



CITY OF HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Wednesday, October 19, 2022 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PUBLIC COMMENT**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - A. Minutes of August 17, 2022
5. **OTHER BUSINESS**
 - A. Update on Staff Approved COA's - Alexandra Hunt, Planner I
6. **NEW BUSINESS**
 - A. 434 N Main St. – Design Proposal for Lower Façade Enhancement (H22-090-COA) – *Alexandra Hunt / Planner I*
 - B. Evidentiary Hearing on a Petition for Undue Economic Hardship
7. **OLD BUSINESS**
8. **ADJOURNMENT**

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CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Meeting of August 17, 2022

Commissioners Present: Jim Welter (Vice-Chair), Cheryl Jones, (Chair), Ralph Hammond-Green, Crystal Cauley, Chris Battisita, Jim Boyd, Jane Branigan

Commissioners Absent: Anthony Baltiero

Staff Present: Matthew Manley, Planning Manager, Alexandra Hunt, Planner I, Daniel Heyman, Staff Attorney

- I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:34 pm.
- II **Agenda.** Chair made a motion to amend the agenda and add Public Comment as item III and move all other items down. Commissioner Welter seconded the motion to amend the agenda. There were no objections. Commissioner Welter made a motion to approve the agenda as amended. Commissioner Hammond-Green seconded that motion which passed unanimously.
- III **Public Comment.** Lynne Williams stated Mr. Connet would give a presentation today on what is happening to Boyd Park, and she requested any new information that comes up here, for the Commission to allow for another public comment and hear feedback before they make a final decision or recommendation on any movement forward. She thanked the Commission for their time and effort concerning Boyd Park. She asked for them to please help preserve Boyd Park in whatever way possible. She asked what has changed in the design since the letter was submitted to the city and what has changed since the public meeting has occurred. Has there been a review of the historic public resource? Can they utilize parts of the course in the design of the expanded fire station? She discussed having a garden or a pollinator garden. She had questions about the Spinner's stadium being moved out of the city's historic inventory. Can they work with the realtors and the ones negotiating for the county? Can they encourage the county to keep the historic status in the deed? She heard the mayor say it might mess up the deal, but maybe encouraging it could have an influence. She discussed preserving a section of Boyd Park with the new fire station. She discussed not having the Tree Board review this and therefore losing the large mature trees. The Friends of Boyd Park request full preservation of the entire park. Can they compromise? Is there an ability for pocket parks? Can they have a fund raiser for memorial walk and pavers?

Katie Gash stated a couple of months ago her and her family had requested a tour of Oakdale Cemetery and they wanted to find out a bit more. As they were doing a tour, they were shown some amazing tombstones of architects and engineers and heard a lot of new stories she had not heard before. As they were listening to these stories, they thought immediately who did the manual labor. She did some research and found out that the contract labor was done here for the Saluda grade, she discovered other stories about the way those workers were treated and the loss of life. This was the way of the Jim Crow era and what so many black men were locked up for federal crimes like vagrancy and not having a job and then leased out to do this type of convict labor. This is part of how Saluda, Hendersonville and Tryon came to be and should be celebrated. She hopes that somewhere in that, the whole story is told.

Not out of bitterness or anger but to bring honor a dignity to everyone that was part of this era.

Ken Fitch, (zoom) 1046 Patton Street stated City Council recently moved forward with a resolution for a property exchange of a portion of Berkley Park including the historic stadium and ballfield for Edwards Park. He has suggested several times an inclusion of a provision to preserve the historic stadium in accordance with the Secretary of Interior Standards for preservation of historic properties. The early responses were that this would be included. At a recent meeting it was stated that it might not be included as it might jeopardize the exchange. The concern is some on the Board of Education side of the equation had mentioned modernizing the stadium with new seating and other ideas that would destroy the historic character. That is a concern going forward. He stated had spoken previously with someone from the county that was concerned about the historic character and it might help to speak with this entity. This might be something to pursue if the exchange goes forward. He discussed the city acquiring the old Rose Edwards field and that has great historic value and there is a covenant on that property. These are things to be aware of going forward.

There was no other public comment.

IV **Minutes.** On motion of Commissioner Hammond-Green seconded by Commissioner Welter the minutes of the meeting of May 18, 2022 were approved.

V **Other Business**

V(A) **Boyd Park Update – John Connet, City Manager.** Mr. Connet stated the Historic Preservation Commission had asked staff to have a public input meeting on Boyd Park to express their concerns and how to design the new course. They did that upon their request and that meeting was held on May 16, 2022. Twenty people attended and during that meeting they were asked to comment on the design and layout of the course. Mr. Connet gave the Commission a handout of the public input results. He discussed the course design recommendations and the recommendations to honor Laura E. Corn and the Boyd Park memory. They also received recommendations of improvements to the course and the holes. The value of the holes was related to the emotional attachment and what it meant to the community over the years. He discussed the themes of the holes that were most important. There was good mix hearing from the community and what they most enjoyed and wanted to preserve in the park. He discussed photos of Ms. Corn and the sayings that she had. A remnant of Boyd Park will be left at the northern end of the fire station and will be left in its current state. He discussed the monument of Dixie that will be left there. They will preserve the pine trees on the northern point. He discussed having a monument there also. He thinks he followed the Commission's mandate, but he can answer any questions they may have. Chair asked what the parking situation would be for public access. Mr. Connet stated the way the fire station is built the part of the building on the south end of the site closest to the Waverly Inn is all firefighter parking. The northern end is the administrative section and that is completely public parking. They reduced a couple of parking islands to get additional parking there for the public. They will also have an electric charging station. Chair asked if the only crosswalk would be up at Bruce Drysdale and not at 5 Points now. Mr. Connet stated he did not know about the crosswalk and the final design of that. The city will be making improvements but what NCDOT is doing, he has not seen that final design. There will be some crosswalks and pedestrian access. Chair asked if there was still room for discussion on the tribute on the north side. Mr. Connet stated construction wise there is not too much they can do in that area now. He thinks there will be some opportunity to do some recognition there and down at the point. He stated they are going to try and move some of the

elements from the existing Boyd Park into the new mini golf. He thinks that will be a good connection. He talked about being in discussion about refurbishing or make new elements from the park. Commissioner Welter asked about the Berkeley Spinners ballfield and Mr. Fitch's comments, he thought they were going to preserve that. Mr. Connet stated they are, to the best of his knowledge, with their talks with the Superintendent and Chair of the Board of Education, the reason they are interested in the ballpark and swap is they want to preserve the existing ballpark. They think it is a great facility and they want to preserve it and maintain it and they are proud to have Hendersonville play there. It is on the National Register; it is not in a local district or a local landmark, but it will be encouraged to follow the Secretary of Interior Standards. Mr. Connet stated to his knowledge there has been no discussion that they plan to make significant changes to Berkley Field. The changes that have been talked about are strictly safety related associated with the playing field itself. He explained some of those issues. He does not have any plans to make significant changes to the ballpark or the stands from the Board of Education. Mr. Connet stated the park will still be in the corporate limits. Since it is on the National Register but not in a local historic district, any changes would not require a COA. Chair stated the Commission would like to be involved in the discussions and asked Mr. Connet to convey that. He stated he expected the transfer to happen in the next 60 days.

- V(B) Ms. Hunt gave an update of the Administrative COA's that have been approved. Those discussed were 1429 Ridgecrest, 1104 Patton Street and 401 N. Main Street. She also discussed remote meetings and stated City Council has discontinued all remote meetings until further notice. Chair discussed the remote meetings and committees and amending the Rules of Procedure.

VI **New Business**

- VI(A) **Certificate of Appropriateness**, John Kneeder, 1401 Highland Avenue (File No. H22-059-COA). Prior to the opening of the public hearing, Chair announced that 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 protocol 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 what goes on. 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 who wishes to testify during the public hearings should come forward to be sworn in. Chair swore in all potential witnesses.

Chair opened the public hearing.

Alexandra Hunt, Planner I stated City is in receipt of a Certificate of Appropriateness application from John Kneeder for the addition of a detached garage at the subject property located at 1401 Highland Avenue, PIN 9569-62-3678. The project acreage is 0.38 acres and is zoned R-6, High Density Residential district and is in the Hyman Heights Historic District. This is considered a major work.

A vicinity map was shown with the property in green.

An aerial view was shown of the vicinity.

A subject property background was given and is included in the staff report.

Photos were shown of the property's existing conditions. Those are also included in the staff report.

A proposed site plan was shown and included in the staff report. A proposed garage photo was also shown. Ms. Hunt stated the applicant is present today to answer any questions you may have; however, the applicant is seeking COA approval before contracting with an architect and/or contractor so this is an example of the design of the garage there are no architectural renderings at this point in time. The applicant did indicate on the COA application that the garage will have a "cedar siding to match the existing house" and will have the "same historic style" as the existing home. With that said, the Commission could make it a condition for approval that they give staff the authority to review final design of the proposed garage to ensure it meets design standards.

The Residential Design Standards that pertain to this application were shown and included in the staff report.

Chair asked if there were any questions for staff. Commissioner Hammond -Green asked if there was going to be an apartment in the proposal. Ms. Hunt deferred to the applicant to answer that.

John Kneedler, 1401 Highland Avenue stated yes. Commissioner Hammond Green stated the detail says carport/garage but does not state apartment. Mr. Kneedler stated it would be an open second floor, it would not be anything more than a bonus room. Not an apartment. Mr. Manley stated he doesn't think an interior use is relevant to the Design Standards. Chair stated they were just trying to confirm the use is a garage. Commissioner Battista stated an apartment can be part of an accessory structure, like a guest house.

Commissioner Hammond-Green asked if the ivy-covered shed would be removed. Mr. Kneedler stated yes, that would be taken down. Commissioner Hammond-Green asked if the tree would remain. Mr. Kneedler stated yes, the tree is within the setback and will remain.

Chair asked about the dimensions. Mr. Kneedler stated 24' x 20' and the height is around 20'. He was unsure of the height of the house. It is two-story with an attic. Mr. Kneedler stated the top of the roof of the garage would be lower than the height of the house. He stated you would not be able to see the garage from Highland Avenue. It is not a very prominent structure. The house will obstruct the view of the garage. Commissioner Welter asked if it would be visible from Mount Royal. Mr. Kneedler stated yes but there is no access from Mount Royal to any homes, it is a dead end. Mr. Kneedler stated you cannot see the garage from Crescent or Ridgecrest.

Mr. Manley stated an educated guess of the height of the home would be 35'. He discussed how height was measured from a zoning standpoint.

Discussion was made on the drawing being incorrect. The property is in the historic district.

Chair asked if it would be stick-built. Mr. Kneedler stated yes.

Discussion was made on it being a garage or a carport. Mr. Kneedler stated he went for the garage but if something changes and they decide to do a carport instead, he will come back before the Commission. Mr. Kneedler stated the garage is his primary goal.

Chair asked if he would do an oral amendment to just consider a garage so that he will have to come back to the Commission if it changes to a carport. Mr. Kneedler agreed. He stated if he has to do a carport, he will resubmit another COA.

Chair asked if there were any other detached garages in the area. Mr. Kneedler stated yes, 1225 Highland Avenue. Chair asked how many were in the area. Mr. Kneedler stated there is more than one. Chair stated the guidelines ask that it be compatible and meet the character of the neighborhood. She just wanted to clarify it meets the character of the neighborhood. Commissioner Welter stated as a resident of Hyman Avenue there are other garages with apartments above them. Mr. Kneedler stated he does not consider it an apartment but just a bonus room.

Chair stated it does match the exterior of the house with cedar shake. Mr. Kneedler stated the roof would be the same material as the home. It would be asphalt. Chair asked if it would be a two-car garage. Mr. Kneedler stated yes. Mr. Kneedler stated there would be a door on the far side.

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

Chair asked if there was anyone else that would like to speak. When no one spoke, Chair closed the public hearing.

The Commission had discussion of the application. Chair's concern was they have no specific plan. She discussed having a condition that staff would have authority to approve the plans once submitted. Commissioner Welter discussed the building not being seen from the street. He stated there are others similar in the Hyman Heights Historic District and this is also at the end of the district. The application tonight is for the garage as presented and not the carport.

Chair reopened the public hearing. She asked Mr. Kneedler if he would be willing to except the condition to approve the structure as shown in Exhibit A. Mr. Kneedler stated yes. Ms. Hunt asked that the staff report, and the renderings be accepted into the record. Chair accepted. She stated the photo is labeled Exhibit A and would be referred to as such in the motion.

Chair closed the public hearing.

Commissioner Welter move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H22-059-COA and located within the Hyman Heights Historic District, if constructed according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons: The proposed two-story garage is located and oriented in a location compatible with the traditional relationship of garages to the main structure and the site in the district. [Sec. 2.5.6]. The proposed garage is compatible in size, form, height, proportion, materials and details within the historic district. [Sec. 2.5.7] The proposed garage is partially unseen from the view of the street. [Sec. 2.5.7] The proposed garage does not detract from the overall historic character of the principal building and will not require removal of a significant building element or site feature. [Sec. 2.5.8] The proposed garage is compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportion, and roof shape. [Sec. 4.3.6] The materials and finishes for the proposed garage are compatible with

historic materials and finishes found in the historic district. [Sec. 4.3.9]. And that the final plans will be approved by staff and they reflect what was shown at this hearing as shown on Exhibit A. Commissioner Hammond-Green seconded the motion which passed unanimously.

- VII **Old Business.** Chair welcomed the new Commission members. Ms. Hunt stated an Administrative hearing has been set for September 7th for 1420 Ridgecrest. Ms. Hunt stated the budget discussion would be on the September agenda.
- VIII **Adjournment.** The Chair adjourned the meeting at 6:54 p.m.

Chair



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** October 19, 2022

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

TITLE OF ITEM: 434 N Main St. – Design Proposal for Lower Façade Enhancement (H22-090-COA) – *Alexandra Hunt / Planner I*

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 # H22-090-COA and located within the Main Street Historic District, if replaced 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 proposed lower façade enhancement included in Design Proposal – Scheme 2 would retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic building. [Section 3.1.7]

[DISCUSS & VOTE]

1. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H22-090-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 (Residential) for the following reasons:

1. The proposed awning provided in Design Proposal – Scheme 2 is not compatible with the historic character of the building. [Section 2.1.8]
2. The proposed lower façade enhancement included in Design Proposal – Scheme 2 would not retain the commercial character of the building through contemporary design and is not compatible with the scale, design, materials, color and texture of the historic building. [Section 3.1.7]

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Rudolf Haug (Applicant/Property Owner) for consideration of a design proposal for the enhancement of the lower façade on the subject property located at 434 N. Main St.

The subject property is a contributing, two-story brick building that was designed by Erle Stilwell and constructed ca. 1915. The subject property is currently the location of The Goldsmith by Rudi, Ltd.

The Applicant previously submitted an COA application (H22-028-COA) for the replacement of the existing wood awning with an architectural metal awning that the Commission heard at its April 20, 2022 Regular Meeting (Exhibit C).

The Applicant is resubmitting a COA application with a design proposal prepared by The Main Street Fellows UNC Greensboro Department of Interior Architecture (Exhibit D). The UNCGDAP design proposal included two design concepts for the lower façade enhancement. The Applicant has selected Design Proposal - Scheme 2.

Dunlap Construction, LLC has been contracted to complete the proposed Design Scheme 2 submitted by UNCGDAP.

This COA application is considered a Major Work according to the standards of the Main Street Historic District Design Guidelines.

PROJECT/PETITIONER NUMBER:	H22-090-COA
PETITIONER NAME:	Rudolf Haug (Applicant)
EXHIBITS:	<ul style="list-style-type: none"> A. Staff Report B. COA Application C. Henderson County Property Records D. April 20, 2022 Minutes E. UNCGDAP Design Proposal

434 N Main St. – Lower Façade Enhancement

Design Proposal

(H22-090-COA)

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

Staff Report Contents

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PROJECT SUMMARY

Applicant: Dunlap Construction

Property Owner: Rudolf Haug

(Exhibit B)

Property Address: 434 N. Main St.

Project Acreage: 0.08 Acres

Parcel Identification Number(s):

9568-88-0412

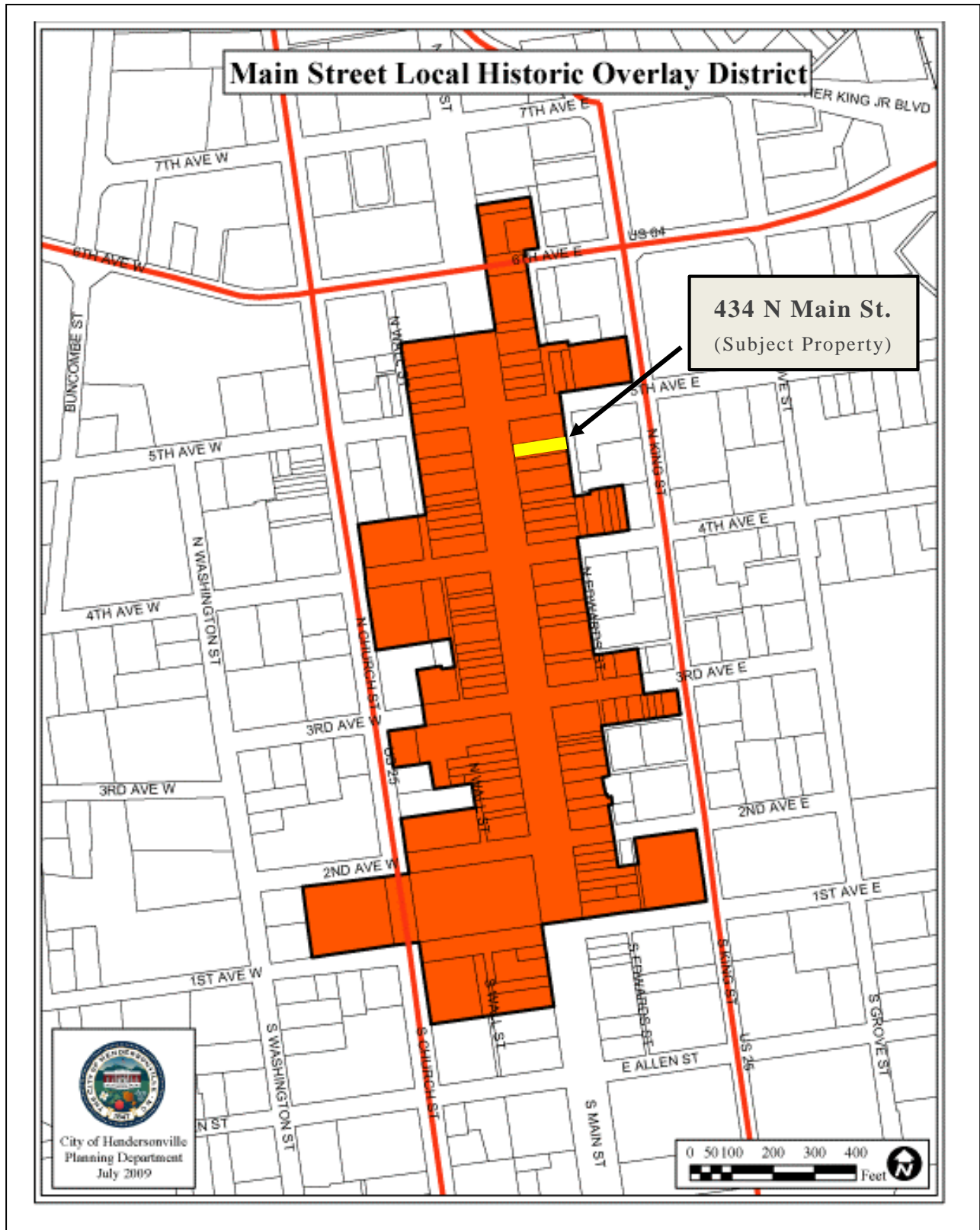
Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (Lower Façade Enhancement)



PROJECT SUMMARY - CONTINUED



CITY OF HENDERSONVILLE - MAIN STREET LOCAL HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY

According to the HPC website, a historical marker was placed on the subject property in 2009. The marker states the following:

The Queen Theater ca. 1915



« Built originally for retail, this building was redesigned into a theater in 1915 by prominent local architect Erle Stillwell. The Neo-Classical building served as the Queen, then the State, then the Fox until the early 1960s. »



remodel in 1921. This was his first theater project of any kind. Stilwell paid particular attention to the building's facade, giving it a neo-classical appearance. The brickwork was simple and straightforward, but he brought it into life with extensive terra cotta embellishments. The entablature, pilaster capitals and bases, and the wide sign panel over the lobby all had the appearance of expensive carved marble.

The theater was renamed the State Theater in the 1930's and the Fox Theater around 1950 before closing in the early 1960's. Since then, major changes have been made to the building's street level facade but the decorative top half of the facade remains unaltered.

The brick building was constructed prior to 1908. It was first used as a livery and transfer warehouse, by 1912 it was a grocery store. In 1915, Erle Stilwell was commissioned to remodel and enlarge it into a to remodel the theater and later was hired to do a second

SITE CONDITIONS - SITE IMAGES



SITE IMAGES CONTINUED







DESIGN GUIDELINES CRITERIA

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

Section 2.1 Signage and Awnings

Sec. 2.1.1 - Retain and preserve signage that is original or is important in defining the overall historic character of a building

Sec. 2.1.2 - Signs should be compatible with the architectural character of the building in size, scale, materials and style. If possible, base new sign designs on historic documentation such as old photographs.

Sec. 2.1.3 - Use traditional materials commonly found on turn-of-the century commercial buildings such as wood, metal, or stone or use modern materials that have the appearance of traditional.

Sec. 2.1.8 - Awnings should be made of cloth or other woven fabric such as canvas or acrylic. Metal awnings are generally not appropriate, but can be used in some instances if they are compatible with the historic character of the building. Vinyl or plastic awnings are not appropriate.

Sec. 2.1.10 - Mount awnings in a manner that does not obscure or damage historic architectural features of the building. Awnings should be placed appropriately above the transom and projecting over individual window or door openings. They should fit within the window or door opening. A continuous awning is not appropriate.

Section 3.1 Storefront Standards

Sec. 3.1.4 - 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.

Sec. 3.1.5 - When reconstructing a historic storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.

Sec. 3.1.7 - 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.

Section 3.4.1 Architectural Details and Ornamentation

Sec. 3.4.1 - 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.

Sec. 3.4.2 - If the entire architectural detail is missing, design the replacement feature based on historic documentation. If there is no documentation, but evidence that the

element was originally on the building, any new design should be compatible with the historic character of the building and district.

Section 3.4.3 Masonry

Sec. 3.4.3.10 - 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:

- Duplicate the strength, the composition, the texture, and the color of the original mortar.
- Duplicate the width and the joint profile of the original mortar joints.

Section 3.8 Artificial Materials - The following guidelines apply to the use of artificial materials on contributing or non-contributing properties:

Sec. 3.8.1 - Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials.

Sec. 3.8.2 - Replace windows, doors, siding, trim and other exterior materials on non-contributing structures in-kind.

EXHIBITS

- Exhibit A – Application
- Exhibit B – Henderson County Property Records
- Exhibit C – April 20, 2022 Minutes
- Exhibit D – UNCGDAP Design Proposal

Entry #: 53 - 9/18/2022

Status: Submitted

Submitted: 9/18/2022 11:03 PM

Date:

9/18/2022

Local District/Landmark:

Downtown Hendersonville

Address of Property:

434 North Main Street

Property Owner Name:

Rudolf

Haug

Address

810 Barbara Blvd

Hendersonville

North Carolina

28792

Day Phone:

(828) 693-1030

Contact Name: (if other than owner)

Yvonne Hill

Address

P.O Box 1482

Hendersonville

North Carolina

28793

Phone

(828) 674-4989

Email

Yvonne@thegoldsmithbyrudi.com

Details of proposed work: (attach additional papers if needed).

Awning replacement

Upload attachments here:

Upload

or drag files here.

PDF

awing.pdf

0.3 MB

↓

⊗

Attachments:

- ☒ Photographs
- ☐ Sketch
- ☐ Site Plan (showing existing features and propsed)
- ☐ Commercial samples
- ☐ Commercial brochures

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

Proposal made by UNCG

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

Owner's Signature: *

⊗

Rudolf Haug

draw

type

Email

Goldbyrudi@morrisbb.net

Official Use:

Date Received:

Received By:



Design Proposal • Scheme 2 434 N. Main St.

- A **Windows Trim Color** • SW 7008 | Alabaster *Color Match
- B **Cast Stone or Stucco Panel** • Color and texture to match existing terra-cotta details
- C **Awning** • Standing seam copper awning over wood or metal structure
- D **Landscape** • Planters with native plants consistent with local design guidelines
- E **3D Lettering Pin Mounted** • Bronze Brush Finish
- F **Cast Stone or Stucco Panel** • Color and texture to match existing terra-cotta details
- G **Signage** • Custom vinyl decals on storefront display windows
- H **Signage** • Blade sign hung from soffit
- I **Landscape** • Planters with native plants consistent with local design guidelines

*Color to match existing window trim and stucco should be determined on-site. The approximate color is SW 7008 - Alabaster

033823

STATE OF
NORTH
CAROLINA



Real Estate
Excise Tax
= 50.00

129

Filed and recorded in the Register of Deeds Office for
Henderson County, N. C. this 12 day of May, 1981
at 12:10 o'clock P.M. in Book 601 at page 129

Rudolph H. Haug
Register of Deeds

By Gladys Simpson
Assess

50.00
Excise Tax

O.K.
E.V.

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to James C. Coleman, Attorney at Law
317 Washington Street, Suite 7, Hendersonville, NC 28739
This instrument was prepared by James C. Coleman, Attorney at Law
Brief description for the Index North Main Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of _____ May, 1981, by and between

GRANTOR

NAOMI HARTNETT and husband, E. E. HARTNETT

GRANTEE

RUDOLF H. HAUG and wife, VALERIE W. HAUG
432 North Main Street
Hendersonville, NC 28739

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

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

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

BEGINNING at a point in the western margin of Edwards Alley, said beginning point being the Northeasternmost corner of that property conveyed to E. E. Hartnett and wife, Naomi Hartnett from Star Theatres, Inc. by deed recorded in Deed Book 382 at Page 549, Henderson County Registry; thence from said beginning point and with the western margin of Edwards Alley, South 08 deg. 48 min. 43 sec. East 27.37 ft. to the middle of a wall; thence down and with the center of the wall, South 81 deg. 23 min. 37 sec. West 130.73 ft. (still in the middle of the wall) to a point in the eastern margin of Main Street; thence with the eastern margin of Main Street, North 08 deg. 06 min. 11 sec. West 27.37 ft. to the corner of a building, said corner being a joint corner between two walls, said corner also standing South 08 deg. 06 min. 11 sec. East 56.50 ft. from the intersection of the east margin of Main Street and the southern margin of Fifth Avenue West; thence with the wall of the building herein conveyed, North 81 deg. 23 min. 37 sec. East 130.37 ft. to the point and place of BEGINNING and containing .08 acres according to a survey thereof prepared by Jon Laughter, RLS, in May of 1981.

The above described property is a portion of that property conveyed to E. E. Hartnett and wife, Naomi Hartnett by deed recorded in Deed Book 382 at Page 549, Henderson County Registry, and it is agreed that the party wall running with the southern margin of the property conveyed shall be and remain a party wall, and the two owners agree to maintain the wall with each being responsible for their prorata share of the maintenance of the wall.

(Continued on Reverse Side)

There is also conveyed hereby a perpetual easement or right-of-way into and over that certain 20 ft. alley situated to the east of the above described premises leading from Fifth Avenue with the free right of ingress and egress at all times in and through said alley to the premises herein granted. This alley sometimes being known as Edwards Alley or Edwards Street.

The property hereinabove described was acquired by Grantor by instrument recorded in
 Deed Book 428 at Page 115, Henderson County Registry.

A map showing the above described property is recorded in Plat Book page.....

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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
 (Corporate Name)

By:

..... President

ATTEST:

.....

..... Secretary (Corporate Seal)

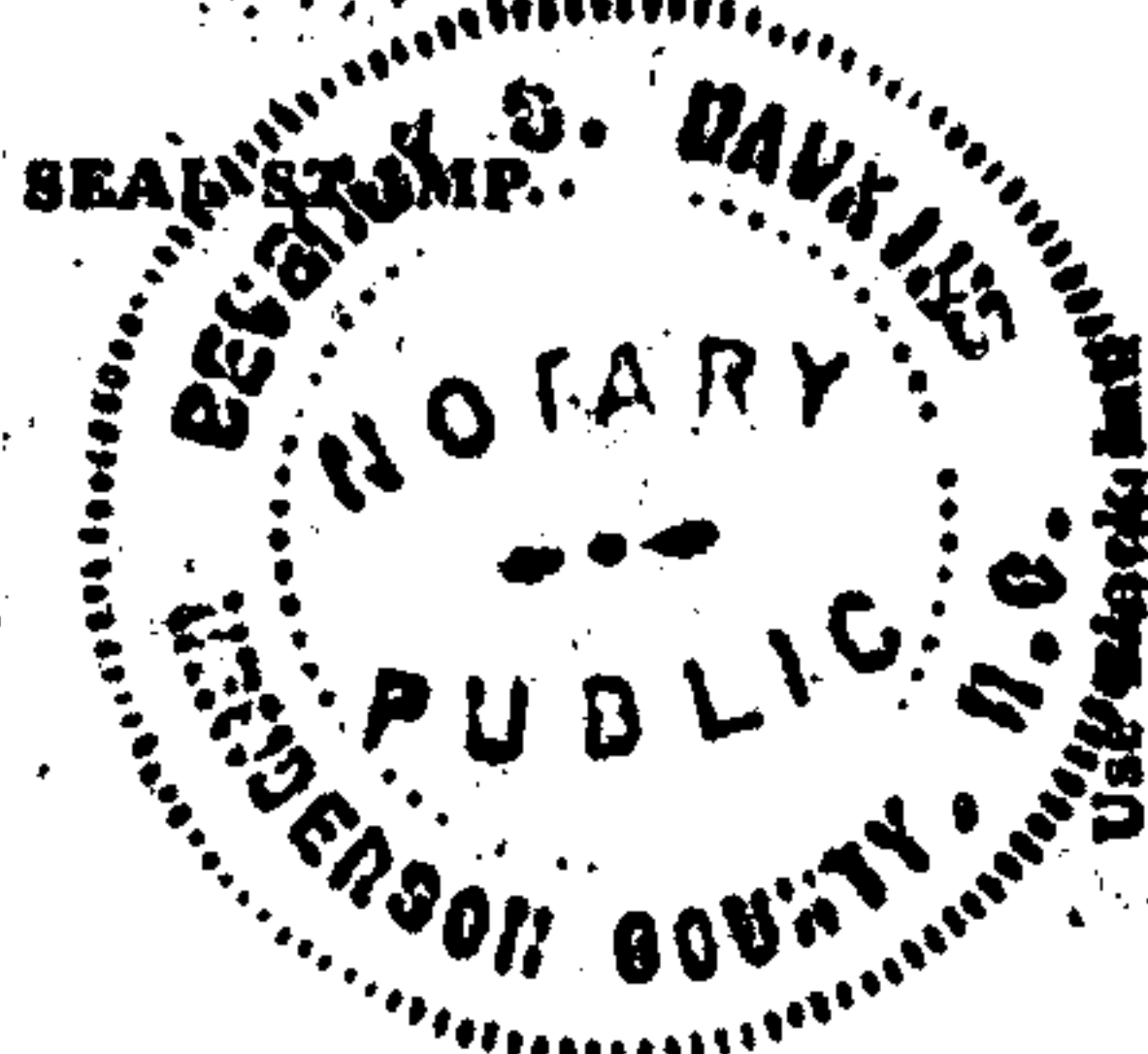
USE BLACK INK ONLY

Naomi Hartnett (SEAL)
 Naomi Hartnett

E. E. Hartnett (SEAL)
 E. E. Hartnett

..... (SEAL)

..... (SEAL)



NORTH CAROLINA, Henderson County.

I, a Notary Public of the County and State aforesaid, certify that
 Naomi Hartnett and husband, E. E. Hartnett Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of May, 1981.

My Commission Expires April 12, 1984
 My commission expires: Beverly S. Hawkins Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that

personally came before me this day and acknowledged that he is Secretary of

..... a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by as its Secretary.

Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of
Beverly S. Hawkins

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Ruby H. Maxwell REGISTER OF DEEDS FOR *Henderson* COUNTY

By *Shady Simpson* Deputy Assistant - Register of Deeds

**CITY OF HENDERSONVILLE
Historic Preservation Commission**

Minutes of the Meeting of April 20, 2022

Commissioners Present: Chris Battista, Jim Welter (Vice-Chair), Cheryl Jones, (Chair), Ralph Hammond-Green, Crystal Cauley

Commissioners Absent: Chris Barron, Chris Dannals, Sam Hayes

Staff Present: Matthew Manley, Planning Manager/Commission Coordinator, Alexandra Hunt, Planner I, Daniel Heyman, Staff Attorney

- I **Call to Order.** Chair called this meeting of the Hendersonville Historic Preservation Commission to order at 5:00 pm.
- II **Agenda.** Chair moved to amend the agenda to include public comment prior to the public hearings and to move Item D up to Item C to keep the COA's together. Commissioner Welter seconded the motion to amend the agenda. Commissioner Hammond-Green moved to amend the agenda to include an update concerning staff approved COA's. Commissioner Welter seconded the motion to amend the agenda. The amended agenda was approved.
- III **Minutes.** On motion of Commissioner Hammond-Green seconded by Commissioner Welter the minutes of the Regular meeting of February 16, 2022 and the Special meeting of March 30, 2022 were approved.
- VI **Public Comment**
- V **Old Business**
- VI **Other Business**
- VII **New Business**
- VII(C) **Certificate of Appropriateness – Dennis Dunlap – 434 N. Main Street - (File No. H22-028-COA).**

Chair opened the public hearing.

Ms. Hunt stated the city is in receipt of a Certificate of Appropriateness application from Dennis Dunlap of Dunlap Construction and Rudolph Haug, property owner for the replacement of an existing awning and wood siding for the property located at 434 N. Main Street. The applicant states in the application that they plan to remove wood shingles from the front awning and install new metal roof and new metal over existing wood siding. Staff has met with the applicant at the subject property twice to look at the condition of the original façade of the building after the applicant was able to remove portions of the existing awning to see if the awning could be removed completely and restore the original façade. It was determined that the original façade was beyond the scope of repair the property owner had budgeted for.

The PIN is 9568-88-0412. The property is zoned C-1, Central Business and is in the Main Street Historic

District. The proposal is for a major work.

A map of the Main Street Historic Overlay District was shown with the property outlined in yellow. An aerial view of the property was shown with the property outlined in red.

This is a contributing two-story brick building constructed prior to 1908. It was remodeled around 1915 by Erle Stilwell to serve as the Queen Theater. During the remodel the added embellishments that can be seen on the upper façade of the building however since then major changes have been made to the street level façade.

Photos of the existing conditions were shown of the façade. The awning does extend to the right onto the adjoining building. The awning currently has cedar shake shingles. The panels were removed to show the existing condition behind the awning. Photos of the existing façade were shown and explained. A lot of the brick work would need repairing if the awning was removed. It appeared to be some kind of Yarn Store. The Commission and staff discussed the pillars being chopped off.

Ms. Hunt stated the applicant and property owner looked into removing the awning all together and have the original façade showing but once looking at it and given the condition of it, and the cost of repairs and materials it limited to what they can do. Mr. Dunlap gave the property owner three options. The option was shown in the presentation along with the materials they would use which is cedar shake shingles. The applicant has indicated to staff that the property owner in the alternative should the Commission find this not to be compatible would just repair the existing cedar shake shingles of the awning. The applicant is here and can speak more to that.

The Design Standards that were applicable to this project were shown.

Commissioner Hammond-Green asked if the owner had considered just removing the awning and repairing what is there. Ms. Hunt stated they did, and the applicant can speak more to that. The extent of the damage was determined by removing some of those panels and the quote that was given to try and make those repairs, the owner was willing to make those minimal repairs but when looking at the extensive damage the applicant is here to speak to the cost and the damage underneath and what it would take to repair that.

There were no further questions for staff.

Dennis Dunlap, Dunlap Construction, 720B North Grove Street stated that building was originally built as a hardware store and Erle Stilwell turned it into the theater. He doesn't know if that was a new façade that he put on it or if he did that. If you look on the right of the Queen Theater photo and the two columns there at the bottom of the Queen area, those two columns are gone from there to the ground, the marble base and everything is gone. On the left, both of those columns are completely gone, and they put a huge beam in there and they built a 2' x 6' flat roof sticking out with angle arms welded to the beam that supports that whole awning. They looked at tearing the slope part of it completely off and framing it back up to an awning that just stuck out and doing some kind of roofing on that flat roof where the cut line was. The part where he took the siding off beside the sign that's the little part you would gain with seeing when doing all of that. The rest of it is gone. Rudi owns the other little building beside it that he bought when he moved his jewelry store in there. The awning has been there since the 60's when he took possession of it. He doesn't know if that is the original cedar shake roof on it or not, he assumes it is because that roof is built in a curve. It is not flat. He really wanted to put a metal roof

on it and put it to where a metal panel could lie straight on that slope but that is not congruent with the materials that the Commission will approve. The property owner has decided after much consideration that he will settle for just a repair, replace the siding and replace the shingles, stain it and get it done and just go with that. He never did a total amount for the total restoration to take it back to what the theater looked like but that is over 60 grand. It is well over 60 grand. It would cost 6 to 8 thousand dollars to tear the shakes off of it repair it and put it all together like it was in the 60's. He stated there was no rot or water damage. He is looking to replace it with like kind materials.

Ms Hunt stated this was brought to the Commission and placed on the agenda before the property owner decided to amend it and just make the repairs with like materials. Staff decided to let the applicant explain this to the Commission and kept it on the agenda.

Chair stated it is replacing in kind and repairing and there will be no new materials. Mr. Dunlap stated yes.

Chair asked if anyone had any questions or comments. No one had any questions or comments. Chair closed the public hearing.

Chair stated this is an amended application to replace in kind and make repairs and restore it to what it was.

Chair reopened the public hearing.

Mr. Manley asked if they were withdrawing the application. Chair stated she believes they are just amending it. Mr. Manley stated that amendment would be staff approved as a minor repair and the Commission would not have to take any action on that. He does not think any further action is needed this evening. Staff will work with the applicant. The COA application was withdrawn. No action was taken.

VIII ***Adjournment.*** The Chair adjourned the meeting at 7:15 p.m.

Chair

Design Proposal

July 20, 2022

North Carolina Main Street
301 North Wilmington St.
4346 Mail Service Center
Raleigh, NC 27699-4346
Phone: 919-814-4658

Design prepared by:

Main Street Fellows
UNCG Department of
Interior Architecture
tlhicks@uncg.edu



MS&RP
NC MAIN STREET & RURAL PLANNING CENTER
DEPARTMENT OF COMMERCE

Item A.



Existing Facade



Proposed Facade

434 N. Main St.

Hendersonville, NC

design proposal

434 N. Main St.
Hendersonville, NC
July 20, 2022



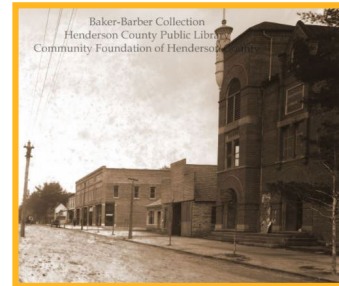
Design Proposal

434 N. Main Street
Hendersonville, NC

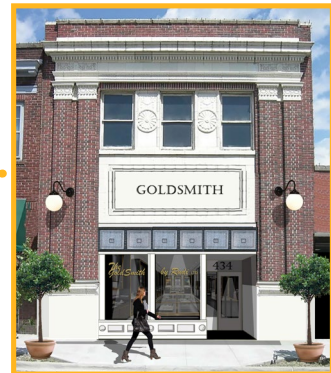
pg. 1 Project Overview



pg. 2 Archival Documentation



pg. 6 Facade Enhancement



pg. 12 Additional Resources



July 20, 2022



Overview

434 N. Main Street is located in Hendersonville, NC and was built c. 1905 but significantly altered in 1915 by Architect Erle Stillwell. The building's current occupant is The Goldsmith by Rudi. They are quite an established jeweler. The building's original use was a Livery then Grocery store. The most notable use is the line of theaters that the building would occupy after its alterations in 1915 including: The Queen Theater, The State Theater, and The Fox Theater.

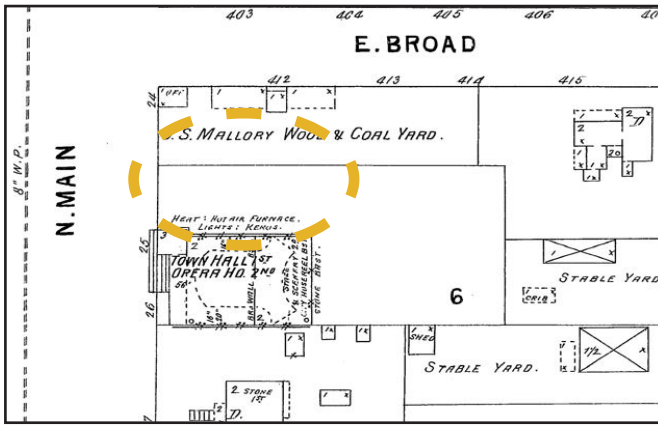
The upper facade remains intact while the lower facade was significantly altered in the 1970s with a wood-framed awning with shingles. The client would like to take down the wooden structure and replace it. The UNCG team proposes two concepts for this façade enhancement. The first concept is replacing the lower storefront surround with stucco or cast stone and the wooden awning with a metal awning. The second concept is more intensive and would require a completely new lower facade to incorporate aspects of the original 1915 Stillwell design. The property owners' main goal is to make it a historical asset to downtown Hendersonville.

All proposed facade enhancements are intended to be consistent with the Secretary of the Interior's Standards for Rehabilitation. If the owner is interested in pursuing Preservation Tax Credits, they are encouraged to get in contact with your regional Restoration Specialist and Tim Simmons in the NC State Historic Preservation Office <tim.simmons@ncdr.gov> before beginning any work and discuss all proposed rehabilitation to ensure that the project will qualify for tax credits.

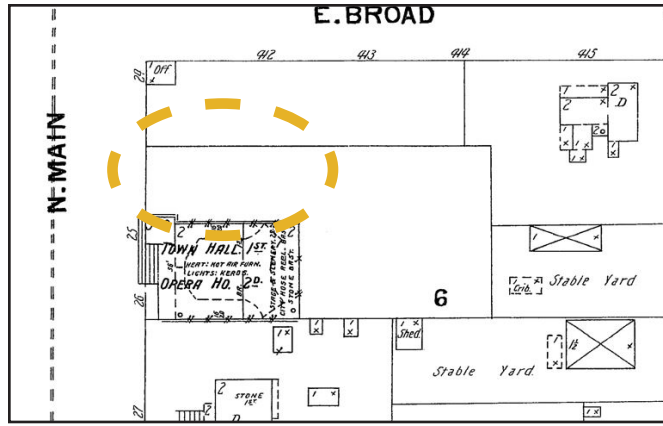
National Register Nomination

Nomination Date: 1989

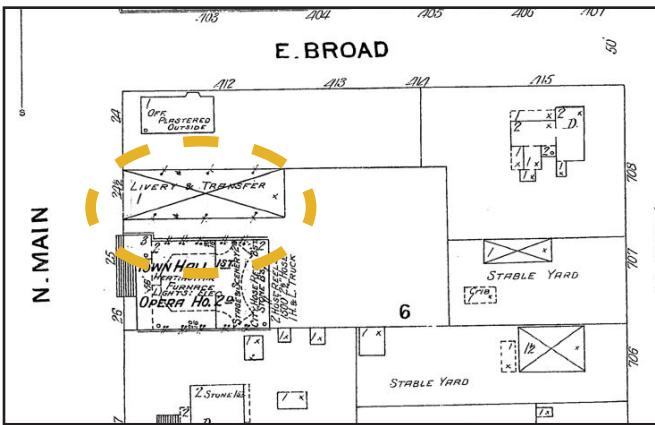
"C. 31. 434 N. Main. (Former) Queen Theater. Ca. 1915. Two story brick movie theater. Second floor still retains the Neo-Classical facade designed by Erle Stillwell with its brick pilasters and elaborate terra cotta ornament. Ornament includes parapet cap, entablature with denticulated cornice, pilasters of brick with decorative capitals, and panels between the windows. The first floor has been replaced by glass display windows and a pent roof."



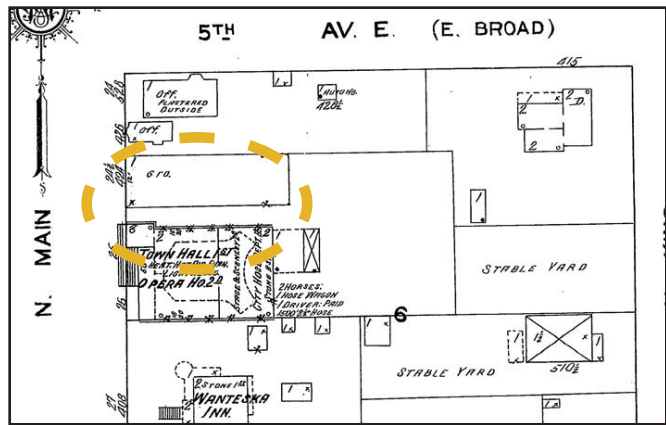
1896 Sanborn Map
434 N. Main St • Vacant Lot



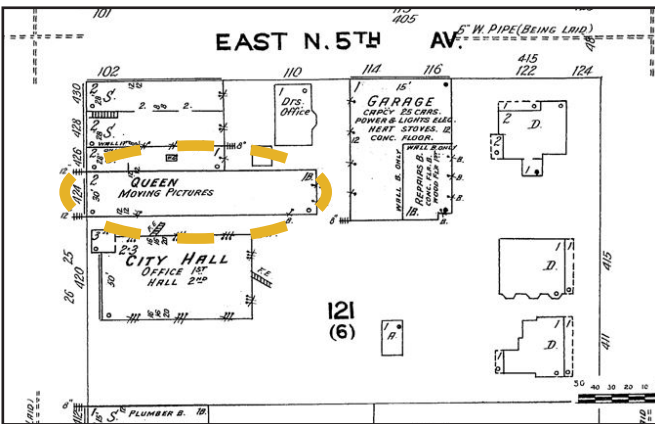
1901 Sanborn Map
434 N. Main St • Vacant Lot



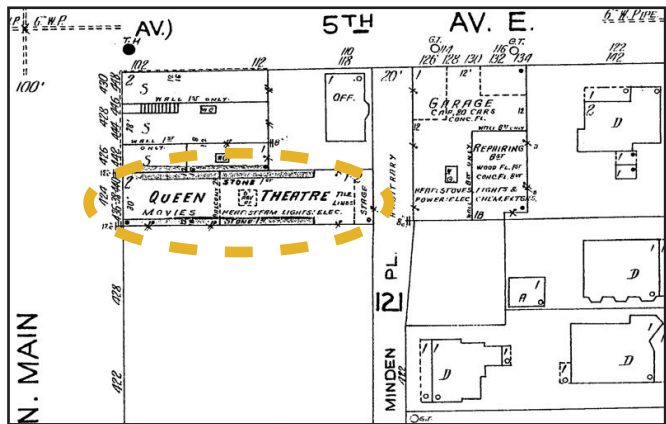
1908 Sanborn Map
434 N. Main St • Livery + Transfer



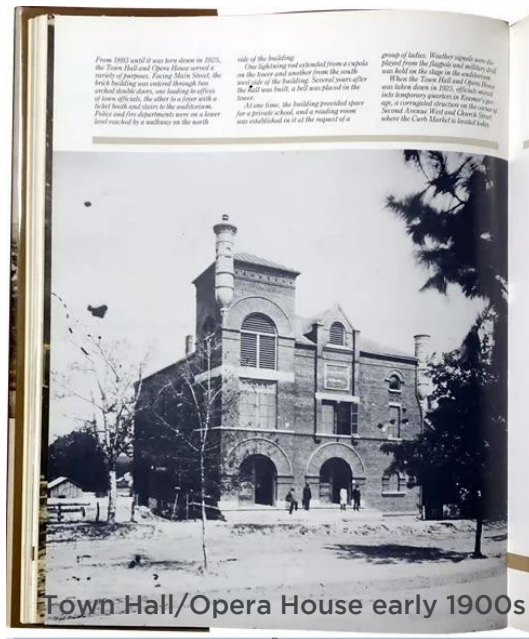
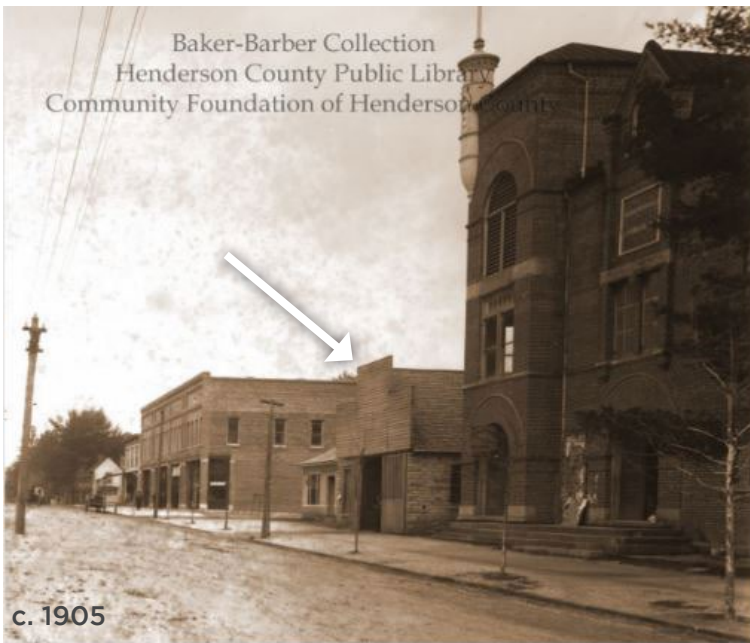
1912 Sanborn Map
434 N. Main St • Grocery



1922 Sanborn Map
434 N. Main St • Queen, Moving Pictures



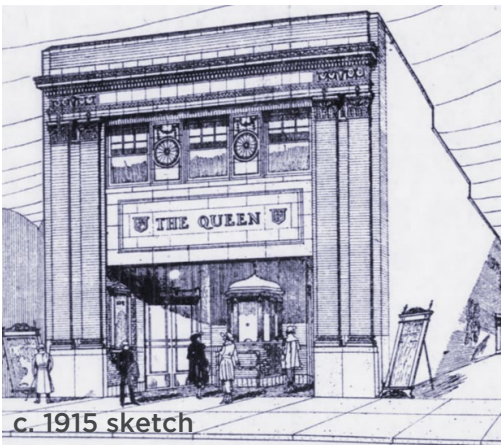
1926 Sanborn Map
434 N. Main St • Queen Theater



Archival Documentation

Based on the Sanborn map findings you can see that this building went through significant changes since it was initially built in c. 1905. It was originally a one story building and used as a livery, then a grocery store. We have photographic evidence of this based on its proximity to the original Town Hall/ Opera House located to the South. The original Town Hall was a romanescque building that was demolished in 1925 and moved to a new location and redesigned by Erle Stillwell (The same architect of 434 N. Main St). The photos of 434 N. Main Street shows a modest design to the front facade and building design next to the original Town Hall/Opera House.

There is an extensive collection of photographs from the Baker-Barber collection at the Henderson Public Library, including a detailed photograph of the front facade of 434 N. Main St. circa 1920s-1930. The building at 434 N. Main St. was altered drastically to a two story building with a new Neo-Classical facade in 1915 by Erle Stillwell to become The Queen Theater. This was Erle Stillwells first theater project of many. It featured a large "The Queen" Terra Cotta marquee sign as well as a large recessed entry with a ticket booth which one can see through photographic evidence and sketches by Stillwell. In 1921, the building was extended and altered again. Stillwell added 30 feet to the back and heightened the walls so a balcony could be installed. Archival research revealed that the inside of the building was lost in a fire but was remodeled and reopened as The State Theater in 1933 then became The Fox theater in 1946. The storefront was altered some time after the last theater closed its doors in the 1960s.





New Storefront under construction
1970s

The Queen Theatre

We announce for our opening night a five reel picture. It has a name but we expect you and you will find out the name when you see the picture, but it's one that has been in the large cities at twenty-five cents. It will be in the

Queen Theatre, Thursday, July 1st

for ten cents to grown people, and children under twelve years of age, a nickel. The Queen will open its doors at 7:30 and the first picture will start at 7:45, and the music will be furnished by our new two thousand dollar Wurlitzer Piano, which is a complete orchestra of fourteen pieces.

Make it a point to visit The Queen on opening night. July 1st, 7:30

10 AND 5 CENTS OPPOSITE GLENN'S

The Queen Theatre

<p>QUEEN THEATRE</p> <p>WEEK AUG. 28-SEPT. 2</p> <p>Theatre Open 2:00 P. M.</p> <p>Theatre Close 10:30 P. M.</p> <p>10c Admission - 25c</p> <p>MONDAY AND TUESDAY</p> <p>A First National Attraction GUY RATES POST</p> <p>—In— "The Masquerader"</p> <p>This picture released Aug. 14th, first run, absolutely new. PATHE NEWS</p> <p>WEDNESDAY</p> <p>ELAINE HAMMERSTEIN</p> <p>—In— "Under Oath"</p> <p>Lloyd Comedy—"That's Him"</p> <p>THURSDAY AND FRIDAY</p> <p>MILTON SILLS HENRY B. WALTHALL CLAIRE WINDSOR</p> <p>—In— "One Clear Call"</p> <p>A southern story and one you will enjoy. PATHE NEWS</p> <p>SATURDAY</p> <p>If you are Sad, Happy or Worried—See "Heart's Haven"</p> <p>7c. or 10c. with a candy</p>	<p>RIALTO THEATRE</p> <p>WEEK AUG. 28-SEPT. 2</p> <p>Theatre Open 2:00 P. M.</p> <p>Theatre Close 10:30 P. M.</p> <p>10c Admission - 25c</p> <p>MONDAY AND TUESDAY</p> <p>ALICE TERRY JACK MULHALL</p> <p>—In— "Turn To The Right"</p> <p>One of the greatest plays ever given. Pathe Review - Accey Pables</p> <p>WEDNESDAY</p> <p>MISS ALICE LAKE</p> <p>—In— "The Infamous Miss Revell"</p> <p>Seab Pollard Comedy</p> <p>THURSDAY</p> <p>GARETH HUGHES</p> <p>—In— "Garments of Truth"</p> <p>Also Century Comedy with Baby Peggy</p> <p>FRIDAY</p> <p>CULLEN LANDIS</p> <p>—In— "Watch Your Step"</p> <p>And "Accey Pables"</p> <p>SATURDAY</p> <p>PETE MORRISON</p> <p>—In— "Climbing Tracks"</p>
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STATE THEATRE OPENS DOORS TONIGHT AT 6:30 O'CLOCK FOR FIRST SHOW; IS REMODELLED

Former Queen Theatre, Modernized in Every Way, With Carolina Gives City Unexcelled Facilities

Hendersonville will celebrate Christmas Eve and the opening of its new theatre tonight. At 6:30 o'clock the State (formerly the Queen) theatre opens its doors and becomes an entertainment spot for Hendersonville. The setting of the Carolina and Queen, said Harry E. Buchanan manager of the first North Carolina theatre "will give Hendersonville as good motion picture theatre accommodations as any town of its size in the north. The Carolina it knows over the state as the most beautiful theatre in the Carolina, and we believe the State will be a fitting rivaling mate with the largest house."

Mr. Buchanan announced the coming of a number of selected pictures for the State. On Wednesday and Thursday of this week the feature attraction will be "He was Her Man," followed on Friday and Saturday with "Slide 'Em Cowboy."

On December 31-January 1, the attraction will be the new thrilling air picture "Hell in the Heavens," starring Warner Baxter, followed on January 2 and 3, by Frankfort Tonne in "The World Moves On."

The State will feature two matinees and two evening performances daily.

In charge of the new State under Mr. Buchanan's direction will be Jack Hendrick, formerly connected with the Carolina theatre. Those who have seen the theatre state that the public will be pleased with the cozy comfort, the new seats, and soft carpet and the colorful appearance of the theatre, as well as with its modern sound system, its stage drapes, its new cooling and ventilating equipment and the more comfortable appointments and arrangements of the house. The remodeling was done by Eric G. Stultzen.

Newspaper Articles about Theaters "The Queen" and "State Theater" 1920s to 1930s



Architect, Erle Stillwell

Erle Stillwell

Theater Designs 1915-1949

SPONSORED BY

HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

HENDERSON COUNTY PUBLIC LIBRARY

EXCHANGE FOR TICKET AT BOX OFFICE

STATE THEATRE

HENDERSONVILLE, N. C.

ADMIT ONE

ACCT. _____

VOID AFTER _____

NOT GOOD ON SATURDAYS,
SUNDAYS, HOLIDAYS,
OR RESERVE SEAT
PERFORMANCES

NOT TRANSFERABLE

WIL. KIN—ATLANTA

MANAGER

SUBJECT TO EXISTING ADMISSION TAX REGULATIONS

Hendersonville Times-News



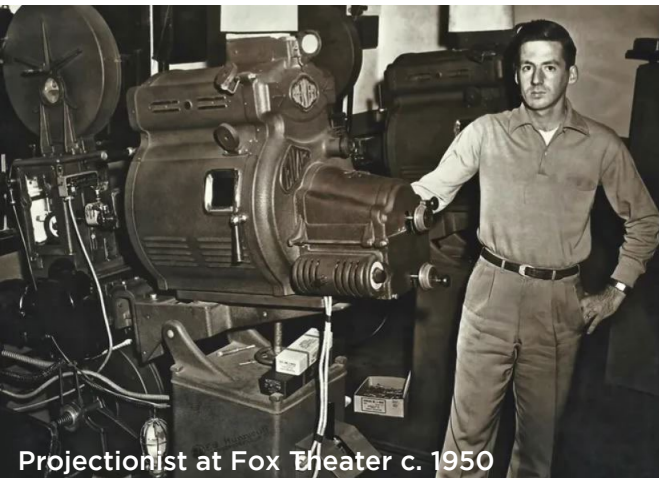
434 N. Main St Circa 1905



434 N. Main St Circa 1905



434 N. Main St Circa 1905



Projectionist at Fox Theater c. 1950

Arthur M. Huggins, projectionist at the Fox Theatre. (Courtesy of the Henderson County Genealogical and Historical Society/PROVIDED] Hendersonville Times-News



Plaque on 434 N. Main St



Work Description - Existing Conditions

1 Wood Panels -

Remove panels and framing concealing upper façade, and panels facing the storefront bulkheads and brick pilasters as well as all related hardware & fasteners. Take care not to damage brickwork.

Remove any existing facing material on transom framing.

2 Preparing Brick for Stucco Application - (currently covered by wood paneling)

Inspect and assess the condition of the facade masonry. If needed, repoint masonry mortar joints to match in strength, color, and profile existing mortar joints as necessary before stucco application. Scrape and prep all masonry walls for stucco application. For more information on repairing mortar joints, see National Park Service Brief two <<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>>

3 Awning -

Remove existing awning and its related hardware and fasteners above the storefront. Take care not to damage the facade. Carefully remove the existing wooden awning and framing and store for reinstallation. See Preservation Brief number 44 for more information: <https://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm> Remove any extraneous hardware, signage, or fixtures from the facade. Take care not to damage the facade.

4 Pilasters - (currently covered by wood paneling)

If the pilasters behind the panels have been damaged, repair or replace brickwork as necessary.

Work Description - Existing Conditions [continued]

5 Glazed Terra-Cotta -

Inspect and assess the condition of the terra-cotta details. Clean with water, detergent, and a natural or nylon bristle brush in the gentlest manner. More stubborn stains can be cleaned with steam. AVOID pressure washing or sandblasting of the facade, as these methods will do irreparable damage. For more information on repairing terra-cotta, see National Park Service brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta.

6 Windows -

Repair & Prep for Repainting

Repair upper-story double-hung wood windows and related trim work following best practices for historic window repair. Reglaze and weatherstrip as necessary to ensure they are weathertight. Re-putty window glazing where putty is deteriorated or missing. (One recommended contractor for this type of historic window repair is Doublehung, LLC in Greensboro.) For more information on repair and maintenance of historic wood windows, see NPS Brief #9: <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>.

7 Aluminum Storefronts -

Assess the condition of the metal storefront and make repairs or replacements as necessary to ensure they are weathertight. Routine maintenance will include replacement of missing screws and fasteners, hinges cleaned and lubricated, and masonry surrounds caulked. Repair and replace glazing where necessary using appropriate glazing compound.

Inspect Aluminum Storefront After Removing Facade Coverings

Once the T1-11 wood panels are removed, determine whether aluminum-framed storefronts can be modified and retained or if new storefronts sized to the original storefront bays need to be installed. If aluminum-framed storefronts can be retained (as shown for the north storefront in illustrated rendering), make repairs or modifications as necessary. Routine maintenance will include replacement of missing screws and fasteners, hinges cleaned and lubricated, and masonry surrounds caulked. Repair and replace glazing where necessary using appropriate glazing compound.

Cleaning

Begin cleaning the aluminum with a sponge and soft soap to see if you can remove dirt and stains. For a deeper, more thorough clean, use an aluminum or metal scrubbing pad with a non-scratching powder. Keep the surface wet and work lightly. For more information refer to NPS brief #11: <https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

8 Brick -

Inspect & repair - brick after removing coverings

Once the wood T1-11 panels and wood awning are removed, assess the condition of the exposed facade. Repair areas of deteriorated brickwork and repoint masonry mortar joints as necessary to match existing mortar joints in strength, color, and profile. If the exposed brick is damaged beyond repair, replace it with new brick that matches the original in appearance, dimension and surface texture.

For more information on repairing mortar joints, see National Park Service Brief #2: <http://nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

Cleaning Unpainted Brick -

If any of the uncovered brick has major staining, use a safe and environmentally friendly chemical cleaner such as Prosoco's Sure Klean restoration cleaner or a similar product. Test any cleaner on a small area first before applying to the entire facade. Avoid any abrasive cleaning methods such as sandblasting, as it will permanently damage the brick facade. For more information on cleaning masonry, see National Park Service Brief #1: <https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>.



Design Proposal • Scheme 1

434 N. Main St.

- A Windows Trim Color** • SW 7008 | Alabaster *Color Match
- B Lighting** • Lumens Globe wall mounted sconce
- C Prismatic Glass** • Bronze Trim
- D Cast Stone Pilaster Base** • Color and texture to match existing terra-cotta details
- E 3D Lettering Pin Mounted** • Bronze Brush Finish
- F Cast Stone or Stucco Panel** • Color and texture to match existing terra-cotta details
- G Signage** • Custom vinyl decals on storefront display windows
- H Pilasters** • Reconstruct to match existing brick
- I Landscape** • Planters with native plants consistent with local design guidelines
- J Storefront** • New wood storefront with wood panel bulkhead and wood 3/4 lite door
Paint SW 7008 | Alabaster

*Color to match existing window trim and stucco should be determined on-site. The approximate color is SW 7008 - Alabaster



Design Proposal • Scheme 2 434 N. Main St.

- A **Windows Trim Color** • SW 7008 | Alabaster *Color Match
- B **Cast Stone or Stucco Panel** • Color and texture to match existing terracotta details
- C **Awning** • Standing seam copper awning over wood or metal structure
- D **Landscape** • Planters with native plants consistent with local design guidelines
- E **3D Lettering Pin Mounted** • Bronze Brush Finish
- F **Cast Stone or Stucco Panel** • Color and texture to match existing terracotta details
- G **Signage** • Custom vinyl decals on storefront display windows
- H **Signage** • Blade sign hung from soffit
- I **Landscape** • Planters with native plants consistent with local design guidelines

*Color to match existing window trim and stucco should be determined on-site. The approximate color is SW 7008 - Alabaster



Existing Facade



Proposed Scheme 1



Existing Facade



Proposed Scheme 2

Additional Resources

Paint

Prepare, prime, and repaint all surfaces as illustrated in the rendering using appropriate primer and two topcoats of exterior semi-gloss finish paint. Follow manufacturer's recommendations for the application of coatings, including temperature parameters for paint application. Use top-quality coating materials. Generally, paint when the sun is not shining directly onto surfaces to be painted. Paint colors to be Sherwin Williams or equal quality in colors corresponding to the selected design scheme.

Metal Awnings

Aluminum Awnings of the Carolinas - Commercial Awnings
Eastern Metal - Architectural Systems
Copper



Signage

Custom Signs -
Greensboro Sign Company
<https://www.greensborosigncompany.com/storefront-signs/>
JC Signs, Charlotte, NC
<https://jcsignscharlotte.com/>

Lighting

For more information see:
www.lightingdirect.com
<http://www.millenniumlighting.com/>
<https://www.cocoweb.com/>

Lumens Light with LED lamp
Globe Wall Sconce 16" or similar
by Troy RLM Lighting



Prismatic Glass Window Restoration & Repair

Glass Restoration Solutions
Keith Oliphant
(919) 395-7507
<https://www.facebook.com/Glass-Restoration-Services-177951939682835/>

Rebuilds - A web page for collecting Prism glass tiles
<https://luxferprismglasstilecollector.weebly.com/rebuilds.html>

<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

Additional Resources

Historic Window Repair

Upper Story double hung windows
Double Hung, LLC
888-235-8956
<https://www.double-hung.com/>

Build or rebuild custom window frames (odd shapes, etc)
Thompson Millwork - provides turnkey commercial casework, specialty millwork and historic preservation services to the Triangle-Triad region and throughout the Mid-Atlantic. <https://thompsonmillwork.com/>

National Park Service Briefs

For additional information for caring for your historic building, see:
<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

Preservation Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta
Preservation Brief 11: Rehabilitating Historic Storefronts
Preservation Brief 44: The Use of Awnings on Historic Buildings, Repair, Replacement and New Design

Preservation Tax Incentives

Federal Preservation Tax Credits: <https://www.nps.gov/tps/tax-incentives.htm>
North Carolina Preservation Tax Credits: <https://www.presnc.org/get-help/tax-credits/#:~:text=Income%20tax%20incentives%20for%20the,economic%20development%20in%20North%20Carolina.&text=In%20addition%2C%20the%20state%20provides,historic%20properties%2C%20including%20private%20residences.>

Other NC Incentives

<https://edpnc.com/why-north-carolina/incentives/>



Main Street Fellows Program
UNC Greensboro
Department of Interior Architecture
Center for Community-Engaged Design
Travis Hicks, Director • tlhicks@uncg.edu

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4346 Mail Service Center
Raleigh, NC 27699-4346
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