



CITY OF HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

City Hall | 160 6th Ave East | 2nd Floor Meeting Room
Wednesday, May 20, 2026 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
4. **NEW BUSINESS**
 - A. 314 N Main - SHPO Comments
5. **OLD BUSINESS**
6. **OTHER BUSINESS**
7. **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.

Staff Report: State Historic Preservation Office Request for Advice

Pg. 3 – Overview of Request to SHPO

Pg. 4 – SHPO Comments

Pg. 6 – Packet Provided to SHPO

Motion from Historic Preservation Commission directing staff to reach out to State Historic Preservation Office on March 25th, 2026 meeting:

Commissioner Welter moved the Commission hold open the COA application as identified in File No. H26-011-COA until the April 15th meeting and for staff to reach out to the State Historic Preservation Office to provide guidance on new openings in solid masonry walls. Commissioner Hammond-Green seconded the motion which passed unanimously.

Request sent to SHPO by Staff (packet sent to SHPO included in this packet):

At their meeting last night, the Hendersonville HPC requested that staff reach out to SHPO to seek technical advice on an application. I've included the application in this email. Once our admin finishes the minutes of the meeting, I can send those to you as well (which will include the motion that the Commission made to request consultation).

The commission is particularly struggling with the following part of their design standards:

Section 3.4.2.10 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.

<https://www.hendersonvillehpc.org/sites/default/files/uploads/Application/MainSt/section-3-2010.pdf>

I also presented to the Commission with ITS 14: <https://www.nps.gov/orgs/1739/upload/its-14-new-openings-secondary-elevations.pdf>.



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela Brewington Cashwell

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

April 27, 2026

Sam M. Hayes
Community Development Dept., Planning Division
City of Hendersonville
160 6th Avenue E
Hendersonville, NC 28792
shayes@hvlnc.gov **VIA EMAIL**

Re: HPO advice for addition of new windows on side elevation at 314 North Main St., Hendersonville. NC

Dear Mr. Hayes:

Thank you for your recent submittal of the Hendersonville Historic Preservation Commission's request for our advice under NC GS 160D-947(d), regarding the addition of new windows into the side wall of the above identified brick building. Advice provided by the HPO is non-binding and should not be considered an official ruling by our office or a determination regarding how the commission should decide a COA case.

Pursuant to the statute, Restoration Specialist Jennifer Cathey reviewed the COA and offers the following technical advice:

“It is our staff evaluation that Standard One and Standard Nine of the *Secretary of the Interior's Standards for Rehabilitation* are particularly relevant to the inquiry. Standard One states that a property will be used as it was historically or be given a new use that requires minimal change to *distinctive* materials, features, spaces, and spatial relationship. Standard Nine relates to exterior alterations, stating that they must not destroy historic materials that characterize the property, and that new work shall be differentiated from the old and compatible with historic materials in size, scale, proportion, and massing.

We believe that proposed retrofit of window openings in the side elevation meets the *Standards*, as the alteration supports compatible residential use of the upper floor of the building, and the change does not alter or diminish primary character defining features of the building. Though some original masonry will indeed be lost to the new window openings, more distinctive and character-defining features (such as extant front elevation masonry) will not be altered or lost. In conformance with Standard Nine, the proposed new windows appear to be generally compatible with the character of the building and are differentiated in appearance from windows on the building front.

A more in-depth publication on the *Standards* -- [*The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings \(2017 edition\)*](#) -- contains useful and very specific guidance on the subject. Under the heading of

“Recommendations for Windows” (page 109), it states that “adding new window openings on a rear or other secondary less-visible elevations, if required by a new use” is a recommended treatment, and that “new openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.”

We appreciate the opportunity to provide this technical advice in service to the Commission under NC GS 160D-947(d).

Please do not hesitate to contact Ms. Cathey should you or the commission have additional questions.

Sincerely,



Ramona M. Bartos, Deputy
State Historic Preservation Officer

CC: Kristi Brantley, CLG Coordinator (HPO)
Jennifer Cathey, Restoration Branch (HPO)



**CITY OF HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION -
SPECIAL CALLED MEETING**

City Hall – 2nd Floor Meeting Room | 160 6th Ave. E. | Hendersonville, NC 28792
Wednesday, March 25, 2026 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PUBLIC COMMENT**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - A. Minutes of February 18, 2026
5. **NEW BUSINESS**
 - A. Approval of Neighborhood History Project Action Committee
6. **OLD BUSINESS**
 - A. 314 N Main Street, Storefront Rehabilitation
(H26-011-COA) – *Hannah Slyce | Planner II*
7. **OTHER BUSINESS**
 - A. Staff Report - Loft Tour Update
8. **ADJOURNMENT**

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CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Regular Meeting of February 18, 2026

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

Commissioners Absent: John Falvo

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

I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:05 pm.

II **Public Comment** - None

III **Agenda.** The agenda was amended to add the approval of the Findings of Fact for H25-69-COA and H25-82-COA under Old Business. On motion of Commissioner Welter and seconded by Commissioner Hammond-Green the amended agenda was approved.

IV **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Boyd the minutes of the special-called meeting of December 3, 2025 were approved. Commissioner Welter abstained from the vote.

V **New Business.**

V(A) **Certificate of Appropriateness** – Erica Hodges – 314 N. Main Street (File No. 26-11-COA). Prior to the opening of the public hearing, Chair announced that there is one application for a COA in the Main Street Historic District. Any persons desiring to testify at any of the public hearings must first be sworn as witnesses and will be subject to cross-examination by parties or persons whose position may be contrary to yours. A copy of the procedure and rules for a quasi-judicial hearing is provided on the back table next to the agenda. Since this is a quasi-judicial hearing, it is very important that we have an accurate record of the hearing. Therefore, we must ask that you refrain from speaking until recognized by the Chair and, when recognized, come forward to the podium and begin by stating your name and address. Anyone present who has knowledge of anything of value that has been given or promised in exchange for a position to be taken on these applications should disclose it now. Anyone wishing to speak during the public hearing should come forward and be sworn in. Chair swore in all potential witnesses. Those sworn in were Sam Hayes, Hannah Slyce, Tiffany Prudhomme, Kenneth Stevens, Patrick Dunn, and Erica Hodges.

Commissioner Smith asked to be recused from voting on this item as the property was owned by his wife's family. ***Commissioner Hammond-Green moved the Commission to recuse Commissioner Smith from the vote. Commissioner Welter seconded the motion which passed unanimously.***

Chair opened the public hearing.

Hannah Slyce, Planner II stated this is an application for 314 N. Main Street and is a storefront rehabilitation. The application number is H26-11-COA.

A project background was given and is included in the staff report and presentation.

A photo of the front façade was shown and is included in the staff report and presentation.

A map of the historic district was included in the staff report and presentation with the property highlighted in blue.

An aerial view of the subject property was shown and is included in the staff report and presentation. The property is highlighted in blue.

The history of the subject property was discussed and is included in the staff report and presentation. A photo of the building from 1953 was shown and is included in the staff report and presentation.

A COA description was given and is included in the staff report and presentation.

Front and rear elevations were shown. Ms. Slyce stated it does not appear that any of the existing windows on the building are original and have been since replaced. She explained the stairwell addition and the balconies.

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

Photos of balcony examples along Main Street submitted by the applicant were shown.

Site images were shown and discussed and are included in the staff report and presentation.

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

Suggested motions for approval and denial were presented and are included in the staff report and presentation.

Chair asked if there were any questions for staff.

Commissioner Welter asked if there are three windows on the side of the building right now. Ms. Slyce stated there are no windows currently on the side that is visible. Commissioner Welter asked if those would all be new windows. Ms. Slyce stated yes, those would all be new windows.

Commissioner Matoian asked if that was the original brick on the building where the windows would be placed. Ms. Slyce stated yes.

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

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

Tiffany Prudhomme, 521 Wetmur Street stated they are proposing a façade renovation, trying to bring back some of the character that was lost in some of the old renovations that had been done. There was a metal façade that had been attached at some point that has been removed currently, but with all of the updates we are trying to preserve character but also improve upon some of the proportions. She knows that Ms. Slyce mentioned the one over one double-hung windows, which was the original, but the proportions of those elements were not really proportionate to the design of the structure itself. When you look at the detailing and the intricacies, especially on the front façade with the brickwork, the oversized, large glazing does not really work proportionately to the structure and the aesthetic and the proposed divisions that they are wanting to see incorporated would have been time period appropriate as well. The same thing goes for the proposed balcony. She knows that one of the other questions or issues that they need to address is the use of non-wood product on the front façade. They have some samples with them, but they are proposing using smooth, painted product that when painted, it appears aesthetically to be the same as a wood product but it is something that is going to be much more maintenance friendly. They whole goal of restoring the structure is to bring back the character and have something that is going to have some longevity to it, while still having the character, bringing back the character that was originally incorporated into the design.

Ms. Prudhomme stated on the Main Street level, it's going to be built to suit but they would assume that this would be either a retail space or a restaurant, some sort of commercial space both on the main level and the lower level, that would be assessable from the alley side. The third story, they would have that be residential style spaces. They are trying to incorporate natural light since they have such a long, narrow structure that you only get natural light from the front and rear of the building currently.

Commissioner Hammond-Green stated adding windows where there are no windows has been an issue throughout the downtown Main Street area. Have you considered using skylights to provide the lighting for the apartment that is going to be up there rather than cutting through the existing wall which appears to be in good shape from at least what they have been able to see. Ms. Prudhomme stated the issue with skylights is that because of the construction of, how the roof is constructed as is they did not have skylights originally, which, when they replaced the roof, got covered up because there were so many water issues with the skylights that it was causing damage to the structure. The reason that the structure is in such disrepair at this point was because of water infiltration through the roof, and a lot of it was from the skylight so proposing to go back to it is a bit of an issue.

Chair asked if there were any questions pertaining to the front façade.

Commissioner Welter asked what materials or where are you planning the non-wood materials. Ms. Prudhomme stated the surround around the front storefront, for lack of better words, kind of paneling and trim details, they were wanting to use a non-wood product but painted so it appears as a smooth wood product. Nothing with faux wood grain or anything like that. The balcony would be a metal balcony and then the doors and windows, if they had to have any sort of trim between the doors and windows and the bricks, that little bit of molding would be a non-wood product.

Chair stated they have a no artificial materials provision in the standards and she asked Ms. Prudhomme to come show the Commission what area would be non-wood. Ms. Prudhomme stated currently what is there is just aluminum wrapped and they are wanting to remove all of that. They are trying to replicate it as closely as possible. She discussed using PVC and for longevity this being the best option. She showed examples to the Commission and explained the materials.

Ms. Prudhomme stated they are not suggesting using wood on any of the exterior. There are insect issues, there is water damage issues and so in today's time period they have products that appears as wood and so that panel would be a non-wood product and then they would trim it out with that same product. And then with the painting of those components they would appear as one unit.

Chair discussed the standards not allowing for artificial materials. She asked if there was a consideration for going to wood or is it just going to be a non-wood. Because that is the whole façade and it was historically wood.

Discussion was made on replacing historic material with the same material and what the standards say about artificial materials. Chair stated there have been other applicants that have used wood and treated the wood so they know it is feasible to use wood.

Commissioner Welter stated the windows that are going in, they had mentioned that there were historically similar, and he applauds them for doing research and finding the pictures. With those pictures being presented to the Commission, it is kind of like the standards do say if you are reconstructing, put back what was there and that was the single pane over single pane as opposed to the decorative things that are there. Would you all consider going back to what was in the picture? Ms. Prudhomme stated yes.

Chair stated is the infill the same as what is there? Ms. Prudhomme stated they are not expanding. The only thing they are expanding is the center. They are making it a door versus a window because they are proposing the balcony, but beyond that they are utilizing the openings as they are, as much as they possibly can. She stated again, nothing is original.

More discussion was made on the openings and the infill.

Ms. Prudhomme stated they have an eight foot door with a two foot transom above it. The double hungs are just massive, probably like eight feet or so. They are limited with the height of it and so they really have to have a transom above it to fill in the existing space, which then makes sense to have the same aesthetic across all three with having a transom and then the double hung below it.

Ms. Prudhomme stated all of the windows that are not this front storefront were windows and doors, they are suggesting the wood interior or aluminum clad exterior.

Chair asked because the second floor needs to match the first, if you had or assuming they go with the wood route, if you needed to fill, it would be wood surround to match. Ms. Prudhomme stated yes, whatever they can match, they will. Chair stated she is just looking for consistency because of the standards with the front façade, because that is the historic storefront and the paneling and accents are going to be wood on the bottom, that they match.

Ms. Prudhomme pointed out where the balcony will go and how much brick they would lose. She thought it would be maybe two feet.

Ms. Prudhomme stated the whole thing gets new structural skeleton for lack of better words. She stated they are going to try and remove the paint from the brick safely, if possible but worst case

scenario they would go back with fresh paint on the brick. Chair asked what color would they go with. Ms. Prudhomme stated a light color paint. And the trimming would be a dark accent.

Kenneth Stevens, 57 Lake Drive, Candler stated his name for the record. Chair stated just on record, it says repaint with something that is consistent with the district. Obviously, pink, purple, blue are not there, so as long as it is an antique white or something like that, that's all we are getting at. Mr. Stevens stated the color would be light.

Ms. Prudhomme stated they would go with a traditional metal, all metal railing and structure for the balcony and a wood decking. She stated it is attached to the new structural interior skeleton. It is not bearing on that brick.

Discussion was made on the balcony being five feet. Chair also discussed the deck being removable.

Discussion was made on the detail of the ends of the balcony and this being a decorative piece.

Chair stated concerning the windows on the side, because they have pictures of the original, because they knew these were not there and because they've have not heard another example on Main Street where they were permissively cut and we are dealing with historic brick and the original design, she doesn't know of anything in their standards that would allow them to say yes. They are bound to the standards so the burden is on the applicant if they know of a building that has this. Ms. Prudhomme stated she does not know of any other building that does.

Ms. Prudhomme stated they are proposing that they go to the right-of-way, which is about 30 feet in depth and the overall length of the stairwell addition is approximately 23 feet. And the width on the stairwell is about nine feet. Chair stated so it is a full fill of what is back there. Ms. Prudhomme stated yes. There will be no parking back there.

Ms. Prudhomme stated the way the current building is structured, there are no stairs to the upper level so for egress purposes, they needed to have stairs that could be accessible and not through the main level. The Main Street level also has to have a secondary egress. When you consider all of those things, they really did not have a good option other than to have a stair added. There will be no stairs on the interior of the building. Everything is in the addition.

Commissioner Boyd asked what the proposed material would be for the addition. Ms. Prudhomme stated that is going to be a nichiha siding which is like a concrete siding. And the balcony would be metal and a metal rail.

Discussion was made on the wall and the space and who owns the wall rights.

Commissioner Welter discussed the side and rear being as important as the front façade and asked how they could blend in or not blend in with the buildings on the side of it. Ms. Prudhomme stated what they were instructed is that it should not appear that they are trying to make it look like they are going back to historic, that with the new, this is going to be like a modern concrete looking siding. Same thing with the windows. Aesthetically they want the windows to be the same color but the grill patterns they are proposing will not look like a replication of the existing.

Discussion was made on what was new material and what is existing.

Ms. Prudhomme pointed out and explained what they were proposing. Chair asked if they could get consistency with the front and do wood with aluminum clad back here. Ms. Prudhomme stated that is the plan. The only thing they would not be doing that with is the doors that are in the stair tower because of the fire rating.

It was stated the stair unit is pre-standing by itself. Ms. Prudhomme stated yes, they are trying to not put new load on the existing shell of the building. The stair addition is not visible from Main Street and only a small amount could be seen from the side street. It is visible from King Street.

The siding material was discussed and explained. It is a panel but appears like poured concrete. Chair stated they will admit as Exhibit A, the stair tower material proposal.

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

Chair asked if anyone in the audience had any questions.

Patrick Dunn, 125 South Lexington Avenue, Asheville stated his name for the record. Mr. Dunn stated the front balcony is essentially independent from the building. There is going to be two small holes where beams will be protruding out. There will be columns just inside the walls that will be doing the work, going straight down to the basement, chased down all the way down to the ground and on new foundations just inside the building. In that case, all the load is going to be supported independently from the brick. Very minimal. If it were ever to be taken off, you would have to patch those two holes.

Discussion was made on the steel beams and the size of those. Mr. Dunn stated he thinks they are eight or ten inch deep, something like that. The rest of the balcony is steel framing. The back as well is a completely independent structure.

Mr. Dunn stated the stairwell will be gravitationally and laterally independent.

Discussion was made on the structural changes to the building and the added windows. Chair stated you are sure that whole façade is not going to come down like on one of the other buildings when you cut it. Mr. Dunn stated he has the details for supporting the brick above the new windows. They are putting steel framing. Chair stated so they will interiorly secure before they cut. Mr. Dunn stated yes.

Chair asked if there was anyone that would like to speak in favor of the application or against the application. No one spoke. Chair asked if there was anyone that would like to speak before the public hearing is closed.

Chair closed the public hearing.

The Commission discussed adding new windows and being viewable from the street or not. Commissioner Welter stated the State Preservation Office told the Commission that there was some leeway if you can't see it from the street. Discussion was made on whether or not you could see the windows from the street.

Chair reopened the public hearing.

Ms. Prudhomme stated they had heard that was something that was a consideration. If you look at the floor plan, they start probably a quarter of the way back on the side because of that, so where you are seeing in the photograph, the windows would not start until after they discussed the view of the parapet. So if you look at the 3D mass modeling and you can see where that first window is, it is significantly set back from the front. She does not see where you would be able to view those upper windows from Main Street. Chair asked about the rear alley because that is a public street too. And King Street. Mr. Dunn stated you can't because that drive-thru are right there, and that's above so you would not be able to see it.

Mr. Dunn stated they mentioned about the water leaks, but also the existing roof is deep. The alternative of skylights is a horrible, not a very good option. He doesn't know if the Commission is considering that but the ceiling to roof height is extensive. Chair stated she thinks that is just a comment that was made.

Chair stated nine is a lot of windows to cut into a side façade that doesn't have any, and it is all historic brick and some elements on there. Why nine? Is there room to do fewer and get the same effect? Is that really what it will take to get light in there? Ms. Prudhomme stated because they are fairly high so you are not getting a lot of glazing in each window. If she could have had double glazing, they wouldn't necessarily need as much. They tried to create as much symmetry within it as possible. If the Commission said they cannot have nine, of course any light is better than no light but this was what made the most sense for the floorplan and the amount of light that they are trying to bring into the interior space.

Ms. Prudhomme explained the way the floors were going to fit.

Chair closed the public hearing.

The Commission discussed the standards.

Chair reopened the public hearing.

Discussion was made with staff on standard 3.4.2.10. Discussion was also made on the wall strength.

Chair closed the public hearing.

Discussion was made on the standards and the SHPO letter. Chair stated they need to be careful referencing the SHPO letter because it is not before them.

Safety concerns and egress was discussed concerning the standards.

The Commission discussed the testimony on the rear façade and the standards that apply.

The Commission discussed the front façade and the fact the applicant agreed that in keeping with the material portion from Main Street, that they would use wood. Wood with aluminum cladding and then wood for the infill surround paneling instead of synthetic material. The balcony was also discussed. The

painting of the brick was discussed.

Chair reopened the public hearing to hear from the engineer. He stated they have actually taken load off of the structure because they are actually supporting that roof just inside the wall with steel columns. It is even more structurally sound because it is doing less work.

Chair explained the guidelines versus the standards now.

Discussion was made on the residential units being short or long term rentals or condos.

Erica Hodges, 1817 Jeffress Road, Mills Riber stated her name for the record. She stated they have not yet determined if the units would be short or long term rentals.

Daniel Heyman, Staff Attorney stated the rental of the units is not relevant to the COA application and cannot be considered.

Discussion was made on the building having skylights and the extreme damage the water caused.

Discussion was made on the side façade.

Chair closed the public hearing.

Commissioner Welter asked if they could think about acting on the front and rear and table the side windows for further discussion. The applicant might be having more information from what they learned today. Chair stated maybe.

Discussion was made on the number of windows and cutting into the brick. Discussion was also made on the code and leaving this open for further discussion concerning the code.

Chair reopened the public hearing.

Chair asked the applicants if they would like time to explore the windows. Ms. Prudhomme stated they will explore their options. Chair stated they are going to hold open that portion of it, just for the windows on the side façade.

The Commission took a short recess.

Chair closed the public hearing.

Commissioner Welter moved that the application in regards to the windows on the side façade be continued to the next regular meeting, March 18, 2026. Commissioner Welter also moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, with respect to the front and rear facades as identified in file number H26-11-COA, located within the Main Street Historic District, if added 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 existing structures in the district. (Sec 3.2.8) 3. The applicant has located additions on the rear and least character-defining elevation of the building. (Sec 4.2.1) 4. The addition is differentiated from the historical building so that the integrity of the original building is not lost or compromised. (Sec 4.2.4) With the proposed condition that 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. (Sec 3.8.1) Commissioner Boyd seconded the motion which passed unanimously.

VI **Old Business**

VI(A) **Findings of Fact.** 323 N. Main Street (File No. 25-69-COA) *On motion of Commissioner Hammond-Green and seconded by Commissioner Smith the Findings of Fact for File No. 25-69-COA were approved.*

VI(B) **Findings of Fact.** 1015 N. Main Street (File No. 25-82-COA) *On motion of Commissioner Hammond-Green and seconded by Commissioner Boyd the Findings of Fact for File No. 25-82-COA were approved.*

VII **Other Business.**

VII(A) **Election of Chair and Vice-Chair.** *Commissioner Hammond Green made a motion to reelect Cheryl Jones as Chair and Jim Welter as Vice-Chair. Commissioner Matoian seconded the motion which passed unanimously.*

VII(B) **Committee Reports.** Sam Hayes gave an update on the committees. No action was taken.

VII(C) **Approval of Annual Committee Meeting Schedules.** *On motion of Commissioner Welter and seconded by Commissioner Hammond-Green, the annual committee meeting schedules (Designation Committee on the second Wednesday of the month) were approved.*

VII(D) **Staff Report.** Mr. Hayes gave an update on the annual retreat and also on grants. No action was taken.

VIII **Adjournment.** The Chair adjourned the meeting at 7:13 p.m.

Chair



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Hannah Slyce, Planner II **MEETING DATE:** March 25, 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):

<p>1. <u>For Recommending Approval:</u></p> <p>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 <u>not incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:</p> <ol style="list-style-type: none"> 1. The new windows on the side elevation of the second story are compatible with existing units in proportion, shape, positioning, location, size, materials and details. (Sec. 3.4.2.10) 2. The new windows on the side elevation of the second story are provided to meet health and safety code and accessibility requirements and are done so in ways that do not diminish the historic character, features, materials, and details of the building. (Sec 3.6.2). <p>[DISCUSS & VOTE]</p>	<p>1. <u>For Recommending Denial:</u></p> <p>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 <u>incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:</p> <ol style="list-style-type: none"> 1. The new windows would diminish the original design of the building. (Sec. 3.4.2.10) <p>[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:	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, 1:21:09PM EST	Application submitted 01/16/2026, 2:06:31PM EST	
Assignee Sam Hayes	Package generation date 02/11/2026, 2:55:19PM 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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Attachments	6-7



Procedures for Reviewing Applications for Certificates Appropriateness

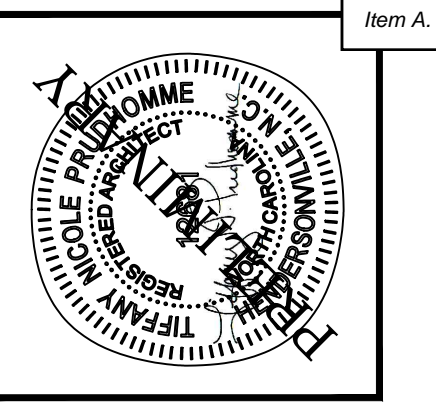
The City's Historic Preservation Ordinance provides that no one may erect, alter, restore, move, or demolish the exterior portion of any building or other structure, nor undertake significant modifications to landscaping and other site features, without a Certificate of Appropriateness (COA) which must 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.

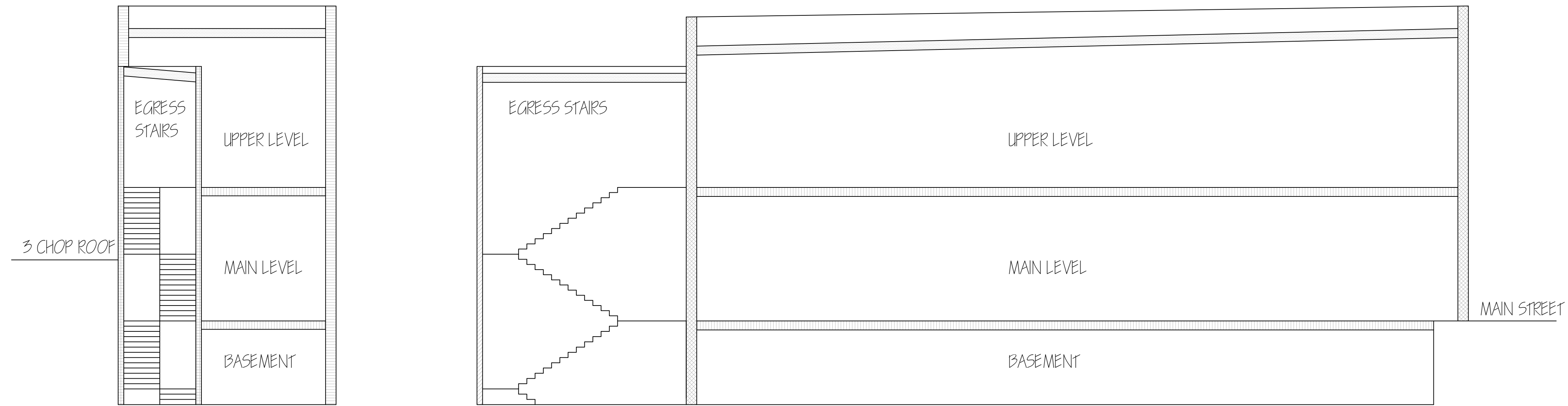
3.1 - storefronts Retain storefront and storefront features; retain existing brick. Refer to 1953 picture for original storefront, we are replacing it since it's beyond repair, but matching the original. 3.2 Upper facade Retain existing brick corbelling; new windows to match original. Existing windows 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.



Item A.

**PRUDHOMME
DESIGN &
INTERIORS**

AIA - 521 WETMUR STREET - HENDERSONVILLE, NORTH
CAROLINA 28739
828.674.0273 - TIFFANY@PRUDHOMMEDESIGN.COM



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 (NON 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	PAIN	PAIN	INTEGRAL w/ DB	DOOR FIRE RATING INFO REFERENCED FROM TABLE 716.(K.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	"	"	"		" ; FIELD VERIFY WINDOW BEARING HEIGHT
I	"	4-0	2-0			"	"	"	"		" ; FIELD VERIFY WINDOW BEARING HEIGHT
J	"	3-0				"	"	"	"		" ; FIELD VERIFY WINDOW BEARING HEIGHT
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.(K.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											

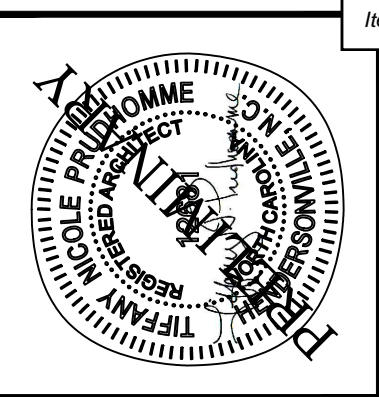
DOORS / WINDOWS

34 N. Main Street Renovation

RENOVATION FOR WMC INVESTMENT PROPERTIES
34 n. main street - hendersonville - north carolina

102 MARCH 2026

4



Item A.

**PRUDHOMME
DESIGN &
INTERIORS**

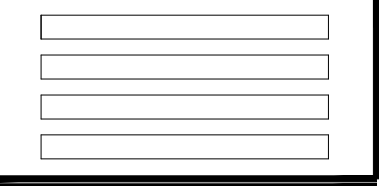
AIA - 521 WETMUR STREET - HENDERSONVILLE, NORTH CAROLINA 28739
828.674.0273 - TIFFANY@PRUDHOMMEDESIGN.COM



314 N. Main Street Renovation

RENOVATION FOR WMC INVESTMENT PROPERTIES
314 n. main street - hendersonville - north carolina

102 MARCH 2026



6

1 - Per NC Residential code, we need glazing area of not less than 8% of the floor areas for each room.

The attached updated plans show that percentage in each room where we are proposing new windows on the side of the building. (notes in life safety plan for each room)

Code reference below.

Section R303: Light, Ventilation and Heating



R303.1: Habitable rooms.

Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other *approved* openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The openable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

2 - Examples of Main Street buildings where windows were added to the side facade:

2.1 - Corner of Main and first. New triple window near the corner (source: Barker Barber collection).

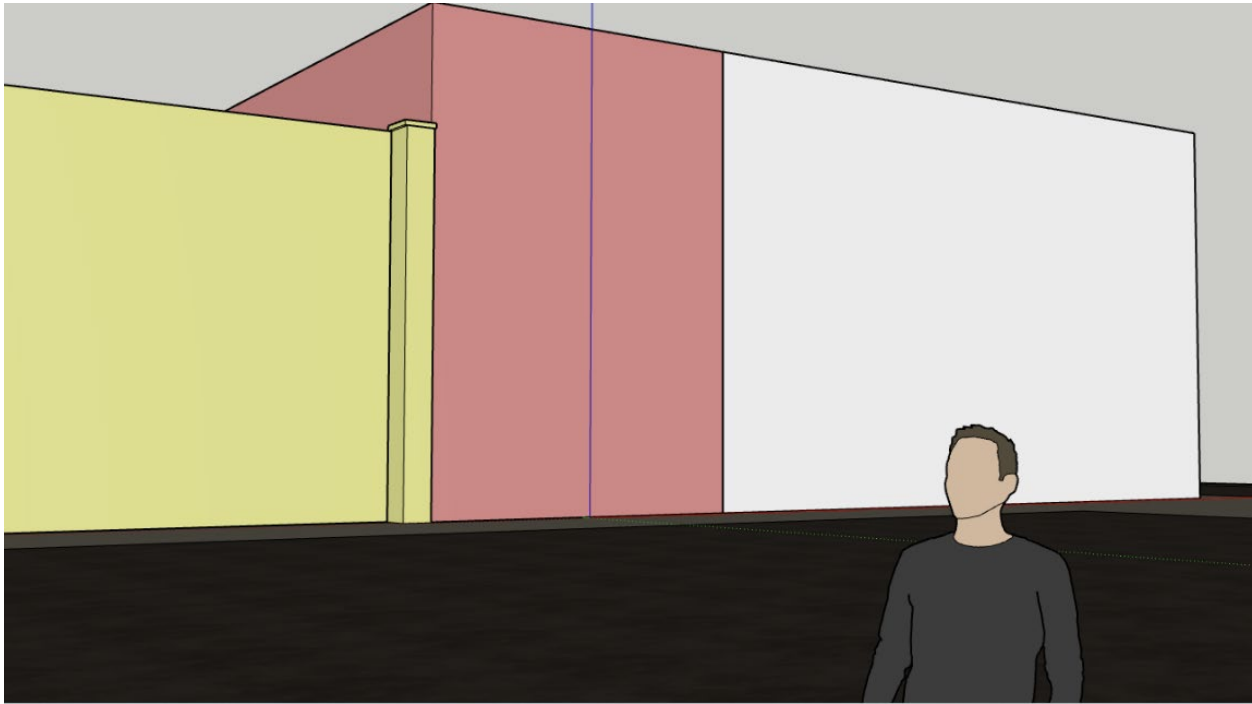
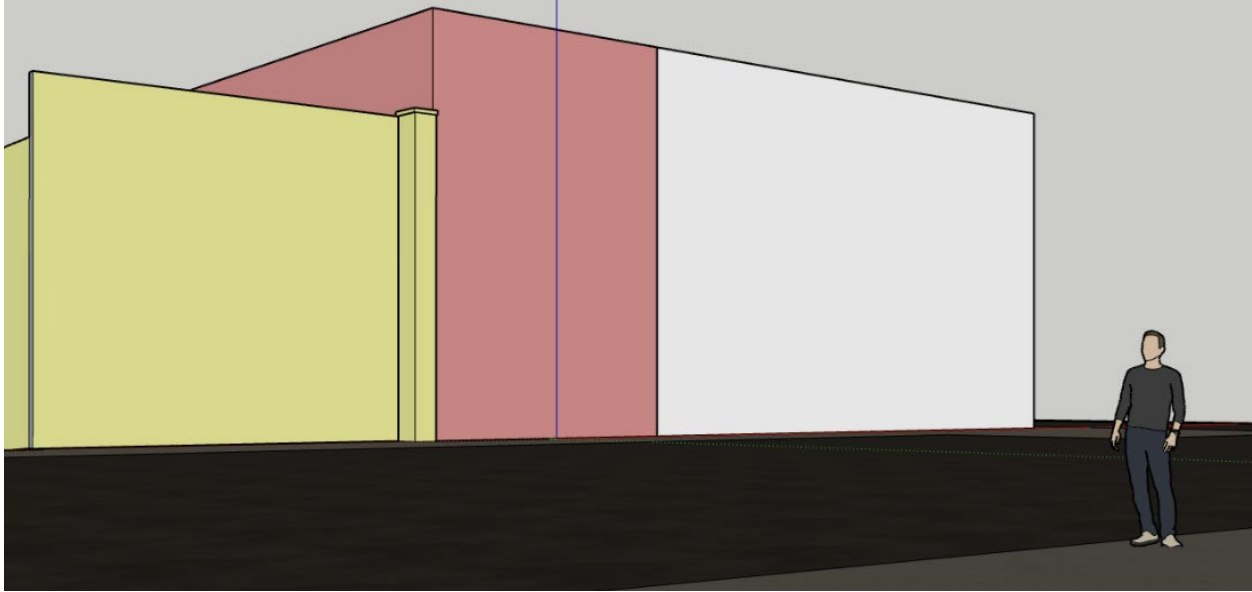




2.2 - Grey Hosiery Mill, 301 4th Ave E

(Sam has pictures for this one)

3 - 3d from pedestrian perspective on other side of the road. Proposed windows at the side of the building will not be visible from Main Street. (314 N Main building in pink)



4 - Letter from the NC Historic Preservation Office to the City of Hendersonville dated November 20, 2025 in reference to window repair/ replacement at 323 N Main Street, Hendersonville, NC.

Page 3, paragraph 2, states:

The interior appearance of the windows, including the depth and profiles of the window trim and muntins, and the dimension, color, grain, and character of the trim, sills, and aprons, are likely very significant and character-defining to the upper floor building interior, and they may also be significant among any remaining interior building features. However, the windows are not highly visible from a public vantage point (street or sidewalk), nor are they located in a primary interior space that is likely to be seen by the public (such as a public office, retail, restaurant, or assembly space). Rather, the windows appear to light new upper floor residential or office units, which are generally considered to be non-primary, private spaces within the downtown commercial setting. Given that the windows are on a secondary elevation, and located within a non-primary interior space, retaining the existing windows may be evaluated as less critical to protecting the overall historic character and integrity of the building than other character-defining building features seen in the public realm.

We understand that this particular case refers to windows that are existing; however, the letter outlines some guiding principles that we feel can be applied for the proposed side windows at 314 N Main St. Similarly to the windows at 323 N Main Street, the proposed windows for this project:

- Will not be visible from the street or sidewalk
- Are located at a secondary elevation
- Are not in a primary interior space that is likely to be seen from the public, but rather in private residential use space in the upper level.

5- The structural engineer responsible for the project (Pat Dunn) confirmed at the Historic Preservation Commission meeting held at City Hall on February 18th that the addition of new windows will not compromise the existing structure. He wrote a letter confirming this, attached here.

Thank you so much for your help, and please feel free to reach out if you have any questions.

Mariana Kilpatrick, NCARB

Dunn Structural Engineering, PLLC.

dunnstructural@gmail.com www.dunnstructural.com

828-775-5110

Erica Hodges

March 17, 2025

RE: Structural Evaluation of existing brick walls at
314 Main St, Hendersonville, NC

Ms. Hodges,

In accordance with your request, I have completed my evaluation and analysis of the brick masonry walls at the above referenced property. The purpose of the evaluation was to determine if cutting openings in the north wall of the building adversely impacted the structural integrity of the building.

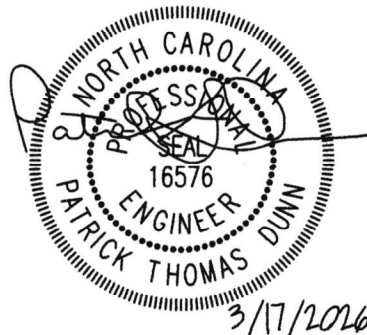
The building is a three level structure with brick masonry bearing walls and wood framed floors and roof. The walls bear directly on the soils and serve as their own footings, which was typical for construction during the early nineteenth century.

As part of the design for the ongoing renovations, new footings are planned just inside the brick walls with new steel columns, beams and wood framing supporting both floors and roof and taking load off of the brick walls. Also as part of the renovations, I designed lintels for several relatively small window openings on the upper level north wall. The new openings represent a very small percentage of the wall area and, therefore, do not adversely impact its strength or overall rigidity to provide both gravitational and lateral stability to the structure.

It has been a pleasure to provide my engineering services for this evaluation. Please contact me if you need clarification or further assistance.

Respectfully,

Patrick T. Dunn, P.E.



314 N MAIN STREET – Storefront Rehabilitation

(H26-011-COA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT - HISTORIC PRESERVATION

COA STAFF REPORT

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DESIGN STANDARDS CRITERIA 10



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

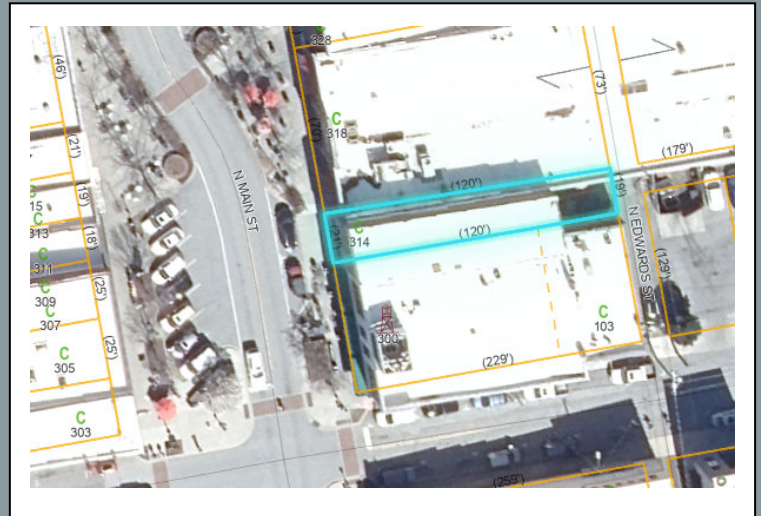
Parcel Identification Number(s):

9568-87-0971

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Storefront rehabilitation



SITE VICINITY MAP

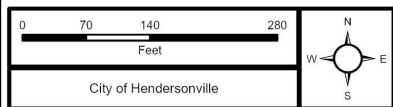
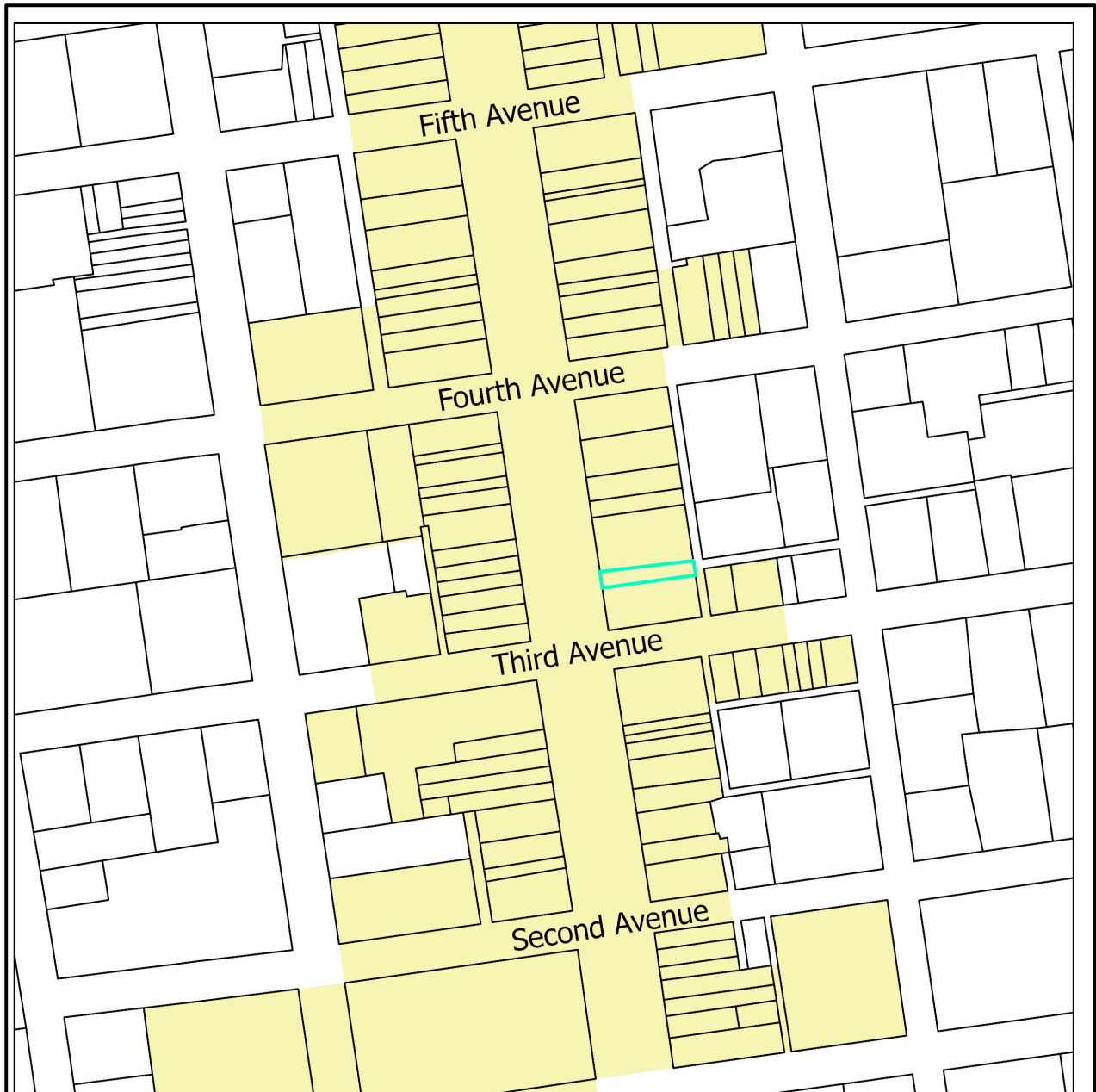
Project Summary:

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.

The front façade and rear updates were approved with conditions at the February 18th, 2026, Historic Preservation Commission meeting. The remaining portion of the proposal that includes the addition of the windows on the side elevations, was deferred to this meeting to allow the applicant to provide additional information.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP



City of Hendersonville

314 N Main Street
H26-011-COA
PINs: 9568-87-0971

Main Street Historic District
Community Development Department

Legend

- Parcels
- Subject Parcel
- Main Street Historic Overlay District



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

GRANTEE

**RUTH SOLOMON, single
A One-Half Undivided Interest**

**4123 Kuykendall Road, Apt #343
Charlotte, NC 28270**

**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**

Enter in appropriate block for each Grantor and Grantee: name, mailing 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.

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 W. Solomon

RUTH SOLOMON

(SEAL)

(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.

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

(Affix Seal)

My Commission Expires:
DECEMBER 13, 2025

Shanna S Graham
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 aforesaid 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.