



CITY OF HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
City Hall - 2nd Floor Meeting Room | 160 Sixth Avenue E. | Hendersonville, NC
28792
Wednesday, April 16, 2025 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PUBLIC COMMENT**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - [A.](#) Minutes of March 19, 2025
 - [B.](#) Minutes of April 2, 2025 Special Called Meeting
5. **NEW BUSINESS**
6. **OLD BUSINESS**
 - [A.](#) 344 N Main Street, Storefront Rehabilitation
(H24-098-COA) – *Sam Hayes / Planner II*
7. **OTHER BUSINESS**
 - [A.](#) Community Affairs Sub-Committee Report
 - B. Designation Sub-Committee Report
 - C. Budget Workshop
8. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Regular Meeting of March 19, 2025

Commissioners Present: Jim Welter (Vice-Chair), Jane Branigan, Ralph Hammond-Green, Stan Smith, Edward Sine

Commissioners Absent: Jim Boyd, Cheryl Jones, (Chair), John Falvo

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

I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:00 pm.

Public Comment: No one had any public comment

II **Agenda.** On motion of Commissioner Hammond-Green and seconded by Commissioner Branigan the agenda was approved.

III **Minutes.** On motion of Commissioner Branigan and seconded by Commissioner Hammond-Green the minutes of the meeting of January 29, 2025 were approved.

IV **New Business**

IV(A) **Certificate of Appropriateness** - Peacock Architects, 344 N. Main Street (File No. H24-098-COA). Prior to the opening of the public hearing, Chair announced that there are two applications for a COAs 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, Nicolle Rebolledo, Tamara Peacock.

Vice-Chair opened the public hearing.

Sam Hayes, Planner II stated we have some new members on the Commission and he discussed quasi-judicial hearings procedures.

Mr. Hayes stated this is a storefront rehabilitation. The applicant is Peacock Architects and the property owner is HVL Property Holdings LLC. The PIN is 9568-88-0142. The property is .14 acres and is zoned C-1, Central Business District. The property is located in the Main Street Historic District. This is

considered a major work.

A photo of the front façade was shown and is included in the staff report and presentation. He stated the metal screen is being removed. That is not part of this COA application, that was approved by staff. The applicant can speak to the timing on when that will be removed.

An aerial image was shown marking where the property is located. This 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. The reason for the noncontributing status is because of that front façade.

A historic image of the building from the Baker-Barber collection was shown and is included in the staff report and presentation. He pointed out the original storefront and where the metal screen currently exists. He stated there is reason to believe there is very little storefront remaining. It appears as though they have removed a lot of that. Mr. Hayes pointed out some original aspects of the building. The columns are still there but have been wrapped in metal. It is unclear if the wood still exists under that metal. He pointed out the front store window. He stated the photo probably dates from 1929 to 1939 because that was when JCPenney was on Main Street. He stated the transom window which also is unclear if it is still there however, he has been in the building and the applicant has been in the building and it does appear as if on this front façade this prismatic glass is no longer on that front façade.

The renderings of the front façade were shown and are included in the staff report and presentation. Mr. Hayes stated they have proposed storefront windows and have tried to emulate from the historic photo the slanted windows that run to those door openings. It is a version of that original photo. They have also proposed the whole front façade would be constructed out of wood and glass. They provided trim work on the lower section. They have extended the columns to the top of the transom. They provided smaller windows in the transom that would emulate the transom window in the historic photo but not fully recreate it. The doors would also be constructed out of wood. They included the JCPenney sign in the rendering and if that is still there they plan to restore it and leave it on the building.

Mr. Hayes showed where the scope of the work would be. A photo was shown of the current storefront and where the scope of the work would be. This is included in the staff report and presentation.

The proposed COA description of the proposed replacement windows on the 4th Avenue side were shown and discussed and are included in the staff report and presentation. They plan to remove and replace the prismatic glass in the window. Mr. Hayes stated the prismatic glass was documented in the 1930's photo and it is an original architectural element. There are some other examples of prismatic glass around Main Street but there are very few examples of it remaining. Mr. Hayes showed photos of examples still remaining downtown.

Mr. Hayes showed a photo and stated they have also proposed to cut into the top doorway by four inches and this is primarily related to egress and fire regulations. Fire and Building Code are requiring that they have a taller doorway.

Site photos of comparable store front around downtown were shown and are included in the staff report and presentation.

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

Motion options were discussed and are included in the presentation. Mr. Hayes stated continuing the application for more information is something the Commission has done before. He wanted to give that option because removing that front façade could give the Commission more information about what is behind that and what work might need to go into that because original details might still be there. The applicant can speak to that timeline.

Suggested motions for approval and denial were included in the staff report and presentation. Conditions were discussed for the approval motion which are included in the staff report and presentation.

Vice-Chair asked if there were any questions for staff.

Commissioner Smith asked about the size of the transom windows, making them smaller is that a compatible with the detail of the time as well or is it significantly different than the detail of the time. If they are smaller, is the smaller ones compatible with other design standards of the same era. Mr. Hayes stated that is for the Commission to decide. The motion and the conditions proposed are more towards utilizing that original photo as a guide.

The height of the back door will go from 6'4" to 6'8".

There were no questions for staff.

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

Nicolle Rebolledo, Peacock Architects , 129 3rd Avenue East stated she could answer any questions they have.

Commissioner Smith asked about the prismatic window. Ms. Rebolledo stated the prismatic window on the side, there is still prismatic glass there but it is not in good shape. They will probably have to replace the entire prismatic glass in order to have prismatic glass there. She did not think they would be able to restore the prismatic glass. She was asked if there was anything they could do instead of just a plain sheet of glass. She stated she was sure they could find other finishes to glass. They did research on anyone that makes the glass and they found some leads but it is a specialty material which will be more cost.

Commissioner Hammond-Green asked if any of the prismatic glass salvageable. Ms. Rebolledo asked to reuse on the building. He stated to use on site or for someone else. She stated the majority of the damage is on the bottom part of that transom so a lot of it is intact on the top but once you move further down it is not completely intact. It could be used for artwork or something else.

Vice-Chair asked about the prismatic glass on the front. Ms. Rebolledo stated the large band on the front of the building, from what they can see from the inside there's none.

Vice-Chair stated in looking at the storefront, he sees the two windows on the left side and one window on the right where the two sets of double doors there, is that where the angle is? Ms. Rebolledo started yes. He stated from the original photograph it looks like the building was narrower to him than what this is. Mr. Hayes stated that original photograph was taken at an angle, so it is really only showing you about a third of that building.

Ms. Rebolledo pointed out where the indentions happen into the recess. She was asked if the transoms would work, would they be working transoms? Ms. Rebolledo stated they will be fixed.

Vice-Chair asked if the windows on the second floor were just flat windows or are they curved? Ms. Rebolledo stated from the historic pictures she believes they are flat. Mr. Hayes stated there was some sort of marker at the top and those windows have already been approved by staff. There are no current windows there.

Ms. Rebolledo started the client who is also the contractor on this project he is currently working on getting approval for the sidewalk encroachment to be able to remove the screen and part of that process is also replacing all seven windows. That is happening at the same time and they are hoping that after that is done they will be able to start on the storefront.

Commissioner Hammond-Green asked if there would be a problem with continuing the application until after the façade is removed. Ms. Rebolledo stated she does not think so. He stated that will not cause you a problem with the project. She stated she thinks it should be fine. She thinks they should be getting the screen off in the next couple of weeks. The only push back would be any other concerns from the clients on time to get the windows fixed and that might actually push the project back.

Vice-Chair asked if anyone had any additional questions for the applicant.

Commissioner Smith asked if after the screen was removed could she bring pictures for the Commission to see. Ms. Rebolledo stated yes.

Commissioner Smith asked how she decided on the arrangement of the windows. Could they see them from the inside or are they just guessing? How do they know where those window openings are? Ms. Rebolledo stated what they know right now is there is masonry that goes up on either side and being able to uncover that and they also did a tactical removal of what is going on behind the black board and it looks like it's wooden framed so what they designed is consistent with the actual materials that are on that ground floor. He asked if the transoms they are putting in, are they building that whole façade new or are there transom openings there that you are going to use? She stated as far as they can tell from the inside there is an opening because there are actually punctures but there is an opening where that prismatic glass use to be. They would be hand framing the wooden parts of the transoms. She explained the main way they framed them was starting in the center and working out. Those two structural columns that were in casings, with the wooden casing sort of framed that small one and working out and redistributing the dimensioned windows. They did also have a thought of reflecting like the bottom windows and sort of carrying that pattern up so you would have two larger windows on the outside and you would have a smaller one along that casing. It would just complicate it a little bit on the right side.

Ms. Rebolledo stated the column lines up with the demising wall dividing the units. There are equal transoms for each unit.

Discussion was made on the fire wall and the different floors. They discussed the door where the stairs go up to the second floor. She also discussed having an elevator to the second floor.

They have met and done a walk through with the Fire Department.

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

Vice-Chair closed the public hearing.

The Commission discussed the application. The Commission was in favor of continuing the application to see what is behind the screening on the storefront. Discussion was made on the JCPenney trademark.

Commissioner Hammond-Green moved that action on H24-098-COA be continued until the April 16, 2025 meeting. Commissioner Branigan seconded the motion which passed unanimously. Staff will work with the applicant to document the removal and if there will be any changes.

Commissioner Smith left the meeting.

Daniel Heyman, Staff Attorney stated it is staff's position that a quorum is calculated based on the total number of members. You do not exclude vacancies from that calculation. There are a lot of legal reasons for that. Mr. Hayes stated we now have a full board. Mr. Heyman stated typically the rule is that a member leaving unexcused doesn't defeat a quorum.

Mr. Hayes stated staff recommends that you continue this next hearing to the next meeting given that the applicant isn't able to attend and she did not have a representative to be here.

IV(B) **Certificate of Appropriateness** – Caryn Alexander – 1723 Meadowbrook Terrace (25-13-COA).

Commissioner Hammond-Green moved the Commission to continue the application 25-13-COA to the April 16, 2025 meeting specifically noting that the applicant is not present. Commissioner Branigan seconded the motion which passed unanimously.

V **Old Business.**

V(A) **Findings of Fact.** On motion of Commissioner Hammond-Green and seconded by Commissioner Branigan the Findings of Fact File No. H24-093-COA were approved.

V(B) **Findings of Fact.** On motion of Commissioner Sine and seconded by Commissioner Hammond-Green the Findings of Fact File No. H24-097-COA were approved.

VI Other Business.

- VI(A) **Designation Committee Update.** Mr. Hayes stated they have one piece of business. They have finished the landmark nomination on the Gregory House which has gone through the Designation Committee. They have reviewed that report and the next step in the process is to send that report to the State Historic Preservation Office to review and give their comments and they will get that back to us within 30 days. In order to do that the Commission needs to make a motion for approval on sending it to SHPO. He can answer any question they have on this.

Commissioner Hammond-Green moved the property at 910 Locust Street application for landmark nomination for that property be approved by the Commission to move forward to SHPO for further action. Commissioner Branigan seconded the motion which passed unanimously.

- VI(B) **Staff Report.** Mr. Hayes gave an update on staff approved COA's. Mr. Hayes had a budget request for the Genealogical Society membership for \$100. He has been using them a good bit. He thought it would be great if the Commission got a membership. He gave a list of what has been approved and what he is asking to be approved today. A motion is needed to approve this.

Commissioner Hammond-Green moved that the budget request as presented be approved by the Commission. Commissioner Branigan seconded the motion which passed unanimously.

Mr. Hayes discussed the School of Government training on April 30th, 2025. It is \$90 per person and he would love for everyone to attend. Mr. Heyman encouraged anyone that can attend to do so.

- VI(C) **Community Affairs Committee Report.** Mr. Hayes discussed the coloring book funding request.

Commissioner Hammond-Green moved the Commission purchase 1,000 coloring books based on the purchase sale estimate(bid) they received from NC Printing, LLC. Commissioner Branigan seconded the motion which passed unanimously.

Mr. Hayes discussed a Realtor Training Program which will be to hire a consultant to teach a course for realtors. It would be preservation focused. We would need \$1,000 allocated towards the program for the consultant and the cost would be \$100 per person for the course. He is hoping to get this course tailored towards Hendersonville and not Asheville

Commissioner Hammond-Green moved the Commission to allocate the funds for the Realtor Training Program. Commissioner Branigan seconded the motion which passed unanimously.

Mr. Hayes discussed the 7th Avenue Sponsorship request. This is a \$1,000 sponsorship for the 7th Avenue Grand Opening Event in May.

Commissioner Branigan moved the Commission grant the request for the 7th Avenue Sponsorship. Commissioner Sine seconded the motion which passed unanimously.

Preservation awards were discussed.

VII ***Adjournment.*** The Chair adjourned the meeting at 6:19 p.m.

Chair

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CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Special-Called Meeting of April 2, 2025

Commissioners Present: Cheryl Jones, (Chair), Jim Welter (Vice-Chair), Jane Branigan, Ralph Hammond-Green, Stan Smith, Edward Sine, John Falvo, Jim Boyd, Lauren Matoian

Commissioners Absent:

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

- I **Call to Order.** Chair called the Special Called meeting of the Hendersonville Historic Preservation Commission to order at 5:03 pm. Chair reminded the Commission that since this was a continued meeting they can only discuss what is on the agenda.
- II **Agenda.** The agenda was amended to remove Item III and Item IV. On motion of Commissioner Welter and seconded by Commissioner Hammond-Green the amended agenda was approved.
- III **Minutes.** Removed from Agenda
- IV **New Business.** Removed from Agenda

Chair stated she has known the applicant for several years and they did have some general conversations about the storm, historic properties and the process and what happens next but nothing specific to the application. Chair felt like she could be fair and impartial but if anyone on the Commission has concerns they can state those now. No one had any concerns.

V **Old Business.**

- V(A) **Certificate of Appropriateness -** Caryn Alexander, 1723 Meadowbrook Terrace (File No. 25-13-COA). Prior to the opening of the public hearing, Chair announced that there is one application for a COA in the Druid Hills 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, Caryn Alexander, Jeff Kowalak, James Alexander.

Chair opened the public hearing.

Mr. Hayes stated this is an application for 1723 Meadowbrook Terrace. There are three parts to this application which are replacement windows in the kitchen, reintroducing windows on the backside of the house and addition of double doors on the rear of the home. All of these are on the rear of the house.

Mr. Hayes stated the applicant and the property owner are Caryn Alexander. The project acreage is .15 acres. This is in the R-10 Medium Density Residential zoning district and the Druid Hills Historic Overlay District. This is considered a major work.

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

The Druid Hills Historic District map was shown and included in the staff report and presentation. The subject property is on the edge of the historic district and highlighted in blue.

An aerial view was included in the staff report and presentation with the property highlighted in red.

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

An aerial image was shown. Mr. Hayes pointed out Meadowbrook Terrace and explained all the work was being done in the rear of the home.

A photo of the rear of the house was shown and is included in the presentation. Mr. Hayes pointed out where the double doors are being proposed. He pointed out where the windows will be in the large area of stucco on the home. He also pointed out the kitchen windows.

The COA description for the first request for the kitchen windows for the installation of three new windows was discussed. The windows will be wood construction with fiberglass clad. Site images of the windows were shown and included in the staff report and presentation.

The second request for the installation of new casement windows exposing the windows on the rear façade that were previously bricked up were discussed. The windows will be wood construction with fiberglass clad. Site images of the windows bricked over were shown and included in the presentation. The owner found these windows while doing some interior renovations. The applicant would like to expose them again. Staff did a site visit to the house and they do appear to be original to the house and at some point just bricked in.

The final request is the installation of new double doors. They would be wood construction with fiberglass clad also. The proposal is to have them exit from what previously had been a sun porch but has since been enclosed. The windows in the photo are not actually original to the house. The goal is to take out these windows and extend down so that you could have the full double doors.

Mr. Hayes stated none of these are visible from the street.

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

Suggested motions for approval and denial were included in the staff report and presentation along with a condition for approval.

Chair asked if there were any questions for staff.

Commissioner Welter asked about the fiberglass material. Mr. Hayes stated they do not have fiberglass mentioned in the Design Standards but they do have mention of other artificial materials.

Daniel Heyman, Staff Attorney stated this is a suggested condition that staff has offered for consideration not a standard.

Commissioner Matoian asked what cladding was. Mr. Hayes stated the meat of the windows is wood and cladding is what you would put over the exterior. It is normally very thin. It was stated that the fiberglass would be very minimal. Mr. Hayes stated yes, but covering that exterior.

Chair asked if the other windows were wood currently. Mr. Hayes stated yes, the current windows are wood. Chair asked if they all match right now. Mr. Hayes stated he did not look at every window but those windows are wood.

Discussion was made on the motion and the condition and if this would set a precedent moving forward on the cladding material. Mr. Heyman stated staff's position is that every application stands on its own. When you make a decision there is not legal precedent that you have to follow. At the same time, you always have to consider due process because we want to treat everybody equally so there should be a reason that you are applying a standard the way that you are. You can't just apply it differently in another situation if you don't like that person. No legal precedent but apply them based on the facts. It is up to the Commission to decide whether or not the application meets the standards or not.

There were no further questions for staff.

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

Caryn Alexander, 1723 Meadowbrook Terrace stated with regards to the windows, all of the ones in the kitchen are the original windows but the ones in the pink room that she is proposing for the doors they already have a vinyl cladding on it. The surround has vinyl so they are not original to the house. The sunroom was already in existence when she purchased the house so she is not sure when that occurred but they are not the original windows. On the far side which is now a converted garage, those are casement windows that are not original to the home either. The reason why she is asking for the doors where the vinyl windows are, currently it looks like she has an exit from the back of the house however, that is not on the same level as the rest of the house which means people would have to go through the kitchen to access the backyard go through the access that goes down to the basement in order to get to the backyard. The double doors would provide better function for the home as well as a nicer way for the guests to get to the backyard. The reason this is all coming to the Commission is because of Hurricane Helene. There is a pond and a creek and it all pushed right through and in the time that she has owned the home, water has never gotten into the house. This is unprecedented in many areas but this is forcing her hand for a complete remodel on the first floor. Mr. Hayes was able to come to the house and see that it was basically down to studs in most areas because the water was about three feet up on the walls. She explained how she found the random window while trying to work up the wall and remove the moisture. She would like to bring that window back and she feels it was the original framing. She is not sure what the cost will be for the exterior and having to have masonry work.

Ms. Alexander stated she has to put in a brand new kitchen and she is trying to do right by this house. She stated she is putting back the one and quarter inch red oak inside because that is what the house deserves. She feels like for the windows the fiberglass cladding is a happy medium with a little savings but it will also look appropriate. It will look like it is supposed to and protect over time. If you can imagine trying to replace all these windows on a single teacher's salary it is not something that is easily done. She would like to do it now knowing that she has to put in a brand new kitchen. It was not like she woke up wanting to do a new renovation. The situation in September forced her hand.

The sight line from her neighbor's backyard was questioned. Ms. Alexander stated she had one of her neighbors here with her. There are really only two houses that she feels can see this. She stated Jeff Kowalak was here and he lives behind her off to the side on the hill and when she first found out about the flooding, the first vision she got was actually from his deck. You see the garage side from his house, from his deck because it is sloped up higher. Even the next street into Druid Hills does not have a sight line into her backyard. There are only two neighbors that can really see her backyard. There's so much trees and shrubbery she is not sure there is even a direct sight line.

Chair stated two years ago the guidelines changes to standards and they are binding. The applicant has the burden to make sure they have been met. One of them is to retain and preserve when you can and to repair. Chair asked the applicant to tell the Commission what she has done to see if they are repairable. Ms. Alexander stated when this happened it was very difficult to get people to come out because there was such a high demand. She had numerous window people coming out and also got people to come out to see what the cost to restore would be. The cost to restore was in some cases more expensive than the new windows. She is not trying to eliminate the character of the house but at the same time she is on a single teacher budget and it is very difficult to try and justify a cost of maybe a third to half or much more when a newer window would look historically the same, it would just be newer instead of restoring the old. The double window in the kitchen, the one to the right side of the picture is pretty damaged. She explained due to the gutters the water was trickling down since last January and it had caused problems over time in that one specific area on that one window and that window was quite damaged. The people she did have out recommended replacement instead of repair. She stated 95% of the windows in the house she cannot open and are not functionable.

Discussion was made about the windows that were discovered and having more light in the house.

The cladding will be painted to match the window. Ms. Alexander stated it will be Charleston green.

Commissioner Falvo asked on the casement windows can the wood be saved or are they beyond repair. Ms. Alexander asked if he was talking about the hidden one. Commissioner Falvo stated yes. Ms. Alexander stated she is not a window expert but it did not look like something that could be saved but they were trying to do a complete match so it would look as if it was the original. It would be the same opening as all of them.

Chair stated some of the fiberglass they have now does look like wood, does this have any grain in it or is it just flat? Ms. Alexander stated she has not actually seen the cladding on the outside. Mr. Hayes stated staff did look at the specs online and it was just flat. There was no grain.

Chair stated the standard is consider compatible substitute materials only if using the original material is not technically feasible. She stated the Commission needs to know why not having a full wood window would be technically not feasible. Ms. Alexander stated discovering when they had to knock out the walls in the kitchen as well the sashes or the weights, the pulleys are all gone and the roping is no longer on the system and they have been nonfunctioning the entire time she has had them. She has had people come and try to cut the paint layers and they still haven't opened. They haven't functioned, the far left one in the picture when you are standing in the kitchen the far right one that had the water coming down it is beyond repair and was going to be substantially more to replace and fix. She didn't see how you could only replace one of them when they are that close together. That was the thought process on that.

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

Jeff Kowalak, 121 Clairmont Drive stated he is the adjoining property above. He thanked the Commission for what they do. He stated Ms. Alexander has always been a very conscientious neighbor, she is a good voice for Druid Hills and he really appreciates her. He stated it has been a very challenging year and he is amazed at how well she is handling dealing with all the water flooding the house. He is very much in support of the proposed work she plans to do. There is a row of trees and about a five or six foot fence between the two houses and obviously the other adjacent property owner is not here but he feels they would be in support as well especially making the access easier with the double doors and the window that was original to the house. He is in support of the project.

James Alexander, 1408 Oakland Street stated they know what happened during Helene but she has been in the guest room of his house since September 27th with her two dogs and his two Great Dane puppies and what she has had to go through in the last six or seven months is by no means easy but he can attest to how much she has tried to do the right thing by this house and go through several different vendors and meet with people and have volunteers and try to replace what she can so he does not want anyone to think she is doing this lightly or on the fly to try and get back into her house as fast as possible. She really has taken the time to talk to numerous people about the windows and the floors and the electric in the house and every aspect to try and get it back to not only functional but the best possible way to have it look.

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

Ms. Alexander thanked the Commission and stated she was trying to do right by the house and she feels like this will be an improvement and not a deterrent for keeping the architectural integrity. She knows it is changing those three windows but like she said they were not functioning as it is and she is trying to make sure she can keep the house in one piece and still standing.

Chair asked if there was anyone else who wishes to speak. No one spoke.

Chair closed the public hearing.

The Commission had discussion on each proposal.

Chair reopened the public hearing.

Chair asked about the opening of the windows. Ms. Alexander stated all the windows will be replaced in the existing openings. The only thing they are expanding is where the doors are going where the existing windows are. Everything else is in the existing framing, nothing else is being enlarged. Chair asked about the exterior view will it run all the way to the ground. Ms. Alexander asked if she was talking about the doors and stated it will not go all the way to the ground. Because of the slope it will probably have to have two steps. Discussion was made on having French drains at the doors. Ms. Alexander stated she will take that into consideration.

Chair closed the public hearing.

Further discussion was made on the application.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-13-COA and located within the Druid Hills 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: Replacement Rear Kitchen Windows: 1.The replacement of deteriorated windows is necessary, and the units are replaced in kind to match the design and dimensions of the original sash, pane configuration, architectural trim, and detailing. A compatible substitute material was used. (Section 3.7.6) Replacement Casement Windows: 1.The casement window feature was previously bricked in. Exposing this architectural element is compatible with the historic character of the structure and district. (Section 3.6.7) 2.The replacement of deteriorated windows is necessary, and the units are replaced in kind to match the design and dimensions of the original sash, pane configuration, architectural trim, and detailing. A compatible substitute material was used. (Section 3.7.6) Introducing Double Doors to Rear of Home: 1.The original architectural character of the exterior walls is maintained when adding the new door openings. (Section 3.6.8) 2.The new doors are installed on the rear of a non-character defining elevation of the building and do not compromise the architectural integrity of the building. The units are designed to be compatible with the overall design of the building. (Section 3.7.9) 3. The addition of the doors improves the safety egress from the house. Commissioner Boyd seconded the motion which passed unanimously.

VI Other Business. None.

VII ***Adjournment.*** The Chair adjourned the meeting at 5:46 p.m.

Chair



**CITY OF HENDERSONVILLE
AMENDED AGENDA ITEM
SUMMARY
PLANNING DIVISION**



SUBMITTER:	Sam Hayes, Planner II	MEETING DATE:	March 19, 2025
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	344 N Main Street, Storefront Rehabilitation (H24-098-COA) – <i>Sam Hayes / Planner II</i>		

PROJECT STATUS: **THE COMMISSION CONTINUED THE HEARING AT ITS LAST REGULAR MEETING TO ALLOW THE APPLICANT TO REMOVE THE METAL FAÇADE ON THE BUILDING AND ENABLE THE COMMISSION TO HAVE A BETTER SENSE OF WHAT IS UNDERNEATH THE FAÇADE. THE FAÇADE HAS NOT BEEN REMOVED AT THE TIME OF THE AGENDA AND PACKET GOING OUT.**

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 # H24-098-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 the proposed design retains the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color, and texture of the historic buildings. **(Sec. 3.1.7)**
2. The applicant incorporated research from the Baker-Barber collection to determine the

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 # H24-098-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, but the proposed design is not compatible with the scale, design, materials, color, and texture of the historic building. **(Sec. 3.1.7)**
2. The proposal does not reflect the original characteristics and architectural details of the building elicited from the Baker-Barber collection photo. **(Sec. 3.1.7)**

<p>original characteristics and architectural details of the building. (Sec. 3.1.8)</p> <ol style="list-style-type: none"> 3. The applicant retained and preserved character-defining architectural elements of the structure. (Sec. 3.4.1.1) 4. The replacement design for missing architectural details is based on historic documentation and is compatible with the historic character of the building and district. (Sec. 3.4.1.3) 5. The increase in size of the existing doors on the rear of the building does not diminish the original design of the building. (Sec. 3.4.2.10) <p>Proposed Conditions:</p> <ol style="list-style-type: none"> 1. Due to the uncertain condition of the façade behind the metal screen, the applicant and property owner shall consult with HPC staff to assess the structure and determine whether any modifications to the original COA approval are necessary. 2. The applicant shall photograph the front façade after the metal façade is removed but prior to starting construction and those photographs shall be given to the HPC staff coordinator. 3. The applicant shall set up a site visit with staff prior to beginning construction to allow inspection of the property for original details that were previously unknown. 4. The applicant should not try to recreate the J.C. Penney sign if it is no longer present on the building. 5. Retain and restore the original prismatic glass transom on the 4th Avenue side of the building per Section 3.4.1.1 of the Design Standards. 6. Design the transom window on the front façade to better align with the historic documentation by installing large transom windows that imitate the original window and providing more trim to provide architectural detailing per Section 3.1 and Section 3.4.1.3 of the Design Standards. <p>[DISCUSS & VOTE]</p>	<ol style="list-style-type: none"> 3. The removal of the prismatic glass transom on the 4th Avenue side of the building would be considered a removal of a character-defining element of the structure. (Sec. 3.4.1.1) 4. The replacement of the transom window with small windows is not appropriate given the historic documentation. (Sec. 3.4.1.3) 5. The increase in size of the rear doors would diminish the original design of the building. (Sec. 3.4.2.10) <p>[DISCUSS & VOTE]</p>
---	--

PROJECT/PETITIONER NUMBER:	H24-098-COA
PETITIONER NAME:	Peacock Architects (Applicant)
EXHIBITS:	A. Staff Report

	B. COA Application C. Warranty Deed
--	--

344 N MAIN STREET – Storefront Rehabilitation

(H24-098-COA)

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

Staff Report Contents

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CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP	3
HISTORY OF SUBJECT PROPERTY.....	3
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Design Review Advisory Committee	7
DESIGN STANDARDS CRITERIA	8



PROJECT SUMMARY

Applicant: Peacock Architects

Property Owner: HVL Property Management

Property Address: 344 N Main Street

Project Acreage: .14 acres

Parcel Identification Number(s):
9568-88-0142

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Storefront rehabilitation



SITE VICINITY MAP

Project Summary:

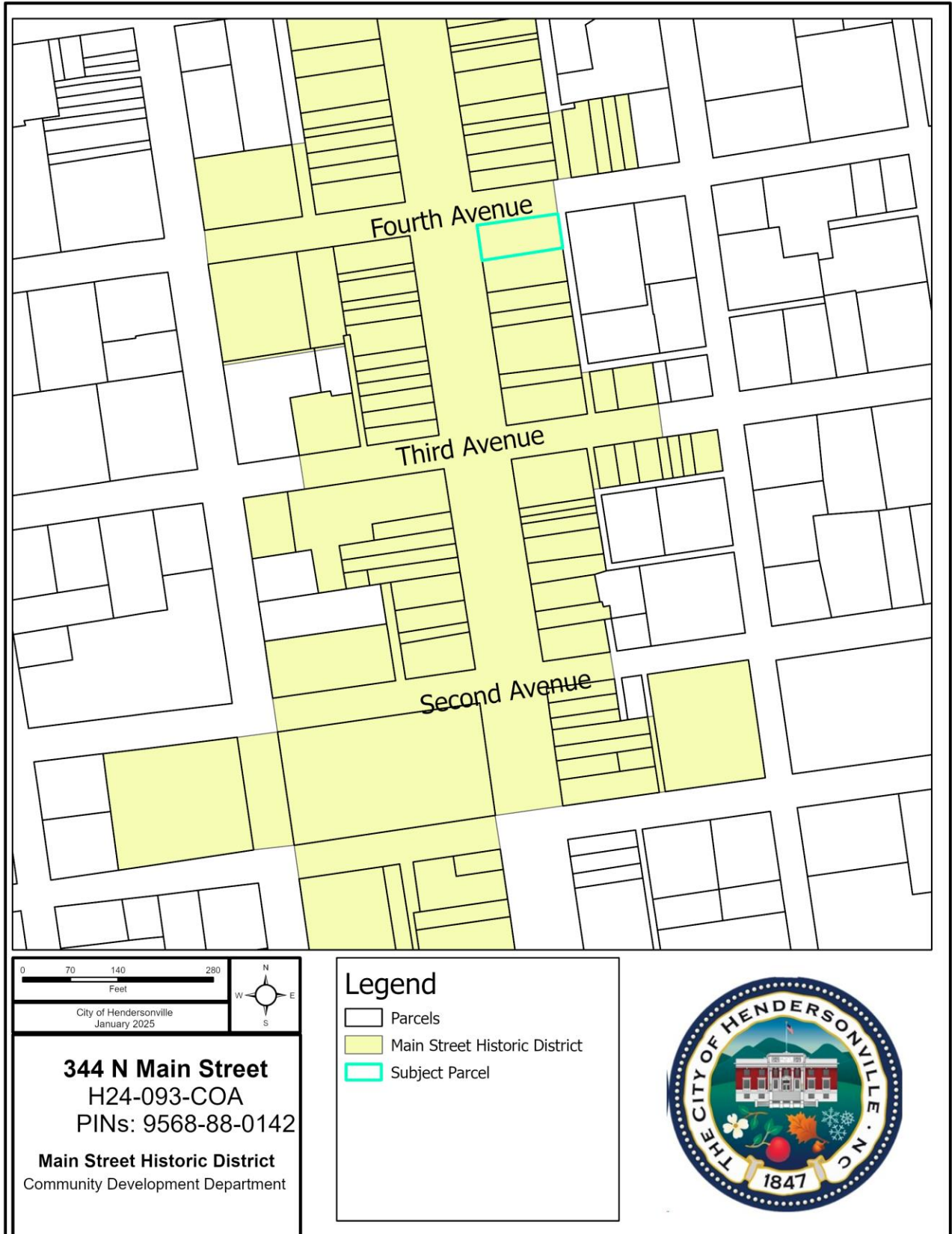
The City of Hendersonville is in receipt of an application for a Certificate of Appropriateness (COA) from Peacock Architects for the rehabilitation of the storefront located at 344 N Main Street. A metal façade was placed on the building at some point between 1950 and 1970. It is believed that at this time, the original storefront was significantly altered to create the current storefront today.

The applicant is proposing the rehabilitation of the storefront to mimic the original, which can be seen in a photo on pg. 4 of this report. The applicant has also requested approval to increase the height of the rear doors, thereby cutting into the header.

In December 2024, staff approved the removal of the front metal façade and approved the installation of new windows on the upper front façade in seven window openings that have missing windows and that have been sealed with plywood. The HPC voted to approve replacement windows on the 4th Avenue second floor side of the building at its January 2025 meeting.

The applicant has applied for a sidewalk encroachment permit to begin work on removing the metal façade with the aim of starting work in late March.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP



HISTORY OF SUBJECT PROPERTY

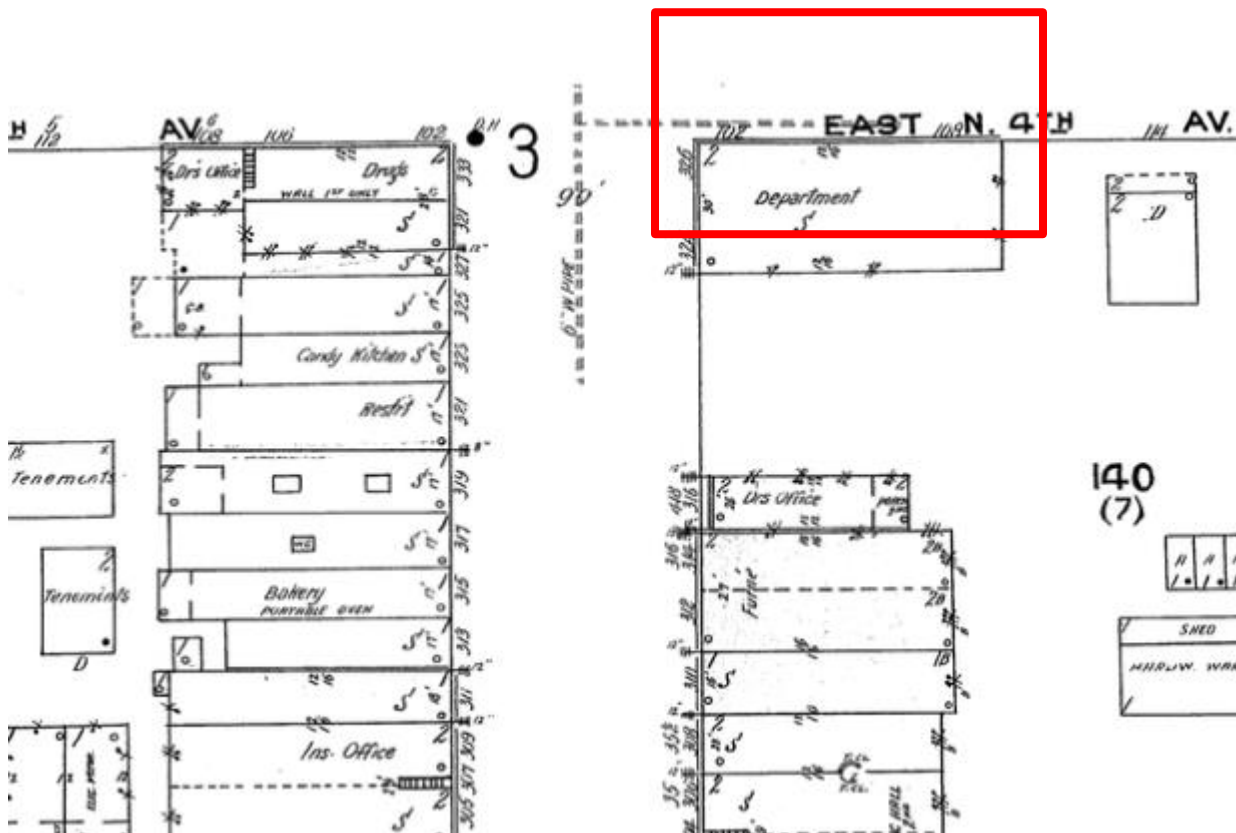
344 N MAIN STREET

Commercial Building. ca. 1920.
Noncontributing.

SE corner Main and 4th Avenue. 1920s. Two-story commercial structure with stone window lintels and Decorative brickwork and diapering on left elevation. covered with modern aluminum false facade.



brick
sills.
Front



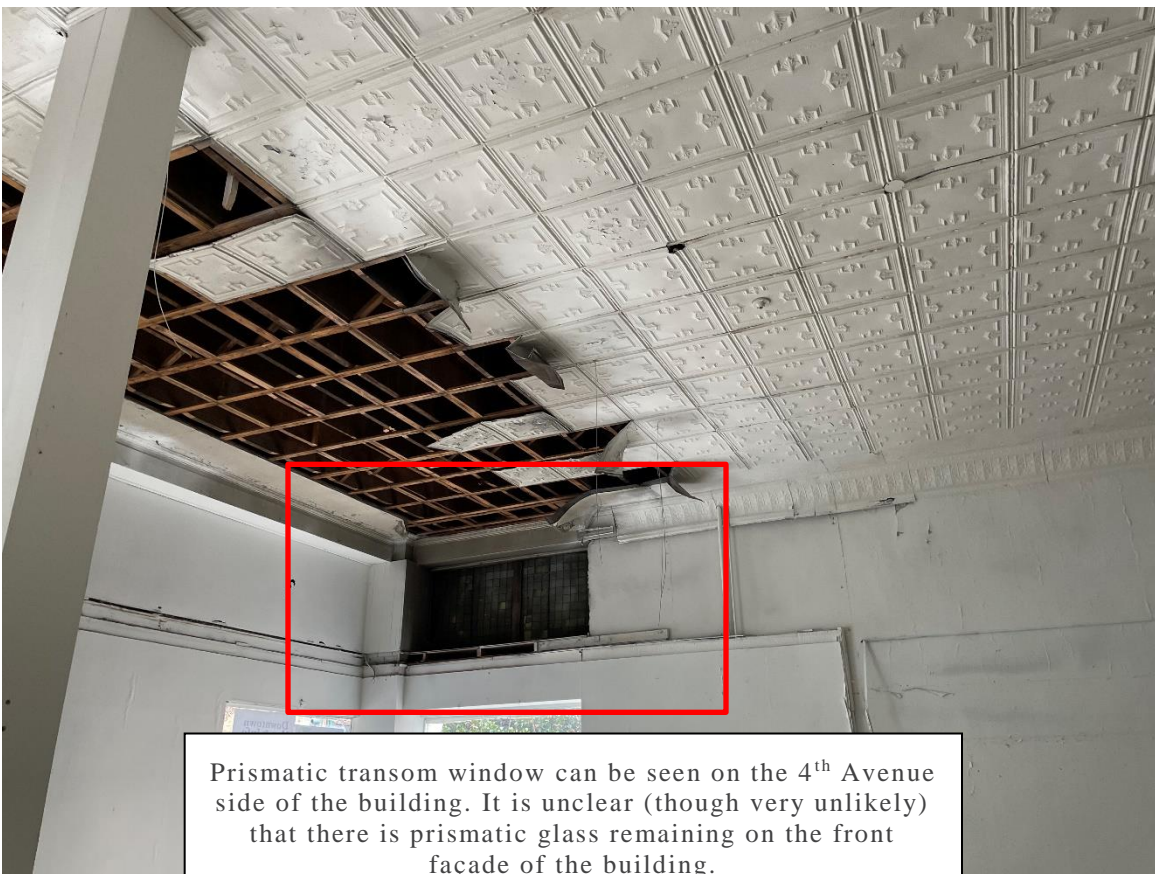
SITE IMAGES



Current front façade of 344 N Main Street.



Close up of center columns proposed to be wrapped in wood.

SITE IMAGES

SITE IMAGES



Right side of facade door. The applicant has proposed keeping the door but painting it to match the rest of the wooden façade.



Window opening can be seen above the door on the right side of the front façade.. The applicant has proposed including a window in this opening.

Design Review Committee

Advisory

The Design Review Advisory Committee met on February 11th, 2025 to review the proposed plans. The comments were shared with the applicant after the meeting.

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:

3.1 STOREFRONTS

Storefront guidelines

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.

3.4 MATERIAL AND DETAILS

3.4.1 ARCHITECTURAL DETAILS AND ORNAMENTATION

.1 Retain and preserve any architectural features and details that are character-defining elements of downtown structures, such as cornices, columns, piers, brickwork, stringcourses, quoins, etc.

.2 If replacement of an architectural element is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.

.3 If the entire architectural detail is missing, design the replacement based on historic documentation. If there is no documentation, but evidence that the element was originally on the building, any new design should be compatible with the historic character of the building and district.

.4 It is not appropriate to remove or cover any original detail or ornamentation. If original features are currently covered, it is encouraged that these features be uncovered, exposed, and repaired.

3.4.2 WINDOWS AND DOORS

WINDOWS AND DOORS GUIDELINES

Preservation

.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.



CERTIFICATE OF APPROPRIATENESS APPLICATION

REQUIRED MATERIALS CHECKLIST

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

Item A.

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: 02.28.2025

☐ Minor Work



Major Work



Major Work Resubmittal

Application Contact Information			
Applicant Name: PEACOCK ARCHITECTS	Property Address: 129 3RD AVENUE W HENDERSONVILLE, NC 28792	Applicant Email: TAMARA@PEACOCKARCHITECT.COM	Phone Number: (828)6969-4000
Property Owner Name (if different from Applicant) HVL PROPERTY MANAGEMENT	Mailing Address: PO BOX 786 ARDEN NC 28704	Owner Email: JOSHDISRAEL@GMAIL.COM	Phone Number: (828)606-3453

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.

Request for Approval: Renovation of the Front Façade – 344 Main Street (J.C. Penney Building), Hendersonville, NC
Peacock Architects respectfully submits this proposal for approval to renovate the front façade of 344 Main Street, also known as the J.C. Penney building, in Hendersonville, NC. In conjunction with the interior redesign, which includes subdividing the space into two leasable units, we propose installing a new storefront.

The proposed design features two wooden double-door entries, integrated into a fixed glass wood framed recessed storefront. We have included three potential color swatches to paint the wooden storefront and seek counsel from the preservation board as which is most appropriate. We will be reintroducing transom windows where appropriate based on the Design Review Committees comments. Our attached drawings and photographs document our investigation of the existing façade materials beneath the current metal screen. We have confirmed that the underlying brick on the second floor of the facade is in good condition.

Additionally, we seek approval to replace the existing double doors in the back alley, which measure 4' in width by 6'-8" in height. The replacement will use standard flat-panel metal doors while maintaining the original door opening dimensions. This change is necessary to enhance security and meet current fire code requirements.

Throughout the design process, we have adhered to the guidelines outlined in the Main Street Guidelines Manual as follows:

Preservation of Historic Features: Retain entryways, display windows, doors, transoms, and corner posts (Section 3.1.1).

Avoid removing or altering historical features: Avoid removing or altering historical features (Section 3.1.2).

Historical Accuracy: Base the new storefront design on historical research and evidence (Section 3.1.5).

Retention of Façade Details: Preserve historic façade details and materials, especially on side and rear elevations (Section 3.3.1).



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.

Joshua D Israel

Printed Property Owner(s) Name

[Signature]

Property Owner(s) Signature

HVL Property Holdings, LLC

Printed Company Name (if applicable)

*LLC, Inc., Trust

Member

Property Owner Title (if applicable)

*Member, Manager, Register Agent, etc.

Community Development Use Only

Date Received: _____

Received By: _____

Application Complete: Y / N

Proposed HPC Meeting Date (if applicable): _____

Notes:

OWNER

TOM LYNCH
HVL PROPERTIES

ARCHITECT

PEACOCK ARCHITECTS
129 3RD AVE WEST HENDERONVILLE, NC

TAMARA PEACOCK , PRESIDENT
(828)713-1050

NICOLLE REBOLLEDO, PROJECT MANAGER
(828)- 696-4000

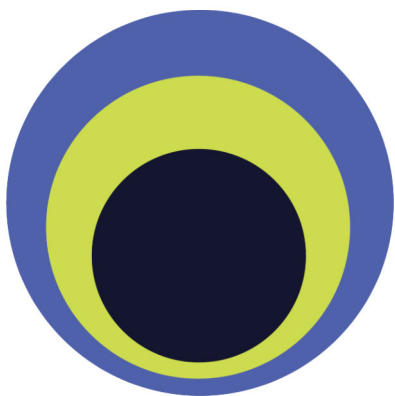
CONTRACTOR

J.C. PENNEY BLDG. RESTORATION & RENOVATION EXTERIOR FACADE AND GROUND FLOOR

344 N MAIN ST HENDERSONVILLE, NORTH CAROLINA 28792



1 STREET VIEW
C001



PEACOCK ARCHITECTS

BUILDING DATA

LEVEL OF ALTERATION: LEVEL 2
BUILDING CONSTRUCTION TYPE: TYPE III-B
BUILDING OCCUPANCY TYPE: MIXED USE
BUILDING SQUARE FOOTAGE: 10,600 SQ. FT.

ADDRESS: 344 MAIN STREET

LEGAL DESCRIPTION:

PIN # :

SCOPE OF WORK

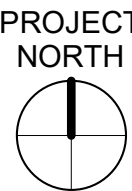
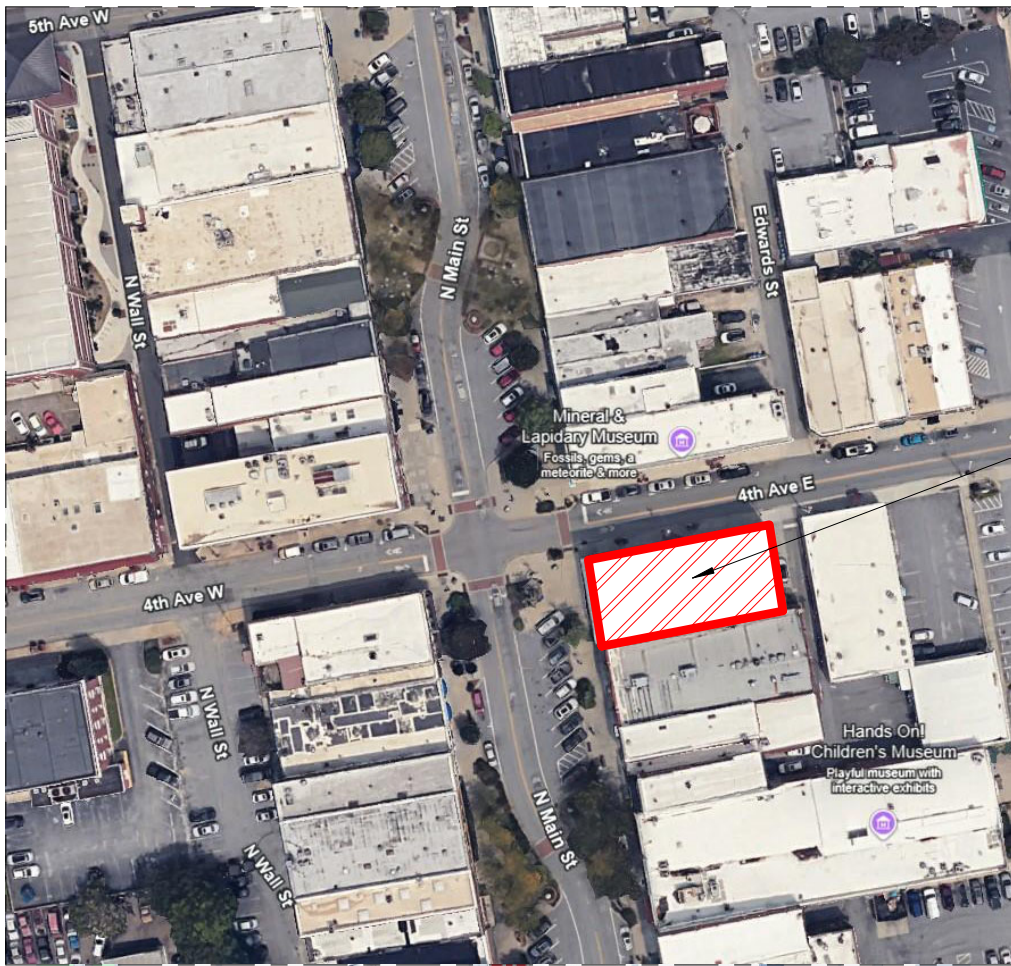
LEVEL OF ALTERATION: LEVEL 2

THIS PROJECT INCLUDES FACADE RESTORATION: REMOVAL OF DECORATIVE METAL SCREEN REPAIR AND REPOINTING OF BRICK, INSALLATION ON NEW STOREFRONT AND ENTRY DOORS. THE INTERIOR REDESIGN INCLUDES a 2 HOUR DEMISING WALL TO CREATE TWO LEASABLE UNITS. THE INTERIOR UNITS EACH HAVE ADA ACCESSIBLE BATHROOMS AND NEW SECONDARY EXITS WHICH EXIT OUT THE REAR GROUND LEVEL.

APPLICABLE CODES

2023 NFPA 70 NATIONAL ELECTRIC CODE
2018 NC STATE ENERGY CODE
2018 NCSBC: EXISTING BUILDING CODE
2018 NCSBC: PLUMBING CODE
2018 NCSBC: MECHANICAL CODE
2018 NCSBC: ELECTRICAL CODE
2018 NCSBC: FIRE PREVENTION CODE
2018 NCSBC: BUILDING CODE

VICINITY MAP



PEACOCK
ARCHITECTS



129 3rd Ave W, Hendersonville, NC
28792
Phone: 828.696.4000

project design team:

PEACOCK ARCHITECTS

owner:

HVL PROPERTY MGMT

project name:

Tamara Peacock, R.A.
License No. 12125

issued for:

date:

sheet name:

COVER SHEET

Revisio n	Revision Date	Issued For
A	4-24	Permit Comme nts

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drawn by:

NR

checked by:

TP

Proj Mgr.:

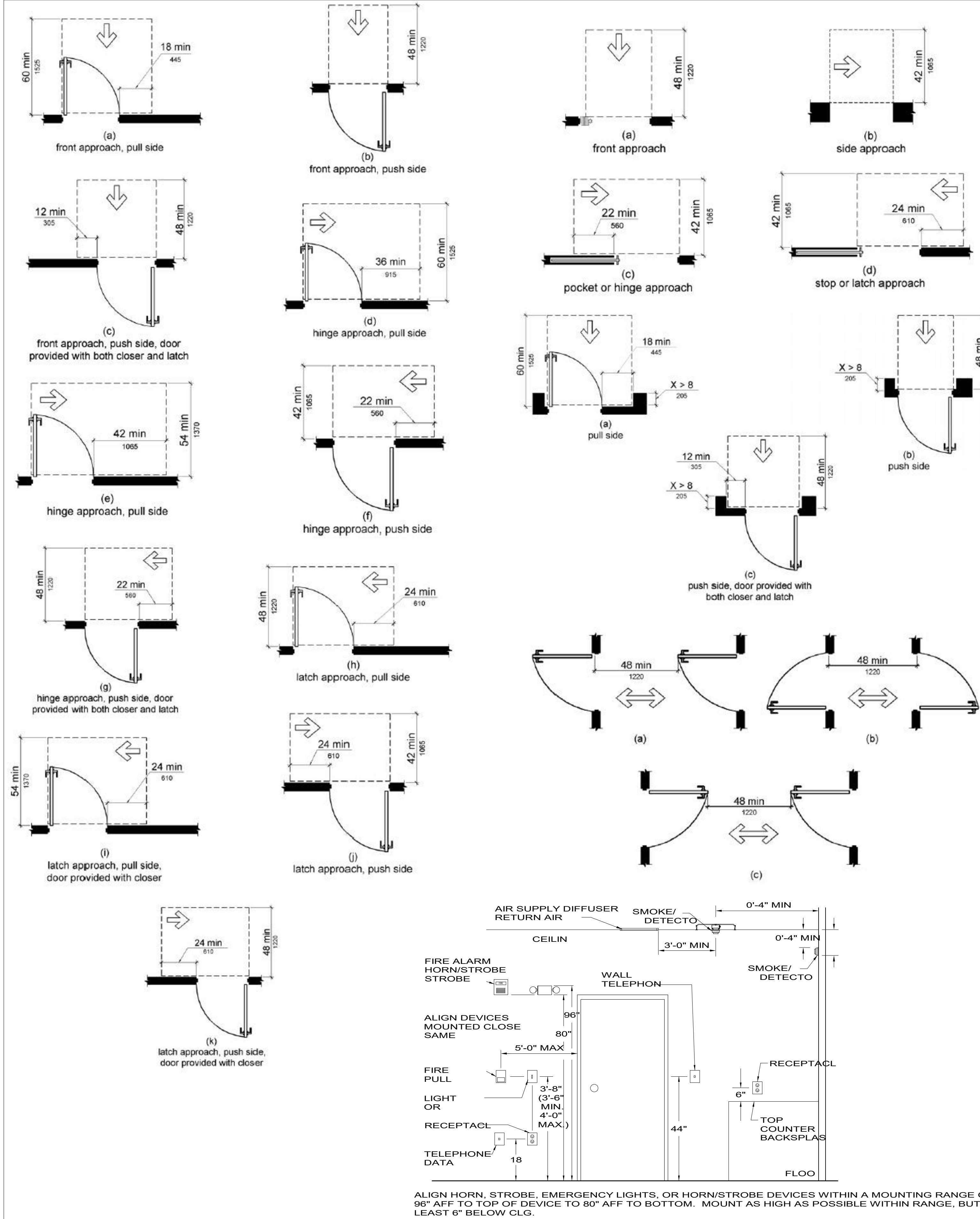
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TP

sheet no.:

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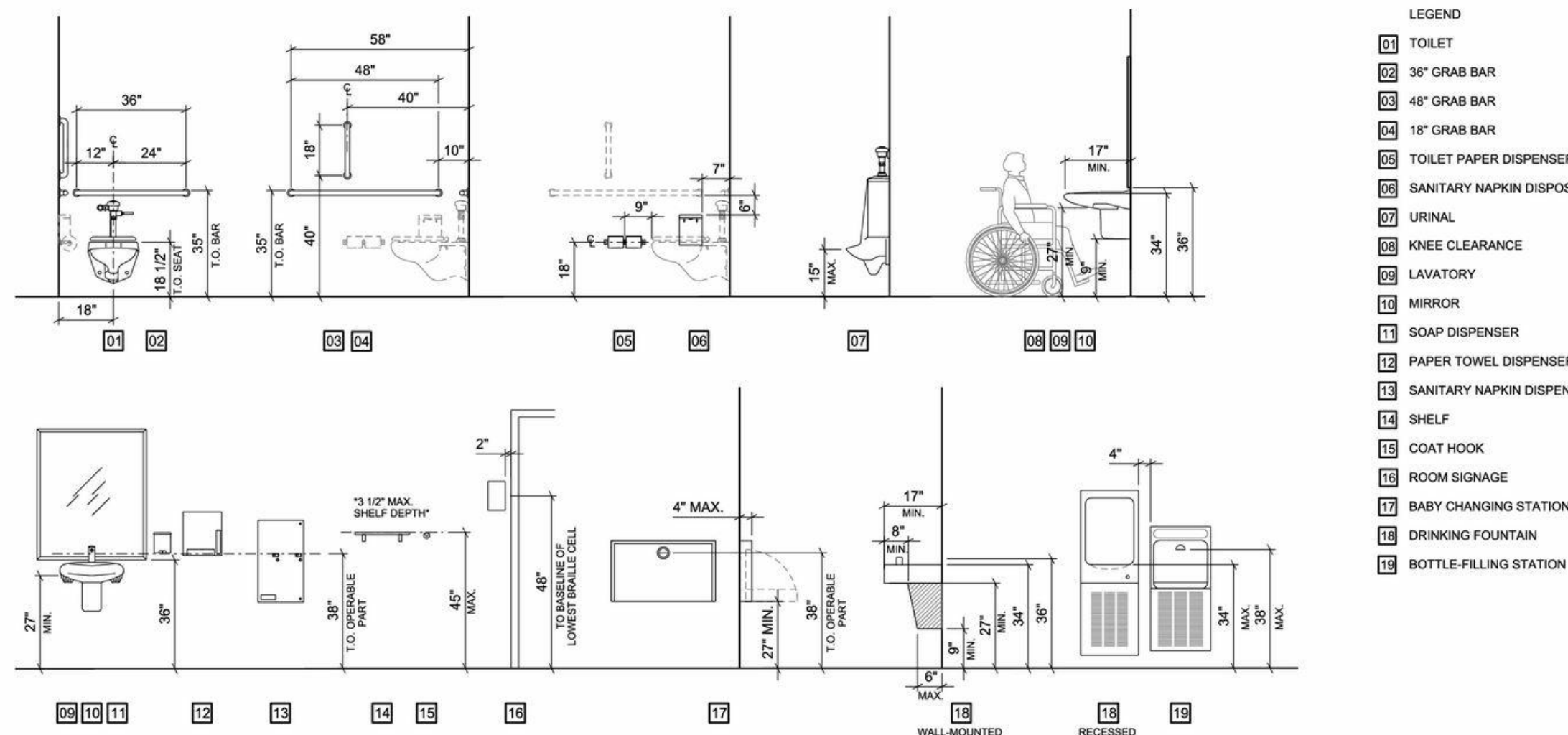


Device Mounting Heights

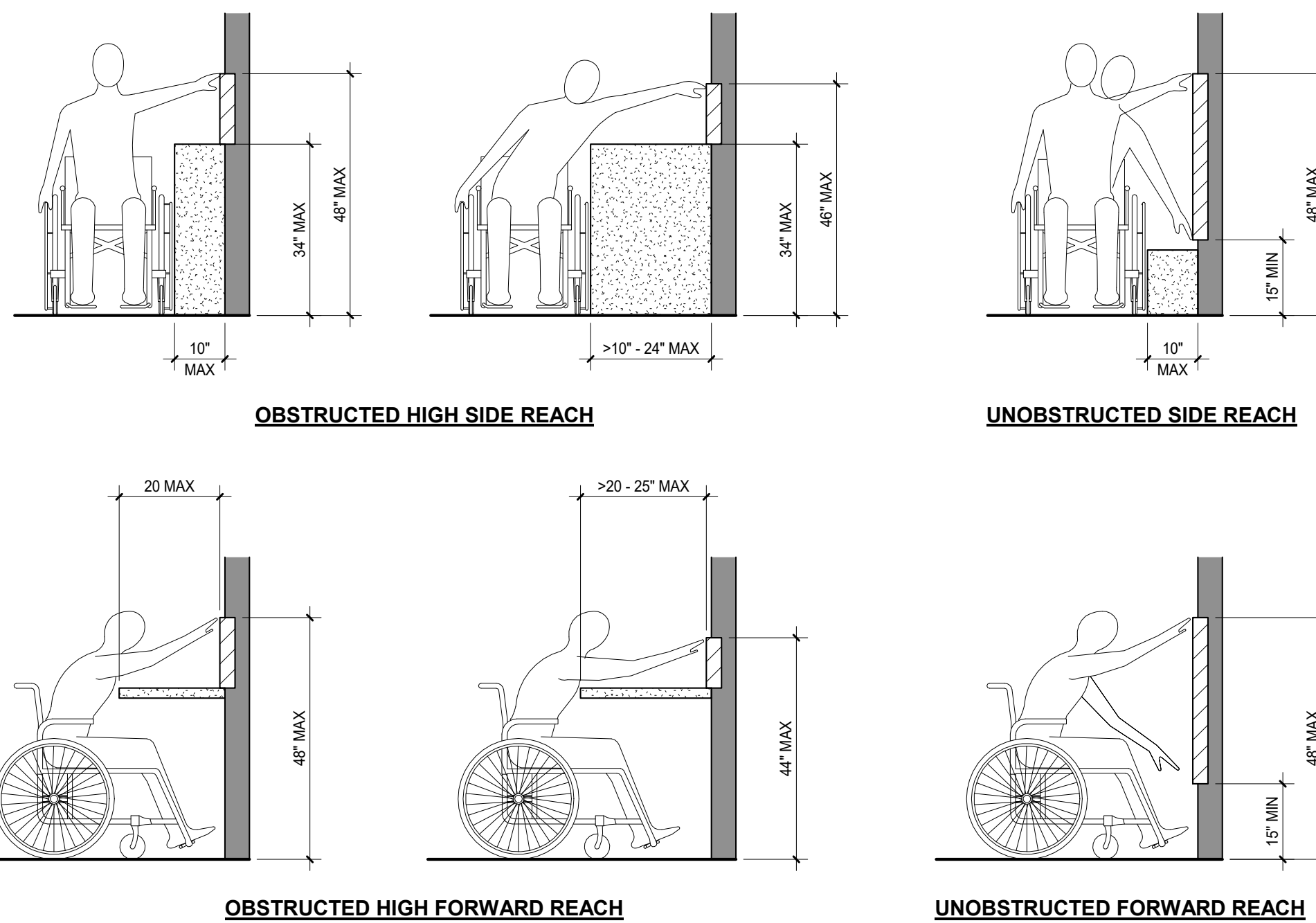
$$1/4" = 1'-0"$$

NOTE

1. ALL DIMENSIONS SHOWN ARE MINIMUMS.
2. DIMENSIONS AND CLEARANCES SHOWN MUST BE PROVIDED AT ALL DOORS.
3. CONTRACTOR SHALL REVIEW FIELD LAYOUT AND CONFIRM THAT ALL OF THE APPROPRIATE CLEARANCES ARE PROVIDED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION. ANY REMEDIAL WORK THAT SHOULD HAVE BEEN AVOIDED BY BRINGING DISCREPANCIES TO THE ARCHITECT'S ATTENTION SHALL BE AT THE CONTRACTORS EXPENSE.



ADA Mounting Heights

$$1'' = 1'-0''$$


ADVISORY 308.1 GENERAL. THE FOLLOWING TABLE PROVIDES GUIDANCE ON REACH RANGES FOR CHILDREN ACCORDING TO AGE WHERE BUILDING ELEMENTS SUCH AS COAT HOOKS, LOCKERS, OR OPERABLE PART ARE DESIGNED FOR USE PRIMARILY BY CHILDREN. THESE DIMENSIONS APPLY TO EITHER FORWARD OR SIDE REACHS. ACCESSIBLE ELEMENTS AND OPERABLE PARTS DESIGNED FOR ADULT USE OR CHILDREN OVER AGE 12 CAN BE LOCATED OUTSIDE THESE RANGES BUT MUST BE WITHIN THE ADULT REACH RANGES REQUIRED BY 308

CHILDRENS REACH RANGES			
FORWARD OR SIDE REACH	AGES 3 AND 4	AGES 5 THROUGH 8	AGES 9 THROUGH 12
HIGH (MAX)	36"	40"	44"
LOW (MIN)	20"	18"	16"

REACH RANGES

project design team:
PEACOCK ARCHITECTS

owner:
HVL PROPERTY MGMT

project name:

Tamara Peacock, R.
License No.: 12128

issued for:

date

sheet name:

ABBREVIATIONS, SYMBOLS AND LEGENDS

Revision n	Revision Date	Issued For

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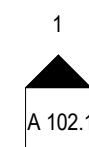
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dren hoc

NR

revised by:
TP

sheet no.

C003



C005

PEACOCK
ARCHITECTS



129 3rd Ave W, Hendersonville, NC
28792
Phone: 828.696.4000

project design team:

PEACOCK ARCHITECTS

owner:

HVL PROPERTY MGMT

project name:

Tanara Peacock, R.A.
License No. 12126

issued for:

date:

sheet name:

EXISTING/DEMO
GROUND
FLOOR PLAN

Revisio n	Revision Date	Issued For

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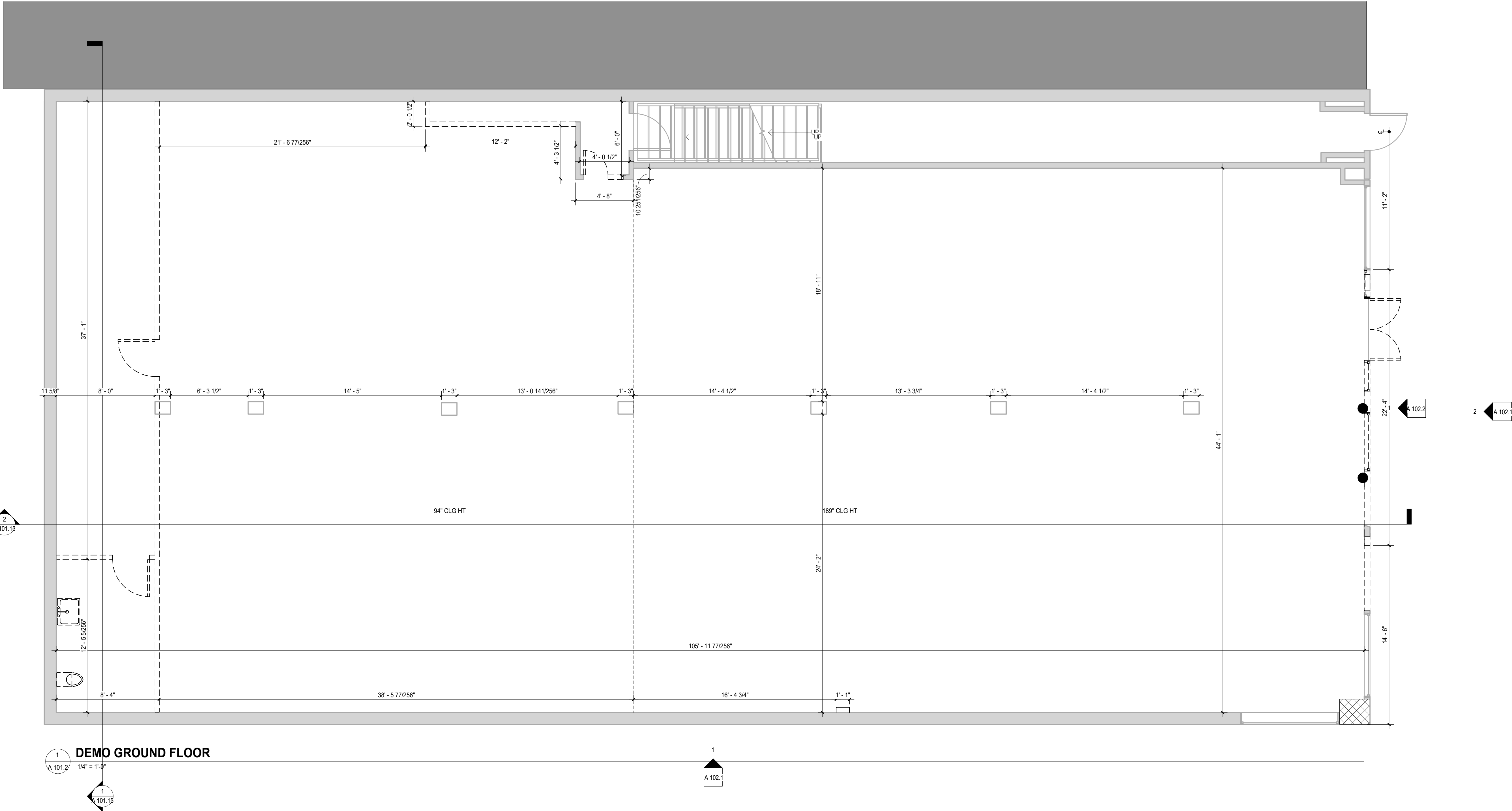
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Proj Mngr.:
NR

Cust.:
TP

sheet no.:

A 101.2



PEACOCK
ARCHITECTS



129 3rd Ave W, Hendersonville, NC
28792
Phone: 828.696.4000

project design team:
PEACOCK ARCHITECTS

owner:
HVL PROPERTY MGMT

project name:

Tanara Peacock, R.A.
License No. 12126

issued for:

date:

sheet name:

NEW GROUND
FLOOR PLAN

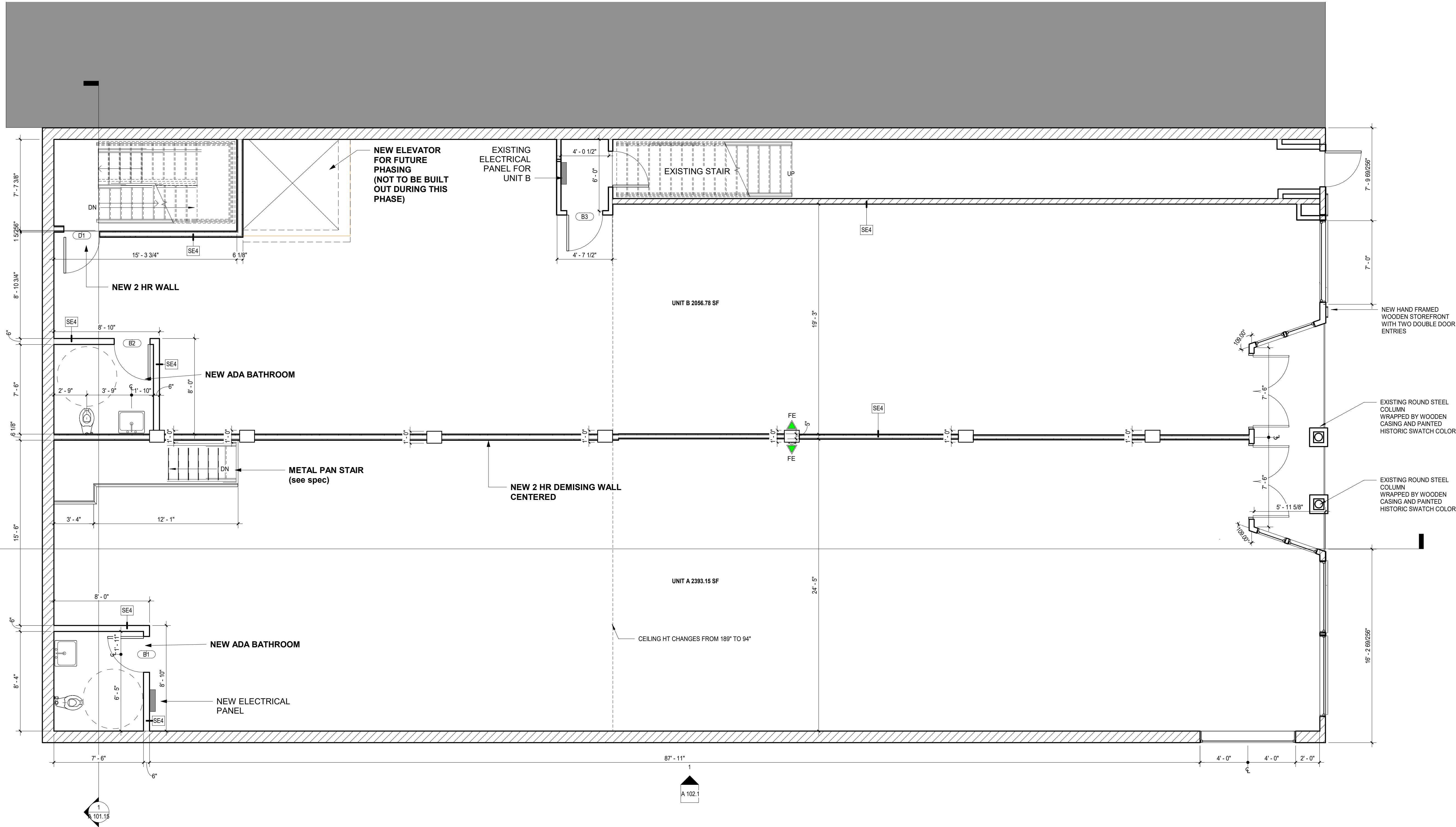
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NR
Cust.:
TP

sheet no.:

A 101.3



1
A 101.3
FIRST FLOOR PLAN - NEW
1/4" = 1'-0"

UNIT NAME	LEASABLE SQUARE FOOTAGE
UNIT A	2,458 SQ FT
UNIT B	2,119 SQ FT

PEACOCK
ARCHITECTS



129 3rd Ave W, Hendersonville, NC
28792
Phone: 828.696.4000

project design team:

PEACOCK ARCHITECTS

owner:

HVL PROPERTY MGMT

project name:

Tanara Peacock, R.A.
License No. 12126

issued for:

date:

sheet name:

EXISTING/DEMO
CRAWLSPACE
FLOOR PLAN

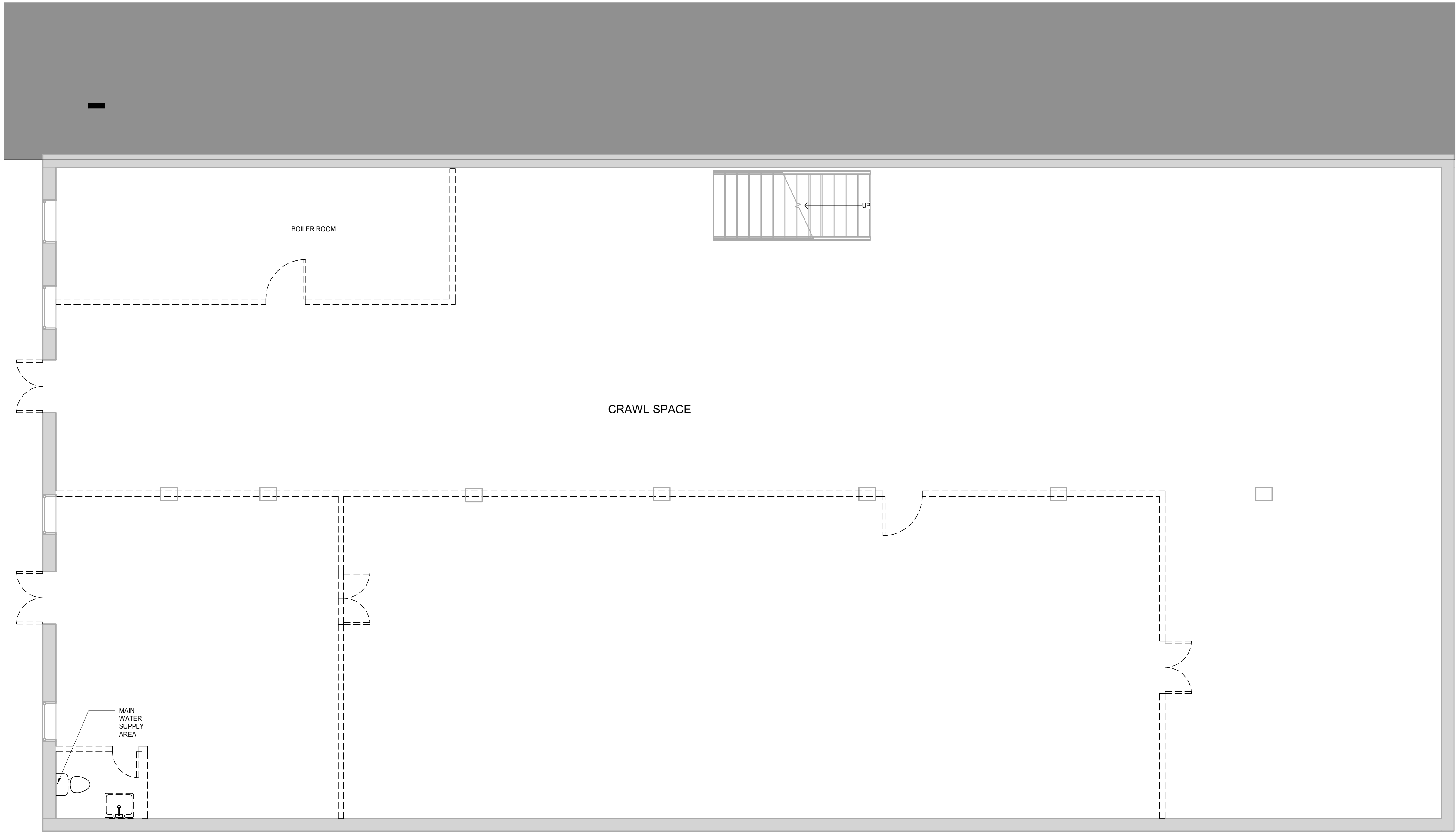
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drawn by:
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checked by:
TP
Proj Mngr.:
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Cust.:
TP

sheet no.:

A 101.12



1 DEMO CRAWLSPACE LEVEL

1/4" = 1'-0"

PEACOCK
ARCHITECTS



129 3rd Ave W, Hendersonville, NC
28792
Phone: 828.696.4000

project design team:
PEACOCK ARCHITECTS

owner:
HVL PROPERTY MGMT

project name:

Tanara Peacock, R.A.
License No. 12125

issued for:

date:

sheet name:

NEW CRAWL
SPACE LEVEL
FLOOR PLAN

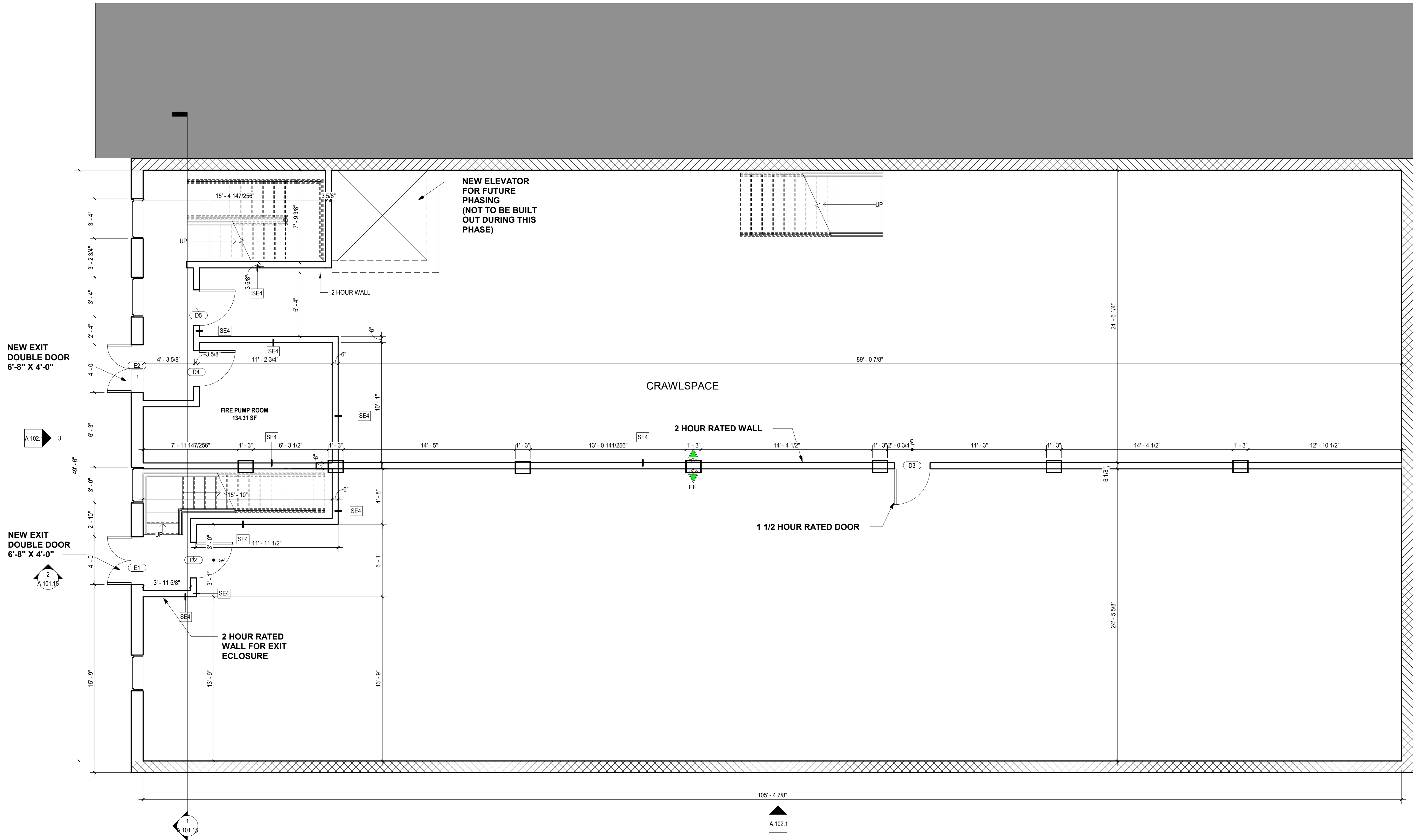
Revisio n	Revision Date	Issued For

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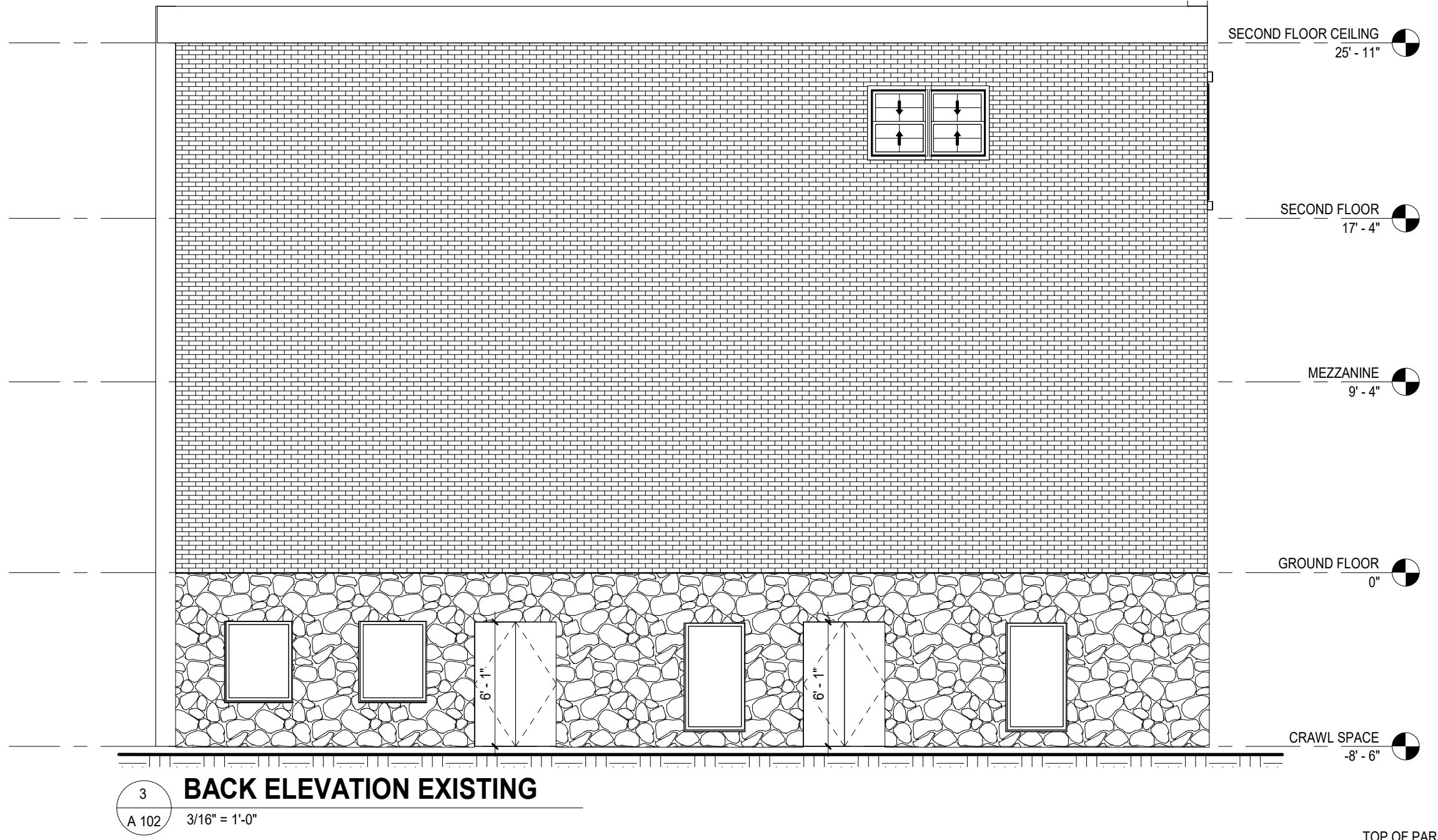
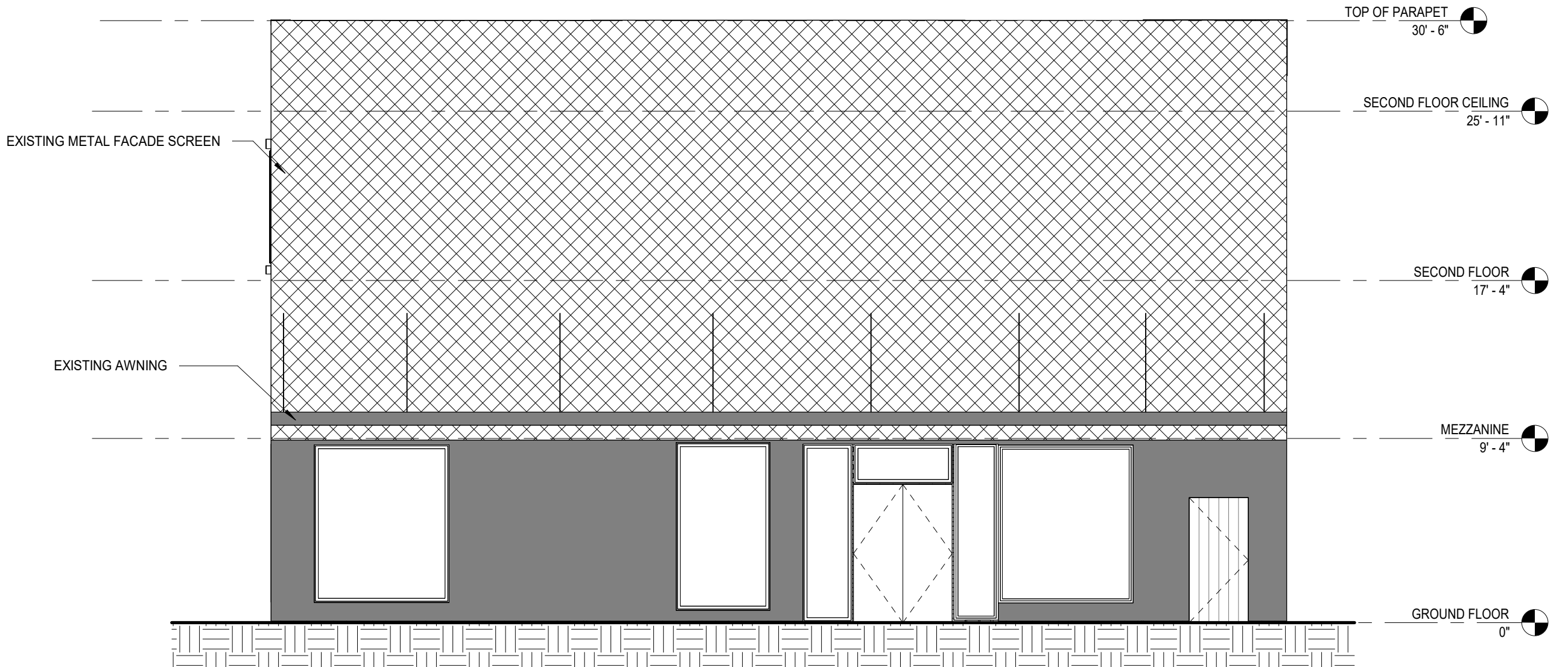
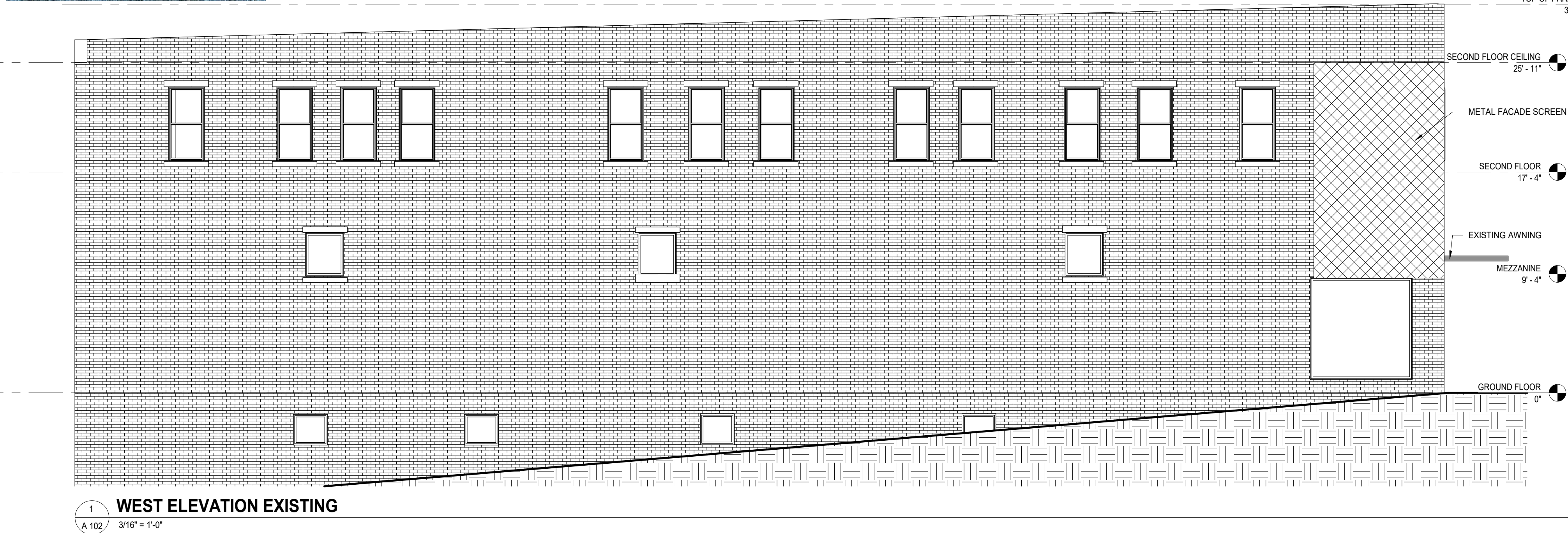
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A 101.13
NEW CRAWL SPACE LEVEL
1/4" = 1'-0"



EXISTING PHOTO OF 344 MAIN ST MAIN SREET VIEW



EXISTING PHOTO OF 344 MAIN ST BACK ALLEY VIEW



PEACOCK ARCHITECTS



129 3rd Ave W, Hendersonville, NC 28792
Phone: 828.696.4000

project design team:
PEACOCK ARCHITECTS

owner:
HVL PROPERTY MGMT

project name:

Tanara Peacock, R.A.
License No. 12126

issued for:

date:

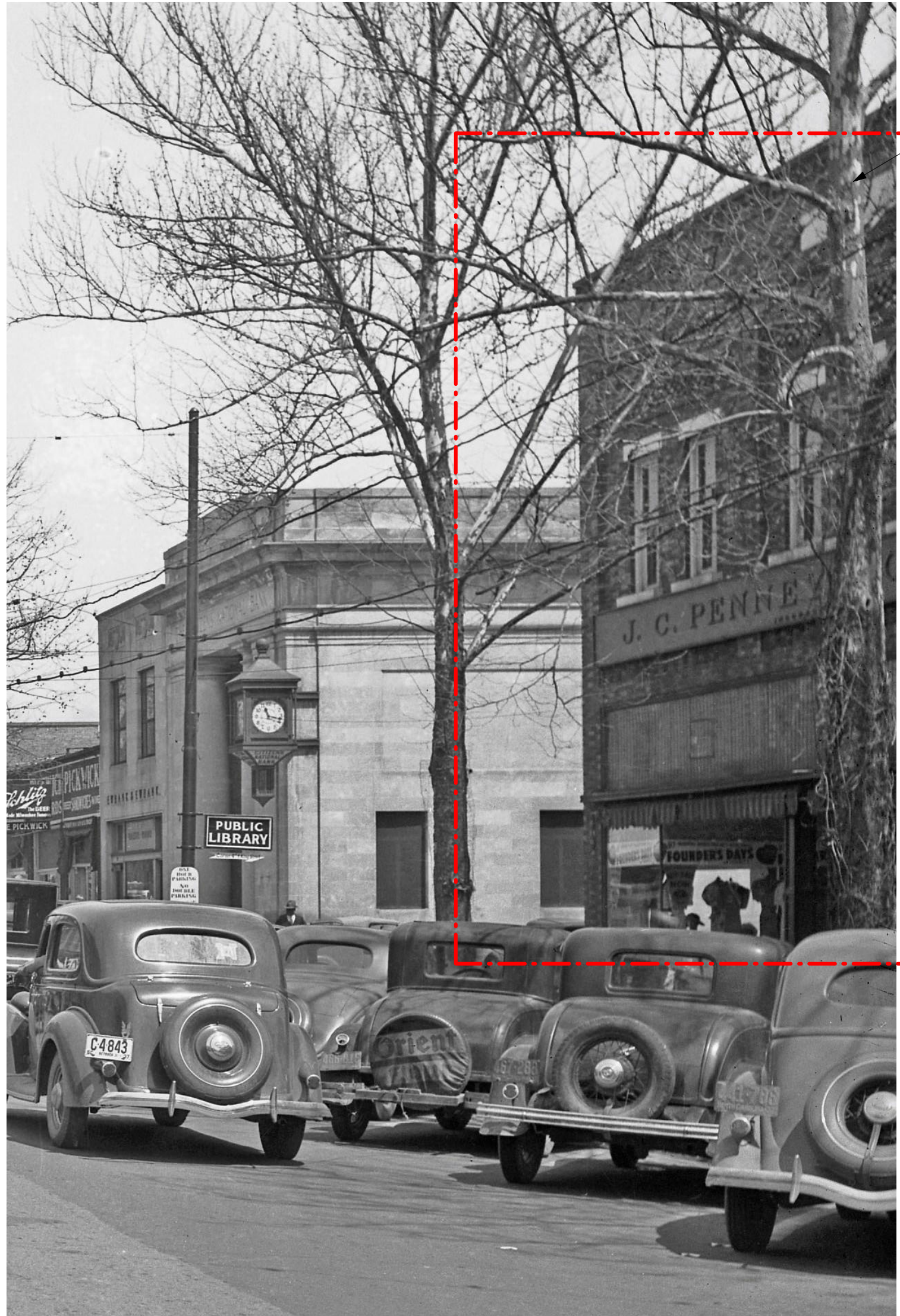
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EXISTING MAIN STREET ELEVATION

Revision	Revision Date	Issued For

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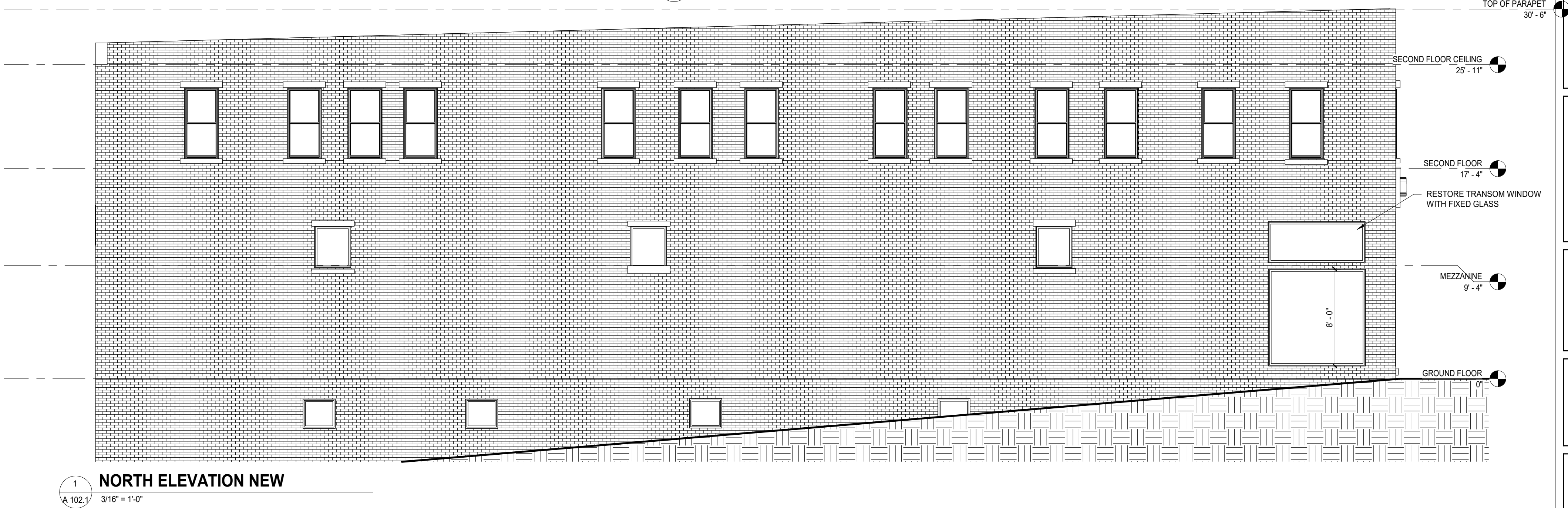
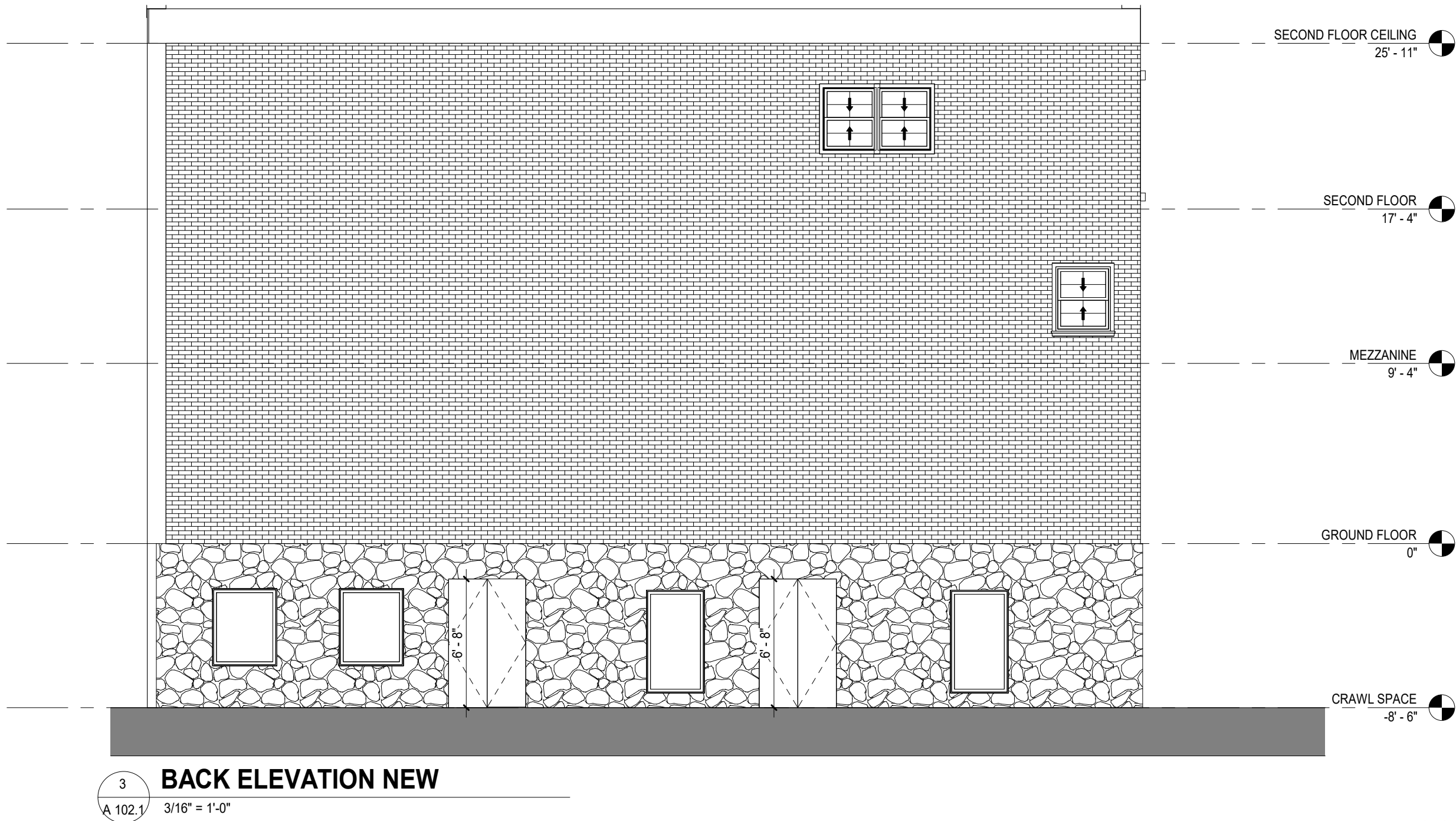
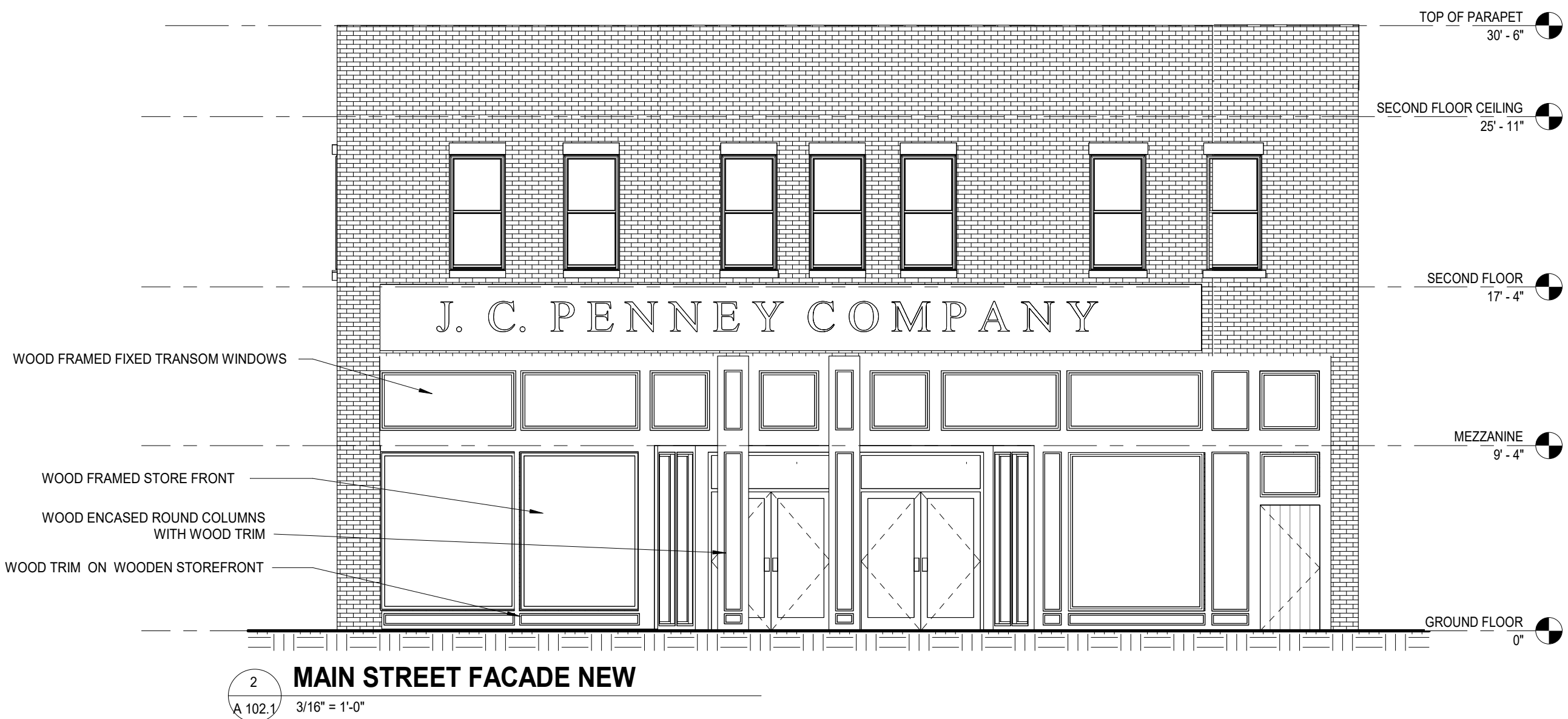
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344 MAIN FACADE RESTORATION
PHOTOS COLLECTED FROM BAKER
BARBER COLLECTION- HENDERSON
COUNTY PUBLIC LIBRARY

344 MAIN ORIGINAL FACADE



PEACOCK ARCHITECTS

129 3rd Ave W, Hendersonville, NC 28792
Phone: 828.696.4000

project design team:
PEACOCK ARCHITECTS

owner:
HVL PROPERTY MGMT

project name:

Tanara Peacock, R.A.
License No. 12126

issued for:

date:

sheet name:
NEW MAIN STREET ELEVATION

Revisio n	Revision Date	Issued For

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COLOR SWATCHES FOR WOOD-FRAMED STOREFRONT

H

Historic Color

Expert Pick

SW 2838

Polished Mahogany

H

Historic Color

SW 2809

Rookwood Shutter Green

H

Historic Color

SW 0064

Blue Peacock



1
A 102.5

MAIN STREET VIEW

PEACOCK ARCHITECTS

129 3rd Ave W, Hendersonville, NC 28792
Phone: 828.696.4000

project design team:
PEACOCK ARCHITECTS

owner:
HVL PROPERTY MGMT

project name:

Tanara Peacock, R.A.
License No. 12126

issued for:

date:

sheet name:
MATERIAL WORKSHEET

Revision	Revised Date	Issued For

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This document presented and filed:
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WLK

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

Return to: Harrison

Prepared By: Sharon B. Alexander
Deed Preparation Only

Doc Stamps \$26,517.00

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,

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.


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

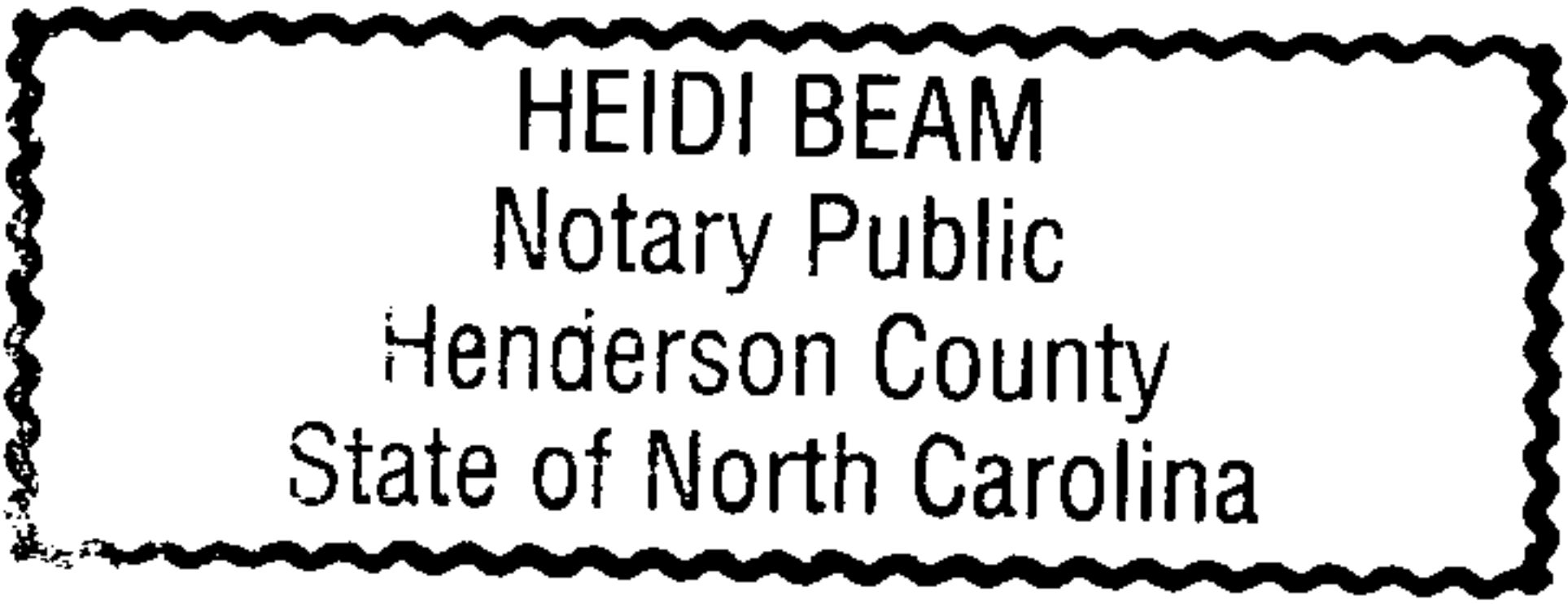
STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

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.



Notary Public

My commission expires: 11-24-22



2025 Preservation Awards

The City of Hendersonville's Historic Preservation Commission (HPC) invites the community to nominate outstanding preservation projects for the HPC Preservation Awards. These awards celebrate individuals, businesses, and organizations dedicated to preserving Hendersonville's historic character through exemplary restoration and conservation efforts.



The HPC Presentation awards honor projects that protect and maintain the historic form, materials, and character of significant structures or complexes. These projects must be in the City of Hendersonville limits and demonstrate a commitment to conservation, stabilization, restoration, or reconstruction based on historical research and documentation. The HPC Preservation Awards recognize excellence in two primary categories:

Residential – Recognizing preservation efforts in single-family homes, multi-unit buildings, and other structures primarily used as residences.

Commercial – Honoring preservation efforts in businesses, institutions, cultural facilities, and other non-residential

structures.

Judging Criteria

Historical/Architectural Significance

Significance is the importance or meaning of a the preserved building or site. Is it of local, state, national or international historical, architectural or cultural value? Does its design represent an unusually excellent or unique example of it style or type? Is it one of the few surviving examples of its style or type? Does it bear testimony to a tradition that is threatened or no longer extant?

Authenticity/Integrity

The National Trust for Historic Preservation defines integrity as “the ability of a property to convey its significance.” Does the project preserve the distinguishing original qualities or character of the site including its design and materials as well as the feeling and associations of a particular historic period and/or related historic event or person? Does the project preserve the identity for which the site is considered significant? Did the intervention reflect an understanding of how the site’s physical features and significance interrelate? Were the historic intent and designs respected? Were appropriate designs, forms, styles, spatial qualities, structural elements, materials and construction techniques used? Was the workmanship of high quality? Were alterations/additions required by current building laws or for new/contemporary uses carried out in a sensitive way?

Integration with Setting

The National Trust for Historic Preservation defines setting as “the physical environment of a historic property” and evaluates integration with setting by assessing how the property relates to what is within the boundaries of its own properties as well as its wider surroundings. Does the project relate to the character of the surrounding built and natural environment, including topographic features, open space, small manmade elements, and other structures? Is it sensitive to the site’s original concepts of urban design, nature and aesthetics?

Complexity/Extensiveness

How complicated and extensive was the project?

*****Submission Deadline is March 31, 2025, at 5:00 PM.*****

Applicant Information

Name

Andrew Riddle

Email

andrew@riddledevelopment.com

Phone

(828) 243-3610

Project Details

What type of project are you entering?

Commercial Project

Share the Project Name

King and Allen Building

Project Address

101 E Allen St, Hendersonville, North Carolina 28739

What year was the project built?

1926

What year was the project rehab completed?

2019

What is the owner's or renter's name?

Allen Street Partners, LLC

Please provide a brief description of the project. When describing your project, please refer to the judging criteria to ensure you address the key aspects the judges are considering.

- opening the original windows facing Allen Street
- refurbishing the terrazzo floors in the two retail spaces facing Allen St.
- using original electrical conduit and "rough in" light fixtures above the large windows facing Allen St.
- exposing the brick on the interior walls
- keeping the original "staircase with finish as we found it" and handrail
- reclaiming the boiler room and finishing to office space
- creating History Hall
- salvaging the original roof vents and reinstalling on the roof
- broom cleaning an original artifact from the Ford dealership and putting it on display in the hallway
- installation of a mural on the side of the building that enhances downtown

In 2022 the King & Allen building was awarded the BOMA (building owners and managers association) for historical adaptive reuse in the Southeast

If you have photos of the finished project, pre-construction photos, historic photos, or photos of the construction, please upload them.

broom cleaning an original artifact .jpg

Exposing original building.JPG

Construction K&A.JPG

Exposing the original windows & brick.JPG

exposing the brick on the interior walls.jpg

History Hall.jpg

K&A during construction.JPG

Ramp from car dealership.jpg

Original roof vents.jpg

Original door to boiler room.jpg

Original conduit and electrical exposed.jpg

Original staircase and railing left just as we found them.jpg

refurbishing the terrazzo floors.jpg



















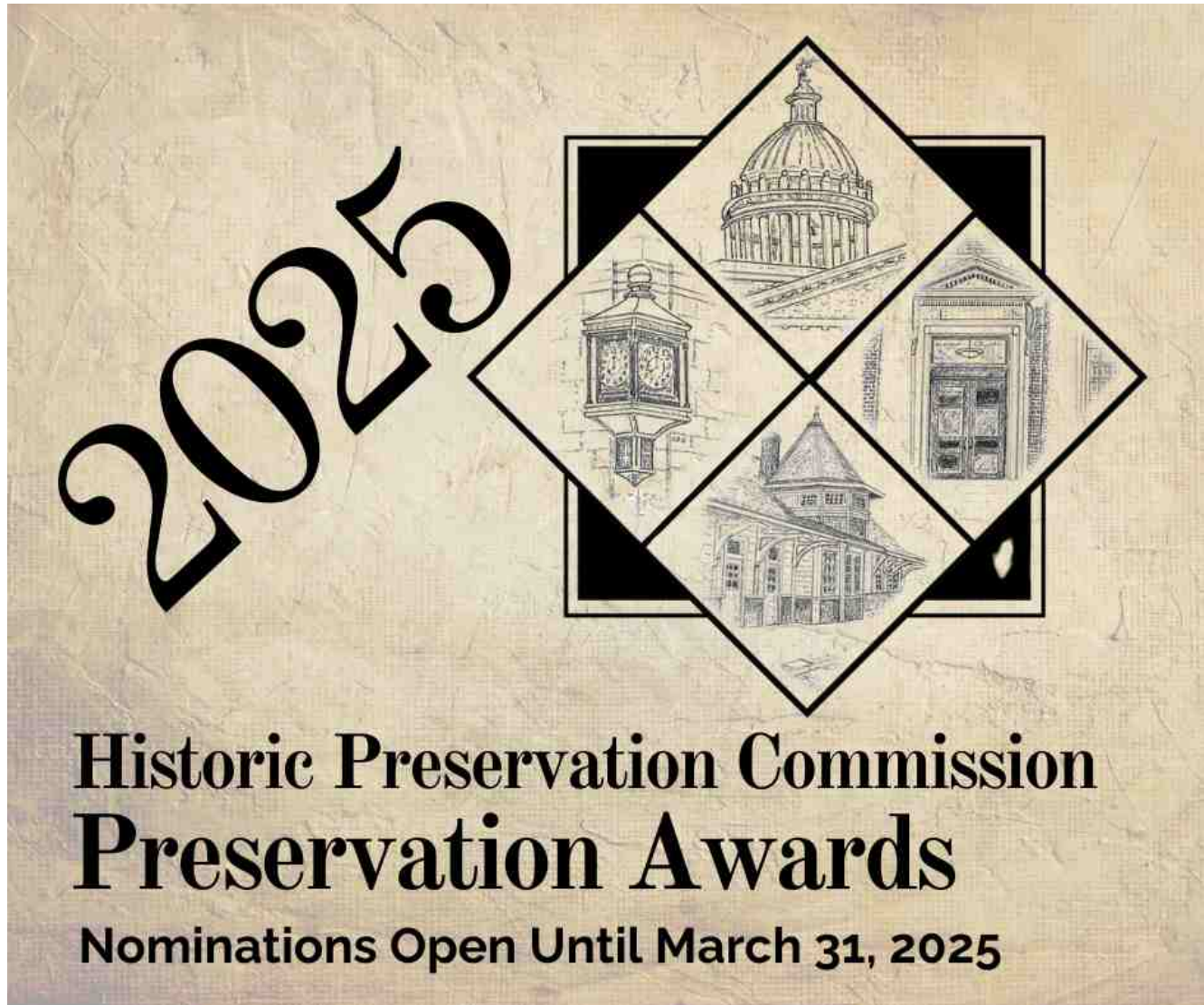






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Complexity/Extensiveness

How complicated and extensive was the project?

*****Submission Deadline is March 31, 2025, at 5:00 PM.*****

Applicant Information

Name

James Welter

Email

james.welter53@gmail.com

Phone

(828) 329-1391

Project Details

What type of project are you entering?

Residential Project

Share the Project Name

Shawn and Evie Fuller House

Project Address

1238 Highland Ave, Hendersonville, North Carolina 28792

What year was the project built?

1925

What year was the project rehab completed?

2022 and 2025

What is the owner's or renter's name?

Shawn and Evie Fuller

Please provide a brief description of the project. When describing your project, please refer to the judging criteria to ensure you address the key aspects the judges are considering.

Shawn and Evie have beautifully preserved the outside and improved the landscaping while doing interior renovation to bathroom and living space in 2022 and after hurricane Helene. Shawn and Evie since moving into the house in 2016 have Strived to improve the Hyman Heights neighborhood. Evie has organized a neighborhood chat that we have used to help organize meal help for neighbors who are going through a difficult time, for neighbors who need help with yard work or construction recommendations etc. Evie also organizes a weekend brunch gathering for the neighborhood every 6-8 weeks people which draws 30 -40 people to improve the friendliness of the neighborhood. Evie also plays a key roll in the Summer Block parties. Shawn was also instrumental in raising money to help straighten the trees on the greenway after the flood. You can see from this brief description that Shawn and Evie are great examples of not just preserving a building but building a Neighborhood.

If you have photos of the finished project, pre-construction photos, historic photos, or photos of the construction, please upload them.

Fuller 1 .jpg

Fuller 2 .jpg



