



CITY OF HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
City Hall- Council Chambers | 160 Sixth Avenue E | Hendersonville, NC 28792
Wednesday, September 18, 2024 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PUBLIC COMMENT**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - A. Minutes of August 21, 2024
5. **NEW BUSINESS**
 - A. 112 2nd Avenue E – Storefront Replacement and Window Replacement
(H24-057-COA) – *Sam Hayes / Planner II*
 - B. 117 S Main Street – After-the-Fact Front Door Replacement
(H24-059-COA) – *Sam Hayes / Planner II*
 - C. 1420 Ridgecrest Drive – Driveway
(H24-064-COA) – *Sam Hayes / Planner II*
6. **OLD BUSINESS**
7. **OTHER BUSINESS**
 - A. Community Outreach Subcommittee Report
 - B. Designation Subcommittee Report
 - C. Staff Update
8. **ADJOURNMENT**

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CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Meeting of August 21, 2024

Commissioners Present: Cheryl Jones, (Chair), Jane Branigan, Ralph Hammond-Green, John Falvo, Jim Boyd

Commissioners Absent: Jim Welter, (Vice-Chair), David McKinley

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

- I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:00 pm.
- II **Public Comment:** Ken Fitch stated he wanted to alert everyone the Berkley Ballpark is going under renovations. He wanted the Commission to be made aware of this.
- III **Agenda.** Commissioner Hammond Green moved the Commission to amend the agenda to include the Subcommittee reports. On motion of Commissioner Hammond- Green and seconded by Commissioner Boyd the revised agenda was approved.
- IV **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Branigan the minutes of the meeting of July 17, 2024 were approved.
- V **New Business**
- V(A) **Certificate of Appropriateness** - Jason Reasoner, 401 N Main Street (File No. H24-050-COA). Prior to the opening of the public hearing, Chair announced that there are three applications for COA's. Two applications in the Hyman Heights Historic District and one application in the Main Street Historic District. Any persons desiring to testify at any of the public hearings must first be sworn as witnesses and will be subject to cross-examination by parties or persons whose position may be contrary to yours. A copy of the procedure 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 must ask that you refrain from speaking until recognized by the Chair and, when recognized, 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 wishing to speak during the public hearing should come forward and be sworn in. Chair swore in all potential witnesses. Those sworn in were Sam Hayes, Lew Holloway, Dan Chapman, Patsy Stewart, Lisa Duncan and Jason Reasoner.

Chair opened the public hearing.

Sam Hayes, Planner II stated this is an application from Jason Reasoner for the property located at 401 N. Main Street and is located in the Main Street Historic District. The application is for the installation of a mini-split air-conditioning unit on the south side of the building. The AC unit is proposed to be mounted on the side of the building that fronts along 4th Avenue West. The AC unit will be screened using a faux box made from metal.

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

The applicant and property owner is Jason Reasoner of P & B Real, LLC. The PIN is 9568-78-8118.006. The project acreage is 2,768 sq. ft and is zoned C-1, Central Business District. The property is located in the Main Street Historic District.

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

Photos of existing conditions of the property were shown and are included in the staff report and presentation.

A Historic District Overlay map was shown and is included in the staff report and presentation.

An aerial view of the property was shown with an arrow of where the mini-split will be located is included in the staff report and presentation.

The box that would be used to screen the unit was shown. Mr. Hayes stated it is unclear in the application if any pipes, wiring or venting would be shown. The applicant can speak to this.

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

Chair asked if there were any questions for staff.

Commissioner Hammond-Green asked if the applicant had explored the possibility of putting the unit on the roof rather than on the side of the building. Chair stated they can ask the applicant about this.

Chair asked if there were any existing holes on the brick. Mr. Hayes stated no. Chair stated the windows are all modern but the brick is original. Mr. Hayes stated yes.

Mr. Hayes stated this is the Postero side wall. He explained the location of the proposed unit. He stated the mini-split will be designed to go into the kitchen. He pointed out the door at the back of the building.

The measurements of the unit were discussed.

There were no further questions for staff.

Chair asked if the applicant or a representative would like to address the Commission.

Jason Reasoner, 401 N. Mian Street stated he could answer any question the Commission had for him. Chair stated they have to adhere to the standards and discussed one of the standards stating if a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior elevations, historic building fabric, and site features. Chair stated the brick is the historical element on this building. They should also be installed in the most inconspicuous area usually along the buildings rear elevation except you do not have a rear elevation. Chair asked if the cooling unit they have now is along the ceiling. Mr. Reasoner stated yes, they have two gigantic air handlers in the building and they are on the roof. They were done by previous tenants. He has consulted Horizon Heating & Air about the possibility of bringing something else into the kitchen. They guys are roasting, it is like 95 degrees in the kitchen in the summer and it is getting worse every year. They said it would be cost prohibitive to ventilate and go through the roof with another ventilation system and that is why he is proposing the mini-split because it has a pretty small impact but it will hit right where he needs it the most which is in the kitchen.

Chair asked if they cannot go into a window opening. Mr. Reasoner stated he has not explored that option. This is his initial proposal. He thinks it could go in the window. Chair stated they understand why he needs the unit but the problem is going into the brick. Brick is sacred, they can't put it back and they can't make more of the original. Once you cut in there is water damage potential and anything else that might happen because they cannot make a perfect seal. If the windows have already been replaced, then that is not an original material. Mr. Reasoner stated he is willing to explore that option.

Chair stated she did not believe the Commission would be agreeable to cutting the brick without more information so if they could hold open the application and if they could get a proposal of what it would look like and if it was feasible to put it in the window, then they could say they have exhausted the statutory requirements at that point and see what that looks like.

Discussion was made on the mini-split and how this unit would directly feed into the kitchen. Mr. Reasoner stated it would not be feasible to run this to the roof.

Chair asked about making the unit a minor work if it was feasible to put it into the one of the windows. Can he work with staff or will he have to wait and come back next month? Chair stated if he amends the application on the record and they get to the point where they can approve it, as long as it is no bigger than the unit presented and it is in that window opening that would save him having to wait 30 days to come back. Lew Holloway, Community Development Director stated the Commission could give that approval and staff could then issue the COA if they could put it in the window and any details could be worked out with staff but. If they cannot put it in the window then it would have to come back to the Commission.

Chair stated if that size unit could go in the window and you could figure out how to put the window back in, basically like a fan. Mr. Reasoner stated they would lose some of the window and have to get that window framed out and walled in and then have a different window beside it and it will change how that window looks but he is fine with that. As long as his guys are not sweating bullets. Chair stated the window is removable basically, and you don't have a rear so this is the least conspicuous and there is already a big exhaust fan sitting out there and she doesn't think it will protrude more than the fan. She stated that the sign sticks out and she doesn't feel like this will be seen from Main Street.

Mr. Reasoner asked if he puts this in the window will he still need the metal screening around it. Mr. Hayes stated the Design Standards do recommend it. Chair stated if they put it in the window she does not know if they will be able to screen it but they can request it and if he can't it is fine. The exhaust fan is already there and it is not screened.

Chair asked if anyone had any additional questions for the applicant. No one had any questions.

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

Chair closed the public hearing.

The Commission discussed the motion for a conditional approval.

Chair reopened the public hearing.

Mr. Reasoner stated the Commission was talking about impeding pedestrian traffic, the bottom of the sill which he pointed out on the photo and stated he was worried if they try to attach it above it will not have enough restraint to keep it from crashing down. He thinks it is better to be supported from below.

Chair stated when they were talking about him having to infill some of the window opening and so as long as it looks good and is a compatible material and she knows it is not going to be brick but something that is distinguishable, she thinks it is up far enough that he will not have to go into the brick because it is going to be built in with its own base, basically. Chair asked Mr. Reasoner if he thought he would have to go into the brick. Mr. Reasoner stated he would have to defer that to the HVAC guys. From the mini-splits that he has seen you have the power unit and you have an air flow unit going in. He thinks if they can get into that window and probably add some more support when they go into the window they should be able to do that without going into the brick.

Chair stated they are going to put into the motion that there are not any supporting features or the unit itself be affixed to the brick. If you get to that point they can talk about it and see.

They discussed the cement being part of the brick. Chair stated you cannot go into any of the original building stuff. If he can't take out that glass and do some sort of infill then they will need to revisit what it is going to look like. She isn't saying he can't but they would rather not go into the cement.

The Commission discussed other window units on Main Street. Mr. Reasoner stated this is a starting point and he was agreeable with it.

Chair closed the public hearing.

Commissioner Hammond-Green moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-050-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons: 1. The new mechanical system is installed so that it causes the least amount of alteration to the building's exterior elevations, historic building fabric, and site features. (Sec. 3.10.3).

2. The location of the new air conditioning unit is placed in an inconspicuous area and is adequately screened from view. (Sec. 3.10.8). It will be installed in the infill of the window that is existing, it is not to impede pedestrian traffic on 4th Avenue and along the sidewalk and no portion of the unit shall be fastened or damage the supporting structures of the edifice and the supporting structures shall not damage the facade of the building or the materials of the building, the brick or the concrete below the window. The window to be infilled is the lower level window. Commissioner Branigan seconded the motion which passed unanimously.

V(B) **Certificate of Appropriateness.** Patsy Stewart, 1420 Ridgecrest Drive (H24-049-COA).

Chair opened the public hearing.

Mr. Hayes stated the application is for the installation of a new front door and an after-the-fact request for the installation of double doors on the rear of the house. The applicant is Patsy Stewart and the PIN for the property is 9569-62-1692. The property is .35 acres and is zoned R-6, High Density Residential. The property is located in the Hyman Heights Historic District.

A Historic District Overlay map was shown and is included in the staff report and presentation.

An aerial view of the property was shown 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.

There are two parts to this COA application. The first is for a new door that will match the same design and the wood will be pine wood. The design is an exact replica of the original door. The only change will be a new black threshold. The second part of the application is for after the fact request for rear double doors. The transom was not installed from the rendering and the mutins were not included for the final doors which you can see in the right image.

Photos of existing conditions of the property were shown and are included int the staff report and presentation.

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

Chair asked if there were any questions for staff.

Commission Boyd asked what the current threshold was. Mr. Hayes stated that is a question for the applicant. Mr. Chapman stated wood.

There were no further questions for staff.

Chair asked if someone for the applicant could come up and answer questions.

Dan Chapman, 272 Sugar Hollow Road stated the threshold there is so badly done but he thinks it is hard pine and the door is a solid door and it is also pine.

Commissioner Boyd asked what they were changing the threshold to. Mr. Chapman stated it is a metal one to keep the water out. It will be just like this one. It has a cover over it until the house was done. It comes in a unit and not pieced together.

Commissioner Hammond-Green asked if they would be able to reuse the hardware. Mr. Chapman stated it is not even original.

Chair asked if the transom window would stay on the front. Mr. Chapman stated it will be the same type transom window and it comes in a unit.

Commissioner Boyd asked if the scale and the frame would be exactly the same. Mr. Chapman stated yes, it is just like that, all wood. It can be stained or painted.

Ms. Stewart asked if it could be painted. Chair stated they can't govern the paint colors.

Chair stated it looked like the application is just for the door so if you are talking about replacing a transom window on the front too, she does not think that is in the application. Mr. Hayes stated that is correct. Mr. Chapman stated he could not get a door without the transom because that would not work on a new door. It will be the same type glass.

Patsy Stewart, 1420 Ridgecrest Drive stated she has now moved in. Chair stated just to confirm what you are applying for will be the pine door stated in the application and then the wood surround on the transom window and it will be the exact same dimensions, the glass will look the same and full wood on the frame. Mr. Chapman stated yes but instead of coming in pieces it will be one full piece. They took the brick and reused it.

The Commission discussed the rear door and the deck. Mr. Chapman stated it wasn't even a deck it was a small jut and then steps. It abuts where the brick goes vertical and then horizontal.

Chair stated they have previously approved the deck and this is just the door. She asked what the material is on the doors. Mr. Chapman stated it is a vinyl door. He stated short of putting an awning or something over it you cannot have a wood door there. Chair asked if the door was finished. Ms. Stewart stated the door is done and that window that use to be a door is part of the same room. She explained the layout of the room.

There were no further questions for the applicant.

Chair asked if any would like to speak for or against the application. No one spoke.

Chair closed the public hearing.

The Commission discussed the application. They discussed including along with the door, the door frame and transom to be included in the motion also.

Commissioner Falvo moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-049-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons: Front Door: 1. The replacement door replicates the original door in-kind, matching the design and the dimension of the original architectural trim, detailing, and material. (Sec. 3.7.6) Rear Door: 1. The new rear door is a new design compatible with the original opening and the historic character of the building. (Sec. 3.7.7) 2. The new rear door is located on the rear of the structure, which is a non-character-defining elevation of the building and does not compromise the architectural integrity of the building. The design is compatible with the overall design of the building and does not duplicate the original. (Sec. 3.7.9) 3. The original architectural character of the exterior wall is maintained with the addition of the doors. (Sec. 3.6.8) The front door includes the replacement door, the surround and the transom. Commissioner Boyd seconded the motion which passed unanimously.

VI **Old Business.**

VI(A) **Certificate of Appropriateness.** Patsy Stewart, 1420 Ridgecrest Drive (H24-021-COA) Continued from the July 17, 2024 meeting.

Chair opened the public hearing.

Mr. Hayes stated this application is for after the fact new windows on the main structure. The applicant and property owner is Patsy Stewart. The PIN for the property is 9569-62-1692. The property is .35 acres and is zoned R-6, High Density Residential. The property is located in the Hyman Heights Historic District.

Mr. Hayes gave a review of the application. This is included in the staff report and presentation.

Photos were shown of the windows and are included in the staff report and presentation. He discussed some of the windows sizes that have been changed and pointed those out in the photos.

Mr. Hayes stated at the last meeting the Commission requested that the applicant propose a solution that would mask the vinyl windows. The applicant has proposed the following solution. A three-sided frame covering the sides and top of existing windows and designed to cover approximately one-inch of vinyl that is currently visible. The frame is made out of oak wood trim and painted white to match the existing window frame. The wood frames would be adhered to the window but still allow for the removal of the window screens. The applicant has suggested only doing this on the front façade.

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

Commissioner Boyd stated so basically it is just a piece of molding around the frame. Mr. Hayes stated yes, it is very thin sitting flush against the frame. He was not sure what it would be adhered to with.

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

Dan Chapman, 272 Sugar Hollow Road and Patsy Stewart, 1420 Ridgecrest Drive stated their name and address for the record.

Mr. Chapman stated this is an indentation and he had to fill that in and this is only a sample. What he does, he fills this in and that sets up and he took quarter inch oak and ripped it down and adhered it to it temporarily. He caulked and painted it so you could see what it looked like, prior to making it permanent. Mr. Chapman stated this is what you see in the vinyl. He pointed out where he put the oak in, an eighth inch or less so that you can get the screen out. Then he caulked and painted it. You can see the grain of the wood. Chair stated it looks really good. He stated he is just using an epoxy.

Chair asked when he does the transom on the door, will that match this or will it be different. Mr. Chapman stated it will be pine like the original door. You would have to walk up on it to see the grain of the wood.

Commissioner Boyd asked if the rationale for only doing the front is due to cost. Mr. Chapman stated it is not the cost, there are so many windows that you can't see them because they are so high and he was trying to get out of the labor. It is not cost, it is just the work to do it.

Ms. Stewart stated you are looking high and you can't tell what it is. Commissioner Boyd stated some people can. Chair stated the next person that comes and asks to do the same thing that she did will say "well theirs are vinyl", and she promises they will see them. It happens all the time.

Chair stated technically the standards say they are all supposed to be wood but the rear façade has a little bit different treatment from the others so she understands this is three facades and a lot of windows but if they are doing this correctly because this is retroactive, they all need to be consistent.

Ms. Stewart stated all she can say is she has spent a lot of money. Chair stated she could have come to them first. Ms. Stewart stated the architects could tell them that the cost of brand new wooden windows is four times the amount. Chair stated there is aluminum clad that is an option. Chair stated the point is, it is retroactive and they have to make it fit and they are not asking them to rip them all out and start over. The worst case is they are going to end up doing this all the way around. Ms. Stewart stated this is a pretty good solution in her opinion.

Mr. Chapman stated the top three windows are aluminum and they were done back some time ago.

The Commission discussed the windows in the rear. Chair suggested doing the three facades and not the rear façade. Chair stated there are about 12/13 openings that need to be done. Chair stated if they can get all three facades done then they will meet the standards.

Discussion was made between the Commission and Ms. Stewart about the windows being up high.

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

Chair closed the public hearing.

The Commission discussed doing the three facades and not the rear façade. Discussion was made on the motion.

Commissioner Hammond-Green moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-021-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons: The existing windows modified with an oak surround on the front and two sides of the home. 1. The replacement windows once the surround is applied match the original design and dimension and utilize a compatible substitute material. [Sec. 3.7.5] 2. The new windows replace the original unit in kind, matching the design and the dimension of the original sash, panel, pane configuration, architectural trim, and detailing with the surround as noted above. Compatible substitute material was utilized. [Sec. 3.7.5] Commissioner Branigan seconded the motion which passed unanimously.

- VI(B) **Lennox Spring.** Chair stated she had met with Mr. Hayes and Mr. Heyman and they were able to get in touch with the lady that owns the house above Lennox Spring and she is very onboard and excited about having the park down there. She has agreed for them to move forward with how to put the easement on the stairs. Chair stated the next step would be to get a surveyor and determine how that easement would run. She discussed there being a second set of stairs but they have not been found yet. The good news is she is going to donate the easement. Mr. Heyman will draw up a mock easement and they will make sure she is agreeable to it. Mr. Hayes has gotten bids from the surveyors. Mr. Hayes explained the bids he had received. Discussion was made on the surveyors. Discussion was made on the cost and allowing a set amount for staff to move forward on. Mr. Hayes discussed the budget and the amounts in the accounts.

Commissioner Hammond-Green moved the Commission to approve \$2,000.00 for the survey and fees/costs associated with the acquisition of the stairs easement from the \$10,000 city general funds. Commissioner Boyd seconded the motion which passed unanimously.

VII **Other Business.**

- VII(A) **Preservation Awards.** Mr. Hayes discussed a Cultural Heritage Award in honor of Crystal Cauley. The Commission was agreeable to create this award. The Commission will need to determine the details. Staff direction was to continue with the details of the award.

- VII(B) **Subcommittee Report.** Commissioner Hammond-Green gave a report of the subcommittees. The Cookie Caper/Tour of Inns was discussed.

- VIII **Adjournment.** The Chair adjourned the meeting at 6:48 p.m.

Chair



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** September 18, 2024

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: 112 2nd Avenue E – Storefront Replacement and Window Replacement (H24-057-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-057-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:

Storefront:

1. The original storefront no longer exists and therefore the retention of commercial character of the building is achieved through contemporary design which is compatible with the scale, design, materials, color, and texture of the historic building. **(Sec. 3.1.7)**
2. No historic photo was located of the historic storefront was found to show original characteristics and architectural details of the building, however, the original opening was utilized and no damage to the exterior brick was made. **(Sec. 3.1.8)**
3. The original architectural features and details that are character-defining elements of downtown structures are preserved, including the brickwork. **(Sec. 3.4.1.1)**

Window:

1. The original window is no longer present. **(Sec. 3.4.2.1)**

1. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-057-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:

Storefront:

1. The original storefront no longer exists, However, the retention of commercial character of the building is not achieved due to the contemporary design which is incompatible with the scale, design, materials, color, and texture of the historic building. **(Sec. 3.1.7)**

Window:

1. The new window is incompatible with existing units in proportion, shape, positioning, location, size, materials, and details. **(Sec. 3.4.2.10)**

[DISCUSS & VOTE]

<p>2. The new window is compatible with existing units in proportion, shape, positioning, location, size, materials, and details. (Sec. 3.4.2.10)</p> <p>[DISCUSS & VOTE]</p>	
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PROJECT/PETITIONER NUMBER:	H24-057-COA
PETITIONER NAME:	Katie Montes (Applicant)_
EXHIBITS:	<ul style="list-style-type: none"> A. Staff Report B. COA Application C. Warranty Deed

112 2nd Avenue E – New Storefront and Window (H24-057-COA)

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

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PROJECT SUMMARY

Applicant: Katie Montes

Property Owner: HVL Property Management

Property Address: 112 2nd Avenue E

Project Acreage: .6 acres

Parcel Identification Number(s):

9568-87-3420

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Storefront Replacement and Window Replacement



SITE VICINITY MAP

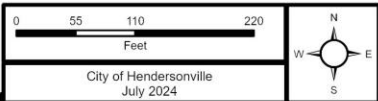
Project Summary:

The City of Hendersonville is in receipt of a Certificate of Appropriateness (COA) application from Katie Montes for the installation of storefront doors in a building on 2nd Avenue E. The doors utilize the existing opening and are made out of black metal. The existing doors do not appear to be original, however, it is unknown when they were installed.

The applicant has also requested approval to install a garage door on the east side of the building. It is unclear from the application if the garage door will be operational. It is also unclear if the door will also be black metal, and what the reflection will be on the windows.

This is considered major work and therefore requires the Historic Preservation Commission to grant approval.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP



City of Hendersonville
July 2024

112 2nd Avenue E
H24-057-COA
PINs: 9568873420
Acreage: .6
Main Street Historic District
Community Development Department

Legend

- Parcels
- Main Street Historic District
- Subject Parcel

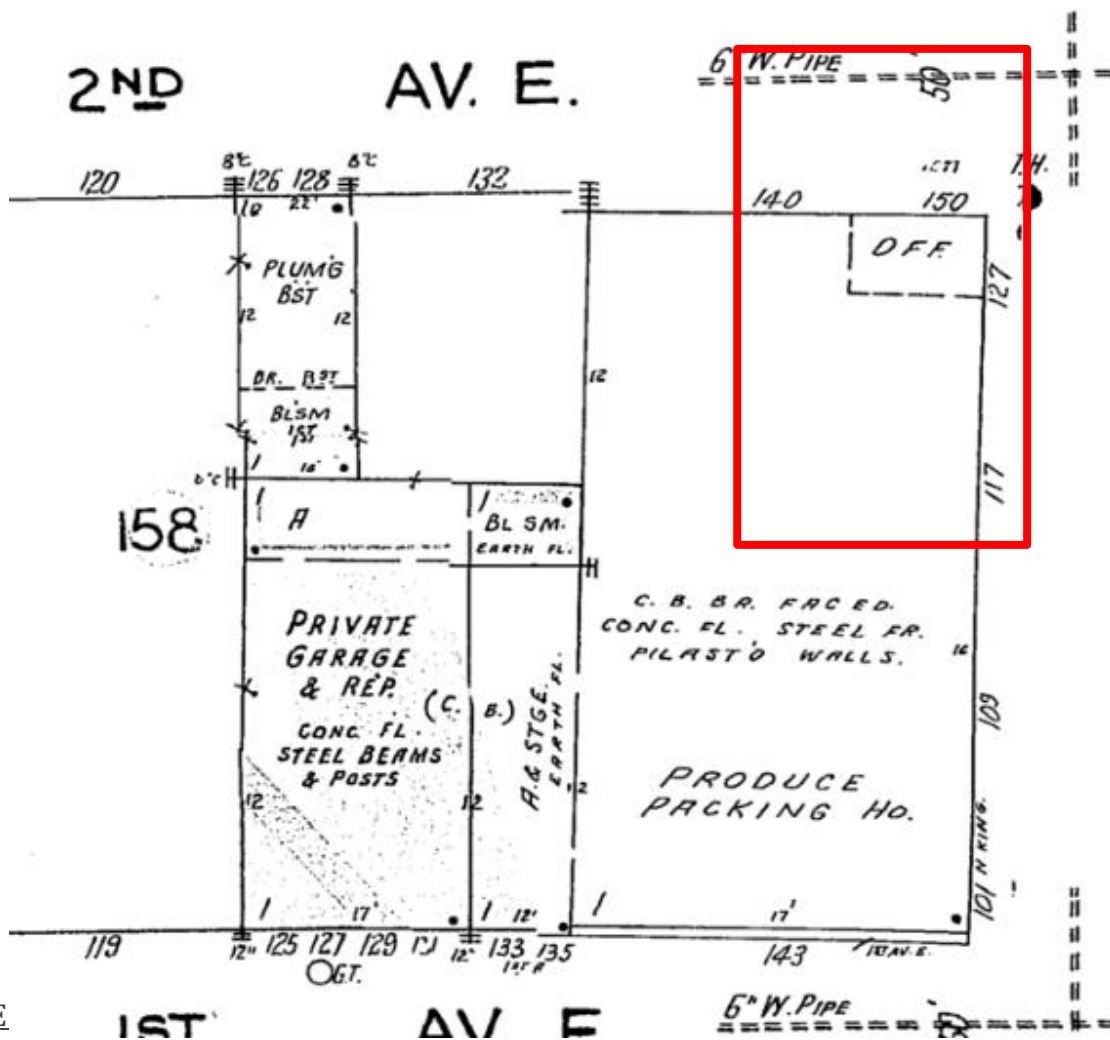


HISTORY OF SUBJECT PROPERTY

147 FIRST AVENUE EAST

Commercial Building. ca. 1901. Contributing.

Sanborn maps from 1943 indicate this one-story brick building was complete, and in use as a produce packing house. Construction materials noted were concrete floors, steel framing, and plaster walls. The building is four bays wide on the First Avenue side, with the east elevation facing onto King Street having multi-light metal frame awning style windows, original to the building (Sanborn maps, city directories).



SITE IMAGE

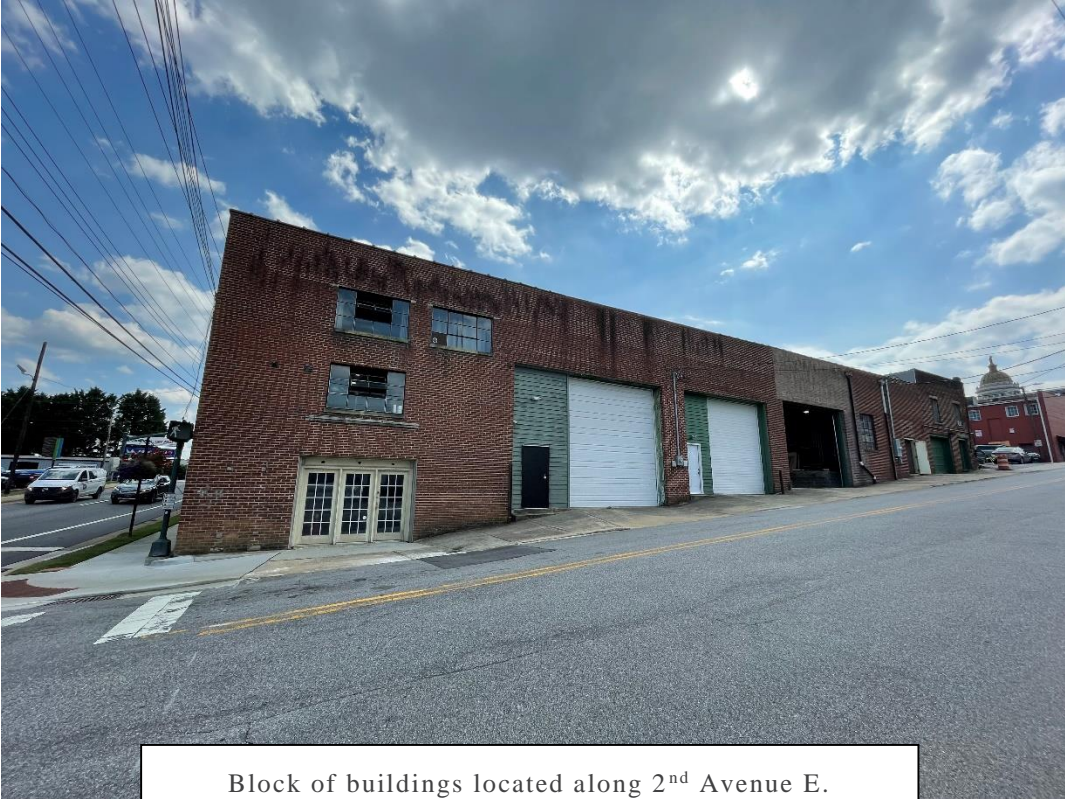


Current doors located on 2nd Avenue E.



View of the façade of the building on 2nd Avenue E.

SITE IMAGES



Block of buildings located along 2nd Avenue E.

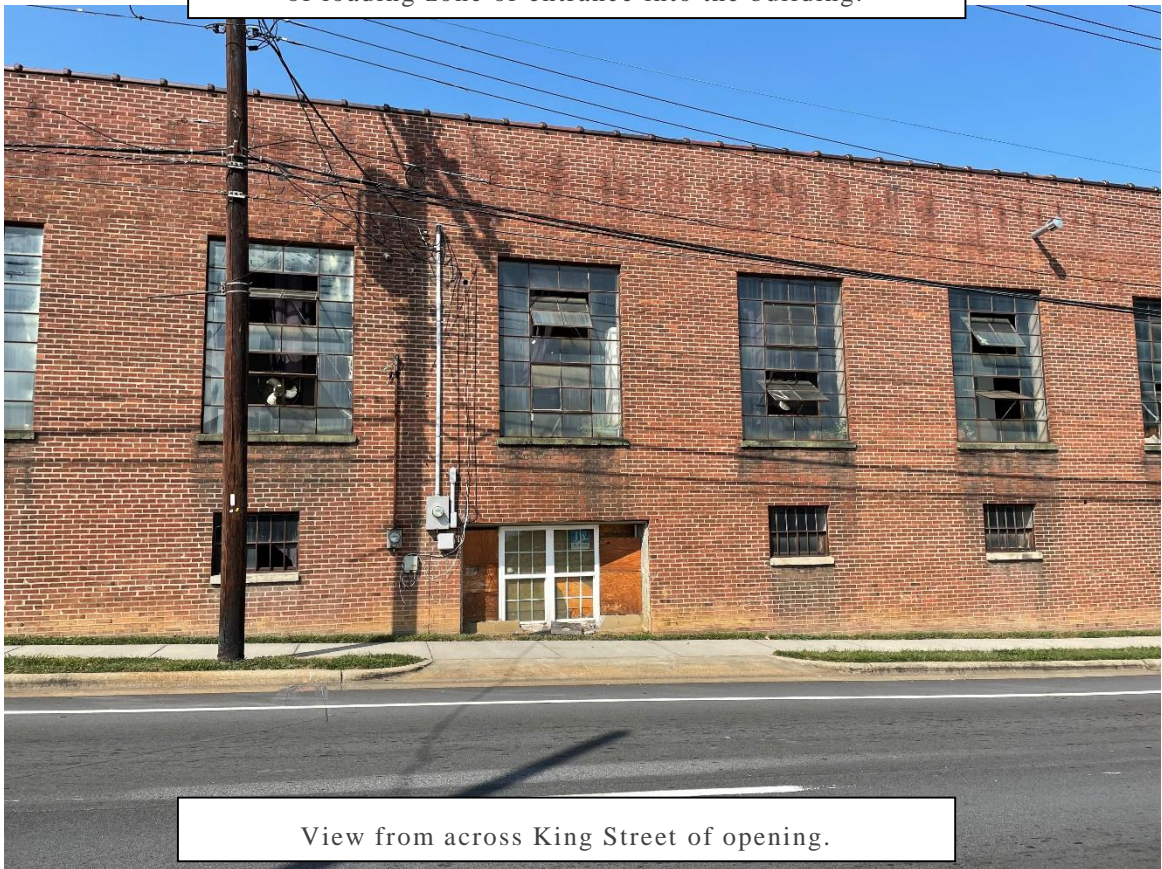


Existing window opening located on King Street.

SITE IMAGES



View of the curb cut, on King Street. Due to the curb cut, it appears that the building opening used to be some form of loading zone or entrance into the building.



View from across King Street of opening.

DESIGN STANDARDS CRITERIA

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

Section 3.1 STOREFRONTS

Preservation

- .1 Retain and preserve historic storefronts and storefront features such as entryways, display windows, doors, transoms, corner posts, etc.
- .2 Whenever possible, retain and preserve historic materials. Avoid the removal of historic materials or architectural features.
- .3 Whenever repairing or renovating, it is recommended that any non-historic storefront or façade treatments including metal cladding or other non-historic alteration be removed.

Reconstruction

- .4 If replacement of a deteriorated storefront or storefront 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 storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- .6 Whenever changes are required to meet building or accessibility codes, they should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

New Design

- .7 Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.
- .8 Whenever possible, incorporate research from the Baker-Barber collection to determine the original characteristics and architectural details of the building.

Section 3.4.1 – 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 feature 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

WINDOWS AND DOORS GUIDELINES

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

- .8 The use of reflective or highly tinted glass is discouraged.
- .9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.
- .10 It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, size, materials, and details.
- .11 If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.
- .12 If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.
- .13 It is not appropriate to use snap-in muntins to create a false dividedlight appearance.
- .14 In accordance with the Artificial Materials guidelines (Section 3.8), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.
- .15 Existing windows and doors on non-contributing structures should be replaced in-kind.

Incomplete - 8/5/24 - waiting on \$75 fee

Item A.

Print Form



APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS PERMIT
100 N. King Street ~ Hendersonville, NC ~ 28792
Phone (828)697-3010 ~ Fax (828) 697-6185
www.cityofhendersonville.org

HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

The following are required to constitute a complete application:
~ This form including the property owner's signature.
~ Attachments such as sketches, photos, site plan, etc., necessary to clearly explain the project.

Date **8/1/24** Local District/Landmark

Address of Property **112 2nd Ave. East Hendersonville, NC 28792**

Property Owner: Name **HVL Property Management**

Address Day Phone **(828) 513-0701**

Contact Name (if other than owner) **Katie Montes**

Address **147C 1st Ave East Hendersonville, NC 28792** Phone **(828) 290-4101**

Details of proposed work: (attach additional papers if needed).
Installation, replacement of the main entrance doors. 3 window facings
King Street

- Attachments: Photographs Sketch Site Plan (showing existing features and proposed)
 Commercial samples Commercial brochures

The burden of proof is on the applicant to prove the proposed work is in keeping with the historical character of the historic district. Please list specific reference(s) in the *Design Guidelines* that support your application.

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six months. Certificates can be extended for six months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Owner's Signature Owner's Signature **Josh Israel**

Official Use: **8/5/24** BY **Sam Hays**



Quote

Scott Benge Senior Project Manager/Commercial Sales

msbenge@garagedoorspecialists.com
(828) 443-4275 (MAIN CONTACT)

111 Benview Ln Morganton, NC 28655
Phone (828) 584-2297

Quote

Katherine Montes

SALESPERSON	PROJECT	QUOTE PREPARED BY	DATE QUOTED
Scott Benge	Door in lower Building	Scott Benge	04/27/2023

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
10' X 7'8" FRAME UNIT WITH SIDELITES			
1	HP18 3670 CYL 3'6" X 7' 18 GA STEEL DOOR 161		
1	HP18 3670 MP 3'6" X 7' 18 GA STEEL DOOR 86		
1	10' X 7'8" 5 3/4 DS FRAME UNIT WITH SIDE LITES		
6	35STBB 26DN 4.5 BALL BEARING 26D HINGE NRP		
1	380 70R 3801278 70 RH ASTRAGAL		
2	275D 26D 8" SLIDE BOLT		
2	24 X 32 TGK 24 X 32 TEMPERED GLASS & KIT		
2	LABOR CG INSTALL GLASS		
2	14 X 80 TG 1/4" CLEAR TEMPERED GLASS		
1	4501R-32D 36 GRADE 1 HD RIM PANIC DEVICE		11,493.00
1	42 SEC 148 HD KEYED PANIC LEVER TRIM		
1	OS 608 6200 OVERLAP STRIKE		
2	5200 AL HEAVY DUTY 1-6 CLOSER ALM		
2	754S 48 48" SWEEP		
1	410S 96 4 X 96 1/2" RISE ADA THRESHOLD		
	ADD Full Glass		\$795.00
	NOTE: ALL ELECTRICAL ABOVE 24V BY OTHERS	SUBTOTAL	12,288.00
	ALL CONDUIT BY OTHERS	SALES TAX	860.16
		TOTAL	13,148.16
		CC Charge	394.45

This proposal may be withdrawn by GDS/AAD at any time due to escalating raw material cost. All quotes are subject to price increase until stabilization of the market occurs. All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and beyond the original estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. **All control wiring and opening preparation to be done by others unless otherwise noted and if applicable. We are not responsible for unlevel**

Total for Store front \$13,542.61

concrete.

Deposit store front	\$6771.31
Sectional door	\$2,250.00
Deposit	
<hr/>	
Deposit	\$9021.31

Clopay® Commercial Product Limited Warranty

Models 902, 903

For a period of five (5) years from the date of the purchase of your door, Clopay warrants the sections of the models 902 and 903 against paint finish cracking, checking or peeling (losing adhesion), as verified upon inspection by persons authorized by Clopay, we will replace or otherwise restore (at our option) any such defective door sections.

In addition, for a period of one (1) year from the date of your purchase of your door, we will repair or replace (at our option) any door section, parts or hardware that is defective in material or workmanship.

We will pay all labor and materials costs associated with any repair work described above, however, labor costs associated with the removal and reinstallation of any repaired sections and the installation of replacement sections will be your responsibility.

This warranty extends to and benefits only the original purchaser of the door and to normal usage when the door has been installed and maintained in accordance with the manufacturer's instructions.

Our warranty does not cover these items:

WE WILL NOT PAY FOR ANY DAMAGES, INCLUDING INCIDENTAL OR CONSEQUENTIAL DAMAGES, CAUSED BY OR RESULTING FROM A DEFECTIVE DOOR SECTION, PARTS OR HARDWARE. Some states do not allow the exclusion of incidental or consequential damages, so the above limitation may not apply to you.

Our warranty shall not extend to or cover deterioration due to rust resulting from damage to the door section finish caused by fire, other accident or casualty, vandalism, radiation, harmful fumes or foreign substances in the atmosphere, or occurring as a result of any physical damage after the door left our factory, or failure to provide reasonable, necessary and proper maintenance. Nor shall our warranty extend to or cover any damages or claims with respect to any products that in any way or degree have been altered, processed, misused or improperly handled or installed.

If your door does not conform to this warranty, notify us in writing at the following address promptly after discovery of the defect. Clopay Building Products Company, 8585 Duke Blvd, Mason OH 46040.

WE MAKE NO OTHER WARRANTIES, REPRESENTATIONS, OR COVENANTS, EXPRESS OR IMPLIED, WITH RESPECT TO THIS PRODUCT, AS TO ANY MATTER WHATSOEVER, EXCEPT FOR ANY "IMPLIED WARRANTY" AS THAT TERM IS DEFINED IN THE MAGNUSON-MOSS WARRANTY-FEDERAL TRADE COMMISSION IMPROVEMENT ACT, SUCH IMPLIED WARRANTIES TO BE LIMITED IN DURATION TO A PERIOD OF ONE YEAR FROM THE DATE OF PURCHASE.

This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

KEEP THIS DOCUMENT FOR YOUR RECORDS - DO NOT REMIT

Door Model 904 FULL SECTION

Installation Company All About Doors LLC

Address 111 BENVIEW LANE

City MORGANTON State NC Zip 28655

Date of Purchase Warranty Da



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A Griffon Company



NEW CLOPAY COMMERCIAL – MODEL 904 architectural series



ALUMINUM FULL-VIEW DOORS

Clopay's new Model 904, possesses a sleeker design with fewer lines and angles to its appearance. It has equal stile spacing with rails and stile profiles more proportional to each other. This new design provides a more aesthetically pleasing appearance making it ideal in applications such as restaurants, auto dealerships and fire stations.

clopaycommercial.com



OPTIONS

PANEL OPTIONS



Acrylic or Full View

FRAME/SOLID PANEL COLOR OPTIONS



Clear Aluminum
Window

GLASS/PANEL OPTIONS



Clear Glass

PERFORMANCE OPTIONS

HEAVY-DUTY HARDWARE



Double End Hinge



2" Track



High Performance Hardware

SPECIALTY PRODUCTS



Center Mirror



Tubular Pin

WINDCODE®



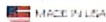
Design products to BS, AS/NZS 4100, exceeding or via. Meets tested 50% greater than DP

STANDARD SPECIFICATIONS	
Max. Width	24' 2"
Max. Height	20' 0"
System Weight	2.5 LBS'
Panel Thickness	4.2" with single up to 14' 2" 6.2" with double over 14' 2"
Finish	Brushed zinc with enamel surface
Panel Style	Full-view or solid aluminum panel
Track Construction	6063-T5 extruded aluminum alloy
Window Style	Full-view

Glass	200 glass, tempered glass, acrylic. Thicknesses of 1/2", 3/4" and 1 1/2"
Solid Panels	Insulated and non-insulated aluminum panels
Wind Load	See manual table
Weight	See
Seals	10,000 cycle average Submersed airtight seals with minimum 2" cavity factor
Tracks	2" angle channel track with standard 1 1/2" 2" track when applicable
Hardware	11E stainless steel roller Steel stop pins and H handle Trade size lock for structural security
Warranty	Standard Panel - 5 Years Material and Workmanship - 1 Year



For more information on these and other Clayco products, call 1-800-526-4301 or visit claycocommercial.com



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This document presented and filed:
09/01/2020 04:44:14 PM

WLK

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$26,517.00

Doc Stamps \$26,517.00

Return to: Harrison

Prepared By: Sharon B. Alexander
Deed Preparation Only

This instrument is prepared by Sharon B. Alexander, a licensed North Carolina Attorney. Delinquent taxes, if any are to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF HENDERSON

THIS DEED, made and entered into this 31st day of August, 2020, by and between Stuart I. Rubin, Trustee of the Stuart I. Rubin Revocable Trust dated February 11, 2003 (herein referred to as the "party of the first part" and having a mailing address of P. O. Box 2258; Hendersonville, NC 28793) and HVL Property Holdings, LLC (the "party of the second part" and having a mailing address of 820 NE 6th Avenue; Delray Beach, FL 33483);

WITNESSETH:

The said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Valuable Consideration to him in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey in fee simple unto said party of the second part, its heirs and assigns, a certain tract or parcel of land lying and being in Henderson County, North Carolina, more particularly described as follows:

TRACT ONE (1): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 691, at Page 31, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #108523 and a current street address of 307 N. Main St.

TRACT TWO (2): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 691, at Page 39, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #106597 and a current street address of 311 N. Main St.

TRACT THREE (3): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 805, at Page 675, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #109531 and a current street address of 305 N. Main St.

SUBJECT TO the right of common use of the wall, stairway and hall located on the boundary line between the subject property and the property adjoining on the north as set out in an agreement between Floried Justus et al and H.H. Ewbank, et al; also subject to the party wall located on the boundary between said properties, described in deeds recorded in Deed Book 219, at Page 122 and in Deed Book 805, at Page 675 of the Henderson County Registry.

TRACT FOUR (4): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 835, at Page 497, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #106608 and a current street address of 238 N. Main St.

TRACT FIVE (5): BEING all of Tract Thirteen (13) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 917, at Page 280, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #113949 and a current street address of 222 N. Main St.

SUBJECT TO that Party Wall Agreement regarding the northern wall, said Party Wall Agreement described in Deed Book 103, at Page 112, Henderson County Registry, reference to which is hereby made and incorporated herein. EXCEPTING a one-half interest in the northern wall as reserved in Deed Book 104, at Page 76, Henderson County Registry, and as further described in deeds recorded Deed Book 747, at Page 273, in Deed Book 895, at Page 295 and in Deed Book 917, at Page 280, Henderson County Registry.

ALSO CONVEYED is a ten foot wide alley right of way extending East from the rear of the above-described lot to King Street, said alley right of way described in Deed Book 104, at Page 76, Henderson County Registry, and as further described in deeds recorded in Deed Book 747, at Page 273, in Deed Book 895, at Page 295 and in Deed Book 917, at Page 280, Henderson County Registry.

ALSO CONVEYED is a right of way from the East side of the above-described tract to the alley and across said alley which leads in a northern direction to Third Avenue East and in a southern direction to Second Avenue East. THERE IS QUITCLAIMED to the Grantee, his heirs and assigns, any land located between the eastern edge of the above-described tract and the alley which leads to Third Avenue East and Second Avenue East, as described in deeds recorded in Deed Book 747, at Page 273, in Deed Book 895, at Page 295 and in Deed Book 917, at Page 280, Henderson County Registry.

TRACT SIX (6): BEING all of that property described in Deed Book 1334, at Page 785, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #116213 and a current street address of 114 N. Main St.

TRACT SEVEN (7): BEING all of Tract Twenty-Five (25) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property conveyed in Deed Book 799, at Page 621, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #115543 and a current street address of 119 S. Main St.

TOGETHER WITH and SUBJECT TO the party wall rights described in that Party Wall Agreement recorded in Deed Book 102, at Page 367, Henderson County Registry, and a right of way over that ten (10') foot strip at the west end of the lot immediately north of Lot No. 8, Barnwell Division, for ingress, egress and regress to and from the building. Said Agreement is further described in deeds recorded in Deed Book 298, at Page 402 and in Deed Book 799, at Page 621, Henderson County Registry.

TRACT EIGHT (8): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 813, at Page 161, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #114846 and a current street address of 315 N. Main St.

TOGETHER WITH and SUBJECT TO party wall rights in the north wall described in Deed Book 49, at Page 528 and to party rights in the south wall described in that Party Wall Agreement recorded in Deed Book 170, at Page 507, Henderson County Registry; and to party wall rights and/or easements described in Deed Book 652, at Page 165; in Deed Book 666, at Page 605; and in Deed Book 813, at Page 161, Henderson County Registry.

TRACT NINE (9): BEING all of Tract Thirty-One (31) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 645, at Page 467, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #114105 and a current street address of 344 N. Main St.

TRACT TEN (10): BEING all of Tract Twenty-Nine (29) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 635, at Page 263 and in Deed Book 645, at Page 469, Henderson County Registry, reference to which is hereby made for greater certainty of description. Bearing a current Henderson County REID #117132 and a current street address of 430 N. Main St.

TOGETHER WITH and SUBJECT TO wall rights described in Deed Book 318, at Page 295, Henderson County Registry.

TRACT ELEVEN (11): BEING all of Tract Eighteen (18) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 785, At Page 229, and tract two of that deed recorded at Deed Book 1090 at Page 556, both references to the Henderson County Registry (Together Being all of that property described by deed recorded at Deed Book 784 at Page 700, Henderson County Registry), reference to said deeds is hereby made for greater certainty of description. Bearing a current Henderson County REID #9945680 and a current street address of 502 N. Main St.

TRACT TWELVE (12): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 822, at Page 1, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #106020 and a current street address of 423 N. Church St.

TOGETHER WITH and SUBJECT TO wall rights described in Deed Book 536, at Page 693, Henderson County Registry. Property shown as Lot 425 on that plat recorded at Plat Book 10 Page 78 and now reindexed at Plat Cabinet C Slide 294A Henderson County Registry.

TOGETHER WITH and SUBJECT TO that fourteen (14') foot wide right of way described in Deed Book 798, at Page 540, and as shown on Plat Slide 1307, Henderson County Registry.

TRACT THIRTEEN (13): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 822, at Page 11, (and See Deed Book 800 at Page 181) Henderson County Registry,

reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #104868 and a current street address of 431 N. Church St.

TOGETHER WITH and SUBJECT TO party wall rights described in deeds recorded in Deed Book 699, at Page 343; in Deed Book 794, at Page 341; in Deed Book 800, at Page 181; and in Deed Book 822, at Page 11, Henderson County Registry.

Property shown as Lot 431 on that plat recorded at Plat Book 10 Page 78 and now reindexed at Plat Cabinet C Slide 294A Henderson County Registry.

TOGETHER WITH and SUBJECT TO that fourteen (14') foot wide right of way described in Deed Book 798, at Page 540, and as shown on Plat Slide 1307, Henderson County Registry.

TRACT FOURTEEN (14): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 822 at Page 6 (and See Deed Book 800, at Page 173) Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #9941508 and a current street address of 433 N. Church St.

Property shown as Lot 433 on that plat recorded at Plat Book 10 Page 78 and now reindexed at Plat Cabinet C Slide 294A Henderson County Registry.

TOGETHER WITH and SUBJECT TO that fourteen (14') foot wide right of way described in Deed Book 798, at Page 540, Henderson County Registry, and that fifteen (15') foot wide right of way described in Deed Book 800, at Page 165, Henderson County Registry.

TRACT FIFTEEN (15): BEING all of that property described in that deed recorded in Deed Book 1150, at Page 327, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #115609 and a current street address of 417 7th Ave. E.

TRACT SIXTEEN (16): BEING all of Tract Seventeen (17) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 1117, at Page 555, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #105036 and a current street address of 147 1st Ave. E.

TRACT SEVENTEEN (17): BEING all of that property described in Deed Book 1251, at Page 562, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #104920 and a current street address of 122 W. Allen St.

TRACT EIGHTEEN (18): BEING all of Tract Twenty-Six (26) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 722, at Page 19, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #116090 and a current street address of 212 S. Church St.

TRACT NINETEEN (19): BEING all of Tract Twenty-Eight (28) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property conveyed in Deed Book 593 at Page 435 and at Deed Book 601, at Page 223, Henderson County Registry, reference to said deeds is hereby made for greater certainty of description. Bearing a current Henderson County REID #114042 and a current street address of 402 S. Church St.

TRACT TWENTY (20): BEING all of Tract Thirty-Four (34) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 556, at Page 483 and Tract One of Deed Book 1090 at Page 556, both references to the Henderson County Registry, reference to said deeds is hereby made for greater certainty of description. Bearing a current Henderson County REID #114091 and a current street address of 614 Spartanburg Hwy.

TRACT TWENTY-ONE (21): BEING all of that property described in that deed recorded in Deed Book 1267, at Page 58 and in Deed Book 1247, at Page 469, Henderson County Registry, reference to which is hereby made for greater certainty of description. Bearing a current Henderson County REID #9906277 and a current street address of 820 7th Ave. E.

EXCEPTED and excluded from the above is any parcel or tract that has been previously conveyed to another party.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging to it, the said party of the second part, and its heirs and assigns in fee simple forever.

And said party of the first part does covenant that he, as Trustee, is seized of said lands in fee simple and has the right to convey the same in fee simple, that title to same is marketable and free and clear of all encumbrances, and that he, as Trustee, will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever. This conveyance and these warranties are made subject to all rights-of-way, easements and restrictive covenants of record, and to 2020 ad valorem property taxes for Henderson County and each municipality in which a parcel described above is located.

IN TESTIMONY WHEREOF, said party of the first part has hereunto set his hand and seal the day and year first above written.

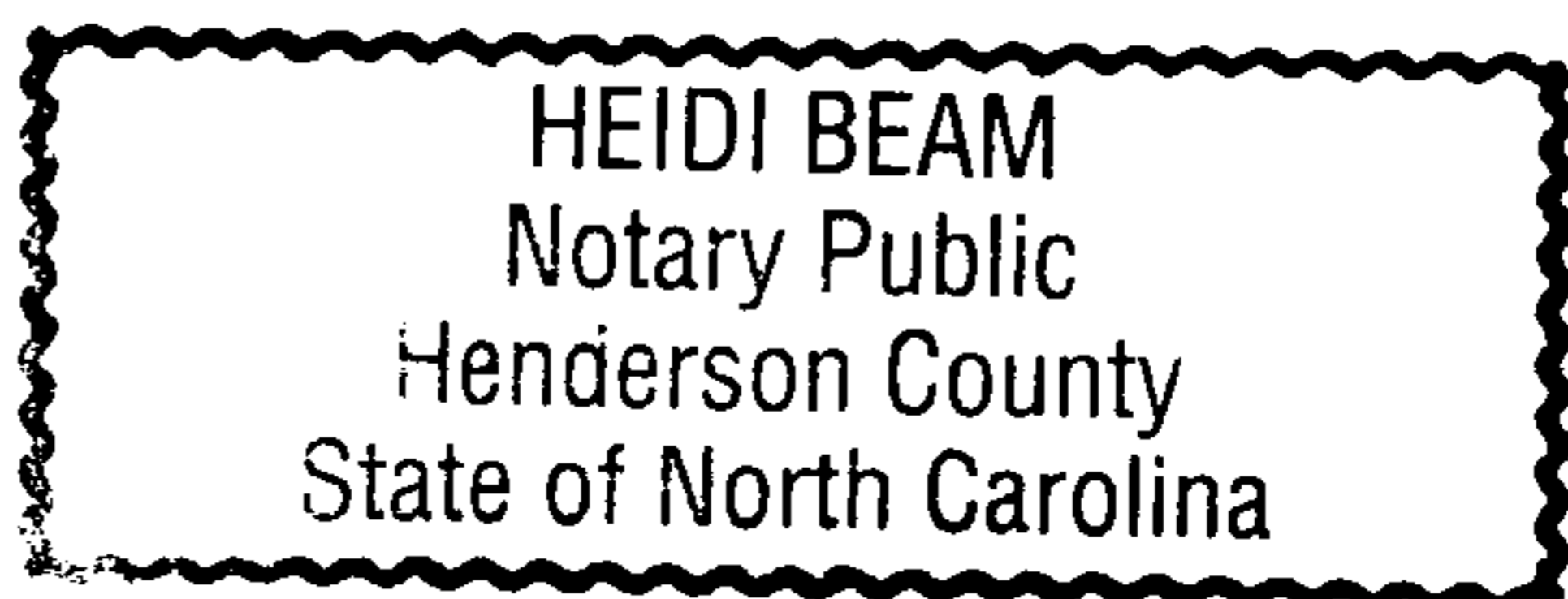
Stuart I. Rubin (SEAL)
STUART I. RUBIN, Trustee of the
Stuart I. Rubin Revocable Trust Agreement
UAD February 11, 2003

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, a Notary Public of the County and State aforesaid, certify that Stuart I. Rubin, Trustee of the Stuart I. Rubin Revocable Trust Agreement UAD February 11, 2003, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purpose stated therein. Witness my hand and official stamp or seal, this 31 day of August, 2020.

Heidi Beam
Notary Public

My commission expires: 11-24-22





CITY OF HENDERSONVILLE
AMENDED AGENDA ITEM
SUMMARY
PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II MEETING DATE: September 18, 2024
AGENDA SECTION: New Business DEPARTMENT: Community Development
TITLE OF ITEM: 117 S Main Street – After-the-Fact Front Door Replacement (H24-059-COA) – Sam Hayes / Planner II

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-059-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:

- 1. The original storefront no longer exists and therefore the retention of commercial character of the building is achieved through contemporary design which is compatible with the scale, design, materials, color, and texture of the historic building. (Sec. 3.1.7)
2. No historic photo was located of the historic storefront was found to show original characteristics and architectural details of the building, however, the original opening was utilized and no damage to the exterior brick was made. (Sec. 3.1.8)
3. The original architectural features and details that are character-defining elements of downtown structures are preserved, including the brickwork. (Sec. 3.4.1.1)

[DISCUSS & VOTE]

1. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-059-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is incongruous with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:

- 1. The original storefront no longer exists, However, the retention of commercial character of the building is not achieved due to the contemporary design which is incompatible with the scale, design, materials, color, and texture of the historic building. (Sec. 3.1.7)

[DISCUSS & VOTE]

PROJECT/PETITIONER NUMBER:	H24-059-COA
PETITIONER NAME:	Rogelio Chavez (Applicant)
EXHIBITS:	A. Staff Report B. COA Application C. Warranty Deed

117 S MAIN ST – After-the-Fact Approval of a New Storefront

(H24-059-COA)

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

Staff Report Contents

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SITE VICINITY MAP 2

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP..... 3

HISTORY OF SUBJECT PROPERTY 4

SITE IMAGES 5

REQUEST I: AC UNIT INSTALLATION - DESIGN STANDARDS CRITERIA 8



PROJECT SUMMARY

Applicant: Rogelio Chavez

Property Owner: Gator Group Holdings, LLC

Property Address: 117 S Main Street

Project Acreage: .08 acres

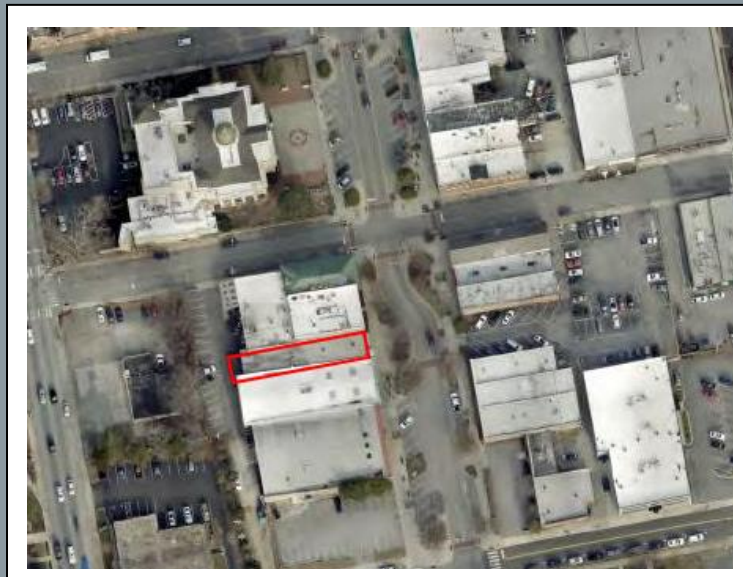
Parcel Identification Number(s):

9568-77-9163

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: After-the-Fact Storefront Replacement



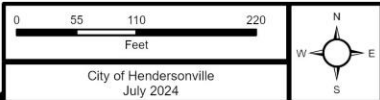
SITE VICINITY MAP

Project Summary:

The City of Hendersonville is in receipt of an after-the-fact Certificate of Appropriateness (COA) application from Rogelio Chavez for the installation of a new storefront in a building on South Main Street. The doors utilize the existing opening but is made of black metal and glass. The door consist of sidelights on either side, and a transom window above.

This is considered major work and therefore requires the Historic Preservation Commission to grant approval.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP



City of Hendersonville
July 2024

117 S. Main Street
 H24-059-COA
 PINs: 9568779163
 Acreage: .6
Main Street Historic District
 Community Development Department

Legend

- Parcels
- Main Street Historic District
- Subject Parcel



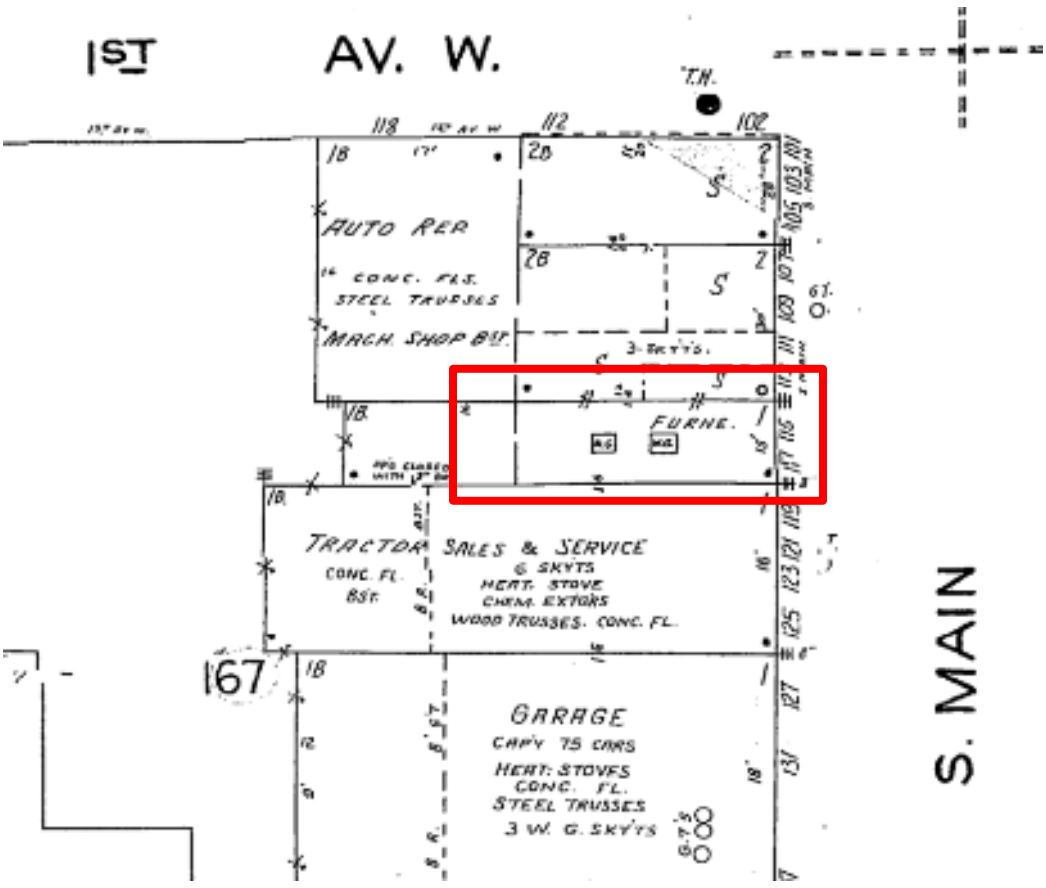
HISTORY OF SUBJECT PROPERTY

117 S. MAIN

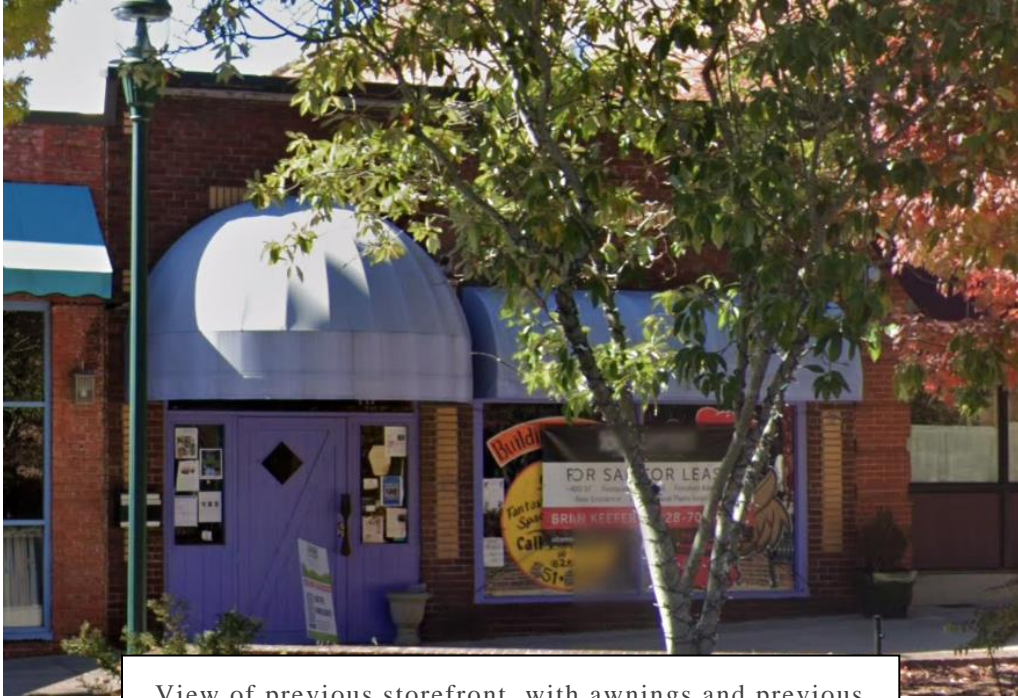
Commercial Building. ca. 1920. Contributing.

One-story striated brick Commercial Style building with inset decorative panels of yellow brick. Storefront openings remain intact although original door and window framing has been replaced with aluminum-framing. In 1943 this was in use as a furniture store (Sanborn maps).

The below image is from a 1948 Sandborn Map that shows the building, and represents it as a one story structure of the comparable size to what it currently is today.



SITE IMAGES



View of previous storefront, with awnings and previous front door (Google Street View).



Close up view of the newly installed doors. The doors are constructed using black metal and fit into the existing storefront opening.

SITE IMAGES



Full view of the front façade of the structure.



View looking north.

SITE IMAGES



View looking south.

DESIGN STANDARDS CRITERIA

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

Section 3.1 STOREFRONTS

Preservation

- .1 Retain and preserve historic storefronts and storefront features such as entryways, display windows, doors, transoms, corner posts, etc.
- .2 Whenever possible, retain and preserve historic materials. Avoid the removal of historic materials or architectural features.
- .3 Whenever repairing or renovating, it is recommended that any non-historic storefront or façade treatments including metal cladding or other non-historic alteration be removed.

Reconstruction

- .4 If replacement of a deteriorated storefront or storefront 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 storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- .6 Whenever changes are required to meet building or accessibility codes, they should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

New Design

- .7 Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.
- .8 Whenever possible, incorporate research from the Baker-Barber collection to determine the original characteristics and architectural details of the building.

Section 3.4.1 – ARCHITECTURAL DETAILS AND ORNAMENTATION

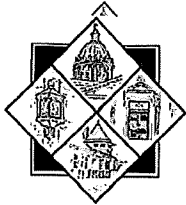
- .1 Retain and preserve any architectural features and details that are character-defining elements of downtown structures, such as cornices, columns, piers, brickwork, stringcourses, quoins, etc.
- .2 If replacement of an architectural element is necessary, use new materials that match the historic 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 feature 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.

H24-059-COA

Item B.



**CERTIFICATE OF
APPROPRIATENESS APPLICATION
REQUIRED MATERIALS CHECKLIST**

Community Development Department
100 N King St.
Hendersonville, NC 28792
828-697-3010

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 by the Commission Coordinator (828-697-3010).

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.).**

Application Submittal Requirements and Required Materials Checklist

Design Standards, HPC Meeting Schedule and Staff Contact Information can be found on the City of Hendersonville Historic Preservation Commission Website: www.hendersonvillehpc.org

Date: 8-1-24

Minor Work

Major Work

Major Work Resubmittal

Application Contact Information			
Applicant Name: Rogelio Chavez	Property Address: 117 N main St	Applicant Email: Chavez_212@hotmail.com	Phone Number: 229-672-4124
Property Owner Name (if different from Applicant) Brian Keefer	Mailing Address:	Owner Email: dwellenterprisesLLC@gmail.com	Phone Number: 828-707-0690

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.

Remove wooden single door. Replace with commercial double door
Store front metal frame and glass. Metal frame to be color black.



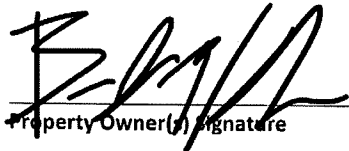
CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
100 N King St.
Hendersonville, NC 28792

Property Owner Signature

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six (6) months. Certificates can be extended for six (6) months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Brian Keefer
Printed Property Owner(s) Name


Property Owner(s) Signature

Gator Group Holdings, LLC
Printed Company Name (if applicable)
*LLC, Inc., Trust

Registered Agent
Property Owner Title (if applicable)
*Member, Manager, Register Agent, etc.

Community Development Use Only

Date Received: 8/15/24

Received By: Sam Hayes

Application Complete: Y N

Proposed HPC Meeting Date (if applicable): 9/18/24

Notes: Applicant claimed minor work, but its considered major work.



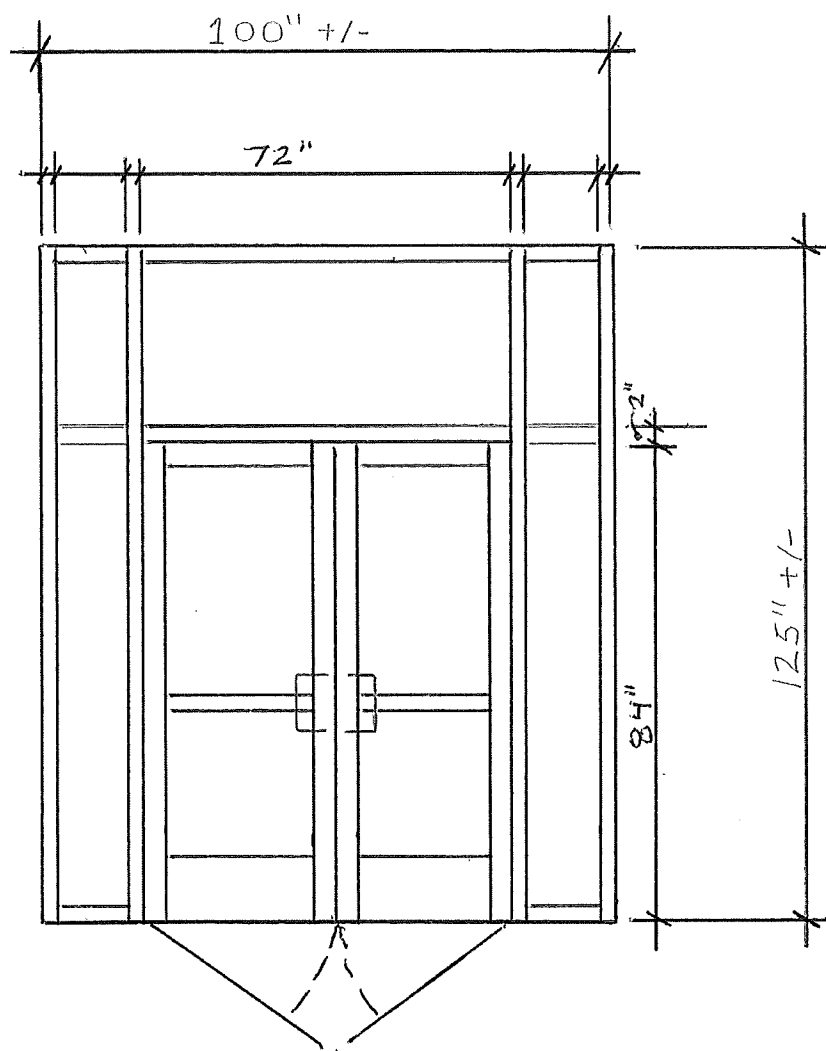
Sheet 1 of 2

BRITT AND TILSON GLASS CO., INC.
 236 SWANNANOA ROAD, ASHEVILLE, NC 28805
 P.O. BOX 5816, ASHEVILLE, NC 28813-5816
 828-253-6706 FAX: 828-254-6451

Design Data Sheet

Date: 06/20/24

Customer: Roy Chavez
Hendersonville, NC
 Job: 117 S. Main Street
New Front Entrance



ONE Thus

DOORS swing out of the building
 to the sidewalk

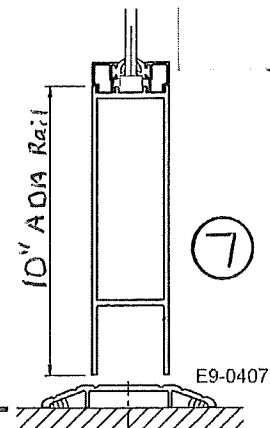
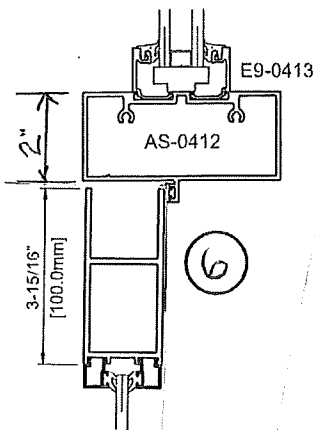
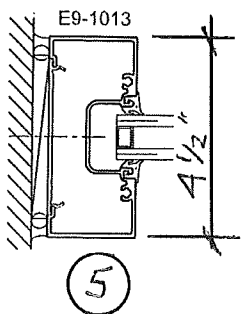
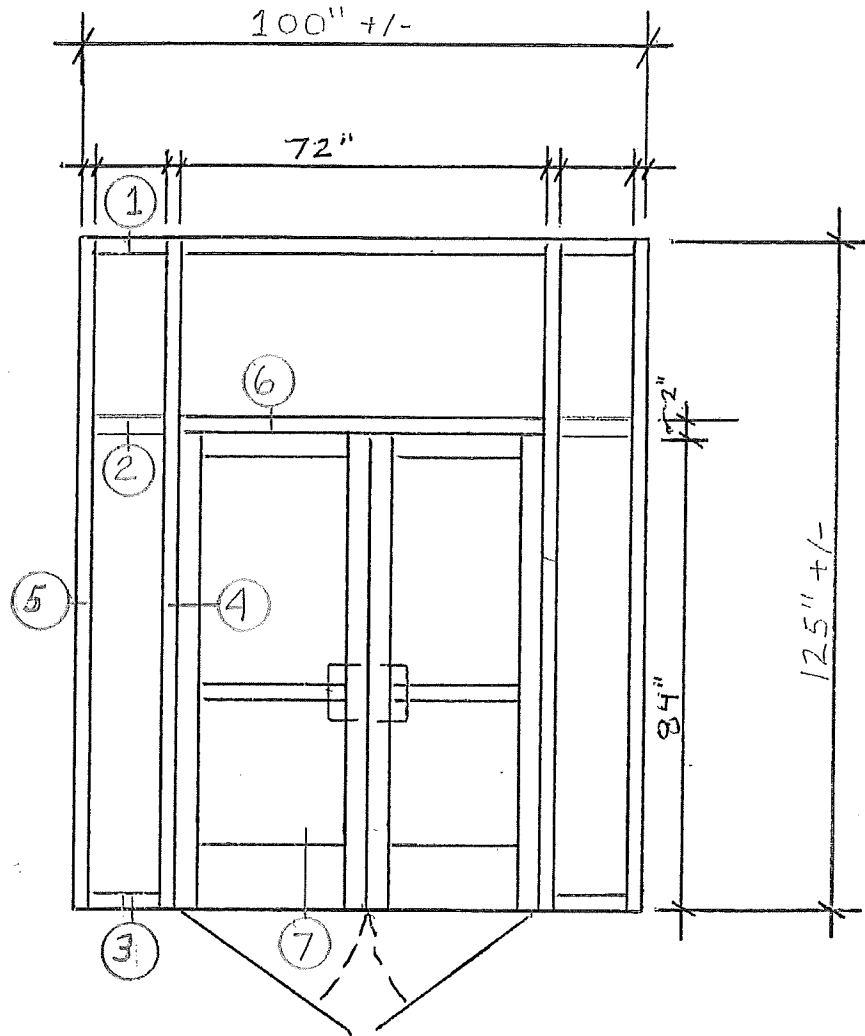
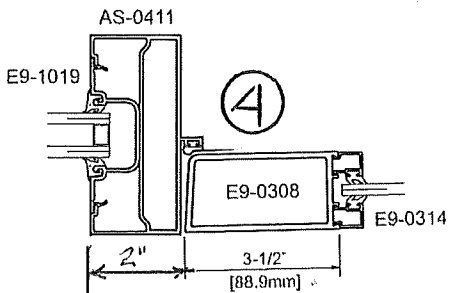
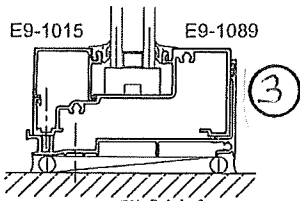
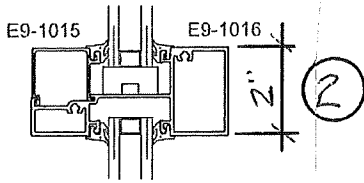
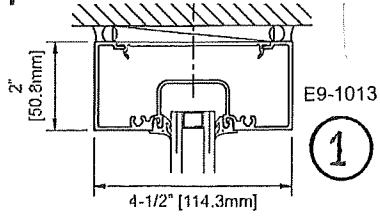
#80 Dark Bronze anodized Finish

DOORS are 6'0" X 7'0" pair with Panic Exit devices
 offset pivot hinges, SURFACE closers

Glass: clear LOW-E Insulated Tempered, ARGON gas

Sheet 2 of 2

BRITT AND TILSON GLASS CO., INC. 236 SWANNANOVA ROAD, ASHEVILLE, NC 28805 P.O. BOX 5816, ASHEVILLE, NC 28813-5816 828-253-6706 FAX: 828-254-6451	Design Data Sheet Date: <u>06/20/24</u>
	Customer: <u>Roy Chavez</u>
	<u>Hendersonville, NC</u>
	Job: <u>117 S. Main Street</u> <u>New Front Entrance</u>





Trulite Submittal Package
GLASS & ALUMINUM SOLUTIONS™

Submitted to:
Owner Roy Chavez

Project:
117 S. Main Street-Roy Chavez
Hendersonville, NC

Submitted by:
Britt & Tilson Glass Co., Inc.
Ronnie Lipe
June 20, 2024



Reinforced Door Limited Lifetime Warranty

WARRANTY COVERAGE:

Subject to the terms and conditions set forth below, Trulite Glass & Aluminum Solutions, LLC ("Trulite"), warrants that its doors with mortised and reinforced corner construction and assembled with concealed 3/8" (9.5mm) diameter plated steel tension rods and lock nuts (the "Product"), when used in accordance with (i) our technical data sheets and other written instructions, (ii) applicable building codes and regulations, and (iii) prescribed standard industry practices, will be free from material defects for natural life of the product (the "Limited Lifetime Warranty Period") from the date of shipment. This Limited Lifetime Warranty shall be conditioned upon and subject to the installer, general contractor, architect of record or owner's (each a "Customer") determination that the Product is suitable for and compatible with the Customer's intended use, and such determination shall be the sole responsibility of the Customer.

EXCLUSIONS FROM WARRANTY COVERAGE:

The following are specifically excluded from coverage under this Limited Lifetime Warranty: the failure of, damage to, or defects in the Product resulting from or caused by: alterations, modifications, neglect or improper usage; parts and/or hardware not specifically furnished by Trulite; faulty building construction or design; Acts of God, including, but not limited to hurricanes, flooding, earthquakes or other types of natural disasters and/or abnormal weather conditions; acts of negligence, or the misuse or abuse of the Product; improper installation; failure to comply with our technical data sheets and other written instructions, applicable building codes and regulations, and standard industry practices; incompatibility with other coatings, sealants, gaskets, lubricants, insulation or any other materials; normal wear and tear due to usage; and scratches or abrasions to the Product. This Limited Lifetime Warranty will be null and void in the event that full payment is not received for goods and services within the agreed upon terms of sale.

YOUR LEGAL RIGHTS:

THERE ARE NO EXPRESS WARRANTIES OTHER THAN THOSE CONTAINED IN THIS LIMITED LIFETIME WARRANTY. TO THE EXTENT PERMITTED BY LAW, ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO THE **IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXCLUDED**. ANY IMPLIED WARRANTIES ARISING BY OPERATION OF LAW ARE LIMITED IN DURATION TO THE TERM OF THIS LIMITED WARRANTY, BUT SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU. NO IMPLIED WARRANTY CAN BE MODIFIED BY ANY COURSE OF DEALING, COURSE OF PERFORMANCE OR USAGE OF TRADE. This Limited Lifetime Warranty gives you specific legal rights and you may also have other rights which vary from state to state. This Limited Lifetime Warranty: (i) is limited to the original purchaser and is nontransferable; (ii) replaces all previous warranties; and (iii) applies only to purchases and installations within the United States on or after Jan 1, 2012.

FILING A CLAIM:

To file a claim under this Limited Lifetime Warranty, you must contact us, in writing, within fifteen (15) calendar days of the discovery of an alleged manufacturing defect in a Product, at Trulite Glass & Aluminum Solutions LLC, Attn: Technical Services Department, 800 Fairway Drive, Suite 200, Deerfield Beach, Florida 33441. Proof of purchase must be submitted with any notice of claim. We have the right to physically inspect an installation site and obtain samples from that job installation and of the Product used in that installation before we determine the validity of your claim. Your claim must be received and evaluated by us before any repair or replacement work is performed; otherwise, this Limited Lifetime Warranty will be null and void. For additional information regarding our warranty policy, please refer to our website at www.trulite.com.

YOUR EXCLUSIVE REMEDY:

If a Product is proven defective within the Limited Lifetime Warranty Period, then as your sole remedy, Trulite will replace the defective Product without charge, FOB to the Trulite location nearest to the place of installation or, at Trulite's option, refund the purchase price of the defective Product. Trulite will not be liable for any other expenses involved in the removal of such Product, installation of a replacement Product, or any other incidental or consequential damages, including, without limitation, attorney's fees. The warranty for any replacement Product shall be limited to the terms and conditions of this Limited Lifetime Warranty and shall continue for a period of time equal to the remainder of the Limited Lifetime Warranty Period provided hereunder.

200/350/500 SPECS		
System Stiles	2" Narrow, 3-1/2" - Medium, and 5" Wide	
Door Config	Outside Glazed / Center Set	
Tested Glass	1" IGU with Low-E (C.O.G. U-Factor: 0.29)	
Test	Results	Standards
Air Infiltration	Single: 0.50 CFM/FT ² (1.10 m ³ /h-m ²) Pair: 1.00 CFM/FT ² (1.10 m ³ /h-m ²) @ 6.24 PSF (299 Pa)	ASTM E 283
Structural Uniform Load	200 Door Single: 35 PSF Pair: 35 PSF 350 Door Single: 50 PSF Pair: 50 PSF 500 Door Single: 60 PSF Pair: 60 PSF	ASTM E 330
Structural Performance	Door corner structural strength shall be tested per YKK AP's dual moment test procedure and certified by an independent testing lab to ensure corner integrity and weld compliance. Certified test procedures and results are available upon request.	

Finish Options	
Type	Standard
Factory Anodized	AAMA 612
Organic Paints	AAMA 2604 AAMA 2605

Midrail Sizes
1-1/4", 3", 3-15/16", 4-31/32", 6-1/2", 8" and 10"
Glass Sizes
3/16", 1/4", 5/16", 3/8", 1/2", 5/8", 3/4" and 1"

Stocked Entrances		Custom Entrances	
200 Entrances	Single Doors: 3'-0" x 7'-0" 3'-6" x 7'-0"	Paired Doors: 6'-0" x 7'-0"	20D, 35D or 50D Entrances
Offset Pivot, Center Pivot and Butt Hinge hanging options MS Locks, and CVR Exit Device (CVR for Offset Pivots only)			Single Doors or Paired Doors: Up to 8'-0" tall
			All our standard and most custom hardware options are available for use

Bi-Fold and Showroom Doors

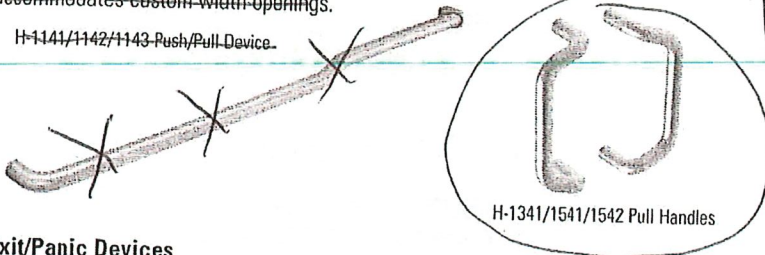
We now offer standard options to turn our 20D, 35D and 50D entrances into a bi-fold or showroom door. A bi-fold door uses a continuous hinge to completely open the door and stack it off to the side of the doorway. Our showroom doors are extremely wide options to swing the door out, letting large objects, such as demo vehicles into a building. Drawings and a separate data sheet for the bi-fold/showroom options are available on the product guide and/or our design manual at www.ykkap.com.

Standard Entrance Hardware

Smart Series Push/Pull Devices

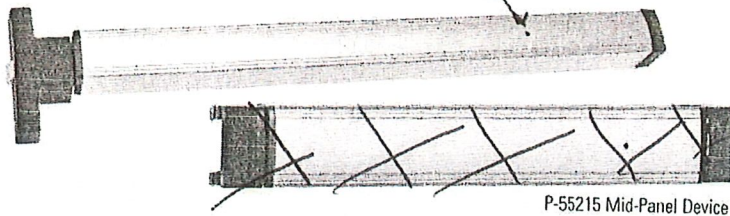
The one inch diameter push/pull provides flexibility and occupant safety. The pull handle is open to permit access to the lock cylinder, but is slightly angled to provide a uniquely modern look. The push bar starts at the locking stile, but then has an ergonomic "S-Bend" toward the locking stile to bring the bar closer to the door where it is captured by an end cap. This innovative push bar also accommodates custom width openings.

H-1141/1142/1143 Push/Pull Device.



Exit/Panic Devices

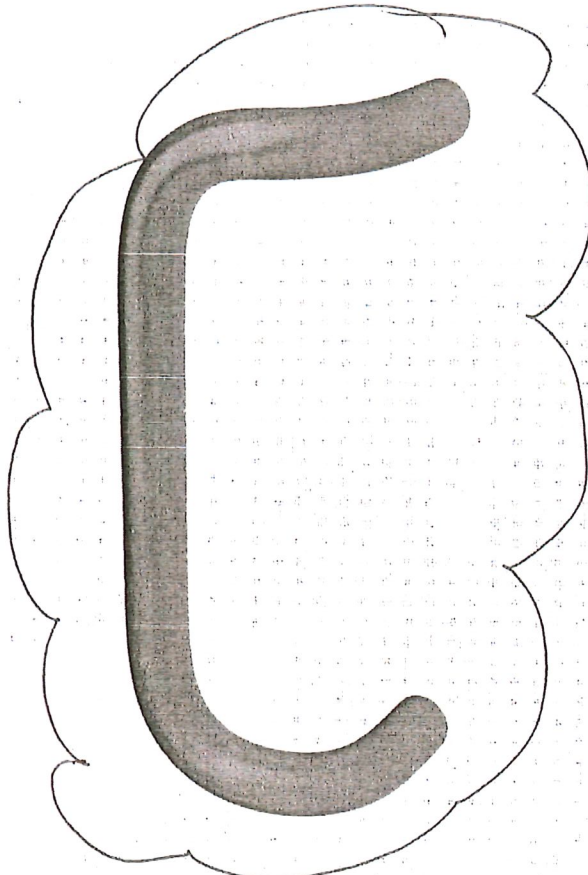
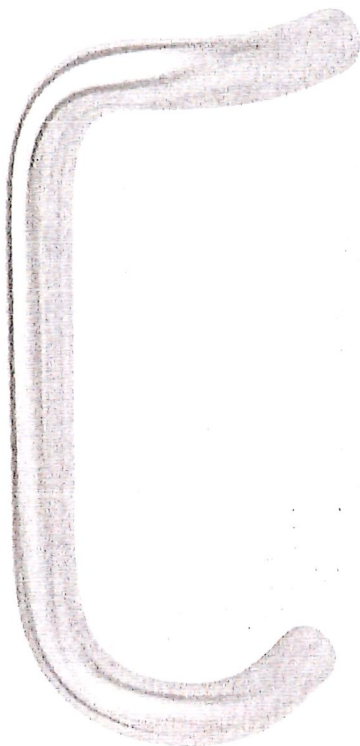
The modern and economical standard touch bar exit devices are ideally suited for all applications that require emergency egress. The devices are ANSI Grade 1, carry the UL label and are approved for Life Safety. Both the rim and concealed devices feature single point dogging and are available with electric actuation.



Trulite
GLASS & ALUMINUM SOLUTIONS™

**Reinforced Door
Limited Lifetime
Warranty**





Description

The YKK AP SmartPull is proprietary designed and innovatively styled as an extruded aluminum 1" diameter canted offset pull with 9" O.C. mounting. The open style assists with handicapped access and permits easy access to the lock cylinder.

YKK AP Part Numbers

~~H-1341~~: Single or Double Acting Concealed Mounting

H-1541: Panic Device Pull Handle for Concealed Mounting

H-1542: Panic Device Pull Handle for Throughbolt Mounting

Compatible Entrances

All YKK AP Entrances

Material Composition

Aluminum Extruded and Shaped

Finishes

Anodized Finish: ~~628 Clear~~ or 335 Black

Non-Stock: 612 (US 10), 613 (US 10B), 629 (US 32) & 630 (US 32B)

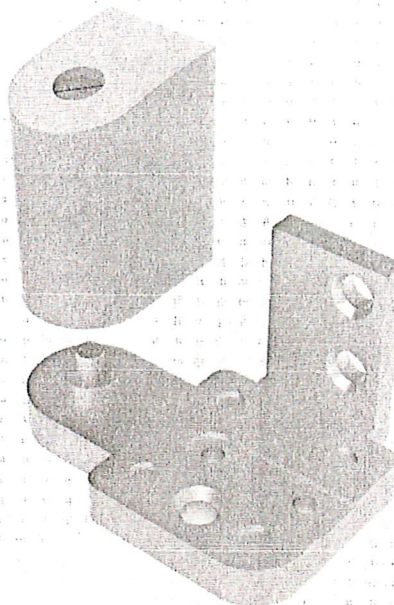
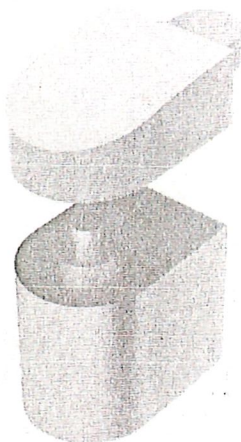
Hardware Vendor

ROCKWOOD®
ASSA ABLOY

Vendor Part or Series

Assa Abloy Rockwood Mfg Tubular 1" Series
YKK AP proprietary, custom manufactured

H-1341 / H-1541 / H-1542
Standard Smart Series Pull Handles



Description

- Door and frame portion of top pivot assembly are die cast aluminum.
- Press fit bearing on the pivot frame portion is self-lubricating oilite bronze type.
- Spring loaded hardened steel dowel pivot pin in door portion completes assembly.
- Door: Cast aluminum with radial and thrust ball bearings; with vertical screw adjustment.
- Frame portion (with threshold): Aluminum pivot base with steel pivot; integral part of door frame and securely anchors frame and threshold to floor.
- Frame portion (without threshold): Stainless steel pivot plate with stainless pivot; plate fastened at three points directly to floor.

Application

- Top offset pivot: Mortised frame portion into header/ transom bar, attached with screws through extrusion and threaded into pivot block. Spring loaded pivot allows for easy installation and maintenance.
- Bottom offset pivot: Frame portion is used with threshold. On interior or vestibule doors not requiring threshold, floor mounted portion is used. Door portion provides vertical adjustment with both pivot pieces.
- Typical package for doors up to 7'-6" height; requires intermediate pivot for doors over 7'-6" high. Intermediate pivot can be specified for doors to 7'-0" height.

NOTE: Maximum door weight for pivots is 125lbs

YKK AP Part Numbers

H-2101: Right Hand (RH) Pivot Package
H-2102: Left Hand (LH) Pivot Package

Compatible Entrances

20D/35D/50D, 25T/35T/50T & 35HL/50HL

Material Composition

Aluminum with Stainless Steel Bearing & Pins

Finishes

Electrodeposition: 628 Clear or 335 Black

Hardware Vendor

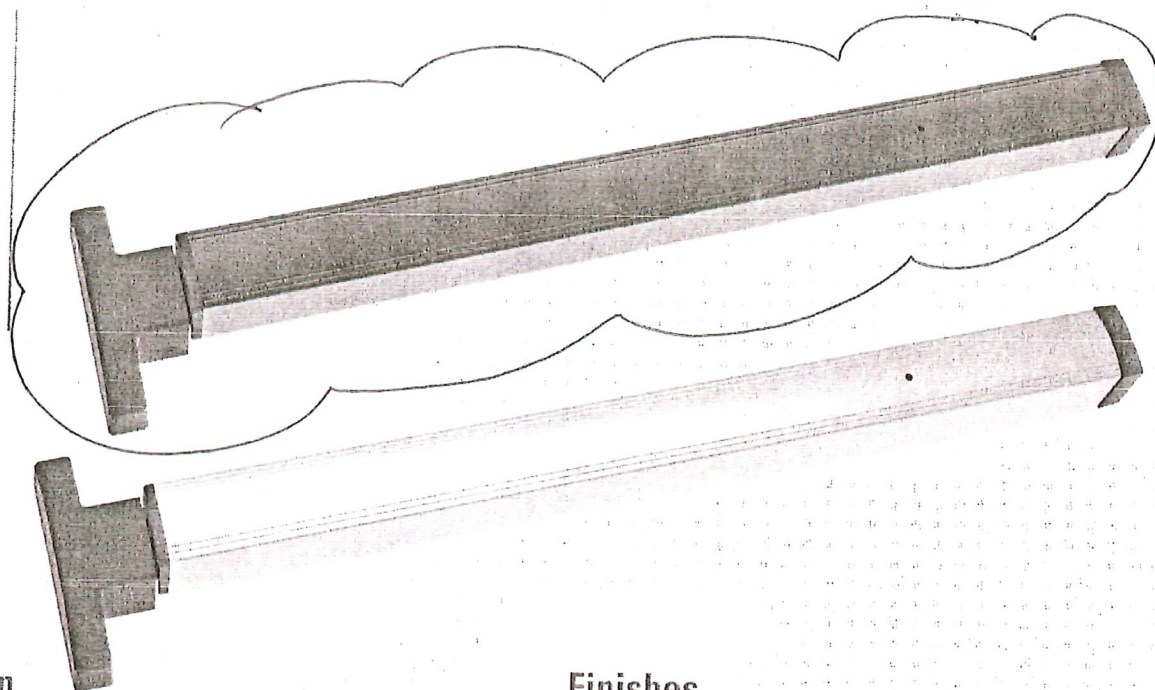


Vendor Part or Series

Calibre PV-5000 Series

H-2101 / H-2102

Standard Offset Pivot Package



Description

- Concealed Panic Device has concealed vertical lock rods and top latch mechanism inside the door stile.
- Depressing touchpad retracts the bottom rod from threshold and releases top latch from transom bar/header mounted barrel strike.
- Upon closing, top latch re-engages strike securely and frees bolt to engage threshold. Door is then locked from exterior.
- Panic device can be deactivated or "dogged" with optional cylinder key or allen key in active housing.
- Housings are cast aluminum with extruded aluminum touchpad. Rim cylinder diameter of 1-5/32" (29.4mm).

Compatible Entrances

20D/35D/50D, 40M/50M, 25T/35T/50T,
35XT/50XT & 35H/50H

Material Composition

- Aluminum Push Bar, Channel and End Caps
- Stainless Steel Strikes
- Steel Latch Bolts and Vertical Rods

Finishes

Coated Finish: ~~628 Clear~~ or **335 Black**
Other finishes available on special order

Application

- Concealed vertical rod device eliminates removable mullion obstruction on pairs of doors.
- Device when activated locks entrance on exterior and permits egress from building without the use of key.
- Touchpad design offers increased building security and reduces the risk of code infringements.

Hardware Vendor

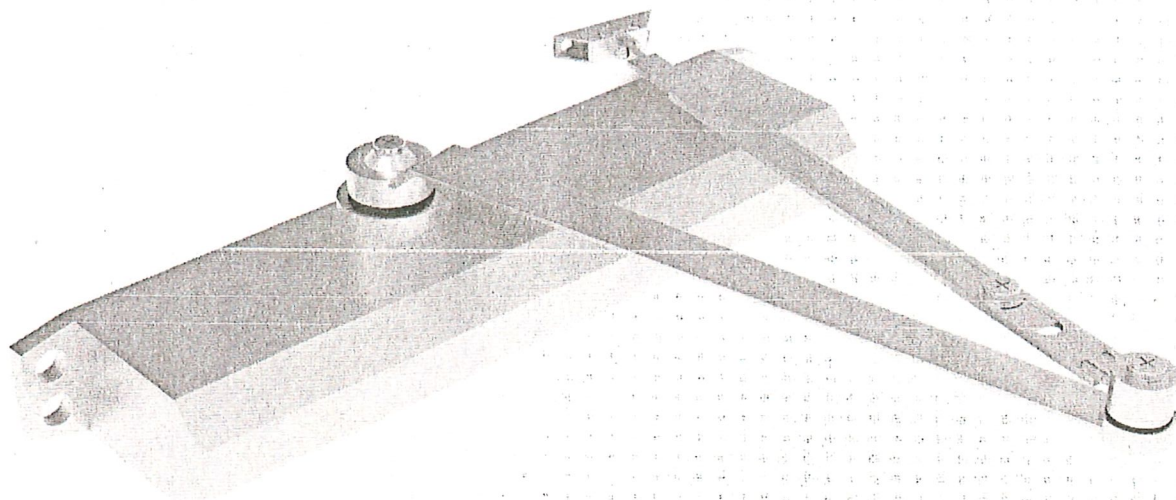
First Choice
Building Products

Vendor Part or Series

First Choice 3690 Series

P-52497

Standard Concealed Vertical Rod Panic Exit Device



Description

- Full rack and pinion type with cast aluminum body using non-gumming and non-freezing hydraulic fluid. Closer has two valves, hex key operated to independently regulate closing and latching speeds. Adjustable backcheck is standard on all closers. Closer meets Federal Specs FF-H-121C.
- Closers are non-handed with or without hold open arms (specify one). All mounting brackets are included.
- Closers with optional adjustable spring power for opening force size settings 1 thru 4 are also available.

Compatible Entrances

20D/35D/50D, 40M/50M, 25T/35T/50T, 25FD & 35XT/50XT

Material Composition

Aluminum Alloy

Finishes

Coated Finish: ~~628 Clear~~ or 335 Black

YKK AP Part Numbers

H-6101: with Back Check Non-Hold Open Preset
 H-6102: with Hold Open
 H-6103: with Delayed Action

Hardware Vendor



Vendor Part or Series

Hager 5300 Series Closer

Certifications

- ANSI/BHMA A156.4, adjustable sizes 1-6
- ADA Compliant ANSI A117.1 Accessibility
- UL/cUL Listed for up to 3 hours
- UL10C Positive Pressure Rated
- UL10B Neutral Pressure Rated
- Lifetime Warranty

H-6101 / H-6102 / H-6103

Standard Surface Mounted Closers

Hayes, Sam

From: roy chavez chavez <chavez_212@hotmail.com>
Sent: Monday, August 5, 2024 3:11 PM
To: Hayes, Sam
Subject: 117 S. Main Street Hendersonville New aluminum storefront entrance
Attachments: ElevationDrawing117SouthMainStreetbrittandtilsonglass.com_20240620_130603.pdf;
 SubmittalPackage117SouthMainStreetbrittandtilsonglass.com_20240620_131726.pdf

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

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From: Brittandtilson Glass <btglasslipe@yahoo.com>
Sent: Thursday, June 20, 2024 3:06:34 PM
To: chavez_212@hotmail.com <chavez_212@hotmail.com>
Subject: Re: Proposal for 117 S. Main Street Hendersonville, NC New aluminum storefront entrance

FORMAL PROPOSAL Revised 06/20/2024

BRITT & TILSON GLASS CO. INC.

P.O Box 5816 Asheville, NC 28813 236 Swannanoa River Road Asheville, NC 28805

Phone: 828-253-6706 Fax: 828-254-6451 E-mail: btglasslipe@yahoo.com

PROJECT NAME: New Aluminum Entry door and fixed sidelites.

Date of Proposal: 06/11/2024 **ARCHITECT:** N/A **Plan Date:** N/A. Existing conditions.

Project Address: 117 S. Main Street Hendersonville, NC **Proposal Prepared by:** Ronnie Lipe Salesman

WE PROPOSE TO INSTALL THE FOLLOWING SCOPE OF WORK

Scope of Work Base Bid: (See attached Elevation Drawing & Submittal Package).

We will remove existing wood door and sidelites, leaving a opening 100" wide X 125" tall.

Install (1) 6'-0" x 7'-0" pair Series 300 medium stile aluminum storefront door and 2- 10" wide glass sidelites, and fixed glass transom above door.

Locking: Concealed Vertical Rod panic exit devices, **Hinges:** Top & bottom offset pivoting hinges,

Closers: Surface mounted overhead exposed, no hold open arms.

Color/Finish: Standard dark bronze anodized.

Glass: 1" overall thickness clear low-e safety tempered glass with argon gas.

(Note: Owner will need to remove one row of floor tile so new door and frame will set on concrete slab).

Accepted: Base Bid Total Price Furnished & Installed: \$8,760.00

Accepted: Option C: Panic exit device locking on (1) 6'-0" x 7'-0" pair of doors : Add: \$3,364.00.

Base Bid & Option C: Furnished and Installed, Removal of existing entry included: Total: \$12,124.00

(See attached Elevation Drawing & Submittal Package).

Exclusions: Permits: Building, Renovation, Demolition & Inspection Fees.

Final cleaning and protection of our installed products. No master keyed lock cylinders.

No warranty for condensation, sweating or frosting on glass and aluminum frames.

Removal of window blinds or shading devices. Installation of safety film or window tint film.

Painting, Insulation, Replacement or Repair of existing wall, ceiling, floor finishes, tile and wood trim. Carpentry work.

Preparation of openings. Installation, Removal or Re-Installation of card readers, security and access controls. After hours or week end work. (Our work hours are 8:00 AM to 4:30 PM Monday-Friday).

Payment Terms:

* Deposit Payment of 80% (\$9,700.00) is required before material is ordered or fabricated.

The remaining \$ balance is to be paid in full the day we complete our work.

Checks are preferred to avoid adding transaction/service fee to your Quote.

Current Lead Time on Materials: 5-6 Weeks minimum, after measurements are taken.

Our Quote is subject to review after thirty (30) days from date of quote.

FROM: BRITT & TILSON GLASS CO., INC. RONNIE LIPE Salesman Date: Revised 06/20/2024

Please sign and initial all sheets of this Proposal, showing acceptance and Formal Notice to Proceed.

Accepted: X _____ Date: _____

Initial: _____ Title: _____

From: Ronnie Lipe Title: Project Manager
Britt & Tilson Glass Co., Inc.
PO Box 5816
Asheville, NC 28813

Phone: 828-253-6706 Fax: 828-254-6451
Physical Address: 236 Swannanoa River Road
Asheville, NC 28805

On Wednesday, June 19, 2024 at 11:22:34 AM EDT, Brittandtilson Glass <btglasslpe@yahoo.com> wrote:

FORMAL PROPOSAL 06/19/2024

BRITT & TILSON GLASS CO. INC.

P.O Box 5816 Asheville, NC 28813 236 Swannanoa River Road Asheville, NC 28805

Phone: 828-253-6706 Fax: 828-254-6451 E-mail: btglasslpe@yahoo.com

PROJECT NAME: New Aluminum Entry door and fixed sidelites.

Date of Proposal: 06/11/2024 ARCHITECT: N/A Plan Date: N/A. Existing conditions.

Project Address: 117 S. Main Street Hendersonville, NC Proposal Prepared by: Ronnie Lipe Salesman

WE PROPOSE TO INSTALL THE FOLLOWING SCOPE OF WORK

Scope of Work Base Bid:

We will remove existing wood door and sidelites, leaving a opening 100" wide X 125" tall.

Install (1) 3'-0" x 7'-0" medium stile aluminum storefront door an 2- 28" wide glass sidelites, transom above door.

Locking: deadbolt throw lock with interior thumbturn, Hinges: Top & bottom offset pivoting hinges,

Closer: Surface mounted overhead exposed, no hold open arm.

Color/Finish; Standard dark bronze anodized.

Glass: 1" overall thickness clear low-e safety tempered glass with argon gas.

(Note: Owner will need to remove one row of floor tile so new door and frame will set on concrete slab).

Base Bid Total Price Furnished & Installed: \$8,760.00

Option A: (1)Pair of 6'-0" x 7'-0"doors deadbolt locking in lieu of (1) single 3'-0" x 7'-0" door: Add:\$1,870.00.

Option B: Panic exit device lock in lieu of deadbolt lock on single 3'-0" door: Add:\$760.00.

**Option C: Panic exit device locking on 6'-0" x 7'-0" doors in lieu of (1) single 3'-0" x 7'-0" door:
Add:\$3,364.00.**

Exclusions: Permits: Building, Renovation, Demolition & Inspection Fees.
Final cleaning and protection of our installed products. No master keyed lock cylinders.
No warranty for condensation, sweating or frosting on glass and aluminum frames.
Removal of window blinds or shading devices. Installation of safety film or window tint film.
Painting, Insulation, Replacement or Repair of existing wall, ceiling, floor finishes, tile and wood trim. Carpentry work.
Preparation of openings. Installation, Removal or Re-Installation of card readers, security and access controls.
After hours or week end work. (Our work hours are 8:00 AM to 4:30 PM Monday-Friday).

***Payment Terms*:**
* Deposit Payment of 80% (To be determined) is required before material is ordered or fabricated.
The remaining \$ balance is to be paid in full the day we complete our work.
Checks are preferred to avoid adding transaction/service fee to your Quote.

**Current Lead Time on Materials: 5-6 Weeks minimum, after measurements are taken.
Our Quote is subject to review after thirty (30) days from date of quote.
FROM: BRITT & TILSON GLASS CO., INC. RONNIE LIPE Salesman Date: 06/19/2024**

Please sign and initial all sheets of this Proposal, showing acceptance and Formal Notice to Proceed.

Accepted: X _____ **Date:** _____

Initial: _____ **Title:** _____

From: Ronnie Lipe Title: Project Manager
Britt & Tilson Glass Co., Inc.
PO Box 5816
Asheville, NC 28813

Phone: 828-253-6706 Fax: 828-254-6451
Physical Address: 236 Swannanoa River Road
Asheville, NC 28805

BK 3720 PG 59 - 62 (4)

DOC# 954436

This Document eRecorded:

05/28/2021 10:47:13 AM

Fee: \$26.00

Henderson County, North Carolina

William Lee King, Register of Deeds

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 1,000.00

Parcel Identifier No. 9568-77-9163

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Allen, Stahl & Kilbourne, 20 Town Mountain Road, Ste 100, Asheville, NC 28801

This instrument was prepared by: Peter U. Kanipe, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title examination performed by deed preparer. File: 104881.01

Brief description for the Index: _____

THIS DEED made this ____ day of May, 2021, by and between

GRANTOR

GRANTEE

Savannah's on Main, Inc., a North Carolina corporation

275 Fresnel Lane
St. Augustine, FL 32095

Gator Group Holdings, LLC, a North Carolina limited liability company

36 Bluff Cove Road
Weaverville, NC 28787

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 EXHIBIT A, INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1519, Page 545, Henderson County Registry

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

submitted electronically by "Allen, Stahl, & Kilbourne, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

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 Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, and under or through Grantor, except for the exceptions hereinafter stated:

SUBJECT to easements, restrictions, rights of way(s) of record, and ad valorem taxes not yet due and payable.

(Signature Page Follows)

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

SAVANNAH'S ON MAIN, INC.

By: *Barbara Lucciola-Cokley, Pres.* (SEAL)
Barbara Lucciola-Cokley, President

State of *FL* - County of *Duval*

I, the undersigned Notary Public of the County and State aforesaid, certify that Barbara Lucciola-Cokley personally appeared before me this day as President of Savannah's on Main, Inc., a North Carolina corporation, and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed on behalf of said company.

Witness my hand and Notarial stamp or seal this *21st* day of *May*, 2021.

My Commission Expires:

April 11th 2025

(Affix Seal)

Rachel Annette Stoner Notary Public

Rachel Annette Stoner
Notary's Printed or Typed Name

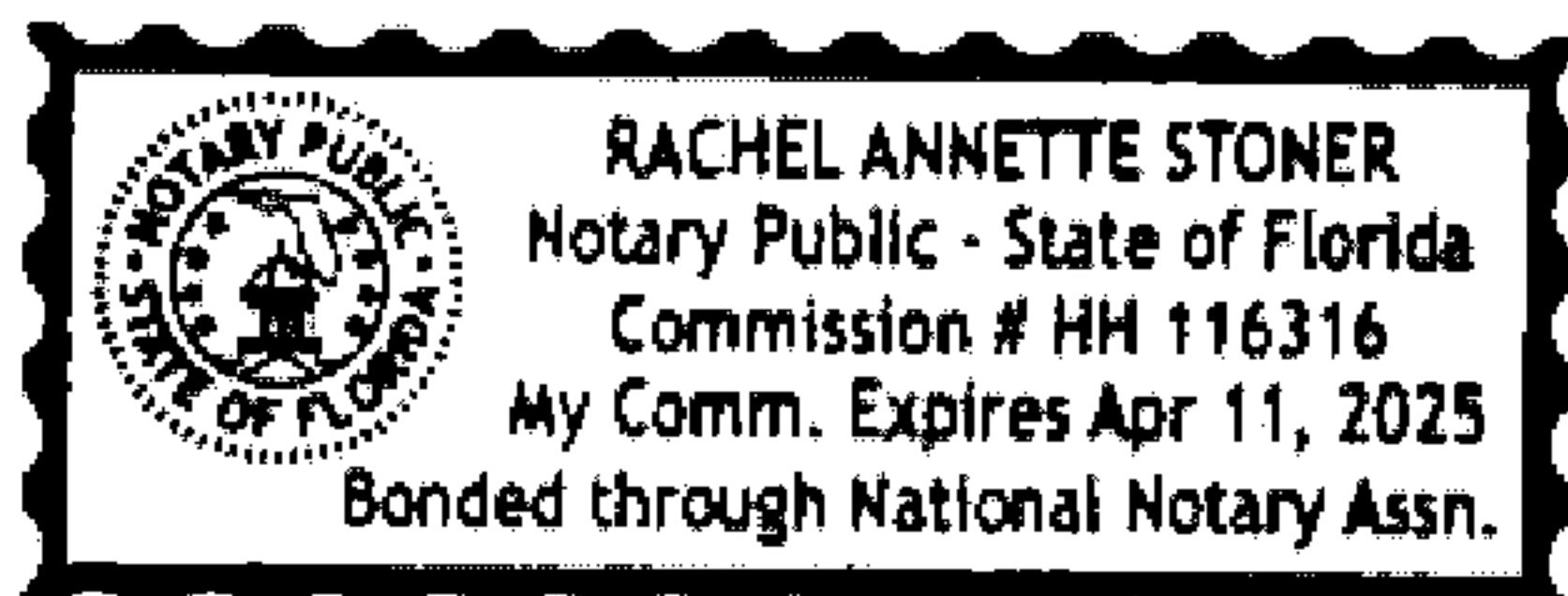


EXHIBIT A

BEGINNING at a point in the western edge of the sidewalk serving Main Street Hendersonville, said point being located South 08 deg. 22 min. 28 sec. East 75.25 feet from the intersection of the southern margin of First Avenue West (a 50' right of way) and the western margin of Main Street above to referred and runs thence from said beginning point with the property as conveyed to Royce P. Thomas et al. (now or formerly) in Deed Book 522 at Page 639 of the Henderson County Registry South 82 deg. 08 min. 33 sec. West 140.00 feet to a monument set, thence South 08 deg. 22 min. 28 sec. East 25.00 feet to a monument set, thence South 08 deg. 22 min. 28 sec. East 25.00 feet to a monument set, thence with the property as conveyed to Stuart I. Rubin (now or formerly) as found in Deed Book 799 at Page 621 of the Henderson County Registry North 82 deg. 08 min. 33 sec. East 140.00 feet to a point in the western margin of the sidewalk serving Main Street, thence with said sidewalk North 08 deg. 22 min. 28 sec. West 25.00 feet to the point and place of BEGINNING.

Containing 0.08 acres located at 117 South Main Street, Hendersonville, NC according to a 7/97 survey by G. Marcus Brittain RLS, Job No. 97055.

There is excepted herefrom a 10' alley along the western line of the tract conveyed herein, as shown on the plat by G. Marcus Brittain above referred to.

Being all of that property conveyed in Deed Book 1519, Page 545 of the Henderson County Registry.



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** September 18, 2024

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: 1420 Ridgecrest Drive – Driveway
(H24-064-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-064-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

1. The driveway is completely missing from the subject property, and therefore, is being replaced with a new feature based on accurate documentation of the original design. **(Sec. 2.4.4)**
2. A new design is proposed that is compatible in location, configuration, dimension, scale, and materials with the historic building site, streetscape, and district. **(Sec. 2.4.5)**
3. The location of the new driveway allows for the retention of the topography of the building site and significant site features, including mature trees. **(Sec. 2.4.6)**

[DISCUSS & VOTE]

1. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-064-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

1. The replacement driveway does not follow the original design according to historic documentation. **(Sec. 2.4.4)**
2. The new design is incompatible in location, configuration, dimension, scale, and material with the historic building site, streetscape, and district. **(Sec. 2.4.5)**
3. The new driveway negatively impacts the topography of the building site and significant site features. **(Sec. 2.4.6)**
4. The new driveway will negatively impact mature tree(s) on the site. **(Sec. 2.4.6)**
5. The new driveway will significantly alter the proportion of built area to green area on the individual site. **(Sec. 2.4.7)**

[DISCUSS & VOTE]

PROJECT/PETITIONER NUMBER:	H24-064-COA
PETITIONER NAME:	Patsy Stewart (Applicant and Property Owner)
EXHIBITS:	A. Staff Report B. COA Application C. Warranty Deed

1420 RIDGECREST DR. – Driveway (H24-064-COA)

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

Staff Report Contents

PROJECT SUMMARY 2

SITE VICINITY MAP 2

CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP 3

HISTORY OF SUBJECT PROPERTY 4

SITE IMAGES 5

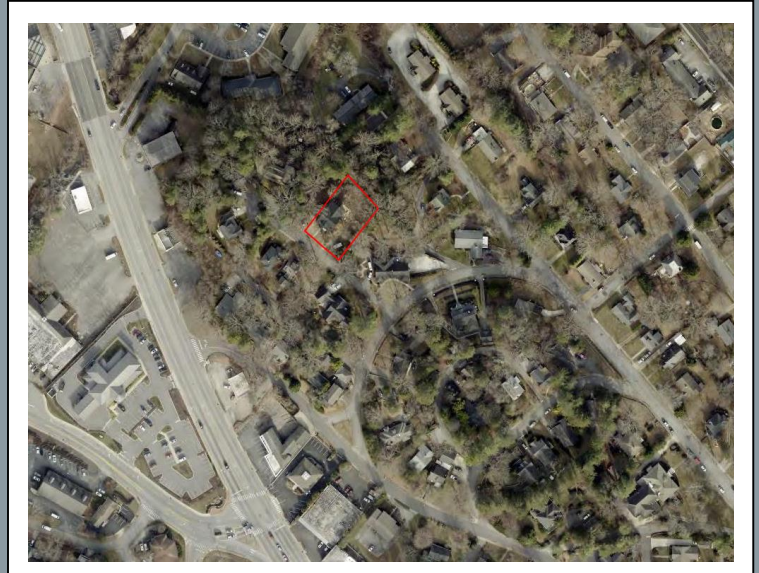
SITE IMAGES 6

DESIGN STANDARDS CRITERIA 7



PROJECT SUMMARY

Applicant: Patsy Stewart
Property Owner: Patsy Stewart
Property Address: 1420 Ridgecrest Drive
Project Acreage: 0.35 Acres
Parcel Identification Number(s):
 9569-62-1692
Current Parcel Zoning: R-6 High Density Residential
Historic District: Hyman Heights Historic Overlay District
Project Type: Installation of a new driveway (major work)



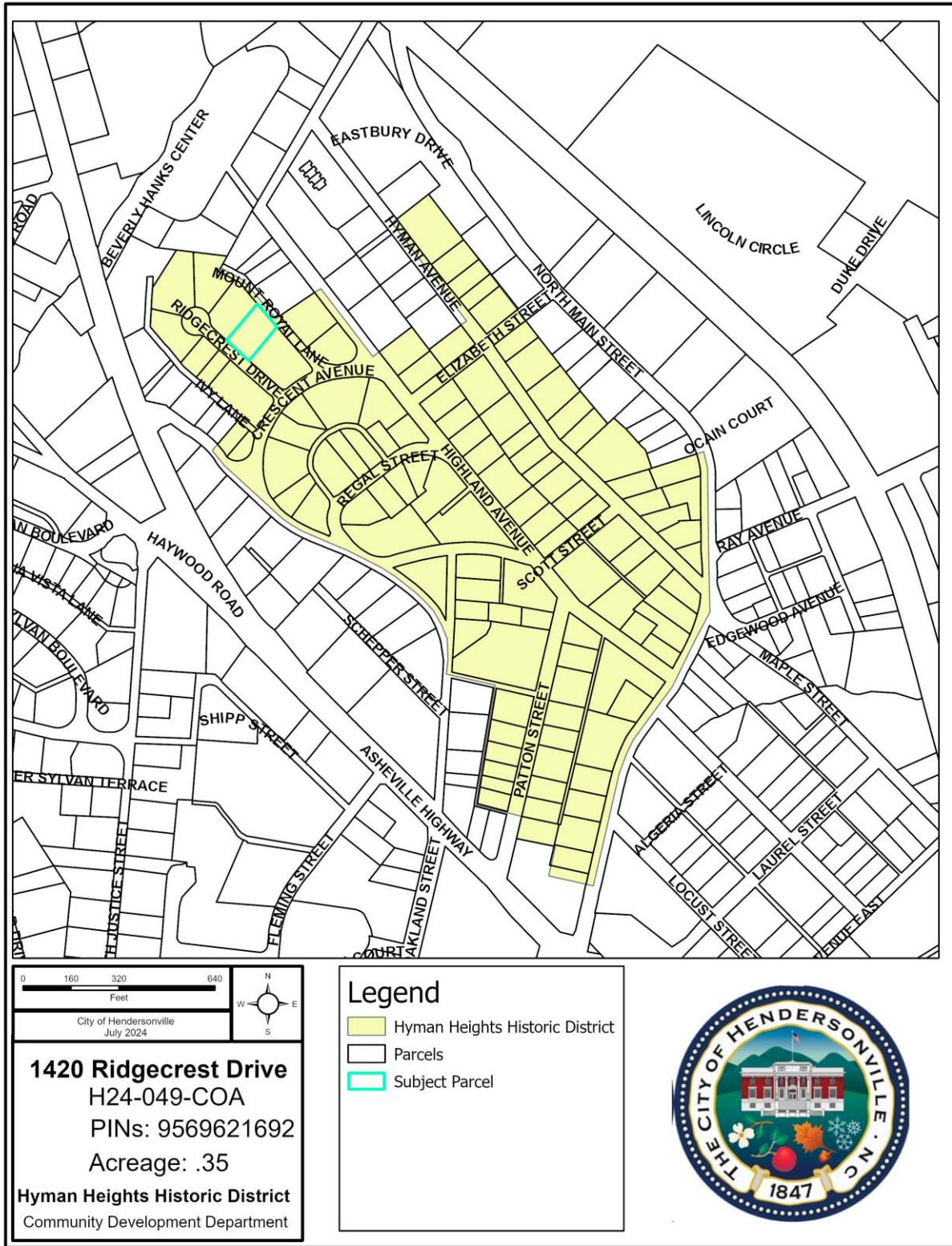
SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Patsy Stewart for the installation of a new driveway on the front and side of the residence at 1420 Ridgecrest Drive. The driveway will include a portion located to the right of the house made out of concrete and ending at the front right corner of the home, a section made out of crush and run that will continue down to the rear lower level of the home, and a circular drive that will be located in front of the home.

The current COA application is a Major Work according to the standards of Residential Design Guidelines.

PROJECT SUMMARY - CONTINUED



CITY OF HENDERSONVILLE - HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY

Columbus Few House

House. Contributing, by 1926.

Vernacular Bungalow style one-story plus basement house with an irregular floor plan, side gable roof, and a front gable dormer supported by knee braces. Entry stoop has a front gable roof and square posts. Walls are brick veneer with shingles in the gable ends and dormer. Windows are one-over-one. Heavily wooded lot drops away to the rear. Columbus Few, the postmaster, and wife Bessie lived here from 1939 to at least 1949. Fair to poor condition.

(Sanborn maps, city directories)

SITE IMAGES

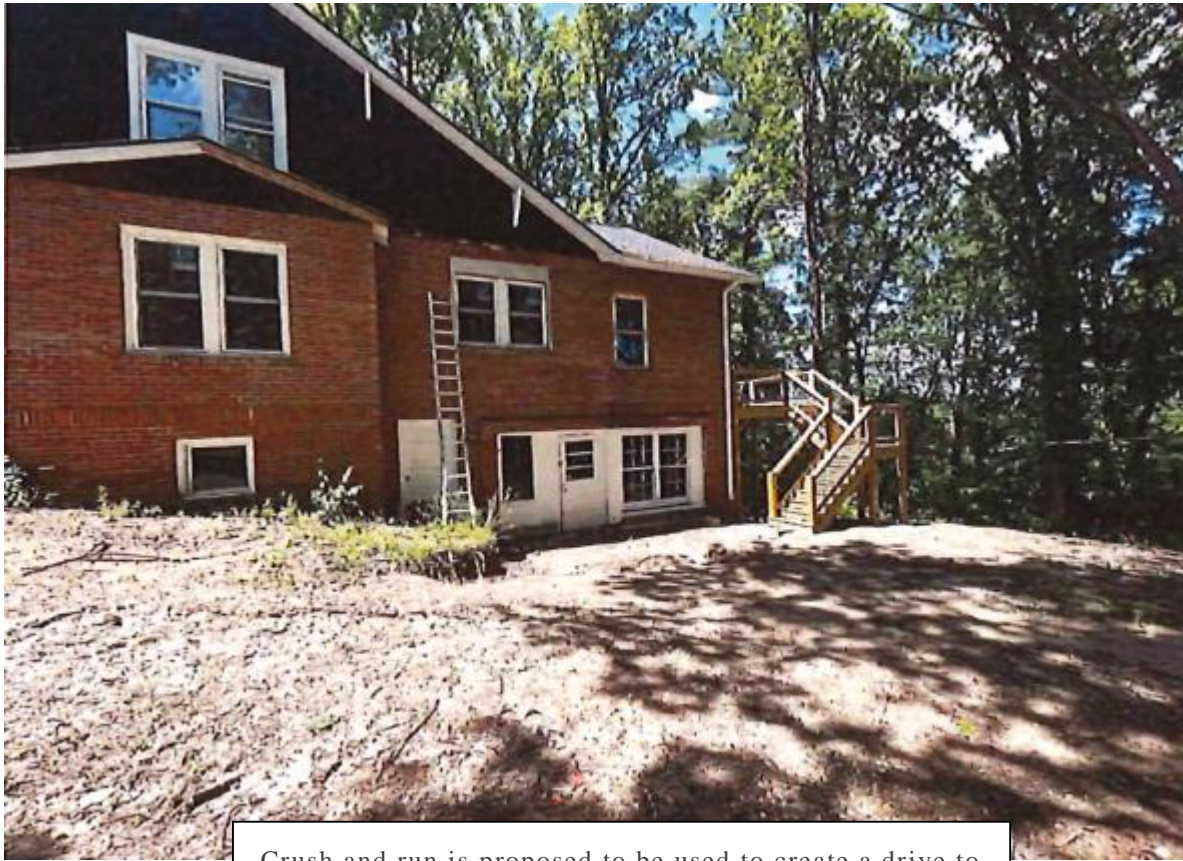


View of front façade of 1420 Ridgecrest Drive. The driveway is proposed to be located to the right of the home, as well as a curved drive in front of the home that will be centered on the front porch.



View looking to the left of 1420 Ridgecrest Drive. The curved drive will exit onto the street to the left of the mailbox.

SITE IMAGES



Crush and run is proposed to be used to create a drive to the rear of the house. The drive will end at the lower level door seen in this photo.

DESIGN STANDARDS CRITERIA

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

2.4 WALKWAYS, DRIVEWAYS, AND OFF STREET PARKING

- .1 Retain and preserve the topography, patterns, configurations, features, dimensions and materials of existing walkways, driveways, and off street parking areas that contribute to the overall historic character of individual building sites, the streetscape, and the historic district, if applicable.
- .2 Protect and maintain existing walkways, driveways, and off street parking areas through routine inspection and appropriate maintenance and repair procedures.
- .3 If replacement of a deteriorated section or element of an existing walkway, driveway, or off street parking area is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original section or element in design, dimension, texture, color, and material.
- .4 If a walkway or a driveway is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in location, configuration, dimension, scale and materials with the historic building site, streetscape, and district, if applicable.
- .5 Design new walkways, driveways, and off street parking areas to be compatible in location, patterns, spacing, configurations, dimensions and materials with existing walkways, driveways, and off street parking areas that contribute to the overall historic character of the streetscape and the district, if applicable.
- .6 Locate new walkways, driveways, and off street parking areas so that the topography of the building site and significant site features, including mature trees, are retained.
- .7 It is not appropriate to locate a new off street parking area in a district with residential character where it is visible from the street, where it will significantly alter the proportion of built area to green area on the individual site, or where it will directly abut the principal structure.
- .8 Maintain the continuity of sidewalks in the public-right-of-way when introducing new driveways.
- .9 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .10 Introduce perimeter plantings, hedges, fences, or walls to screen and buffer new off street parking areas from adjacent properties. Subdivide new large parking areas

with interior planting islands to break up any large paved area.

- .11 In lighting walkways, driveways, and off street parking areas, follow the guidelines for lighting.

H 24 - 064 - COA

Item C.



CERTIFICATE OF APPROPRIATENESS APPLICATION REQUIRED MATERIALS CHECKLIST

Community Development Department
100 N King St.
Hendersonville, NC 28792
828-697-3010

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 by the Commission Coordinator (828-697-3010).

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.).**

Application Submittal Requirements and Required Materials Checklist

Design Standards, HPC Meeting Schedule and Staff Contact Information can be found on the City of Hendersonville Historic Preservation Commission Website: www.hendersonvillehpc.org

Date: 8-16-24

Minor Work

Major Work

Major Work Resubmittal

Application Contact Information			
Applicant Name: Patsy Stewart	Property Address: 1420 Ridgecrest Drive, Hendersonville, NC 28792	Applicant Email: p.s.patsystewart@gmail.com	Phone Number: 828-220-2428
Property Owner Name (if different from Applicant)	Mailing Address: PIN 9569.62.1692	Owner Email:	Phone Number:

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.

Proposal for Driveway Addition at 1420 Ridgecrest Dr.
Submitted for Review and Approval by the Hendersonville Historic Preservation Commission
Overview:

We are submitting a revised proposal for the addition of a half-circle driveway and a side driveway at 1420 Ridgecrest Dr., within the Hyman Heights Historic District. This proposal addresses concerns raised during the previous review and incorporates adjustments to better align with the Hendersonville Historic Preservation Commission Design Standards. Specifically, we have modified the driveway materials and design to reduce the impact on green space and to enhance compatibility with the historic character of the property and the surrounding district while also ensuring accessibility for the homeowner, Patsy Stewart.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
100 N King St.
Hendersonville, NC 28792

Property Owner Signature

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six (6) months. Certificates can be extended for six (6) months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Patsy Stewart

Patsy Stewart
Property Owner(s) Signature

Printed Property Owner(s) Name

Printed Company Name (if applicable)
*LLC, Inc., Trust

Property Owner Title (if applicable)
*Member, Manager, Register Agent, etc.

Community Development Use Only

Date Received: 8/19/24

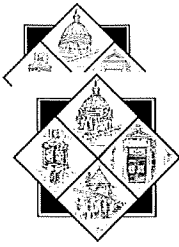
Received By: Sam Hayes

Application Complete: Y / N

Proposed HPC Meeting Date (if applicable): 9/18/24

Notes:

check# 2879



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
100 N King St.
Hendersonville, NC 28792

GENERAL APPLICATION REQUIREMENTS (FOR MINOR & MAJOR WORKS):	
Note: These items are <u>required</u> as part of a complete application package. Incomplete application packages <u>will not</u> move forward in the review process and will result in additional processing and review time.	
<input type="checkbox"/>	Pre-Application Meeting with City Staff (Required for Major Work only)
<input type="checkbox"/>	Detailed Project Description
<input type="checkbox"/>	Color/Labeled Photographs of Subject Property
<input type="checkbox"/>	Property Owner(s) Signature
MINOR WORK REQUIREMENTS	
Fences and Walls	
<input type="checkbox"/>	Site Plan showing proposed location of fencing or wall (include dimensions)
<input type="checkbox"/>	Rendering of proposed fence or wall style.
<input type="checkbox"/>	Material Information (i.e. <i>brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron</i>)
Landscaping Projects	
<input type="checkbox"/>	Site Plan showing location of proposed unit.
<input type="checkbox"/>	Mechanical Unit & Pad Specifications clearly indicating dimensions.
<input type="checkbox"/>	Image showing location of unit and any proposed lines.
<input type="checkbox"/>	Screening type - i.e. shrubbery, fencing, or other.
Rooftop Construction	
<input type="checkbox"/>	Manufacturer Specifications, including material color.
<input type="checkbox"/>	Roof Plan, showing location of rooftop mounted utility, access, or safety structures
Installation of Mechanical and Utility Equipment	
<input type="checkbox"/>	Site Plan, showing location of proposed equipment
<input type="checkbox"/>	Screening type, i.e. shrubbery, fencing, or other.
Foundation Repairs	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.
Masonry Repairs	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.
Awnings	
<input type="checkbox"/>	Rendering showing location of awning.
<input type="checkbox"/>	Material information, cloth, canvas, acrylic, or other
Removal of Artificial Siding	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Original siding information and description of work, repair, repaint or replacement of original siding



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
 100 N King St.
 Hendersonville, NC 28792

Existing Stairs, Landing, Steps and Entryways	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed exterior stairs, landing, steps, or entryway styles
<input type="checkbox"/>	Material information for any new material.
Replacement of Missing Details	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed siding, trim, porch floors, ceilings, columns & balustrade or other architectural features
<input type="checkbox"/>	Material information for any new material.
Replacement of Upper Façade Windows (Main Street Local Historic District)	
<input type="checkbox"/>	Photographs showing existing conditions and number of windows to be replaced
<input type="checkbox"/>	Material information for any new material.
Removal of Accessory Buildings (not original to the site)	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Site Plan indicating location of accessory building
Accessibility	
<input type="checkbox"/>	Site Plan indicating location of temporary structure.
<input type="checkbox"/>	Material Information
Decks (Main Street Local Historic District)	
<input type="checkbox"/>	Existing and Proposed Site Plans (drawn to scale; include entire site).
<input type="checkbox"/>	Existing and Proposed Elevation Drawings (drawn to scale; side and rear elevations).
<input type="checkbox"/>	Railing Detail Drawing
<input type="checkbox"/>	Material Information
Other Miscellaneous Work Not Listed	
<input type="checkbox"/>	Contact City Staff if you are not sure what is required for your scope of work.
MAJOR WORK REQUIREMENTS	
New Construction, Additions & Accessory Structures	
<input type="checkbox"/>	Materials Worksheet (Not required for Additions)
<input checked="" type="checkbox"/>	Existing & Proposed Site Plans (drawn to scale)
<input type="checkbox"/>	Existing & Proposed Floor Plans (drawn to scale)
<input type="checkbox"/>	Existing & Proposed Elevation Drawings (drawn to scale)
<input type="checkbox"/>	Tree Removal & Protection Plan (drawn to scale)
<input type="checkbox"/>	Landscaping Plan
<input type="checkbox"/>	Streetscape Rendering (Required for new structures sited adjacent to a right of way))
<input type="checkbox"/>	Manufacturer Specifications for All Materials (Including but not limited to windows, doors, siding, roofing, lighting, mechanical)

Proposal for Driveway Addition at 1420 Ridgecrest Dr.

Submitted for Review and Approval by the Hendersonville Historic Preservation Commission

Overview:

We are submitting a revised proposal for the addition of a half-circle driveway and a side driveway at 1420 Ridgecrest Dr., within the Hyman Heights Historic District. This proposal addresses concerns raised during the previous review and incorporates adjustments to better align with the Hendersonville Historic Preservation Commission Design Standards. Specifically, we have modified the driveway materials and design to reduce the impact on green space and to enhance compatibility with the historic character of the property and the surrounding district while also ensuring accessibility for the homeowner, Patsy Stewart.

CURRENT SITE IMAGES - 1420 Ridgcrest Dr.

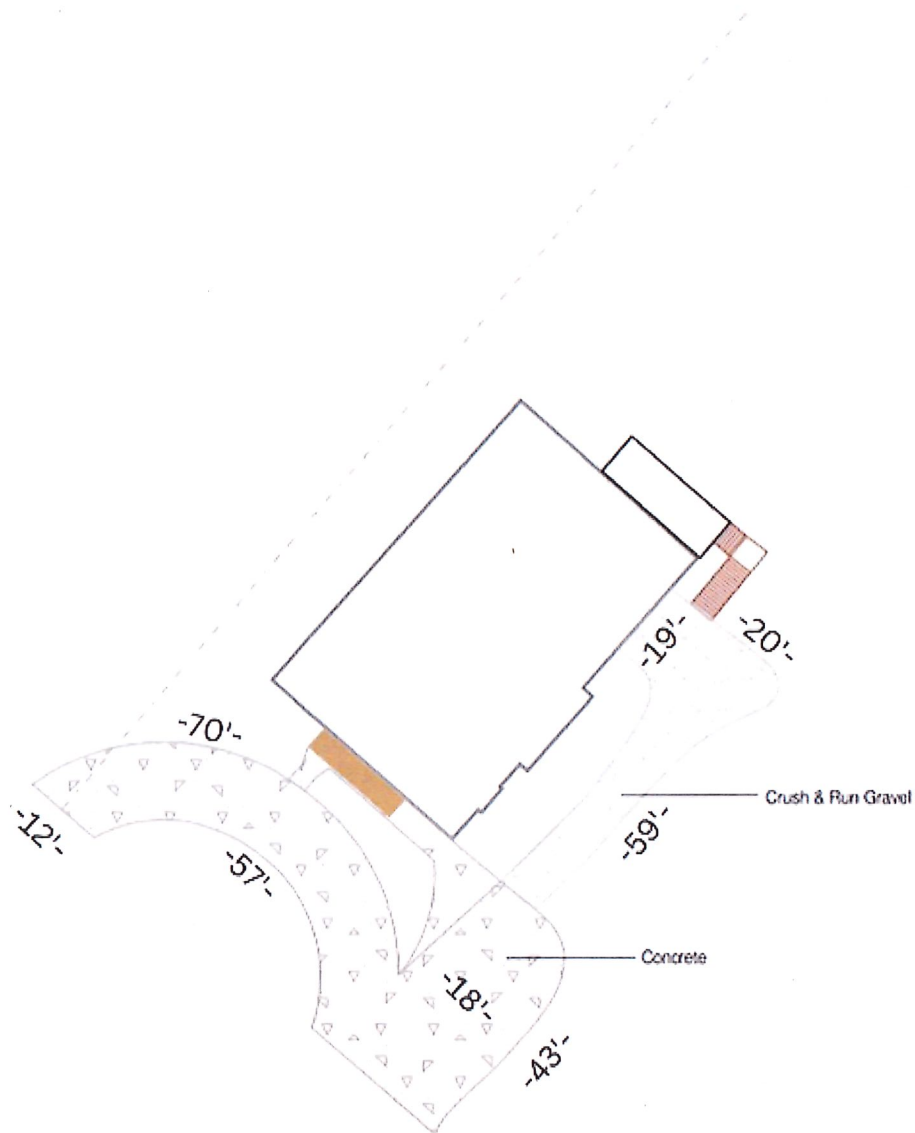


Proposed Design:

The proposed driveway design includes the following key elements:

1. **Half-Circle Driveway (Front Section) – Concrete:**
 - The front portion of the property will feature a half-circle driveway constructed of concrete. This design ensures easy access to the home for Patsy Stewart, who has knee issues and requires a hard surface to walk on. The half-circle driveway allows for convenient drop-off and pick-up, minimizing the distance she needs to walk to enter the home. The concrete material is chosen for its durability, low maintenance, and compatibility with the historic character of the home.
2. **Side Driveway (Old Driveway – Front Section) – Concrete:**
 - The front portion of the existing side driveway, extending from the street to the corner of the home, will also be constructed of concrete. This section is slightly wider than the original driveway to provide closer access to the home for Patsy's electric car charging. The widened concrete surface ensures that Patsy can park and charge her vehicle closer to the entrance, reducing the need for her to walk long distances, which is critical given her mobility challenges.
3. **Side Driveway (Rear Section) – Gravel/Crush-and-Run:**
 - From the corner of the home, the side driveway will transition to a gravel/crush-and-run surface as it extends down the side of the home toward the old garage entry at the rear of the property. This change in material reduces the overall amount of impermeable surface, promoting better water drainage and less impact on the natural landscape. The gravel/crush-and-run material is historically appropriate and blends well with the rustic elements of the property, offering a softer, more historically resonant alternative to an all-concrete drive.

Half-Circle Driveway + Side Driveway



Contextual Precedent:

- It's important to note that several homes in the Hyman Heights Historic District already feature half-circle or full-circle driveways, as well as side driveways, constructed of various materials, including concrete, asphalt, and gravel. The following houses in Hyman Heights specifically document circular driveways, demonstrating that such driveway configurations are consistent with the established character of the neighborhood:

#1 - 1401 Crescent Avenue (house next door to the right)**#2 - 1242 Hyman Avenue**

#3 - 415 Crescent Avenue



#4 - 1210 Oakland Street



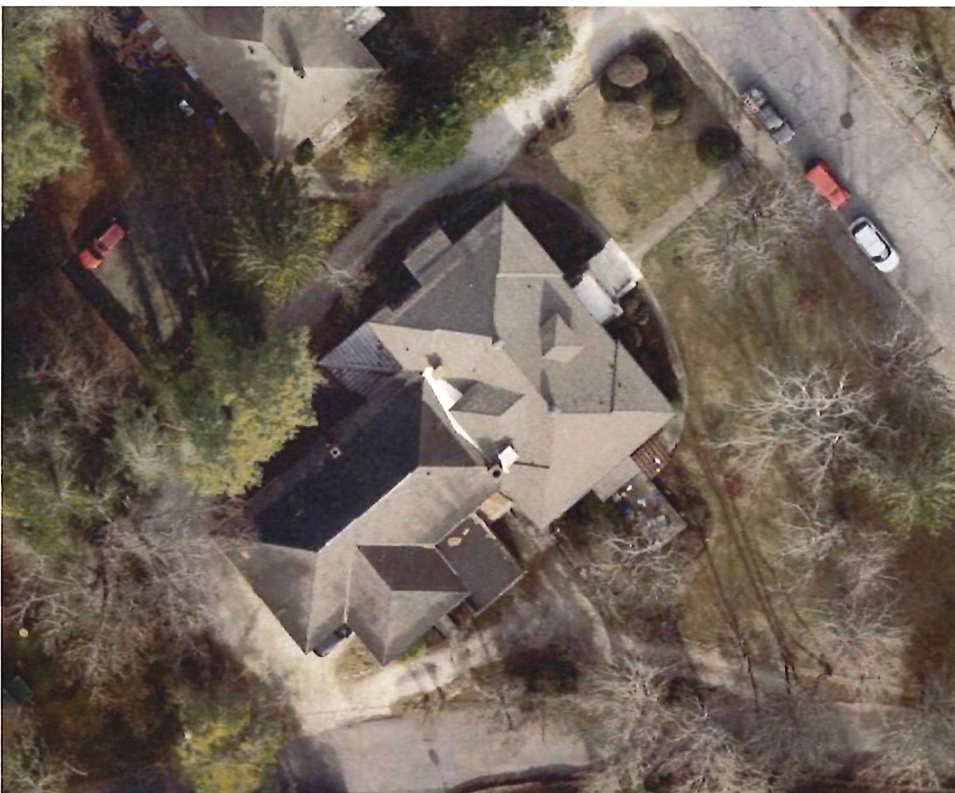
#5 - 1324 Oakland Street



#6 - 322 Killarney Street (the Killarney House)



#7 - 1225 Highland Avenue



Addressing Commission Concerns:

We understand the commission's concerns regarding the proportion of built area to green space (Section 2.4.7). The revised design with a combination of concrete and gravel addresses this by:

Minimizing Impervious Surface:

- The revised design strategically combines concrete and gravel/crush-and-run materials to reduce the overall impact of impervious surfaces on the property. By limiting the use of concrete to the areas where it is most needed—such as the half-circle driveway in the front and the front portion of the side driveway—we maintain essential access while minimizing the environmental footprint. The use of gravel/crush-and-run for the rear section of the side driveway promotes better water infiltration and helps preserve the natural landscape, ensuring that the design remains sensitive to both the historic and ecological context of the property.

Impact on Historic Relationships:

- We recognize that the size of the proposed driveway does take up a significant portion of green space. However, we believe that the revised design—especially with the inclusion of the gravel portion—strikes a balance between the need for functional access to the home and the preservation of open, green areas. The design ensures that the driveway is compatible (as can best be determined) in location, configuration, scale, and materials with the historic building site, though we acknowledge the impact on green space. In time, plantings will be added around the driveway to soften its presence and help integrate it into the landscape without overwhelming the historic character of the property. *As per the Historic Preservation Commission Guidelines we intend to use allowable low level ground plants and shrubbery native to the area. It is our understanding that this does not require COA approval. We do understand that if we intend to plant trees or larger landscape elements in the future that a proper approval process is needed.*

Preserving Historic Character (Sections 2.4.1, 2.4.4, & 2.2):

- The design ensures that the driveway remains compatible with the historic character of the property and the district. The concrete front portion provides the necessary functionality and access, while the gravel rear section respects the property's historic character and the district's overall aesthetic.

Accessibility and Practicality:

- The half-circle driveway is critical for providing easy and safe access to the home, especially considering Patsy Stewart's mobility issues. The concrete surface ensures that she has a stable, hard surface to walk on, reducing the risk of falls or difficulty moving around the property. The widened concrete portion of the side driveway also accommodates her electric car charging needs, allowing her to park closer to the home and minimizing the distance she needs to walk. This design choice not only meets her current accessibility needs but also future-proofs the property for continued ease of access as she ages

Compliance with Guidelines: This proposal aligns with the Hendersonville Historic Preservation Commission's Design Standards for walkways, driveways, and off-street parking as follows:

- **Section 2.4.1 & 2.4.4:** While the proposed driveway may not contribute directly to the historic character of the property itself, it is in keeping with the character of the Hyman Heights neighborhood. The driveway is consistent with other homes in the district that feature similar circular driveways, thus preserving the overall historic integrity and aesthetic of the area. The design is compatible with the location, configuration, and materials commonly found in the historic district.
- **Section 2.4.7:** While the size of the driveway does impact green space, the use of gravel/crush-and-run in the rear section mitigates this effect, helping to maintain a balance between built and natural spaces.
- **Section 2.2:** Plantings will be utilized to enhance the historic landscape without requiring major alterations or approvals, protecting the overall historic character of the property.

Conclusion:

This revised proposal for the half-circle and side driveway at 1420 Ridgecrest Dr. represents a thoughtful, historically sensitive approach that addresses the commission's concerns while meeting the practical needs of the property. By balancing concrete and gravel materials, incorporating appropriate plantings, and acknowledging the driveway's impact on green space, we believe this design merits approval and will enhance both the property and the historic district as a whole.

We appreciate your consideration and look forward to your approval of this proposal.

Minimum Option Request: Side Driveway + Sidewalk Replacement

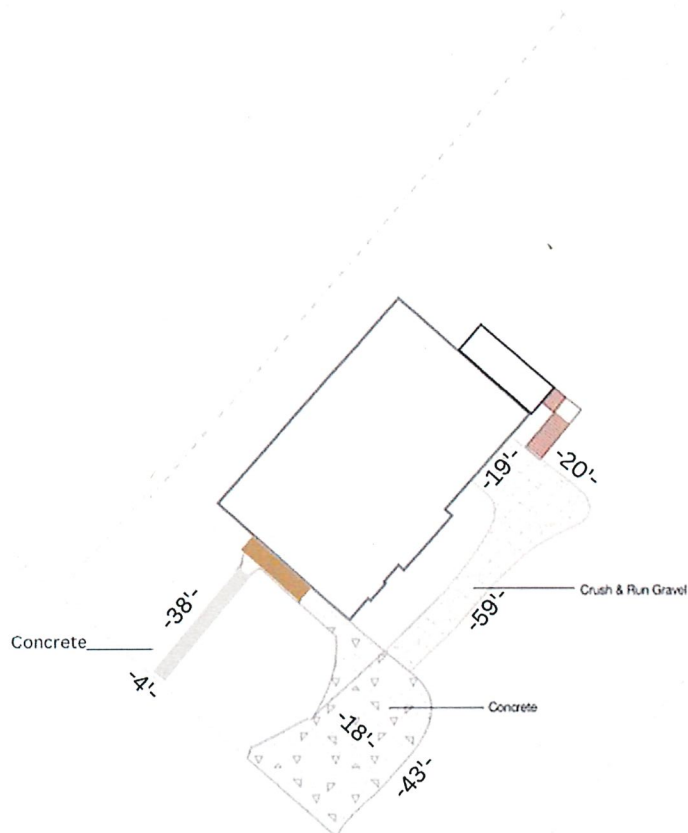
In the event that the full proposal is not approved, we request consideration for the following minimum option:

Side Driveway (Old Driveway):

- **Front Section (Concrete):** The front portion of the existing side driveway will be concrete, extending up to the corner of the home. This concrete section is essential for Patsy Stewart's easy access to her home due to age-related mobility issues and the need for a solid surface to charge her electric car.
- **Rear Section (Gravel Crush-and-Run):** The portion of the side driveway extending from the corner of the home down to the old garage entry will be surfaced with gravel crush-and-run material. This approach balances accessibility with the preservation of green space by minimizing additional impervious surface.

Sidewalk Replacement:

- Replace the existing sidewalk from the home all the way to the street, ensuring a safe and cohesive pathway that complements the overall design and historic character of the property.



BK 4041 PG 225 - 229 (5)

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This Document eRecorded:

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Fee: \$26.00

Henderson County, North Carolina

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

RETURN TO: → Phillip R. Feagan, a North Carolina Licensed Attorney
Feagan Law Firm, PLLC
P.O. Box 309 - Columbus, NC 28722

Prepared By: William M. Alexander, Jr., a North Carolina Licensed Attorney
Law Offices of William M. Alexander, Jr., PLLC
559 North Justice Street - Hendersonville, NC 28739

Description for Index: MT ROYAL S/D 2L#31-32 REID #9905046
& MT ROYAL S/D 2L#29-30 REID #9905045

THIS DEED made this 4th day of **May, 2023** by and between

GRANTOR:

GRANTEE:

JENNIFER E. V. WENTWORTH,
(fka Jennifer Vanselow)
owning a 30% undivided interest,
(and husband, Brendan C. Wentworth); and
JULIA BRYSON RAY, a single woman; and
owning a 40% undivided interest
RUSSELL V. JORDAN, a single man,
owning a 30% undivided interest
162 Chestnut Creek Road
Candler, NC 28715

PATSY E. STEWART

241-C Lake Club Circle
Hendersonville, NC 28792

This instrument was prepared by William M. Alexander, Jr., a licensed North Carolina attorney, without review or examination of title to the herein described property. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Notice pursuant to North Carolina General Statute §105-317-2: The property herein described DOES NOT include the primary residence of the Grantor.

WHEREAS, the property herein conveyed was acquired by Harry B. Bryson and wife, Louise Few Bryson (aka Louise F. Bryson) by those certain deeds recorded in Deed Book 365 at Page 525 and Deed Book 402 at Page 303 of the Henderson County Registry; and

WHEREAS, Louise Few Bryson died a resident of Henderson County, North Carolina on February 26, 1989; and

WHEREAS, Harry B. Bryson as the surviving spouse of Louise Few Bryson, inherited fee simple title in this property by survivorship arising from the former tenancy by the entireties; and

WHEREAS, Harry B. Bryson, died testate a resident of Buncombe County, NC on January 1, 2014; and

WHEREAS, the Last Will and Testament of Harry Bittner Bryson (aka Harry B. Bryson), recorded in Henderson County File Number 2022-E-1062, bequeathed and devised the real property herein conveyed to Julia Bryson Ray - 40%; Elizabeth Jordan - 30%; and Jennifer Vanselow (nka Jennifer E.V. Wentworth) - 30%; and

WHEREAS, Elizabeth (Bryson) Jordan died testate a resident of Henderson County, NC on March 30, 2019, and Paragraph Four of her Last Will and Testament, filed in Henderson County File Number 19-E-387 bequeathed and devised the real property described below to Russell Vincent Jordan (aka Russell V. Jordan); and

WHEREAS, Brendan C. Wentworth as husband of Jennifer E.V. Wentworth does hereby join in this deed solely for the purpose of conveying his marital interest.

NOW THEREFORE THIS INDENTURE

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 the Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

BEING ALL THAT PROPERTY DESCRIBED ON "EXHIBIT A" ATTACHED HERETO, WHICH EXHIBIT IS INCORPORATED INTO THIS INSTRUMENT AS IF FULLY SET FORTH HEREIN

CONVEYED TOGETHER WITH AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, and AMENDMENTS TO RESTRICTIONS, if any, of public record of even date herewith.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All ad valorem property taxes for the year 2023, and all subsequent years.

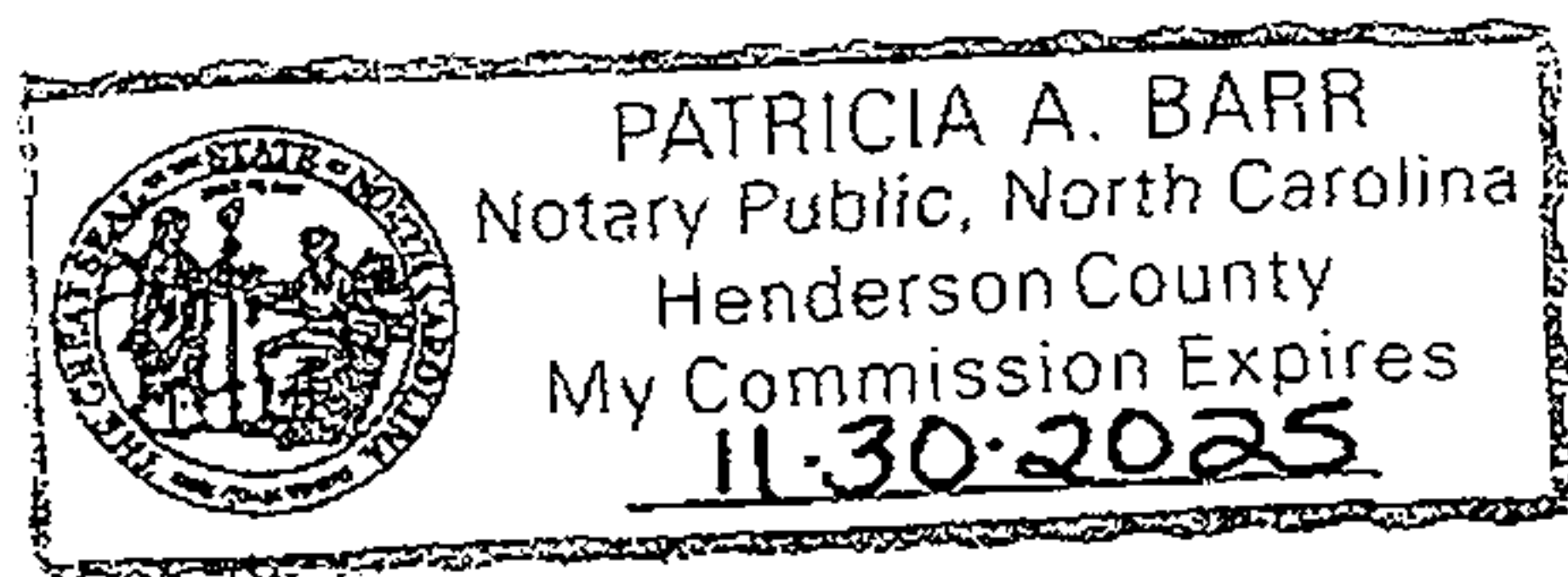
THIS CONVEYANCE is made together with and subject to zoning restrictions, restrictive covenants, rights-of-way and easements for streets, roads and utilities, reservations, restrictions and amendments to restrictions, if any, of public record of even date herewith.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Julia B. Ray by Jennifer E. V. Wentworth a. P.O.A.
JULIA BRYSON RAY (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I do hereby certify that Jennifer E.V. Wentworth (aka Jennifer Erin Vanselow Ray, as Attorney-in-Fact for Julia Bryson Ray personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Julia Bryson Ray, and that her authority to execute and acknowledge said instrument is contained in that Power of Attorney dated January 5, 2017, which Power of Attorney is duly executed, acknowledged and recorded in the Office of Register of Deeds in the County of Buncomb, State of North Carolina, on the 5th day of January, 2017 in Book 5508 at Pages 1303-1305, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney. I do further certify that the said Jennifer E.V. Wentworth acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Julia Bryson Ray.



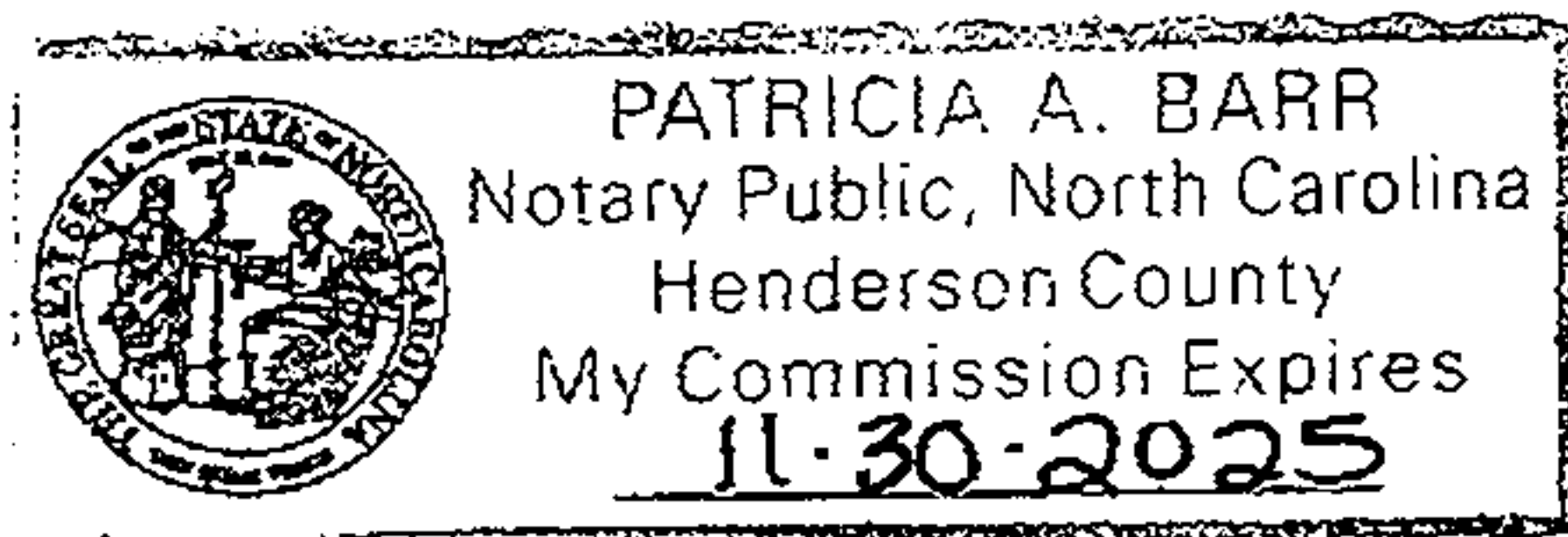
WITNESS my hand and notarial seal this the 4th day of May, 2023.

Patricia A. Barr Notary Public

Russell V. Jordan (SEAL)
RUSSELL V. JORDAN

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I do hereby certify that RUSSELL V. JORDAN, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



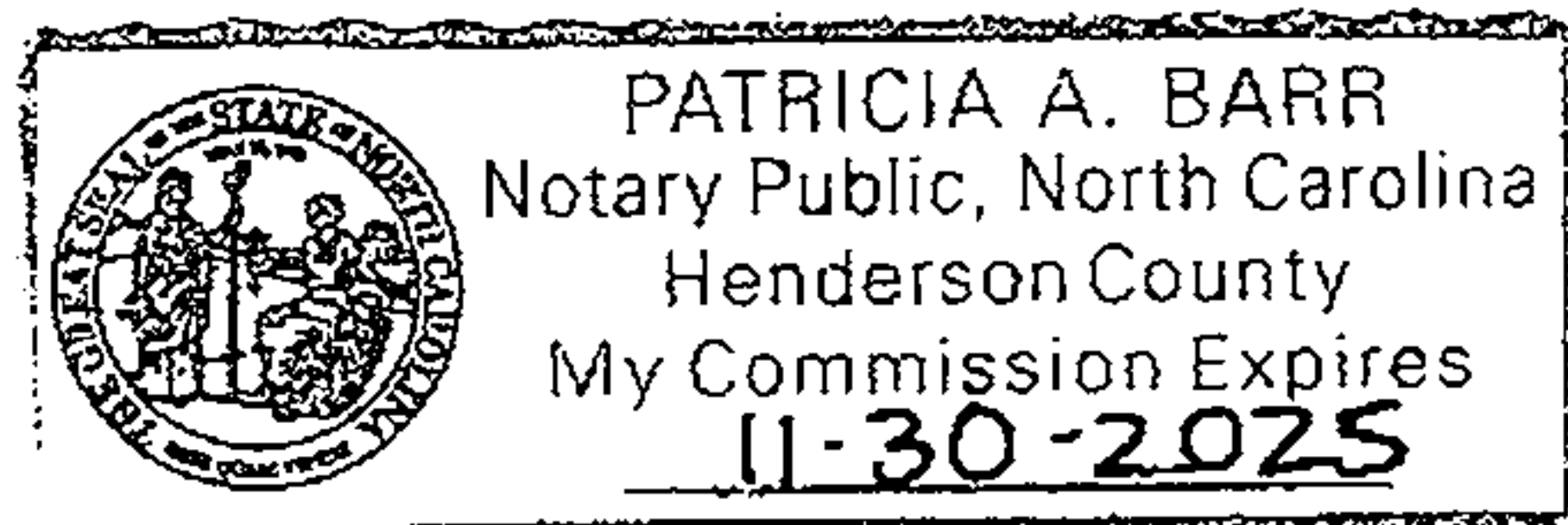
WITNESS my hand and notarial seal this the 4th day of May, 2023.

Patricia A. Barr Notary Public

Jennifer E. V. Wentworth (SEAL)
JENNIFER E. V. WENTWORTH
(fka Jennifer Vanselow)

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I do hereby certify that JENNIFER E. V. WENTWORTH (fka Jennifer Vanselow), personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



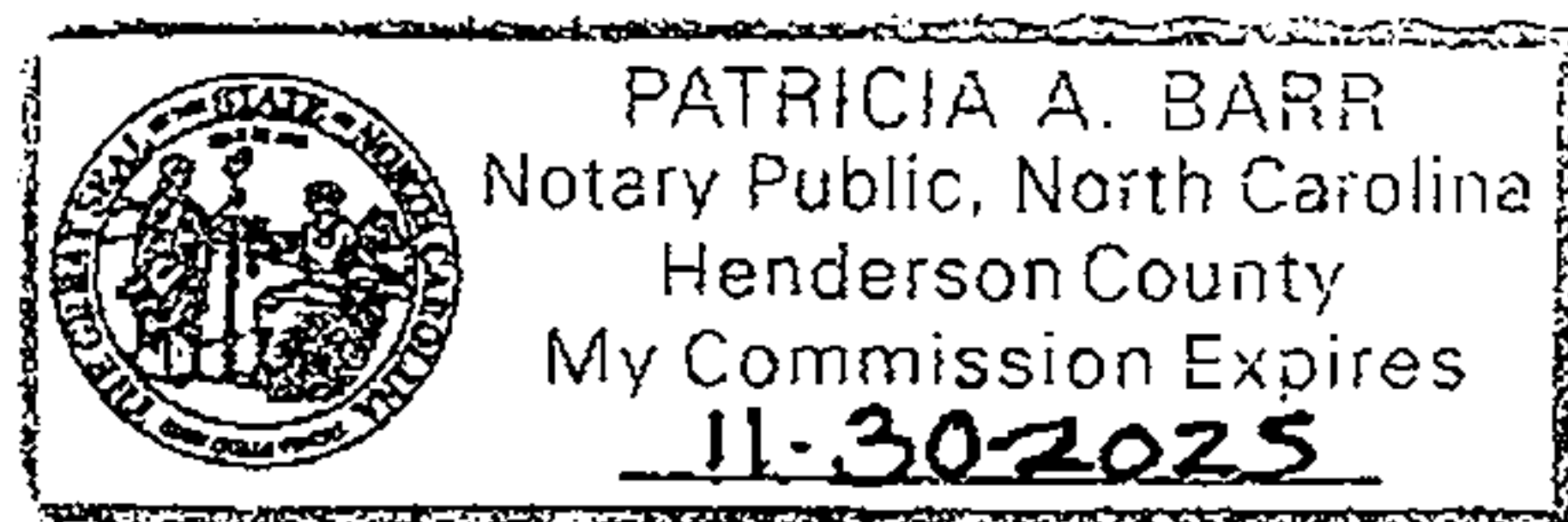
WITNESS my hand and notarial seal this the 4th day of May, 2023.

Patricia A. Barr Notary Public

Brendan C. Wentworth (SEAL)
BRENDAN C. WENTWORTH

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I do hereby certify that BRENDAN C. WENTWORTH, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



WITNESS my hand and notarial seal this the 4th day of May, 2023.

Patricia A. Barr Notary Public

EXHIBIT "A"

TRACT ONE: REID #9905046:

Being Lots 31 and 32 of Mt. Royal Subdivision as shown on plat recorded in Plat Book 1, Page 91, (now Plat Book B, Page 46A) in the office of the Register of Deeds for Henderson County; and being more particularly described as follows: BEGINNING at a stake in the N. margin of Ridgecrest Place, S.W. corner of Lot No 33, said stake standing N 50 deg. 10' W 152 ½ feet from the point of intersection of the W. margin of Crescent Avenue with the N. margin of Ridgecrest Place; and running thence with said N. margin of Ridgecrest Place N. 50 deg. 10' West 100 feet to a stake in said margin of said Ridgecrest Place, the same being the S.E. corner of Lot No. 30 and running thence with the eastern line of Lot 30 N. 39 deg. 50' East 159.57 feet to a stake in the S. margin of Laurel Lane; the same being the northeast corner of Lot 30; thence with said S. margin of Laurel Lane S. 42 deg. 50' East 100.82 feet to a stake in said margin of Laurel Lane the same being the N.W. corner of Lot No. 33; thence with the western line of Lot 33 S. 39 deg. 50' W. 146.7 feet to the place of BEGINNING.

The above described Tract One is the identical property conveyed by Bess Hodges Few, widow to Harry B. Bryson and wife, Louise Few Bryson by deed dated, January 29, 1958, recorded in Deed Book 365, Page 525, Henderson County Registry.

TRACT TWO: REID #9905045:

Being Lots 29 and 30 of Mount Royal Subdivision as shown on plat recorded in Plat Book 1, Page 91, (now Plat Book B, Page 46A) in the office of the Register of Deeds for Henderson County; and being more particularly described as follows: BEGINNING at a stake in the northeast margin of Ridgecrest Place, the extreme western corner of Lot #31, said stake standing North 50 deg. 10 min. West 252.5 feet from the intersection of the said margin of Ridgecrest Place with the northwest margin of Crescent Avenue; and running thence with the line of Lot #31, North 39 deg. 50 min. East 159.57 feet to a stake in the southwest margin of Laurel Lane; thence with the said margin of Laurel Lane North 42 deg. 50 min. West 82.41 feet to a stake; thence still with the said margin of Laurel Lane, North 62 deg. 22 min. West 19.6 feet to the corner of Lot #28; thence with the line of Lot #28 South 39 deg. 50 min. West 140 feet to the northeast margin of Ridgecrest Place; thence with the said margin of Ridgecrest Place and following the curve thereof in a southerly direction 64 feet more or less to the corner of Lot #30; thence still with the said margin of Ridgecrest Place South 50 deg. 10 min. East 50 feet to the point of BEGINNING.

The above described Tract Two is the identical property conveyed by Clarence H. Goode and wife, Carol B. Goode to Harry B. Bryson and wife, Louise F. Bryson by deed dated, April 28, 1962, recorded in Deed Book 402, Page 303, Henderson County Registry.