9569-42-9792

Current Parcel Zoning: R-10 Medium Density Residential

Historic District: Druid Hills Historic District

Project Type: After-the-Fact Window Replacement (Major Work)



SITE VICINITY MAP

Project Summary:

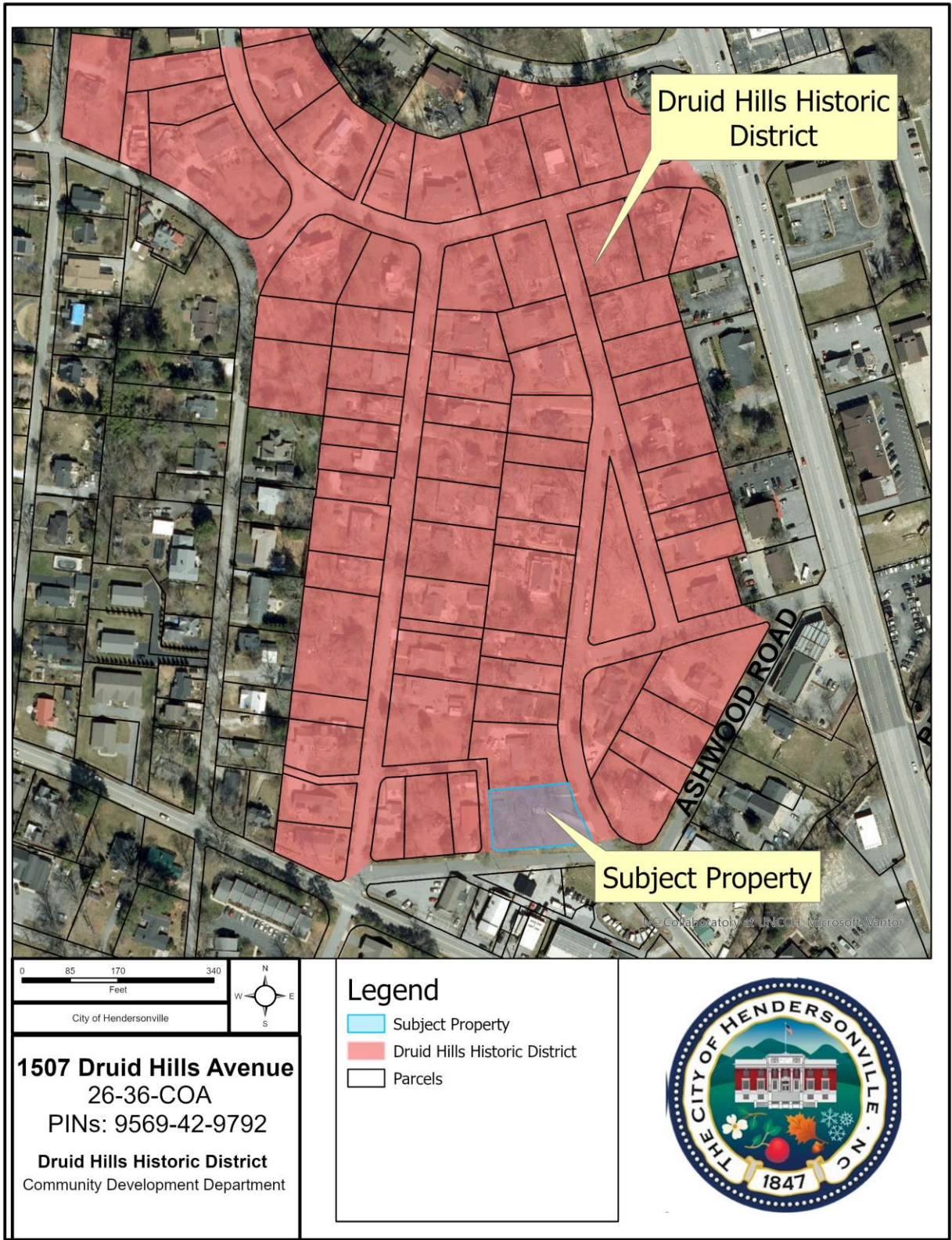
The City of Hendersonville has received an after-the-fact Certificate of Appropriateness (COA) application for the replacement of windows and the front door at a property located within the Druid Hills Historic District.

The applicant previously obtained a zoning compliance permit for interior-only work (included in this packet). The application did not indicate that window or door replacement was proposed as part of the project.

Planning staff and the Code Enforcement Officer discovered the window replacement during a routine site observation in the Druid Hills Historic District. The Code Enforcement Officer subsequently contacted the applicant, who then submitted the required COA application.

The applicant has installed vinyl replacement windows and a new wood front and side door. The windows are 6-over-6 units with interior grilles designed to replicate the appearance of traditional muntins and fill the existing window openings. The proposed door features a new design that emulates a traditional Craftsman-style door.

CITY OF HENDERSONVILLE – DRUID HILLS HISTORIC DISTRICT OVERLAY



HISTORY OF SUBJECT PROPERTY

1507 DRUID HILLS AVENUE

House. Contributing, by 1926.

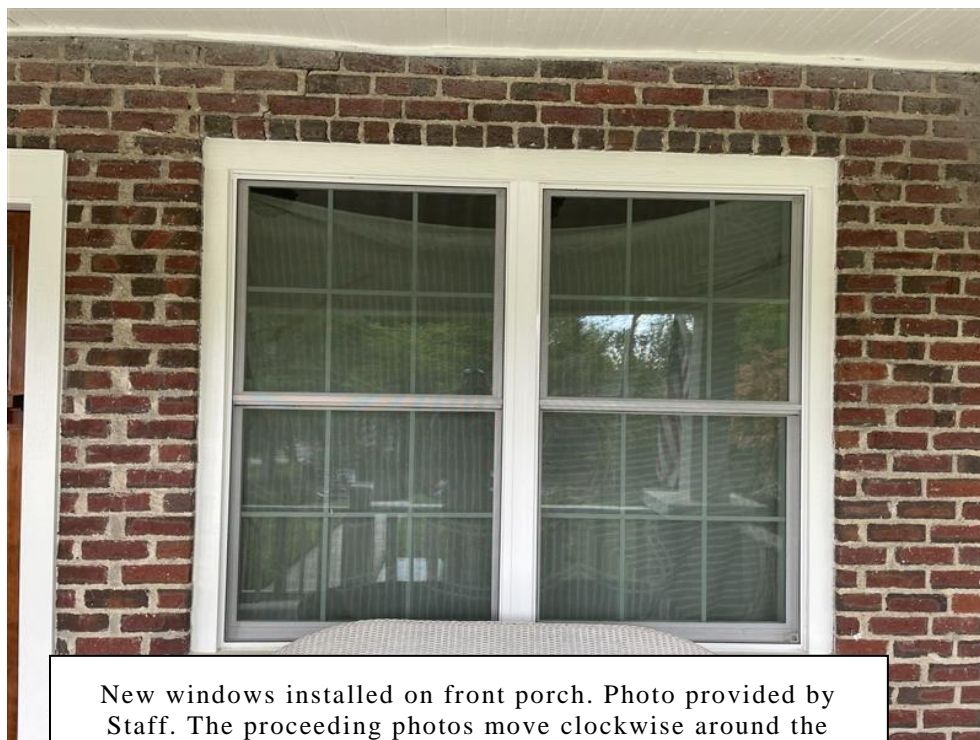
One-story bungalow with a hip roof and a clipped gable roof over the front porch. Large addition to the rear of the house, along with an added carport, but does not overwhelm the original front elevation of the house. Porch details include battered posts on brick piers. Windows are six-over-six, and the front door is multi-light. Large corner lot with a stone wall at the north side of drive. House sits on a hill above the street with central concrete steps up the hillside. George S. McCullough and wife Mattie lived here from 1937 to at least 1949. Good condition.



SITE IMAGES



Photo taken from the Zillow listing from the home prior to current property owner. Photo show the previous windows that have been replaced. Photo dates from 2025.
Source: https://www.zillow.com/homedetails/1507-Druid-Hills-Ave-Hendersonville-NC-28791/51645596_zpid/



New windows installed on front porch. Photo provided by Staff. The proceeding photos move clockwise around the home and document all of the windows and doors.

SITE IMAGES



Replacement front door. Photo provided by Staff.



Windows located on front porch. Photo provided by Staff.



Windows located on southern facade. Photo provided by Staff.



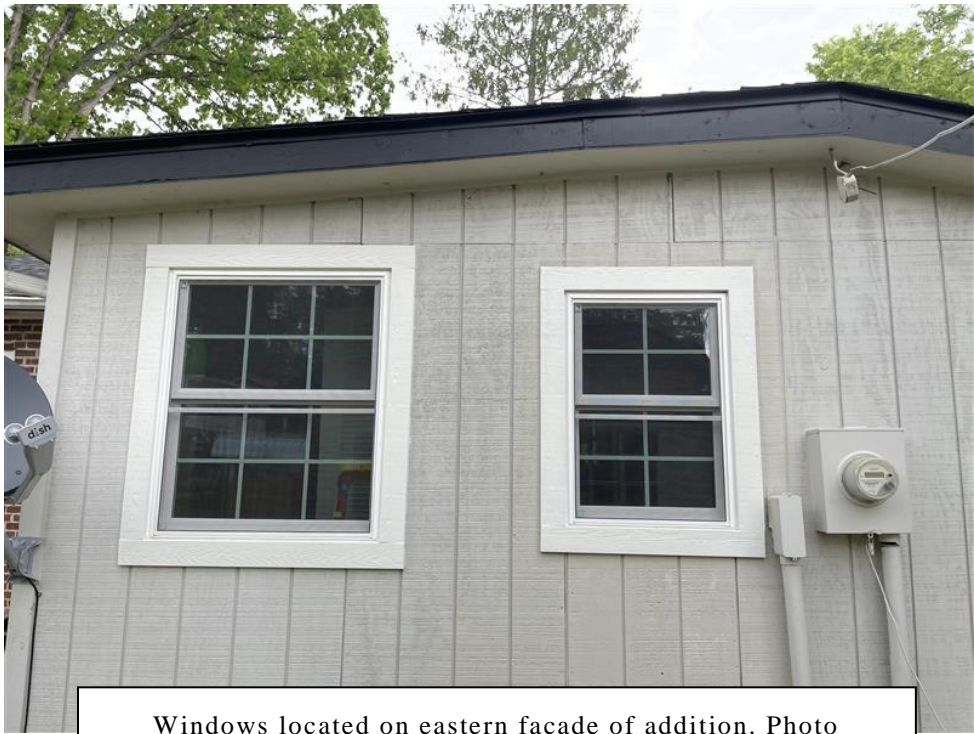
Windows located on southern facade. Photo provided by Staff.



Windows located on southern façade of addition. Photo provided by Staff.



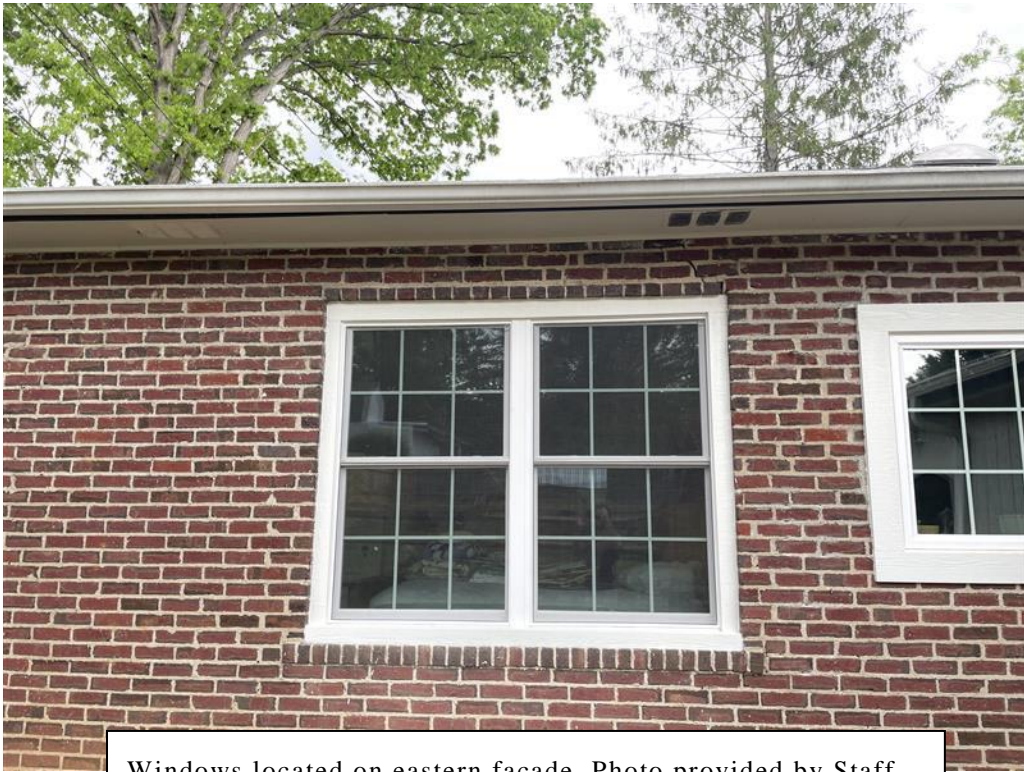
Door located on southern façade of addition. Photo provided by Staff.



Windows located on eastern façade of addition. Photo provided by Staff.



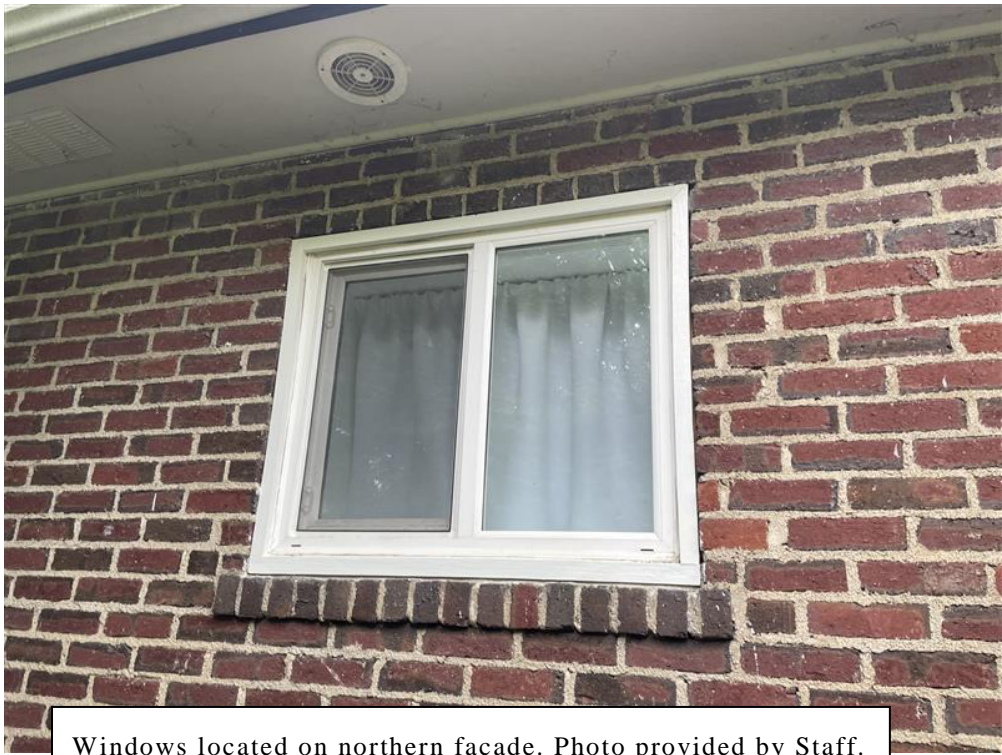
Windows located on eastern façade. Photo provided by Staff.



Windows located on eastern façade. Photo provided by Staff.



Windows located on northern façade. Photo provided by Staff.



Windows located on northern façade. Photo provided by Staff.



Windows located on northern façade. Photo provided by Staff.

Design Review Advisory Committee

The Design Review Advisory Committee did not review the proposal.

DESIGN STANDARDS CRITERIA

3.7 WINDOWS AND DOORS

- .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.



Residential

<p>Check all that apply</p> <p><input type="checkbox"/> New <input type="checkbox"/> Duplex <input type="checkbox"/> Accessory Dwelling Unit</p> <p><input type="checkbox"/> Accessory Structure <input type="checkbox"/> Deck/ Porch <input checked="" type="checkbox"/> Remodel</p> <p><input type="checkbox"/> Repairs <input type="checkbox"/> Solar PV <input type="checkbox"/> Retaining Wall</p> <p><input type="checkbox"/> Home Occupation <input type="checkbox"/> Setting New Manufactured Home <input type="checkbox"/> Reduced Pole Flag Lot/Small Lot</p> <p><input type="checkbox"/> Other</p>	<p>Other:</p>
---	---------------

Property Information

<p>Property Address</p> <p>1507 Druid Hills Ave, Hendersonville NC 28791</p>	<p>Parcel Identification Number (PIN)</p> <p>11015</p>
--	--

Permit Information

<p>Value of construction</p> <p>22500 USD</p>	<p>Total area of work</p> <p>800.0 sq.ft.</p>
<p>Description of work</p> <p>New kitchen cabinets and appliances, remove drop ceiling and install drywall. New tile floor in mud entry, refinish hardwood floors.</p>	
<p>Proposed Use</p>	<p>Prior Use</p>
<p>Select One</p> <p><input checked="" type="checkbox"/> Owner Occupied <input type="checkbox"/> Rental</p>	

Setbacks

<p>Primary Structure/ADU</p>		
<p>Front</p>	<p>Side</p>	<p>Rear</p>
<p>Accessory Structure</p>		
<p>Front</p>	<p>Side</p>	<p>Rear</p>



Natural Resources:

Does this site contain any Special Flood Hazard Area or Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is a floodplain development permit required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Does this site require a stream buffer? <input type="checkbox"/> Yes <input type="checkbox"/> No
--	--	---

Sidewalks:

Are sidewalks required for this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, along which street(s)?	Linear feet of sidewalk:
---	--------------------------------	--------------------------

Fee in Lieu:

Has a fee in lieu been requested? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Has the fee in lieu been approved? <input type="checkbox"/> Yes <input type="checkbox"/> No	Fee in lieu amount	Sidewalk fee in lieu district:
--	--	--------------------	--------------------------------

City of Hendersonville Public Works:

Is a City of Hendersonville Public Works Encroachment Permit Required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, which type of encroachment? <input type="checkbox"/> New Sidewalk Construction <input type="checkbox"/> New Driveway Apron Construction	Date Issued
---	--	-------------

NCDOT:

Is a NCDOT Driveway or Encroachment Permit Required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, which one? <input type="checkbox"/> Driveway Permit <input type="checkbox"/> Encroachment Permit	Date Issued:
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Historic Preservation Committee:

Is this property within a Local Historic District? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, which Local District? Druid Hills Local District	What is the COA number for this project?
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Staff Comments:

Additional Comments/Review Notes
Interior remodel only



The City of Hendersonville

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

Zoning Compliance Permit / (Residential) Permit
Permit Set 1507 DRUID HILLS AVE P# 25-504-ZP R# 11015

PERMIT INFORMATION

Address	Permit number	Date issued
1507 DRUID HILLS AVE	25-504-ZP	10/01/2025

REVIEWED BY

If you have any questions regarding the review of these drawings please contact:

Conformance Review	Application Intake
Terri Swann	Terri Swann
tswann@hvlnc.gov	tswann@hvlnc.gov

INSTRUCTION AND ATTENTION

This is not a building permit. Building permits must be obtained from Henderson County

[Henderson County Permit Process](#). or contact Henderson County Permit and Inspections staff at (828) 697-4830

For general permit information and questions email planning@hvlnc.gov

Driveway and Sidewalk Standards can be found online at [Hendersonville Engineering Standard Specifications and Details](#)

Must meet all requirements of the City of Hendersonville Zoning Ordinance and all required conditions must be met prior to issuance of the Certificate of Occupancy.





The City of Hendersonville

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

Zoning Compliance Permit

Zoning Compliance Permit / (Residential) Permit
Permit Set 1507 DRUID HILLS AVE P# 25-504-ZP R# 11015

LOCATION OF WORK

Address	Zoning	Legal description
1507 DRUID HILLS AVE		

PERMIT INFORMATION

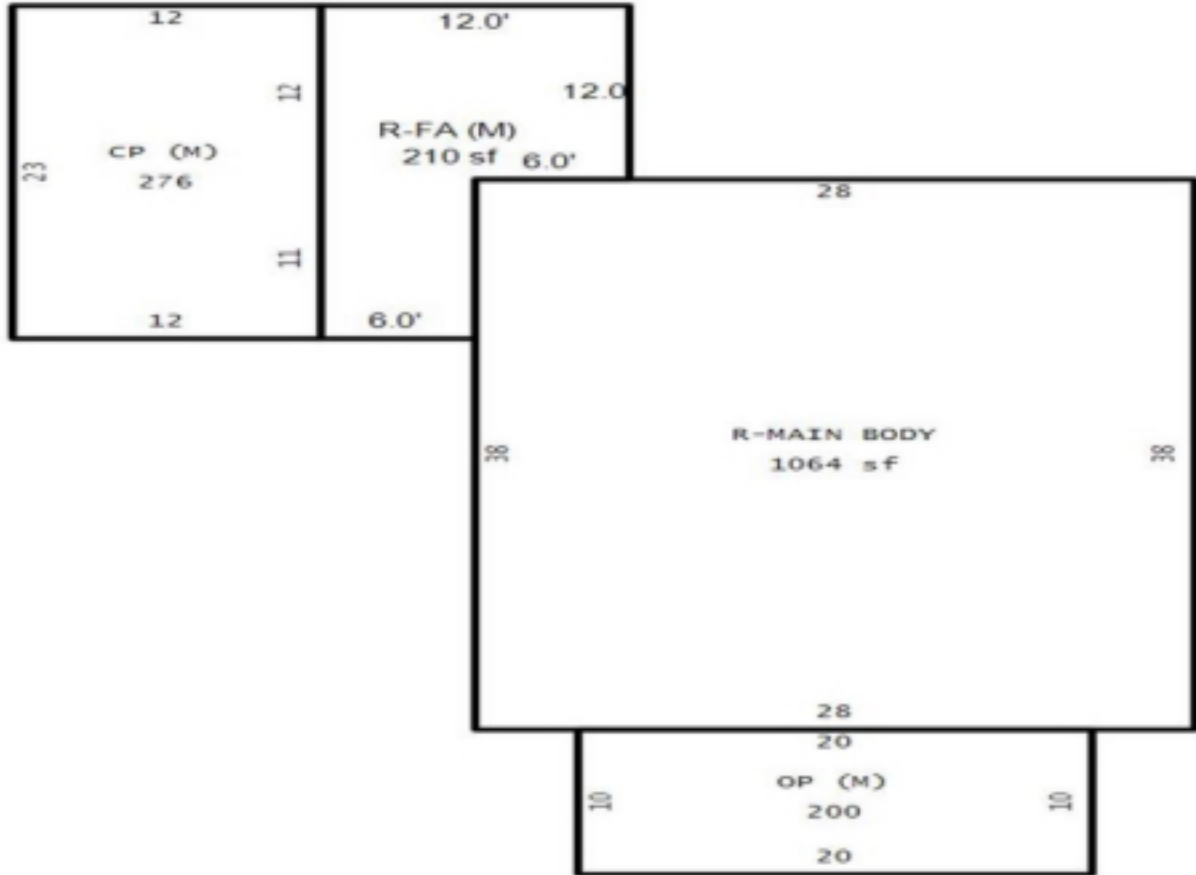
Permit number 25-504-ZP	Date applied 10/01/2025	Date issued 10/01/2025
Status Issued		
Issuer Terri Swann	Completion date 04/01/2026	
Reviewed by Terri Swann		

GRANTED TO

Applicant Jared Mathis 85 Bayview Trl Zirconia, NC 28790 License number 73936	Property owner JET DOWN HOME LLC 114 FALKENER DR GREENSBORO NC 27410 5510
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This permit is granted subject to the terms on the application and on the condition that the work authorized by this permit shall be completed in accordance with the plans, City of Hendersonville Zoning Ordinance and any other applicable requirements.

Item A.





CITY OF HENDERSONVILLE

The City of Four Seasons

Project Closeout/Certificate of Occupancy Inspection Checklist

All zoning compliance permits require a closeout/CO inspection.

While the Community Development Department will inspect all projects, not all inspections listed below may apply to your specific project. It is the applicant's responsibility to communicate with City staff to confirm which inspections are necessary and to schedule the inspection. To avoid delays in completing your project, please schedule this inspection as your project nears completion and before requesting the final building inspection.

Inspections can be scheduled by accessing the [City's permitting portal](#) and requesting an inspection within the workspace for the project you wish to close out.

Community Development Department:

Staff Contact: Tyler Morrow, Current Planning Manager
tmorrow@hvlnc.gov 828-233-3202

- Ensure compliance with the approved final site plan including but not limited to:
 - Landscaping, parking, open space, drive aisles, structure setbacks, building design standards (if applicable), conformance with the zoning compliance permit issued and approved final site plan.

Construction Inspections Division:

Staff Contact: Christopher Conard, Construction & Inspection Division Manager
cconard@hvlnc.gov (828) 243-6300

Concrete: (All items must have been inspected before and during concrete placement)

- Sidewalk constructed per ADA requirements and the final site plan.
- Driveway aprons installed and constructed per City details and/or the final site plan.
- Curb and gutter installed per the final site plan and City details.

Streets:

- Proper traffic control signage has been installed per MUTCD standards and the final site plan.



CITY OF HENDERSONVILLE

The City of Four Seasons

- Street name signs have been installed per the final site plan.
- Asphalt paving has been placed, tested and approved per the final site plan.
- All striping has been completed per plan and MUTCD standards.

Utilities:

- Final Water and Sewer Approval Letter has been issued.

Stormwater Division:

Staff Contact: Michael Huffman, Stormwater Division Manager
mhuffman@hvlnc.gov (828) 458-5693

- Stormwater As-Built Approval
 - Stormwater Maintenance Agreement has been recorded
 - Final Inspection of installed stormwater infrastructure and stormwater control measures
- All Forms/Documents can be found here: <https://www.hendersonvillenc.gov/stormwater/forms-documents>

Environmental Compliance Division:

Staff Contact- Gracie Erwin, Environmental Compliance Coordinator
eerwin@hvlnc.gov (828) 697-3057

Non-Residential Backflow Assembly Inspection.

- Must submit backflow assembly application and receive assembly approval before scheduling inspection.
- Approved assembly must be installed and inspected prior to placement of water meter

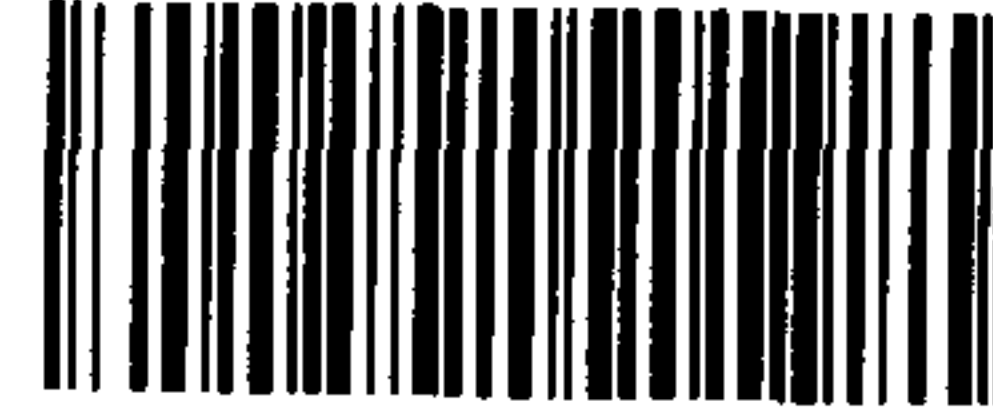
Residential Irrigation- Backflow Assembly Inspection

- Must submit backflow assembly application and receive assembly approval before scheduling inspection.
- Approved assembly must be installed and inspected prior to placement of water meter.

Sewer Service

- Food Service Establishments must comply with the City's sewer use ordinance and chapter 52 of the City Ordinances.
- Grease trap inspection when applicable (must complete Food Service Establishment Application first)

1001034680



This document presented and filed:
07/30/2025 02:47:37 PM

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$760.00

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument was prepared by Sherri L. Brewer, a licensed North Carolina Attorney. Delinquent taxes, if any, will be paid by the Closing Attorney to the Henderson County Tax Collector upon disbursement of closing proceeds.

Excise Tax: \$760.00

Parcel Identifier No: 107397 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Hogan & Brewer, PLLC – 229 N. Main St., Hendersonville, NC 28792 ←
This instrument was prepared by: Sherri L. Brewer

Brief description for the Index: _____

THIS DEED made this 28th day of July, 2025, by and between

GRANTOR

GRANTEE

**JET Down Home LLC, a North Carolina
Limited Liability Company**

SUSAN KOHLER

**114 Falkener Drive
Greensboro, NC 27410**

**1507 Druid Hills Avenue
Hendersonville, NC 28791**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Henderson County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A.

A portion of that property hereinabove described was acquired by Grantor by instrument recorded in Book 4033 at Page 218.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in d


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

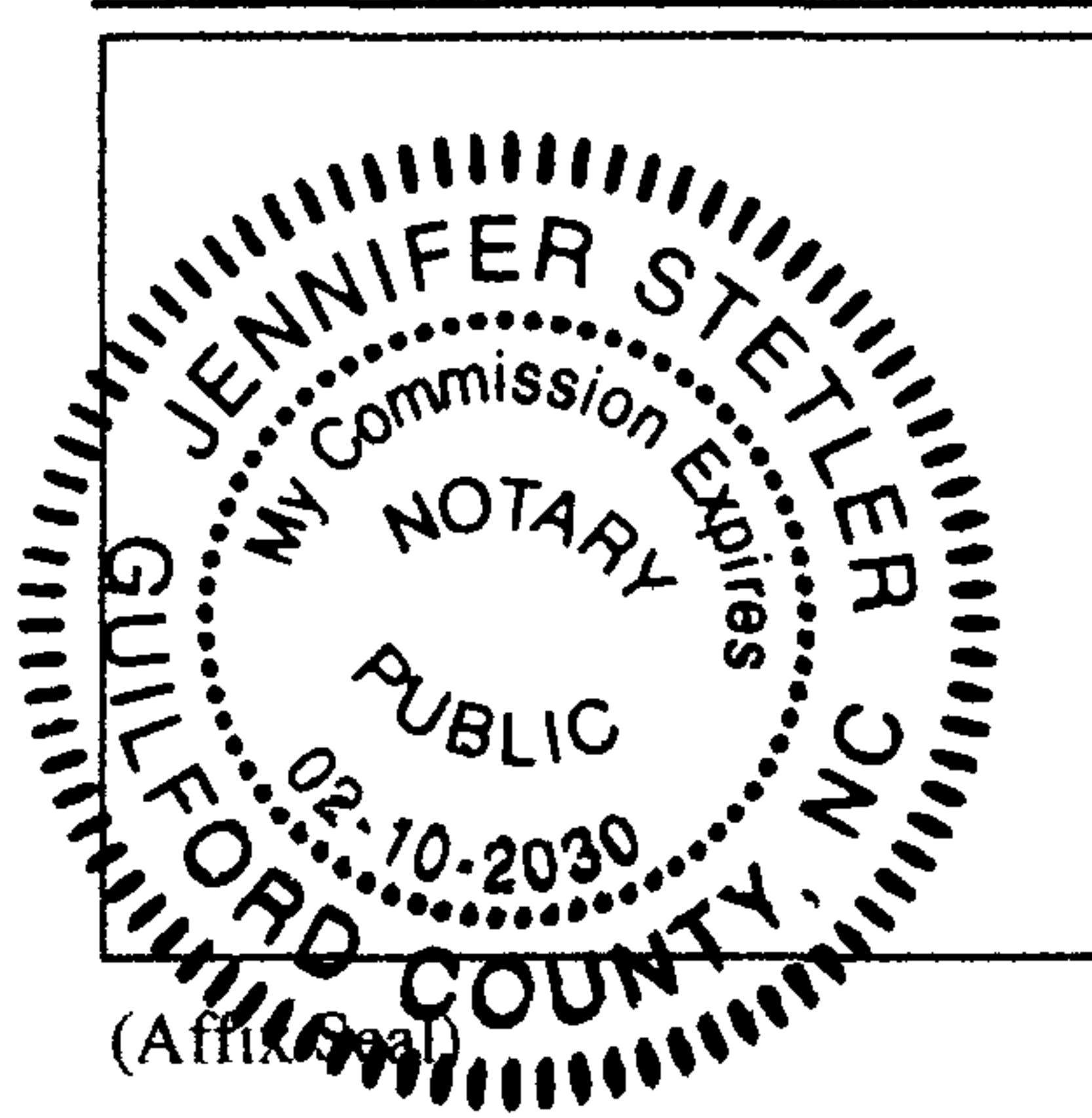
Subject to Henderson County ad valorem taxes.
Subject to Restrictions, Easements, and Rights of Way of Record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

JET Down Home LLC, a North Carolina Limited Liability Company




BY: JEFF THOMAS, Managing Member (SEAL)



State of NORTH CAROLINA- County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that JEFF THOMAS personally came before me this day and acknowledged that he is the Managing Member of JET Down Home LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 28th day of July, 2025.

My Commission Expires:
2-10-2030



Jennifer Stetler Notary Public
Notary's Printed or Typed Name

EXHIBIT A

TRACT ONE: Being all of Lots 130 and 131 of the Druid Hills Subdivision as shown on plat recorded in Plat Book 1, at Page 105, reindexed in Plat Cabinet B, Slide 53A, of the Records of Plats for Henderson County, North Carolina, reference to which said plat is hereby made for a more complete description, and being the identical tract of land as described in that deed from Murgel A. Johnston and wife, Lillian A. Johnston, et al, dated June 6, 1949, and recorded in Deed Book 287, at Page 268, Henderson County Registry.

TRACT TWO: Beginning at an existing iron pin located in the northern margin of the right of way of Ashwood Road, said existing iron pin also being located in the southwestern corner of the James tract as described in deed recorded in Deed Book 425, at Page 149, Henderson County Registry; thence from said beginning point and with the western boundary of the aforementioned James tract, North 03 deg 00 min 00 sec West 110.0 feet to a new iron pin marking the northwestern corner of the aforementioned James tract and the southwestern corner of the Roper tract as described in deed recorded in Deed Book 333, at page 107, Henderson County Registry; thence South 85 deg 50 min 00 sec West 9.54 feet to a point located at the centerline of a former alleyway; thence South 02 deg 49 min 44 sec East 73.44 feet to a point located in the northern margin of the right of way of Ashwood Road; thence with the northern margin of same, North 88 deg 00 min 00 sec East 9.97 feet to the point and place of Beginning and being a portion of that property as described in deed recorded November 20, 1987, in Deed Book 709, at Page 681, Henderson County Registry.

TRACT THREE: Beginning at a new iron pin located at the northwestern corner of the James tract as described in deed recorded in Deed Book 425, at Page 149, Henderson County Registry; said point also being located in the southwestern corner of the Roper tract as described in deed recorded in Deed Book 333, at Page 107, Henderson County Registry; thence from said Beginning point and with the western of the aforementioned Roper Tract, North 05 deg 51 min 20 sec West approximately 5 feet to a point in a fence; thence from the centerline of said fence, traveling in a northeasterly direction, approximately 100 feet to the corner of said fence; thence turning and continuing with said fence in a southeasterly direction, approximately 6.19 feet to a point located in the northern boundary of the aforementioned James tract; thence with the northern boundary of same, South 85 deg 50 min 00 sec West approximately 100 feet to the point and place of beginning, and being a portion of the Roper tract as described in deed recorded in Deed Book 333, page 107, bound on the North and the East by a fence, on the South by the northern boundary of the aforementioned James tract and on the West by the western boundary of the aforementioned Roper tract.

It is the intention of this instrument to convey to the Grantees herein, that portion of the Roper tract that is enclosed by the fence, as shown on the survey prepared by David C. Huntley, P.L.S., entitled "Survey for Robert D. Hudson," dated 6/16/99 and being Drawing Number H-3296, reference to which is hereby made and incorporated herein.

And being the identical property as described in deed recorded in Deed book 998 at Page 317, Henderson County Registry.

Being the same property conveyed to Christopher Brindell-Watt and Margaret Brindell-Watt by deed from Norman S. Cook and Sherron A. Crouse, now known as Sherron A. Crouse-Cook, recorded May 19, 2004 in Deed Book 1183, Page 068, in the Office of the Register of Deeds for Henderson County, North Carolina.

AND BEING all of that property conveyed to JET Down Home, LLC by deed recorded in Book 4033 at Page 218 in the Office of the Register of Deeds for Henderson County, North Carolina.

Property address: 1507 Druid Hills Avenue, Hendersonville, NC 28791

**STATE OF NORTH CAROLINA
HENDERSON COUNTY**

**BEFORE THE HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
FILE NO. H26-011-COA**

**IN RE THE APPLICATION OF
PRUDHOMME DESIGN & WNC
INVESTMENT PROPERTIES, LLC
FOR A CERTIFICATE OF
APPROPRIATENESS
PIN 9568-87-0971**

DECISION

This matter came before the Hendersonville Historic Preservation Commission on February 18, 2026, March 25, 2026, and May 20, 2026 for a quasi-judicial hearing on the application of Prudhomme Design and WNC Investment Properties, LLC, for certificate of appropriateness for a property located at 314 N Main Street, Hendersonville, NC, Main Street Historic District, Hendersonville, PIN 9568-87-0971 (“Subject Property”) for the installation of nine windows on the northern upper façade (side).

The subject property is identified as contributing property in the Main Street local designation report.

The file was submitted into the record. In addition Sam Hayes, Planner II, Hannah Slyce, Planner II, and Daniel Heyman, Staff Attorney for the City; and Tiffany Prudhomme, Erica Hodges, Kenneth Stevens, and Patrick Dunn, testified and/or presented evidence, after first being duly sworn.

Issues

The Historic Preservation Commission’s adopted Main Street Historic District Design Standards and the Sectary of the Interior’s Standards are incorporated in these findings and conclusions by reference. The question presented was whether the relevant standards permit the replacement of the front door as requested in the application.

The Main Street Historic District Design Standards provides, in pertinent part, that:

Section 3.3 SIDE AND REAR FACADES

- .1 Retain and preserve historic façade details and materials on side and rear elevations.
- .2 Historic painted advertisements represent an important historic element in downtown Hendersonville. While not required, it is recommended that they be preserved whenever possible.
- .3 Whenever a side or rear façade can be seen from the public right -of-way or parking area, it is encouraged that any unnecessary utility lines, mechanical equipment, pipes, etc. be removed. Whenever introducing new utility or service features such as mech anical units and garbage receptacles, screen them from public view with fences, low walls, or landscaping whenever possible.
- .4 If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material , texture and detail.
- .5 When reconstructing a historic façade or feature, base the design on historical research and

- evidence. Maintain the original proportions, dimensions and architectural elements.
- .6 If there is historic evidence of a public entrance on a rear façade, rehabilitate the façade to provide for an attractive access from rear parking areas.
 - .7 Downtown buildings with rear access should use small signs or awnings to provide for visual identification.
 - .8 Storefronts on side or rear facades must comply with the Storefront Guidelines under Section 3.1.
 - .9 If new construction of a side or rear façade is necessary, make sure that the design is compatible with the existing side and rear facades in the district including size & spacing of windows or other fenestrations, proportion, scale, and detailing.
 - .10 Whenever possible, new designs for rear façades should provide access to the public from rear parking areas and alleyways.

Section 3.4.1 ARCHITECTURAL DETAILS AND ORNAMENTATION

- .1 Retain and preserve any architectural features and details that are character -defining elements of downtown structures, such as cornices, columns, piers, brickwork, stringcourses, quoins, etc.
- .2 If replacement of an architectural element is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- .3 If the entire architectural detail is missing, design the replacement based on historic documentation. If there is no documentation, but evidence that the element was originally on the building, any new design should be compatible with the historic character of the building and district.
- .4 It is not appropriate to remove or cover any original detail or ornamentation. If original features are currently covered, it is encouraged that these features be uncovered, exposed, and repaired.

Section 3.4.2 – WINDOWS AND DOORS

- .1 Retain and preserve original windows and doors.
- .2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
- .3 If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.
- .4 It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.
- .5 Protect and maintain existing windows and doors in appropriate ways:
 - Maintain caulking and glazing putty to prevent air or water infiltration around glass.
 - Weatherstrip windows and doors to prevent moisture and air infiltration.
 - Check sills and thresholds to ensure that water run-off does not collect.
 - Maintain a sound paint film on all wooden windows and doors.
 - Monitor the condition of wooden windows and doors.
 - Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.
- .6 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.

- .7 Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.
- .8 The use of reflective or highly tinted glass is discouraged.
- .9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.
- .10 It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, size, materials, and details.
- .11 If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.
- .12 If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.
- .13 It is not appropriate to use snap-in muntins to create a false 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.

Section 3.4.3 MASONRY

- .1 Retain and preserve original masonry walls, foundations, and roofs.
- .2 Retain and preserve all masonry construction features that are character defining elements of historic buildings, including walls, foundations, roofing materials, corbels, chimneys, piers, arches, quoins, cornices, and lintels.
- .3 Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new masonry materials and mortar that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- .4 It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.
- .5 Paint previously painted masonry elements in colors that best reflect the color of the masonry material.
- .6 It is not appropriate to apply nontraditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
- .7 Removal of paint from masonry surfaces is encouraged when the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.
- .8 When removing paint from a masonry surface, use the gentlest means possible. High - pressure water cleaning (greater than 500 PSI) or other harsh methods can destroy the surface of historic brick and damage the mortar between bricks.
- .9 Protect and maintain historic masonry in appropriate ways:
 - Monitor masonry for cracks and signs of moisture damage.

- Ensure that water does not collect at the base of a masonry foundation or chimney.
 - Clean masonry only if necessary to remove heavy soiling or prevent deterioration.
 - Eliminate any vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element.
 - Use the gentlest means possible to clean historic masonry. Cleaning with a low -pressure (500 pounds per square inch or less) water wash, using detergents and natural bristle brushes, is preferred over harsher methods.
 - Test any proposed cleaning method on an inconspicuous sample area first.
- .10** If cracks in mortar joints, crumbling mortar, loose bricks, damp walls, or damaged plaster indicate deterioration, repoint mortar joints of masonry surfaces in appropriate ways:
- Carefully remove deteriorated mortar by hand -raking the joints. Using electric saws or hammers can damage the masonry.
 - Duplicate the strength, the composition, the texture, and the color of the original mortar. Replacing a softer mortar with one high in portland -cement content can cause serious damage to existing masonry.
 - Duplicate the width and the joint profile of the original mortar joints.
- .11** It is not appropriate to use high-pressure cleaning methods such as sandblasting and water blasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration by removing the outer edge and exposing the softer inner core of the brick.

Testimony

Testimony is accurately reflected in the minutes.

FINDINGS OF FACT

Based on the above testimony, the Board finds as follows:

1. The affected property is 314 N Main Street, Hendersonville.
2. The Subject Property is situated within the Main Street Historic District
3. The Subject Property is **not** listed as contributing in the Main Street Local Designation Report.
4. **The Subject Property is described in the Main Street Historic District Local Designation Report as follows:**

314 N MAIN STREET “TOMS BLOCK”. Commercial Building. ca. 1906. Two-story brick commercial structure covered with corrugated metal false facade. Decorative brick cornice apparent above metal facade. Reportedly a portion of a row of commercial buildings built ca. 1906 by Captain M. C. Toms, the east side of Main Street between 3rd and 4th Avenue has long been known as the Toms Block. French Broad Hustler reported construction underway by May 3, 1906, and almost complete by September 13, 1906: “It will make a very handsome row of stores when finished and a credit to the city.”

5. The Applicant has requested a certificate of appropriateness to install nine windows on the northern upper façade (side).
6. The existing northern upper façade (side) is a solid brick and does not include any windows of any kind.
7. The proposed windows will not be easily visible from areas accessible to the public and may only be viewed by the public from adjacent upper floors or roof-decks.
8. The Commission sought technical assistance from the State Historic Preservation Office (SHPO) to determine whether the proposed windows were consistent with the The Secretary of the Interior's Standard for the Treatment of Historic Propertyes with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (the "Standards").
9. SHPO determined that the "proposed retrofit of window openings in the side elevation meets the Standards, as the alteration supports compatible residential use of the upper floor of the building, and the change does not alter or diminish primary character defining features of the building."
10. SHPO also noted that the Standards state that "'adding new window openings on a rear or other secondary less-visible elevations, if required by a new use' is a recommended treatment, and that 'new openings and the windows in them should be compatible with the overall design of the building but, in most cases not duplicate the historic fenestration.'"
11. The applicant has proposed to install windows in-kind which are consistent with the material, dimensions, and design of existing windows within the Subject Property and the Main Street Historic District.
12. The applicants proposed conversion of the upper story of the Subject Property constitutes a new use.
13. The Commission takes judicial notice of the previous decisions of the Commission.
14. The amount of brick removed and damage to historic materials will be minimal.
15. The wall in which the windows will be installed is not a character defining wall or façade.
16. There was no testimony evidence presented at the hearing or otherwise found in the Commission's records that this building was designed by a prominent or locally significant architect.
17. There was conflicting evidence from the applicant as to whether the new windows were required to meet building or safety codes applicable to residential dwellings. The Commission, however, determined that the addition of natural light throughout the interior building space will enhance the value and ivability of the residential use.
18. The proposed certificate of appropriateness is not incongruous with the Main Street Historic District because it meets the following Design Standards:

- a. **Section 3.4.2.10** – Although the proposed windows will require damage of historic materials (to wit: brick masonry walls), they do not materially diminish the original design of the building.
- b. **Section 3.4.2.11** – Although the proposed new windows may not be necessary to meet building or safety codes, based on the applicant’s proposal, the installation will be done in a way that is the least intrusive to the façade and limits destruction to historic materials or features.
- c. **Section 3.4.3.2** – The masonry construction features that will be damaged by the installation of new windows are not character defining elements.

CONCLUSIONS OF LAW

Based on the above findings of fact, the Commission concludes as follows:

The installation of nine new windows on the northern upper façade, according to the application, with the representations made by the applicant at the hearings, and in light of the opinion of SHPO, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards pursuant to Section 28-147 of the City Code, and the Certificate of Appropriateness should be **granted** without any additional conditions.

DECISION

For the above reasons, the application for a certificate of appropriateness is granted subject to the conditions stated, and the certificate is ordered issued.

Done this 17th day of June, 2026.

Chair