



CITY OF HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

City Hall | 160 6th Ave East | 2nd Floor Meeting Room
Wednesday, February 18, 2026 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PUBLIC COMMENT**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - A. Minutes of December 3, 2025 Special Called Meeting
5. **NEW BUSINESS**
 - A. 314 N Main Street, Storefront Rehabilitation
(H26-011-COA) – *Hannah Slyce / Planner II*
6. **OLD BUSINESS**
7. **OTHER BUSINESS**
 - A. Election of Chair and Vice-Chair
 - B. Committee Reports
 - C. Approval of Annual Committee Meeting Schedules
 - D. Staff Report
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 Special-Called Meeting of December 3, 2025

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

Commissioners Absent: Jim Welter (Vice-Chair)

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 5:00 pm.
- II **Agenda.** On motion of Commissioner Falvo and seconded by Commissioner Hammond-Green the agenda was approved.
- III **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Branigan the minutes of the meeting of November 19, 2025 were approved.

IV **New Business.**

IV(A) **Certificate of Appropriateness – Derrick Pace, 1015 N. Main Street (File No. 25-82-COA)**

Prior to the opening of the public hearing, Chair announced that there are two applications for Certificates of Appropriateness one in the Hyman Heights Historic District and one in the Main Street Historic District continued from the October meeting. 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 and Matt Holloway and Derrick Pace.

Mr. Hayes stated this is a Certificate of Appropriateness application for 1015 N Main Street. This is a major work. The applicant is requesting siding replacement, window replacement and a rear addition. This was applied for by Derrick Pace and the property owner is TCB Property Development, LLC. This property is .59 acres. It is in the R-6, High Density Residential zoning district and in the Hyman Heights Historic Overlay.

An aerial image of the property was shown and is included in the staff report and the property is outlined in blue. Mr. Hayes stated the property sits right at the edge of the district.

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

Site photos were shown and are included in the staff report and presentation. Mr. Hayes stated part of the request is an after-the-fact request. The siding has been removed off of the house already. This is an image taken from the Henderson County Tax Records that shows the house from approximately the last few years, showing the siding on the house.

Mr. Hayes discussed the edges of the house and stated the corners are mitered edge and showed an infographic of what that means and explained this to the Commission.

Site photos were shown of the existing state of the house. Those are included in the staff report and presentation.

A COA description with different options was discussed and is included in the staff report and presentation.

A COA description for the new windows was discussed and is included in the staff report and presentation. Mr. Hayes discussed which windows were being proposed to be replaced and which ones were proposed to be restored.

A COA description for the extension of the back of the property was discussed and is included in the staff report and presentation.

The design standards that apply were discussed and shown and are included in the staff report and presentation.

The suggested motions were discussed and shown and are included in the staff report and presentation.

It was clarified that the front of the property faces North Main.

Staff was asked if the original wood would have been pine. Mr. Hayes stated the applicant may know the answer to that.

Mr. Hayes stated staff stopped the work that was going on so the Commission could hear this and allowed them to seal it up as best as possible.

There were no cedar shakes on this house originally. Commissioner Smith asked if there were cedar shakes in that era. Mr. Hayes stated yes, it just depends on the style of the house that you had.

Commissioner Falvo asked if the original would have had the mitered edges on the siding. The proposal is just to do straight edging. Mr. Hayes stated with the hardie board it may not be technically feasible to do the mitered edges. In one of the emails the applicant spoke to what they were thinking if it was hardie board versus real wood.

Chair asked if they decided it was 90 degree that was the mitered edge. Mr. Hayes stated yes.

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

Chair asked the applicant if he would like to speak.

Derrick Pace, 1015 N. Main Street stated his name for the record. Mr. Pace stated they got started on the project and wasn't aware that they needed to go through this process and so after they had everything removed, Sam came up and they stopped the work. The original intention was to keep the original design of the house. He did throw out some wildish ideas with the porch but he does have every intention of trying to maintain the home because when you are coming in North Main it is one of the first places you see. That was part of wanting to keep everything to look like it had in the past. He thought the cedar shakes might be a neat addition. He has driven through Hyman Heights and some of the other houses had similar features and different accent wall and stuff.

Mr. Pace showed some examples and stated that is the kind of paint he would use and one was hardie board, one was cedar and not white pine but he is happy to go with either option. This is obviously more sustainable and cost-effective in the long run versus natural wood but they do want to maintain the characteristic of the home so he is open to go either way.

Chair asked if there were any questions for the applicant.

Commissioner Smith asked if this was his personal home. Mr. Pace stated yes.

Chair asked the siding they took down, was it original. Mr. Pace stated he believes it was. Chair asked if it was wood. Mr. Pace stated he thinks it was white pine and then on the far side where they extended it, it was vinyl or something else.

Mr. Pace explained how after the storm last year, with all the rain, water was coming into the home and the upstairs through some of the windows. Some of the wood was dry-rotted and was in pretty rough shape. On top of that the house had no insulation so when he moved in there winters were pretty cold. The only area that had insulation was on the side that they had built out. Sam was nice enough to let them put insulation in there and then put the Tyvek wrap over it and that helped tremendously.

Chair stated on this one yes, the wood's not technically there now but it was and it was original or at least we think it is. It has that unique mitered edging and was period-specific because it was wood. The standards say that you should put back the wood unless it's not technically feasible. So standard-wise that is the starting point. You did mention hardie board or white pinewood and they can discuss the specifics. Chair asked if he would be open to the mitered, that would be her preference. Mr. Pace stated he thinks so.

Mr. Pace stated he has been having issues with people coming up to the house at night and trying to come in and go into the basement so he is hoping to, by the end of this today, have a resolution. Chair stated they will come to a decision tonight. He stated he had a restoration company come out yesterday and look at everything and if the Commission would be open to letting him replace the windows that are kind of similar to the ones that were previously replaced because when they were looking at the 20 panel ones, those are the ones that really stuck out. They kind of kept the historical look and he actually got a price to put a new one in. He also discussed fixing it where it is functional and it will lock and be seal proof and he said he could do that and the cost was pretty even so he asked if he could also find another one to put where the mini-split is up on the right side. That would look really good.

Chair asked about the cedar shake and they now have the decorative cedar shake that goes over so it gives the illusion of it being there versus actually in-setting and what he was planning. Mr. Pace stated what got him started on this idea is when they got the siding off and saw the wood. They were like wow, it really looks nice. He was thinking because the boards are going to be horizontal and just matching or taking some sort of natural and just following the same wood pattern and not doing the actual little shakers. He was thinking at the bottom of that window, just across up to the top and give it a little bit of an accent. He stated just horizontal pieces of wood. You would have the white and then like a piece of trim and then it would be natural going across, following the same wood pattern.

Commissioner Matoian asked what they did with the siding. Mr. Pace asked his contractor who stated it was hauled to the dump because it had lead paint in it and to remove the lead paint would have been over one hundred something thousand dollars and it is why the siding got taken off in the first place.

Chair asked about the windows.

Chair swore in Richard Jenkins.

Richard Jenkins, 322 Lyndhurst Drive stated his name for the record. Mr. Jenkins stated the windows will be aluminum-clad. The inside will be wood and the outside will be aluminum clad. They will be new installation windows, new building windows. They go in having a nailing flange then the zip tape gets around the outside of them and then a border of 3.5 or 4.5, whatever the owner decides on will be around the outside with a five or six border at the top for the siding to run in to. Chair asked about the infill and not changing that but what about the muntins. She asked if they come with the snap-ins that are removable. Mr. Jenkins stated they come inside the glass. You order them already like that.

Mr. Pace explained that the windows that were previously replaced are not good windows so eventually he would like to come back and have those replaced. The main ones that are being done now are mainly ones that are either the glass has fallen out and broken or it's leaking. So those are more urgent repairs.

Chair stated just to confirm, with all the window replacement, repair, refurbish, you're not changing the openings, it will all be infill for what is existing. Mr. Pace stated exactly. The trim will match what is there now.

Discussion was made on if any of the windows were functional. Most of those windows are not functional and the glass panels have fallen out of some.

Chair asked the applicant to explain the addition. Mr. Jenkins stated it's going to take that indentation out of the corner and just make the rectangle come right around to match the other side. Mr. Pace stated and the roofline will just extend that out to where it will look uniform with what is there. Chair asked about the siding for the addition and stated it will blend. Mr. Jenkins stated you will not even know it was put in there.

Discussion was made on the addition and it matching the wall that is there.

Chair asked if any landscaping was taken out. Mr. Pace stated no, it was concrete back there. The addition will be a closet.

Chair stated she was not sold of the border on the front and asked Mr. Pace to explain it. The

Commission looked at the tax record photo of the home and discussed the front. Chair asked if he was putting shutters back. Mr. Pace stated he did not believe so. He discussed having a wall on the porch where the two entry doors are. Chair asked why. Mr. Pace stated to give it a little more contrast. He was going to go back white and then he saw the wood under the house with the white trim and thought that looks really nice and it looks like the historic home from up north.

Chair stated what he is saying is follow the same pattern but effectively keep part of it natural wood and then white wood. So they are talking about the aesthetic of painting it which is different than not using the same material because it would be the same material, it would have the same pattern, it would be mitered, it would be exactly what was there but he is just going to paint it. She doesn't know if aesthetically the Commission can say they have to paint it. Mr. Jenkins stated that wood that is on there is on there because back in the day they didn't have plywood to put on the outside. That's not any kind of exterior siding that is out there. Chair stated the issue with the cedar is that cedar was not inside a whole house like this in cedar back in this time when it was done. So the white pine makes sense, so does the aesthetic work if you do all white pine siding and leave some of it natural and some of it painted. And then you lose that kind of rustic because it looks unpainted.

Chair stated if he's got the porch storm or portico area with the natural on there, would that be enough of an accent to kind of break up if he was allowed to do the insets and the triangles? Mr. Pace stated he thinks that would be doable.

Mr. Pace stated he is planning on sealing the cedar and then putting some sort of stain on there to darken it up so that it is not so bright compared to the white. Just to give it a little more contrast. Chair stated it would be cedar board, cedar plank but natural, stained, whatever wood color, not white in the recesses for the triangle. Mr. Pace stated yes.

Chair asked if there were any further questions for the applicant.

Discussion was made on the surround being made to match.

Chair discussed the amended proposal.

Mr. Pace discussed doing the ceiling the same that is under the porch. It would be cedar. The wood under there is all rotted and falling out.

Mr. Pace stated previously on the windows it had white trim but he would like to propose to go back with a black trim and the new windows, have them be black. Chair stated they care about the materials because they are new but what she will say is because you're keeping some of the existing ones, you're going to have some white and some black. Mr. Pace stated they will try and make them all match. Commissioner Hammond-Green stated they could note that existing windows will be updated to match the new windows. Chair stated they could put trim to be consistent. The trim on replacement and repair to be consistent with new.

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

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

Chair closed the public hearing.

Chair summarized the amended proposal. Discussion was made on the siding, windows and the addition. The shutters were also discussed and Chair stated Mr. Pace was not putting those back.

Commissioner Matoian moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file number 25-82-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons: 1. Replacement of entire wooden feature is necessary and shall be replaced in kind. (Section 3.1.5) 2. The windows are being proposed to be replaced in-kind, matching the design and the dimension of the original sash, pane configuration, architectural trim, detailing and materials with the provision that trim on the replacement and repair and refurbished windows to be consistent with the new windows trim and framing. 3. The new addition is being constructed so that there is the least possible loss of historic fabric, and so that the character, the defining features of the historic building are not destroyed, damaged or obscured. (Section 4.2.1) 4. The new addition is located in an inconspicuous elevation of the historic building. (Section 4.2.5) Proposed conditions: Siding should be pine with 90 degree mitered corners, white board and plank width to match original. Porch, triangle dormers and 20-pane window dormer, triangle can be cedar, natural wood, same width as the pine siding and the left front porch (North Main), the ceiling could also be the cedar natural wood. The southern façade, the mini-split replace window cedar to match the front façade dormer insets, if feasible. Commissioner Hammond-Green seconded the motion which passed unanimously.

V **Old Business.**

V(A) **Certificate of Appropriateness – Matt Holloway, 323 N. Main Street (File No. 25-69-COA)**

Chair opened the public hearing.

Mr. Hayes stated this was continued by the Commission so he is not going to go through the full presentation, he will give an overview. The application is for window replacement at 323 North Main Street.

An aerial image of the property was shown and is included in the staff report and the property is outlined in blue.

Photos of the windows were shown and are included in the staff report and presentation. Mr. Hayes stated all of the windows are being proposed to be replaced. The applicant has reached out to a window restorationist who has said they can be restored. Part of the reason why you all continued the hearing was to get more feedback on this.

Site photos were shown and are included in the staff report and presentation. An aerial view of the windows being proposed was also shown.

The SHPO report was shown and discussed and is included in the staff report and presentation.

The design standards that apply were discussed and shown and are included in the staff report and

presentation.

The suggested motions were shown and are included in the staff report and presentation.

Chair asked if any of the repairs have been started. Mr. Hayes stated the windows have not been started to be restored or anything like that.

Chair asked if there were any questions for staff.

Mr. Hayes stated he is not making an interpretation. He is sharing what SHPO has said in their report. He discussed the Main Street Design Standards not distinguishing between windows that can or cannot be seen from the right-of-way.

There were no further questions for staff.

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

Matt Holloway with Aspen Builders stated they are doing the renovation at 323 North Main Street. He stated this is a studio apartment above Moonshine Magnolias retail store. The owners own the whole building. They have been bringing this old building up to code and when he was here the last time, it was important to the Commission to try and figure out if these windows were original. Mrs. Brantley, who looked at these, determined that she thought that they were, so that kind of answered those questions. He wishes the Commission could see these windows because anything can be rebuilt, but they are in pretty bad shape and so the owners asked them to look into what options they would have. They did have somebody come out and look at them and he said it takes some extensive work to do so. They started weighing all of this out and so if they are going to take a window and rebuild the lower half, the upper parts are not quite as damaged as the lower sizes, then they have 50% of the windows that's new wood versus original wood, and then they also have all the seals around the windows that will have to be replaced and the majority of the trim. They felt like what are we gaining. What are they keeping here and it is really some of the top parts of the windows. So they thought let's look into trying to find a window that would enhance the historic part of the building and they found a company called Colvin Kolbe who has a heritage window that is designed for preservation. They looked into this and financially there's no gain here. It really costs probably more money putting the new windows in than trying to restore these. They looked into the Heritage Series windows and they have almost identical dimensions. The sashes are almost identical. The seal that they put in, the exterior trim and the mullions that separate the glass are all identical. These are true authentic pieces of glass in individual pieces that they would match. The other thing that was important to the owners, they didn't want to put an aluminum--clad window in so they found an all wood window which he thinks is important. That's what these windows are and these would be painted exteriors. The only difference is it would have an insulated glass versus a single pane glass. And as Mrs. Brantley said in her report, they are not very visible.

Mr. Holloway stated one of the things the owners wanted conveyed to the Commission was if they go back to repairing the windows then they would probably be forced to put a storm window on top of these. So what you are going to see when you are at 4th Avenue, looking up at this side of the building, you are going to see metal storm windows versus a wood window. It seems to them that it would look so much more aesthetically pleasing to see a window that looks back when it was built in the 1920's without a storm window. That is what they are hoping the Commission will consider. He brought a brochure for the Commission to look at.

Chair stated Secretary of Interior Standard 6 is also bifurcated because it's got repair, repair, repair, but if you can demonstrate, is this a situation where the severity of the deterioration, in your opinion because you are a professional, would require replacement of a distinctive feature, being the original windows but that if you did replace it because of the deterioration in the damage and the current wood damage, the rot, would the proposed replacement window match the old, original window in design, color, texture, other visual qualities and the materials such that the replacement of the missing feature would be substantially the same? Mr. Holloway stated it is almost identical. They really felt it was important to try and match these windows. He stated there won't be much salvaged in originally by repairing them.

Chair asked if he thought it is technically feasible to restore these to what would be the original. Mr. Holloway stated honestly, and he has been doing this a long time, these windows are in such bad shape it just doesn't make sense to spend the money. Chair stated we preserved the design and the original materials by going back to a heritage window that is wood that looks like what is there. Chair asked what the interior would look like. Would it be a big change from what is there? Mr. Holloway stated the interior is an all wood product as well, same as the exterior. Those mullions have the divided glass, look identical on the inside as they do on the outside. They are all individual panes of glass. They look very authentic, from the inside as well as the exterior. Chair stated it's not going to affect the historic design or elements that were on the interior by changing the design. Mr. Holloway stated it won't at all.

Commissioner Matoian stated in the motion it says work to find a buyer for the salvaged windows, that's one of the conditions, a suggested condition and she asked if he would be able to remove them. She stated her mom buys those. Chair stated the standards do say if you do replace, that you take the salvage material. Chair asked to give the windows a little respect when he pulls them out. People do buy those.

There were no further questions for the applicant.

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

Chair closed the public hearing.

The Commission discussed the motion.

Commissioner Matoian moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file number 25-69-COA and located in the Main Street Historic District, if added according to the information reviewed at this hearing and with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons: 1. The original windows are significantly deteriorated and warrant replacement. (Section 3.4.2.3) 2. The proposed window is an appropriate replacement. (Section 3.4.2.3) 3. The proposed replacement window duplicates the original unit in size, material and design. (Section 3.4.2.4) Conditions: 1. The cladding shall be painted wood. 2. The muntions shall be as close to the original width as possible. 3. The original wood jams shall be retained or replaced in kind to avoid changes to the site line. 4. Window sills shall be repaired or replaced in kind. 5. The six-inch wide mullion on existing windows shall be retained. 6. The existing profile brick mold should be preserved

or replaced to match the existing profile. 7. The applicant shall work with staff to find an appropriate buyer and recipient of the salvaged original windows. (Section 4.1.2). Commissioner Boyd seconded the motion which passed unanimously.

VI **Other Business.**

VII **Adjournment.** The Chair adjourned the meeting at 6:38 p.m.

Chair

DRAFT



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Hannah Slyce, Planner II **MEETING DATE:** February 18, 2026

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

TITLE OF ITEM: 314 N Main Street, Storefront Rehabilitation
(H26-011-COA) – *Hannah Slyce / 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 # H26-011-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 is being reconstructed based on historical research and evidence and maintains the original proportions, dimensions and architectural elements. **(Sec. 3.1.5)**
2. The proposed balcony is new construction on the upper façade and is compatible with the existing structures in the district. **(Sec. 3.2.8)**
3. The applicant is located additions on the rear and least character-defining elevation of the building **(Sec. 4.2.1)**
4. The addition is differentiated from the historic building so that the integrity of the original building is not lost or compromised. **(Sec. 4.2.4)**
5. The new windows on the side façade of the second story are compatible with existing units in proportion, shape, positioning, location, size, materials and details. **(Sec. 3.4.2.10)**

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 # H26-011-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 is being reconstructed and **does not** maintain the original proportions, dimensions and architectural elements. **(Sec. 3.1.5)**
2. The proposed balcony is new construction on the upper façade and **is not** compatible with the existing structures in the district. **(Sec. 3.2.8)**
3. The addition in the rear obscures the character defining features of the historic building. **(Sec. 4.2.2)**
4. The new windows would diminish the original design of the building. **(Sec. 3.4.2.10)**

[DISCUSS & VOTE]

<p>CONDITIONS</p> <ol style="list-style-type: none"> 1. Based on historical evidence, front upper façade windows and rear third floor windows shall be one-over-one as per Section 3.2.7. 2. The use of artificial materials in the reconstruction of the front façade is not appropriate. Natural wood shall be used to reconstruct the front façade (Section 3.8.1) <p>2. [DISCUSS & VOTE]</p>	
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PROJECT/PETITIONER NUMBER:	H26-011-COA
PETITIONER NAME:	Prudhomme Design (Applicant) WNC Investment Properties LLC (Property Owner)
EXHIBITS:	<ol style="list-style-type: none"> A. COA Application B. COA Application Supplement C. Staff Report D. Warranty Deed



WORKSPACE INFORMATION

Application number 26-11-COA (Major Work)	Category Certificate of Appropriateness	Workspace state Submitted
Workspace created 01/16/2026, 1:21:09 PM EST	Application submitted 01/16/2026, 2:06:31 PM EST	
Assignee Sam Hayes	Package generation date 02/11/2026, 2:55:19 PM EST	

LOCATION INFORMATION

Address 314 N MAIN ST, Hendersonville, NC	Property information 9568870971,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
[REDACTED]	[REDACTED]	Applicant
[REDACTED]	[REDACTED]	Property owner
[REDACTED]	[REDACTED]	Architect

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Item A.

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Procedures for Reviewing Applications for Certificates Appropriateness

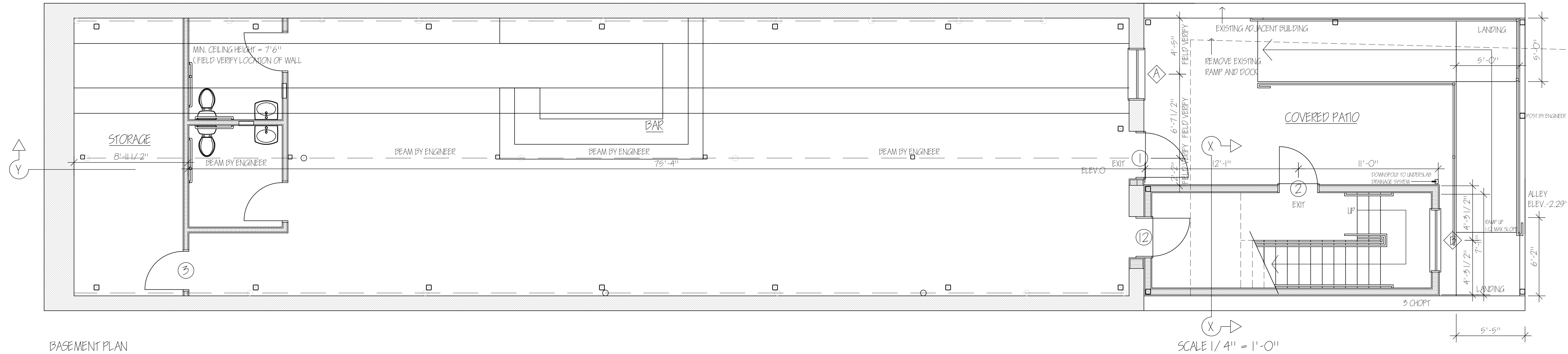
The City's Historic Preservation Ordinance provides that no one may erect, alter, restore, move, or demolish the exterior portion of any building or other structure, nor undertake significant modifications to landscaping and other site features, without a Certificate of Appropriateness (COA) which must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

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

Information

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

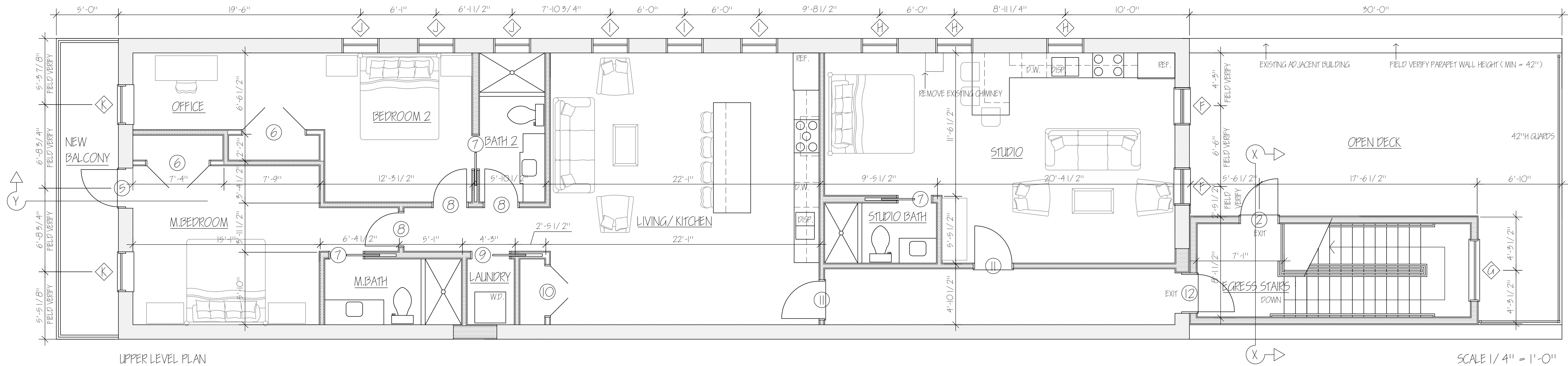
3.1 - storefronts Retain storefront and storefront features; retain existing brick. Refer to 1953 picture for original storefront, we are replacing it since it's beyond repair, but matching the original. 3.2 Upper facade Retain existing brick corbelling; new windows to match original. Existing windows must be replaced, are beyond repair. Proposed balcony and access door are compatible with existing structures in the district. 3.4.2 Windows and doors 10- Proposed windows on side of building do not diminish original design, on the contrary - intent is to provide natural light and ventilation. Structure for new windows designed by engineer. 3.5 Paint Front facade brick to be painted over existing paint. Rear and side facades to remain unpainted. 3.6 Safety and accessibility New stairs and ramp per NC building code and accessibility code 4.2 Additions Staircase addition does not overpower existing building; choice of materials, windows and doors made to differentiate from original building. Stairs at inconspicuous location at rear of the building. 4.3 Rear deck Decks at inconspicuous location at rear of the building. Materials compatible with existing building.



BASEMENT PLAN
FIELD VERIFY ALL DIMENSIONS; ALL STRUCTURE BY ENGINEER

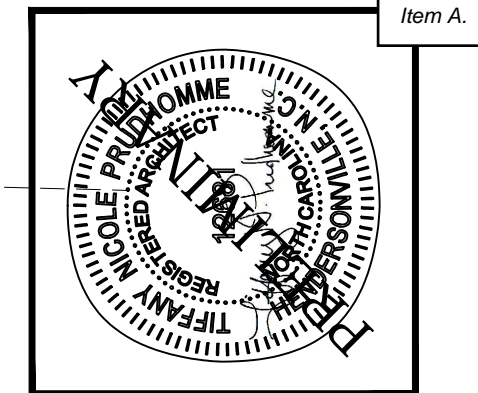


MAIN LEVEL PLAN
FIELD VERIFY ALL DIMENSIONS; ALL STRUCTURE BY ENGINEER



UPPER LEVEL PLAN
FIELD VERIFY ALL DIMENSIONS; ALL STRUCTURE BY ENGINEER

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WALLS



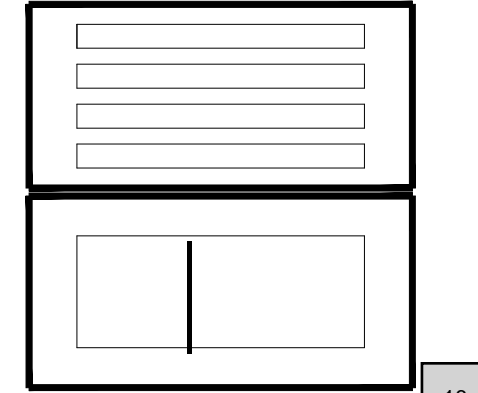
**PRUDHOMME
DESIGN &
INTERIORS**

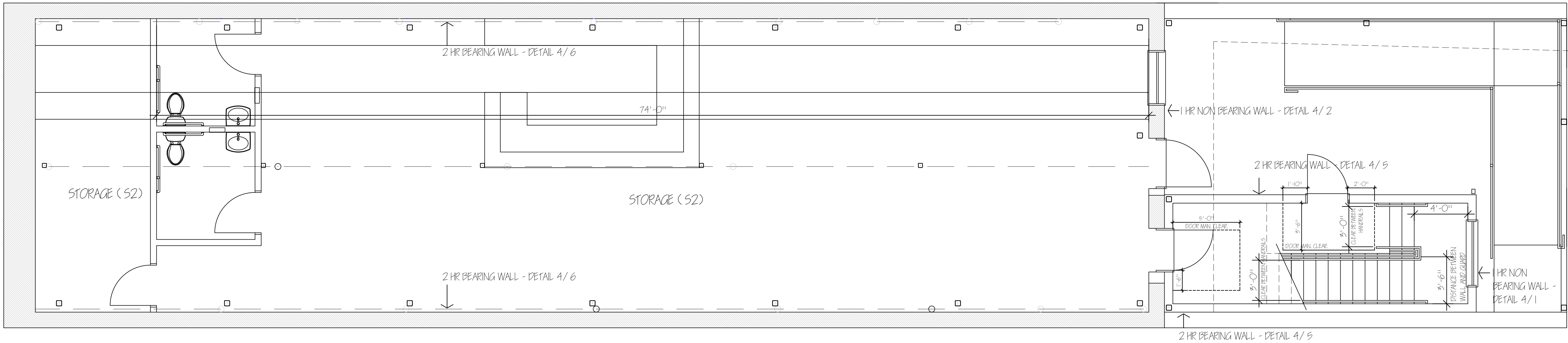
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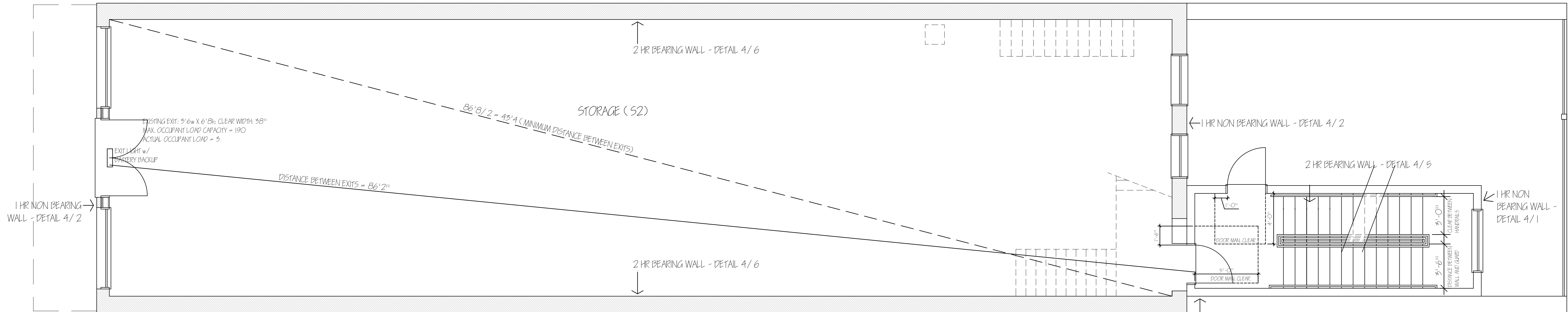
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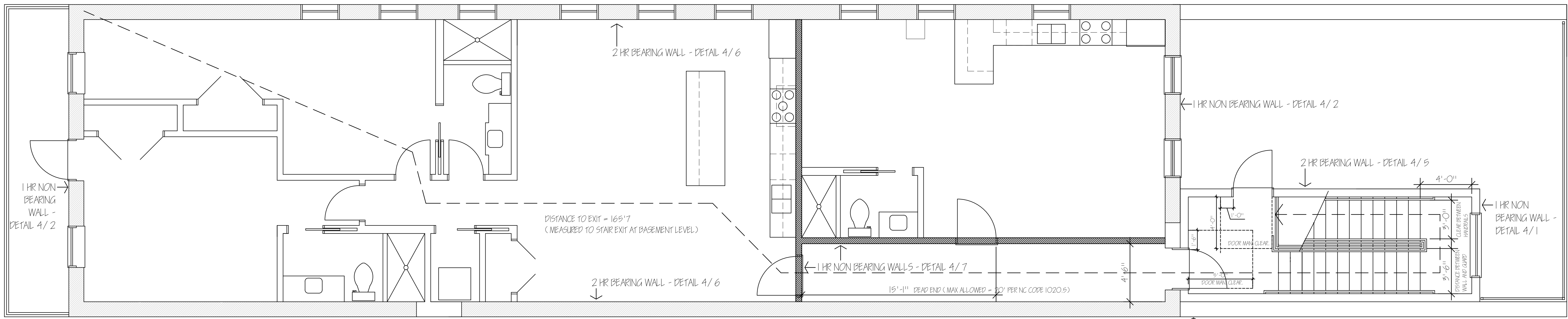
BASEMENT PLAN - LIFE SAFETY
52 OCCUPANCY (STORAGE, 300 GROSS) 1816 SF / 300 = 7 OCCUPANTS
PLUMBING REQUIREMENTS: 1T + 1S + 1 SERVICE SINK (DRINKING FOUNTAIN NOT REQUIRED IF LESS THAN 30 OCCUPANTS)

SCALE 1/4" = 1'-0"



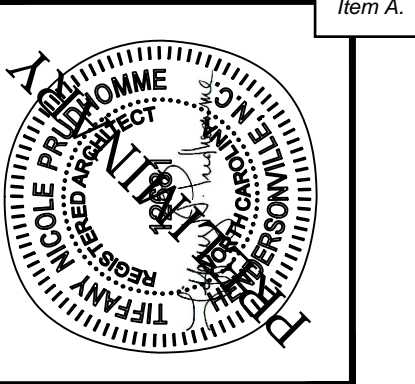
MAIN LEVEL PLAN - LIFE SAFETY PLAN
1828 SF, 5-2 OCCUPANCY (STORAGE, 300 GROSS); 7 OCCUPANTS
PLUMBING REQUIREMENTS: 1T + 1S + 1 SERVICE SINK (DRINKING FOUNTAIN NOT REQUIRED IF LESS THAN 30 OCCUPANTS)

SCALE 1/4" = 1'-0"



UPPER LEVEL PLAN - LIFE SAFETY PLAN
R3 - 10 OCCUPANTS MAX

SCALE 1/4" = 1'-0"



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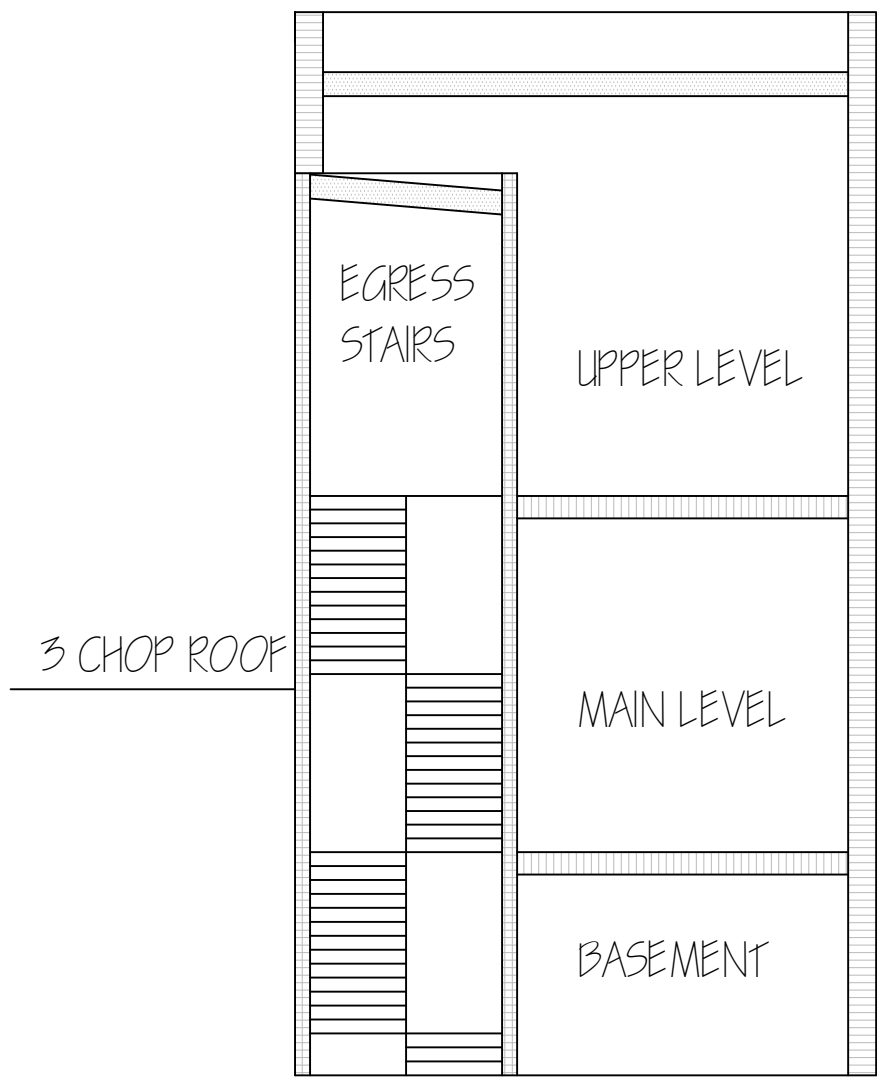
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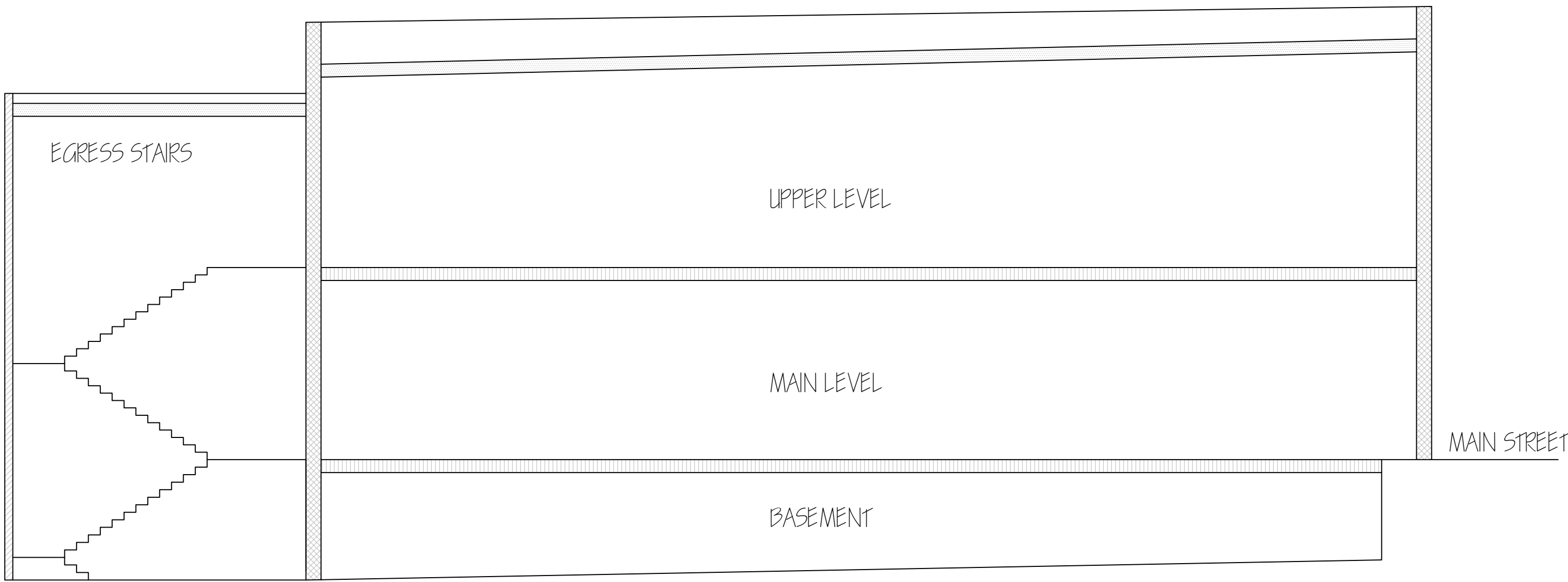


3



SCHEMATIC TRANSVERSE SECTION - NOT TO SCALE
FIRE RESISTANT ASSEMBLIES; ALL STRUCTURE BY ENGINEER
REFER TO LIFE SAFETY PLAN FOR ADDITIONAL FIRE RATED ASSEMBLY LOCATIONS

- LEGEND:
- 2 HOUR WALL (LOAD BEARING; NEW METAL STUDS; DETAIL 4/ 5)
 - 2 HOUR WALL (LOAD BEARING; EXISTING BRICK WALL; DETAIL 4/ 6)
 - 2 HOUR FLOOR ASSEMBLY (DETAIL 4/ 3)
 - 1 HOUR CEILING ASSEMBLY (DETAIL 4/ 4)

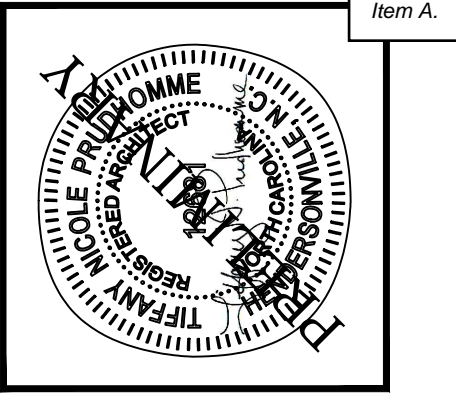


SCHEMATIC LONGITUDINAL SECTION - NOT TO SCALE
FIRE RESISTANT ASSEMBLIES; ALL STRUCTURE BY ENGINEER
REFER TO LIFE SAFETY PLAN FOR ADDITIONAL FIRE RATED ASSEMBLY LOCATIONS

- LEGEND:
- 1 HOUR WALL (NON LOAD BEARING; NEW METAL STUDS; DETAIL 4/ 1)
 - 1 HOUR WALL (NON LOAD BEARING; EXISTING BRICK AND NEW METAL STUDS; DETAIL 4/ 2)
 - 2 HOUR FLOOR ASSEMBLY (DETAIL 4/ 3)
 - 1 HOUR CEILING ASSEMBLY (DETAIL 4/ 4)

MK	W	H	TRANSOM W	TRANSOM H	T	FIRE RATING	DESCRIPTION	DR FIN	FR FIN	HARDWARE	REMARKS
1	3-6	7-0			1-3/ 4	3/ 4 HR	FULL GLASS w/ DIVISIONS	PAINT	PAINT	INTEGRAL w/ DB	DOOR FIRE RATING INFO REFERENCED FROM TABLE 716.1(2)
2	3-0	8-0			"	1 1/ 2 HR	3 PANEL	"	"	"	
3	"	6-8			1-3/ 8	"	"	"	"	STORAGE	
4	6-0	8-0	5-10	4-0	1-3/ 4	3/ 4 HR	FULL GLASS STOREFRONT	"	"	ENTRANCE w/ DB	FIRE RATING APPLIES TO TRANSOM
5	3-0	"	3-0	2-5	1-3/ 8	"	FULL GLASS w/ DIVISIONS	"	"	INTEGRAL w/ DB	"
6	5-0	"			"	"	DOUBLE 3 PANEL	"	"	ONE-SIDED DUMMY	
7	2-8	"			"	"	3 PANEL POCKET	"	"	PRIVACY	
8	"	"			"	"	3 PANEL	"	"	"	
9	3-0	"			"	"	3 PANEL POCKET	"	"	PASSAGE	
10	4-0	"			"	"	DOUBLE 3 PANEL	"	"	ONE-SIDED DUMMY	
11	3-0	"			1-3/ 4	1/ 3 HR	3 PANEL	"	"	ENTRANCE w/ DB	
12	"	"			"	"	"	"	"	INTEGRAL w/ DB	
A	4-3	5-1				3/ 4 HR	FIXED SINGLE w/ DIVISIONS	EXT. CLAD	EXT. CLAD		CONFIGURATION AS SHOWN IN ELEVATION
B	5-0	"				"	"	"	"		"
C	4-3	"	4-3	2-0		"	"	"	"		"
D	5-0	4-2				"	"	"	"		"
E	6-1	6-10	6-1	4-0		"	FIXED STOREFRONT w/ DIVISIONS	"	"		"
F	3-0	5-6	3-0	2-0		"	DOUBLE-HUNG SINGLE w/ DIVISIONS	"	"		"
G	5-0	7-6				"	FIXED SINGLE w/ DIVISIONS	"	"		"
H	3-0	4-0				1 1/ 2 HR	"	"	"		"
I	"	3-6				"	"	"	"		"
J	"	3-0				"	"	"	"		"
K	3-2	5-3	3-2	2-5		3/ 4 HR	DOUBLE-HUNG SINGLE w/ DIVISIONS	"	"		"
L	3-6	5-1	3-6	2-0		3/ 4 HR	FIXED SINGLE w/ DIVISIONS				
WINDOW FIRE RATING INFO REFERENCED FROM TABLE 716.1(3)											
VERIFY TOP OF WINDOW HEIGHT - MUST BE FIELD VERIFIED											
VERIFY FINAL GLASS SIZE FOR FIRE RATED DOORS											
REFER TO ENGINEERING FOR STRUCTURE											
REFER TO ELEVATIONS FOR WINDOW/ DOOR DIVISIONS											
**CONFIRM ALL EXISTING OPENINGS ON-SITE											

DOORS / WINDOWS



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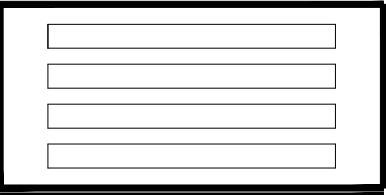
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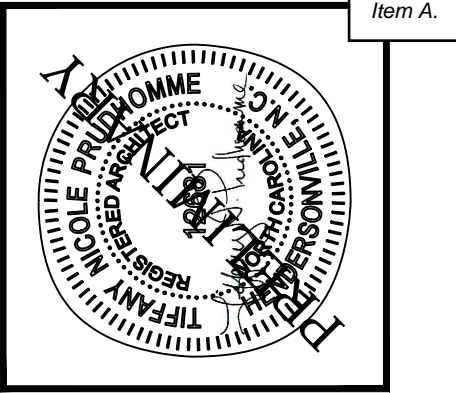
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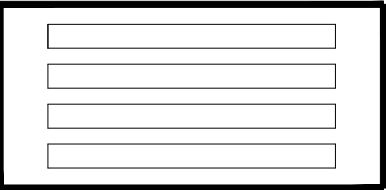
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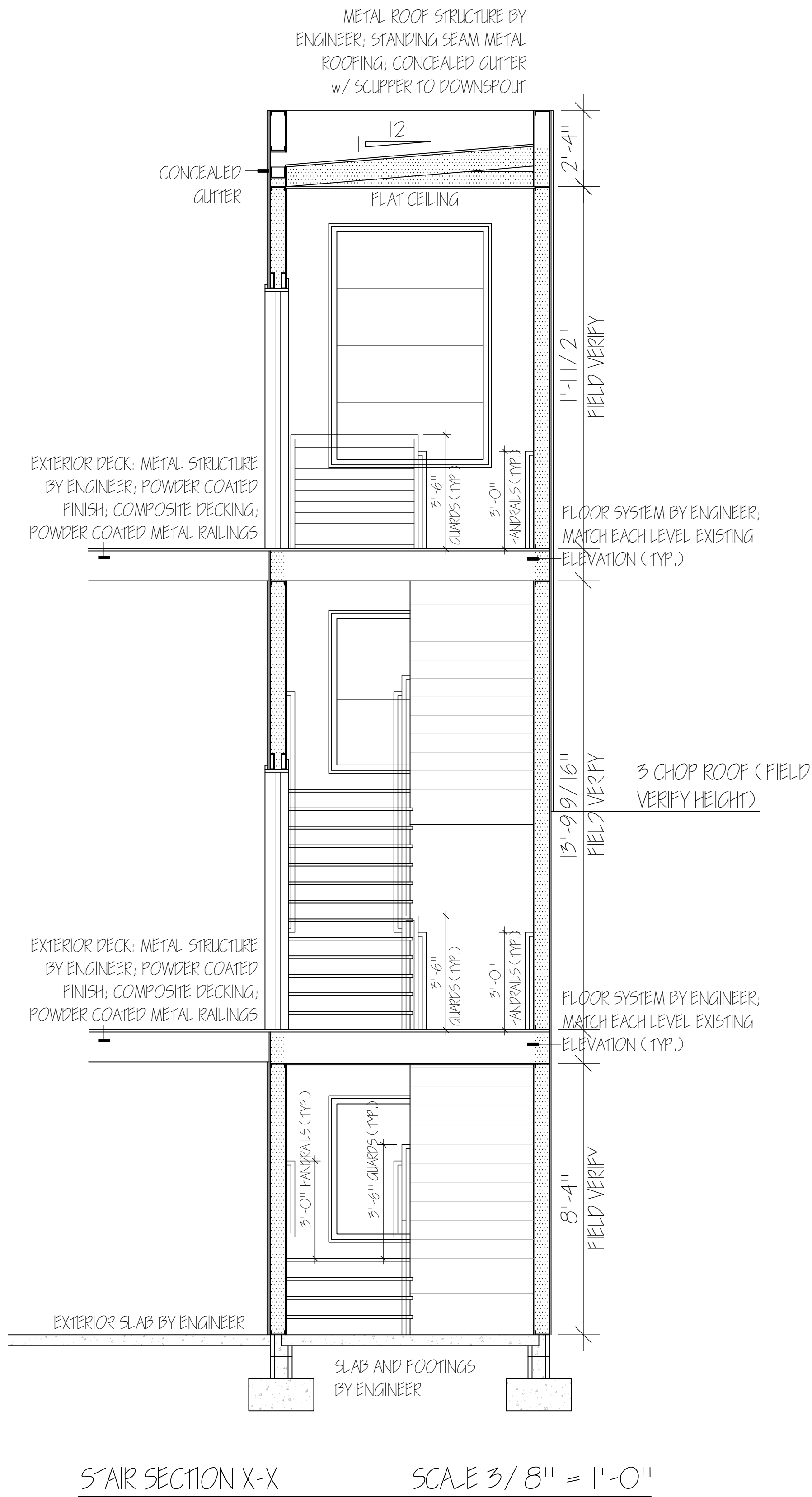
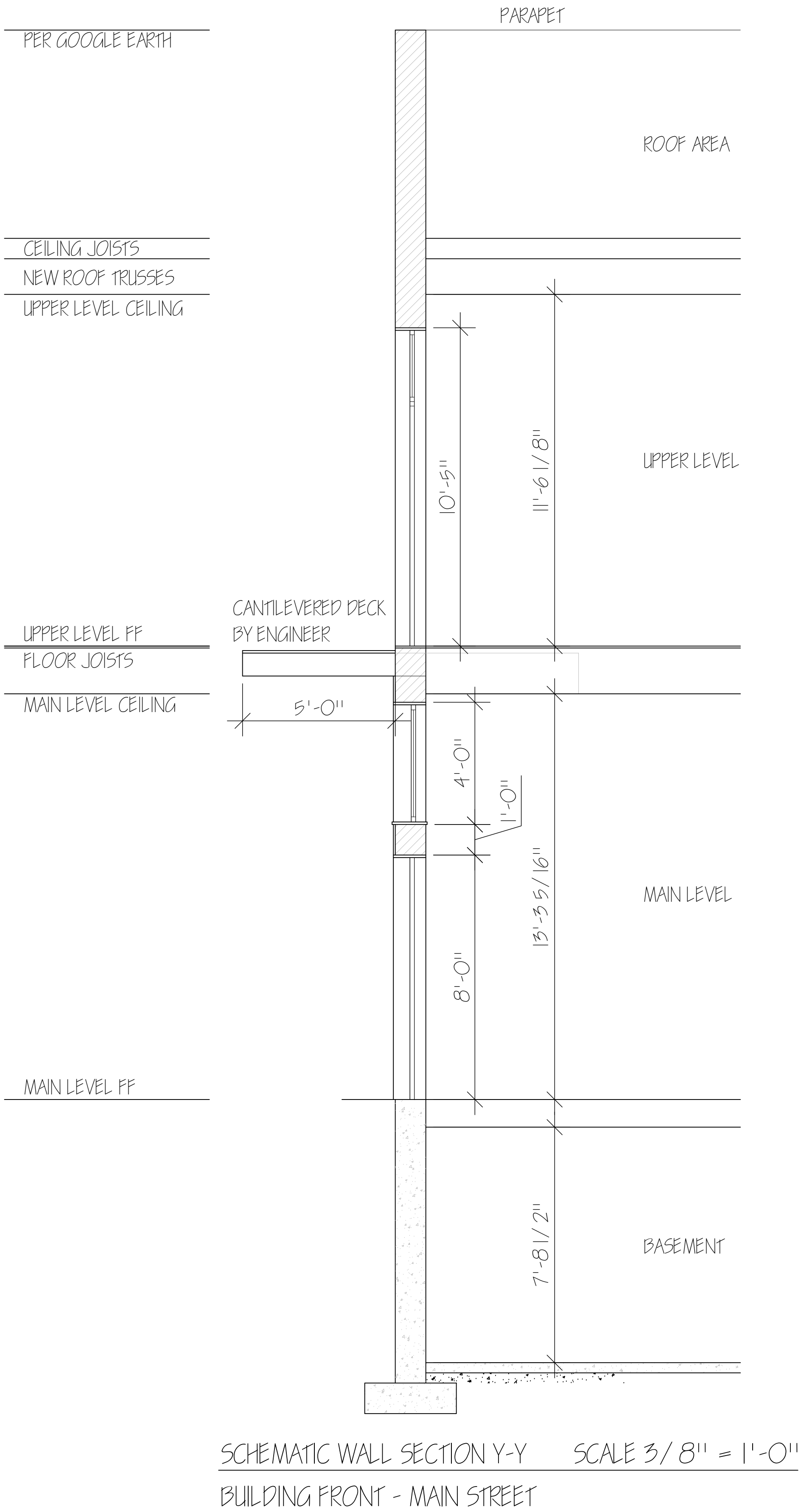
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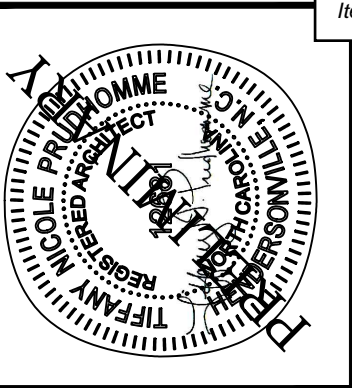
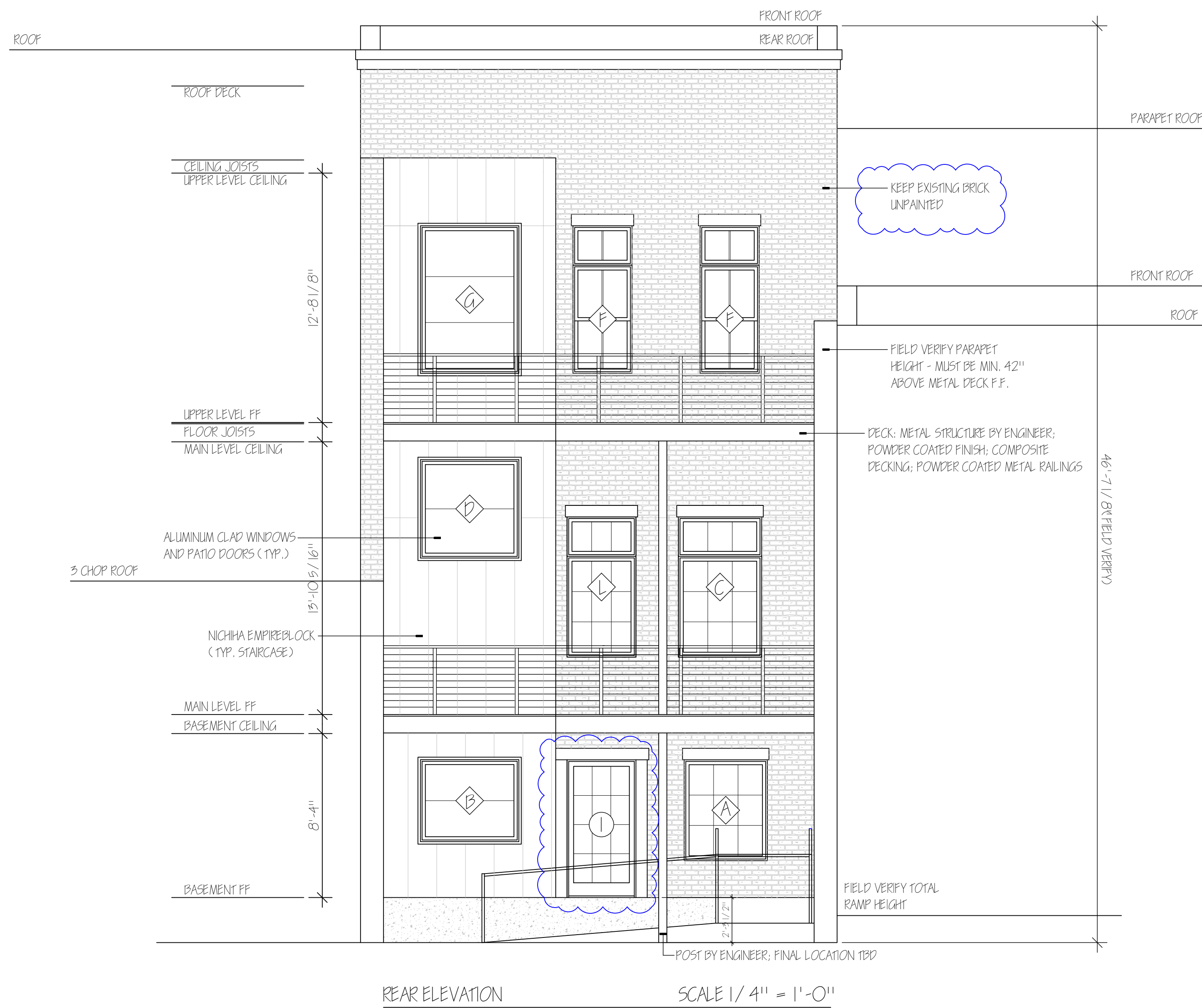
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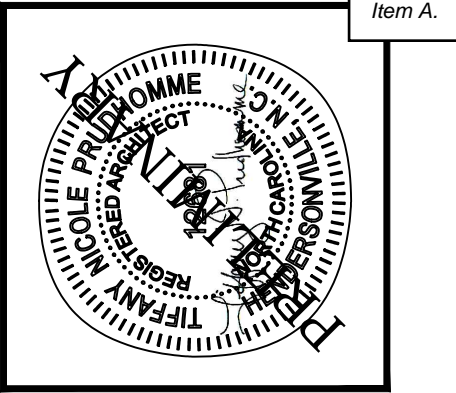
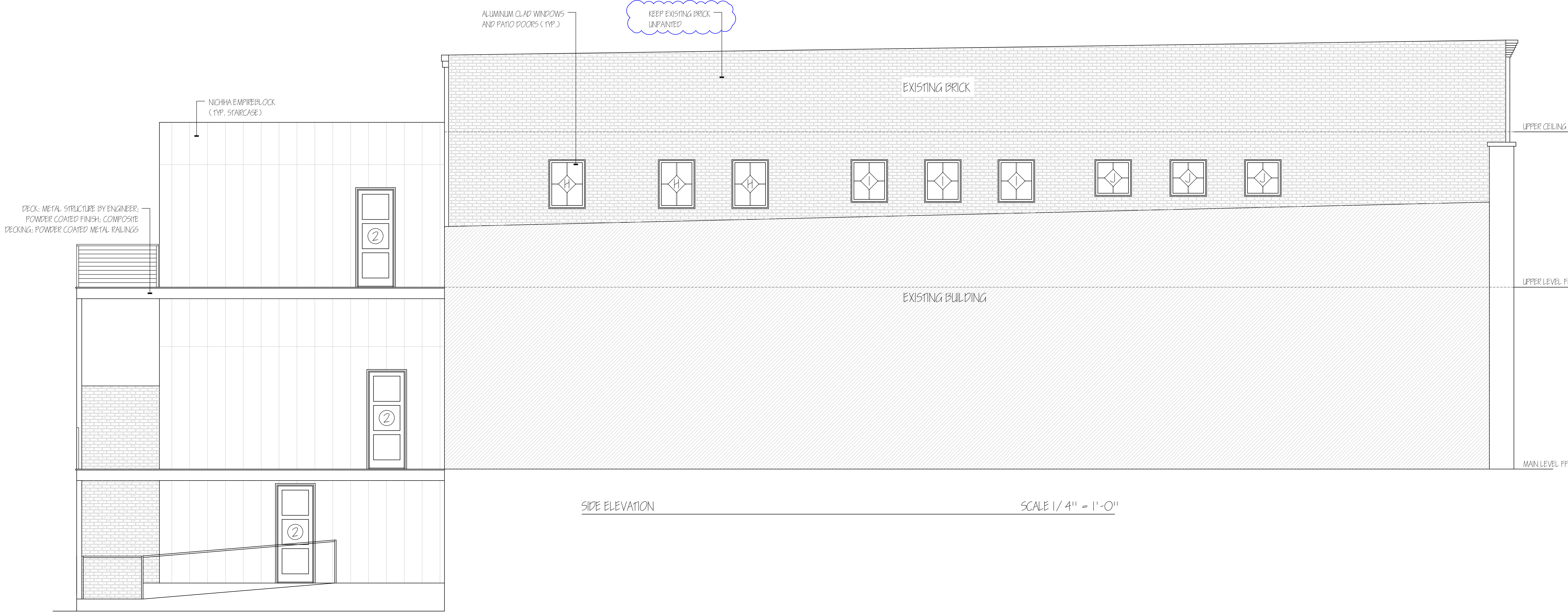
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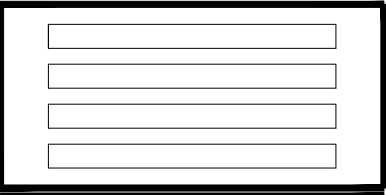
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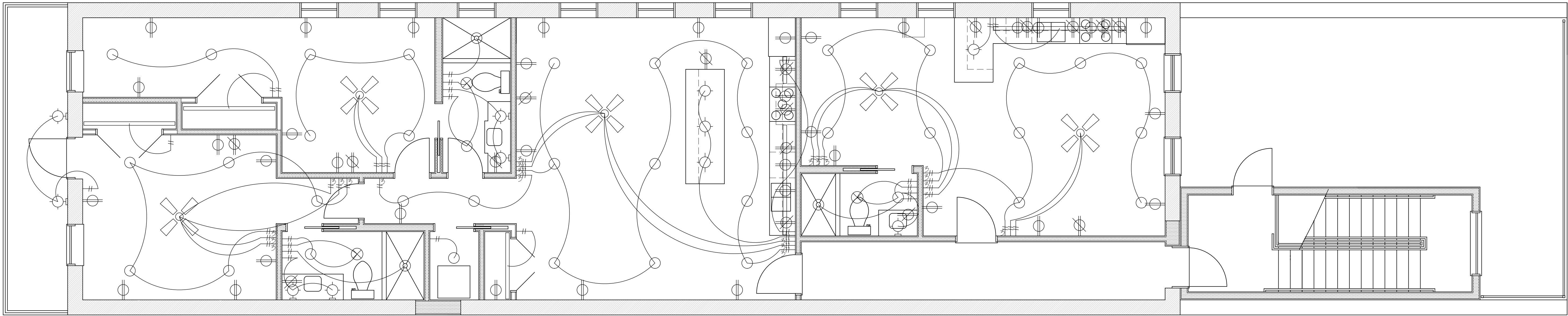
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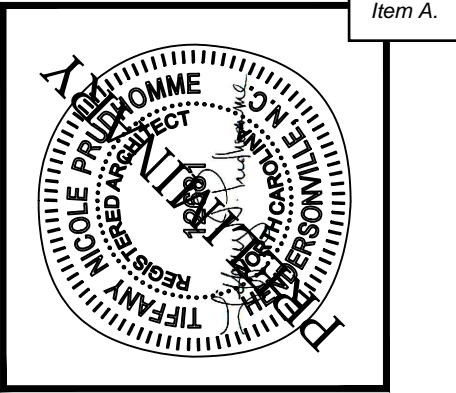
7



UPPER LEVEL PLAN - ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

ELECTRICAL SYMBOLS LEGEND	
	120 vac DUPLEX OUTLET MTD, 12" aff
	120 vac DUPLEX OUTLET MTD, ABOVE COUNTERTOP OR AT DESIGNATED HEIGHT
	120 vac QUADRAPLEX OUTLET MTD, 12" aff
	120 vac DUPLEX OUTLET MTD, FLUSH WITH FLOOR LOCATED AS DIRECTED
	120 vac WEATHERPROOF DUPLEX OUTLET
	LIGHT SWITCH MTD, 48" aff
	RECESSED LIGHT 6"
	UNDERCABINET OR CLOSET LIGHT AS DIRECTED
	PENDANT OR SURFACED MOUNTED LIGHT
	BRACKET LIGHT MOUNTED AS DIRECTED
	RECESSED EXHAUST FAN/ LIGHT
	EXIT LIGHT w/ BATTERY BACKUP
	CEILING FAN



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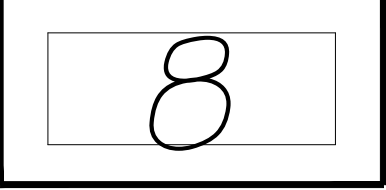
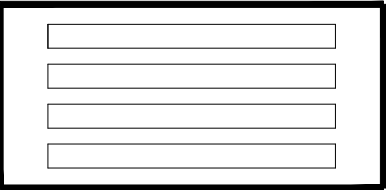
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314 N MAIN STREET – Storefront Rehabilitation

(H26-011-COA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT - HISTORIC PRESERVATION

COA STAFF REPORT

Staff Report Contents

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PROJECT SUMMARY

Applicant: WNC Investment Properties, LLC + Prudhomme Design

Property Owner: Crest Investment Properties LLC + KDS Real Estate Holdings LLC

Property Address: 314 N Main Street

Project Acreage: .14 acres

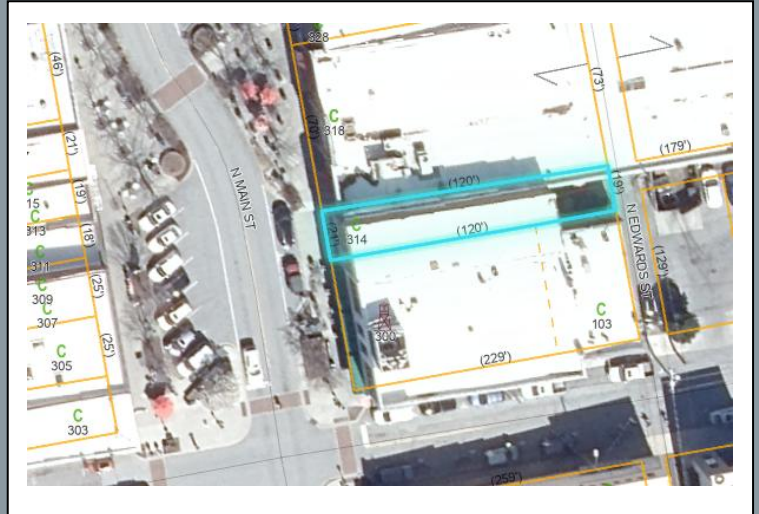
Parcel Identification Number(s):

9568-87-0971

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Storefront rehabilitation



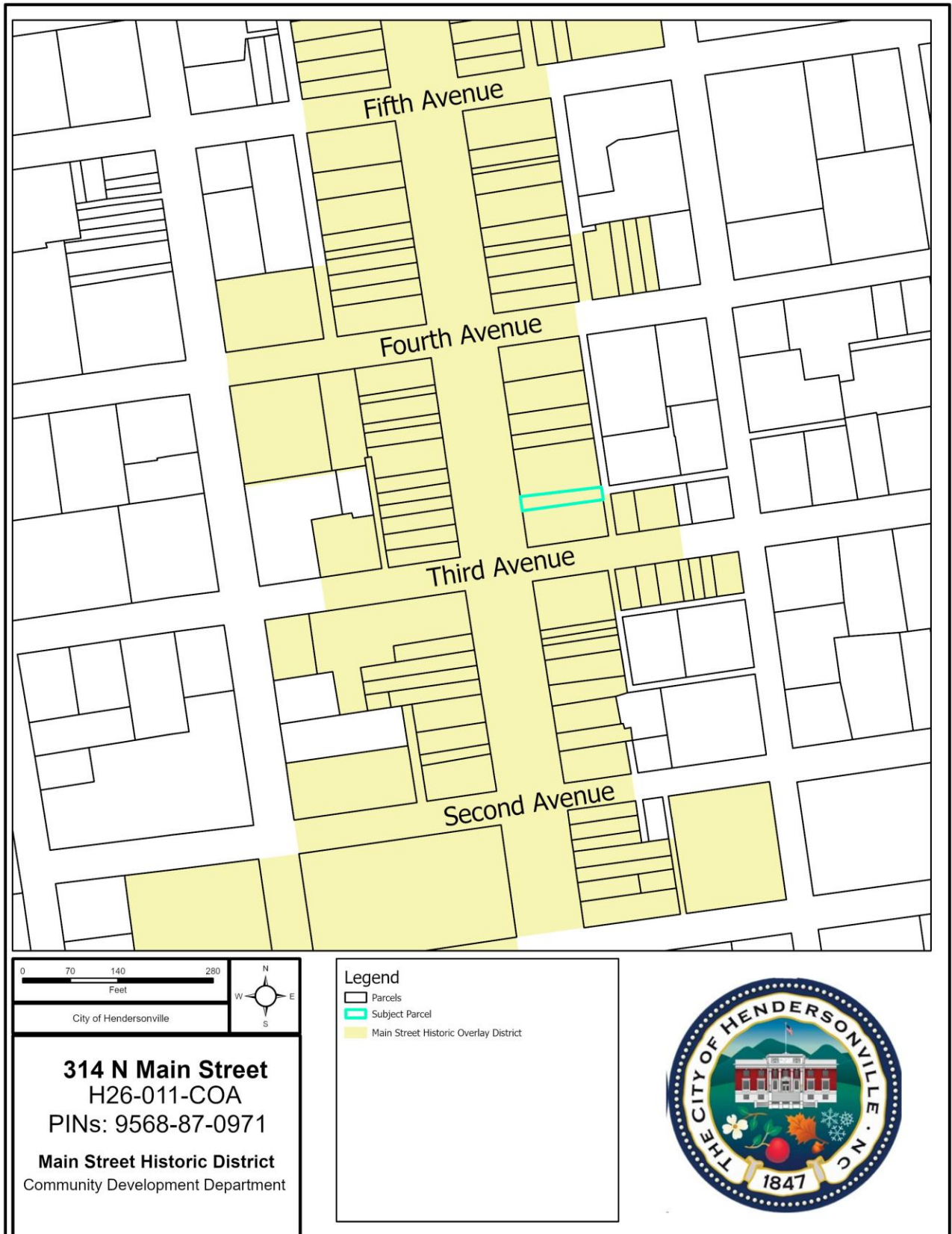
SITE VICINITY MAP

Project Summary:

The City of Hendersonville is in receipt of an application for a Certificate of Appropriateness (COA) from Prudhomme Design for the rehabilitation of the storefront located at 314 N Main Street. The existing storefront consists of painted brick on the upper floors, with a metal frame and glass first floor facade. The existing wooden cornice is damaged and falling off requiring repairs or rehabilitation to restore its former appearance.

The applicant is proposing the renovation of the storefront as well as side and rear elevations. The storefront will mimic the original, which can be seen in a photo on [pg. 4](#) of this report, but include a metal powder-coated balcony on the second floor with associated patio door addition and replacement of the existing metal and glass façade with updated aluminum clad windows and wood entry door. The existing painted brick will be repainted but other existing unpainted brick on the side and rear facades will remain unpainted. The applicant has also requested approval to add a stairwell to the rear of the building which will include a façade of Nichiha empire blocks as well as two levels of metal decking. The side elevation will have updated aluminum clad windows, and a larger portion of the stairwell will be visible along that elevation.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP



HISTORY OF SUBJECT PROPERTY**314 N MAIN STREET “TOMS BLOCK”**

Commercial Building. ca. 1906.

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



SITE IMAGES



Existing front façade of 314 N Main Street.



Neighboring building stairwell addition will border

SITE IMAGES



Current rear façade



Applicant provided imagery of damaged windows

SITE IMAGES

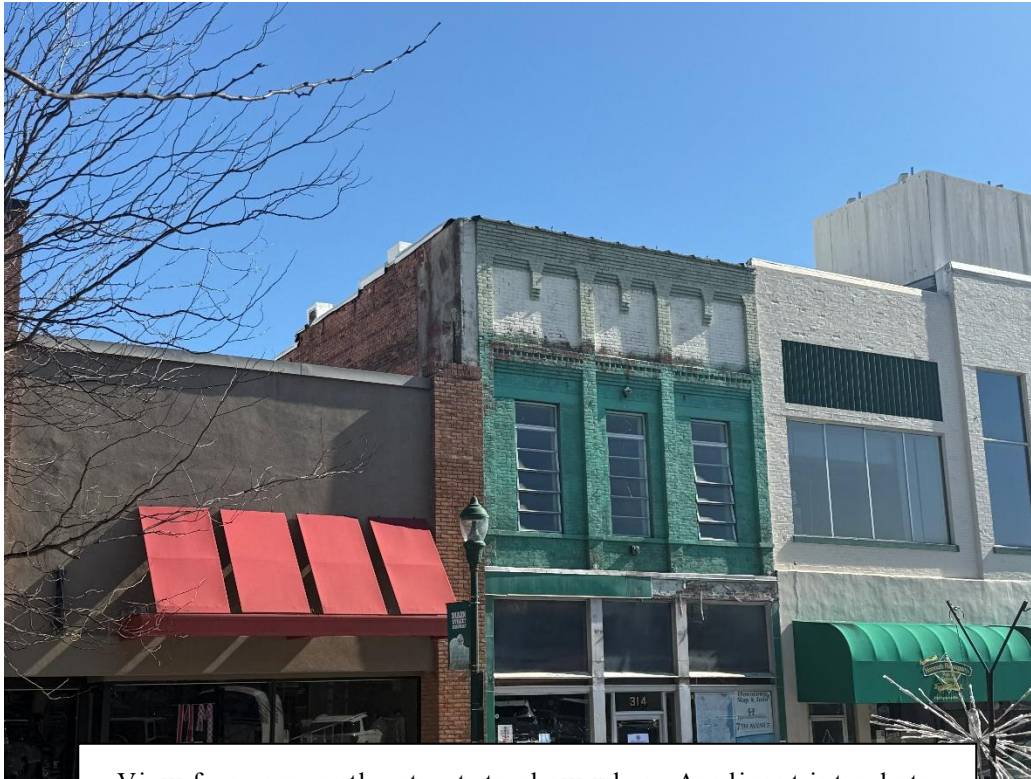


Applicant provided imagery of damaged windows

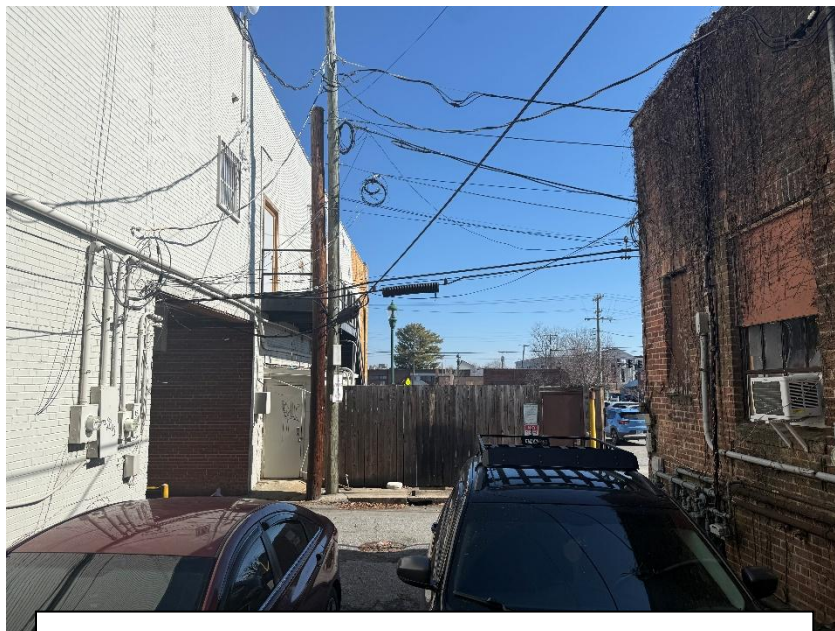


Applicant provided imagery of damaged windows

SITE IMAGES

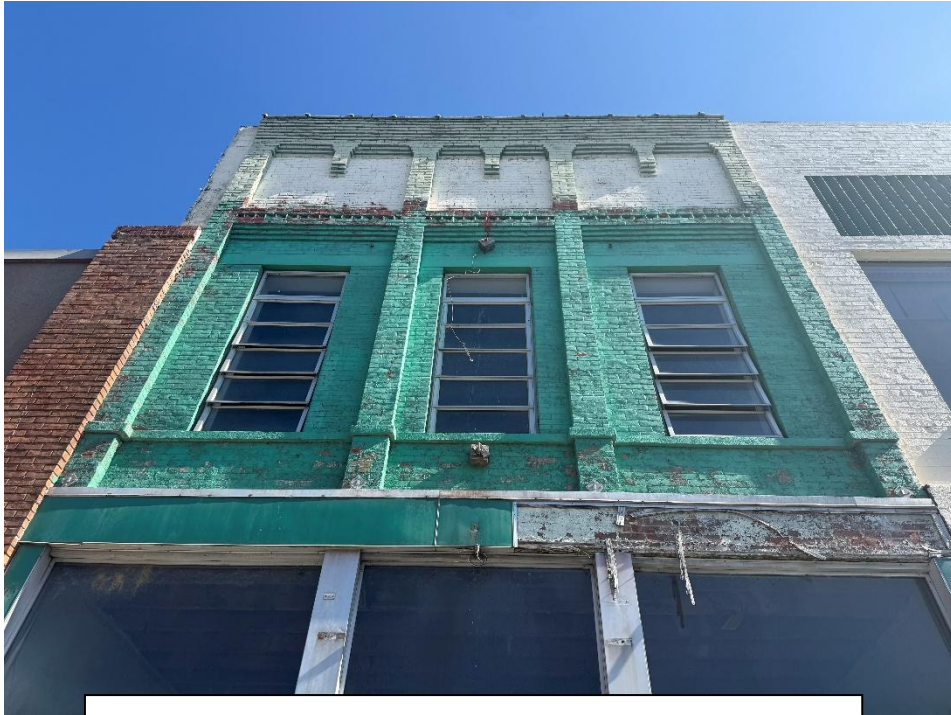


View from across the street, to show where Applicant intends to install new windows on second floor.



View of current rear parking area from back of building, showing proposed stairwell impacts.

SITE IMAGES



Upper façade detail showing damage



Close up photo of storefront facade

Design Review Advisory Committee

The Design Review Advisory Committee met on March 12th, 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

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.

3.2 UPPER FACADES

Preservation

- .1 Retain and preserve historic façades and façade details such as corbelled brick, stringcourses, cornices, windows, and stonework.

.2 The covering of upper façades is not appropriate. Whenever possible, remove metal or other non-historic covering from upper façades.

.3 It is not appropriate to remove or replace original upper façade windows with modern materials. The enclosing or bricking in of windows shall not be permitted.

.4 When upper floor windows must be replaced, match the original in configuration and materials.

Reconstruction

.5 If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.

.6 It is only appropriate to use alternate materials when all the original windows are missing or destroyed. The installation of artificial materials shall follow the Artificial Materials guidelines (Section 3.8).

.7 When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements. If no evidence of the design of the feature exists, a new design, compatible with the overall character of the building, should be used. The upper façade is any area of the building above the first-floor commercial storefront. The brick corbelling of the historic façade is still visible above the metal skin applied during a renovation.

New Design

.8 If new construction of an upper façade is necessary, make sure that the design is compatible with the existing structures in the district including size and spacing of windows or other fenestrations, proportion, scale, and detailing.

3.3 SIDE AND REAR FACADES

Preservation

.1 Retain and preserve historic façade details and materials on side and rear elevations.

.2 Historic painted advertisements represent an important historic element in downtown Hendersonville. While not required, it is recommended that they be preserved whenever possible.

.3 Whenever a side or rear façade can be seen from the public right-of-way or parking area, it is encouraged that any unnecessary utility lines, mechanical equipment, pipes, etc. be removed. Whenever introducing new utility or service features such as mechanical units and garbage receptacles, screen them from public view with fences, low walls, or landscaping whenever possible.

Reconstruction

.4 If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.

.5 When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.

.6 If there is historic evidence of a public entrance on a rear façade, rehabilitate the façade to provide for an attractive access from rear parking areas.

.7 Downtown buildings with rear access should use small signs or awnings to provide for visual identification.

.8 Storefronts on side or rear facades must comply with the Storefront Guidelines under Section 3.1.

New Design

.9 If new construction of a side or rear façade is necessary, make sure that the design is compatible with the existing side and rear facades in the district including size & spacing of windows or other fenestrations, proportion, scale, and detailing.

.10 Whenever possible, new designs for rear façades should provide access to the public from rear parking areas and alleyways.

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

.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. Retain and preserve original windows and doors.

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

.14 In accordance with the Artificial Materials guidelines (Section 3.8), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.

.15 Existing windows and doors on non-contributing structures should be replaced in-kind.

3.4.3 MASONRY

Preservation

.1 Retain and preserve original masonry walls, foundations, and roofs.

.2 Retain and preserve all masonry construction features that are character defining elements of historic buildings, including walls, foundations, roofing materials, corbels, chimneys, piers, arches, quoins, cornices, and lintels.

.3 Retain and preserve historic masonry materials whenever possible. If replacement is

necessary, use new masonry materials and mortar that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.

.4 It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.

.5 Paint previously painted masonry elements in colors that best reflect the color of the masonry material.

.6 It is not appropriate to apply nontraditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.

.7 Removal of paint from masonry surfaces is encouraged when the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.

.8 When removing paint from a masonry surface, use the gentlest means possible. High-pressure water cleaning (greater than 500 PSI) or other harsh methods can destroy the surface of historic brick and damage the mortar between bricks.

Maintenance

.9 Protect and maintain historic masonry in appropriate ways:

- Monitor masonry for cracks and signs of moisture damage.
- Ensure that water does not collect at the base of a masonry foundation or chimney.
- Clean masonry only if necessary to remove heavy soiling or prevent deterioration.
- Eliminate any vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element.
- Use the gentlest means possible to clean historic masonry. Cleaning with a low-pressure (500 pounds per square inch or less) water wash, using detergents and natural bristle brushes, is preferred over harsher methods.
- Test any proposed cleaning method on an inconspicuous sample area first.

.10 If cracks in mortar joints, crumbling mortar, loose bricks, damp walls, or damaged plaster indicate deterioration, repoint mortar joints of masonry surfaces in appropriate ways:

- Carefully remove deteriorated mortar by hand-raking the joints. Using electric saws or hammers can damage the masonry.
- Duplicate the strength, the composition, the texture, and the color of the original mortar. Replacing a softer mortar with one high in portland-cement content can cause serious damage to existing masonry.
- Duplicate the width and the joint profile of the original mortar joints.

.11 It is not appropriate to use high-pressure cleaning methods such as sandblasting and

water blasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration by removing the outer edge and exposing the softer inner core of the brick.

3.4.5 ARCHITECTURAL METALS

Preservation

- .1 Retain and preserve original architectural metals, including cast iron, wrought iron, steel, pressed tin, copper, aluminum, and zinc, as well as their finishes and colors.
- .2 Retain and preserve architectural metal features that are character defining elements of a historic building or site, including fences, gates, cornices, rails, roofs, gutters, downspouts, and hardware.
- .3 Retain and preserve historic metal fabric whenever possible. If replacement is necessary, use new metal that matches the original in composition, dimension, shape, detail, and texture. Consider substitute material only if the original material is not technically feasible.
- .4 If replacement of an architectural metal element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, and detail.
- .5 Repair original architectural metal elements and details by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections. Maintenance
- .6 Protect and maintain historic architectural metals in appropriate ways:
 - Monitor metal for cracks and signs of deterioration or corrosion.
 - Clean metal when necessary to remove corrosion before repainting or coating.
 - Maintain a sound paint film or other coating on metals that corrode.
- .7 It is not appropriate to clean soft metals, such as lead, tin, copper, zinc, and terneplate, using a high-pressure technique like sandblasting. If wire brushing and hand scraping prove ineffective in cleaning hard metals, such as steel, cast iron, and wrought iron, use low-pressure dry-grit blasting if it will not damage the metal surface.
- .8 Use the gentlest means possible to clean historic architectural metals, including appropriate chemical solutions for soft metals and wire brushing or hand scraping for hard metals.

3.5 PAINT

- .1 It is not appropriate to paint unpainted brick and stone, or to paint copper and bronze.
- .2 If the repainting of a previously painted masonry surface is necessary, use appropriate masonry paint and choose a color that matches that of the original masonry as closely as possible.
- .3 Protect original building material that was painted by maintaining a sound paint film.
- .4 Maintain previously painted surfaces in appropriate ways:
 - Inspect painted surfaces to determine if repainting is necessary or if cleaning the surfaces will suffice.

- Use the gentlest techniques possible, such as hand scraping and hand sanding with wood or brick, and wire brushing and hand sanding with metals, to remove loose paint layers down to a sound paint layer. Employ electric heat guns, heat plates, and chemical paint strippers only when gentler methods are not successful and more thorough removal is necessary, and use them with caution.
 - Follow proper surface preparation, applying compatible paint coating systems, including priming all exposed wooden surfaces.
 - Apply new paint only to clean, dry surfaces to ensure that it will properly bond.
- .5 While specific colors are not addressed in these guidelines for downtown buildings, it is encouraged that selected paint colors be appropriate to Main Street historic buildings and downtown Hendersonville.
- .6 Enhance the architectural character of a historic building through appropriate placement of exterior paint colors.
- .7 Spray-on vinyl coatings are not an appropriate substitute for paint.

3.6 SAFETY AND ACCESSIBILITY

- .1 Review proposed new uses for existing historic buildings to determine if related building code and accessibility requirements are feasible without compromising the historic character of the building and the site.
- .2 Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.
- .3 Where possible, locate fire exits, stairs, landings, and decks on rear or inconspicuous side elevations where they will not be visible from the street.
- .4 It is not appropriate to introduce new fire doors if they would diminish the original design of the building or damage historic materials and features. Keep new fire doors as compatible as possible with existing doors in proportion, location, size, and detail.
- .5 When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged.

4.2 ADDITIONS

- .1 Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
- .2 Construct additions so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- .3 Limit the size and the scale of additions so that they do not visually overpower historic buildings.
- .4 Design additions so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic

building so closely that the integrity of the original building is lost or compromised.

.5 Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors. Either reference design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building.

.6 Contemporary substitute materials that closely imitate historic materials may be used on a limited basis, but should not make up the majority of the finish materials on a project. In order to qualify for use in new construction, substitute materials must have a demonstrated record of overall quality and durability. The physical properties of substitute materials must be similar to those of the historic materials they mimic. When considering substitute materials, the closer an element is to the viewer, the more closely the material and craftsmanship should match the original. Careful consideration should be given to the placement of substitute materials in relation to historic materials on the original structure to ensure that the transition is differentiated but not distracting or otherwise visually unattractive. Substitute materials should not result in unnecessary damage to adjacent historic materials during installation or over time. The appropriateness of substitute materials shall be reviewed on an individual basis.

.7 Design additions so that they can be removed in the future without damaging the historic building.

.8 It is not appropriate to construct an addition that is taller than the original building.

4.3 REAR DECKS, BALCONIES, TERRACES, & ROOFTOP DECKS

.1 Locate street level decks and terraces as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings

.2 Base the design of new balconies on historic documentation of the building or examples from buildings of similar style and age.

.3 Construct decks, balconies, terraces, and rooftop decks so that there is the least possible loss of historic fabric. Also, ensure that character defining features of the historic building are not obscured, damaged, or destroyed.

.4 Screen rear decks and terraces from public view with appropriate landscaping whenever possible.

.5 If a new deck or balcony is to be constructed, its design should be compatible in materials and detail with the main building.

.6 When adding a rear deck to a historic structure, it should be designed so that it could be removed in the future without any loss to the historic fabric of the existing building.

.7 For uncovered decks, composite materials are appropriate for decking only.

BK 3839 PG 704 - 706 (3)

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$350.00

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$350.00

Parcel Identifier No. 115550 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Leonard & Moore, PLLC, 274 Merrimon Ave, Asheville, NC 28801

This instrument was prepared by: Sherri L. Brewer – Deed Prep Only – No Title Examination

Brief description for the Index: 314 N. Main Street

THIS DEED made this _____ day of _____, 2021, by and between

GRANTOR

RUTH SOLOMON, single
A One-Half Undivided Interest

4123 Kuykendall Road, Apt #343
Charlotte, NC 28270

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

GRANTEE

CREST INVESTMENT PROPERTIES, LLC,
A North Carolina Limited Liability Company and

KDS Real Estate Holdings, LLC, A North Carolina
Limited Liability Company
1817 Jeffress Road
Mills River, NC 28759

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.

WHEREAS, the subject property was conveyed to M. (Morris) Weisberg and Mae Weisberg, husband and wife by deed recorded in Book 223 at Page 220 in the Office of the Register of Deeds for Henderson County, North Carolina. Morris Weisberg passed away on January 13, 1978 leaving Mae Weisberg the sole owner by operation of law. Mae Weisberg passed away on October 11, 1979 leaving Herman Weisberg and Ruth Solomon as her sole heirs at law as recorded in Estate File 79-E-344.

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

SEE ATTACHED EXHIBIT A.

The property hereinabove described was acquired by Grantor by instrument recorded in Estate File 79-E-344.

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

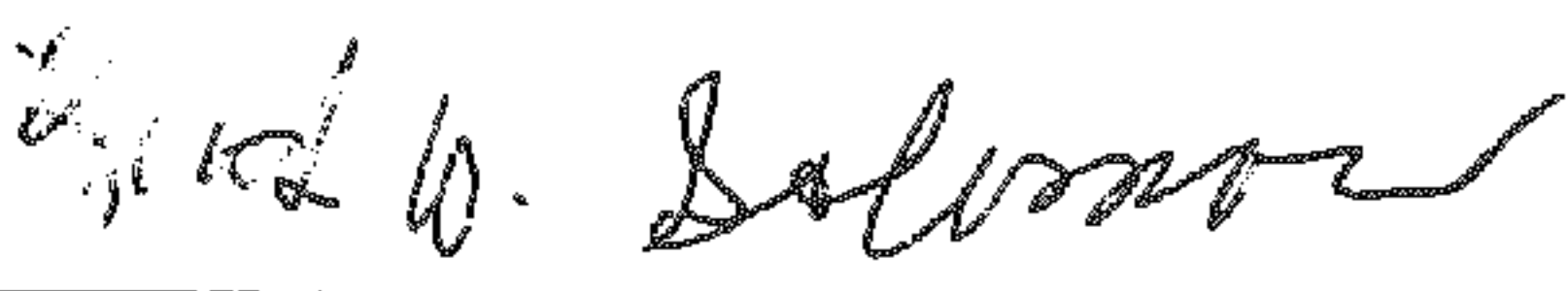
A map showing the above described property is recorded in

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

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

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

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



RUTH SOLOMON

(SEAL)

(SEAL)

SHANNA S GRAHAM
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
December 13, 2025

(Affix Seal)

State of NORTH CAROLINA - County of MECKLENBERG

I, the undersigned Notary Public of the County and State aforesaid, certify that RUTH SOLOMON personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8th day of DECEMBER, 2021.

My Commission Expires:
DECEMBER 13, 2025



SHANNA S GRAHAM Notary Public
Notary's Printed or Typed Name

EXHIBIT A

All that certain lot of land in the City of Hendersonville, County of Henderson, State of North Carolina, together with the two story brick store and apartment building and all other improvements thereon and rights, ways and appurtenances thereto belonging, located on the eastern side of Main Street, between Third and Fourth Avenues, and described as follows:

BEGINNING on the eastern line of Main Street, at the southwestern corner of the rock store building, formerly occupied by Hendersonville Hardware Company, distant thereon seventy-six (76) feet from the southwestern corner of the M. C. Toms (Davis Block) brick building, which corner is at the point of intersection of the northern line of Third Avenue East and the eastern line of Main Street and from said point of beginning runs with the eastern margin of the cement sidewalk on Main Street South 13 deg East (v. 3 ½ deg) 22 feet 9 inches to the center of the northern wall of the M. C. Toms (Davis Block) brick building; thence with the center of said northern wall of said building North 77 deg East (v 3 ½ deg) 126.8 feet to a stake; thence North 13 deg West (v 3 ½ deg) 22 feet 9 inches to a stake in the line of the lot formerly owned by W. F. Edwards, thence with the southern line of said Edwards, South 77 deg West (v 3 ½ deg) 126.8 feet to the BEGINNING; together with a one half interest in the northern wall of the said M. C. Toms (Davis Block) building, and also the interest of the Grantors in the aforesaid deed in the southern wall of the store room now formerly occupied by Hendersonville Hardware Company, being the interest granted to M. C. Toms by deed of W. F. Edwards and wife, dated January 31, 1903, of record in Deed Book 45, Page 275, Henderson County Registry, and also the use of a strip of land 10 feet wide along the eastern end of the lot known as the David Block of M. C. Toms store room lot, now or formerly owned by E. W. Ewbank, a strip of land 10 feet wide along the eastern end of the lot herein described being subject to use as an alley, being the same land and easements appurtenant as are described in deed from T. B. Allen and wife, Ella Allen and Jimmie Jones Allen, unmarried to Lena Kantrowitz and Esther Lewis dated May 18, 1925, of record in Book 136, Page 191 of the Records of Deeds for Henderson County, North Carolina, and also being the same land and premises described in the afore said deed.

Being same property conveyed to Reserve Realty Corporation by deed from J. Foy Justice and Perry Seay, Trustees, dated February 22, 1935, and recorded in Office of the Register of Deeds for Henderson County, North Carolina in Deed Book 209 at Page 88.

The said property is conveyed to the said parties of the second part, subject to as the same may lawfully apply, all restrictions, covenants and conditions of record upon the said property, and all assessments now or hereafter against said property.