



CITY OF HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Wednesday, June 21, 2023 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PUBLIC COMMENT**
3. **APPOINTMENT OF ACTING CHAIR**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES**
 - A. Minutes of May 17, 2023
6. **NEW BUSINESS**
 - A. 160 6th Ave E -Reopening Base Floor Windows (H23-045-COA) – *Alexandra Hunt / Planner I*
 - B. 415 Crescent Ave – Replacement of Existing Front Entry Door (H23-042-COA) – *Alexandra Hunt / Planner I*
 - C. 225 N Main St. – Addition of Rooftop Deck (H23-031-COA) – *Alexandra Hunt / Planner I*
7. **OLD BUSINESS**
8. **OTHER BUSINESS**
 - A. Staff Update(s) - HPC Budget Update
 - B. Committee Update(s)
9. **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 May 17, 2023

Commissioners Present: Jim Welter (Vice-Chair), Cheryl Jones, (Chair), Chris Battista, Jim Boyd, Jane Branigan and Anthony Baltiero

Commissioners Absent: Crystal Cauley, Ralph Hammond-Green

Staff Present: Alexandra Hunt, Planner I, Daniel Heyman, Staff Attorney

- I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:02 pm.
- II **Public Comment.** Chair stated anyone wishing to speak would be allowed three minutes for public comment. Chair stated she would allow four minutes. Tom Applebee from Bat Cave, NC stated he was very upset with the parking kiosks in the City of Hendersonville. They are in the historic district, and they did not come before the historical committee, and he believes that is a violation. In order to get something approved in the historic district it must come before this Board which they did not. She hired an out of state company from Georgia which could make this a federal offense. He has to pay a 35-cent transaction to parking kiosk people. They get 35 cents per transaction and if the machines break down, we have to pay them \$180 an hour to fix them. These are all things that were never brought before the public and he thinks that is a crime. Barbara hasn't represented the town, or the business owners and he thinks that is a disgrace. He would like to see all the kiosks taken out. He felt like if the Mayor and City Council were going to do this they should have to pay as well. The talked about the cost of the parking garage and how he would like to see copies of every single contract that was associated with the parking garage. Most people did not want the parking garage. He thinks people are getting left out and he thinks they should bring back the bears where the kiosks are. He wants to bring the city back to what it used to be.
- No one else spoke during public comment.
- III **Agenda.** On motion of Commissioner Battista and seconded by Commissioner Welter the agenda was approved.
- IV **Minutes.** On motion of Commissioner Welter and seconded by Commissioner Branigan the minutes of the meeting of April 19, 2023 were approved.
- V **New Business**
- V(A) **Certificate of Appropriateness,** Lelia White, 921 N. Main Street (File No. H23-035-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. Sworn in were Alexandra Hunt, Planner I City of Hendersonville, Lew Holloway, Community Development Director, City of Hendersonville, Lelia White resident of 921 N. Main Street and Ken Fitch, 1046 Patton Street.

Chair opened the public hearing.

Alexandra Hunt, Planner stated the City is in receipt of a Certificate of Appropriateness application from Lelia White for the replacement of the front entry door at the subject property located at 921 N. Main Street. (PIN 9569-70-3922) The property is located in the Hyman Heights Historic District.

The applicant previously submitted an after-the-fact COA application for the replacement of the existing front door with a previously purchased door which was reviewed and subsequently denied by this Commission on the November 15, 2022, regular meeting. Those minutes are included in the Staff Report as Exhibit C.

The staff report indicates that the applicant is proposing two options for the front entry door replacement. However, clarification by the applicant was made to staff about the door materials in Option A after the agenda packet was submitted to the Commission, the applicant requested to amend the application for the Commission to only review the proposed entry door indicated in Option A in the staff report. The applicant is here and can answer any questions about the options.

Staff has submitted an amended agenda cover sheet to the Commission and requests that the amended agenda cover sheet be admitted into the record.

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

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

An aerial view was shown of the vicinity.

A subject property is a contributing building that was constructed sometime between 1924 and 1937. It is described as having three-vertical-over one windows and four-vertical-lights-over panel entry door.

Ms. Hunt gave a summary of the past COA approvals which is included in the staff report.

2004 – Commission approved a COA for the demolition of 1016 Patton St and 921 N Main St. which ultimately did not take place on either property. **2016** – Staff approved COA's for the replacement of gutters and replacement of all windows. Both COA applications should have been considered a major work as it included replacement of architectural details when there will be a change in design or materials from the original or existing details. The windows that were approved in 2016 included removable wood muntins to create the 3-vertical-over-one-windows design and were removed prior to applicant purchasing the home creating a one-over-one window **2022** – Staff approved COA for the addition of a wooden fence.

Lastly – there was a contributing detached garage that was removed without COA approval on March 6, 2021 according to a county demolition permit application that was not brought to the City's attention.

The existing front entry door as you see here is a wooden four-vertical-lights-over-panel.

Again, the applicant is proposing just one door option for the Commission's review and that is the door indicated in your staff report as Option A. This door is manufactured by Reeb doors. It is a full Douglas Fir wood door with a water barrier added like a primer to extend the life of a wood door.

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

Chair asked if there were any questions for staff.

There were no questions for staff.

Chair asked if the applicant to come address the Commission.

Lelia White, 921 N. Main Street stated her idea has always been to take care of the house. They are continuing to improve their house and they love their little house. During her past experience and learning from it she has been trying to find something that would work and look the best. Because of the overhang being so small that has created a bit of a problem. Another wooden door could become damaged and not have a warranty. With new technology and water barrier they could have a wooden door and be able to keep the warranty and have the door painted red like the existing one. She would still do the mountings like the original door. She researched a lot to find a glass window the same size as the existing door and it doesn't exist. They are off a few inches, but she could place the mountings like they are now. The door would be level and she could use her lock which currently she is not able to use because the door is not level. This would look much nicer too. She discussed the landscaping and the park across the street.

Chair asked about the water barrier and if it changed the image of the door. Ms. White stated it is water barrier technology and could be used on any wooden door. It is water resistant, and it is a primer. It is a primer they apply and then they can paint the door. It protects the wood behind the paint. She can still have a nice wooden door and keep the warranty and have the protection of the wood. She talked about the mountings and being higher up, the water shouldn't affect them.

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

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

Ken Fitch, 1046 Patton Street stated the issue here is of major importance. This property with its small historic home is a critical boundary, anchoring property for the historic district. He stated there was a battle that has gone on for two decades to save this building. You can see in your packet some of the actions the past two decades. He talked about the struggles of historic districts. He stated this building has been saved and they must appreciate the current owner and her struggles for a resolution. He stated security is an issue for the inhabitation of this house.

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

Discussion was made on the research the applicant has put into the door from the last meeting and how the Commission appreciated all the work and research she put into to finding a more compatible replacement door.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H23-035-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: The subject property is a contributing structure. The proposed entry door replacement retains the overall historic character of the building. [Section 3.7.2] The proposed entry door replacement matches the design and the dimension of the original sash or panels, pane configuration, architectural trim, materials and detailing. [Section 3.7.6] and the applicant will install wood muntins to match the four vertical lights of the existing door. Commissioner Battista seconded the motion which passed unanimously.

VI **Old Business.**

VI(A) **Staff Update.** Ms. Hunt gave a staff update of staff approved COA's. There was only one.

VI(B) **Boyd Park/Edwards Park Update.** Lew Holloway, Community Development Director gave an update on Boyd Park, the construction of the new fire station and the new Edwards Park mini-golf construction.

VII **Adjournment.** The Chair adjourned the meeting at 5:54 p.m.

Chair



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** June 21, 2023

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

TITLE OF ITEM: 160 6th Ave E -Reopening Base Floor Windows (H23-045-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 # H23-045-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 subject property is a contributing structure.
2. The proposed windows fill the original openings. [Sec. 3.4.2.3]
3. The proposed project to reopen existing filled in window openings is appropriate. [Sec. 3.4.2.9]
4. The proposed windows do not diminish the original design of the building or damage historic materials and features. [Sec. 3.4.2.10]
5. The proposed windows are compatible with existing units in proportion, shape, positioning, location, size, materials, and details. [Sec. 3.4.2.10]

[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 # H23-045-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 subject property is a contributing structure.
2. The proposed windows are not compatible with existing units in materials and details. [Sec. 3.4.2.10]

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from the City of Hendersonville (Applicant/Property Owner) for the reopening of existing, filled-in windows on the basement level of the subject property located at 160 6th Ave E and known as Hendersonville City Hall.

The subject property is a contributing property within the Main Street Local Historic District.

The Applicant is making the following statement related to their request:

“Reopening base floor windows.” (Exhibit A)

In addition to the COA application, the Applicant has provided elevations from the 2004 City Hall renovations also provided in 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:	H23-045-COA
PETITIONER NAME:	City of Hendersonville (Applicant)
EXHIBITS:	<ul style="list-style-type: none"> A. Staff Report B. COA Application and Elevations C. Henderson County Property Records

160 6th Ave E. – Reopening Base Level Windows

(H23-045-COA)

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

Staff Report Contents

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EXAMPLES OF A ROOFTOP PATIO IN THE DISTRICT – SUBMITTED BY APPLICANT	Error!
Bookmark not defined.	
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PROJECT SUMMARY

Applicant: City of Hendersonville

Property Owner: City of Hendersonville
(Exhibit B)

Property Address: 160 6th Ave E.

Project Acreage: 0.35 Acres

Parcel Identification Number(s):
9568-88-1652

Current Parcel Zoning: C-1 Central
Business

Historic District: Main Street Historic
District

Project Type: Major Work (reopening of
existing basement windows)



SITE VICINITY MAP

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PROJECT SUMMARY - CONTINUED



CITY OF HENDERSONVILLE - MAIN STREET LOCAL HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY



A conservative, Neo-Classical Revival structure, designed by Erle Stillwell. It is a rectangular, two-story brick structure with a raised basement. A flight of stairs leads up to the main entrance, which is under a full height tetrastyle portico. The actual entrance consists of a bracketed, pedimented doorway. The roof is flat and unadorned. Windows are double hung, framed by molded concrete surrounds and cornice on first floor, and arched brick with a concrete keystone above second floor windows. An inscription above the portico reads "Erected by the People /

Dedicated to the Perpetuation / of Civic Progress Liberty and / The Security of Public Honor." Host of the original interior fabric is intact.

Hendersonville's City Hall is one of several public structures executed by local architect Erle Stillwell during the 1920s. Although he sometimes employed other styles, Stillwell worked most frequently in a conservative Neo-Classical style in his non-residential buildings. The structure reflects both the prosperity of Hendersonville during the 1920s and the architectural sophistication Erle Stillwell's practice brought to the city. It replaced a circa 1892 Romanesque City Hall and Opera House which had been on Main Street. The new structure was started in 1926 and dedicated in November of 1928.



SITE CONDITIONS -SITE IMAGES



SITE IMAGES CONT'D



DESIGN GUIDELINES CRITERIA

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

Section 3.4.2 Windows and Doors:

Windows and doors by their proportion, shape, positioning, location, pattern, and size can contribute significantly to a building's historic character and are particularly indicative of stylistic periods. These openings in a building's exterior also provide opportunities for natural light, ventilation, and visual connections to the interior.

3.4.2.2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.

3.4.2.4 It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.

3.4.2.9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.

3.4.2.10 It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, size, materials, and details.

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

EXHIBITS

- Exhibit A – Application and Elevations
- Exhibit B – Warranty Deed

STATE OF NORTH CAROLINA }
 HENDERSON COUNTY }

THIS INDENTURE, Made this 14th day of December, in the year of our Lord one thousand nine hundred and twenty six, between J.M. Stepp, Widower,
 and _____, of the County of Henderson and
 State of North Carolina, of the first part, and City of Hendersonville, a Municipal corporation
 _____, of the County of Henderson and
 State of North Carolina, of the second part, WITNESSETH:

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of
 Ten dollars and other valuable considerations ~~///DOLLARS~~,
 in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, has
 bargained and sold, conveyed and confirmed, and by these presents do bargain, sell, convey, and
 confirm unto the said part Y of the second part, ~~its successors~~ and assigns forever, all the following
 described piece or parcel of land, lying and being in the Township of Hendersonville County of
 Henderson, and State of North Carolina, and known and designated as follows, viz.:

Beginning at a stake at the intersection of the North margin of Fifth Avenue East with the West margin of King Street, and runs thence with the North margin of Fifth Avenue East, in a Western direction 105 feet to the South East corner of a lot conveyed by the party of the first part to Chester R. Glenn; thence a Northern direction with Glenn's line and parallel with North main Street, 100 feet to a stake in the South margin of a 20 foot alley; thence with the south margin of said alley, an Eastern direction and parallel with Fifth Avenue East 105 feet to a stake in the West margin of King Street; thence with the West margin of King Street, in a Southern direction 100 feet to the beginning, together with the right to the use of an alley way extending along the North side of said lot 20 feet in width as fully described and set forth in deed to T.L. Durham from the said J.M. Stepp, dated October 31, 1924, and recorded in Book #132, at page #62, of the Records of Deeds for Henderson County.

** Except taxes, city and county, for the year 1926, which the party of the second part assumes and agrees to pay as part of the consideration for this conveyance.

To HAVE AND TO HOLD THE SAME, together with all the hereditaments and appurtenances thereto in anywise appertaining, unto the said part Y of the second part. its successors and assigns forever

And the said J.M. Stepp
 part Y of the first part, do es covenant with the said part Y of the second part, its successors and assigns, as follows:

FIRST, That the is the owner and lawfully seized of said premises. SECOND, that he has a good right to convey the same. THIRD, that the same are free from all encumbrances whatever. And, FOURTH, that the part Y of the second part, its successors and assigns, shall quietly enjoy and possess the same, and that he will warrant and defend the title to the same against all lawful claims. **

IN TESTIMONY WHEREOF, the said part Y of the first part has hereunto set his hand and seal, the day and year first written above.

Signed, sealed, and delivered in the presence of

J.M. Stepp.

(SEAL)
 (SEAL)
 (SEAL)
 (SEAL)

Entry #: 65 - Thu May 18 2023 00:00:00 GMT-0400 (Eastern Daylight Time) **Status:** Submitted **Submitted:** 5/18/2023 9:37 AM

Date:
5/18/2023

Local District/Landmark:
City Hall

Address of Property:
160 6th Ave E

Property Owner Name:
City of Hendersonville

Address
160 6th Ave E, Rm. 223, Hendersonville, North Carolina 28792

Day Phone:
(828) 233-3218

Contact Name: (if other than owner)
Brian Pahle

Address

Phone

Email

Details of proposed work: (attach additional papers if needed).
Renovations to City Hall, reopening base floor windows.

Upload attachments here:

Attachments:



[Hendersonville CH 2004 Renovation Elevations.pdf](#)
1.4 MB

Sketch, Site Plan (showing existing features and proposed)



[3_A600 - SCHEDULES \(DOORS & WINDOWS\)_REV1_20221121.pdf](#)
0.4 MB



[Hendersonville CH 2004 Renovation Elevations - New Windows.pdf](#)
1.5 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.

Sec. 3.4.2

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

bpahle@hvlnc.gov

A handwritten signature in black ink, appearing to be 'BP', written over a horizontal line.

Brian Pahle
Assistant City Manager

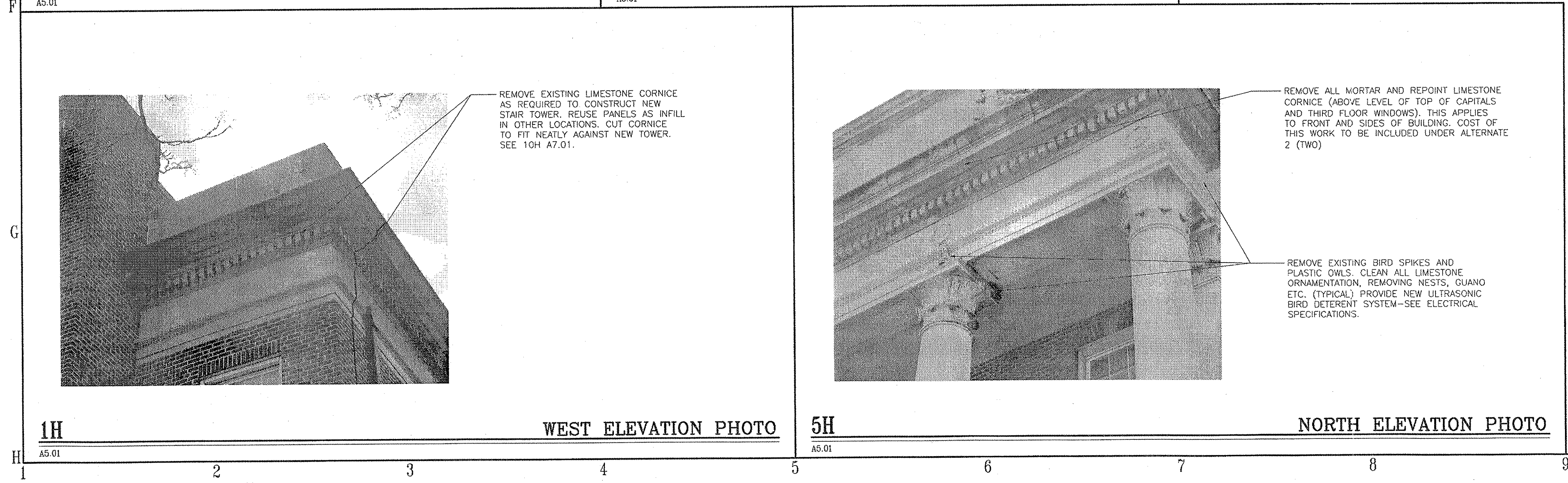
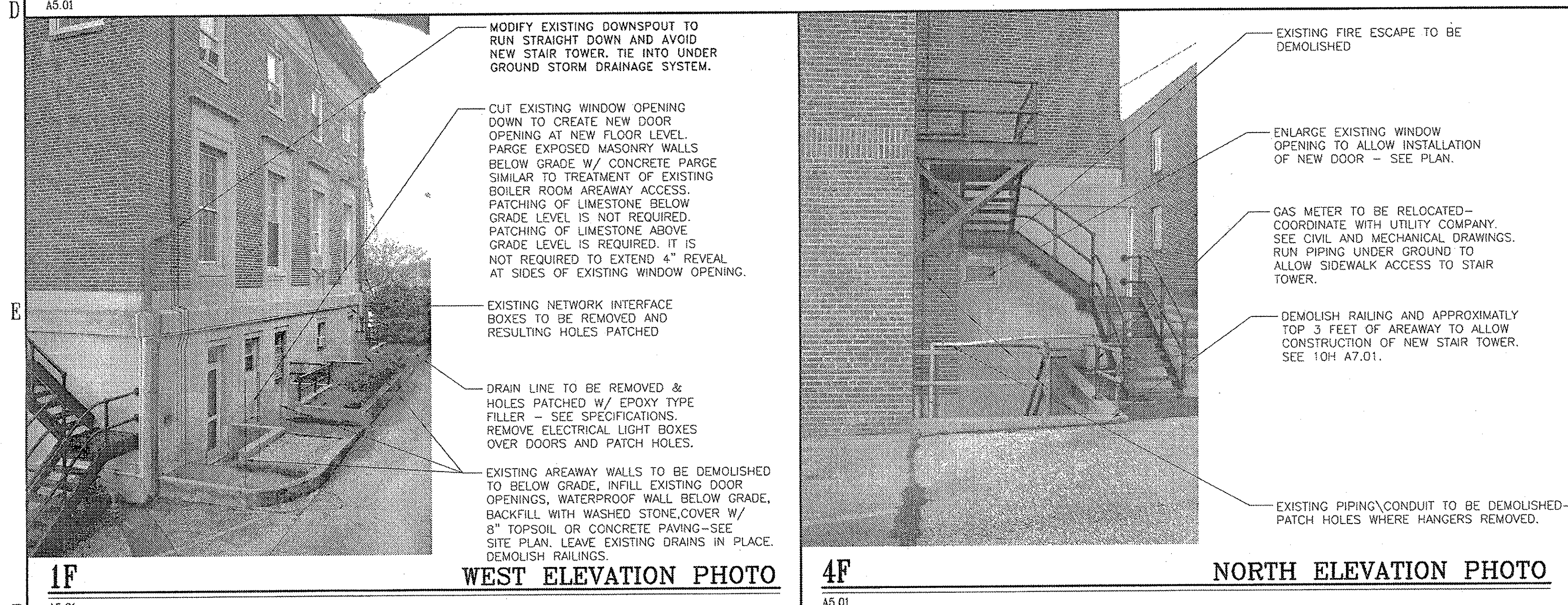
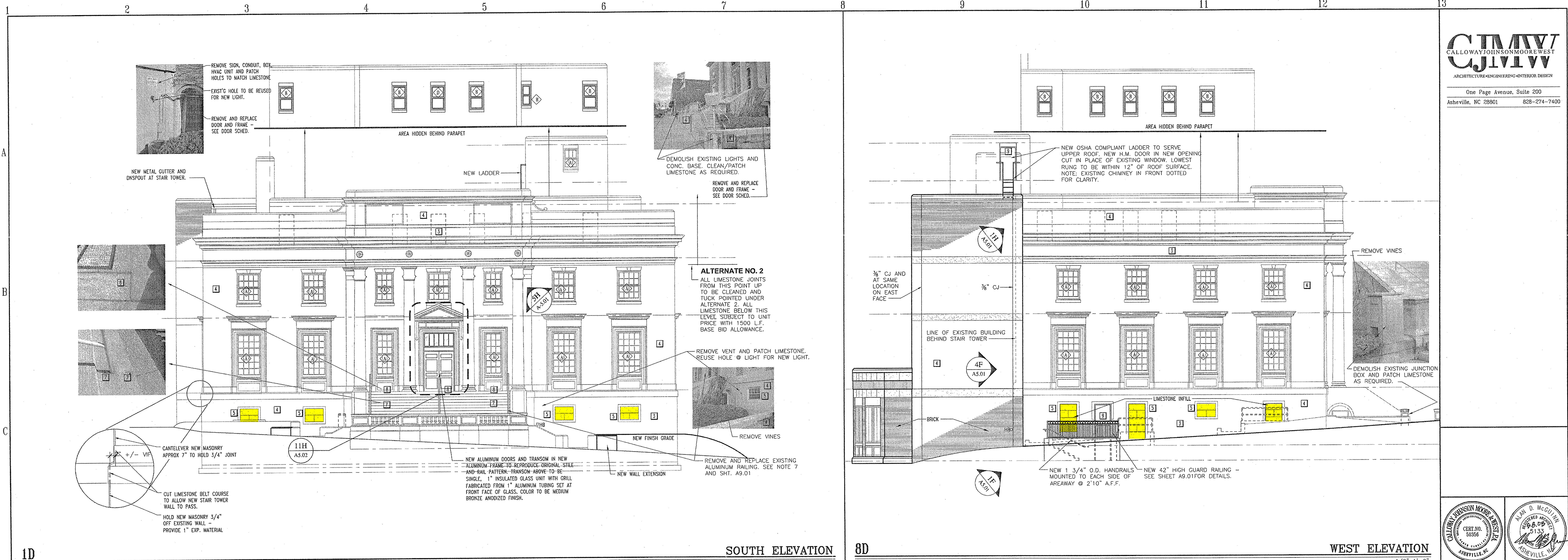
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Date Received:

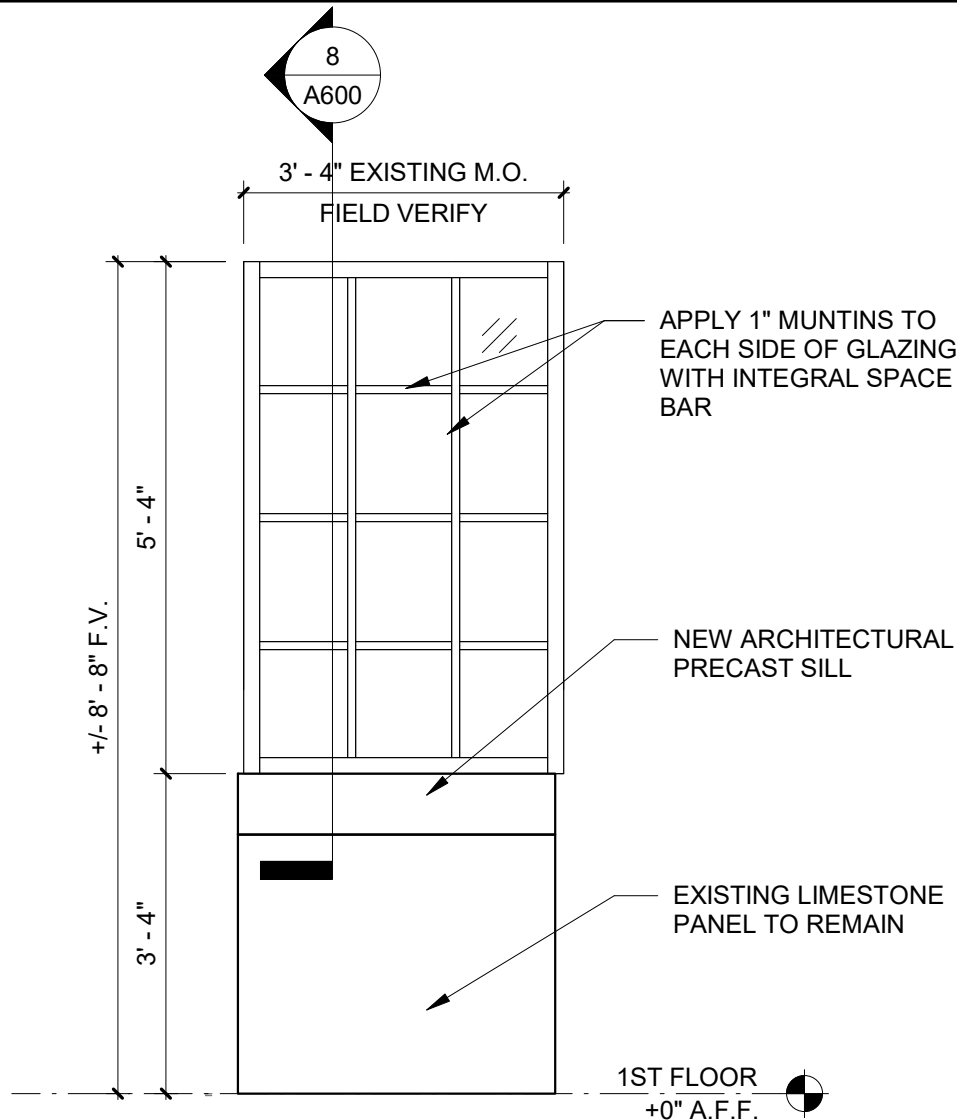
Received By:

A handwritten signature in blue ink, appearing to be 'D. Heyman', written over a horizontal line.

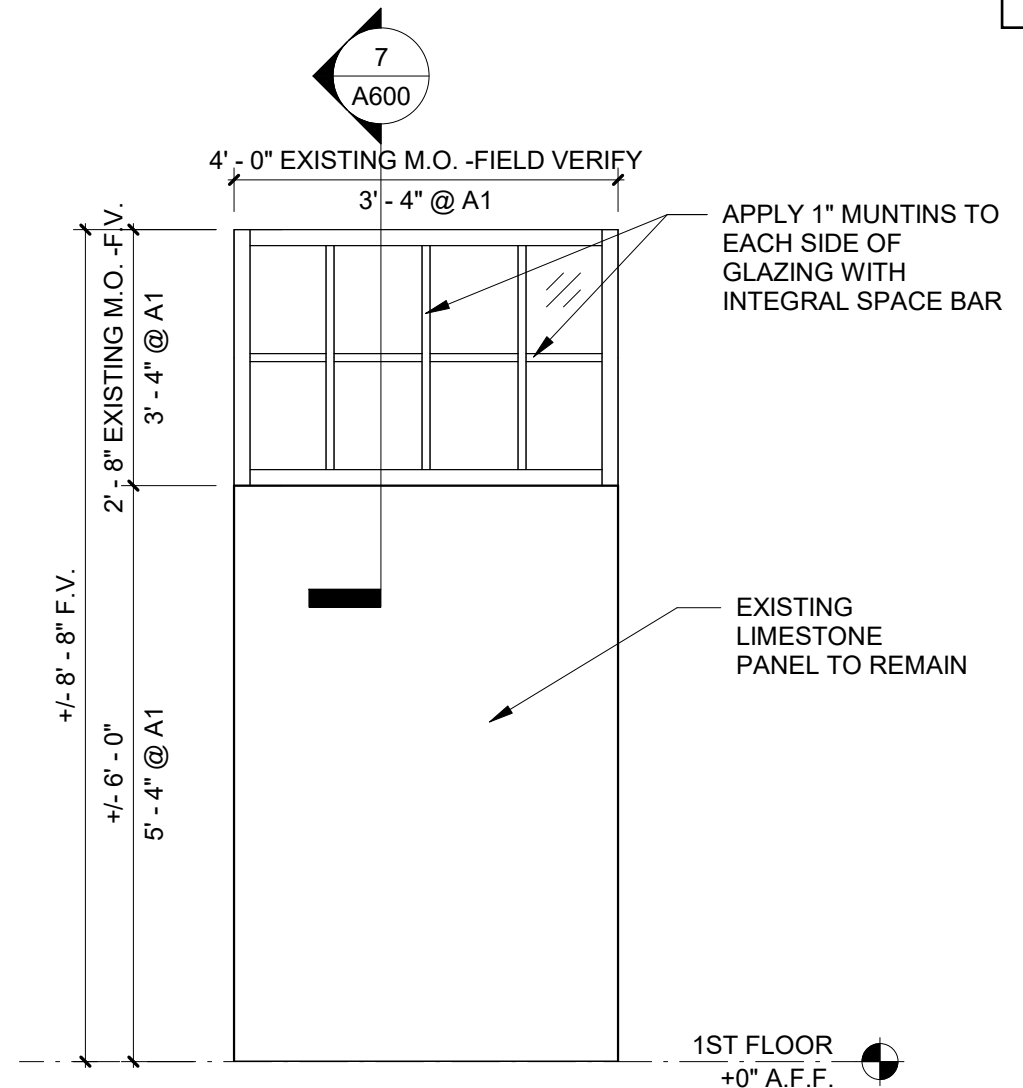
Daniel Heyman
Staff Attorney



- BASE BID**
- A CLEAN, RECAULK, EXISTING WINDOWS
- ALTERNATE NO. 1**
- A INDICATES EXISTING WINDOW UNIT TO BE REPLACED UNDER ALTERNATE ONE - VERIFY OPENING SIZE IN FIELD. NOTE THAT ORIGINAL MUNTIN PATTERNS SHOWN ON ELEVATIONS ARE TO BE PROVIDED. DO NOT MATCH EXISTING. PROVIDE "HISTORIC" PANNING AS DESCRIBED IN SPECIFICATIONS. WHITE FINISH.
 - B INDICATES EXISTING WINDOW UNIT TO BE REPLACED UNDER BASE BID-VERIFY OPENING SIZE IN FIELD. NO MUNTIN BARS. PROVIDE STANDARD PANNING - REGARDLESS OF WHETHER ALTERNATE ONE IS ACCEPTED. WHITE FINISH.
 - C INDICATES NEW 3'-0"x5'-1 3/8" ALUMINUM WINDOW IN NEW WALL. PROVIDE STANDARD PANNING UNDER BASE BID. PROVIDE "HISTORIC" PANNING AS DESCRIBED IN SPECIFICATIONS IF ALTERNATE ONE IS ACCEPTED. WHITE FINISH.
 - D INDICATES NEW NOW. 3'-6"x4'-8" ALUMINUM WINDOW IN NEW OPENING CUT IN EXISTING WALL-VERIFY AND MATCH SIZE OF ADJACENT EXISTING ADJACENT UNITS. PROVIDE STANDARD PANNING REGARDLESS OF WHETHER ALTERNATE ONE IS ACCEPTED. WHITE FINISH.
 - E INDICATES NEW NOW. 1 3/4" x4 1/2" STOREFRONT SYSTEM W/ 1" INSULATED GLAZING. SEE DETAILS AND VERIFY IN FIELD FOR SIZES. MEDIUM BRONZE ANODIZED FINISH.
 - F INDICATES NEW NOW. 1 3/4" x 4 1/2" STOREFRONT SYSTEM W/ 1" INSULATED OBSCURED GLAZING IN EXISTING OPENING BEHIND EXISTING LIMESTONE PANEL AT TOILETS. VERIFY SIZE IN FIELD. MEDIUM BRONZE FINISH.
 - G EXISTING SINGLE GLAZING TO REMAIN. PRIOR TO BEGINNING WORK. DOCUMENT AND NOTIFY ARCHITECT OF ANY EXISTING DAMAGE. REPAIR ANY DAMAGE NOT SO DOCUMENTED AT END OF JOB.
1. CLEAN WALL SURFACE OF EXISTING BUILDING WHICH WILL BE CONCEALED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTING ADDITIONS. SEE SPECIFICATIONS.
2. NOT USED
3. TYPICAL: ALL DETERIORATED MORTAR JOINTS IN LIMESTONE BEYOND 1500 L.F. ALLOWANCE IN BASE BID ARE TO BE CLEANED AND REPOINTED UNDER ALTERNATE AND UNIT PRICES. SEE SPECIFICATIONS.
4. EXISTING BRICK, PRECAST AND LIMESTONE SURFACES ARE TO BE CLEANED FOLLOWING COMPLETION OF ALL EXTERIOR CONSTRUCTION ACTIVITIES EXCEPT LANDSCAPING.
5. INFILL OPENING W/ 8" CMU BACKUP. FACE WITH LIMESTONE PANELS (SEE NOTE 2) SALVAGED FROM REAR OF BUILDING. INSERT NEW PANELS AN ADDITIONAL 1" FROM ADJACENT SURFACE. ALIGN JOINTS WITH ADJACENT EXISTING WORK.
6. INFILL OPENING W/ BRICK SALVAGED FROM AREAS WHERE NEW OPENINGS ARE CUT THROUGH EXISTING EXTERIOR WALLS (LOBBY AND STAIR B). MATCH EXISTING MORTAR.
7. CLEAN ALL HOLES IN EXISTING GRANITE STEPS WHERE RAILINGS ARE REMOVED OR OTHER DAMAGE HAS OCCURRED. THIS INCLUDES HOLES FROM PREVIOUS RAILINGS. REMOVE OLD PATCHES. FILL HOLES WITH EPOXY FILLER, COLORED TO MATCH STONE AND MIXED WITH STONE DUST. SEE SPECIFICATIONS.
8. REMOVE ALL SILICONE SEALANT FROM GRANITE STEP JOINTS AND TUCK POINT JOINTS. THIS IS INCLUDED UNDER THE BASE BID ALLOWANCE.
9. NEW H.M. DOOR & FRAME IN NEW OPENING. SEE DOOR SCHEDULE, FLOOR PLAN AND STRUCTURAL.
- RENOVATIONS TO HENDERSONVILLE CITY HALL**
- Vault Copy**
Permanent - Do Not Destroy
- Copyright 2002
Calloway Johnson Moore & West, P.A.
- EXTERIOR BUILDING ELEVATIONS**
sheet
- A5.01**
- date: FEBRUARY 10, 2003
commission: 02-3140
drawn by: SAR, BFH, MLC



PREFINISHED ALUMINUM STOREFRONT WINDOW SYSTEM W/
1" INSULATED LOW-E GLAZING. COLOR SHALL MATCH
EXISTING WINDOWS.



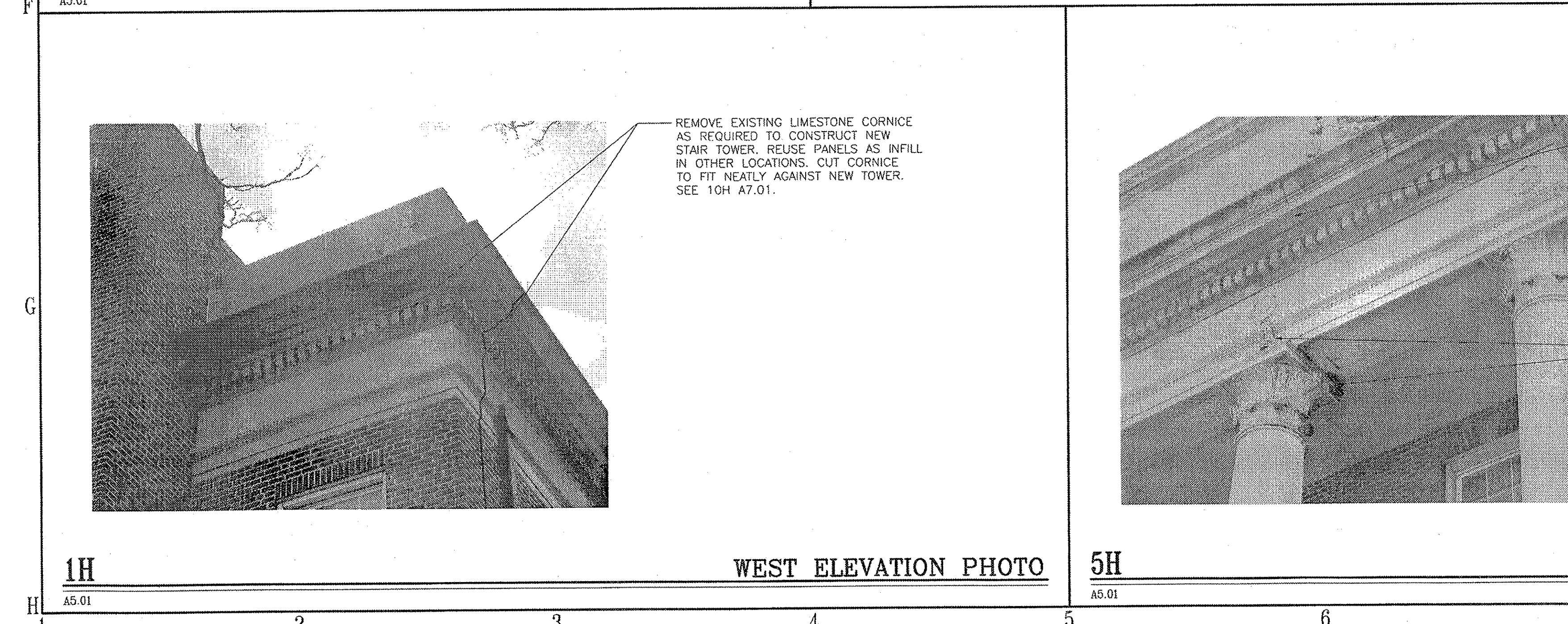
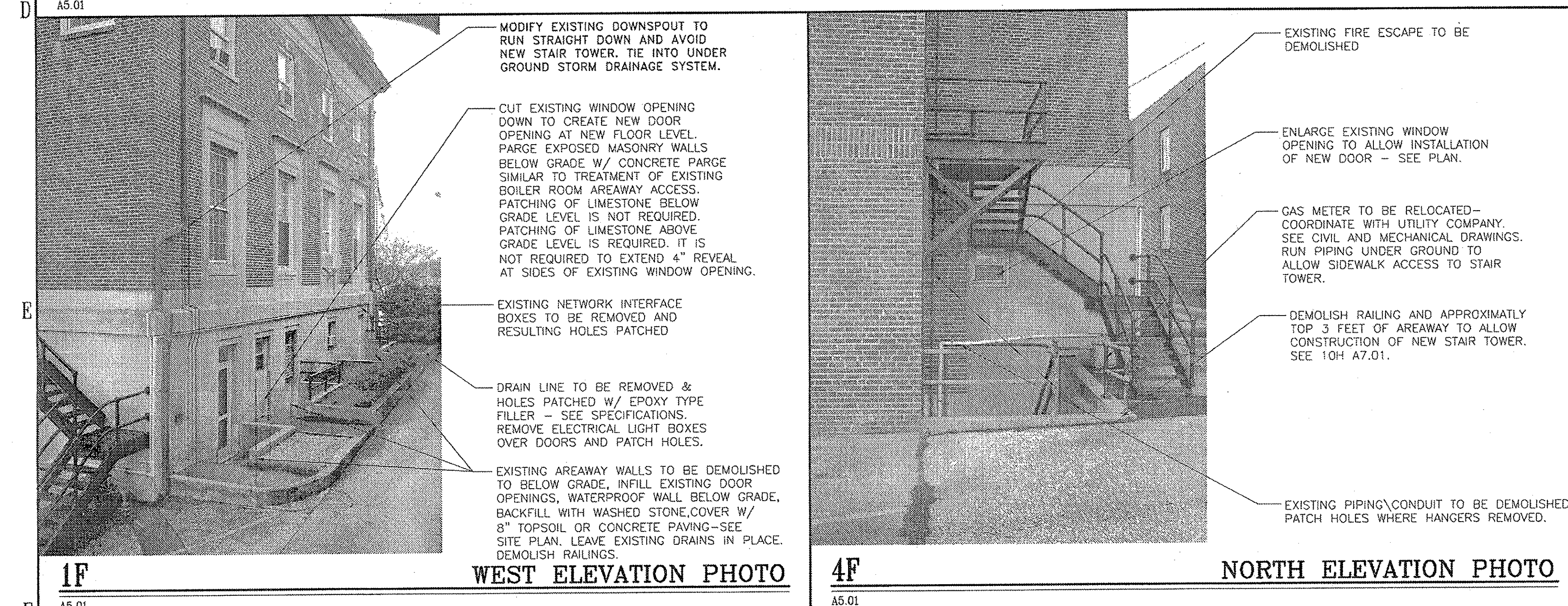
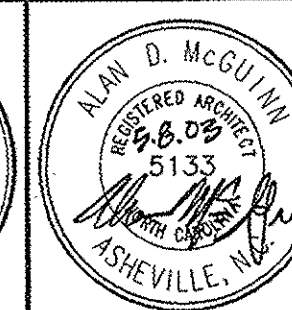
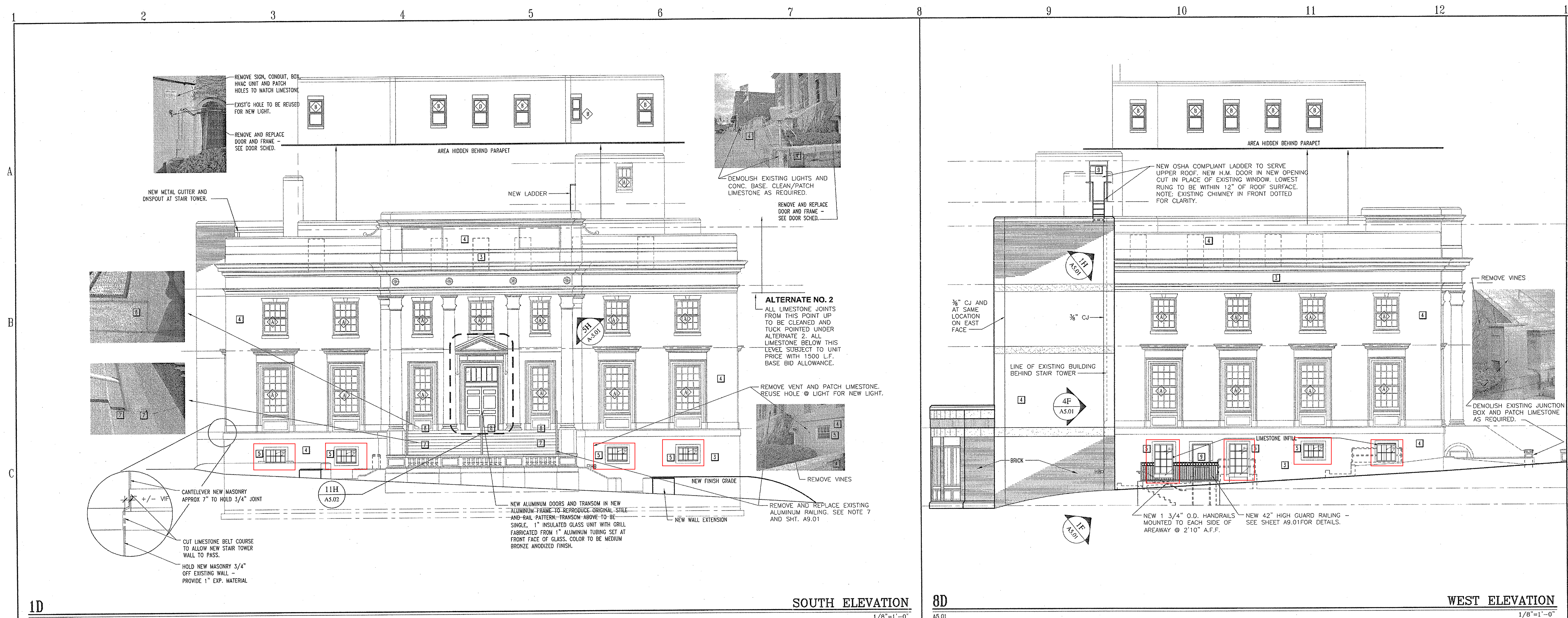
PREFINISHED ALUMINUM STOREFRONT WINDOW SYSTEM W/
1" INSULATED LOW-E GLAZING. COLOR SHALL MATCH
EXISTING WINDOWS.

WINDOW ELEVATIONS

1/2" = 1'-0"

3'-0" F.V.

SEE SCHEDULE



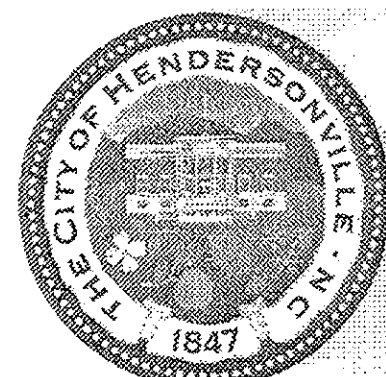
- BASE BID**

 - ① CLEAN, RECAULK, EXISTING WINDOWS

ALTERNATE NO. 1

 - ① INDICATES EXISTING WINDOW UNIT TO BE REPLACED UNDER ALTERNATE ONE – VERIFY OPENING SIZE IN FIELD NOTE THAT ORIGINAL MUNTIN PATTERNS SHOWN ON ELEVATIONS ARE TO BE PROVIDED. DO NOT MATCH EXISTING. PROVIDE "HISTORIC" PANNING AS DESCRIBED IN SPECIFICATIONS. WHITE FINISH.
 - ② INDICATES EXISTING WINDOW UNIT TO BE REPLACED UNDER BASE BID—VERIFY OPENING SIZE IN FIELD NO MUNTIN BARS. PROVIDE STANDARD PANNING – REGARDLESS OF WHETHER ALTERNATE ONE IS ACCEPTED. WHITE FINISH.
 - ③ INDICATES NEW 3'-0"x5'-1 3/8" ALUMINUM WINDOW IN NEW WALL. PROVIDE STANDARD PANNING UNDER BASE BID. PROVIDE "HISTORIC" PANNING AS DESCRIBED IN SPECIFICATIONS IF ALTERNATE ONE IS ACCEPTED. WHITE FINISH.
 - ④ INDICATES NEW NOM. 3'-6"x4'-8" ALUMINUM WINDOW IN NEW OPENING CUT IN EXISTING WALL—VERIFY AND MATCH SIZE OF ADJACENT EXISTING ADJACENT UNITS. PROVIDE STANDARD PANNING REGARDLESS OF WHETHER ALTERNATE ONE IS ACCEPTED. WHITE FINISH.
 - ⑤ INDICATES NEW NOM. 1 3/4 "x4 1/2" STOREFRONT SYSTEM W/ 1" INSULATED GLAZING. SEE DETAILS AND VERIFY IN FIELD FOR SIZES. MEDIUM BRONZE ANODIZED FINISH.
 - ⑥ INDICATES NEW NOM. 1 3/4 "x 4 1/2" STOREFRONT SYSTEM W/ 1" INSULATED OBSERVED GLAZING IN EXISTING OPENING BEHIND EXISTING LIMESTONE PANEL AT TOILETS. VERIFY SIZE IN FIELD. MEDIUM BRONZE FINISH.
 - ⑦ EXISTING SINGLE GLAZING TO REMAIN. PRIOR TO BEGINNING WORK, DOCUMENT AND NOTIFY ARCHITECT OF ANY EXISTING DAMAGE. REPAIR ANY DAMAGE NOT SO DOCUMENTED AT END OF JOB.

1. CLEAN WALL SURFACE OF EXISTING BUILDING WHICH WILL BE CONCEALED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTING ADDITIONS. SEE SPECIFICATIONS.
2. NOT USED
3. TYPICAL: ALL DETERIORATED MORTAR JOINTS IN LIMESTONE BEYOND 1509 L ALLOWANCE IN BASE BID SHALL BE GRANED AND REPOINTED UNDER ALTERNATE UNIT SPECIFICATIONS. SEE SPECIFICATIONS.
4. EXTERIOR BRICK, PRECAST AND LIMESTONE SURFACES ARE TO BE CLEANED FOLLOWING COMPLETION OF ALL EXTERIOR CONSTRUCTION ACTIVITIES EXCEPT LANDSCAPING.
5. INFILL OPENING W/ 8" CMU BACKUP - FACE WITH LIMESTONE PANELS (SEE NOTE 2). SALVAGED FROM REMAINING BUILDING OR INSET NEW PANELS AN ADDITIONAL 1" FROM ADJACENT SURFACE. ALIGN JOINTS WITH ADJACENT EXISTING WORK.
6. INFILL OPENING W/ BRICK SALVAGED FROM AREAS WHERE NEW OPENINGS ARE CUT THROUGH EXISTING EXTERIOR WALLS (LOBBY AND STAIR B). MATCH EXISTING MORTAR.
7. CRACKS AND HOLES IN EXTERIOR WALLS SHALL BE REPAIRED, REMOVED OR OTHER DAMAGE HAS OCCURRED. THIS INCLUDES HOLES FROM PREVIOUS RAILINGS, REMOVE OLD PATCHES, FILL HOLES WITH EPOXY FILLER, COLORED TO MATCH STONE AND MIXED WITH STONE DUST. SEE SPECIFICATIONS.
8. REMOVE ALL SILICONE SEALANT FROM GRANITE STEP JOINTS AND TUCK POINT JOINTS. THIS IS TO BE REPAIRED AND REPOINTED TO MATCH SURROUNDING ADVANCE.
9. NEW H.M. DOOR & FRAME IN NEW OPENING. SEE DOOR SCHEDULE, FLOOR PLAN AND STRUCTURAL.



RENOVATIONS TO HENDERSONVILLE CITY HALL

Vault Copy
Permanent - Do Not Destroy

Copyright 2002
Calloway Johnson Moore & West, P.A.

EXTERIOR BUILDING ELEVATIONS

A5.01

date: FEBRUARY 10, 2003
commission: 02-3140
drawn by: SAR, BFH, MLC



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** Jun 21, 2023

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

TITLE OF ITEM: 415 Crescent Ave – Replacement of Existing Front Entry Door
(H23-042-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 # H23-042-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

1. The subject property is non-contributing.
2. The entry front door is not easily visible from the street.
3. The proposed front entry door is compatible with the original opening and the historic character of the building. [Sec. 3.7.7]

[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 # H23-042-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 subject property is non-contributing.
2. The proposed front entry door does not match the original design, pane configuration, materials, and detailing. [Sec. 3.7.6]

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Michael Fonte for the replacement of the existing front door at the subject property located at 415 Crescent Ave.

The subject property is a non-contributing, ranch-style brick veneer house constructed after 1954 and located within the Hyman Heights Historic District.

The Applicant submitted a COA application for the replacement of the front entry door and a rear door and made the following statement related to their request:

“Replace front door/side lights/storm; replace rear door and storm door to be reused.” (See Exhibit A)

The proposed rear door replacement matched the existing rear door design and materials and was consistent with Section 3.7.18 of the Residential Design Standards, “existing windows and doors on non-contributing structures should be replaced in-kind.” Staff concluded that the proposed rear door did not substantially change the visual character of the structure and was approved as a Minor work.

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

PROJECT/PETITIONER NUMBER:	H23-042-COA
PETITIONER NAME:	Michael Fonte (Applicant)
EXHIBITS:	<ul style="list-style-type: none"> A. Staff Report B. COA Application C. Henderson County Property Records

415 Crescent Ave – Replacement of Existing Front Entry Door (H23-042-COA)

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

Staff Report Contents

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PROJECT SUMMARY

Applicant/Property Owner: Michael Fonte
(Exhibit B)

Property Address: 415 Crescent Ave

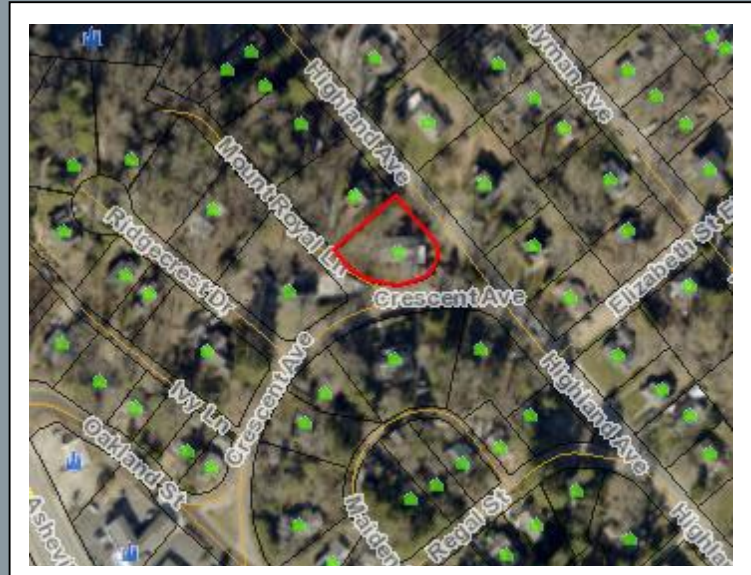
Project Acreage: 0.34

Parcel Identification Number(s): 9569-62-4558

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Major Work (Replacement of Existing Front Door)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Michael Fonte for the replacement of the existing front door at the subject property located at 415 Crescent Ave.

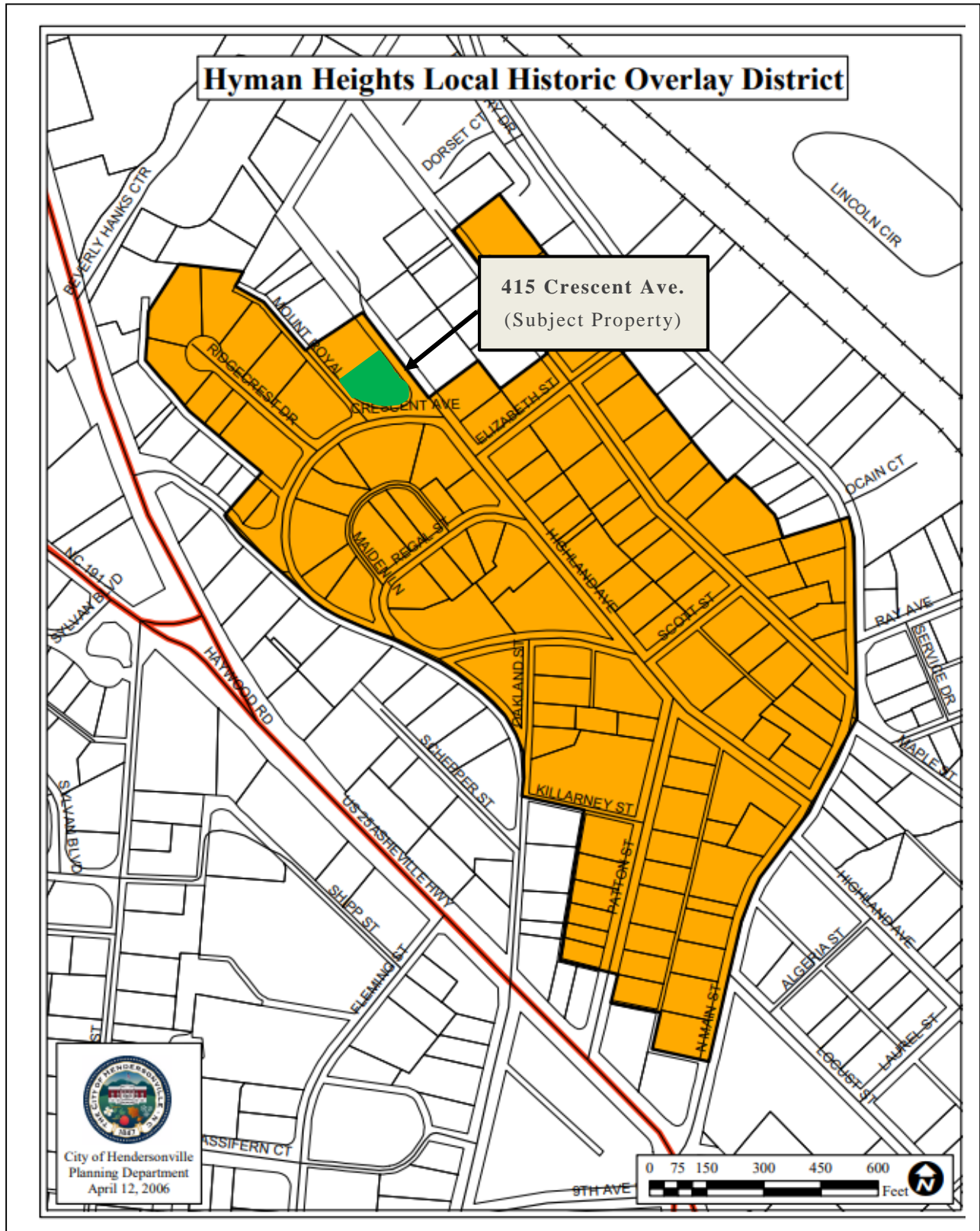
The subject property is a non-contributing, ranch-style brick veneer house constructed after 1954 and located within the Hyman Heights Historic District.

The Applicant submitted a COA application for the replacement of the front entry door and a rear door and made the following statement related to their request:

“Replace front door/side lights/storm; replace rear door and storm door to be reused.”
(See Exhibit A)

The proposed rear door replacement matched the existing rear door design and materials and was consistent with Section 3.7.18 of the Residential Design Standards, “existing windows and doors on non-contributing structures should be replaced in-kind.” Staff concluded that the proposed rear door did not substantially change the visual character of the structure and was approved as a Minor work.

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



CITY OF HENDERSONVILLE – HYMAN HEIGHTS HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY



The subject property is non-contributing and constructed sometime after 1954. It is described as a one-story Ranch house with side gable roof and projecting front gable wing with brick veneer walls, engaged entry porch, central brick chimney, and located on a large, wooded lot. (Source: www.hendersonvillehpc.org/hyman-heights)

According to Henderson County property records, the subject property was constructed in 1970. (Source: www.hendersoncountync.gov/gis)

COA HISTORY

February 15, 2013 – Staff approved removal of four damaged trees.

August 1, 2018 – Staff approved removal of one tree damaged by lightning.

September 27, 2021 – Staff approved removal of two trees (White Oak and Pine)

November 2, 2022 – Staff approved removal of two damaged/diseased White Oak Trees.

CURRENT FRONT DOOR IMAGES SUBMITTED BY APPLICANT



PROPOSED FRONT ENTRY DOOR SUBMITTED BY APPLICANT



Example of proposed front entry door design and style.



Example of the “wood-like” finish and color of proposed front entry door.

EXISTING CONDITIONS



EXISTING CONDITIONS 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 3.7 Windows and Doors

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.

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.

3.7.7 If a window or door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.

3.7.11 If desired, introduce full-light storm doors constructed of wood or aluminum with a baked-enamel finish that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked-enamel finish color that is compatible with the color of the existing door. Bare aluminum storm doors are not appropriate.

3.7.13 It is not appropriate to remove original doors, windows, shutters, hardware, and trim from a character-defining facade.

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

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

EXHIBITS

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



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 **4.23.2023**

Local District/Landmark **Hyman**

Address of Property **415 Crescent Avenue**

Property Owner: Name **Michael & Kaven Fonto**

(Michael)

Address **415 Crescent Ave**

Day Phone **973.908.4653**

Contact Name (if other than owner)

Address

Phone

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

**Replace Front Door / Side Lites / Storm
Replace Rear Door and (Storm to be Reused)**

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

[Signature]

Owner's
Signature

Kaven Fonto

LIFETIME LIMITED WARRANTY
Includes Glass Breakage & Seal Failure



Note: All doors with external grids (4 style) are available with privacy glass.

Front
Door ✓

Back Door

† For additional data point consult the "15 for Marriage" or "15 for Legacy".
‡ Not available in 11-week edge class. Classroom when plugs are not available for this discussion.



in partnership with Federal, State and local agencies to support the development of the program. The program is a joint effort of the Federal, State and local agencies to support the development of the program.

Door Styles	Glazing Systems			
	TLR	TLR	DLR	DC
HUGE UTILITY OR LARGE	●	●	●	●
MID-TO-42" 220	●	●	●	●
SMALLER THAN 42" UTILITY	●	●	●	●
42"	●	●	●	●



ENERGY STAR Certified

Abstracts 26-27 for listing letters of comment

Source: *Journal of the American Statistical Association*, 93, 1998, p. 1000.



#51 Full View Archway
with Beveled Glass



#51-B Full View Archway
with Beveled Glass &
Silver Inlay



#51-2 Full View
Archway with Beveled
Glass & Zinc Inlay



#51 Full View Double
Frame with Beveled
Glass



#51-B Full View Double
Frame with Beveled
Glass & Silver Inlay



#51-2 Full View Double
Frame with Beveled
Glass & Zinc Inlay



#51 Full View
1



#51-2N
Vintage
2

ART GLASS

Ask to see our glass
brochure for a complete
selection of designs and
colors.

See entry/tilt for style
availability.

Artistic tempered (beveled or tempered) glass for custom size storm doors where
the lead work is greater than 20 inches. Lead work is the leaded glass in the
storm door. The lead work is the leaded glass in the storm door.

NEW FRONT STORM DOOR

Optional full screen with horizontal stainless steel available for all Decade storm doors.

Self-closing hardware and stainless steel 16 lb. door pull are standard on
Decade storm doors with one-touch-in glass.

1. Available in 2' height.



The spring-bolled, flush-mounted lock secures the glass,
virtually eliminating rattles and air leaks. Only available in
Zinc finish.



EYE-TOUCH STORM DOOR
Information also by
entry/tilt.

REAR DOOR TO REUSE
EXISTING

BK 3647 PG 467 - 468 (2)

This Document eRecorded:
Fee: \$26.00

Henderson County, North Carolina
William Lee King, Register of Deeds

DOC# 944295

02/05/2021 12:38:01 PM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 872.00

Parcel Identifier No: 109543 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Claxton Law Firm – 795 Merrimon Ave – Suite 2 – Asheville, NC 28804
This instrument was prepared by: JACK A. LYDA (Deed Prep Only; No Title Search Performed)
Brief description for the Index: Lots 36 & 37 – Mt. Royal Subdivision

THIS DEED made this 26 day of January, 2021, by and between

GRANTOR	GRANTEE
<p>THOMAS C. HUTCHERSON And wife, LESLIE ANN HUTCHERSON</p> <p>Address: 815 Seastone Street Raleigh, NC 27603</p>	<p>MICHAEL FONTE And wife, KAREN FONTE</p> <p>Address: 173 Indiana Street Maplewood, NJ 07040</p>

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, Henderson County, North Carolina and more particularly described as follows:

BEING ALL of LOTS 36 and 37 of the MT. ROYAL SUBDIVISION as shown on a plat thereof recorded in Plat Book 1 at Page 91 re-indexed in Plat Cabinet B, Slide 46A in the Henderson County, North Carolina Register of Deeds Office; reference to which is made for a more complete description by metes and bounds.

BEING the same property conveyed in a Deed from Richard Johnson and wife, Constance Knight to Thomas C. Hutcherson and wife, Leslie Ann Hutcherson recorded September 25, 2003 in Book 1155, Page 595 in the Henderson County, North Carolina Register of Deeds Office.

This instrument prepared by:
Jack A. Lyda
a licensed North Carolina attorney.
Delinquent taxes, if any, to be paid by the
closing attorney to the county tax collector
upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1155, page 595, Henderson County, North Carolina Register of Deeds Office.

A map showing the above-described property is recorded in Plat Book 1 at Page 91 re-indexed in Plat Cabinet B, Slide 46A, Henderson County, North Carolina Register of Deeds Office.

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:

Henderson County and City of Hendersonville ad valorem taxes for 2021, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way, zoning and land use, statutes, regulations and restrictions of record.

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

(Entity Name)

By: _____

Title: _____

By: _____

Title: _____

By: _____

Title: _____

Thomas C. Hutcherson

(SEAL)

THOMAS C. HUTCHERSON

Leslie Ann Hutcherson

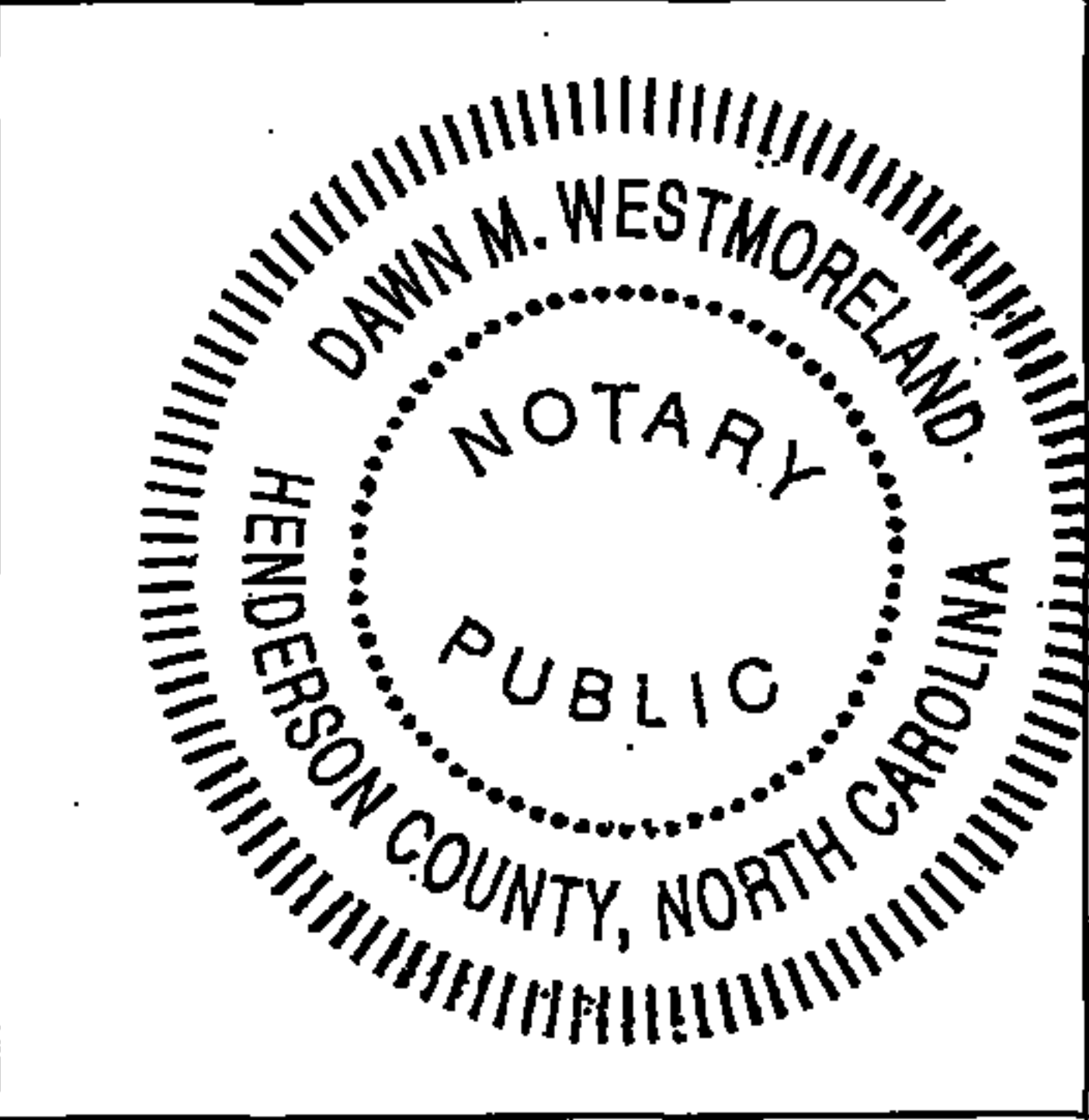
(SEAL)

LESLIE ANN HUTCHERSON

_____(SEAL)

_____(SEAL)

SEAL-STAMP



State of North Carolina – County of Henderson

I, Dawn M. Westmoreland, the undersigned Notary Public of the County and State aforesaid, certify that **THOMAS C. HUTCHERSON** and **LESLIE ANN HUTCHERSON** Grantors, 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 26th day of January, 2021.

My Commission Expires: 10/02/2021

Dawn M Westmoreland

Notary Public

SEAL-STAMP



State of _____ - County of _____

I, _____, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this _____ day of _____, 2021.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. _____ Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association – 1981 - Chicago Title Insurance Company



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** June 21, 2023

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

TITLE OF ITEM: 225 N Main St. – Addition of Rooftop Deck (H23-031-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 # H23-031-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 subject property is a contributing structure.
2. The proposed rooftop deck is compatible with existing rooftop decks in the district.
3. The proposed rooftop deck will be constructed so that there is the least possible loss of historic fabric. [Sec. 4.3.3]
4. The proposed rooftop deck does not obscure, damage, or destroy character defining features of the historic building. [Sec. 4.3.3]

[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 # H23-031-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 subject property is a contributing structure.
2. The proposed rooftop deck obscures, damages, and destroys character defining features of the historic building in the following way(s) [Sec. 4.3.3]:

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Dennis Dunlap of Dunlap Construction (Applicant) and Hendersonville Holdings, LLC (Property Owner) for the addition of a rooftop deck with access from the second-floor residential unit located at 225 N. Main St. The residential unit is located in the People's National Bank building above the Four Seasons Christmas Garden Décor and More retail store.

The People's National Bank is a contributing building and currently houses both residential units and retail shops.

The Applicant is making the following statement related to their request:

"Creation of rooftop patio to be located away from existing skylights. As shown in the included drawings, there will be limited visibility of the patio and railing from any street-level location. The patio was included on the architectural plans already approved by the Henderson County building department." (Exhibit A)

In addition to the COA application, the Applicant has provided elevations which are shown in 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:	H23-031-COA
PETITIONER NAME:	Dunlap Construction (Applicant)
EXHIBITS:	<ul style="list-style-type: none"> A. Staff Report B. COA Application and Elevations C. Henderson County Property Records

225 N Main St. – Addition of Rooftop Deck

(H23-031-COA)

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

Staff Report Contents

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ELEVATIONS SUBMITTED BY APPLICANT.....	7
EXAMPLES OF A ROOFTOP PATIO IN THE DISTRICT – SUBMITTED BY APPLICANT	8
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PROJECT SUMMARY

Applicant: Denis Dunlap – Dunlap Construction

Property Owner: Hendersonville Holdings, LLC (Exhibit B)

Property Address: 225 N. Main St.

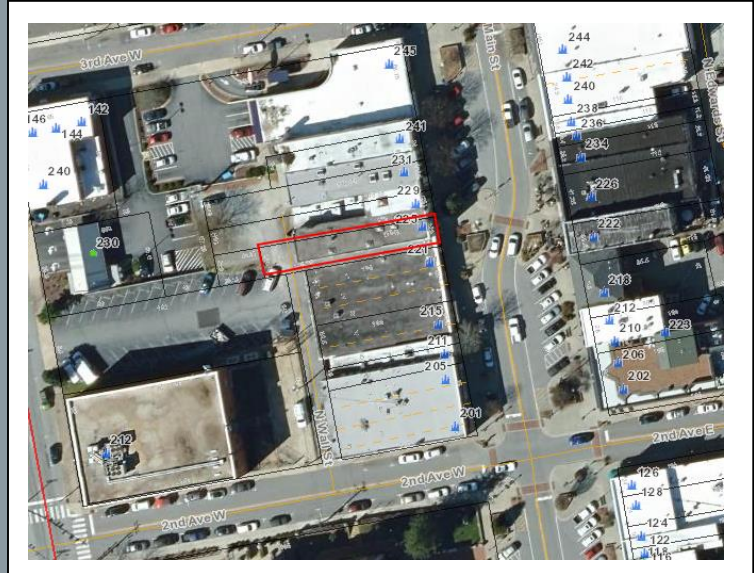
Project Acreage: 0.07 Acres

Parcel Identification Number(s):
9568-77-8673

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (addition of rooftop deck)



SITE VICINITY MAP

Project Summary:

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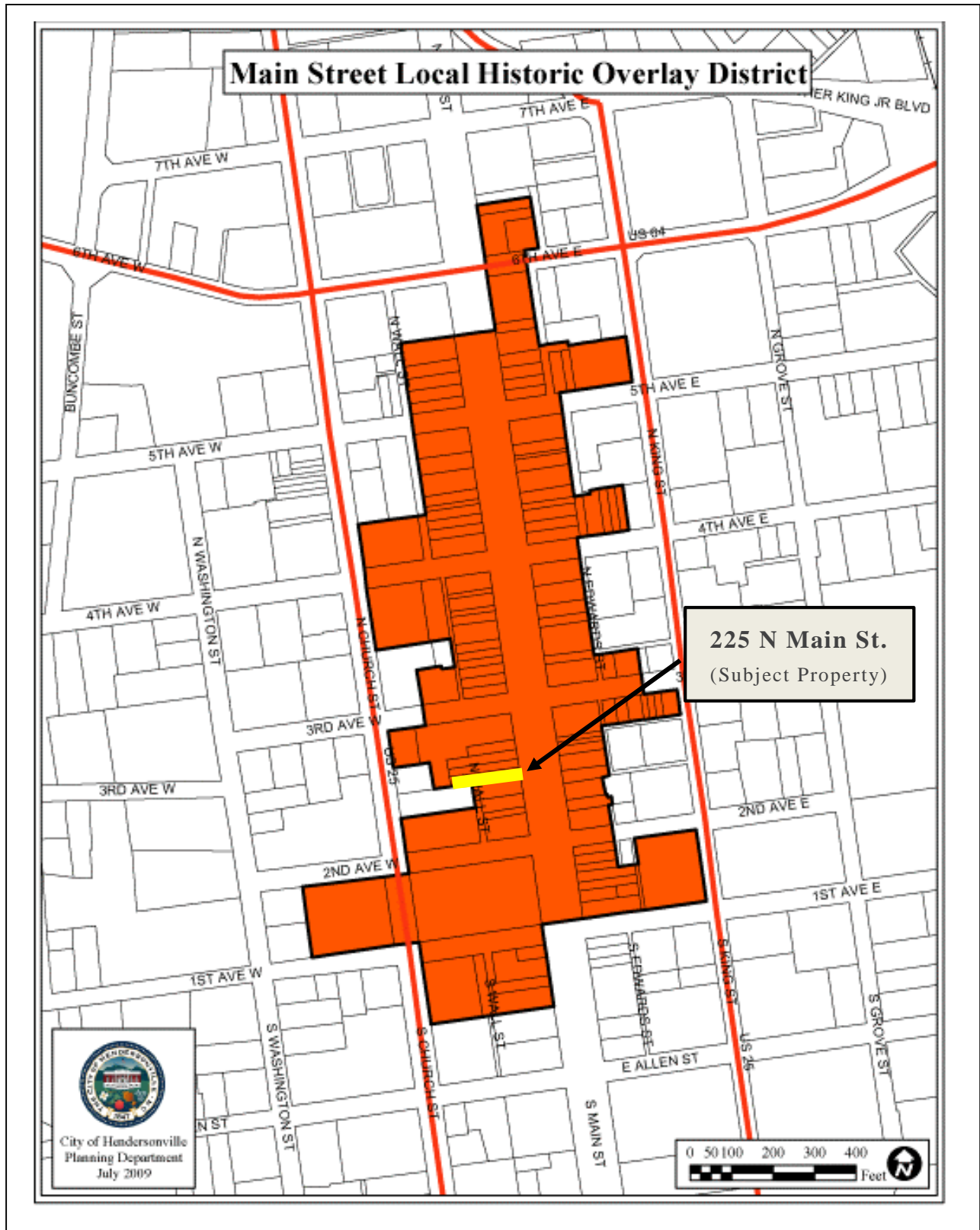
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In addition to the COA application, the Applicant has provided elevations which are shown in Exhibit A.

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

227-231 N. Main People's National Bank



Ca. 1910.

Two-story Neo-Classical structure of cream colored brick has a recessed central entrance beneath entablature carried by ionic columns with egg and dart motif and dentil blocks. Stepped parapet, with high point at center. Storefront to either side of entrance bay;

south side unaltered, north side modern. Four second story windows to either side of entrance bay, grouped in pairs with a common sill and a limestone lintel above each. Limestone trim on the parapet cap, lower part of entablature, over second story windows, sills, columns, and bases of columns and piers. Second story windows in flanks and flanking storefronts altered.

Designed by notable Asheville architect Richard Sharp Smith, this was the earliest use of Neoclassical style and a reinforced concrete technique for a commercial structure in Hendersonville. Concrete made its splashy debut as a building form in 1910 when W. F. Edwards, the most active builder in Hendersonville during this period, decided to try out this material for a new bank. Mr. Edwards had already been the contractor responsible for much of the town's water and sewer system, the present Court House, and the Hendersonville Town Hall. For the People's National Bank, he worked with a Mr. Blythe.

The project clearly caught the fancy of the local citizens. The following reports came from the French Broad Hustler:

(1/27/10) "Messrs. Edwards and Blythe have returned from Atlanta, where they purchased the latest improved machinery for reinforced concrete construction. This machinery will be used for the first time in the construction of the People's National Bank."

(2/17/10) "Concrete mixer arrives for People's National Bank job."

(4/14/10) "...over a thousand barrels of cement will be used in the construction of the People's National Bank."

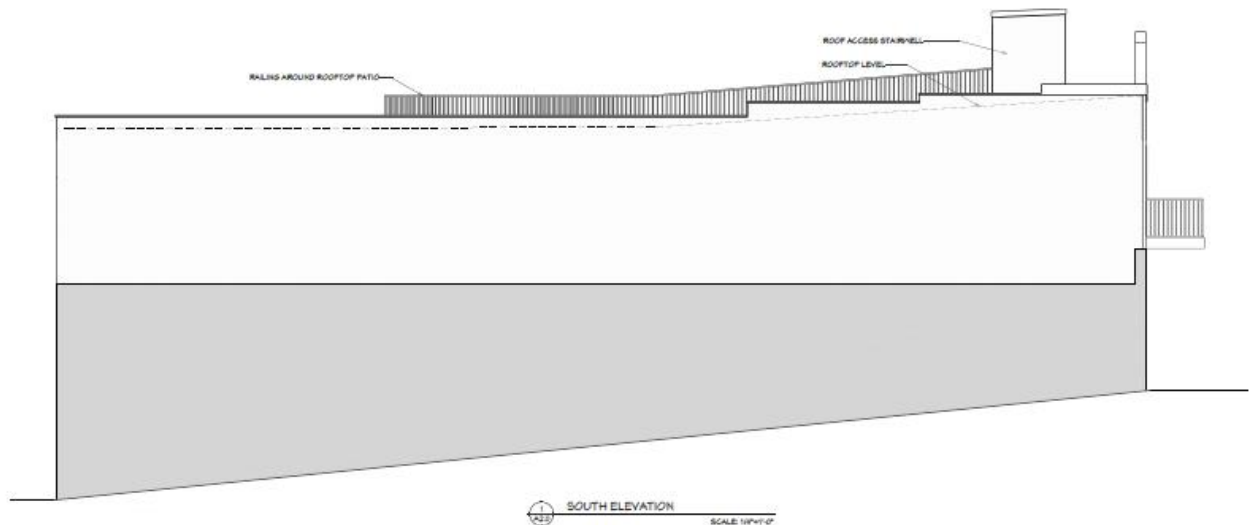
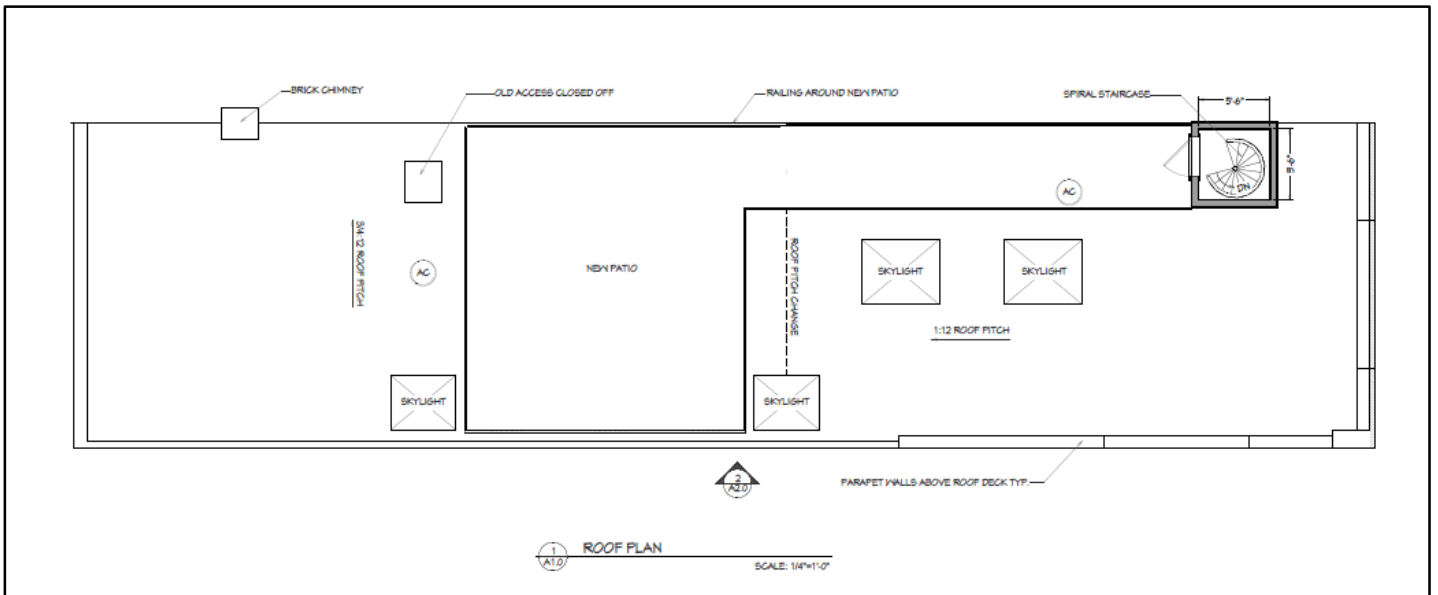
(6/23/10) "Edwards and Blythe are through with the concrete part of the People's National Bank's new building and are now starting to finish."

SITE CONDITIONS -SITE IMAGES





ELEVATIONS SUBMITTED BY APPLICANT



EXAMPLES OF A ROOFTOP PATIO IN THE DISTRICT – SUBMITTED BY APPLICANT



DESIGN GUIDELINES CRITERIA

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

Section 4.3 Rear Decks, Balconies, Terraces, & Rooftop Decks:

With some commercial buildings having upper-floors used for residential uses, Hendersonville has historically seen a healthy amount of downtown living. Also, with recent renovations of structures such as the Houston Furniture building and various apartments above commercial, downtown residential population has continued to rise.

In an urban environment such as downtown Hendersonville, especially with the amount of residential, property owners may wish to construct rear/rooftop decks, balconies, and terraces. This type of residential amenity is certainly encouraged and is an important element to the success of the downtown community and livability. Decks, balconies, and terraces are appropriate provided that they do not damage or alter any historic architectural features of the existing building.

Sec. 4.3.3 Construct decks, balconies, terraces, and rooftop decks so that there is the least possible loss of historic fabric. Also, ensure that character defining features of the historic building are not obscured, damaged, or destroyed.

Sec. 4.3.5 If a new deck or balcony is to be constructed, its design should be compatible in materials and detail with the main building.

EXHIBITS

- Exhibit A – Application and Elevations
- Exhibit B – Warranty Deed



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 3/31/2023

Local District/Landmark

Main Street

Address of Property

225 N Main Street, Hendersonville, NC 28792

Property Owner: Name

Hendersonville Holdings, LLC

Address

19500 State Highway 249, Ste 350, Houston, TX 77070

Day Phone

281-840-5611

Contact Name (if other than owner)

Jill Wallen - Dunlap Construction Co.

Address

720B N Grove Street, Hendersonville, NC 28792

Phone

828-697-9598

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

Creation of rooftop patio to be located away from existing skylights. As shown in the included drawings, there will be limited visibility of the patio and railing from any street-level location. The patio was included on the architectural plans already approved by the Henderson County building department.

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.

Similar rooftop railing was recently installed and is located on the same block at 202 N Main Street (Shine Restaurant). This proposed railing will be less visible to street-level onlookers than the existing railing at 202 N Main Street.

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

Owner's

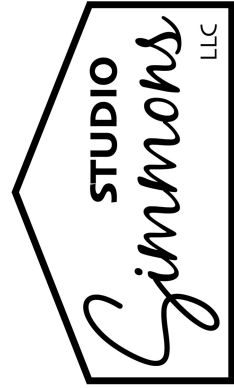
Signature

Hendersonville Holdings Manager

Official Use:

DATE RECEIVED:

BY



2508 Greeter Druid Hills Blvd
Hendersonville, NC
828.776.0995
grace@studiosimmons.net

KRAUS RENOVATION
225 NORTH MAIN STREET
HENDERSONVILLE, NC

ROOF PLAN

DATE:

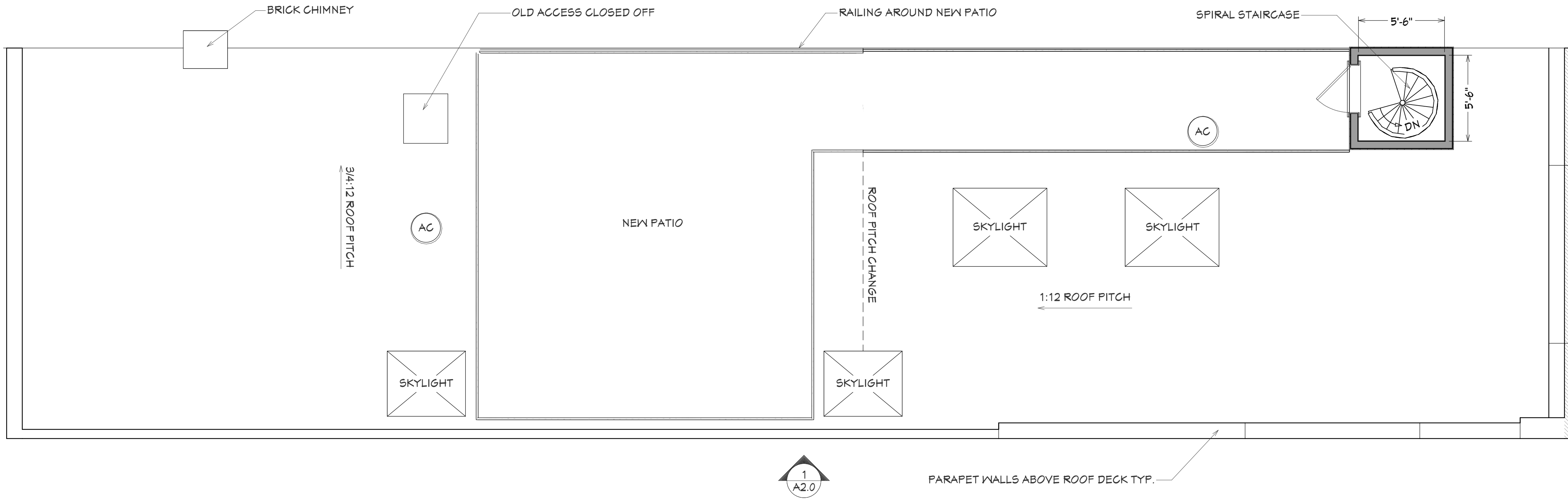
5/24/2023

SCALE:

1/4"=1'-0"

SHEET:

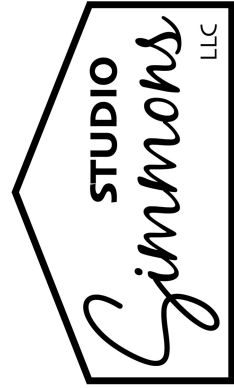
A1.0



1
A1.0

ROOF PLAN

SCALE: 1/4"=1'-0"



2508 Greater Druid Hills Blvd
Hendersonville, NC
828.776.0995
groce@studiosimmons.net

KRAUS RENOVATION
225 NORTH MAIN STREET
HENDERSONVILLE, NC

ELEVATION

DATE:

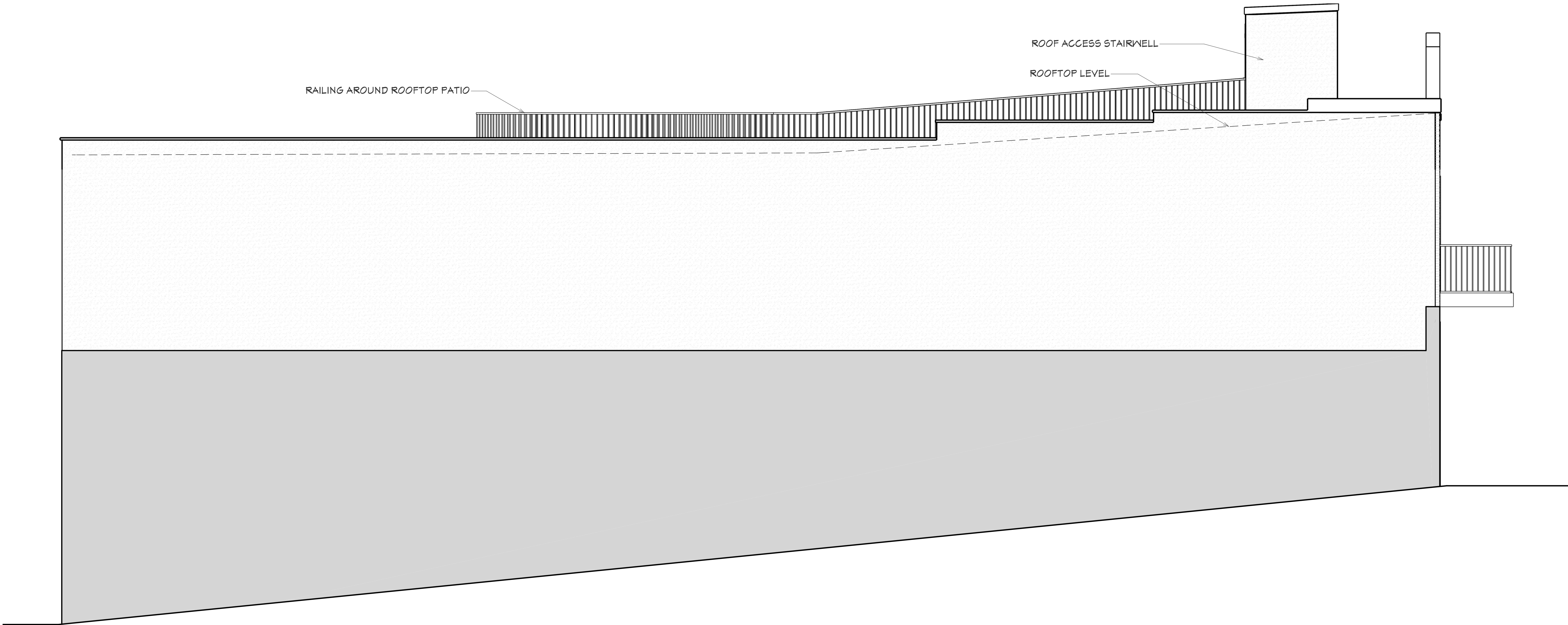
5/24/2023

SCALE:

1/4"=1'-0"

SHEET:

A2.0



1
A2.0

SOUTH ELEVATION

SCALE: 1/4"=1'-0"

BK 3877 PG 151 - 154 (4)

DOC# 974769

This Document eRecorded:

03/02/2022

01:15:28 PM

Fee: \$26.00

Henderson County, North Carolina

Tax: \$1,800.00

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	1800.00
Parcel ID:	9568-77-8673
Mail/Box to:	Romeo, Harrelson & Coiner, P.A. 136 S. King Street, Ste B, Hendersonville, NC 28792
Prepared by:	Van Winkle, Buck, Wall, Starnes & Davis, P.A. 422 S. Main Street, Hendersonville, NC 28792
Brief description for the Index:	225 N. Main Street

THIS GENERAL WARRANTY DEED ("Deed") is made on the 2nd day of March, 2022, by and between:

GRANTOR	GRANTEE
Marvin K. Allen and wife, Sharon B. Allen 314 N Main Street Hendersonville, NC 28791	Hendersonville Holdings, LLC, A Delaware Limited Liability Company <i>19500 State Hwy 249 Ste. 350 Houston, TX 77070</i>

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

This instrument was prepared by Michael M. Thompson, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Hendersonville, Hendersonville Township, Henderson County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO FOR REFERENCE

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 711 page 658, Henderson County Registry.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, covenants, conditions and restrictions of record; 2022 ad valorem taxes; and utilities physically located on the property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.


Name: Marvin K. Allen


Name: Sharon B. Allen

Entity Name

By: _____

Name: _____

Title: _____

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I Edward L Harrelson, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 2nd day of March 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Marvin K. Allen and wife, Sharon B. Allen.

Affix Notary Seal/Stamp

Edward L Harrelson
NOTARY PUBLIC
Polk County, NC


Notary Public (Official Signature)

My commission expires: 1-17-2025

**EXHIBIT A: PROPERTY of
HENDERSONVILLE HOLDINGS, LLC, a DELAWARE LIMITED
LIABILITY COMPANY**

BEGINNING at a stake in the west margin of Main Street, said stake being the northeast corner of the property known as the St. Johns Hotel property, and the southeast corner of the Peoples Bank property, the said pin standing North 7 deg. 58 min. 27 sec. West 150.14 feet from the Southeast corner of that property described in Deed Book 596 at Page 599, Henderson County Registry; and running from said BEGINNING point, leaving Main Street, South 81 deg. 58 min. 26 sec. West 130.72 feet to a railroad spike; thence a new line, North 8 deg. 10 min. 58 sec. West 22.90 feet to a railroad spike; thence North 81 deg. 58 min. 26 sec. East, partly with the center line of a common wall, to a point in the westerly margin of Main Street; thence with the westerly margin of Main Street, South 8 deg. 10 min. 58 sec. East 22.90 feet to the point and place of BEGINNING, and containing .06 acre, more or less, as shown upon "Map of Survey for Main St., Inc.," prepared by Laughter, Venezia and Associates, P.A., dated April 1983, and identified as Job No. 83-108.

There is also conveyed herewith all of the rights and uses described in that deed from the Peoples National Bank to M. C. Toms and C. F. Toms, dated March 21, 1912, recorded in Deed Book 75 at Page 194, Henderson County Registry. The above described property is the easterly portion of the property described in Deed Book 75 at Page 194, as well as Deed Book 391 at Page 393, and Deed Book 383 at Page 197, Henderson County Registry.

This conveyance is made and accepted subject to any easements of record.

There is also excepted from this conveyance, the right of egress from and ingress to the tract of land situated immediately to the west of this property, which is retained by Marion F. Toms, Jr., and Elizabeth Birch Toms, their heirs, successors and assigns, and which is presently used for parking purposes, the said easement to lead across the existing driveway in a southerly direction out to the city alleyway and then to Second Avenue West, the said right of way to be non-exclusive and to be used by Marion F. Toms, Jr., and Elizabeth Birch Toms, their heirs, successors and assigns, their successors in interest, the Grantees and any other party entitled to use the same. The tract which the easement is to serve is described by metes and bounds as follows:

BEGINNING at an iron pin, southwest corner of that tract described in Deed Book 586 at Page 413, Henderson County Registry; and running thence North 81 deg. 58 min. 26 sec. East 39.28 feet to a railroad spike; thence a new line, running South 8 deg. 10 min. 58 sec. East 22.90 feet to a railroad spike; thence running

South 81 deg. 58 min 26 sec. West 39.36 feet to an iron pin, southwest corner of the original tract described in Deed Book 75 at Page 194 Henderson County Registry; and running thence North 8 deg. 0 min. 8 sec. West 22.90 feet to the point and place of BEGINNING, and containing .02 acre, more or less, and being the westerly portion of the tract described in Deed Book 75 at Page 194, Henderson County Registry.

AND BEING the same property which was conveyed by deed from James H. Cunningham and wife, Suzanne J. Cunningham to Marvin Kenneth Allen and wife, Sharon B. Allen, dated December 30, 1987, and of record in Deed Book 711 at Page 658 of the Henderson County, North Carolina Register of Deeds Office.

Said property is further identified by address:

225 N. Main Street

Hendersonville, NC 28792

Tax Parcel: 116589