



CITY OF HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Wednesday, November 16, 2022 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PUBLIC COMMENT**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - A. Minutes of October 19, 2022
5. **NEW BUSINESS**
 - A. 921 N Main St. – Entry Door Replacement (H22-082-COA) – *Alexandra Hunt / Planner I*
 - B. 1109 N Main St. – Addition of Metal Roof & Painting the Exterior Brick (H22-083-COA) – *Alexandra Hunt / Planner I*
 - C. 412 N Main St. – Addition of Natural Wood Facade (H22-094-COA) – *Alexandra Hunt / Planner I*
6. **OLD BUSINESS**
 - A. Approval of Findings of Fact - 1401 Highland Ave. - H22-059-COA
 - B. Approval of Findings of Fact - 434 N. Main St. - H22-090-COA
7. **OTHER BUSINESS**
8. **ADJOURNMENT**

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

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Meeting of October 19, 2022

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

Commissioners Absent:

Staff Present: Alexandra Hunt, Planner I, Daniel Heyman, Staff Attorney, Jaime Carpenter, Downtown Manager

I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:34 pm.

II **Public Comment.** Patrick Kennedy, 1419 Ridgecrest Drive spoke to the Commission concerning the house at 1420 Ridgecrest Drive and how the house has been in disrepair since 2008. He stated economic hardship has been the reason the owners are not making the repairs. He stated he does understand having an economic hardship and he is not a proponent of demolishing historic homes however the real history has played out here over and over. Since he has lived in his house, they have been down this road at least four formal times. He was concerned about nothing happening with this property and it just seems like it is a never-ending occurrence. He was frustrated with having to look at this property year after year and nothing being down.

Ken Fitch, 1046 Patton Street (Zoom) asked if they were aware of a proposal making its way to City Council unless it has been withdrawn for a text amendment to allow multi-family housing in the C-2 zone in the 7th Avenue MSD. He stated the applicant was planning the re-use of two buildings at the end of the 7th Avenue Historic District across from Green Meadows. This project might not seem extreme in its specific plan, as a text amendment multi-family and multi-story would be permitted by right throughout the district in the C-2 zone without any guidance or standards for the character or design of the building. The only requirement would be commercial use on the first floor. Without any design guidelines or standards compatibility could be an issue with the historic district and the character of 7th Avenue could be altered significantly. The Downtown Advisory Committee considered the proposal twice and remains opposed to the text amendment. At the Planning Board meeting he did ask if the HPC would be consulted because it does affect your area of concern. Compatible development adjacent to a historic district is a very important issue. He discussed the newly approved project on 6th Avenue and the affects it would have on the single-family homes in the National Historic District, which will alter the character of the neighborhood in that historic district. He suggested the HPC make recommendations in the Comp Plan for historic districts and properties.

There was no other public comment.

III **Agenda.** Chair stated they have an amended agenda on the screen. A motion was made by Commissioner Battisita and seconded by Commissioner Hammond-Green to approve the amended agenda.

IV **Minutes.** On motion of Commissioner Welter seconded by Commissioner Hammond-Green the minutes of the meeting of August 17, 2022 were approved.

V **Other Business**

V(A) **Update of Staff Approved COA's.** Ms. Hunt gave an update of the Certificate of Appropriateness applications that have been staff approved. The properties discussed were 1647 Kensington Road, 1711 Clairmont Drive, 417 regal Street, 1324 Highland Avenue and 240 N. Church Street.

VI **New Business**

VI(A) **Certificate of Appropriateness,** Rudolf Haug, 434 N. Main Street (File No. H22-090-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 stated City is in receipt of a Certificate of Appropriateness application from Rudolf Haug who is the applicant/property owner of the subject property PIN 9568-88-0412 and located at 434 N. Main Street and is the current location of the business, The Goldsmith by Rudi.

The subject property is zoned C-1, Central Business and is within the Main Street Historic District. The COA application is for the consideration of a design proposal for the enhancement of the lower façade and is considered a major work. The applicant/property owner previously submitted a COA application for the replacement of the existing wood awning with an architectural metal awning that the Commission heard at its April 20th regular meeting. The applicant is resubmitting a COA application with a design proposal prepared by UNC Greensboro Department of Interior Architecture through their partnership with the North Carolina Main Street Program.

A background of the program/partnership was given by Ms. Hunt.

The UNCG design proposal included two design concepts and the applicant has selected Design Proposal – Scheme 2 (included in the staff report) and is what is being considered as part of this COA application. Dunlap Construction has been contracted to complete the work.

A vicinity map was shown, subject property located in yellow.

An aerial view was shown of the vicinity.

A subject property history 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.

The design proposal of Scheme 2 was shown and is included in the staff report. A side-by-side comparison was shown of what the property looks like now and what the proposal will look like.

The Design Standards that pertain to this application were shown and included in the staff report. Ms. Hunt noted that Design Standard 3.4.5 Architectural Metals, was not included in the staff report but is relevant to this application.

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

Chair asked if the applicant or representative would like to speak or if anyone had any questions for the applicant. There were no questions.

Chair clarified that the previous application was found not to be congruous and was not approved.

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 stated the Commission was very appreciative to the applicant and Mr. Dunlap for what they have done. Commissioner Welter stated it was really nice to see a well-planned application and working with the Main Street Group on this proposal.

No one had any concerns or comments on the proposal.

Commissioner Welter moved 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 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 for Main Street for the following reasons: 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. Commissioner Hammond-Green seconded the motion which passed unanimously.

- VII **Old Business.** Chair stated the application for the Petition for Undue Economic Hardship was withdrawn by the applicant. Daniel Hetman, Staff Attorney addressed the procedure and stated if the Commission wanted to anything the Commission is already doing it, and this is the process to do it. The Commission filed the petition back in May and the next step was for the Zoning Administrator to conduct a preliminary investigation and Lew Holloway, the Zoning Administrator did that. The next step was if he found a basis to do that and he did that. The next step was an Administrative Hearing and they did that. An order was issued, and it was stayed as they filed a petition for undue hardship. It is a state statute that we provide protections there. After they discussed what repairs have to be made, by the order from Mr. Holloway the applicants stated if the city would work with them on time, they would withdraw the petition for undue economic hardship. Mr. Holloway's order will say six months and they

have to give bimonthly reports on the progress. After that if they don't comply after six months, we can access civil penalties or take them to court to get an injunction to force them to do it or we could get an order of abatement where the city can do it and file a lien against the property. There are some options there.

Ms. Hunt discussed planning a workshop for November or December. She also discussed a training opportunity in December with the School of Government.

The budget was discussed, and Ms. Hunt stated they had missed that window. She will give a breakdown at the budget workshop. They can also discuss goals at the workshop.

Ms. Hunt gave an update on the Cookie Caper. It will be December 11th from 1 to 4 pm.

VIII ***Adjournment.*** The Chair adjourned the meeting at 5:44 p.m.

Chair



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** November 16, 2022

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

TITLE OF ITEM: 921 N Main St. – Entry Door Replacement (H22-082-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 # H22-082-COA and located within the Hyman Heights 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 (Residential) for the following reasons:

1. The proposed entry door replacement matches the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. [Section 3.7.2]

[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 # H22-082-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

1. The proposed entry door replacement **does not** match the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. [Section 3.7.2]

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of an after-the-fact Certificate of Appropriateness (COA) application from Leila White (Applicant/Property Owner) for the replacement of the entry door at the subject property located at 921 N Main St.

The subject property is a contributing building that was constructed ca. 1924-1937 and known as the John W. Farmer House. The subject property is also described as having three-vertical-over-one windows and a four-vertical-lights-over-panel entry door.

On August 22, 2022, Staff notified the Applicant by letter that replacement of an entry door and construction of a fence in the Hyman Heights Local Historic District requires a COA application. On August 29, 2022, the Applicant submitted an after-the-fact COA application for the addition of a fence and replacement of the entry door. The Applicant made the following statement related to their request:

“Front door replacement and fence. Find photos attached for the fence (I tried to design a horizontal fence to keep with the lines of the house horizontal siding) and details on front door (I tried to find the same exact design, but couldn't so I purchased one that is very similar to original door). I am planning on painting it red, if that is allowed.” (Exhibit A)

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

PROJECT/PETITIONER NUMBER:	H22-082-COA
PETITIONER NAME:	Leila White (Owner/Applicant)
EXHIBITS:	<ul style="list-style-type: none"> A. Staff Report B. COA Application C. Henderson County Property Records D. Letter from Applicant E. Door Repair/Replacement Quotes

921 N Main St. – Entry Door Replacement (H22-082-COA)

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

Staff Report Contents

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PROJECT SUMMARY

Applicant: Leila White

Property Owner: Leila & Brandon White
(Exhibit B)

Property Address: 921 N Main St.

Project Acreage: 0.23 Acres

Parcel Identification Number(s):
9569-70-3922

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Major Work (Replacement of Entry Door)



SITE VICINITY MAP

Project Summary:

The City is in receipt of an after-the-fact Certificate of Appropriateness (COA) application from Leila White (Applicant/Property Owner) for the replacement of the entry door at the subject property located at 921 N Main St.

The subject property is a contributing building that was constructed ca. 1924-1937 and known as the John W. Farmer House. The subject property is also described as having three-vertical-over-one windows and a four-vertical-lights-over-panel entry door.

On August 22, 2022, Staff notified the Applicant by letter that replacement of an entry door and construction of a fence in the Hyman Heights Local Historic District requires a COA application pursuant to Chapter 28 of the City Code of Ordinances as it is a change to the exterior of the house/property. On August 29, 2022, the Applicant submitted an after-the-fact COA application for the addition of a fence and replacement of the entry door. The Applicant made the following statement related to their request:

“Front door replacement and fence. Find photos attached for the fence (I tried to design a horizontal fence to keep with the lines of the house horizontal siding) and details on front door (I tried to find the same exact design, but couldn't so I purchased one that is very similar to original door). I am planning on painting it red, if that is allowed.” (Exhibit A)

Staff subsequently approved the COA for the fence and asked that the Applicant determine whether the existing door could be repaired rather than replaced. While working with the Applicant, it was discovered that the previous owner of the subject property submitted a COA application in 2016 requesting to “replace all windows with wood Ply Gem windows; size and “light” configuration to match existing windows.” (see Exhibit C)

PROJECT SUMMARY – CONTINUED

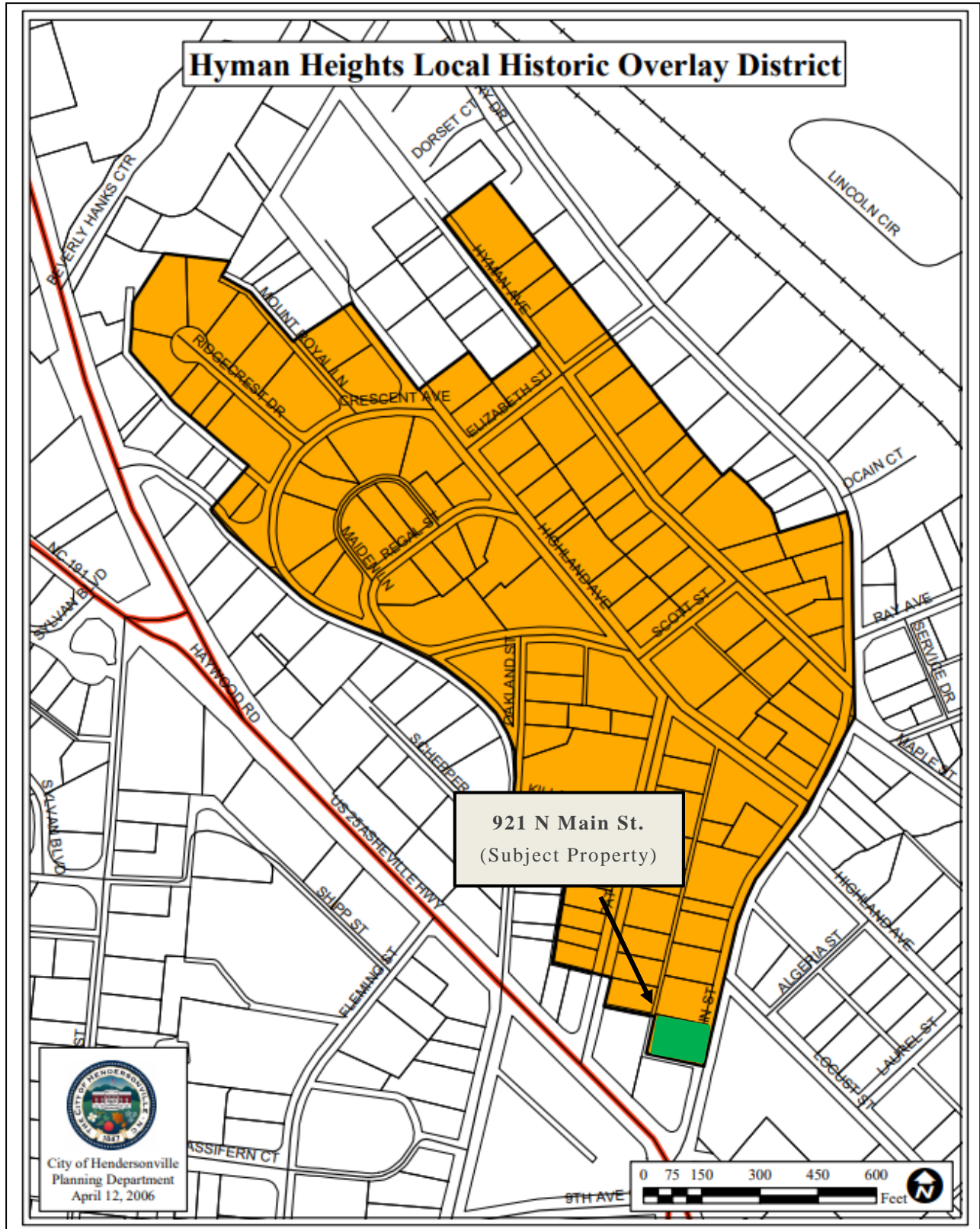
The application was approved by staff as a minor work when the application should have been considered a major work per the Commission's Rules of Procedure which require applications containing replacement materials and designs are to be reviewed by the Historic Preservation Commission as a "major work."

As indicated in Exhibit C, the new windows included removable wood muntins to match the original three-vertical-over-one windows. Snap-in or removable muntins are not appropriate to create a false divided-light appearance under Section 3.7.15 of the Design Standards. However, these muntins were removed prior to the Applicant purchasing the subject property creating a one-over-one window design. The Applicant purchased a replacement door with a one-over-panel design to match the one-over-one windows. The Applicant has agreed to replace the removable muntins to come into compliance with the 2016 COA approval.

Additionally, the Applicant has provided a letter addressed to the Commission attached as Exhibit D that details the steps the Applicant has taken since submitting the COA application, including detailed photos of the entry door. The Applicant has also provided correspondence and quotes regarding restoration or replacement of the entry door. (*see* Exhibit E)

This COA application is considered a Major Work according to the standards of the Residential Historic District Design Standards.

PROJECT SUMMARY CONTINUED



CITY OF HENDERSONVILLE - HYMAN HEIGHTS HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY

921 N. Main Street **John W. Farmer House**



House. Contributing, ca. 1924-1937.

Vernacular cottage style one-story house with a side gable roof and projecting front gable bay at the northeast corner. Segmental arch coverings supported by knee braces over front and side entry stoops.

Original weatherboard siding, with shingles in the gable ends. Windows are three-vertical-over-one and front door is four-vertical-lights-over-panel. House sits on small lot adjacent to commercial development along US Highway 25. Original concrete steps and brick cheekwalls. Central brick chimney. John W. Farmer, manager at McLellan Stores, and wife Jimmie lived here from 1937 to 1940. Millender M. and Ruth P. Mathews lived here from 1941 to 1942. James E. Lancaster, a salesman at Community Supply, and wife Eula lived here from 1943 to 1944. Everret C. Orr, police chief, lived here with wife Estelle from 1945 to 1946. From 1948 to 1949 G. W. Lancaster, a teller at State Trust Company Bank, and wife Ruth lived here. Most of these were probably renters. Good condition.

(Sanborn maps, city directories)

Garage. Contributing, ca. 1924-1937.

One-story gable roof building with double garage doors and original weatherboard siding.



(Image taken from Google Street View – September 2021)

PAST COA APPROVALS

June 16, 2004 -A COA approved by the Commission for the demolition of 1016 Patton Street and 921 N Main St.

November 29, 2004 – Staff approved request for a one-year time extension for the June 16, 2004 COA.

March 15, 2006 – Commission approved a second one-year extension for the demolition of the two properties indicated in the June 16, 2004 COA approval.

June 20, 2007 – The Commission voted not to grant a third request for a one-year extension for the demolition of the two properties – 1016 Patton Street and 921 N Main St.

March 23, 2016 – Staff approved COA for the full replacement of the asphalt roof with no change in materials.

April 18, 2016 – Staff approved COA to replace existing K style gutters with new 5 inch K style gutters and the installation of a heat pump unit in the rear of the house.

May 11, 2016 – Staff approved COA to replace all windows with wood Ply Gem windows – size and “light” configuration to match existing windows.

SITE CONDITIONS - SITE IMAGES



DESIGN STANDARDS CRITERIA

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

Section 3.7 Windows and Doors:

Sec. 3.7.1 - Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.

Sec. 3.7.2 - Retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware.

Sec. 3.7.6 - If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.

Sec. 3.7.15 - It is not appropriate to use snap-in muntins to create a false divided-light appearance.

EXHIBITS

- Exhibit A – Application
- Exhibit B – Henderson County Property Records
- Exhibit C – 2016 COA Approval
- Exhibit D – Letter from Applicant
- Exhibit E – Door Repair/Replacement Quotes

Read ▾

Status: Su

Item A.

Entry #: 50

○ Unread

Date Submitted: 8/29/2022 10:16 AM

Date:

8/29/2022

Local District/Landmark:

Hyman Heights Historic District

Address of Property:

921 N Main St. Hendersonville NC 28792

Property Owner Name:

Leila White

Address

921 N Main St., Hendersonville, North Carolina 28792

Day Phone:

(954) 257-9205

Contact Name: (if other than owner)

same

Address**Phone****Email****Details of proposed work: (attach additional papers if needed).**

Front door replacement and fence. Find photos attached for the fence (i tried to design a horizontal fence to keep with the lines of the house horizontal siding) and details on front door (i tried to find the same exact design, but couldn't so I purchased one that is very similar to original door). I am planing on painting it red, if that is allowed.

Upload attachments here:**Attachments:**

[SalesOrd_221294_from_U.S. Architectural Millwork_Knoxville_15568 \(1\).pdf](#)
0.2 MB



[921_frontdoor.pdf](#)
39.1 KB



[IMG_2837.jpg](#)
0.2 MB



[IMG_2838.jpg](#)
0.1 MB



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

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

Owner's Signature:**Email**

leilawhite@gmail.com



Official Use:**Date Received:****Received By:**



U.S. Architectural Millwork- Knoxville

5315 Parker Rd.
Knoxville, TN 37924
Phone 865-524-2161
Fax 865-523-2520
info@usamknox.com
www.usamknox.com

SALES ORDER

Item A.

P.O. No.	Date	Order #
	4/11/22	22-1294
Ordered By	ISR	Rep/OSR
	LBL	RAQ

Bill To:
Leila White: 954.257.9205 leilawhite@gmail.com

Ship To, Delivery Info:
921 N Main St Hendersonville, NC 28792 Lockbox Code: 1248

Terms	Project	Ship Via	Requested Date
C.O.D.		Our Truck	4/11/22

Qty	Description	Price	U/M	Total
1	Reeb ThermaTru Smooth-Star Custom Fiberglass Entry Door Unit S/O- TT SE73016L1LJ-000130 S4810 Smooth Star Craftsman Shaker Low-E Flush Glazed 1-3/4" x 7/0 Jamb: 4-9/16" Primed w/ WS and BM (Shipped Loose) Bore: Double Bore w/ DB Strike Prep Sill: Adjustable Composite Mill w/ Hardwood Cap color (or lightwood) Hinges: Ball Bearing, Self-Aligning - Stainless Steel 3/0 LH	1,355.00	EA	1,355.00T
1	Credit Card Surcharge	3.00%		40.65

Thank you! We appreciate the opportunity to serve you!

Subtotal \$1,395.65

Doors & special order USAM non-stocked items require a deposit & cannot be cancelled or returned after approval. Original condition product returns subject to restock fee, stair parts require original packaging. Requested date above is an estimate only & pending product availability.

Sales Tax (6.75%) \$91.46

Total \$1,487.11

Footages invoiced are actual footages shipped & may vary +/- 10% due to random length materials.

Cash, check, ACH / EBT payment forms are encouraged- credit card payments incur 3% surcharge fee.

SIGNATURE

BK 3880 PG 155 - 157 (3) DOC# 975192
This Document eRecorded: 03/08/2022 03:19:39 PM
Fee: \$26.00
Henderson County, North Carolina Tax: \$680.00
William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$680.00

Parcel Identifier No: 1018651 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Page Legal, PLLC, 714 Oakland Street, Hendersonville, NC 28791

This instrument was prepared by: Sherri L. Brewer DEED PREP ONLY TITLE NOT EXAMINED 22-3076

Brief description for the Index: Parcel 3, 0.23 acres more or less

THIS DEED made this 23rd day of February, 2022, by and between

GRANTOR	GRANTEE
DANIEL EMS, divorced and unremarried	BRANDON WHITE and wife, LEILA WHITE
127 Walt Lane Hendersonville, NC 28792	921 N. Main Street Hendersonville, NC 28792

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 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 Book 3017 at Page 104.

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

A map showing the above described property is recorded in Plat Slide 9956.

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 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.

(SEAL)

Daniel Ems

By:

Print Name and Title

(SEAL)

By:

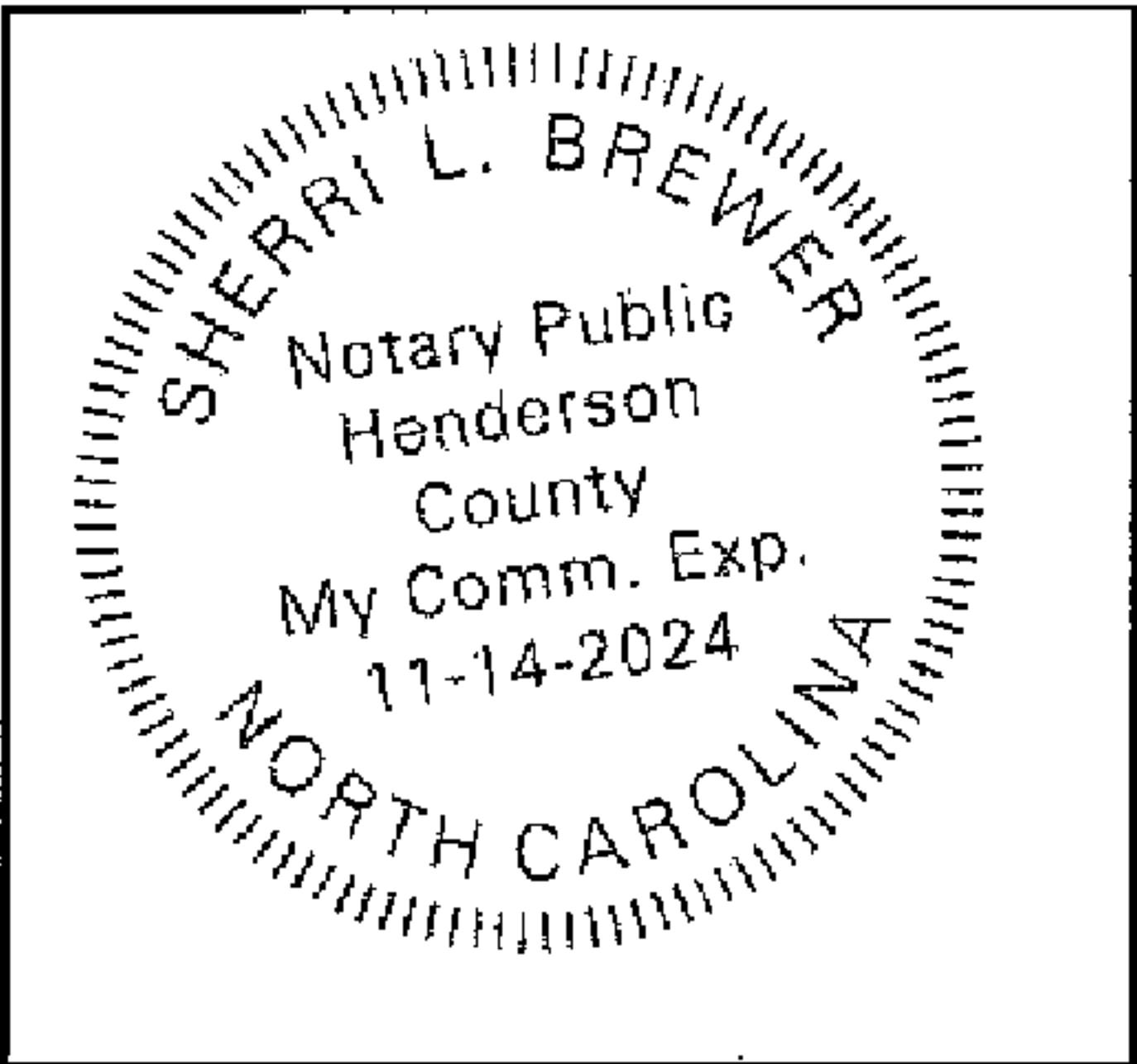
Title:

(SEAL)

By:

Title:

(SEAL)



(Affix Seal)

State of NORTH CAROLINA - County of HENDERSON

I, the undersigned Notary Public of the County and State aforesaid, certify that Daniel Ems 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 23rd day of February, 2022.

My Commission Expires:
11-14-2024

(SEAL)

Notary Public

Notary's Printed or Typed Name

EXHIBIT A

BEING all of Parcel 3 containing 0.23 acres, more or less, as more fully shown and described at Plat Slide 9956 in the Office of the Register of Deeds for Henderson County, North Carolina, reference to which is hereby made for a more particular description of said property.

BEING all of that certain property described in deed recorded in Deed Book 1653 at Page 574 in the Office of the Register of Deeds for Henderson County, North Carolina.

ALSO BEING that same property recorded in Deed Book 3017 at Page 104 in the Office of the Register of Deeds for Henderson County, North Carolina.

CITY COUNCIL:
BARBARA G. VOLK
Mayor
STEVE CARAKER
Mayor Pro Tem
RON STEPHENS
JERRY A. SMITH, JR.
JEFF MILLER

CITY OF HENDERSONVILLE

The City of Four Seasons

HISTORIC PRESERVATION COMMISSION

OFFICE Item A.
JOHN F. CONN
City Manager
SAMUEL H. FRITSCHNER
City Attorney
TAMMIE K. DRAKE
City Clerk

May 11, 2016

Jonathan Keith Reed
84 St. John Road
Fletcher, NC 28732

Re: Application for a Certificate of Appropriateness, 921 North Main Street

File Number H16-29-COA

Dear Jonathan Keith Reed:

This letter is in response to the above application for a certificate of appropriateness (COA) permit to complete the following work at 921 North Main Street:

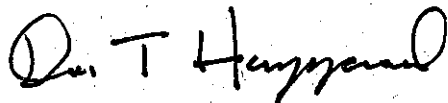
Replace all widows with wood Ply Gem windows. Size and "light" configuration to match existing windows.

The Commission Coordinator for the Hendersonville Historic Preservation Commission is authorized to issue C.O.A. permit approvals for minor works. The above stated project is hereby **approved** in accordance with the following Design Guideline:

3.7.6 If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.

Enclosed is your COA permit placard which must be displayed from the time the work is commenced until it is completed. Work must be completed within six months of the effective date that is on or before November 11, 2016. **Please notify this office when the work is complete** at (828) 697-3010 for an inspection.

Sincerely,



David T. Hazzard, PLA, Senior Planner - Commission Coordinator

Enclosure



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

HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

The following are required to constitute a complete application:

- ~ This form including the property owner's signature.
- ~ Attachments such as sketches, photos, site plan, etc., necessary to clearly explain the project.

Date

5-2-16

Local District/Landmark

Address of Property

921 N. Main st.

Property Owner: Name

Jonathan Keith Reed

Address

84 St. John rd. Fletcher

Day Phone

828-775-3010

Contact Name (if other than owner)

Address

Phone

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

Replace wood windows with wood windows to match existing

Attachments:

☐ Photographs

☒ Sketch

☐ Site Plan (showing existing features and proposed)

☐ Commercial samples

☐ Commercial brochures

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

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

Owner's

Signature

Jonathan Keith Reed

Owner's

Signature



LANSING BUILDING PRODUCTS
 332 Rutledge Rd
 Fletcher, NC 28732
 Tel: 828-684-1552
 Fax: 828-6847688
www.lansingbp.com

QUOTE EXPIRES

Quote Not Certified

Item A.

BILL TO:

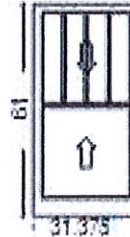
Heath Reed

SHIP TO:

*921 N. Main
 Hendersonville
 NC*

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
2753700	4/14/2016	Load Date Not Set	0001-01-01	Daniel Martin
JOB NAME		CUSTOMER PO#		

LineItem #	Description	Net Price	Extended
1-1	Rough Opening: 32 1/2 X 61 5/8, Frame: 31 3/8 X 61 Wrapping - Clear Opening Calculations 27.75 X 26.625, Clear Opening Area: 5.13 Product Unit 1:Builder Series 100 Double Hung Dimensions Call Size 2-6 4-10, Frame Size 31.375 X 61 Color Exterior = Primed, Interior = Natural , Balance = Beige Unit Type Compression Tilt, Base Sill Material: Synthetic, Blind Stop Material = Wood , Prep for Stool and Apron Unit Performance Performance Upgrade = None, DP +35/-35, No Thermal Requirement, U-Factor = 0.48, SHGC = 0.59, VLT = 0.61 Glass Unit 1: Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper: Annealed Hardware Bronzestone, 1 Lock Wrapping - Frame Options Standard Nose Wrapping - Exterior Casing MW Brickmould, Wood Wrapping - Jamb Extension 4 9/16"		



LineItem #	Description	Net Price	Extended
1-2	Unit 1 Screen, Call Size: 2-6 4-10, Screen Color: White		

Qty: 11
Room Location:
 None Assigned
Note:

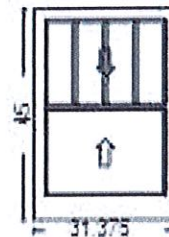
LineItem #	Description	Net Price	Extended
1-3	Unit 1 7/8" Wood Removable, Colonial		

Qty: 11
Room Location:
Note:

Quote #: 2753700

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY	
2753700	4/14/2016	Load Date Not Set	0001-01-01	Daniel Martin	Item A.
JOB NAME		CUSTOMER PO#			

LineItem #	Description	Net Price	Extended
2-1	Rough Opening: 32 1/2 X 45 5/8, Frame: 31 3/8 X 45	\$158.77	\$793.85
Qty: 5	Wrapping - Clear Opening Calculations 27.75 X 18.625, Clear Opening Area: 3.59		
Room Location:	Product Unit 1:Builder Series 100 Double Hung		
None Assigned	Dimensions Call Size 2-6 3-6, Frame Size 31.375 X 45		
Note:	Color Exterior = Primed, Interior = Natural , Balance = Beige		
	Unit Type Compression Tilt, Base Sill Material: Synthetic, Blind Stop Material = Wood , Prep for Stool and Apron		
	Unit Performance Performance Upgrade = None, DP +35/-35, No Thermal Requirement, U-Factor = 0.48, SHGC = 0.59, VLT = 0.61		
	Glass Unit 1: Double Glazed, Warm Edge (WE), Metal		
	Unit 1 Lower, 1 Upper: Annealed		
	Hardware Bronzestone, 1 Lock		
	Wrapping - Frame Options Standard Nose		
	Wrapping - Exterior Casing MW Brickmould, Wood		
	Wrapping - Jamb Extension 4 9/16"		



LineItem #	Description	Net Price	Extended
2-2	Unit 1 Screen, Call Size: 2-6 3-6, Screen Color: White	015.15	075.75

Qty: 5
Room Location:
Note:

LineItem #	Description	Net Price	Extended
2-3	Unit 1 7/8" Wood Removable, Colonial	11.00	55.00

Qty: 5
Room Location:
Note:

Total Unit Quantity: 48

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY	Item A.
2753700	4/14/2016	Load Date Not Set	0001-0001	Daniel Martin	
JOB NAME		CUSTOMER PO#			

PROJECT	QUOTE
KEITH REED	WOOD WINDOWS
NOTES	
Order:	
Delivery:	
Job Comment:	

SUB-TOTAL:	
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	
TOTAL:	

CUSTOMER SIGNATURE _____ DATE _____

Brandon & Leila White
921 N Main Street
Hendersonville, NC 28792

Item A.

October 10th, 2022

Dear Hendersonville Historical Preservation Commission,

We are writing this letter for your consideration and review for the possible front door installation for our home located in Hyman Heights at 921 N. Main Street. As new residents of Hendersonville, we have settled in the downtown area with appreciation for the character of these older homes. When we purchased 921 N Main, we were aware of many issues with the home and were willing to take on the challenge.

Our purpose with this home is to maintain its character, however sometimes with the age of each home this can become a challenging and an expensive task. Also unaware of certain restrictions with the historical commission, we did purchase a front door that resembles the original one. We could not find the exact door in today's market, however we asked our carpenter to reproduce the four vertical muntins to keep with the style of the original door. The price difference of a custom made front door compared to a manufactured one is close to 6 times higher, and the outcome of a custom door would still leave us with a leveling issue as it would not be framed properly based on professional advice. The new engineered door was a special order to match the same length and width of our front opening, which was in order since March 2022.

In addition to the door project, we have worked on major updates at 921 to bring it back to perfect standing conditions including a major foundation repair in the house frontage which was crumbling. With this face lift, our original front door suffered even more changes as it has been molded to the dip of the foundation issue over the years, now we are having a hard time opening and closing and have major cracks. Constant cold air keeps flowing into the house and numerous bugs crawl inside due to the large cracks. The locks also do not line up correctly due to the foundation repair, so we must bang the door shut in order to lock it properly. With children, this is a challenge and once the door stayed wide open upon departure, as we thought it had been shut.

Our last improvement still needed for the foundation entails lifting the front porch area as previous owners filled it with sand which created erosion to the front porch. We must fill it properly so it will not cave in and it will also affect again the level of the original door. Upstate Structural Repair recommends not to do this improvement until after we replace and level the front door entryway.

Brandon & Leila White
921 N Main Street
Hendersonville, NC 28792

Item A.

In conclusion, our intention is to replace the original door with a modern build strong aluminum door that can withstand the elements, same trim or mimic the exact design trim from the original in place. Finish the foundation work for the front porch and fill in cracked gaps in the concrete, which was caused by the foundation repair completed. Add some beautiful landscaping to the front to add curb appeal. And finally be able to install a safe and secure lock that works properly, as safety is our number one priority.

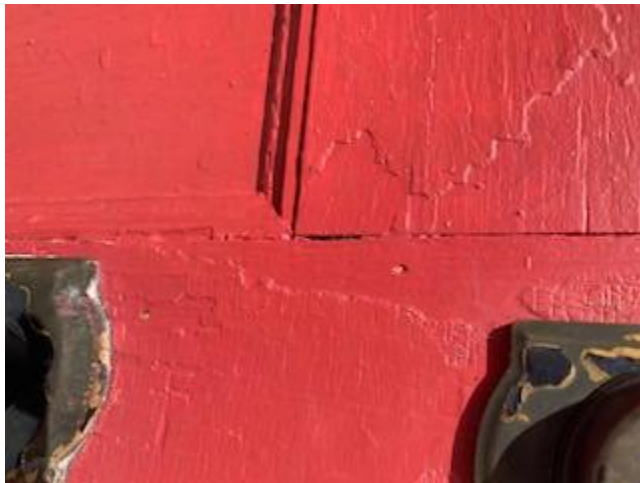
We hope you take this into consideration and please feel free to call if you would like to chat. Leila 954-257-9205. We have also attached photos of this for the condition of our original door, estimates for a custom built door, email communications from different companies we have contacted for service, as well as a photo of the current purchased door to be installed.

Best,

The White Family
Leila White

Brandon & Leila White
921 N Main Street
Hendersonville, NC 28792

Item A.



Brandon & Leila White
921 N Main Street
Hendersonville, NC 28792

Item A.



Brandon & Leila White
921 N Main Street
Hendersonville, NC 28792

Item A.



Brandon & Leila White
921 N Main Street
Hendersonville, NC 28792

Item A.



SHAKER

XC
XJ
XN
XR
XE

S4810__ **S84810**__

2/8	6/8	8/0
2/10	6/8	8/0
3/0	6/8	8/0

Referrals

Sprout Morgan <sprout@architecturalwoodcraft.com>

Wed, Sep 14, 2022 at 3:20 PM

To: LEILAWHITE@gmail.com

We really appreciate your interest in our work and inquiry into potentially contracting with us to restore your historic front door.

Unfortunately, our schedule of contracted projects extends out into next year, and we're not able to perform the work for you.

If there is anything else we may help you with, please give us a call back (828) 258-9977 or email me here at Sprout@ArchitecturalWoodcraft.com.

Thank you again, Leila.

Sincerely,

Sprout

Heather "Sprout" Morgan
Office Manager
Architectural Woodcraft Inc

[Quoted text hidden]

--

[Quoted text hidden]

Custom front door quote

Ryan Quinter <rquinter@usamknox.com>
To: Leila White <leilawhite@gmail.com>

Thu, Sep 29, 2022 at 10:30 AM

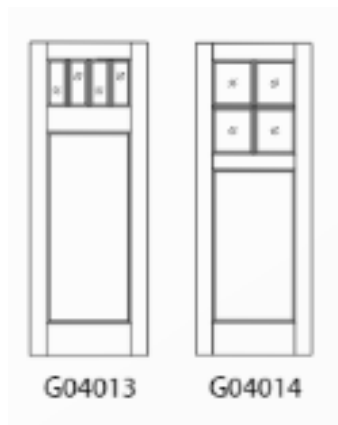
Hi Leila-

Please see the attached quote for the custom front door that will match your existing door. The style you currently have it not a stock option we currently carry, but we can easily make it. It is a combination of the two door styles below.

The window would be the height of G04014, with the 4 vertical dividers like G04013. The door would be made from exterior grade mahogany.

Unfortunately, due to the overhang and direct exposure, this wood door would not be warranted. Only option we found to cover warranty would be a fiberglass door, which holds up better in direct sunlight, and weather and will not expand/contract like wood will. The lead time on the new door is about 12-16 weeks.

If you have any questions or need anything else, please let me know. Thanks for the opportunity.



Ryan

Ryan Quinter

US Architectural Millwork - Knoxville

Cell:828-280-0464



[5315 Parker Road](#)

[Knoxville, TN 37924](#)

Phone: (865) 524-2161

www.usamknox.com



Est_20224373_from_U.S._Architectural_Millwork_Knoxville_46644.pdf
224K



U.S. Architectural Millwork- Knoxville

5315 Parker Rd.
Knoxville, TN 37924
Phone 865-524-2161
Fax 865-523-2520
info@usamknox.com
www.usamknox.com

P.O. No.

ESTIMATE

Item A.

Date	Estimate #
9/29/22	2022-4373
Ticket	Rep
	RAQ

Submitted To:

Leila White
921 N Main St
Hendersonvill, NC 28792
954.257.9205

Ship To:

921 N Main St
Hendersonvill, NC 28792
Lockbox Code: 1248

ISR

Project

Attention

LBL

Qty	Description	Price	U/M	Total
1	G04013 Clear Low E Glass. MAHOGANY print grade 3/0 x 7/0 x 1-3/4" RH/IS/WS 4-9/16" Double Rabbet Jamb PRIMED Door custom made to match current door No Warranty due to minimum exterior roof. Lead time is 12-16 weeks due to custom machining needed	6,500.00	EA	6,500.00T

We appreciate the opportunity to serve you!

Subtotal \$6,500.00

Estimates are valid for 30 days except WOA & MAP costs may change due to current volatility and are subject to availability. All doors & special order items require a deposit and cannot be cancelled or returned after approval.

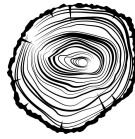
Sales Tax (6.75%) \$438.75

Footages invoiced are actual footages shipped & may vary +/- 10% due to random length materials.

Total \$6,938.75

Cash, check, ACH/EBT payment forms are encouraged- credit card payments incur 3% surcharge fee.

Signature



An Crann Furniture
Handcrafted furniture & Custom Woodworking

Front Entry Door

October 2022

OVERVIEW

To restore or replace the front entry door at 321n Main street Hendersonville. After assessing the door I would recommend replacing the door rather than restoring the door. The original door has warped and shrunk and no longer closes properly to form a weather tight seal which is needed for an exterior door. Restoring this door would be intensive and time consuming and it may not fix the warpage that's in the door. A new replica of the original door is recommended.

SPECIFICATIONS

1. Materials - TBD, A hardwood like oak or ash.
2. Joinery - Will mimic the original door most likely pegged mortice and tenon joints
3. Hardware - TBD
4. Finish - Paint

INSTALLATION

Does not include site work or installation

NOTES

Timeline - Typically 4-6 weeks from the date of deposit.

Detailed sketches of the joinery available on request.

Please get in contact if you have any questions. Thank you.

An Crann Furniture LLC

104 Eastside Dr Unit 502
Black Mountain, NC 28711 US
828-318-4134
kevin@ancrannfurniture.com
ancrannfurniture.com



Item A.

Estimate

ADDRESS	SHIP TO	ESTIMATE	1150
Leila White	Leila White	DATE	10/10/2022
Hendersonville, NC	Hendersonville, NC		

DATE	ACTIVITY	AMOUNT
	Historical recreation of front entry door, 1 @ \$7,500.00	7,500.00

Please call if you have any questions.

TOTAL **\$7,500.00**

Accepted By

Accepted Date



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** November 16, 2022

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

TITLE OF ITEM: 1109 N Main St. – Addition of Metal Roof & Painting the Exterior Brick (H22-083-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 # H22-083-COA and located within the Hyman Heights 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 (Residential) for the following reasons:

1. The addition of the metal roof matches the original in scale and color of the building. Consider compatible substitute materials only if using the original material is not technically feasible. [Sec. 3.5.5]

[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 # H22-083-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, **is incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

1. The addition of the metal roof **does not** contribute to the overall historic character of the building including roofing materials. [Sec. 3.5.1]
2. The addition of the metal roof **does not** match the original in scale, detail, pattern, design, and material. [Sec. 3.5.5]
3. The proposed request to paint the exterior brick is **not appropriate** as brick should be left in their historically unfinished condition. [Sec. 3.4.4]

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of an after-the-fact Certificate of Appropriateness (COA) application from Melissa Wilkinson (Applicant/Property Owner) for the addition of a metal roof and painting the exterior brick of the subject property located at 1109 N Main St.

The subject property is a contributing building that was constructed ca. 1949 and known as the Robert McMinn House.

On August 22, 2022, Staff notified the Applicant by letter that a roof replacement in the Hyman Heights Historic District requires a Certificate of Appropriateness (COA) application from the Historic Preservation Commission pursuant to Chapter 28 of the City Code of Ordinances as it is a change to the exterior of the house/property.

On August 29, 2022, the Applicant submitted an after-the-fact COA application for the addition of the metal roof and painting the exterior brick. The Applicant also included additional proposed work that is considered normal maintenance and repair, or a minor work project that would either not require a COA or can be approved by staff. (*see* Exhibit A) The proposed major works projects that are being considered by the HPC is the addition of the metal roof and painting the exterior brick. The Applicant made the following statement related to their request:

“I respectfully ask for approval on my roof, and advisement on the color of paint for the exterior body of the house and trim.”

On November 4, 2022, staff conducted a survey of the Hyman Heights Historic District and identified one house with a metal roof similar. Staff verified that there was no COA application submitted for the replacement of the roof and the property owner was sent a notice of violation. Additionally, Staff identified homes with painted brick veneer specifically along Patton Avenue, Highland Avenue, Hyman Avenue, and N Main Street and verified that the painted brick veneer existed at prior to and/or at the time the district was surveyed.

This COA Application is considered a Major Work according to the standards of the Residential Historic District Design Standards.

PROJECT/PETITIONER NUMBER:	H22-083-COA
PETITIONER NAME:	Melissa Wilkinson (Owner/Applicant)
EXHIBITS:	<ul style="list-style-type: none"> A. Staff Report B. COA Application C. Henderson County Property Records

1109 N Main St. – Addition of Metal Roof and Painting the Exterior Brick (H22-083-COA)

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

Staff Report Contents

PROJECT SUMMARY.....	2
SITE VICINITY MAP	2
CITY OF HENDERSONVILLE – HYMAN HEIGHTS HISTORIC OVERLAY MAP.....	3
HISTORY OF SUBJECT PROPERTY	4
DESIGN GUIDELINES CRITERIA	7
- Exhibit A – Application.....	8
- Exhibit B – Henderson County Property Records.....	8



PROJECT SUMMARY

Applicant: Melissa Wilkinson

Property Owner: Melissa Wilkinson
(Exhibit B)

Property Address: 1109 N Main St.

Project Acreage: 0.27 Acres

Parcel Identification Number(s):
9569-71-5665

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Major Work (Addition of Metal Roof and Painting the Exterior Brick)



SITE VICINITY MAP

Project Summary:

The City is in receipt of an after-the-fact Certificate of Appropriateness (COA) application from Melissa Wilkinson (Applicant/Property Owner) for the addition of a metal roof and painting the exterior brick of the subject property located at 1109 N Main St.

The subject property is a contributing building that was constructed ca. 1949 and known as the Robert McMinn House.

On August 22, 2022, Staff notified the Applicant by letter that a roof replacement in the Hyman Heights Historic District requires a Certificate of Appropriateness (COA) application from the Historic Preservation Commission pursuant to Chapter 28 of the City Code of Ordinances as it is a change to the exterior of the house/property.

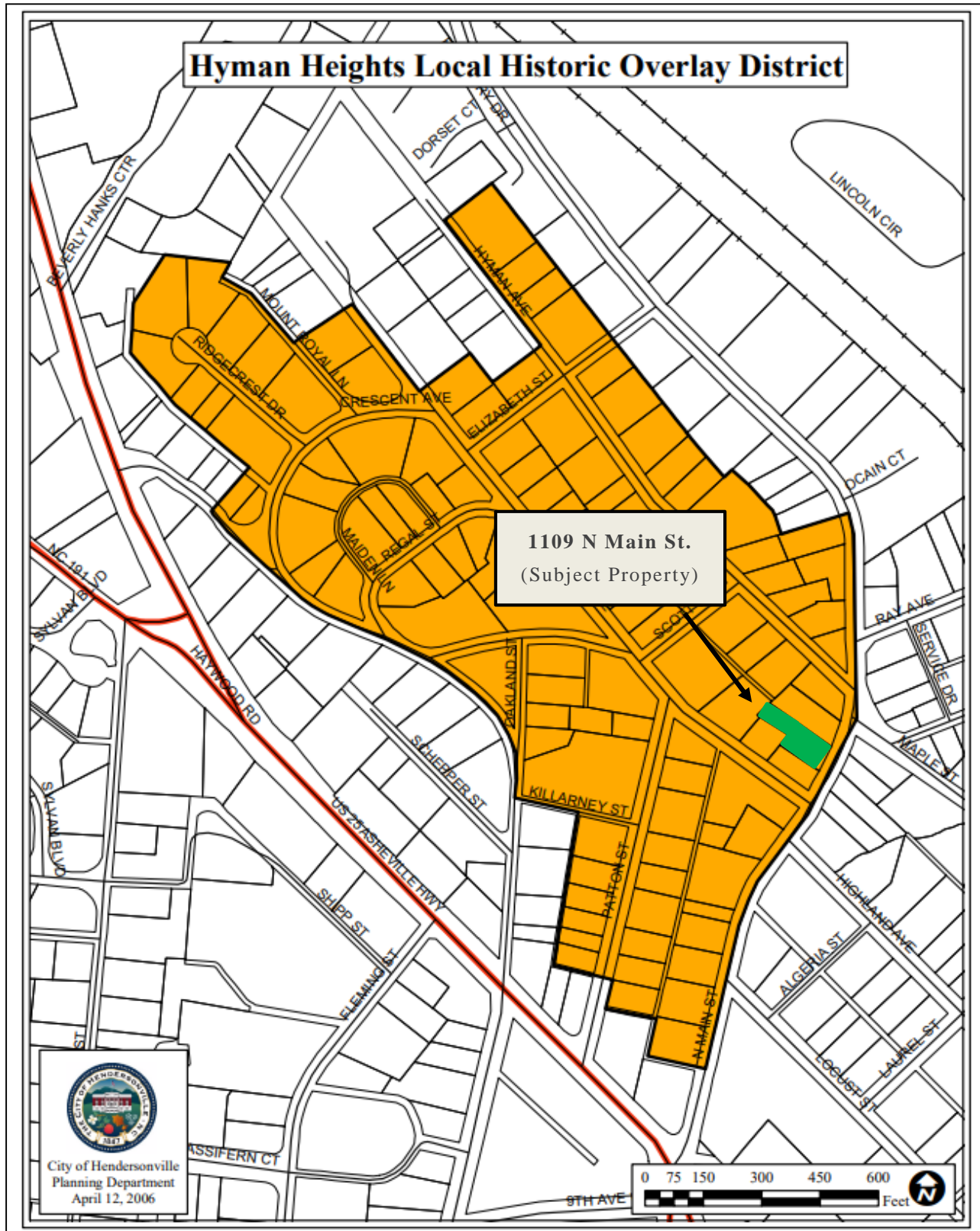
On August 29, 2022, the Applicant submitted an after-the-fact COA application for the addition of the modern metal roof and painting the exterior brick. The Applicant also included additional proposed work that is either considered normal maintenance and repair, or a Minor Works project that can either be approved by staff or not require a COA application. (*see* Exhibit A) The proposed Major Works projects that are being considered by the HPC is the addition of the metal roof and painting the exterior brick. The Applicant made the following statement related to their request:

“I respectfully ask for approval on my roof, and advisement on the color of paint for the exterior body of the house and trim.”

On November 4, 2022, Staff conducted a survey of the Hyman Heights Historic District and identified one house with a modern metal roof. Staff verified that there was no COA application submitted for the replacement of the roof and the property owner was sent a notice of violation. Additionally, Staff identified homes with painted brick veneer specifically along Patton Avenue, Highland Avenue, Hyman Avenue, and N Main Street and verified that the painted brick veneer existed prior to and/or at the time the district was surveyed.

This COA Application is considered a Major Work according to the standards of the Residential Historic District Design Standards. It should also be noted that the Applicant changed the color of the gutters from white to black without a COA. The existing trim is white. Installation of gutters and downspouts is permitted as Normal Maintenance if the color matches the house trim. The work as completed would be considered a Major Work requiring a COA.

PROJECT SUMMARY CONTINUED



CITY OF HENDERSONVILLE – HYMAN HEIGHTS HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY



(Image taken from Google Street View – September 2021)



(Image taken from Google Street View – October 2022)

According to the Hendersonville Historic Preservation Commission's inventory list, the subject property is a "Post-World War II vernacular cottage/early Ranch style one-story house set up on a hill above street. Side cable roof with projecting front gable bay at entry. Windows are three-vertical-over-one, and front door is multi-light over panel. Carport added at rear. Porch at rear shed roof. Granite steps and retaining wall at front. Robert McMinn appears to be the first owner of this house. Good condition. "

SITE CONDITIONS - SITE IMAGES



SITE CONDITIONS - SITE IMAGES CONT'D



DESIGN STANDARDS CRITERIA

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

Section 3.2 Masonry:

Sec. 3.2.2 - Protect and maintain historic masonry materials, such as brick, terracotta, limestone, granite, stucco, slate, concrete, cement block, and clay tile, and their distinctive construction features, including bonding patterns, corbels, water tables, and unpainted surfaces.

Section 3.3 Architectural Metals:

Sec. 3.3.10 - It is not appropriate to introduce architectural metal features or details to a historic building in an attempt to create a false historical appearance.

Section 3.4 Paint and Paint Color:

Sec. 3.4.3 - When repainting, paint colors appropriate to the historic building and district are recommended. Enhance the architectural style and features of a building through appropriate selection and placement of paint color.

Sec. 3.4.4 - Brick, stone, copper, bronze, concrete, or cement block surfaces should be left in their historically unfinished condition.

Section 3.5 Roofs:

Sec. 3.5.1 - Retain and preserve roofs and roof forms that contribute to the overall historic character of a building, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices.

Sec. 3.5.5 - If full replacement of a deteriorated historic roofing material or feature is necessary, replace it in kind, matching the original in scale, detail, pattern, design, material, and color. Consider compatible substitute materials only if using the original material is not technically feasible.

COA PROCESS

Normal Maintenance

Normal maintenance or repair does not require a COA where no change is made to the appearance of a building or grounds. The property owner may make changes which fall into the following categories without application to the Historic Preservation Commission:

- Installation of gutters and downspouts as long as the color matches the house trim color;

EXHIBITS

- Exhibit A – Application
- Exhibit B – Henderson County Property Records

Read ▾

Status: Submitted

Item B.

Entry #: 51

○ Unread

Date Submitted: 8/29/2022 2:39 PM

Date:

8/29/2022

Local District/Landmark:

Hyman Heights

Address of Property:

1109 N.Main St.

Property Owner Name:

Melissa Wilkinson

Address**Day Phone:**

(828) 551-7376

Contact Name: (if other than owner)**Address****Phone****Email**

1959bluestar@gmail.com

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

I have lived at 1109 N. Main St. for 13 years. I have made many upgrades to my home and surrounding landscaping. I didn't know that this was any different. The previous roof was at end of life with an inadequate gutter system. The aging trim in need of repair and or replacement. Estimate obtained and d/t supply chain issues; cost of metal roof and materials needed as affordable, with better color choice.

I didn't know until I received a letter about a COA on 8/27/22. I called and left a message with Ms. Hunt that day, and then today Monday, 8/29/22, went to her office.

I am asking for approval for my now existing new roof and direction on upgrading the exterior appearance of the house with paint and bringing the original door back to a wood stain. I have also purchased upgraded lighting with security features and new mailbox. I would also like to replace my house numbers in a more visible location. All of this planning was to improve the exterior quality of the materials, and improve the aging, worn and ineffective gutters and to distinguish from the neighbors for security and person reasons. My house was not able to be discerned easily from the one next-door. Both the current people that reside next door and previous neighbor, turn into my driveway in error, blocking me from leaving, and damaged my retaining wall and porch.

I'm a single mother, grandmother and I've worked here locally at AdventHealth for 23 years. Earlier this year, I was able to refinance my home and use the equity to make improvements in the roof, gutters and exterior paint. I want to come home to a house that is pleasing to my eyes. I want my house to be different enough for emergency medical people, deliveries and friends to come to the right place. No, I don't want it to be so different that it doesn't look appropriate, but I sure don't want it to look like the same rundown unkept houses that you see throughout the neighborhood.

I respectfully ask for approval on my roof, and advisement on the color of paint for the exterior for the body of the house and trim. I will include before and after of my roof and pictures of proposed colors and coordinating materials.

Sincerely, Melissa Wilkinson.

Upload attachments here:

Attachments:

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

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

Owner's Signature:

Email

1959bluestar@gmail.com



Official Use:

Date Received:

Received By:

B1402 P401

FILED IN HENDERSON COUNTY REGISTER OF DEEDS
OFFICE. NEDRA W. MOLES, REGISTER

DATE: 7-30-09 TIME: 5:24 PM

EXCISE TAX STAMP: \$ 324.

BOOK: 1402 PAGE: 401

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 324.00

Parcel Identifier No. 0103425 Verified by _____ County on the _____ day of _____, 20____

By: Y

Mail/Box to: Richard J. Maita, PA, Law Offices of Richard J. Maita, P.A., 2 Walden Ridge Drive, Suite 15, Asheville, NC

This instrument was prepared by: Law Offices of Richard J. Maita, P.A., 2 Walden Ridge Drive, Suite 15, Asheville, NC

Brief description for the Index: _____

THIS DEED made this 28th day of July, 20 09, by and between

GRANTOR	GRANTEE
Marmi Properties, LLC, a NC limited liability company	Melissa R. Wilkinson 1109 N. Main St. Hendersonville, NC 28792 Mailing address: P.O. Box 185 Naples, NC 28760

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:
See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book 3 page 97.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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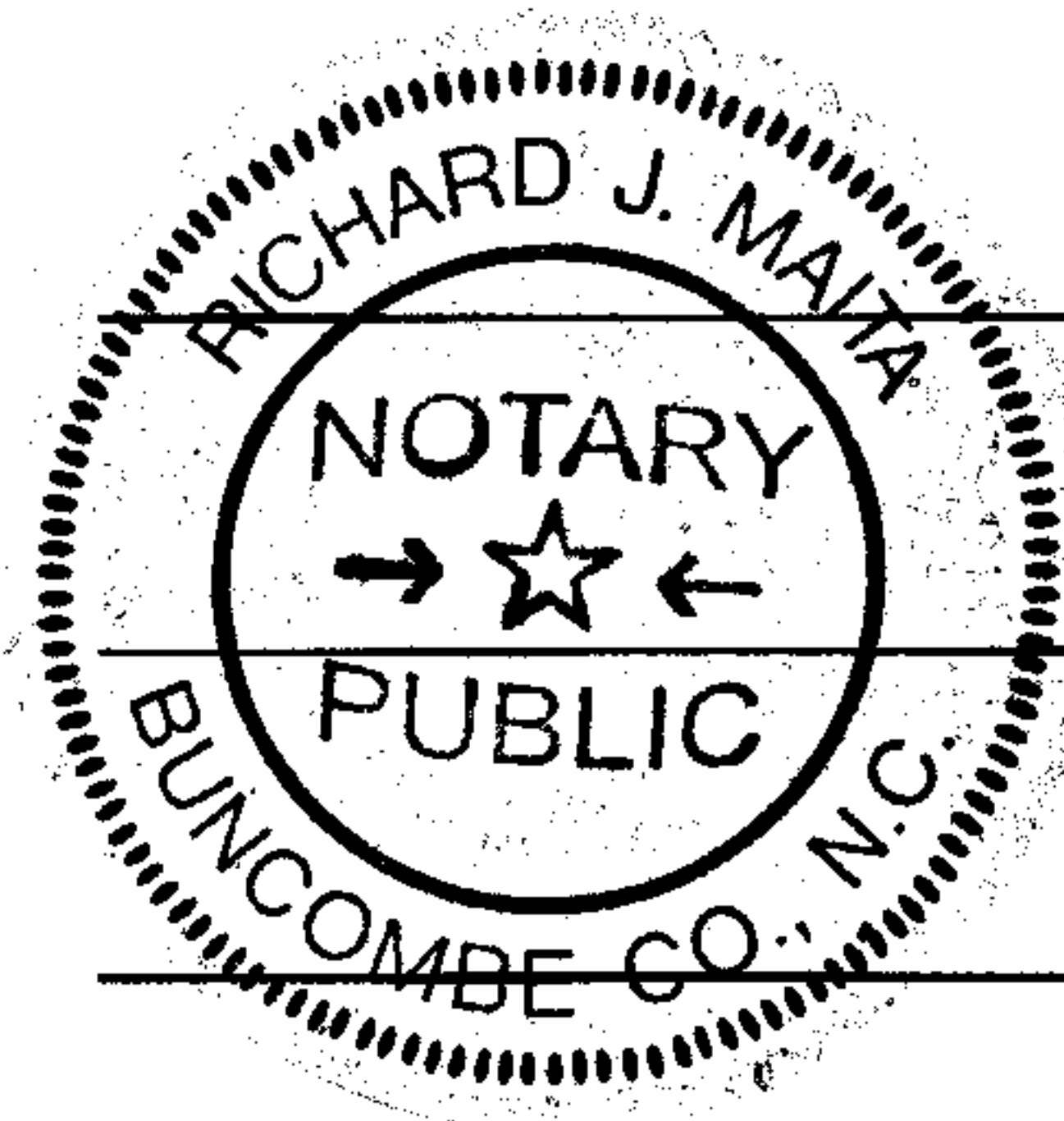
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

(SEAL)

(SEAL)

(SEAL)

(SEAL)



Notary Public

Notary Public

Notary Public

Printed by Agreement with the NC Bar Association—1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

Lying and Being in the City of Hendersonville, Hendersonville Township, Henderson County, North Carolina, and being more particular described as follows:

BEGINNING at an iron pin in the northernmost corner of Lot 2 of Hyman Heights Subdivision as shown on Plat Book 3, at Page 97 and re-indexed in Plat Cabinet B, at Slide 254; thence from said Beginning point and with the southern line of Lot 3 conveyed to Walter F. Drake in Deed Book 287, at Page 165, South 55 deg. 00 min. 00 sec. East 196.87 feet to a steel pin in the western margin of the concrete sidewalk, which sidewalk runs along the western edge of North Main Street; thence with the western edge of said North Main Street sidewalk, with the arc of a curve to the right with a radius of 450.72 feet and an arc length of 70.98 feet (having a chord bearing and chord distance of South 24 deg. 44 min. 12 sec. West 70.91 feet) to a point at the southernmost corner of Lot 1 of Hyman Heights Subdivision; thence leaving the western edge of said sidewalk and running with the northern edge of that property conveyed to Kenneth C. Brewer in Deed Book 647, at Page 621, the following two courses and distances: North 56 deg. 56 min. 15 sec. West 4.20 feet to a steel pin and North 56 deg. 56 min. 15 sec. West 128.11 feet to a point; thence North 34 deg. 01 min. 36 sec. East 30.00 feet to an iron pin at the easternmost corner of that property conveyed to Myra M. Davis in Deed Book 779, at Page 857; thence with the northern edge of said Davis property, North 54 deg. 24 min. 02 sec. West 84.16 feet to a point in the eastern margin of an unopened ten foot wide alley; thence with the eastern edge of said ten foot wide alley North 44 deg. 40 min. 30 sec. East 44.00 feet to the point and place of Beginning, and containing 0.292 acre, more or less, according to that survey by William Patterson, R.L.S., entitled "Survey for Jennie McMinn Drake," dated June 1993 and being Job No. 93-06-46-A.

BEING Lot 2 and a portion of Lot 1 of Hyman Heights Subdivision as shown on Plat Book 3, at Page 97 and re-indexed in Plat Cabinet B, Slide 254, Henderson County Registry.

Being all of that property described in Deed Book 1378, at Page 558, Henderson County Registry.





CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** November 16, 2022

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

TITLE OF ITEM: 412 N Main St. – Addition of Natural Wood Facade (H22-094-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 # H22-094-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:

1. The proposed facade 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 # H22-094-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 facade 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 Shelle Rogers (Applicant) and Betty R. Johnson (Property Owner) for the addition of a vinyl wrapped metal facade on the subject property located at 412 N. Main St.

The subject property is a non-contributing building that was constructed ca. 1920. The subject property originally had a brick façade that has been stuccoed and modernized.

The Applicant is making the following statement related to their request: “Over the winter we will take current sign down and put wood like d9 has up and then we will put the sign made of 3mm poly metal attached to wood backing 90 " by 39" within the guidelines given.” (Exhibit A)

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

PROJECT/PETITIONER NUMBER:	H22-094-COA
PETITIONER NAME:	Shelle Rogers (Applicant)
EXHIBITS:	<ul style="list-style-type: none"> A. Staff Report B. COA Application C. Henderson County Property Records

412 N Main St. – Addition of Natural Wood Façade (H22-094-COA)

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

Staff Report Contents

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PROJECT SUMMARY

Applicant: Shelle Rogers

Property Owner: Betty R. Johnson
(Exhibit B)

Property Address: 412 N. Main St.

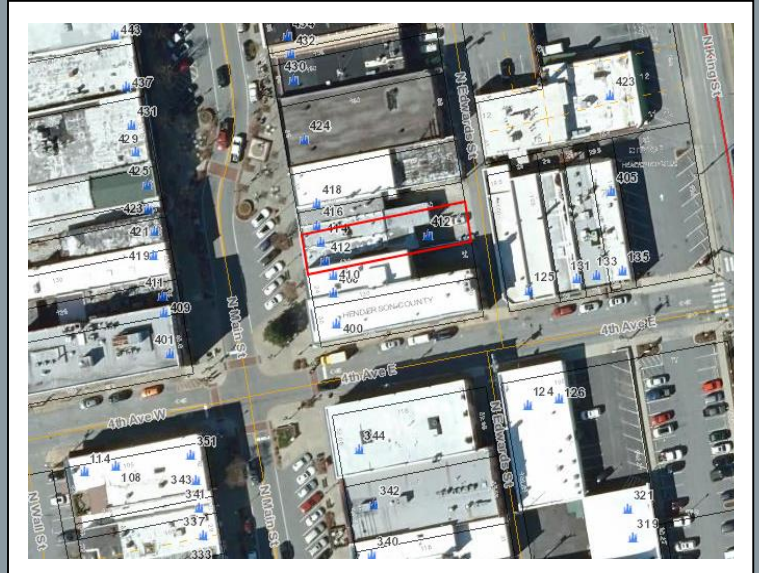
Project Acreage: 0.09 Acres

Parcel Identification Number(s):
9568-88-0236

Current Parcel Zoning: C-1 Central
Business

Historic District: Main Street Historic
District

Project Type: Major Work (Addition of
natural wood facade)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Shelle (Applicant/Tenant) and Betty R. Johnson (Property Owner) for the addition of a natural wood facade on the subject property located at 412 N. Main St.

The subject property is a non-contributing building that was constructed ca. 1920. The subject property originally had a brick façade that has been stuccoed and modernized.

An after-the-fact COA application (H22-024-COA) for the addition of a vinyl wrapped metal façade was first heard during the April 20, 2022, regular meeting. The Commission subsequently denied approval of that application. The Commission instructed the applicant/tenant to work with staff on the issue of removing the incompatible façade due to the safety concerns around the condition of the stucco, and for the applicant/tenant to work with the property owner to address property maintenance issues. (Exhibit C)

The Applicant has re-submitted a COA application for approval and is making the following statement related to their request:

“Over the winter we will take current sign down and put wood like D9 has up and then we will put the sign made of 3mm poly metal attached to wood backing 90 " by 39" within the guidelines given.” (Exhibit A)

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

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:

412-414 N. Main ca. 1920

“Originally a brick facade, The Pickwick, lunches & billiards, was here from 1939 until 1955. Rosenberg's Men's Wear and Wades' Shoes shared the building in the late 1950s. Mac's Men's Wear operated here from 1960 until 2007. The owner, Max Provda, was a downtown retailer for 60 years.”



Image from 1987.

SITE CONDITIONS - SITE IMAGES



SITE IMAGES CONTINUED



EXAMPLES OF NATURAL WOOD FACADES ON MAIN ST.



DESIGN STANDARDS 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 3.1 Storefront Guidelines

Sec. 3.1.3 - 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.

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 3.2 Upper Façade Guidelines

Sec. 3.2.2 - The covering of upper façades is not appropriate. Whenever possible, remove metal or other non-historic covering from upper façades.

Sec. 3.2.7 - 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.

Section 3.4.1 Architectural Details and Ornamentation Guidelines

Sec. 3.4.1.2 - 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.

Sec. 3.4.1.3 - If the entire architectural detail is missing, design the replacement feature based on historic documentation. If there is no documentation, but evidence that the element was originally on the building, any new design should be compatible with the historic character of the building and district.

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

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

Entry #: 54 - 9/29/2022

Status: Submitted

Submitted: 9/29/2022 9:56 AM

Date:

9/29/2022

Local District/Landmark:

Address of Property:

412 North Main Street

Property Owner Name:

shelle

rogers

Address

412 North Main Street

Hendersonville

North Carolina

28792

Day Phone:

(828) 243-8778

Contact Name: (if other than owner)

Shelle Rogers

Address

412 North Main Street

Hendersonville

North Carolina

28792

Phone

(828) 243-8778

Email

shellerogers@gmail.com

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

Over the winter we will take current sign down and put wood like d9 has up and then we will put the sign made of 3mm poly metal attached to wood backing 90 " by 39" within the guidelines given.

Upload attachments here:

Upload

or drag files here.

Attachments:

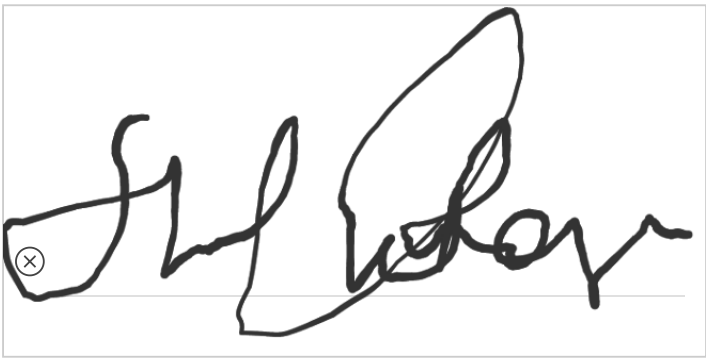
- ☐ Photographs
- ☐ Sketch
- ☐ Site Plan (showing existing features and propsed)
- ☐ Commercial samples
- ☐ Commercial brochures

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.

sent

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: *



draw

type

Email

shelle@kingdomharvest.com

Official Use:

Date Received:

Received By:

Prepared By: Francis M. Coiner, Attorney

State of North Carolina
County of Henderson

This Indenture, Made this 11th day of February, 1985, by and between

E. LELAND JOHNSON

hereinafter called Grantors, and

E. LELAND JOHNSON and wife, BETTY R. JOHNSON

hereinafter called Grantees, (said designations shall

include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

Witnesseth: That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns (subject, however, to any conditions, restrictions, limitations, reservations or exceptions appearing after the description below), the following particularly described real estate, located in **Hendersonville & Blue Ridge** Township, Henderson County, North Carolina, to-wit:

TRACT ONE: Being the identical property described in deed from Lois Randolph and husband, George Randolph, to I. E. Johnson and wife, Dean Cole Johnson, dated February 7, 1942, and recorded in Deed Book 235, at page 523, Henderson County Registry.

TRACT TWO: Being the identical property described in deed from Worth K. Lyerly and wife, Charlie Potts Lyerly, to I. E. Johnson and wife, Mary Cole Johnson, dated April 29, 1958, and recorded in Deed Book 367, at page 195, Henderson County Registry.

TRACT THREE: Being the identical property described in deed from Fred G. Miller and wife, Irene Miller, to Ira E. Johnson and wife, Mary Cole Johnson, dated May 4, 1972, and recorded in Deed Book 495, at page 252, Henderson County Registry.

TRACT FOUR: Being the identical property described in deed from W. H. Britt and wife, Priscilla Britt, to I. E. Johnson and wife, Mary Cole Johnson, dated December 27, 1943, and recorded in Deed Book 249, at page 305, Henderson County Registry.

TRACT FIVE: Being the identical property described in deed from John M. McCullough and wife, Nora McCullough, to Mary Cole Johnson and husband, I. E. Johnson, dated March 9, 1955, and recorded in Deed Book 339, at page 539, Henderson County Registry.

TRACT SIX: Being the identical property described in deed from W. R. Sherman and wife, Annie Laura Sherman, to I. E. Johnson and wife, Mary Cole Johnson, dated September 21, 1946, and recorded in Deed Book 268, at page 183, Henderson County Registry.

To Have and to Hold the above described land and premises, with all appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

_____[SEAL] E. Leland Johnson _____[SEAL]
 _____[SEAL] E. Leland Johnson _____[SEAL]

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, Nadine Brown a Notary Public of said County and State, do hereby certify that

E. LELAND JOHNSON
 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 12th day of November, 1985
 My commission expires 7/8/90
Nadine Brown Notary Public

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

The foregoing certificate X of Nadine Brown

Notary Public (~~NOTARY PUBLIC~~) is/are certified to be correct. This instrument presented for registration and recorded in this office this 12 day of Nov, 1985 at 4:30 P.M. in Book 668 Page 300

Ruby H. Mays
 Register of Deeds

By: Wesley Simpson
 (Assistant) (Deputy)

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:** Chair stated anyone wishing to speak would have three minutes and no comments can be made on the public hearings for tonight.
- V **Old Business**
- V(A) **Approval of the Findings of Fact - H22-01-COA.** On motion of Commissioner Welter seconded by Commissioner Hammond-Green the Findings of Fact for H22-01-COA were approved.
- V(B) **1420 Ridgcrest Update – Demolition by Neglect (H21-31-DEM).**
- V(C) **Minor works update** – Ms. Hunt gave an update of the staff approved COA's that have been issued.
- VI **Other Business**
- VI(A) **Appointments for the Community Affairs Committee and Designation Committee.**
- VII **New Business**
- VII(B) **Certificate of Appropriateness – William Ford – 412 N. Main Street (File No. H22-024-COA).**

Chair opened the public hearing.

Ms. Hunt stated the city id receipt of an application for a Certificate of Appropriateness from William Ford (applicant and Betty R. Johnson (property owner) for the addition of a vinyl wrapped metal façade on the property located at 412 N. Main Street. The applicant stated in the application they are using

metal to create the vision of wood with a storefront sign. The PIN is 9568-88-0236 and the current zoning is C-1, Central Business and is located in the Main Street Historic District. This is a major work proposal.

The vicinity map was shown. The aerial view of the property was shown outlined in red.

Ms. Hunt stated this is a non-contributing building that was constructed in circa 1920. The building originally had a brick façade that was later stuccoed and modernized. The building has a historical marker that was placed on the building in 2009 and states the use as a Men's' Wear Store and Shoe Store. The photo from 1987 was shown and included in the staff report.

The existing condition of the subject property was shown. Ms. Hunt stated the sign is placed on top of the vinyl wrapped metal façade. It is not all one piece. The sign is separate. Ms. Hunt pointed out the cracks on the façade that the metal is covering. Examples of the use of natural wood for facades on Main Street were shown.

The Design Standards that applied were shown and included in the staff report.

Staff can answer any questions and the applicant is present as well.

Commissioner Hammond-Green asked if the applicant presented a picture of the proposed sign. Ms. Hunt stated currently staff is not in receipt of a sign permit from the applicant. Chair stated it is there already and are now seeking approval for what is already there. It was done after the fact. Ms. Hunt stated correct.

Commissioner Battista stated they do not know what is under the façade. Chair stated stucco but they do not know the condition. Ms. Hunt stated staff is unaware of the condition. She reached out to property manager to see if they had any pictures or photos to see what was there prior to the metal façade being placed on the storefront. They were unable to find or have any photos.

There were no further questions for staff.

William Ford, 412 N. Main Street stated he has photos showing the cracks and they actually go through the whole thing and the metal is actually preserving the structure that is up there. The stucco that was up there was falling and was hazardous to people that were walking underneath it. They thought the metal and steel would hold it and keep it secure. It is actually anchored in to keep it from falling and to preserve it. Chair asked how thick it was. Mr. Ford stated it is a pretty decent piece of steel.

Commissioner Battista asked how it was anchored. Mr. Ford stated it is anchored through the brick. He thought the guy was getting the permit but did not. Chair stated it is anchored through the stucco and through the brick. Mr. Ford stated yes, it goes through the stucco and the brick. Chair asked how many anchor points there are. Mr. Ford stated he could come back at a later date and give her the amount. Chair asked if he knew the condition of the brick underneath. Mr. Ford stated no, the stucco covers it, but the stucco was falling in big giant chips when they were moving in. He put the metal wrap up there to keep it from harming people. The canopy that was there was falling out because of the stucco.

Commissioner Welter stated the stucco was not original and there is brick behind it. He asked if there was any consideration to remove the stucco and go back to the brick. Mr. Ford stated he was not the building owner and did not know what kind of construction cost that would entail. It would also have to

be done for the adjoining building as the stucco goes across on it too.

Chair stated in their guidelines the first one states “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”. Starting from that standpoint because they are bound by the guidelines, they are already at the point that new materials that have been put on are not compatible so technically they would be asking him to take those off when the renovation started. As the applicant, he carries the burden to prove that it is compatible with their guidelines. The guidelines say the metal cladding is not permissible, but it also lists materials that would be historically compatible, even if you were putting it up now, new and so this type of metal façade, the materials that are up there are problematic with the guidelines. Mr. Ford stated he thought steel was allowed as one of the signs on Main Street. Chair stated steel is a material that can be used but with the wrapping and the siding it gives a false impression of what the façade is, so it is the wrapping that doesn’t necessarily comply. She was asking him to give the Commission some testimony as to why he thinks it is compatible and does comply. Mr. Ford stated with it being steel that is what he found was permitted and does comply with it and he went with a piece of solid steel and the price of wood right now is massive. He felt like putting wood up there would cause even more vulnerability having to put more holes up there. Chair asked if there was any consideration to steel that didn’t look like another material. Mr. Ford stated no and talked about rust marks and a building in Leicester that had steel on it and in a year red rust running down the façade. Chair asked if he looked at repairing what was there instead of covering it up. Mr. Ford stated no, there was a lot of renovation for the interior, and they put the most cost on the inside to make it safe for people walking through it.

Commissioner Welter asked if he was aware there were guidelines before he started. Mr. Ford stated he wasn’t aware there were complete guidelines and when talking with the sign manufacturer, he said these were options that he had done before, and he put his faith in him and thought he knew what he was doing since he has been in business for 20 something years and came recommended from other people. He took into consideration his professional opinion.

Chair stated one of the guidelines states design the replacement feature on historic documentation. She asked if he knew if there were any type of facades on Main Street with this type of façade that would be similar. Mr. Ford stated he believes there are buildings with metal on them and also ones that have the wood but to combine them together, he is not sure.

Commissioner Hammond-Green stated the other examples in their agenda are real wood and not wrap.

Chair stated Mezzaluna has a metal feature up top so there are some examples of metal but not metal wrapped facades so this one is distinguishable. Mr. Ford stated he went with the highest quality so that you cannot tell it is not wood. Chair stated their artificial guidelines state you do not use one material to emulate another one. Chair is looking for testimony that this is historically compatible. They need examples that can tie in and show that it is compatible with the district in order to approve it. Mr. Ford stated he doesn’t have that at the moment, but he was trying to emulate the other buildings around them and do it in a way that was meeting a safety factor. The more pieces you put into a building when it already has huge pieces and chips falling apart, the weaker it makes the structure. That was the number one factor with them, to find something to use for a safety factor above anything else and still give a nice, pretty image that doesn’t degrade the downtown area.

Commissioner Battista asked if it was addressed with the owner about the building and pieces falling apart. Mr. Ford stated he would have to talk with his boss, she is out of town.

Commissioner Cauley asked when mentioning Mezzaluna, did they get permission from the HPC for their metal features on their building. Chair stated she did not know. Mr. Ford stated Mezzaluna's sign is starting to rust as well. That was why he did not go with a straight metal on the building, because of the rust factor.

Commissioner Battista stated it is all one piece, the sign and the façade. Mr. Ford stated it is two separate pieces.

Chair asked if there were any further questions or if anyone else would like to speak. When no one spoke, Chair closed the public hearing.

The Commission discussed things being done after the fact and people not knowing the rules. She talked about having five or six guidelines that are violated right now. She felt like as the tenant, he is in an unfair situation. The Commission discussed holding this open for more information and have staff work with them to come up with a compromise and not actually deny it. They talked about the sign not being approved. Chair stated they could hold it open for additional information from the property owner.

Chair reopened the public hearing.

Chair talked about taking a vote or leaving the hearing open and the applicant coming back next month, he has heard the guidelines that apply, and staff can help and try to assess what is there and what complies and the property owner could get involved and tell him if they are willing to do something. This is a larger issue than just a metal facade. She stated they have DRAC that can weigh on materials and what is appropriate. She feels like the tenant is in an awkward position and they are willing to work with him. Mr. Ford stated next month everyone will be out of town on the third Wednesday in May, could they do this in June? Mr. Manley stated they have a façade and a sign that has been put up without permits and staff has not gotten the dimensions of the sign from the applicant in order to process the sign permit and staff has concerns that the sign is too large and would not be a permissible sign. Staff has not received the dimensions and cannot confirm the size and are partially waiting on that and were waiting on the decision on the façade and the HPC's decision on that to move forward on the sign itself. He is hearing there is a lot of concern on the appropriateness of the façade, sounds like there are also concerns about the condition of the building and some property maintenance issues. This could fall under historic guidelines and Demotion by Neglect but also falls under the Property Maintenance Code. They have the historic façade question tonight, the sign component and the property maintenance. There is a responsible party for each of those three aspects. He doesn't think it is ideal to put it off a month and definitely not two months. Chair stated if they deny it, he can turn around and reapply. Mr. Manley stated yes, there is no limitation to applying for a COA. If there is question about this being compatible, that is what the Commission is here to decide tonight. The rest of the aspects can be handled by the appropriate parties after this. Chair stated they would need to vote on this tonight and then he can work with staff on the other issues. Mr. Ford asked if he could leave it up or does he have to take it down. He was worried about taking it down and just having an empty building there. Chair stated they will vote tonight, and the enforcement part is a question for staff, but it doesn't have to come down tomorrow. Mr. Manley stated they can work with the applicant because there is bit of a safety concern. Chair stated safety concerns are considered. Mr. Ford talked about discussing a wood replacement with the owner, but they need to determine the extent of the damage to the façade first. Chair stated they would close the public hearing and take a vote and the applicant can work with staff to move forward.

Chair closed the public hearing.

Commissioner Welter moved the Commission to find as fact the proposed application for a Certificate of Appropriateness, as identified in file # H22-024-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representation made by the applicant on record of this hearing, is incongruous with the character of the Hendersonville Historic Preservation Commission Design Standards for the following reason: The proposed façade 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. Commissioner Hammond-Green seconded the motion which passed unanimously.

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

Chair