



CITY OF HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
City Hall - 2nd Floor Meeting Room | 160 Sixth Avenue E. | Hendersonville, NC
28792
Wednesday, March 19, 2025 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. Minutes of January 29, 2025
4. **NEW BUSINESS**
 - A. 344 N Main Street, Storefront Rehabilitation (H24-098-COA) – *Sam Hayes / Planner II*
 - B. 1723 Meadowbrook Terrace – Replacement Windows, Re-Introducing Windows, Addition of Double Doors on Rear (25-13-COA) – *Sam Hayes / Planner II*
5. **OLD BUSINESS**
 - A. Approval of Findings of Fact H24-093-COA
 - B. Approval of Findings of Fact H24-097-COA
6. **OTHER BUSINESS**
 - A. Designation Committee Updates
 - B. Staff Report
 - C. Community Affairs Committee Report
7. **ADJOURNMENT**

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

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Special-Called Meeting of January 29, 2025

Commissioners Present: Cheryl Jones, (Chair), Jane Branigan, Ralph Hammond-Green, Jim Welter (Vice-Chair), John Falvo, Edward Sine

Commissioners Absent: Jim Boyd

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

I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:04 pm.

Public Comment: No one had any public comment

II **Agenda.** On motion of Commissioner Welter and seconded by Commissioner Branigan the agenda was approved.

III **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Welter the minutes of the meeting of November 20, 2024 were approved.

IV **New Business**

IV(A) **Certificate of Appropriateness** - Josh Israel HVL Property Management, 344 N. Main Street (File No. H24-093-COA). Prior to the opening of the public hearing, Chair announced that there are two applications for a COAs in the Main Street Historic District. Any persons desiring to testify at any of the public hearings must first be sworn as witnesses and will be subject to cross-examination by parties or persons whose position may be contrary to yours. A copy of the procedure and rules for a quasi-judicial hearing is provided on the back table next to the agenda. Since this is a quasi-judicial hearing, it is very important that we have an accurate record of the hearing Therefore, we must ask that you refrain from speaking until recognized by the Chair and, when recognized, come forward to the podium and begin by stating your name and address. Anyone present who has knowledge of anything of value that has been given or promised in exchange for a position to be taken on these applications should disclose it now. Anyone wishing to speak during the public hearing should come forward and be sworn in. Chair swore in all potential witnesses. Those sworn in were Sam Hayes, Sarah McCormick, Nicolle Rebolledo.

Chair asked Commissioner Sine to disclose his information. Commissioner Sine stated he has the same landlord as the property. Chair asked if Commissioner Sine felt this would prevent him from making a fair and honest decision. Commissioner Sine stated no. Chair asked if there was anyone on the Commission that had concerns. There were no concerns raised.

Chair opened the public hearing.

Sam Hayes, Planner II stated this is an application for the replacement of existing windows on the upper façade with new windows. A sample of the window was shown. This is considered a major work.

The applicant is Peacock Architects and the property owner is HVL Property Holdings LLC. The PIN is 9568-88-0142. The property is .14 acres and is zoned C-1, Central Business District. The property is located in the Main Street Historic District. Staff previously approved replacement windows for the front façade, one window wrapping around the side. Staff was able to approve this because there were no existing windows there. Mr. Hayes showed a photo of them boarded up. The Commission has given staff the ability to approve upper floor replacement windows on historic buildings in the Main Street Historic District and he felt confident in approving these replacement windows they seemed appropriate. However, the applicant also requested replacing the northern side façade of this building. Staff didn't think that we had the ability to approve this so we are bringing this to the Commission and considering it a major work.

An aerial image was shown marking where the property is located. This is included in the staff report and presentation.

A history of the subject property was given and is included in the staff report and presentation. The reason for the noncontributing status is because of that front façade. Staff also approved a COA to remove that front façade. When that façade comes down and depending on the state of the façade it could become contributing.

The proposed COA description of the proposed replacement windows are pine construction and they are aluminum clad.

Site photos were shown and are included in the staff report and presentation. Mr. Hayes stated the windows are on the northern side and there are twelve replacement windows. Photos of the interior were shown and Mr. Hayes gave a description of the condition of those windows.

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

Chair asked if there were any questions for staff.

Mr. Hayes stated staff also gave three window restoration specialists contact information to the applicant and they expressed they had reached out to them but he has not heard what the update on those conversations were. The applicant may be able to speak to that.

There were no questions for staff.

Chair asked if the applicant or a representative would like to address the Commission.

Nicolle Rebolledo, Peacock Architects and she is the project manager for this job. She stated as far as the client, HVL Property Holdings they are back and forth with the three window manufacturers and there has not been much response from the manufacturers and her client. Chair asked if they had heard back from the restoration specialists. Ms. Rebolledo stated no.

Commissioner Welter asked if the windows were original. Ms. Rebolledo stated as far as she can tell, she cannot say with a hardy yes if they are or not. Judging from their character and their current state right now she would guess that they are.

Chair asked if any were salvageable and asked what the plan was. Ms. Rebolledo stated she thinks with their sample right now, they are assuming that those surrounding sills would be replaced. She would say most of them are unsalvageable. She thinks it is also a feasibility thing where if they had a tenant go up there it would probably be efficient if they went with the sample and decided to replace the surrounding window sills.

Commissioner Welter asked if they were planning on keeping the lintels. Ms. Rebolledo stated yes.

Chair stated just to confirm if they did approve it, the interior sills and window portions would likely be replaced and the exterior would remain original, it will be a full fill. Ms. Rebolledo stated absolutely.

Commissioner Falvo asked if there was any damage inside or around. Ms. Rebolledo stated what is left of the paint on the interior, you can tell there is a lot of water damage around that.

Chair asked if the building structure was damaged and would they have to cut in. Ms. Rebolledo stated no she does not think the actual wall itself is damaged at all. It is actually really well kept. She doesn't think there will be any issue with going around it or cutting around it. Chair asked and the same for the mezzanine. Ms. Rebolledo stated correct.

Chair asked if the windows in the front would be comparable. Ms. Rebolledo stated they will have the same manufacture and finish and they will have the same style and look, so yes they will be comparable.

Chair asked if anyone had any additional questions for the applicant. No one had any questions.

Chair asked if anyone would like to speak for or against the application. No one spoke.

Chair closed the public hearing.

The Commission discussed the application. The Commission was in favor of the application.

Chair reopened the public hearing. Commissioner Hammond-Green asked if there were any photos in the Baker/Barber collection. Ms. Rebolledo stated there was one they found in the Baker collection at the library and that is what they have been using as far as a reference for the alterations. Mr. Hayes stated he has reached out to the Genealogical Society and they are working through it, He doesn't know if they will be able to get a photo but they are working on it.

Chair closed the public hearing.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-093-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 for Main Street for the following reasons: 1. Replacement of deteriorated windows is necessary, however, the replacement

windows match the original in size, scale, proportion, material, texture, and detail. (Sec. 3.3.4 and Sec. 3.4.2.3). Commissioner Hammond-Green seconded the motion which passed unanimously.

IV(B) **Certificate of Appropriateness – Peacock Architects – 105 S. Main Street (H24-097-COA).**

Chair opened the public hearing.

Mr. Hayes stated this application is for the addition of a basement hatch. This is considered a major work. The applicant is Peacock Architects and the property owner is Mary Vieira. The PIN for the property is 9568-77-9189. The property is .05 acres. The current zoning is C-1, Central Business and is in the Main Street Historic Overlay District.

Site photos of the property were shown and are included in the staff report and presentation. Mr. Hayes stated this actually came before the Commission a while ago. Originally they were proposing a full door and that has changed so they are coming back with an altered version of the plan.

An aerial image was shown marking where the property is located. This is included in the staff report and presentation.

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

Mr. Hayes stated the COA is to install an access hatch and it will be a wooden door and it will utilize the existing stone lintel. Site images were shown and included in the staff report and presentation.

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

Chair asked if there were any questions for staff.

Commissioner Welter asked if the original door that was approved was not going to be installed. Mr. Hayes stated correct, he thinks it was financially not feasible with some of the requirements the Public Works Department put on it for the sidewalk. They have altered the scope by having a smaller access hatch.

It was asked what the purpose of it was. Mr. Hayes stated the applicant can answer that.

Commissioner Falvo asked if it was all wood or steel and wood. Mr. Hayes stated the applicant has said wood and the applicant can speak to that.

There were no further questions for staff.

Chair asked if the applicant or a representative would like to address the Commission.

Sarah McCormick, Peacock Architects, 129 3rd Avenue West stated the purpose of the door is the owner currently is turning the second floor into an apartment for herself and she does not have access to her basement. There is one and you have to go through the shop next door in order to get down to the basement there is no interior access so this will be her only way to get down there. Chair stated the utilities are down there. Ms. McCormick stated yes and they have some structural concerns and wanted to get some subcontractors down there to look at the foundation and we needed them to have access

to that space.

Commissioner Sine asked about rerouting the electrical. Ms. McCormick stated the contractor is looking to move it either interior, she is not exactly sure what the plan is on that.

Chair asked if the door was all wood. Ms. McCormick stated it is all wood, it would have to be custom because of the size and they are matching what was on the Kingmaker Draft storefront. It is within the color and the material.

Commissioner Falvo asked if behind the door it would be all industrial stuff. Ms. McCormick stated yes.

Commissioner Sine asked if it would just fit the existing opening there. Ms. McCormick stated yes. Chair stated it would be an original recut.

Chair asked if anyone had any additional questions for the applicant. No one had any questions.

Chair asked if anyone would like to speak for or against the application. No one spoke.

Chair closed the public hearing.

The Commission discussed the application.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-097-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 for the following reasons: 1. The proposed basement access hatch does not diminish the original design of the building. (Sec. 3.4.2.10). 2. The proposed basement access hatch is compatible with existing units in proportion, shape, positioning, location, size, materials and details. (Sec. 3.4.2.10) Commissioner Branigan seconded the motion which passed unanimously.

IV(C) Historic Improvement Grant Support Request.

Mr. Hayes gave the Commission an update on the budget.

Jamie Carpenter, Downtown Manager gave a presentation on the Historic Preservation Improvement Program. She gave an overview of the Downtown Program and Main Street, the background of façade grants and the current status of grants. Discussion was made on a partnership with the HPC.

Daniel Heyman, Staff Attorney stated he is not saying the HPC cannot help fund but the Legal Department would like to take a look at how this would be structured before they commit to anything.

Discussion was made on fundraisers and events. The Commission was in favor but would table making a decision for Legal to weigh in.

IV(D) **National Trust for Historic Preservation Matching Grant Funds Allocation.**

Mr. Hayes stated they received a grant for the National Trust for Historic Preservation. The grant is \$3000 grant with a match of \$3000 and it is really to start documenting our historically Black neighborhoods. The grant components are hiring a consultant to conduct an architectural survey and collect oral histories from community members. They are partnering with Blue Ridge Community College to do this. They will do several collection events in various neighborhoods. This is a matching grant so we received \$3000 from the National Trust and the Commission would have to allocate \$3000. City Council has accepted the grant and the Commission is the last step in this journey. He is only asking for the \$3000 for the matching grant and not the \$250 for the membership. Discussion was made on the budget and if there was enough money to complete the project. The kickoff for the project will be late April.

Commissioner Hammond-Green moved the Commission to allocate from the city portion the \$3000 to match the funds for the National Trust for Historic Preservation Matching Grant. Commissioner Falvo seconded the motion which passed unanimously.

V **Old Business.**

V(A) **Findings of Fact.** On motion of Commissioner Hammond-Green and seconded by Commissioner Welter the Findings of Fact File No. H24-074-COA were approved.

VI **Other Business.**

VI(A) **Election of Chair and Vice-Chair.**

Commissioner Hammond-Green moved the appointed officers be elected for the next calendar year. Commissioner Branigan seconded the motion which passed unanimously.

VI(B) **Design Review Advisory Committee Appointments.** Mr. Hayes stated DRAC is a body that will review COA applications before they come to the Commission. It is meant to be made up of technical experts that know preservation and know our Design Standards and can give advice and make sure the project is aligning with the Design Standards. There are two people that Mr. Hayes asked and they have agreed to be on the Committee. David McKinley who was on the Commission but is now off the Commission and is on the Planning Board and he wants to stay involved and is interested in DRAC and Andrew Wing, he is a Window Restoration Specialist and he also expressed interest. Mr. Hayes thinks they will both be great appointees. He is still looking for other people so if anyone knows someone just let him know. Chair appointed both David McKinley and Andrew Wing to DRAC.

VI(C) **Approval of Annual Meeting Dates for 2025.**

Commissioner Hammond-Green moved the Commission to approve the Annual Meeting Dates for 2025. Commissioner Branigan seconded the motion which passed unanimously.

VI(D) **Staff Report.** Mr. Hayes gave a future projects update. Discussion was made on doing a survey of the historic districts. Committee assignments and August/September training was also discussed.

VII **Adjournment.** The Chair adjourned the meeting at 6:53 p.m.

Chair

DRAFT



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** March 19, 2025

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

TITLE OF ITEM: 344 N Main Street, Storefront Rehabilitation
(H24-098-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-098-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:

1. The original storefront no longer exists, and the proposed design retains the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color, and texture of the historic buildings. **(Sec. 3.1.7)**
2. The applicant incorporated research from the Baker-Barber collection to determine the original characteristics and architectural details of the building. **(Sec. 3.1.8)**
3. The applicant retained and preserved character-defining architectural elements of the structure. **(Sec. 3.4.1.1)**
4. The replacement design for missing architectural details is based on historic documentation and is compatible with the historic character of the building and district. **(Sec. 3.4.1.3)**
5. The increase in size of the existing doors on the rear of the building does not diminish the original design of the building. **(Sec. 3.4.2.10)**

1. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-098-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:

1. The original storefront no longer exists, but the proposed design is not compatible with the scale, design, materials, color, and texture of the historic building. **(Sec. 3.1.7)**
2. The proposal does not reflect the original characteristics and architectural details of the building elicited from the Baker-Barber collection photo. **(Sec. 3.1.7)**
3. The removal of the prismatic glass transom on the 4th Avenue side of the building would be considered a removal of a character-defining element of the structure. **(Sec. 3.4.1.1)**
4. The replacement of the transom window with small windows is not appropriate given the historic documentation. **(Sec. 3.4.1.3)**
5. The increase in size of the rear doors would diminish the original design of the building. **(Sec. 3.4.2.10)**

<p>Proposed Conditions:</p> <ol style="list-style-type: none"> 1. Due to the uncertain condition of the façade behind the metal screen, the applicant and property owner shall consult with HPC staff to assess the structure and determine whether any modifications to the original COA approval are necessary. 2. The applicant shall photograph the front façade after the metal façade is removed but prior to starting construction and those photographs shall be given to the HPC staff coordinator. 3. The applicant shall set up a site visit with staff prior to beginning construction to allow inspection of the property for original details that were previously unknown. 4. The applicant should not try to recreate the J.C. Penney sign if it is no longer present on the building. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
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PROJECT/PETITIONER NUMBER:	H24-098-COA
PETITIONER NAME:	Peacock Architects (Applicant)
EXHIBITS:	<ol style="list-style-type: none"> A. Staff Report B. COA Application C. Warranty Deed

344 N MAIN STREET – Storefront Rehabilitation (H24-098-COA)

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

Staff Report Contents

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CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP 3

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PROJECT SUMMARY

Applicant: Peacock Architects

Property Owner: HVL Property Management

Property Address: 344 N Main Street

Project Acreage: .14 acres

Parcel Identification Number(s):

9568-88-0142

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Storefront rehabilitation



SITE VICINITY MAP

Project Summary:

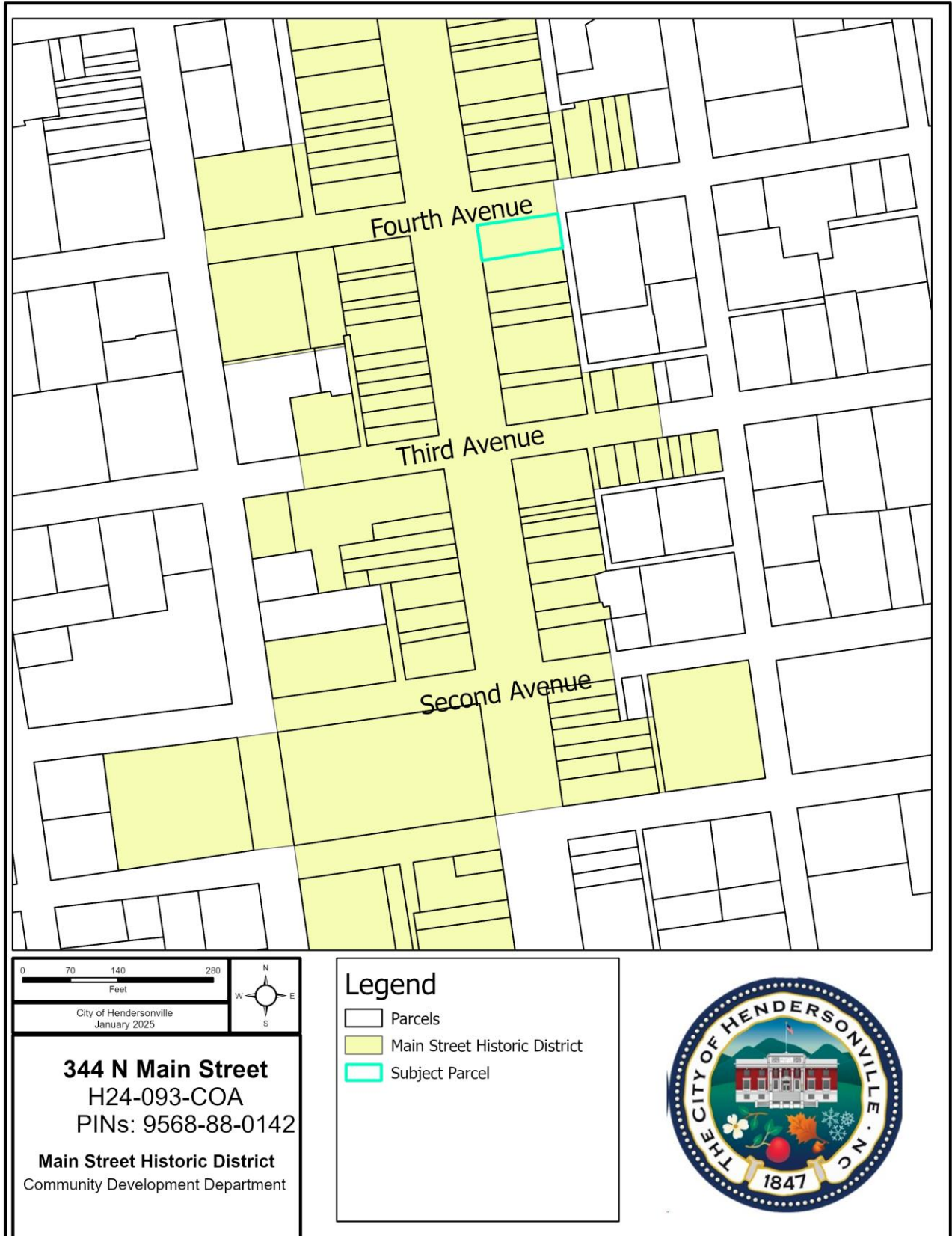
The City of Hendersonville is in receipt of an application for a Certificate of Appropriateness (COA) from Peacock Architects for the rehabilitation of the storefront located at 344 N Main Street. A metal façade was placed on the building at some point between 1950 and 1970. It is believed that at this time, the original storefront was significantly altered to create the current storefront today.

The applicant is proposing the rehabilitation of the storefront to mimic the original, which can be seen in a photo on pg. 4 of this report. The applicant has also requested approval to increase the height of the rear doors, thereby cutting into the header.

In December 2024, staff approved the removal of the front metal façade and approved the installation of new windows on the upper front façade in seven window openings that have missing windows and that have been sealed with plywood. The HPC voted to approve replacement windows on the 4th Avenue second floor side of the building at its January 2025 meeting.

The applicant has applied for a sidewalk encroachment permit to begin work on removing the metal façade with the aim of starting work in late March.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP



HISTORY OF SUBJECT PROPERTY



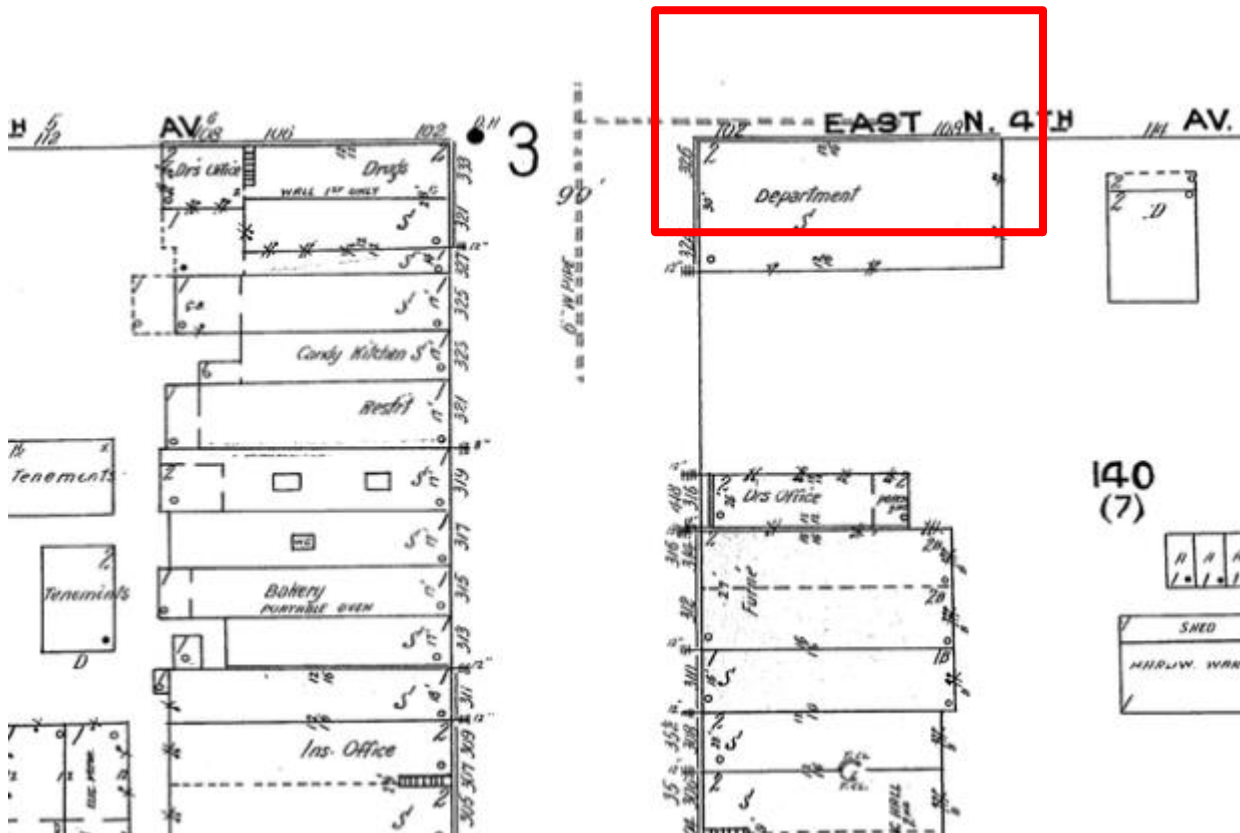
344 N MAIN STREET

Commercial Building. ca. 1920.
Noncontributing.

SE corner Main and 4th Avenue. 1920s. Two-story commercial structure with stone window lintels and Decorative brickwork and diapering on left elevation. covered with modern aluminum false facade.



brick
sills.
Front



SITE IMAGES



Current front façade of 344 N Main Street.

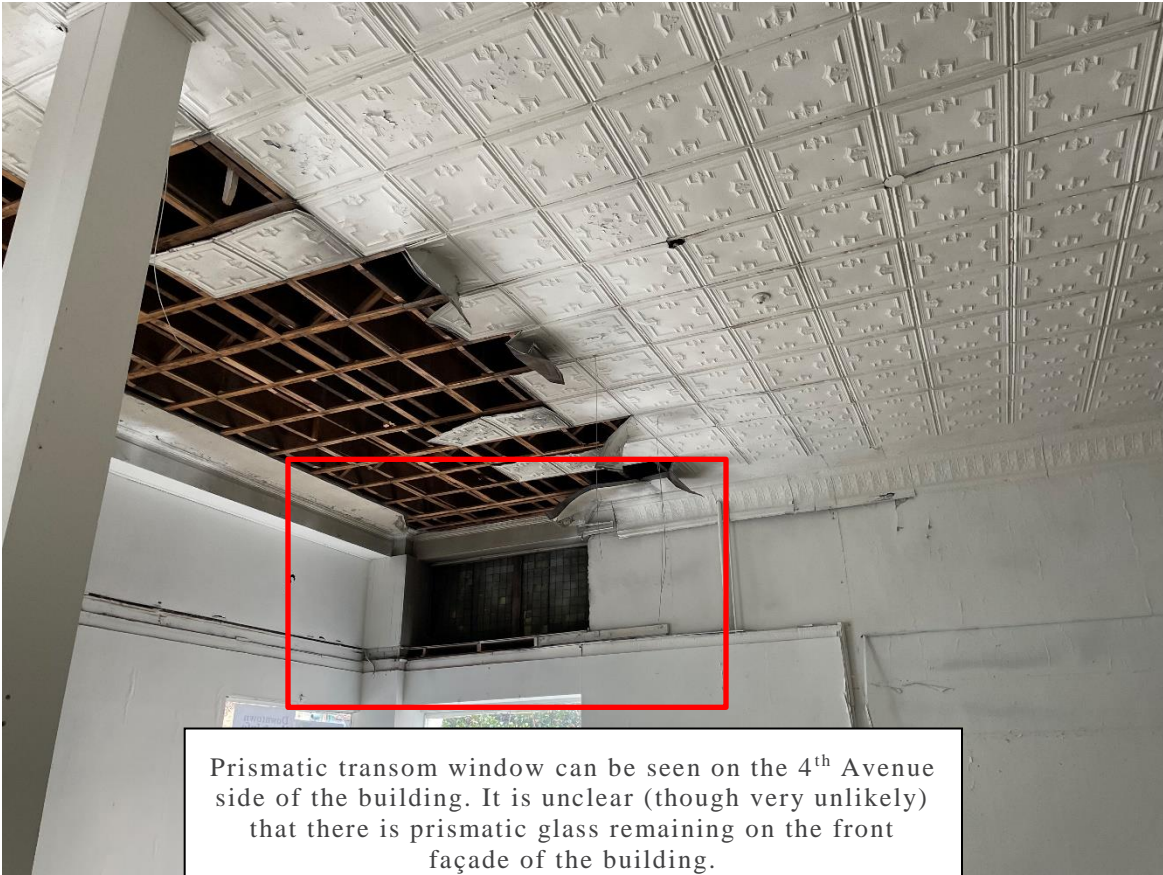


Close up of center columns proposed to be wrapped in wood.

SITE IMAGES



Current storefront. Staff determined that the original storefront has been significantly altered and very little original material and design remain.



Prismatic transom window can be seen on the 4th Avenue side of the building. It is unclear (though very unlikely) that there is prismatic glass remaining on the front façade of the building.

SITE IMAGES



Right side of facade door. The applicant has proposed keeping the door but painting it to match the rest of the wooden façade.



Window opening can be seen above the door on the right side of the front façade.. The applicant has proposed including a window in this opening.

Design Review Committee

Advisory

The Design Review Advisory Committee met on February 11th, 2025 to review the proposed plans. The comments were shared with the applicant after the meeting.

DESIGN STANDARDS CRITERIA

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

3.1 STOREFRONTS

Storefront guidelines

New Design

.7 Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color, and texture of the historic buildings.

.8 Whenever possible, incorporate research from the Baker-Barber collection to determine the original characteristics and architectural details of the building.

3.4 MATERIAL AND DETAILS

3.4.1 ARCHITECTURAL DETAILS AND ORNAMENTATION

.1 Retain and preserve any architectural features and details that are character-defining elements of downtown structures, such as cornices, columns, piers, brickwork, stringcourses, quoins, etc.

.2 If replacement of an architectural element is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.

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

.4 It is not appropriate to remove or cover any original detail or ornamentation. If original features are currently covered, it is encouraged that these features be uncovered, exposed, and repaired.

3.4.2 WINDOWS AND DOORS

WINDOWS AND DOORS GUIDELINES

Preservation

.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.



CERTIFICATE OF APPROPRIATENESS APPLICATION

REQUIRED MATERIALS CHECKLIST

Community Development Department
100 N King St.
Hendersonville, NC 28792
828-697-3010

Item A.

Procedures for Reviewing Applications for Certificates Appropriateness

The City's Historic Preservation Ordinance provides that no one may erect, alter, restore, move, or demolish the exterior portion of any building or other structure, nor undertake significant modifications to landscaping and other site features, without a Certificate of Appropriateness (COA) which must be approved prior to the commencement of work. The COA application is processed through the city of Hendersonville Planning Department by the Commission Coordinator (828-697-3010).

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

Application Submittal Requirements and Required Materials Checklist

Design Standards, HPC Meeting Schedule and Staff Contact Information can be found on the City of Hendersonville Historic Preservation Commission Website: www.hendersonvillehpc.org

Date: 02.28.2025 Minor Work Major Work Major Work Resubmittal

Application Contact Information			
Applicant Name: PEACOCK ARCHITECTS	Property Address: 129 3RD AVENUE W HENDERSONVILLE, NC 28792	Applicant Email: TAMARA@PEACOCKARCHITECT.COM	Phone Number: (828)6969-4000
Property Owner Name (if different from Applicant) HVL PROPERTY MANAGEMENT	Mailing Address: PO BOX 786 ARDEN NC 28704	Owner Email: JOSHDISRAEL@GMAIL.COM	Phone Number: (828)606-3453

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

Request for Approval: Renovation of the Front Façade – 344 Main Street (J.C. Penney Building), Hendersonville, NC
 Peacock Architects respectfully submits this proposal for approval to renovate the front façade of 344 Main Street, also known as the J.C. Penney building, in Hendersonville, NC. In conjunction with the interior redesign, which includes subdividing the space into two leasable units, we propose installing a new storefront.
 The proposed design features two wooden double-door entries, integrated into a fixed glass wood framed recessed storefront. We have included three potential color swatches to paint the wooden storefront and seek counsel from the preservation board as which is most appropriate. We will be reintroducing transom windows where appropriate based on the Design Review Committees comments. Our attached drawings and photographs document our investigation of the existing façade materials beneath the current metal screen. We have confirmed that the underlying brick on the second floor of the facade is in good condition.
 Additionally, we seek approval to replace the existing double doors in the back alley, which measure 4' in width by 6'-8" in height. The replacement will use standard flat-panel metal doors while maintaining the original door opening dimensions. This change is necessary to enhance security and meet current fire code requirements.
 Throughout the design process, we have adhered to the guidelines outlined in the Main Street Guidelines Manual as follows:
 Preservation of Historic Features: Retain entryways, display windows, doors, transoms, and corner posts (Section 3.1.1).
 Avoid removing or altering historical features: Avoid removing or altering historical features (Section 3.1.2).
 Historical Accuracy: Base the new storefront design on historical research and evidence (Section 3.1.5).
 Retention of Façade Details: Preserve historic façade details and materials, especially on side and rear elevations (Section 3.3.1).



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
100 N King St.
Hendersonville, NC 28792

Property Owner Signature

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 (6) months. Certificates can be extended for six (6) months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Joshua D Israel
Printed Property Owner(s) Name

[Signature]
Property Owner(s) Signature

HVL Property Holdings, LLC
Printed Company Name (if applicable)
*LLC, Inc., Trust

Member
Property Owner Title (if applicable)
*Member, Manager, Register Agent, etc.

Community Development Use Only

Date Received: _____

Received By: _____

Application Complete: Y / N

Proposed HPC Meeting Date (if applicable): _____

Notes:

OWNER

TOM LYNCH
HVL PROPERTIES

ARCHITECT

PEACOCK ARCHITECTS
129 3RD AVE WEST HENDERSONVILLE, NC
TAMARA PEACOCK, PRESIDENT
(828)713-1050
NICOLLE REBOLLEDO, PROJECT MANAGER
(828)-696-4000

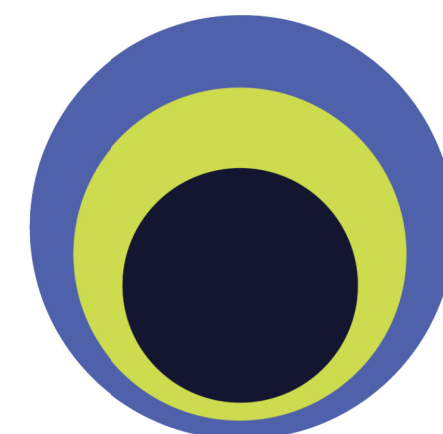
CONTRACTOR

J.C. PENNEY BLDG. RESTORATION & RENOVATION EXTERIOR FACADE AND GROUND FLOOR

344 N MAIN ST HENDERSONVILLE, NORTH CAROLINA 28792



1 STREET VIEW
C001



PEACOCK ARCHITECTS



project design team:
PEACOCK ARCHITECTS

owner:
HVL PROPERTY MGMT

project name:

Tamara Peacock, R.A.
License No. 12128

issued for:

date:

sheet name:
COVER SHEET

Revision	Revision Date	Issued For
A	4-24	Permit Comments

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date: 3/13/2025 11:06:22 AM
proj. no.:
Checker
drawn by: JLR
revised by: TP
Prog Mngr.:
Capt.: TP

sheet no.:
C001

BUILDING DATA

LEVEL OF ALTERATION: LEVEL 2
BUILDING CONSTRUCTION TYPE: TYPE III-B
BUILDING OCCUPANCY TYPE: MIXED USE
BUILDING SQUARE FOOTAGE: 10,600 SQ FT.
ADDRESS: 344 MAIN STREET

LEGAL DESCRIPTION:

PIN # :

SCOPE OF WORK

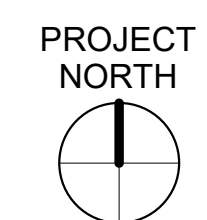
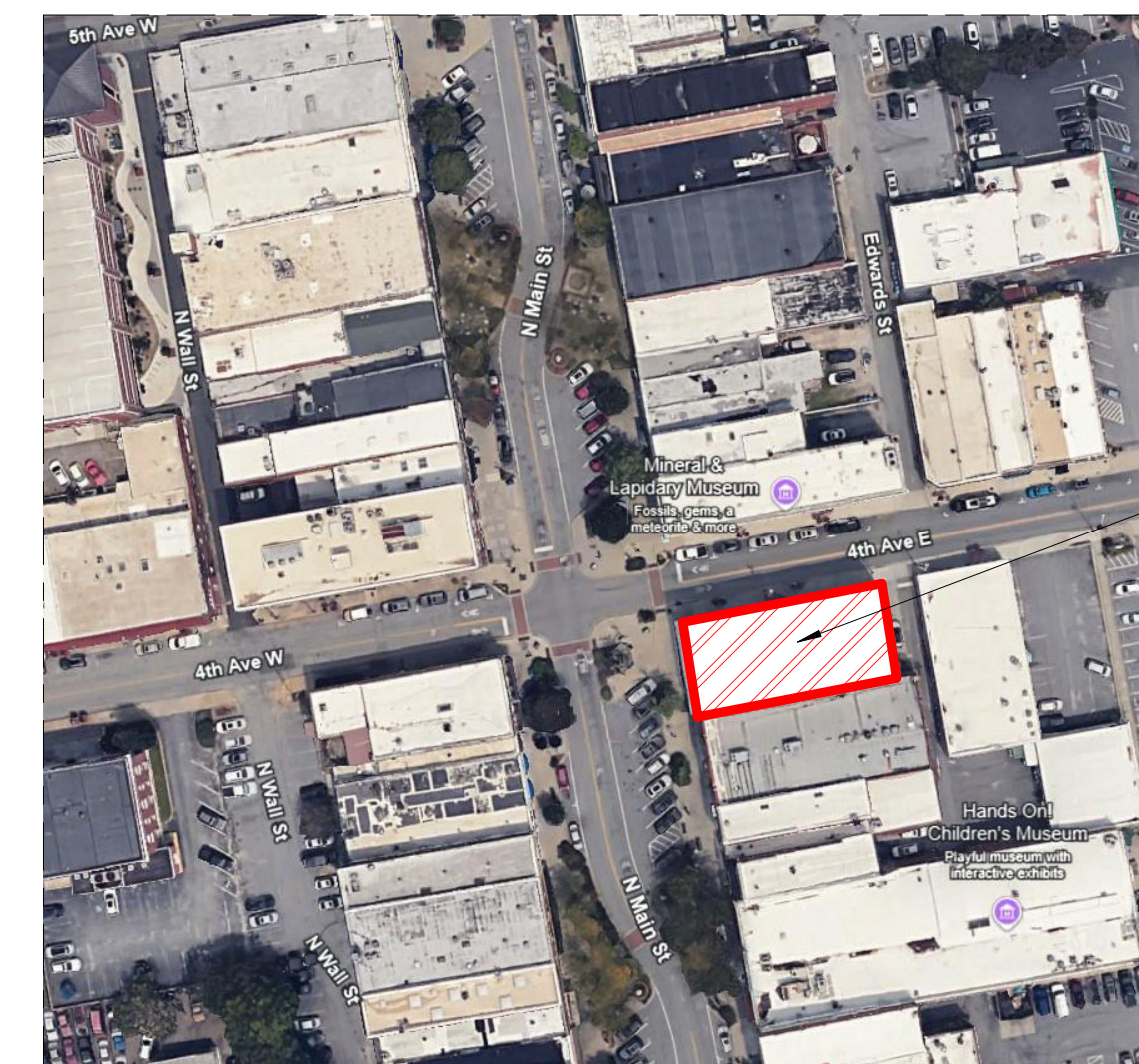
LEVEL OF ALTERATION: LEVEL 2

THIS PROJECT INCLUDES FACADE RESTORATION: REMOVAL OF DECORATIVE METAL SCREEN REPAIR AND REPOINTING OF BRICK, INSTALLATION ON NEW STOREFRONT AND ENTRY DOORS. THE INTERIOR REDESIGN INCLUDES a 2 HOUR DEMISING WALL TO CREATE TWO LEASABLE UNITS. THE INTERIOR UNITS EACH HAVE ADA ACCESSIBLE BATHROOMS AND NEW SECONDARY EXITS WHICH EXIT OUT THE REAR GROUND LEVEL.

APPLICABLE CODES

2023 NFPA 70 NATIONAL ELECTRIC CODE
2018 NC STATE ENERGY CODE
2018 NCSBC: EXISTING BUILDING CODE
2018 NCSBC: PLUMBING CODE
2018 NCSBC: MECHANICAL CODE
2018 NCSBC: ELECTRICAL CODE
2018 NCSBC: FIRE PREVENTION CODE
2018 NCSBC: BUILDING CODE

VICINITY MAP



project design team:
 PEACOCK ARCHITECTS

owner:
 HVL PROPERTY MGMT

project name:

Tamara Peacock, R.A.
 License No. 12128

issued for:

 date:

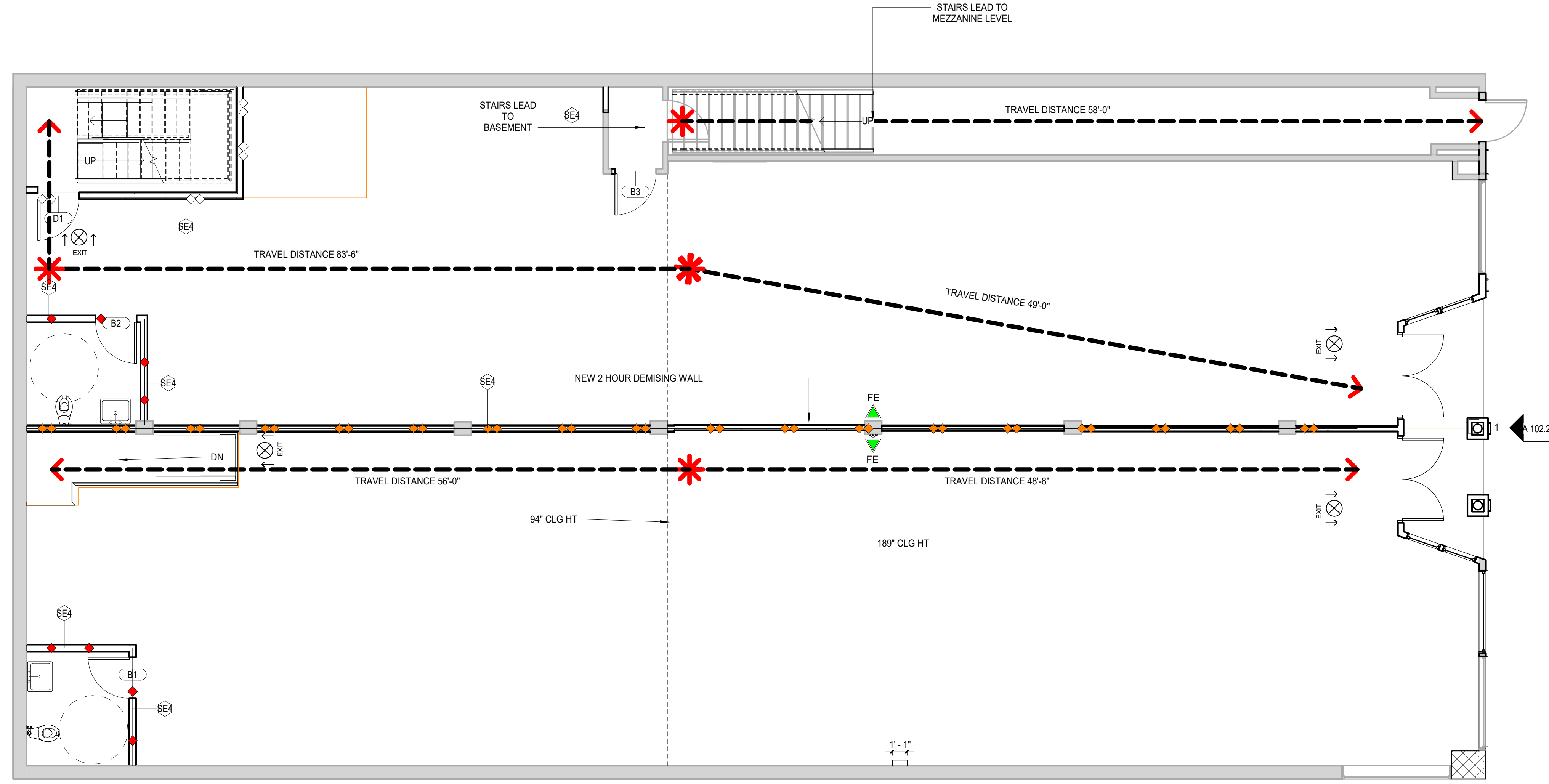
sheet name:
LIFE SAFETY PLAN

Revision	Revision Date	Issued For

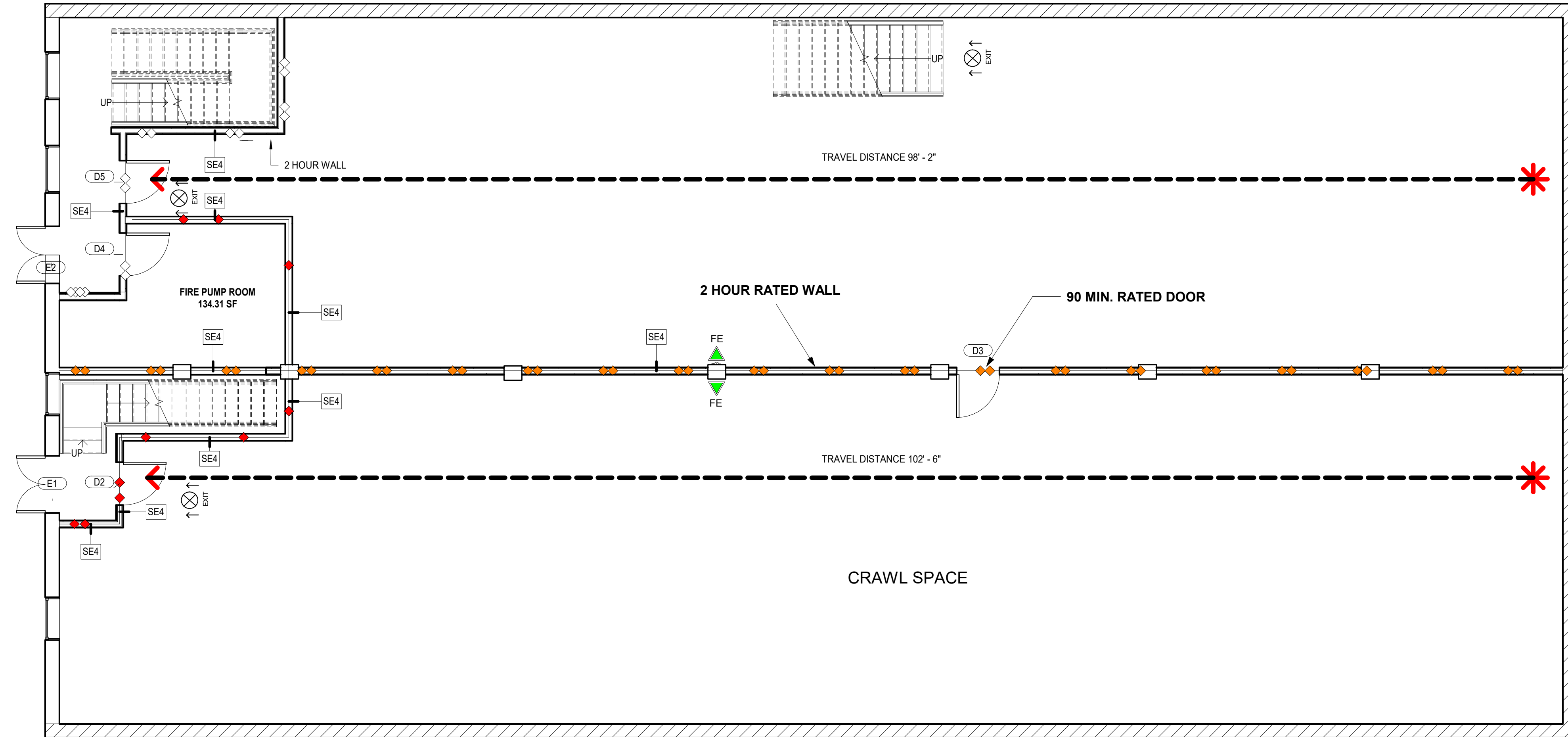
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date: 3/13/2025 11:07:41 AM
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 drawn by: NPL
 revised by: TP
 Proj Mngr.:
 Capt.: TP



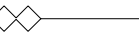

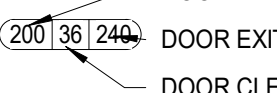
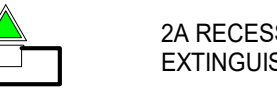
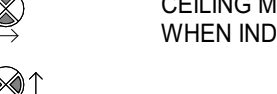



sheet no.:
C005



4 **LIFE SAFETY PLAN-GROUND FLOOR**
 3/16" = 1'-0"



2 **LIFE SAFETY PLAN-CRAWL SPACE LEVEL**
 3/16" = 1'-0"

- FIRE RATING AND FIRE PROOFING NOTES:**
- FIRE CAULK AROUND ALL ELECTRICAL CONDUIT PASSING THROUGH WALLS.
 - CEILING TO BE 2 HOUR RATED AS WELL. USE SAME UL CONSTRUCTION AS WALL. RUN STEEL STUDS PERPENDICULAR TO EXISTING FLOOR JOISTS.
-  RATED - 1 HOUR - NEW
 -  RATED - 2 HOUR NEW
 -  RATED - 4 HOUR - NEW
 -  EGRESS PATH OF TRAVEL
 -  DOOR EXIT OCCUPANT LOAD
 -  DOOR EXIT OCCUPANT CAPACITY
 -  DOOR CLEAR EXIT WIDTH (IN INCHES)
 -  2A RECESSED OR SEMI-RECESSED FIRE EXTINGUISHER CABINET
 -  CEILING MOUNTED EXIT SIGN (ARROWS WHEN INDICATED)
 -  WALL MOUNTED EXIT SIGN (ARROWS WHEN INDICATED)

LIFE SAFETY LEGEND
 3/16" = 1'-0"

project design team:
 PEACOCK ARCHITECTS

owner:
 HVL PROPERTY MGMT

project name:

Tamara Peacock, R.A.
 License No. 12128

issued for:

 date:

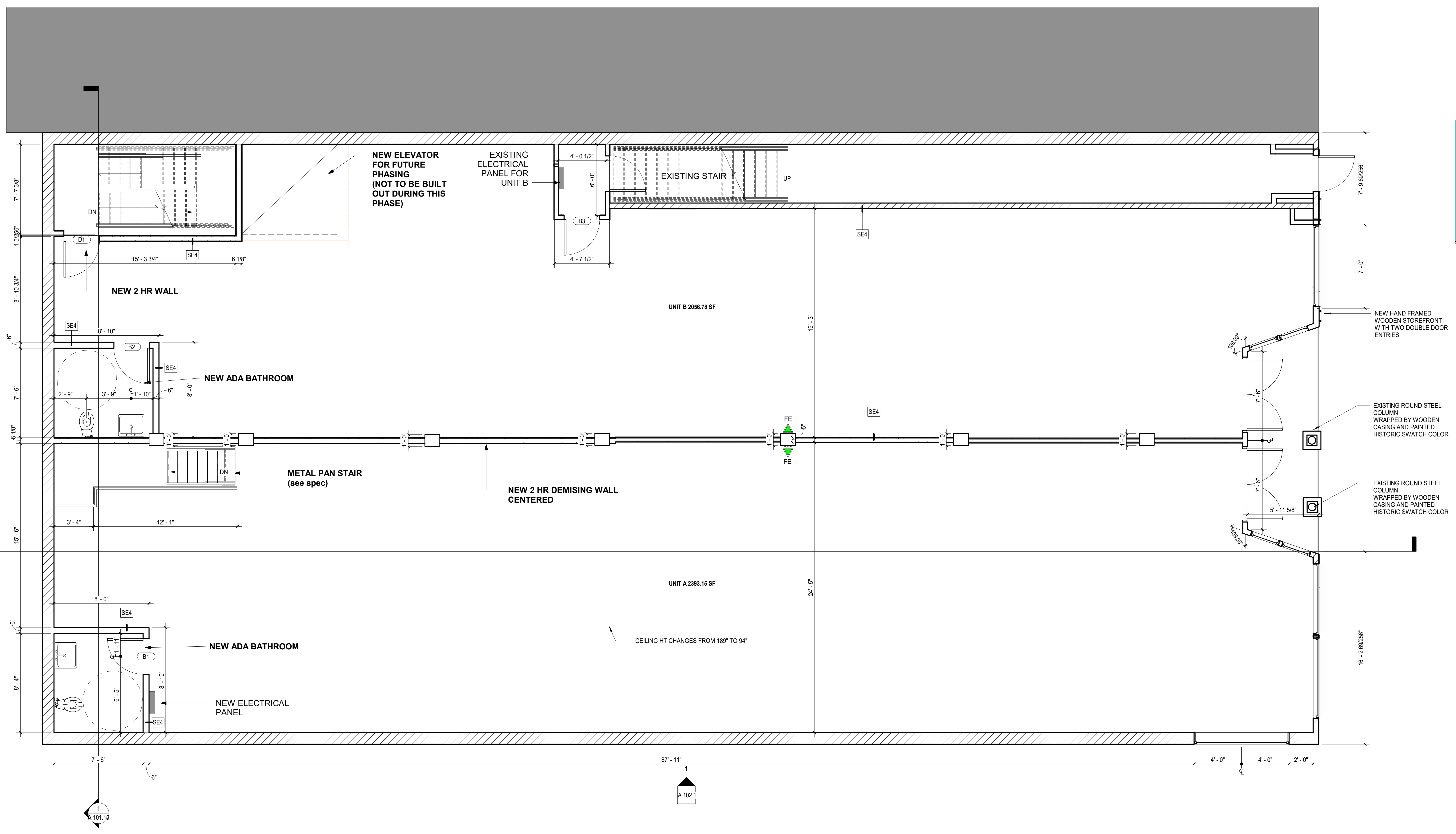
sheet name:
NEW GROUND FLOOR PLAN

Revision	Revision Date	Issued For

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date: 3/13/2025 11:06:44 AM
 proj. no.:
 Checker
 drawn by: NPL
 revised by: TP
 Prog Mngr.:
 Capt.: TP

sheet no.:
A 101.3



1 FIRST FLOOR PLAN - NEW
 A 101.3 1/4" = 1'-0"

UNIT NAME	LEASABLE SQUARE FOOTAGE
UNIT A	2,458 SQ. FT
UNIT B	2,119 SQ. FT

project design team:
 PEACOCK ARCHITECTS

owner:
 HVL PROPERTY MGMT

project name:

Tamara Peacock, R.A.
 License No. 12128

issued for:

 date:

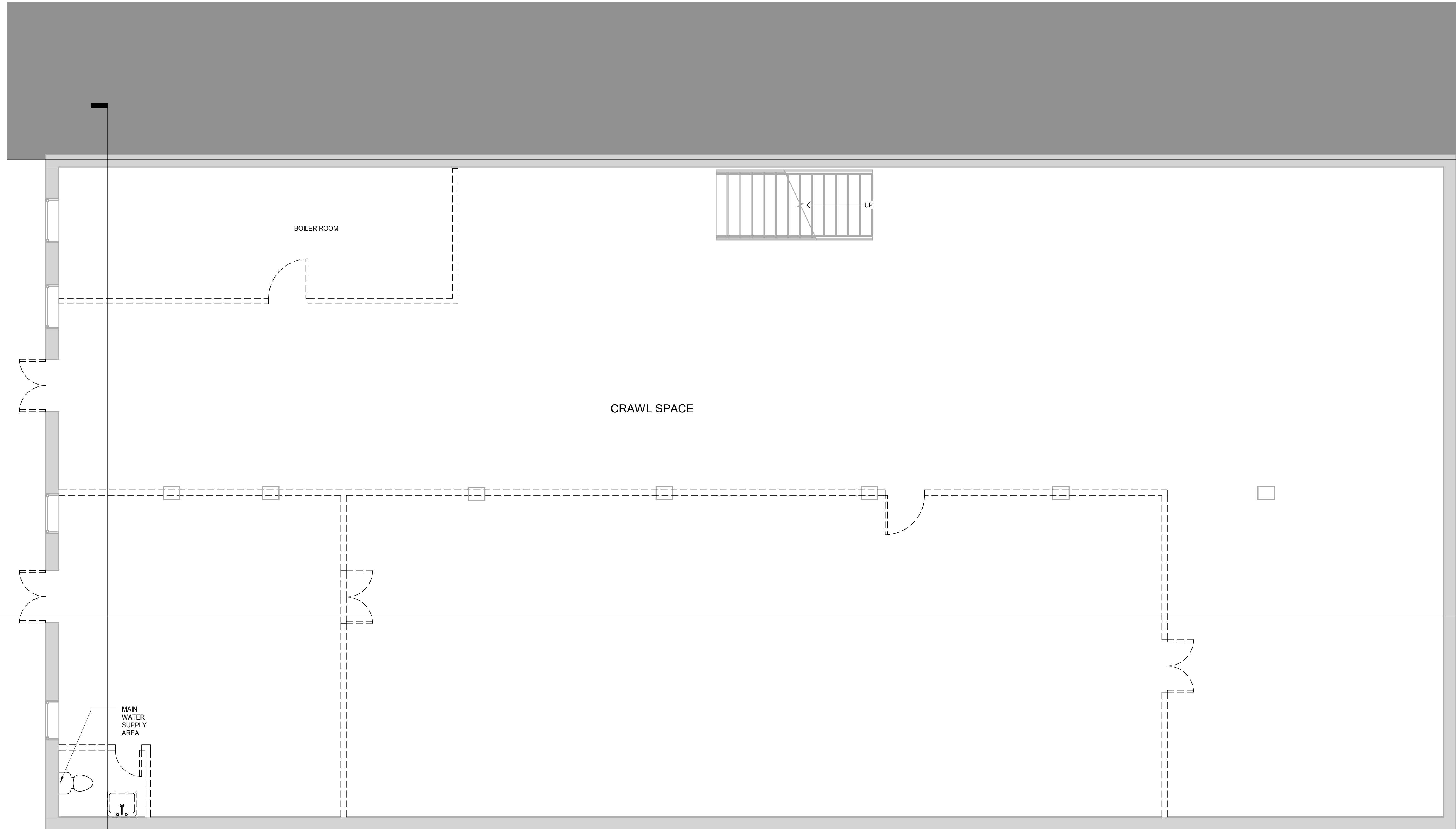
sheet name:
EXISTING/DEMO CRAWLSPACE FLOOR PLAN

Revision	Revision Date	Issued For

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date: 3/13/2025 11:06:29 AM
 proj. no.:
 drawn by: Checker
 checked by: JLR
 revised by: TP
 Prog Mngr.:
 Capt.: TP

sheet no.:
A 101.12



1 DEMO CRAWLSPACE LEVEL

A 101.12 1/4" = 1'-0"
 A 101.15

1
 A 102.1

project design team:
 PEACOCK ARCHITECTS

owner:
 HVL PROPERTY MGMT

project name:

Tamara Peacock, R.A.
 License No. 12128

issued for:

 date:

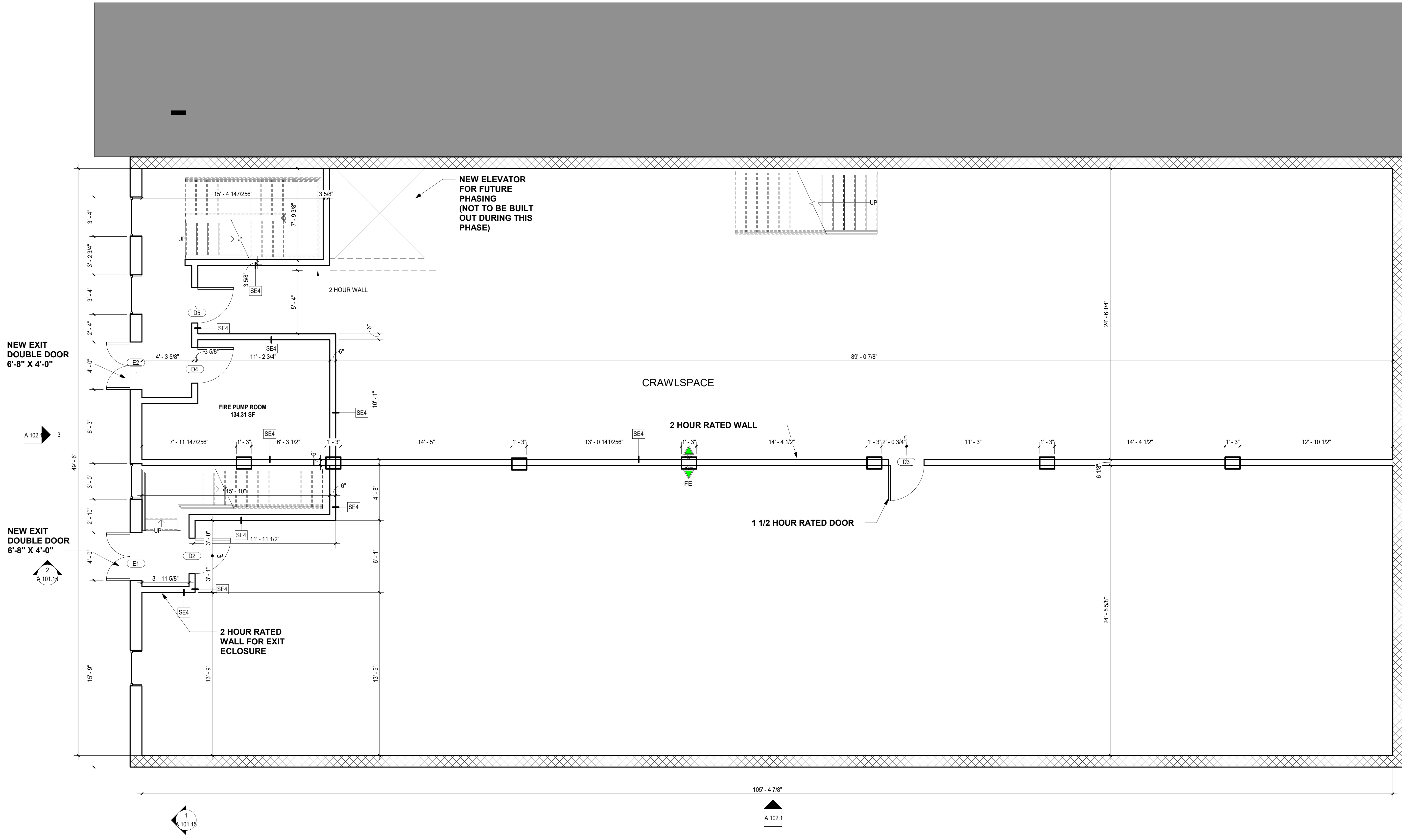
sheet name:
NEW CRAWL SPACE LEVEL FLOOR PLAN

Revision	Revision Date	Issued For

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date: 3/13/2025 11:06:34 AM
 proj. no.:
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 drawn by: JLR
 revised by: TP
 Proj Mngr.:
 Capt.: TP

sheet no.:
A 101.13



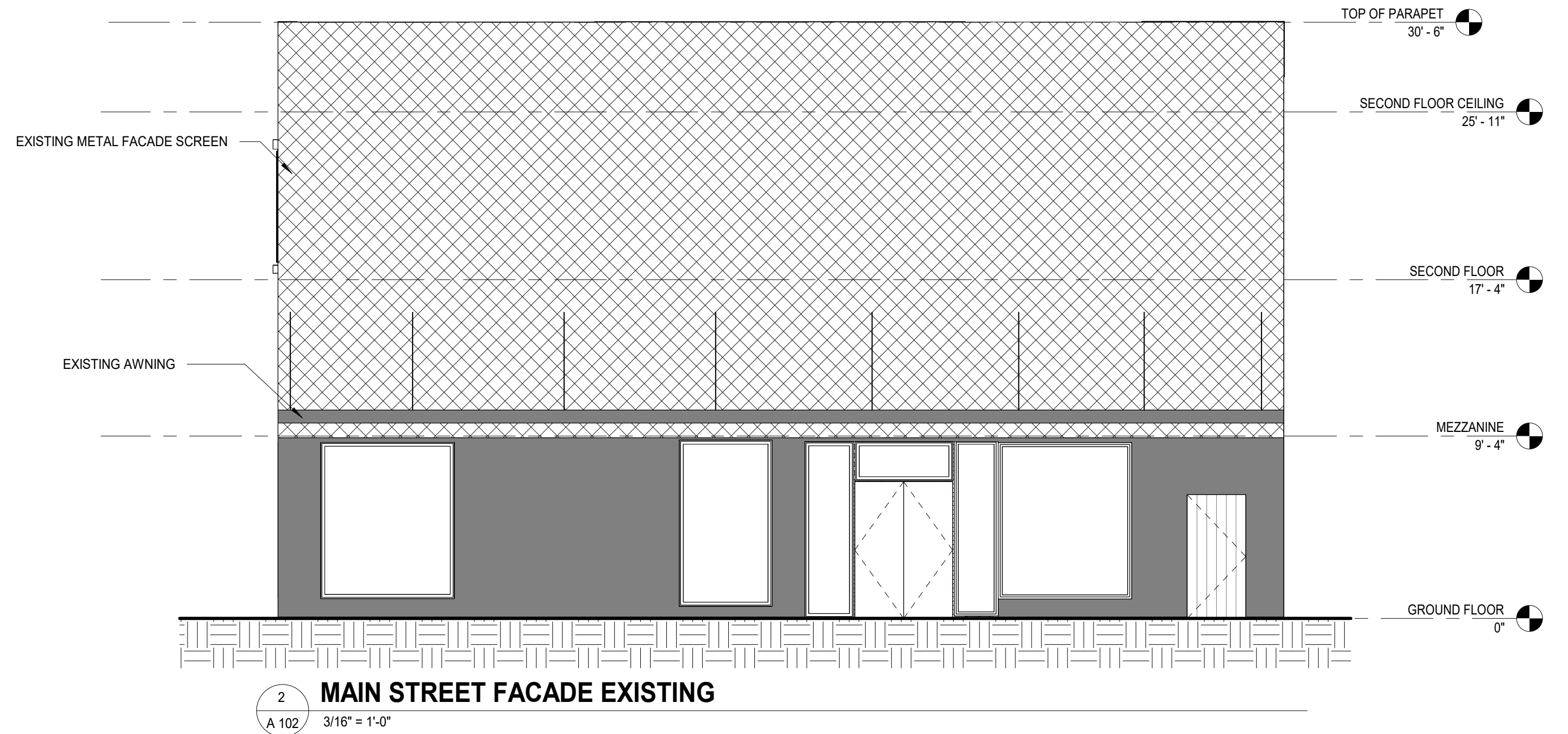
1 NEW CRAWL SPACE LEVEL
 A 101.13 1/4" = 1'-0"



EXISTING PHOTO OF 344 MAIN ST MAIN STREET VIEW

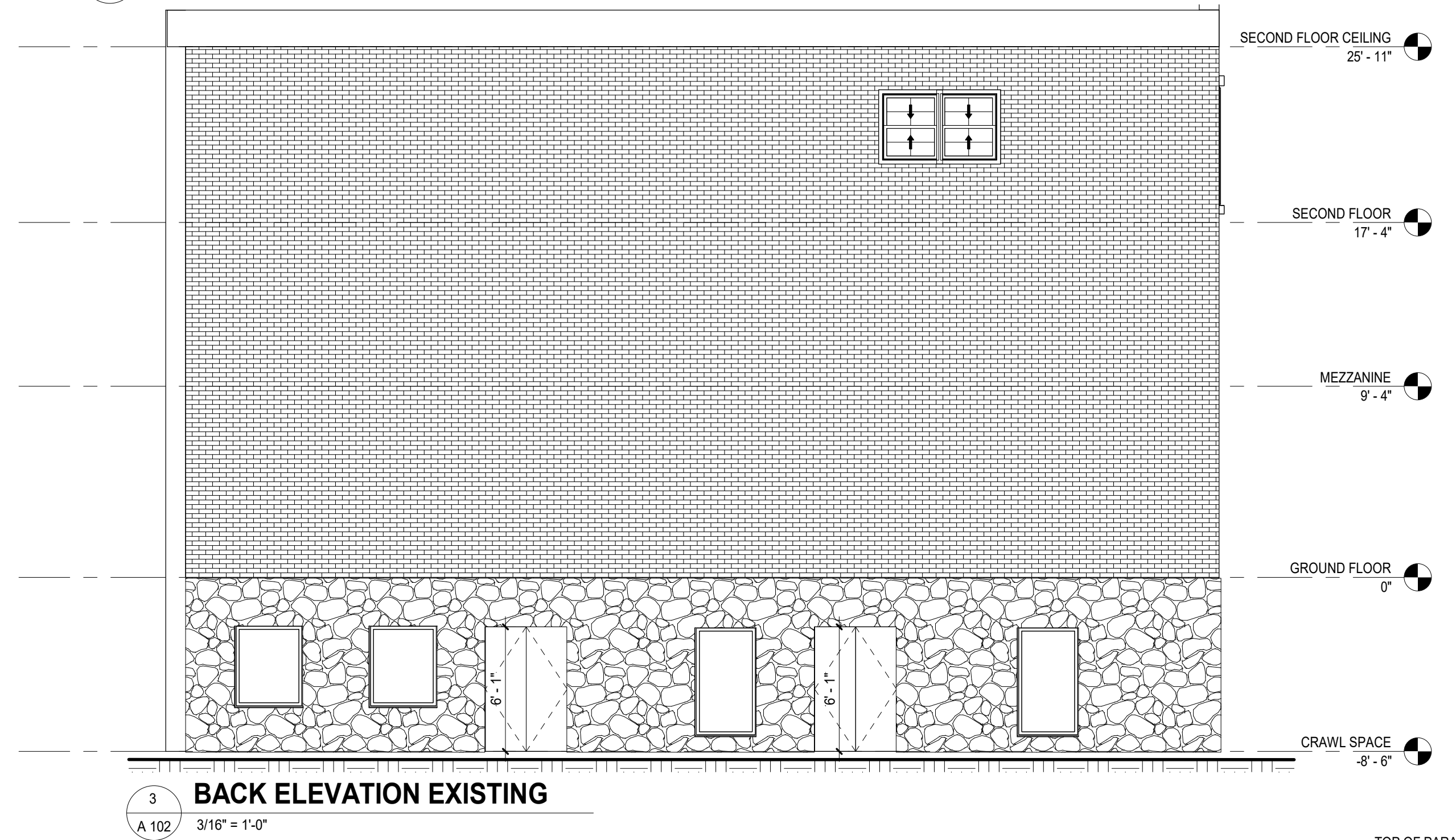


EXISTING PHOTO OF 344 MAIN ST BACK ALLEY VIEW



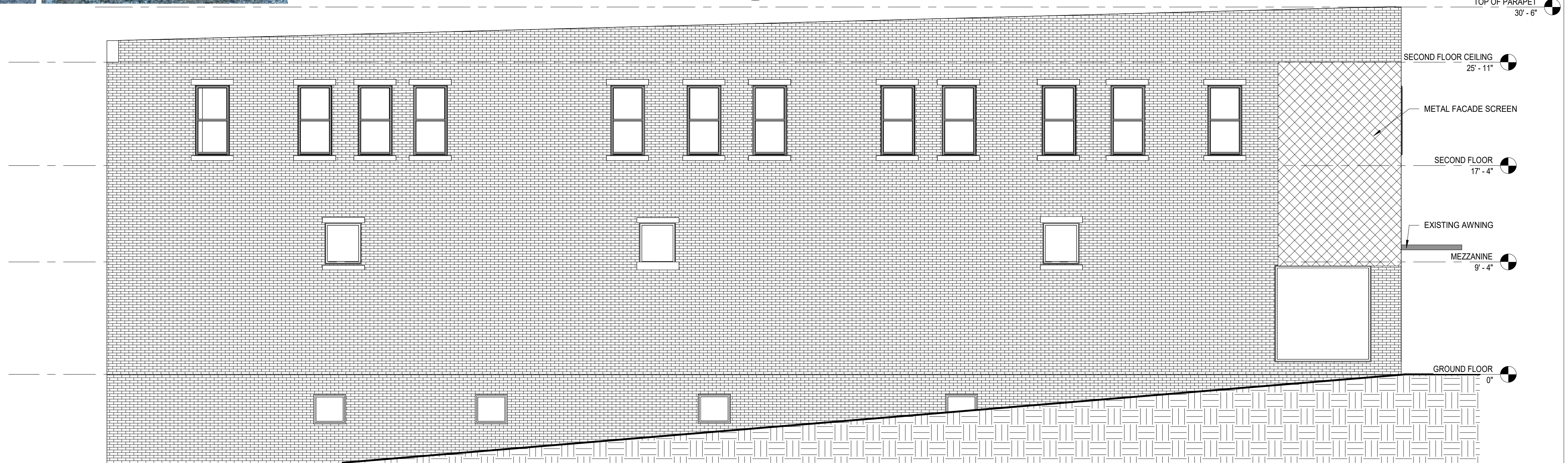
2 MAIN STREET FACADE EXISTING

A 102 3/16" = 1'-0"



3 BACK ELEVATION EXISTING

A 102 3/16" = 1'-0"



1 WEST ELEVATION EXISTING

A 102 3/16" = 1'-0"

project design team:
 PEACOCK ARCHITECTS

owner:
 HVL PROPERTY MGMT

project name:

Tamara Peacock, R.A.
 License No. 12128

issued for:

 date:

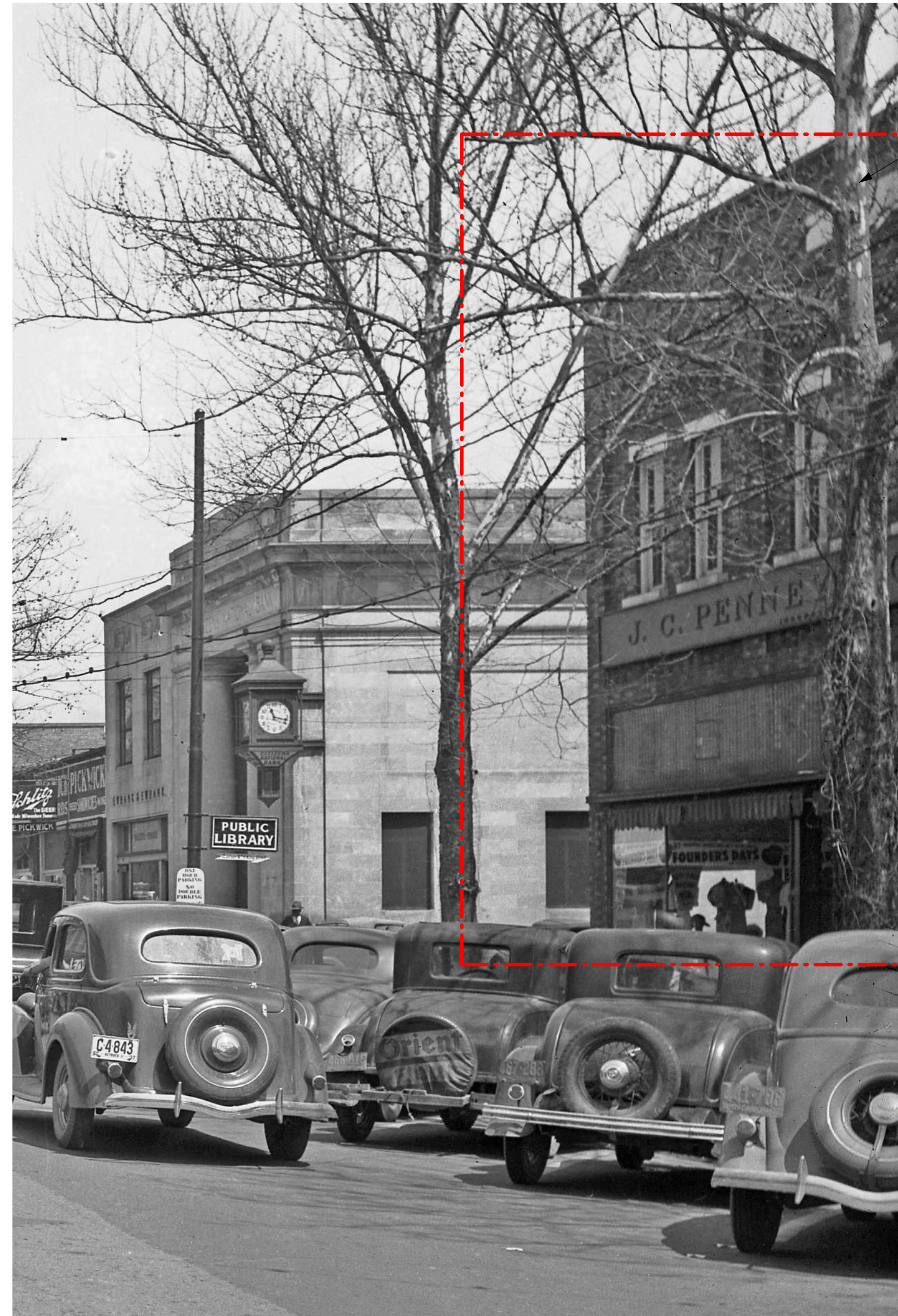
sheet name:
EXISTING MAIN STREET ELEVATION

Revision	Revision Date	Issued For

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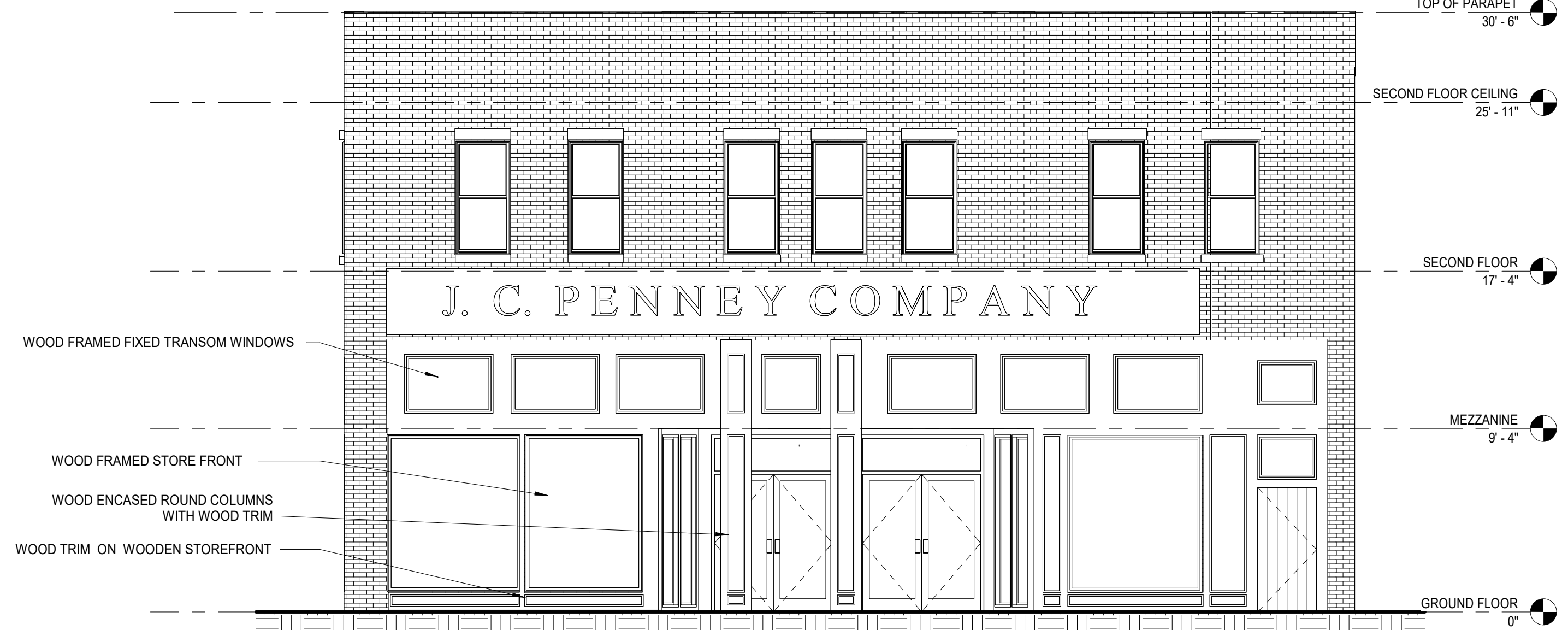
date: 3/13/2025 11:06:53 AM
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 drawn by: JPL
 revised by: TP
 Proj Mngr.:
 Capt.: TP

sheet no.:
A 102



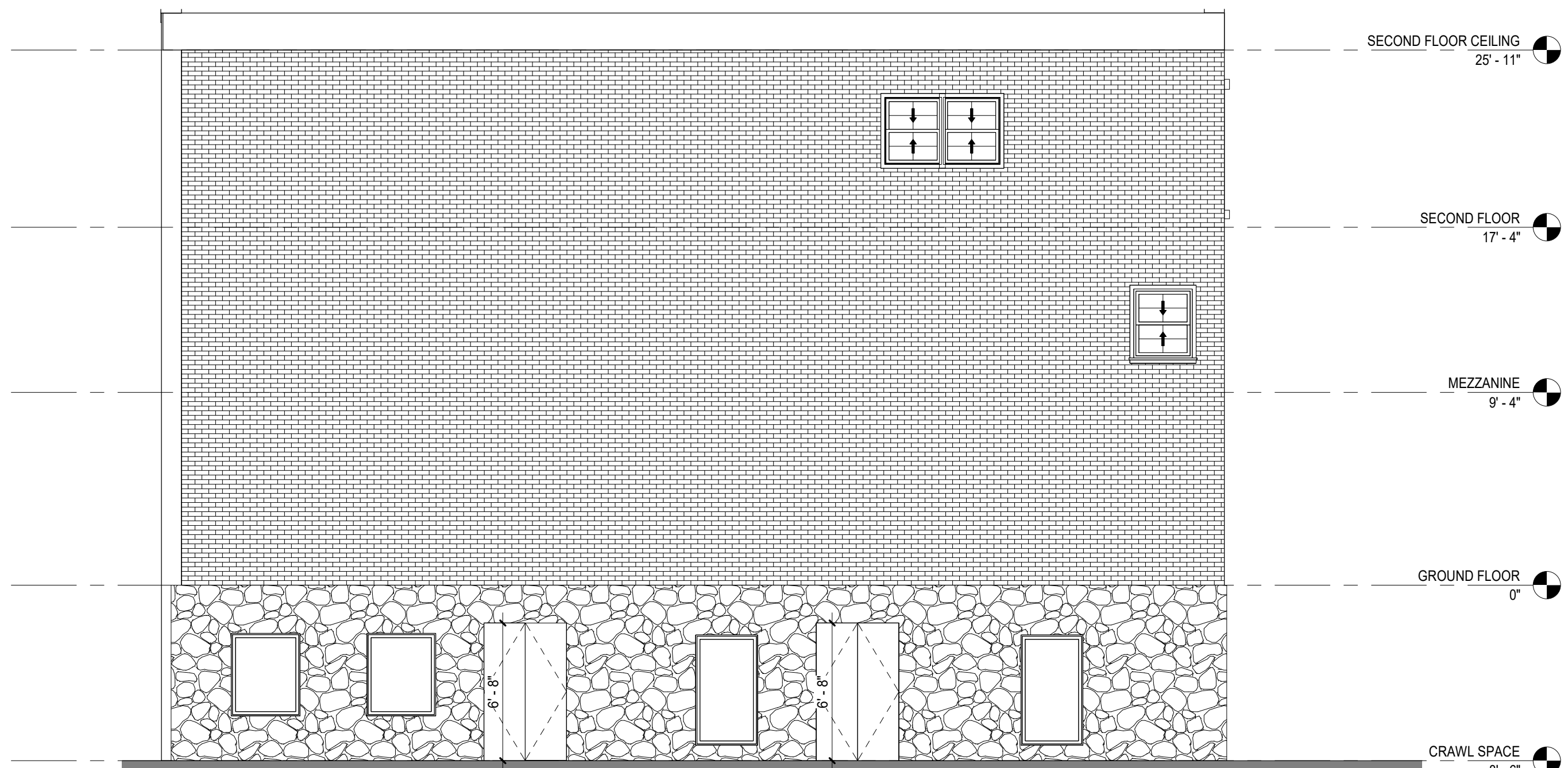
344 MAIN ORIGINAL FACADE

344 MAIN FACADE RESTORATION PHOTOS COLLECTED FROM BAKER BARBER COLLECTION- HENDERSON COUNTY PUBLIC LIBRARY



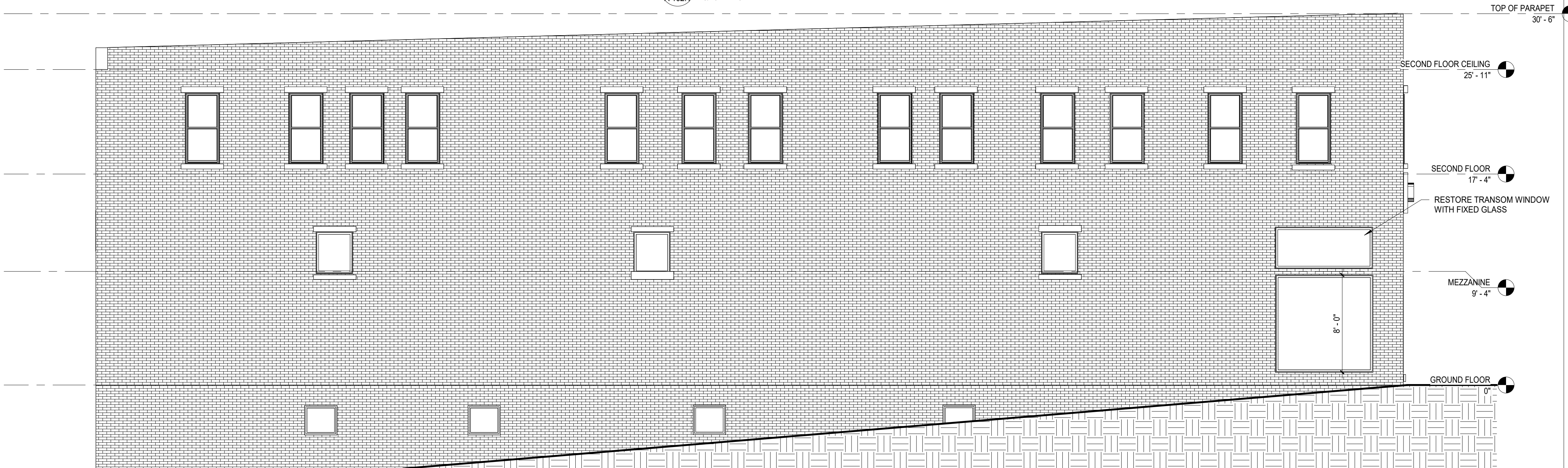
2 MAIN STREET FACADE NEW

A 102.1 3/16" = 1'-0"



3 BACK ELEVATION NEW

A 102.1 3/16" = 1'-0"



1 NORTH ELEVATION NEW

A 102.1 3/16" = 1'-0"

project design team:
 PEACOCK ARCHITECTS

owner:
 HVL PROPERTY MGMT

project name:

Tamara Peacock, R.A.
 License No. 12128

issued for:

 date:

sheet name:
NEW MAIN STREET ELEVATION

Revision	Revision Date	Issued For

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date: 3/13/2025 11:07:04 AM
 proj. no.:
 Checker
 drawn by: JPS
 revised by: TP
 Proj Mngr.: JPS
 Capt.: TP

sheet no.:
A 102.1

COLOR SWATCHES FOR WOOD-FRAMED STOREFRONT



FIXED WOOD FRAMED
TRANSOM WINDOWS

EXISTING BRICK FACADE
UNDERNEATH
METAL SIDING ALONG
CORNERS OF BUILDING
ONLY

WOODEN ENTRY DOORS

WOODEN STORE FRONT
TO BE PAINTED A
HISTORIC SWATCH
COLOR WITH STAFF
RECOMMENDATIONS

STEEL COLUMNS
WRAPPED BY WOODEN
CASING AND PAINTED
HISTORIC SWATCH
COLOR

EXISTING BRICK FACADE
UNDERNEATH METAL
SCREEN ON SECOND
LEVEL

MATERIALS OF SIGNAGE
DEPENDENT ON
CONDITION AFTER
SCREEN REMOVAL
ANALYSIS

WOODEN STORE FRONT
TO BE PAINT A HISTORIC
SWATCH COLOR WITH
STAFF
RECOMMENDATIONS

NEW TRANSOM WINDOW

DOOR TO BE PAINTED
HISTORIC SWATCH
COLOR

1
A 102.5
MAIN STREET VIEW

project design team:
PEACOCK ARCHITECTS

owner:
HVL PROPERTY MGMT

project name:

Tamara Peacock, R.A.
License No. 12128

issued for:

date:

sheet name:
MATERIAL WORKSHEET

Revision	Revision Date	Issued For

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date: 3/13/2025 11:09:35 AM
proj. no.:
Checker
drawn by: JPL
revised by: TP
Prog Mngr.:
Capt.: TP

sheet no.:
A 102.5



This document presented and filed:
09/01/2020 04:44:14 PM

WLK

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$26,517.00

Doc Stamps \$26,517.00

Return to: Harrison

Prepared By: Sharon B. Alexander
Deed Preparation Only

This instrument is prepared by Sharon B. Alexander, a licensed North Carolina Attorney. Delinquent taxes, if any are to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF HENDERSON

THIS DEED, made and entered into this 31st day of August, 2020, by and between Stuart I. Rubin, Trustee of the Stuart I. Rubin Revocable Trust dated February 11, 2003 (herein referred to as the "party of the first part" and having a mailing address of P. O. Box 2258; Hendersonville, NC 28793) and HVL Property Holdings, LLC (the "party of the second part" and having a mailing address of 820 NE 6th Avenue; Delray Beach, FL 33483);

WITNESSETH:

The said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Valuable Consideration to him in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey in fee simple unto said party of the second part, its heirs and assigns, a certain tract or parcel of land lying and being in Henderson County, North Carolina, more particularly described as follows:

TRACT ONE (1): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 691, at Page 31, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #108523 and a current street address of 307 N. Main St.

TRACT TWO (2): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 691, at Page 39, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #106597 and a current street address of 311 N. Main St.

TRACT THREE (3): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 805, at Page 675, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #109531 and a current street address of 305 N. Main St.

SUBJECT TO the right of common use of the wall, stairway and hall located on the boundary line between the subject property and the property adjoining on the north as set out in an agreement between Floried Justus et al and H.H. Ewbank, et al; also subject to the party wall located on the boundary between said properties, described in deeds recorded in Deed Book 219, at Page 122 and in Deed Book 805, at Page 675 of the Henderson County Registry.

TRACT FOUR (4): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 835, at Page 497, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #106608 and a current street address of 238 N. Main St.

TRACT FIVE (5): BEING all of Tract Thirteen (13) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 917, at Page 280, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #113949 and a current street address of 222 N. Main St.

SUBJECT TO that Party Wall Agreement regarding the northern wall, said Party Wall Agreement described in Deed Book 103, at Page 112, Henderson County Registry, reference to which is hereby made and incorporated herein. EXCEPTING a one-half interest in the northern wall as reserved in Deed Book 104, at Page 76, Henderson County Registry, and as further described in deeds recorded Deed Book 747, at Page 273, in Deed Book 895, at Page 295 and in Deed Book 917, at Page 280, Henderson County Registry.

ALSO CONVEYED is a ten foot wide alley right of way extending East from the rear of the above-described lot to King Street, said alley right of way described in Deed Book 104, at Page 76, Henderson County Registry, and as further described in deeds recorded in Deed Book 747, at Page 273, in Deed Book 895, at Page 295 and in Deed Book 917, at Page 280, Henderson County Registry.

ALSO CONVEYED is a right of way from the East side of the above-described tract to the alley and across said alley which leads in a northern direction to Third Avenue East and in a southern direction to Second Avenue East. THERE IS QUITCLAIMED to the Grantee, his heirs and assigns, any land located between the eastern edge of the above-described tract and the alley which leads to Third Avenue East and Second Avenue East, as described in deeds recorded in Deed Book 747, at Page 273, in Deed Book 895, at Page 295 and in Deed Book 917, at Page 280, Henderson County Registry.

TRACT SIX (6): BEING all of that property described in Deed Book 1334, at Page 785, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #116213 and a current street address of 114 N. Main St.

TRACT SEVEN (7): BEING all of Tract Twenty-Five (25) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property conveyed in Deed Book 799, at Page 621, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #115543 and a current street address of 119 S. Main St.

TOGETHER WITH and SUBJECT TO the party wall rights described in that Party Wall Agreement recorded in Deed Book 102, at Page 367, Henderson County Registry, and a right of way over that ten (10') foot strip at the west end of the lot immediately north of Lot No. 8, Barnwell Division, for ingress, egress and regress to and from the building. Said Agreement is further described in deeds recorded in Deed Book 298, at Page 402 and in Deed Book 799, at Page 621, Henderson County Registry.

TRACT EIGHT (8): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 813, at Page 161, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #114846 and a current street address of 315 N. Main St.

TOGETHER WITH and SUBJECT TO party wall rights in the north wall described in Deed Book 49, at Page 528 and to party rights in the south wall described in that Party Wall Agreement recorded in Deed Book 170, at Page 507, Henderson County Registry; and to party wall rights and/or easements described in Deed Book 652, at Page 165; in Deed Book 666, at Page 605; and in Deed Book 813, at Page 161, Henderson County Registry.

TRACT NINE (9): BEING all of Tract Thirty-One (31) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 645, at Page 467, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #114105 and a current street address of 344 N. Main St.

TRACT TEN (10): BEING all of Tract Twenty-Nine (29) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 635, at Page 263 and in Deed Book 645, at Page 469, Henderson County Registry, reference to which is hereby made for greater certainty of description. Bearing a current Henderson County REID #117132 and a current street address of 430 N. Main St.

TOGETHER WITH and SUBJECT TO wall rights described in Deed Book 318, at Page 295, Henderson County Registry.

TRACT ELEVEN (11): BEING all of Tract Eighteen (18) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 785, At Page 229, and tract two of that deed recorded at Deed Book 1090 at Page 556, both references to the Henderson County Registry (Together Being all of that property described by deed recorded at Deed Book 784 at Page 700, Henderson County Registry), reference to said deeds is hereby made for greater certainty of description. Bearing a current Henderson County REID #9945680 and a current street address of 502 N. Main St.

TRACT TWELVE (12): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 822, at Page 1, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #106020 and a current street address of 423 N. Church St.

TOGETHER WITH and SUBJECT TO wall rights described in Deed Book 536, at Page 693, Henderson County Registry. Property shown as Lot 425 on that plat recorded at Plat Book 10 Page 78 and now reindexed at Plat Cabinet C Slide 294A Henderson County Registry.

TOGETHER WITH and SUBJECT TO that fourteen (14') foot wide right of way described in Deed Book 798, at Page 540, and as shown on Plat Slide 1307, Henderson County Registry.

TRACT THIRTEEN (13): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 822, at Page 11, (and See Deed Book 800 at Page 181) Henderson County Registry,

reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #104868 and a current street address of 431 N. Church St.

TOGETHER WITH and SUBJECT TO party wall rights described in deeds recorded in Deed Book 699, at Page 343; in Deed Book 794, at Page 341; in Deed Book 800, at Page 181; and in Deed Book 822, at Page 11, Henderson County Registry.

Property shown as Lot 431 on that plat recorded at Plat Book 10 Page 78 and now reindexed at Plat Cabinet C Slide 294A Henderson County Registry.

TOGETHER WITH and SUBJECT TO that fourteen (14') foot wide right of way described in Deed Book 798, at Page 540, and as shown on Plat Slide 1307, Henderson County Registry.

TRACT FOURTEEN (14): BEING a portion of Tract Thirty-Six (36) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 822 at Page 6 (and See Deed Book 800, at Page 173) Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #9941508 and a current street address of 433 N. Church St.

Property shown as Lot 433 on that plat recorded at Plat Book 10 Page 78 and now reindexed at Plat Cabinet C Slide 294A Henderson County Registry.

TOGETHER WITH and SUBJECT TO that fourteen (14') foot wide right of way described in Deed Book 798, at Page 540, Henderson County Registry, and that fifteen (15') foot wide right of way described in Deed Book 800, at Page 165, Henderson County Registry.

TRACT FIFTEEN (15): BEING all of that property described in that deed recorded in Deed Book 1150, at Page 327, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #115609 and a current street address of 417 7th Ave. E.

TRACT SIXTEEN (16): BEING all of Tract Seventeen (17) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 1117, at Page 555, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #105036 and a current street address of 147 1st Ave. E.

TRACT SEVENTEEN (17): BEING all of that property described in Deed Book 1251, at Page 562, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #104920 and a current street address of 122 W. Allen St.

TRACT EIGHTEEN (18): BEING all of Tract Twenty-Six (26) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 722, at Page 19, Henderson County Registry, reference to which deed is hereby made for greater certainty of description. Bearing a current Henderson County REID #116090 and a current street address of 212 S. Church St.

TRACT NINETEEN (19): BEING all of Tract Twenty-Eight (28) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property conveyed in Deed Book 593 at Page 435 and at Deed Book 601, at Page 223, Henderson County Registry, reference to said deeds is hereby made for greater certainty of description. Bearing a current Henderson County REID #114042 and a current street address of 402 S. Church St.

TRACT TWENTY (20): BEING all of Tract Thirty-Four (34) described in Deed Book 1155, at Page 380, Henderson County Registry, and FURTHER BEING all of that property described in Deed Book 556, at Page 483 and Tract One of Deed Book 1090 at Page 556, both references to the Henderson County Registry, reference to said deeds is hereby made for greater certainty of description. Bearing a current Henderson County REID #114091 and a current street address of 614 Spartanburg Hwy.

TRACT TWENTY-ONE (21): BEING all of that property described in that deed recorded in Deed Book 1267, at Page 58 and in Deed Book 1247, at Page 469, Henderson County Registry, reference to which is hereby made for greater certainty of description. Bearing a current Henderson County REID #9906277 and a current street address of 820 7th Ave. E.

EXCEPTED and excluded from the above is any parcel or tract that has been previously conveyed to another party.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging to it, the said party of the second part, and its heirs and assigns in fee simple forever.

And said party of the first part does covenant that he, as Trustee, is seized of said lands in fee simple and has the right to convey the same in fee simple, that title to same is marketable and free and clear of all encumbrances, and that he, as Trustee, will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever. This conveyance and these warranties are made subject to all rights-of-way, easements and restrictive covenants of record, and to 2020 ad valorem property taxes for Henderson County and each municipality in which a parcel described above is located.

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

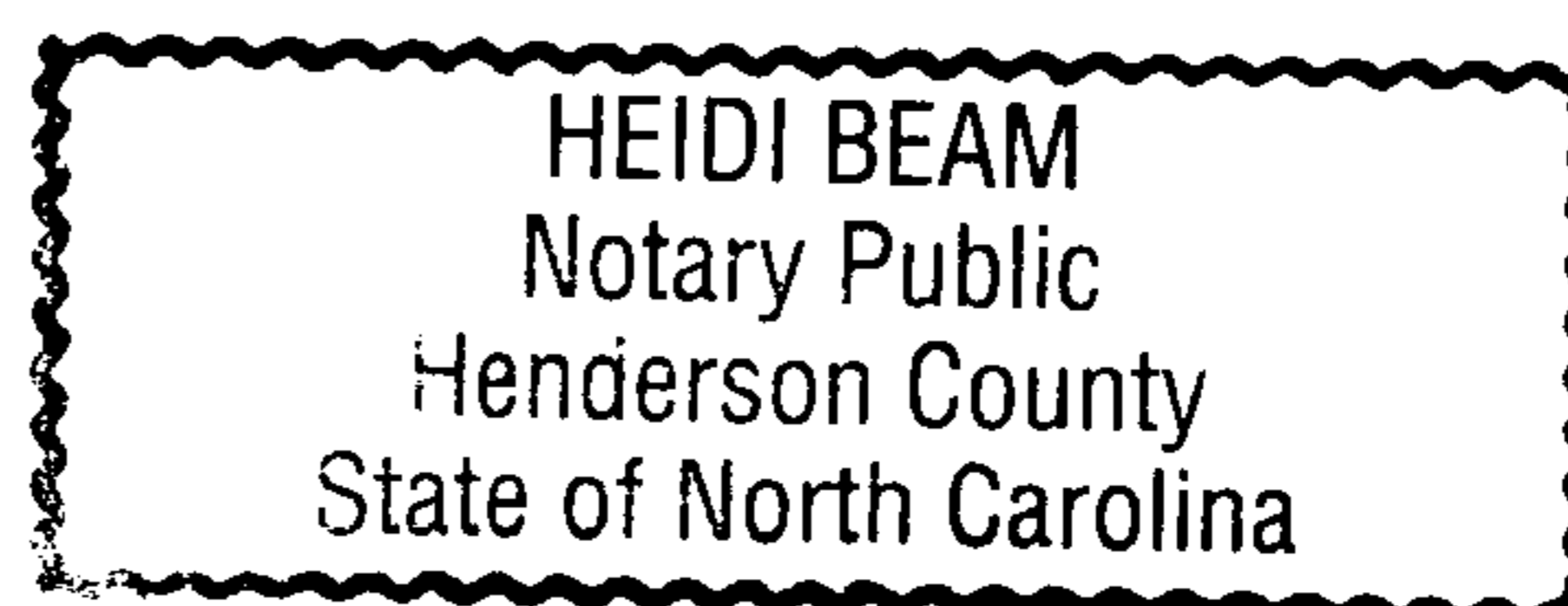
Stuart I. Rubin (SEAL)
STUART I. RUBIN, Trustee of the
Stuart I. Rubin Revocable Trust Agreement
UAD February 11, 2003

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, a Notary Public of the County and State aforesaid, certify that Stuart I. Rubin, Trustee of the Stuart I. Rubin Revocable Trust Agreement UAD February 11, 2003, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purpose stated therein. Witness my hand and official stamp or seal, this 31 day of August, 2020.

Heidi Beam
Notary Public

My commission expires: 11-24-22





CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** March 19, 2025

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

TITLE OF ITEM: 1723 Meadowbrook Terrace – Replacement Windows, Re-Introducing Windows, Addition of Double Doors on Rear (25-13-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION(S):

<p>1. <u>For Recommending Approval:</u></p> <p>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-13-COA and located within the Druid Hills Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is <u>not incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:</p> <p>Replacement Rear Kitchen Windows:</p> <ol style="list-style-type: none"> 1. The replacement of deteriorated windows is necessary, and the units are replaced in kind to match the design and dimensions of the original sash, pane configuration, architectural trim, and detailing. A compatible substitute material was used. (Section 3.7.6) <p>Replacement Casement Windows:</p> <ol style="list-style-type: none"> 2. The casement window feature was previously bricked in. Exposing this architectural element is compatible with the historic character of the structure and district. (Section 3.6.7) 3. The replacement of deteriorated windows is necessary, and the units are replaced in kind to match the design and dimensions of the original sash, pane configuration, architectural trim, and detailing. A compatible substitute material was used. (Section 3.7.6) 	<p>1. <u>For Recommending Denial:</u></p> <p>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-13-COA and located within the Druid Hills Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is <u>incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:</p> <p>Replacement Rear Kitchen Windows:</p> <ol style="list-style-type: none"> 1. The repair of the historic windows through recognized preservation methods for patching, consolidating, splicing, and reinforcing is more appropriate than replacing the windows. (Section 3.7.4) <p>Replacement Casement Windows:</p> <ol style="list-style-type: none"> 2. The repair of the historic windows through recognized preservation methods for patching, consolidating, splicing, and reinforcing is more appropriate than replacing the windows. (Section 3.7.4) <p>Introducing Double Doors to Rear of Home:</p> <ol style="list-style-type: none"> 3. The new doors are proposed for a character defining elevation of the structure and therefore compromise the architectural integrity of the building. (Section 3.7.9)
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<p>Introducing Double Doors to Rear of Home:</p> <ol style="list-style-type: none"> 4. The original architectural character of the exterior walls is maintained when adding the new door openings. (Section 3.6.8) 5. The new doors are installed on the rear of a non-character defining elevation of the building and do not compromise the architectural integrity of the building. The units are designed to be compatible with the overall design of the building. (Section 3.7.9) <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
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PROJECT/PETITIONER NUMBER:	25-13-COA
PETITIONER NAME:	Caryn Alexander (Applicant and Property Owner)
EXHIBITS:	<ol style="list-style-type: none"> A. Staff Report B. COA Application C. Warranty Deed

1723 MEADOWBROOK TERRACE – Replacement Windows, Re-Introducing Windows, Addition of Double Doors on Rear

(25-13-COA)

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

Staff Report Contents

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SITE VICINITY MAP 2

CITY OF HENDERSONVILLE – DRUID HILLS HISTORIC DISTRICT OVERLAY 3

HISTORY OF SUBJECT PROPERTY 4

REQUEST I: Replacement Rear Kitchen Windows 7

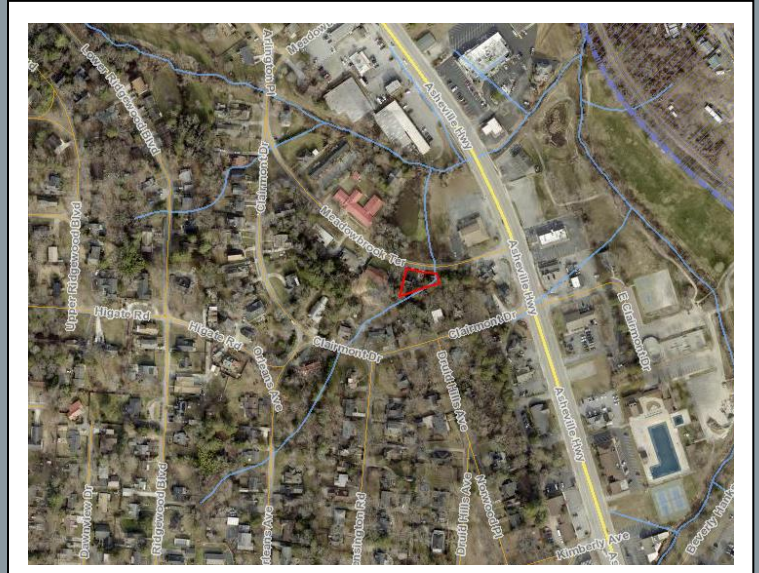
REQUEST II: Replacement Casement Windows – Site Photos 8

REQUEST III: Introducing Double Doors to Rear of Home – Site Photos 11



PROJECT SUMMARY

Applicant: Caryn Alexander
Property Owner: Caryn Alexander
Property Address: 1723 Meadowbrook Terrace
Project Acreage: 0.15 Acres
Parcel Identification Number(s):
 9569-43-9989
Current Parcel Zoning: R-10 Medium Density Residential
Historic District: Druid Hills Historic District
Project Type: Major Work (Installation replacement windows and double doors)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Caryn Alexander for the installation of replacement windows, new windows, and new double doors on the rear of the house.

The property owners is actively working on restoring her home from Hurricane Helene damage. The only items relevant to the COA are the requests for rear windows replacement and the creation of double doors where previously there had been windows. The proposed windows and doors mimic the original in design and are constructed out of wood with fiberglass applied to the exterior.

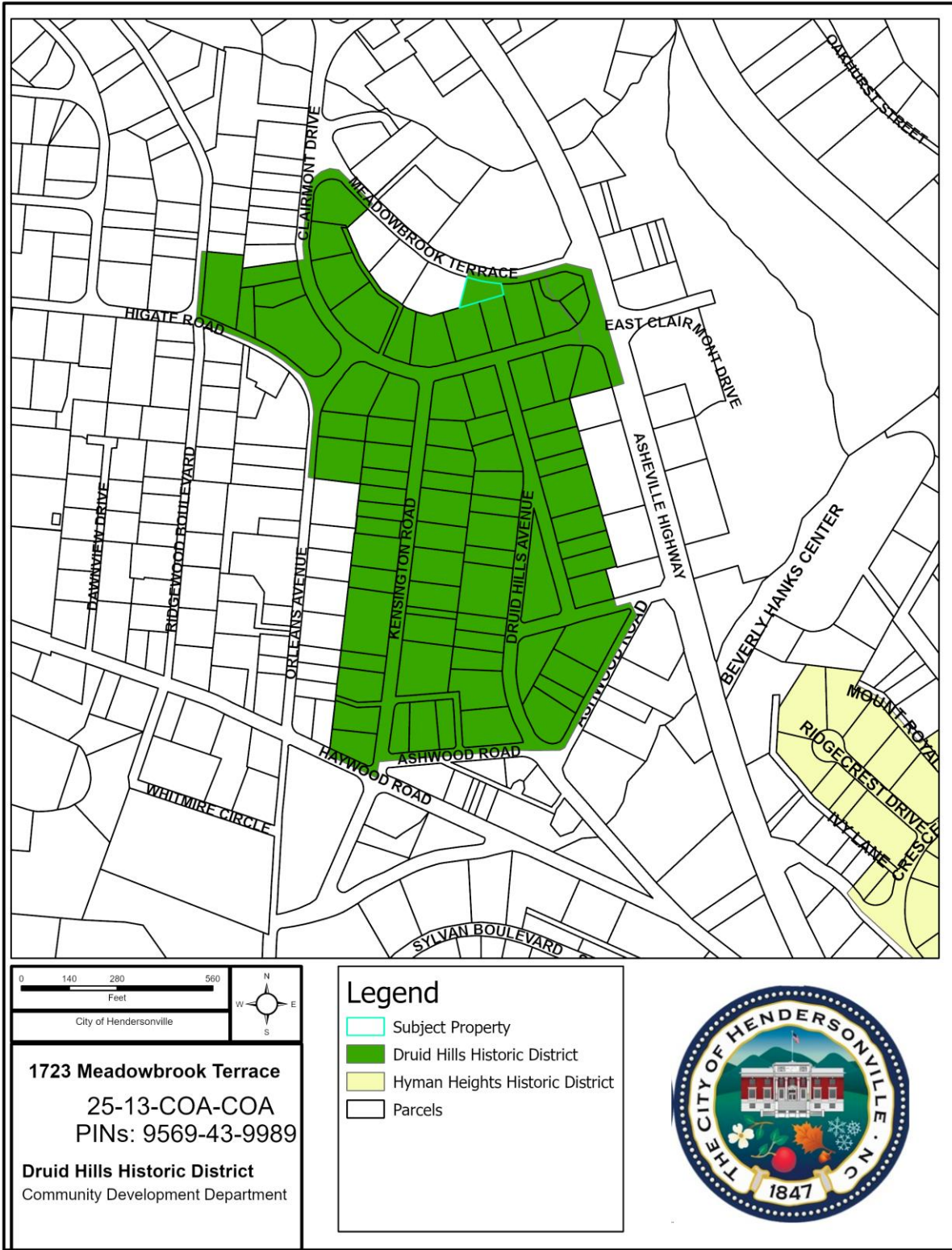
The current COA application is a Major Work according to the standards of Residential Design Guidelines.

REQUEST I: Replacement Rear Kitchen Windows. The applicant is seeking approval to replace three rear windows. The applicant has proposed replacement windows that mimic the original windows in-kind.

REQUEST II: Replacement Casement Windows. In doing restoration work to the interior of the home, the applicant uncovered casement windows that previously were boarded up. The applicant is seeking approval to expose the casement windows and replace the existing windows with replicas.

REQUEST III: Introducing Double Doors to Rear of Home. The applicant is seeking approval to introduce double doors to the rear of the home. The applicant would be removing two windows on a side sunporch to create the opening for the double doors.

CITY OF HENDERSONVILLE - DRUID HILLS HISTORIC DISTRICT OVERLAY



HISTORY OF SUBJECT PROPERTY

G. Florence Boyle House

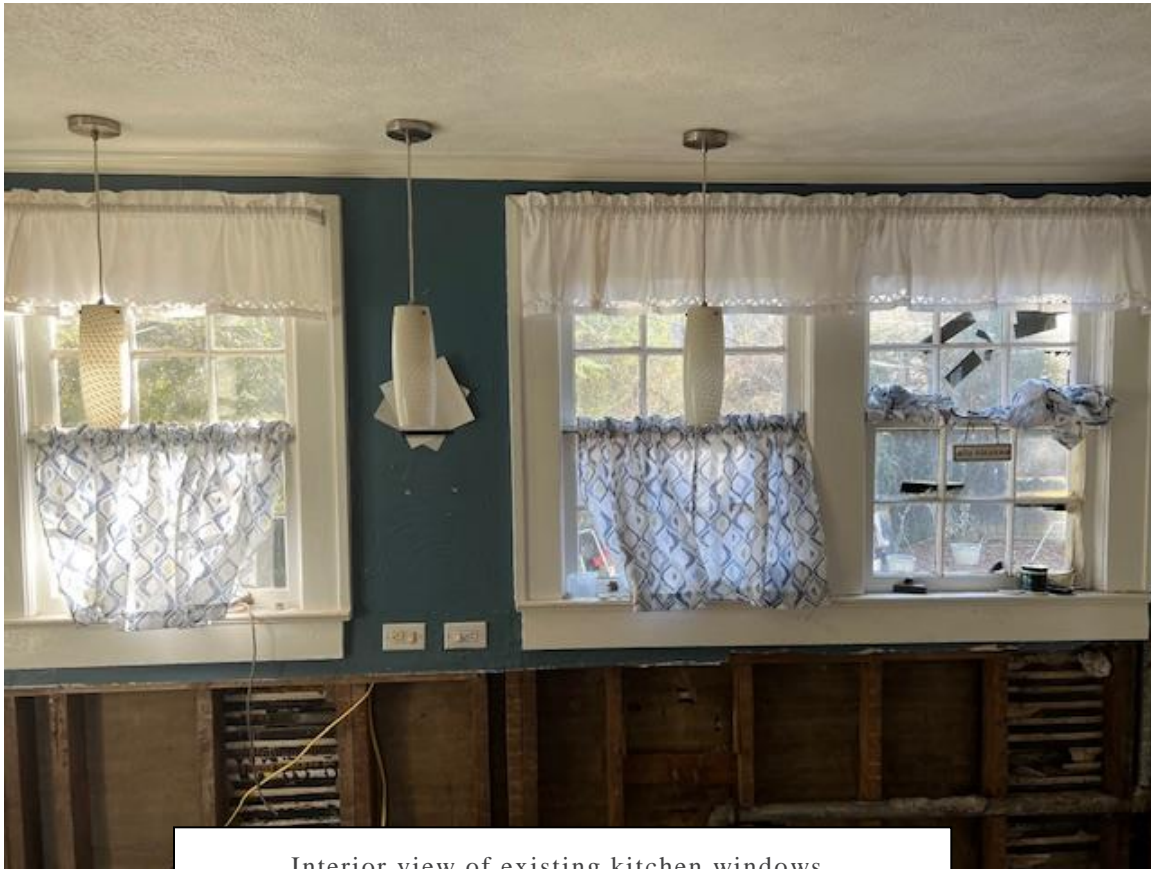
Contributing, by 1926.

Two-story Tudor Revival with a side gable roof and sweeping front gable projecting wings to the front. Windows are either double or triple six-over-six, and the front door is a single light over panel. The front door is set within an arched opening. Attached one-story former garage on the east side has been converted to a room with exterior French doors. Shed roof one-story wing on the west. Wooded lot, with a terraced front lawn. Central concrete stairs and walkway; lower stairs are brick. Mrs. G. Florence Boyle lived here from 1940 to 1941. James D. Sloan, a manager at Duke Power Company, and his wife Lilli M. lived here from 1942 to at least 1949. Good condition.

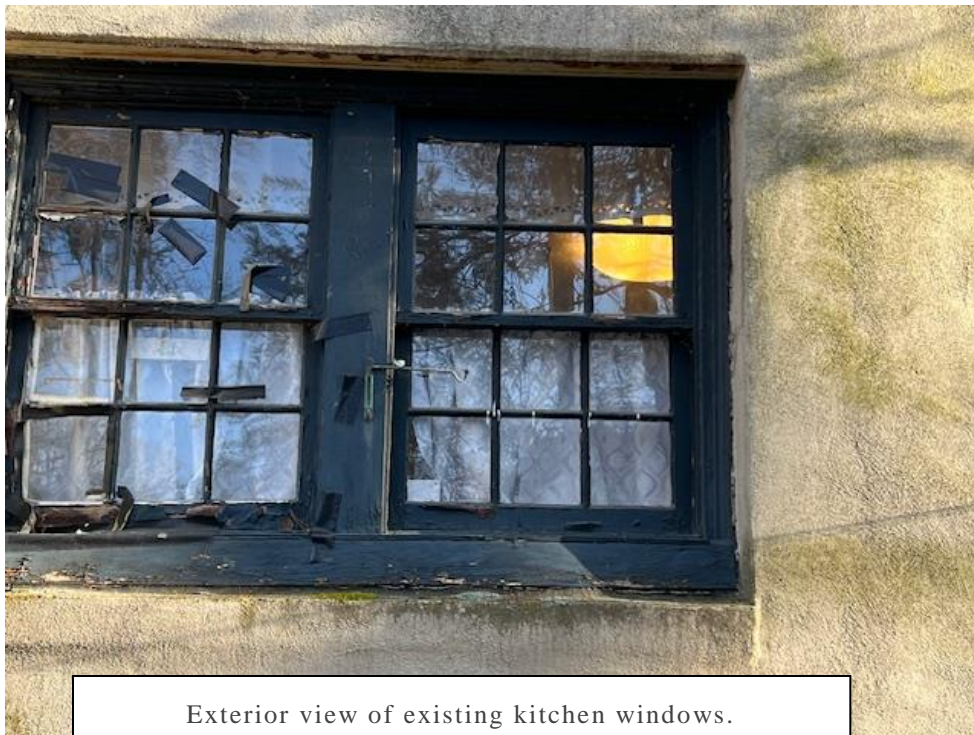
(Sanborn maps, city directories)



REQUEST I: Replacement Rear Kitchen Windows - Site Images



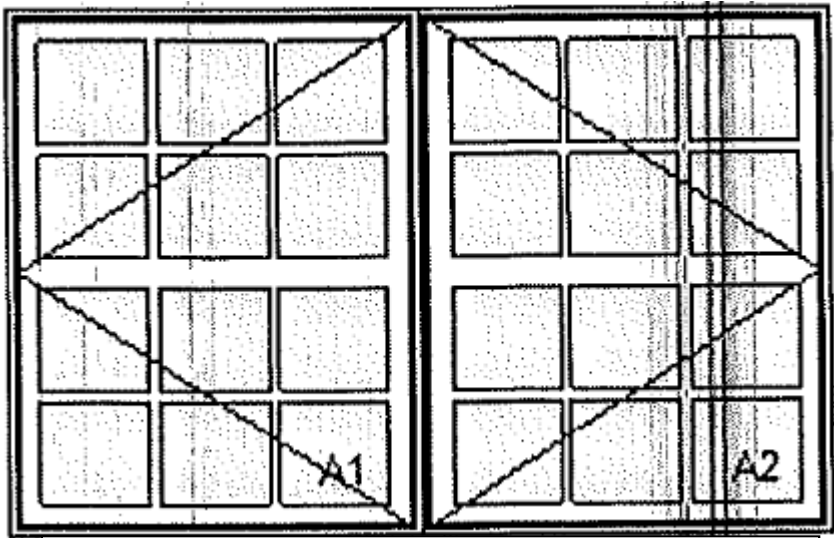
Interior view of existing kitchen windows.



Exterior view of existing kitchen windows.



Exterior view of existing kitchen windows.



Rendering of exterior of proposed windows.

REQUEST I: Replacement Rear Kitchen Windows

The proposed replacement windows are governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Druid Hills Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 3.7 WINDOWS AND DOORS

Sec. 3.7.4 – Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.

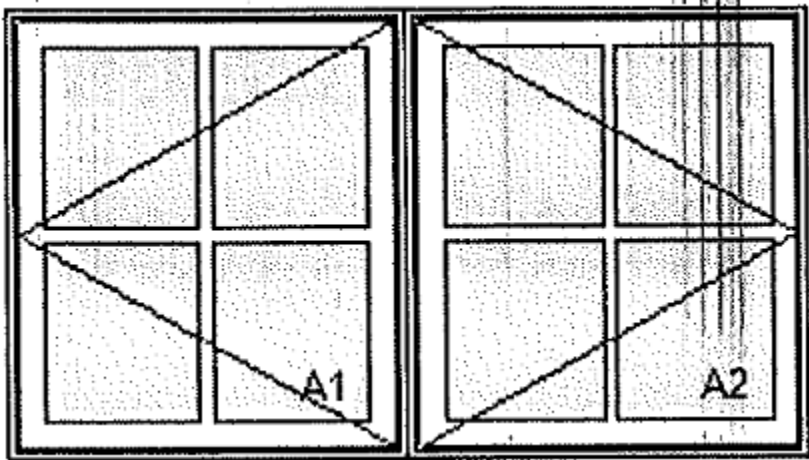
Sec. 3.7.5 – If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

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.

REQUEST II: Replacement Casement Windows – Site Photos



Casement windows exposed during renovations inside the home.



Rendering of proposed casement windows.

REQUEST II: Replacement Casement Windows - DESIGN STANDARDS CRITERIA

The proposed replacement windows are governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Druid Hills Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 3.6 EXTERIOR WALLS

Sec. 3.6.7 – If an exterior wall or feature is completely missing, replace it with a new wall or feature based on accurate documentation of the original or a new design compatible with the historic character of the building and district.

Section 3.7 WINDOWS AND DOORS

Sec. 3.7.4 – Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.

Sec. 3.7.5 – If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

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.

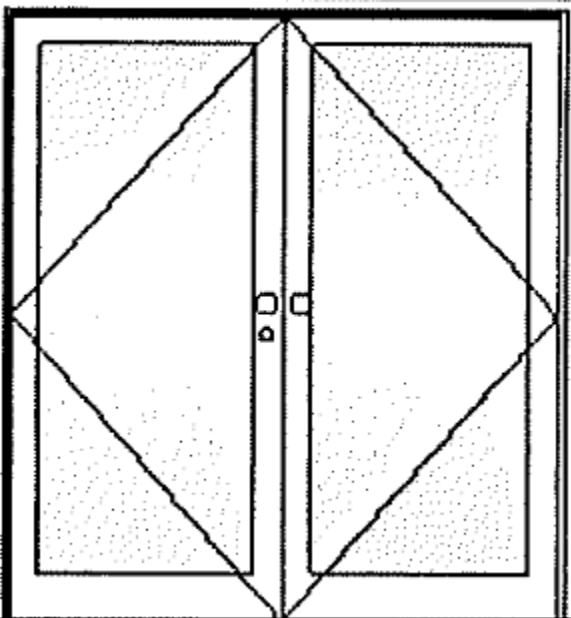
REQUEST III: Introducing Double Doors to Rear of Home - Site Photos



Exterior photo of windows proposed to be replaced with double doors.



Interior photos of windows proposed to be removed and replaced with double doors.



Rendering of proposed double door.

REQUEST III: Introducing Double Doors to Rear of Home - DESIGN STANDARDS CRITERIA

The proposed double doors on the rear of the house are governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Druid Hills Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 3.6 EXTERIOR WALLS

Sec. 3.6.8 – The original architectural character of exterior walls should be maintained when adding window or door openings, bays, vents, balconies, or chimneys.

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. 3.7.7 – 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.

Sec. 3.7.9 – If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining elevation of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but do not duplicate the original.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department 100 N King St.
Hendersonville, NC 28792
828-697-3010

REQUIRED MATERIALS CHECKLIST

Procedures for Reviewing Applications for Certificates Appropriateness

The City's Historic Preservation Ordinance provides that no one may erect, alter, restore, move, or demolish the exterior portion of any building or other structure, nor undertake significant modifications to landscaping and other site features, without a Certificate of Appropriateness (COA) which must be approved prior to the commencement of work. The COA application is processed through the city of Hendersonville Planning Department by the Commission Coordinator (828-697- 3010).

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

Application Submittal Requirements and Required Materials Checklist

Design Standards, HPC Meeting Schedule and Staff Contact Information can be found on the City of Hendersonville Historic Preservation Commission Website: www.hendersonvillehpc.org

Date: 2/13/2025 Minor Work **Major Work** Major Work Resubmittal

Application Contact Information			
Applicant Name: Caryn Alexander	Property Address: 1723 Meadowbrook Terrace Hendersonville, NC 28791	Applicant Email: clalexander@ hcpsnc.org	Phone Number: (828) 243 - 2304
Property Owner Name (if different from Applicant)	Mailing Address:	Owner Email:	Phone Number:

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

My house was severely affected by flooding from Hurricane Helene. I have 3 windows in my kitchen that do not function / open and have major damage to the sill and framing. The cords and pulleys are missing and the windows do not open and the sills are rotten due to faulty gutters that have now been repaired (January 2024). I am proposing to replace these 3 windows with casement windows for more ease of use and function since they are located above kitchen cabinets. I have included the proposal from Asheville Windows and Doors which includes their renderings and material usage. The new casement windows will have a wider rail in the middle to mimic the meeting rail on a double hung window.

During necessary demolition for mold remediation I uncovered a hidden window in my living room that is original to the house. I would like to restore the opening and place 2 casement windows back in the wall. This is fairly expensive since it has brick and stucco over the outside, but I feel it is important to return a window back to its original place in the home.

Lastly I would like to replace 2 windows (vinyl windows not original to the home) in the sunroom into doors to the backyard. Current access to the backyard is from the stairs to the basement. These doors would help the function of the home and be historically proper.

I have included the proposal from Asheville Windows & Doors that includes the materials (wood & wood cladding) and renderings

of all three project areas. All of these are on the back side of the house and not visible from the street. These windows will all be in the original opening and compatible design to the original current windows. In the kitchen they will be 6 over 6 like the rest of the original windows in the home. The hidden windows in the living room are two 4 pane casement windows that will be replaced with the same type and style of window. Asheville Windows & Doors does not have the Charleston Green paint that is the approved trim color for my house. We chose the ebony exterior color and will paint the exterior Charleston green if that is what is required.



CERTIFICATE OF

Community Development Department
100 N King St.

APPROPRIATENESS APPLICATION

Hendersonville, NC 28792

Property Owner Signature Caryn L. Alexander 2/13/2025

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 (6) months. Certificates can be extended for six (6) months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Caryn Alexander
Printed Property Owner(s) Name Property Owner(s) Signature

Printed Company Name (if applicable) Property Owner Title (if applicable)
*LLC, Inc., Trust *Member, Manager, Register Agent, etc.

Community Development Use Only

Date Received: 2/13/25 Received By: Sam Hayes Application Complete: Y / N Proposed HPC Meeting

Date (if applicable): _____ Notes: _____



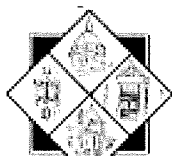
2

CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department 100 N King St.
Hendersonville, NC 28792

GENERAL APPLICATION REQUIREMENTS (FOR MINOR & MAJOR WORKS): Note: These items are <u>required</u> as part of a complete application package. Incomplete application packages <u>will not</u> move forward in the review process and will result in additional processing and review time.	
	Pre-Application Meeting with City Staff (Required for Major Work only)
	Detailed Project Description
	Color/Labeled Photographs of Subject Property
	Property Owner(s) Signature
MINOR WORK REQUIREMENTS	
	Fences and Walls

	Site Plan showing proposed location of fencing or wall (include dimensions)
	Rendering of proposed fence or wall style.
	Material Information (i.e. <i>brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron</i>)
Landscaping Projects	
	Site Plan showing location of proposed unit.
	Mechanical Unit & Pad Specifications clearly indicating dimensions.
	Image showing location of unit and any proposed lines.
	Screening type - i.e. shrubbery, fencing, or other.
Rooftop Construction	
	Manufacturer Specifications , including material color.
	Roof Plan , showing location of rooftop mounted utility, access, or safety structures
Installation of Mechanical and Utility Equipment	
	Site Plan , showing location of proposed equipment
	Screening type , i.e. shrubbery, fencing, or other.
Foundation Repairs	
	Photographs showing existing conditions.
	Material information for any new material.
Masonry Repairs	
	Photographs showing existing conditions.
	Material information for any new material.
Awnings	
	Rendering showing location of awning.
	Material information , cloth, canvas, acrylic, or other
Removal of Artificial Siding	
	Photographs showing existing conditions.
	Original siding information and description of work , repair, repaint or replacement of original siding



APPLICATION

St.
Hendersonville, NC 28792

Community Development Department 100 N King

Existing Stairs, Landing, Steps and Entryways	
	Photographsshowing existing conditions.
	Rendering of proposed exterior stairs, landing, steps, or entryway styles
	Material information for any new material.
Replacement of Missing Details	
	Photographsshowing existing conditions.
	Rendering of proposed siding, trim, porch floors, ceilings, columns & balustrade or other architectural features
	Material information for any new material.
Replacement of Upper Façade Windows (Main Street Local Historic District)	
	Photographsshowing existing conditions and number of windows to be replaced
	Material information for any new material.
Removal of Accessory Buildings (not original to the site)	
	Photographsshowing existing conditions.
	Site Plan indicating location of accessory building
Accessibility	
	Site Plan indicating location of temporary structure.
	Material Information
Decks (Main Street Local Historic District)	
	Existing and Proposed Site Plans (drawn to scale; include entire site).
	Existing and Proposed Elevation Drawings(drawn to scale; side and rear elevations).
	Railing Detail Drawing
	Material Information
Other Miscellaneous Work Not Listed	
	Contact City Staff if you are not sure what is required for your scope of work.
MAJOR WORK REQUIREMENTS	
New Construction, Additions & Accessory Structures	

X	Materials Worksheet (Not required for Additions)
	Existing & Proposed Site Plans (drawn to scale)
	Existing & Proposed Floor Plans (drawn to scale)
	Existing & Proposed Elevation Drawings (drawn to scale)
	Tree Removal & Protection Plan (drawn to scale)
	Landscaping Plan
	Streetscape Rendering (Required for new structures sited adjacent to a right of way))
X	Manufacturer Specifications for All Materials (Including but not limited to windows, doors, siding, roofing, lighting, mechanical)

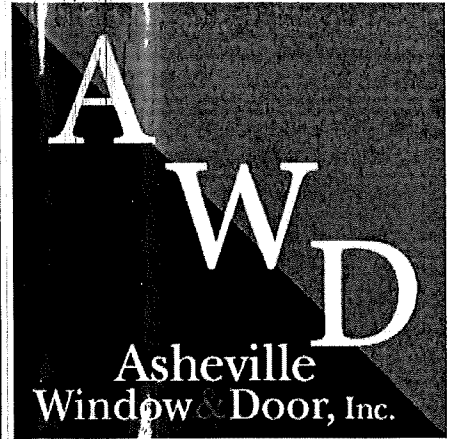
Alexander, Caryn
1723 Meadowbrook Ter 1/29 Kitchen & Sunroom

Quote #: E6EHQWT

A Proposal for Window and Door Products prepared for:

Shipping Address:

ASHEVILLE WINDOW & DOOR-ARDEN-CIR
15 WALDEN DR STE 101
ARDEN, NC 28704-8331



BRANNON ESKRITT
ASHEVILLE WINDOW & DOOR-ARDEN-CIR
PO BOX 1468
ARDEN, NC 28704-1468
Phone: (828) 687-7667

Email: brannon@ashwindow.com

This report was generated on 1/29/2025 2:32:16 PM using the Marvin Order Management System, version 0004.13.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN 

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 11	TOTAL UNIT QTY: 11	EXT NET PRICE: USD 12,943.69
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LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Kitchen Single WDW	Elevate	Casement CN 3343 RO 33" X 43 3/4" Entered as CN 3343	1,163.49	1	1,163.49
2	Twin Casement	Elevate	Elevate Assembly RO 69" X 43 3/4" Entered as FS 68" X Size by Units	2,493.39	1	2,493.39
3	French Door	Elevate	Outswing French Door CN 6065 RO 72" X 80" Entered as CN 6065	3,695.81	1	3,695.81
4	Window Install Labor	Non-Marvin	Labor Remove Existing Windows. Frame Opening to fit new windows. Pan and flash openings. Stage and set new windows. Shim, flash, foam and trim the exterior. Interior Trim by others.	2,142.00	1	2,142.00
5	Window Install Materials	Non-Marvin	Materials Window Install Materials	544.00	1	544.00
6	WDW Trim Material (Exterior)	Non-Marvin	Materials Trim Materials (Exterior) Wood Primed	620.00	1	620.00
7	Door Install	Non-Marvin	Labor Remove Existing Windows. Frame Opening to fit new windows. Pan and flash openings. Stage and set new windows. Shim, flash, foam and trim the exterior. Includes Cutting stucco under existing windows.	1,700.00	1	1,700.00
8	Door Install Materials	Non-Marvin	Materials Door Install Materials	310.00	1	310.00
9	Dumpster Fee	Non-Marvin	Other Dumpster Fee	275.00	1	275.00
10	STUCCO	Non-Marvin	Other Does not include any stucco or masonry repair. To be done by others.	0.00	1	0.00
11	PAINT	Non-Marvin	Other No Paint Included	0.00	1	0.00

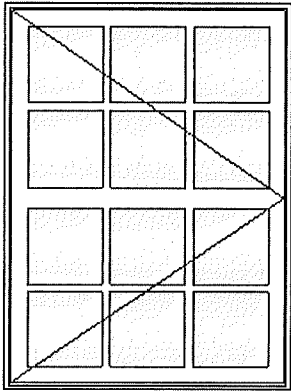
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LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Kitchen Single WDW	Net Price:		1,163.49
Qty: 1		Ext. Net Price:	USD	1,163.49

MARVIN



As Viewed From The Exterior

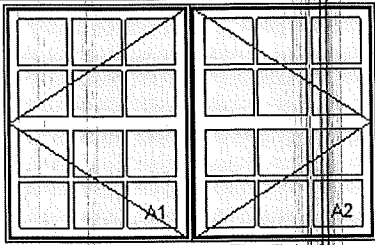
Entered As: CN
 MO 32 1/2" X 43 1/2"
 CN 3343
 FS 32" X 43 1/4"
 RO 33" X 43 3/4"
Egress Information
 Width: 23 15/64" Height: 38 27/32"
 Net Clear Opening: 6.27 SqFt
Performance Information
 U-Factor: 0.27
 Solar Heat Gain Coefficient: 0.17
 Visible Light Transmittance: 0.38
 Condensation Resistance: 59
 CPD Number: MAR-N-250-01104-00001
 ENERGY STAR: SC, S
Performance Grade
 Licensee #898
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 914X1603 mm (37X63.5 in)
 Water Resistance: 7.52 psf
 LC-PG50 DP +50/-50
 FL9684

Ebony Exterior
 White Interior
 Elevate Casement - Right Hand
 CN 3343
 Rough Opening 33" X 43 3/4"
 Ebony Exterior
 White Interior
 IG
 Low E3 w/Argon
 Black Perimeter and Spacer Bar
 2 11/32" Simulated Rail Rectangular
 Standard 1.0:2.0
 7/8" SDL - With Spacer Bar - Black
 Top Cut 3W2H - Bottom Cut 3W2H
 12 Rect Lites
 Ebony Ext - White Int
 White Folding Handle
 Interior Aluminum Screen
 Bright View Mesh
 White Surround
 4 9/16" Jambos
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Twin Casement	Net Price:		2,493.39
Qty: 1		Ext. Net Price:	USD	2,493.39

MARVIN

Ebony Exterior
 White Interior
 2W1H - Rectangle Assembly
 Assembly Rough Opening
 69" X 43 3/4"
 Unit: A1
 Elevate Casement - Left Hand



As Viewed From The Exterior

Entered As: FS x Size by Units
MO 68 1/2" X 43 1/2"
FS 68" X 43 1/4"
RO 69" X 43 3/4"
Egress Information A1, A2
 Width: 25 15/64" Height: 38 27/32"
 Net Clear Opening: 6.81 SqFt
Performance Information A1, A2
 U-Factor: 0.27
 Solar Heat Gain Coefficient: 0.17
 Visible Light Transmittance: 0.38
 Condensation Resistance: 59
 CPD Number: MAR-N-250-01104-00001
 ENERGY STAR: SC, S
Performance Information OA
Performance Grade A1, A2
 Licensee #898
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 914X1603 mm (37X63.5 in)
 Water Resistance: 7.52 psf
 LC-PG50 DP +50/-50
 FL9684
Performance Grade Mull
 Licensee #898
 AAMA 450-10
 LC-PG50 2844X1829 mm (56X72 in)
 Water Resistance: 7.52 psf
 LC-PG50 DP 50
 FL14133
Performance Grade Overall Assembly
 Water Resistance: 7.52 psf
 LC-PG50 DP

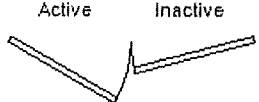
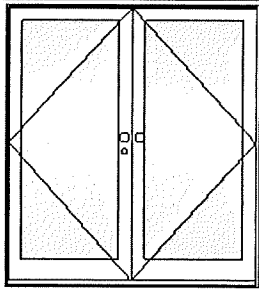
Basic Frame 34" X Call Number 43
 Rough Opening 35" X 43 3/4"
 Ebony Exterior
 White Interior
 IG
 Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 2 11/32" Simulated Rail Rectangular
 Standard 1.0:2.0
 7/8" SDL - With Spacer Bar - Stainless
 Top Cut 3W2H - Bottom Cut 3W2H
 12 Rect Lites
 Ebony Ext - White Int
 White Folding Handle
 Interior Aluminum Screen
 Bright View Mesh
 White Surround

Unit: A2
 Elevate Casement - Right Hand
 Basic Frame 34" X Call Number 43
 Rough Opening 35" X 43 3/4"
 Ebony Exterior
 White Interior
 IG
 Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 2 11/32" Simulated Rail Rectangular
 Standard 1.0:2.0
 7/8" SDL - With Spacer Bar - Stainless
 Top Cut 3W2H - Bottom Cut 3W2H
 12 Rect Lites
 Ebony Ext - White Int
 White Folding Handle
 Interior Aluminum Screen
 Bright View Mesh
 White Surround
 4 9/16" Jamb
 Nailing Fin w/ Certification Brackets
 ***Note: This configuration is certified to AAMA 450.
 ***Note: Divided lite cut alignment may not be accurately represented in the
 OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: French Door	Net Price:		3,695.81
Qty: 1		Ext. Net Price:	USD	3,695.81



Ebony Exterior
 White Interior
 Elevate Outswing French Door XX Right Hand
 CN 6065
 Rough Opening 72" X 80"
 Glass Add For All Panels
 Left Panel
 Ebony Exterior
 White Interior
 IG - 1 Lite
 Tempered Low E3 w/Argon
 Stainless Perimeter Bar
 Right Panel
 Ebony Exterior
 White Interior
 IG - 1 Lite
 Tempered Low E3 w/Argon
 Stainless Perimeter Bar



As Viewed From The Exterior

Entered As: CN
 MO 71 1/2" X 79 3/4"
 CN 6065
 FS 71" X 79 1/2"
 RO 72" X 80"
Egress Information
 Width: 64 7/32" Height: 76 35/64"
 Net Clear Opening: 34.13 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.18
 Visible Light Transmittance: 0.42
 Condensation Resistance: 62
 CPD Number: MAR-N-331-01034-00001
 ENERGY STAR: SC, S
Performance Grade
 Licensee #863
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 1803X2082 mm (71X82 in)
 Water Resistance: 8.36 psf
 LC-PG50 DP +50/-50
 FL10196

Multi-Point Lock
 Cambridge Handle Matte Black Keyed Exterior Primary Handle Set
 Cambridge Handle White Interior Primary Handle Set
 Cambridge Handle Matte Black Exterior Secondary Handle Set
 Cambridge Handle White Interior Secondary Handle Set
 Keyed
 Ebony Adjustable Hinges
 Bronze Ultrex Sill / Black Weather Strip
 4 9/16" Jamb
 Nailing Fin
*****Note: Unit Availability and Price is Subject to Change**

Line #4	Mark Unit: Window Install Labor	Net Price:		2,142.00
Qty: 1		Ext. Net Price:	USD	2,142.00

Labor Remove Existing Windows. Frame Opening to fit new windows. Pan and flash openings. Stage and set new windows. Shim, flash, foam and trim the exterior. Interior Trim by others.

Line #5	Mark Unit: Window Install Materials	Net Price:		544.00
Qty: 1		Ext. Net Price:	USD	544.00

Materials Window Install Materials

Line #6	Mark Unit: WDW Trim Material (Exterior)	Net Price:		620.00
Qty: 1		Ext. Net Price:	USD	620.00

Materials Trim Materials (Exterior) Wood Primed

Line #7	Mark Unit: Door Install	Net Price:		1,700.00
Qty: 1		Ext. Net Price:	USD	1,700.00

Labor Remove Existing Windows. Frame Opening to fit new windows. Pan and flash openings. Stage and set new windows. Shim, flash, foam and trim the exterior. Includes Cutting stucco under existing windows.

Line #8	Mark Unit: Door Install Materials	Net Price:		310.00
Qty: 1		Ext. Net Price:	USD	310.00

Materials Door Install Materials

Line #9	Mark Unit: Dumpster Fee	Net Price:		275.00
Qty: 1		Ext. Net Price:	USD	275.00

Other Dumpster Fee

Line #10	Mark Unit: STUCCO	Net Price:		0.00
Qty: 1		Ext. Net Price:	USD	0.00

Other Does not include any stucco or masonry repair. To be done by others.

Line #11	Mark Unit: PAINT	Net Price:		0.00
Qty: 1		Ext. Net Price:	USD	0.00

Other No Paint Included

Project Subtotal		Net Price: USD	7,352.69
		Taxable Labor: USD	3,842.00
		Taxable Materials: USD	1,474.00
		Taxable Other: USD	275.00
		7.000% Sales Tax: USD	906.06
		Project Total Net Price: USD	13,849.75

TERMS AND CONDITIONS

QUOTE GOOD FOR 15 DAYS

This form is to verify that Signee has read, reviewed and approved the final order for the estimate given to the customer by Asheville Window and Door, Inc.

Any alterations or revisions must be received by Asheville Window and Door within 72 hours of submitting the signed pending order. Asheville Window and Door is not responsible for any alterations made after 72 hours. Any changes must be acknowledged in writing by the signee and Asheville Window and Door. The ORDER is FINAL and cannot be changed or altered in any way.

ALL SPECIAL ORDERS ARE NON-REFUNDABLE.

UNFINISHED WOOD DOORS- It is the responsibility of the signee on unfinished wood and molded doors, to fill nails holes. Cut off excess sealant around glass, fill Minor imperfections and sand the entire door prior to finishing. All unfinished doors must be finished on all sides including top, bottom, sides, Face and the bore holes. Door can not be left unfinished in the weather at anytime and must be protected. Wood door with less than a 1/4" warp is considered acceptability and not a defect. Molded doors require a light sanding on the entire door before finishing.

VENDOR DELAYS

Asheville Window and Door will not be held responsible for vendor delays or Weather related delays. Asheville Window And Door, is only responsible for the product and install labor if contract includes installation and will not be responsible for reorder time. There will be not compensation for time lost.

Product Warranty

Asheville Window & Door will provide product warranty from manufacture. It is up to the manufacture to determine any remedy for each product. Asheville window & Door always follows the manufacture for resolution of product service or replacement. Asheville Window is not responsible to replace product.

Installation Warranty

Asheville Window & Door will be responsible for proper installation of products for labor and install materials only, Asheville Window & Door, Inc. Will solely determine any remedies on installation as we to bring product into its specification.

Balance is due on completion or delivery, if a part is damaged or missing only that part will be billed at a later date the rest of the balance is due.

The customer's signature verifies that he/she has reviewed all product specifications including dimensions, handing, interior and exterior finish, glass type, grille type and configuration, jamb depth, hardware style and finish.

Signee gives Asheville Window & Door the ok to take pictures of the products install by us to use in our advertising. We will not disclose location of the property

Asheville Window and Door is responsible for product dimensions : YES NO

A FINANCE CHARGE of 1.5% per month (on the balance owed) will be incurred if the balance is not paid within 15 days after final delivery or completion of installation.

PLEASE NOTE DELIVERY CHARGE DOES NOT APPLY TO JOBS WE ARE INSTALLING.

Item B.

Delivery is available and will include provision of one man. The owner/contractor will supply additional labor to unload truck unless otherwise specified on the order. If additional labor is required for unloading, there will be a charge of \$62.50/Hour per man.

Asheville Window And Door will supply one delivery at no charge, if a partial shipment arrives we will be glad to make another delivery but there will be a charge of \$125.00 per delivery upto 50 miles

Note: If Signee needs Asheville window & door to check and adjust windows & doors that have been install by others we charge a \$250.00 fee for the first hour and then \$125.00 per hour. We recommend that all the windows and doors have been cleaned and that the heat or A/c has been runing for at least two weeks.

Please note Asheville Window and door will put you on the schedule after product arrives to our Warehouse, this is due to manufacturers variation on delivery time. Our schedule will very depending on work loac, Once product has been check in our scheduler will give you a call and schedule installation. Our normal install lead time for install is 4 to 6 weeks but may be longer depending time of year. Please note your sales person does not have instalation or delivery dates. Call and ask for our scheduler and that person will give you the correct date and time. 1-828-687-7667 Ext.104 If no answer please leave message and we will call you back.

PAYMENT INFOMATION (Do not send any payment infomation by email or Mail). Asheville Window & Door, Inc . is not responsible for Email or Mail fraud, It is the responsible of the signee to make payments directly with your sales person or the office staff. Asheville Window & Door will never ask for any personal infomation through Email or Mail if you are not sure please call the office for any additional help to process your payments.

(Signee has Read Terms and Conditions)
Initials _____

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

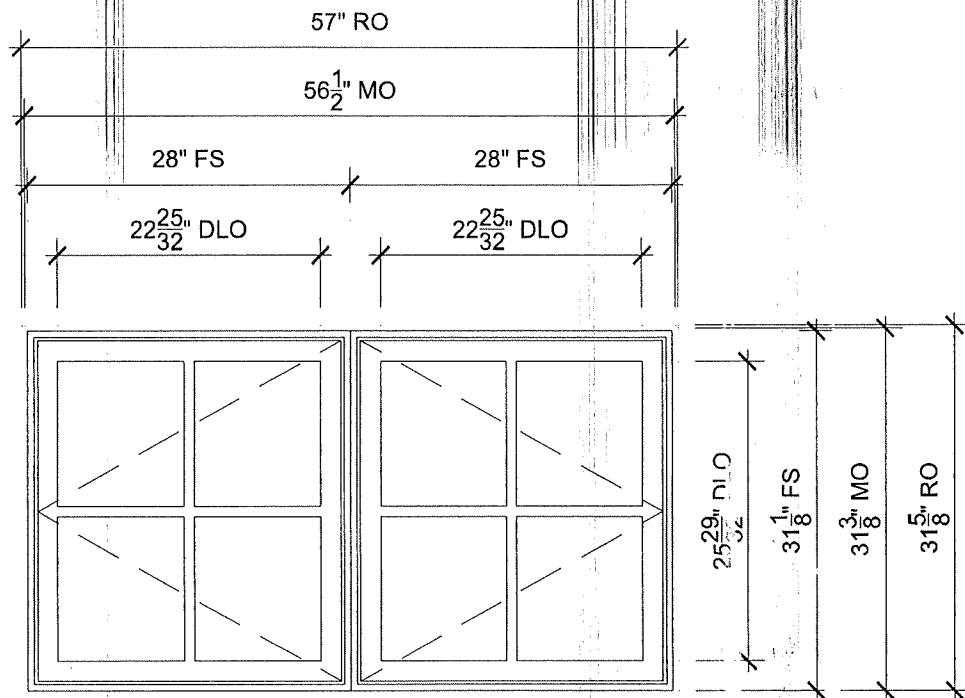
PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	7,352.69
Taxable Labor: USD	3,842.00
Taxable Materials: USD	1,474.00
Taxable Other: USD	275.00
7.000% Sales Tax: USD	906.06
Project Total Net Price: USD	13,849.75

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

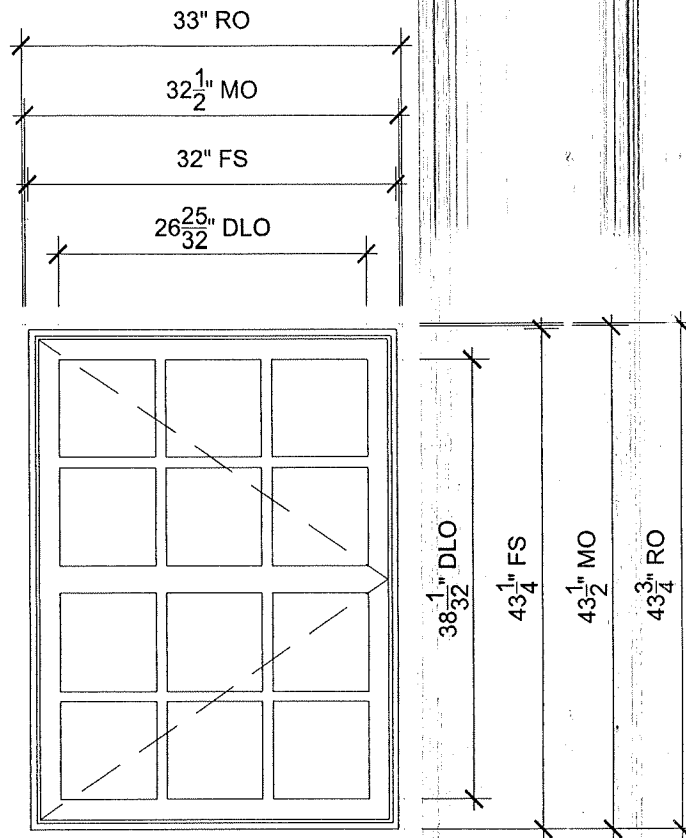


LIVING ROOM TWIN CASEMENT
SCALE: 3/4" = 1'-0"



PROJ/JOB: Alexander, Caryn / 1723 Meadowbrook Terrace 1/29 Living room
DIST/DEALER: ASHEVILLE WINDOW & DOOR-ARDEN
DRAWN: BRANNON ESKRITT
QUOTE#: DJHNN26 PK VER: 0004.13.00 CREATED: 01/29/23:5 REV SION:

SHEET
1
OF 1



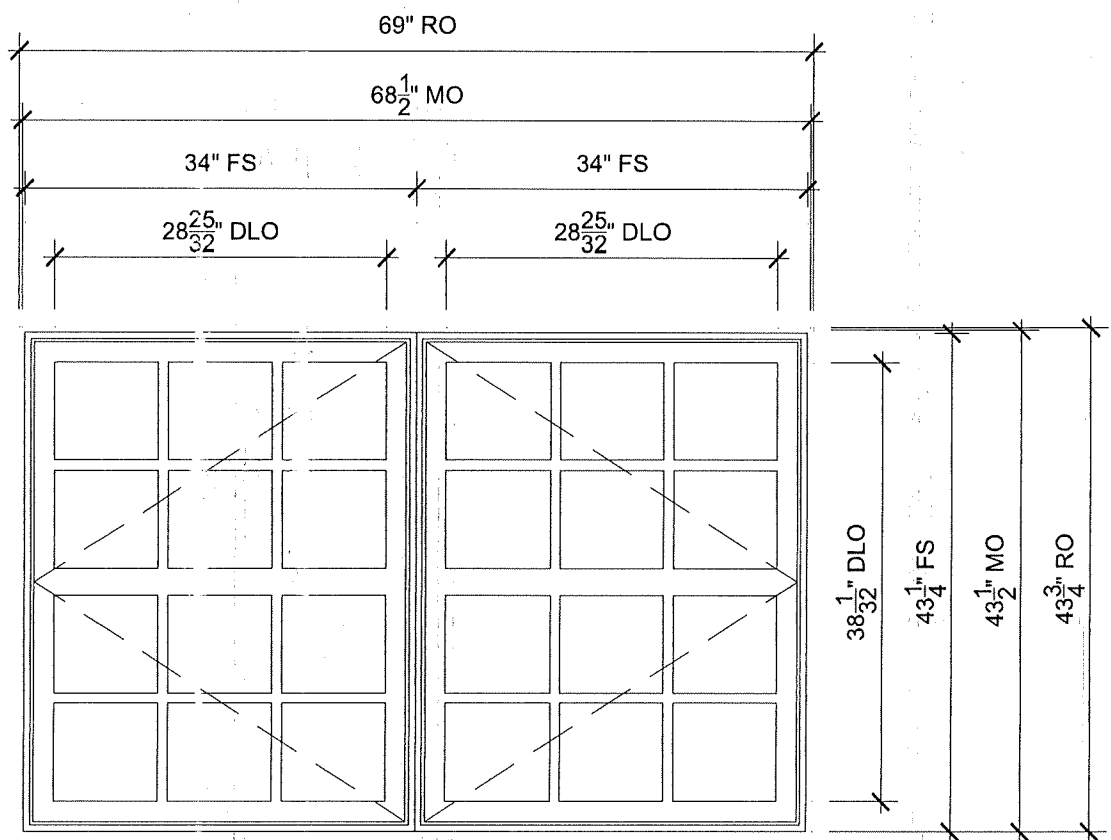
KITCHEN SINGLE WDW

SCALE: 3/4" = 1'-0"



PROJ/JOB: Alexander, Caryn / 1723 Meadowbrook Ter 1/29 Kitchen & Sunroom
DIST/DEALER: ASHEVILLE WINDOW & DOOR-ARDEN
DRAWN: BRANNON ESKRITT
QUOTE#: E6EHQWT PK VER: 0004.13.00 CREATED: 01/29/2025 REVISION:

SHEET
1
OF 3



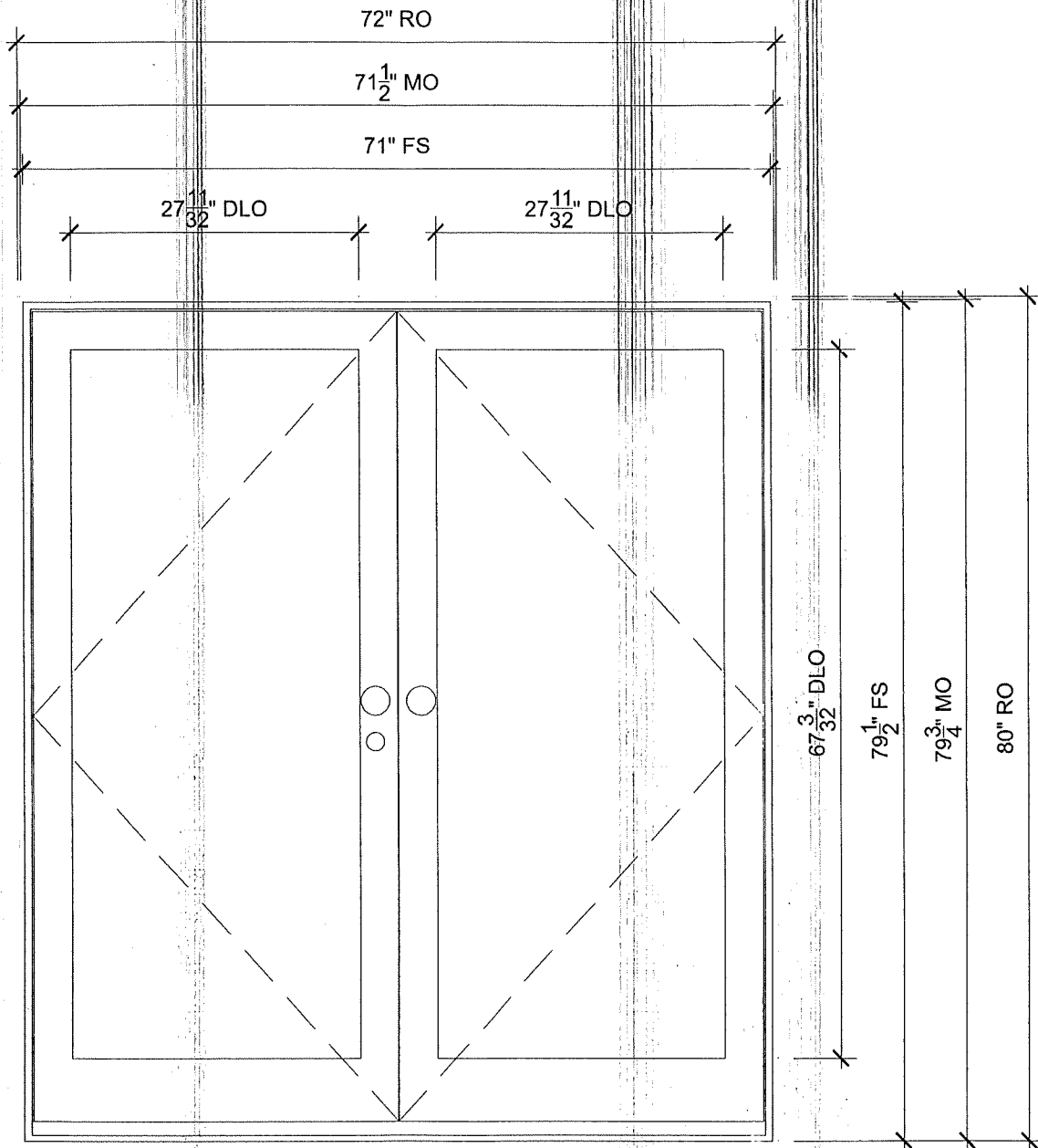
TWIN CASEMENT

SCALE: 3/4" = 1'-0"



PROJ/JOB Alexander, Caryn / 1723 Meadowbrook Ter 1/29 Kitchen & Sunroom
 DIST/DEALER ASHEVILLE WINDOW & DOOR-ARDEN
 DRAWN: BRANNON ESKRITT
 QUOTE#: I 6EHQWT PK VER: 0004.13.00 CREATED: 01/29/2025 REVISION:

SHEET
 2
 OF 3



FRENCH DOOR
SCALE: 3/4" = 1'-0"



PROJ/JOB: Alexander, Caryn / 1723 Meadowbrook Ter 1/29 Kitchen & Sunroom
DIST/DEALER: ASHEVILLE WINDOW & DOOR-ARDEN
DRAWN: BRANNON ESKRITT
QUOTE#: E6EHQWT PK VER: 0004.13.00

CREATED: 01/29/2025 REVISION:

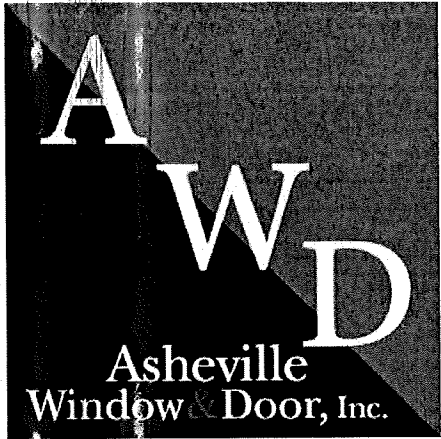
SHEET
3
OF 3

**Alexander, Caryn
1723 Meadowbrook Terrace 1/29 Living
room**

Quote #: DJHNN26

A Proposal for Window and Door Products prepared for:
Job Site:
28791

Shipping Address:
ASHEVILLE WINDOW & DOOR-ARDEN-CIR
15 WALDEN DR STE 101
ARDEN, NC 28704-8331



BRANNON ESKRITT
ASHEVILLE WINDOW & DOOR-ARDEN-CIR
PO BOX 1468
ARDEN, NC 28704-1468
Phone: (828) 687-7667

Email: brannon@ashvwindow.com

This report was generated on 1/29/2025 2:29:29 PM using the Marvin Order Management System, version 0004.13.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 6	TOTAL UNIT QTY: 6	EXT NET PRICE: USD 3,240.71
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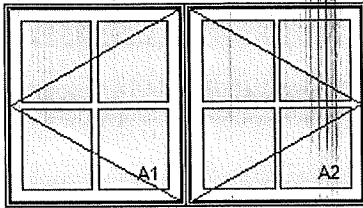
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
4	Living Room Twin Casement	Elevate	Elevate Assembly RO 57" X 31 5/8" Entered as FS 56" X Size by Units	1,375.71	1	1,375.71
5	Window Install	Non-Marvin	Labor Remove Existing Windows. Frame Opening to fit new windows. Pan and flash openings. Stage and set new windows. Shim, flash, foam and trim the exterior. Interior Trim by others.	1,428.00	1	1,428.00
6	Install Material	Non-Marvin	Materials Install Material	272.00	1	272.00
7	Dumpster Fee	Non-Marvin	Other Dumpster Fee	165.00	1	165.00
8	STUCCO	Non-Marvin	Other Does not include any stucco or masonry repair. To be done by others.	0.00	1	0.00
9	PAINT	Non-Marvin	Other No Paint Included	0.00	1	0.00

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #4	Mark Unit: Living Room Twin Casement	Net Price:	1,375.71
Qty: 1		Ext. Net Price:	USD 1,375.71

MARVIN



As Viewed From The Exterior

Entered As: FS x Size by Units
 MO 56 1/2" X 31 3/8"
 FS 56" X 31 1/8"
 RO 57" X 31 5/8"
Egress Information A1, A2
 Width: 21 7/8" Height: 26 23/32"
 Net Clear Opening: 4.06 SqFt
Performance Information A1, A2
 U-Factor: 0.27
 Solar Heat Gain Coefficient: 0.18
 Visible Light Transmittance: 0.42
 Condensation Resistance: 59
 CPD Number: MAR-N-250-01074-00001
 ENERGY STAR: SC, S
Performance Information OA
Performance Grade A1, A2
 Licensee #898
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 711X1807 mm (29X71.5 in)
 Water Resistance: 7.52 psf
 LC-PG50 DP +50/-50
 FL9684
Performance Grade Mull
 Licensee #898
 AAMA 450-10
 LC-PG50 2844X1829 mm (56X72 in)
 Water Resistance: 7.52 psf
 LC-PG50 DP 50
 FL14133
Performance Grade Overall Assembly
 Water Resistance: 7.52 psf
 LC-PG50 DP

Ebony Exterior
 White Interior
 2W1H - Rectangle Assembly
 Assembly Rough Opening
 57" X 31 5/8"

Unit: A1
 Elevate Casement - Left Hand
 CN 2931
 Rough Opening 29" X 31 5/8"
 Ebony Exterior
 White Interior
 IG
 Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W2H
 Ebony Ext - White Int
 White Folding Handle
 Interior Aluminum Screen
 Bright View Mesh
 White Surround

Unit: A2
 Elevate Casement - Right Hand
 CN 2931
 Rough Opening 29" X 31 5/8"
 Ebony Exterior
 White Interior
 IG
 Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W2H
 Ebony Ext - White Int
 White Folding Handle
 Interior Aluminum Screen
 Bright View Mesh
 White Surround
 4 9/16" Jamb
 Nailing Fin w/ Certification Brackets
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: This configuration is certified to AAMA 450.
 ***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: Window Install	Net Price:	1,428.00
Qty: 1		Ext. Net Price:	USD 1,428.00

Labor Remove Existing Windows. Frame Opening to fit new windows. Pan and flash openings. Stage and set new windows. Shim, flash, foam and trim the exterior. Interior Trim by others.

Line #6	Mark Unit: Install Material	Net Price:	272.00
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Qty: 1		Ext. Net Price:	USD	272.00
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Materials Install Material

Line #7	Mark Unit: Dumpster Fee	Net Price:		165.00
Qty: 1		Ext. Net Price:	USD	165.00

Other Dumpster Fee

Line #8	Mark Unit: STUCCO	Net Price:		0.00
Qty: 1		Ext. Net Price:	USD	0.00

Other Does not include any stucco or masonry repair. To be done by others.

Line #9	Mark Unit: PAINT	Net Price:		0.00
Qty: 1		Ext. Net Price:	USD	0.00

Other No Paint Included

	Project Subtotal Net Price: USD	1,375.71
	Taxable Labor: USD	1,428.00
	Taxable Materials: USD	272.00
	Taxable Other: USD	165.00
	7.000% Sales Tax: USD	226.85
	Project Total Net Price: USD	3,467.56

TERMS AND CONDITIONS

QUOTE GOOD FOR 15 DAYS

This form is to verify that Signee has read, reviewed and approved the final order for the estimate given to the customer by Asheville Window and Door, Inc.

Any alterations or revisions must be received by Asheville Window and Door within 72 hours of submitting the signed pending order. Asheville Window and Door is not responsible for any alterations made after 72 hours. Any changes must be acknowledged in writing by the signee and Asheville Window and Door. The ORDER is FINAL and cannot be changed or altered in any way.

ALL SPECIAL ORDERS ARE NON-REFUNDABLE.

UNFINISHED WOOD DOORS- It is the responsibility of the signee on unfinished wood and molded doors, to fill nail holes. Cut off excess sealant around glass, fill minor imperfections and sand the entire door prior to finishing. All unfinished doors must be finished on all sides including top, bottom, sides, face and the bore holes. Door can not be left unfinished in the weather at anytime and must be protected. Wood door with less than a 1/4" warp is considered acceptability and not a defect. Molded doors require a light sanding on the entire door before finishing.

VENDOR DELAYS

Asheville Window and Door will not be held responsible for vendor delays or weather related delays. Asheville Window and Door is only responsible for the product and install labor if contract includes installation and will not be responsible for reorder time. There will be no compensation for time lost.

Product Warranty

Asheville Window & Door will provide product warranty from manufacture. It is up to the manufacture to determine any remedy for each product. Asheville window & Door always follows the manufacture for resolution of product service or replacement. Asheville Window is not responsible to replace product.

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Balance is due on completion or delivery, if a part is damaged or missing only that part will be billed at a later date the rest of the balance is due.

The customer's signature verifies that he/she has reviewed all product specifications including dimensions, handing, interior and exterior finish, glass type, grille type and configuration, jamb depth, hardware style and finish.

Signee gives Asheville Window & Door the ok to take pictures of the products installed by us to use in our advertising. We will not disclose location of the property

Asheville Window and Door is responsible for product dimensions : YES NO

A FINANCE CHARGE of 1.5% per month (on the balance owed) will be incurred if the balance is not paid within 15 days after final delivery or completion of installation.

PLEASE NOTE DELIVERY CHARGE DOES NOT APPLY TO JOBS WE ARE INSTALLING.

Delivery is available and will include provision of one man. The owner/contractor will supply additional labor to unload truck unless otherwise specified on the order. If additional labor is required for unloading, there will be a charge of \$62.50/Hour per man.

Asheville Window And Door. will supply one delivery at no charge, if a partial shipment arrives we will be glad to make another delivery but there will be a charge of \$125.00 per delivery upto 50 miles

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PAYMENT INFOMATION (Do not send any payment infomation by email or Mail). Asheville Window & Door, Inc . is not responsible for Email or Mail fraud, It is the responsible of the signee to make payments directly with your sales person or the office staff. Asheville Window & Door will never ask for any personal infomation through Email or Mail if you are not sure please call the office for any additional help to process your payments.

(Signee has Read Terms and Conditions)
Initials _____

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	1,375.71
Taxable Labor: USD	1,428.00
Taxable Materials: USD	272.00
Taxable Other: USD	165.00
7.000% Sales Tax: USD	226.85
Project Total Net Price: USD	3,467.56

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

BK 3921 PG 517 - 521 (5)

DOC# 980752

This Document eRecorded:

06/02/2022 04:12:00 PM

Fee: \$26.00

Henderson County, North Carolina

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 360.00

Parcel Identifier No. 114097 Verified by _____ County on the ____ day of _____, 20 ____

By: _____

Mail/Box to: Staton Law, P.A. - 112 North Washington Street, Hendersonville, NC 28739

This instrument was prepared by: Staton Law, P.A., 112 North Washington Street, Hendersonville, NC 28739

Brief Description for the Index: _____

THIS DEED made this 2nd day of June, 2022, by and between

GRANTOR

Margareta E. Alexander, Trustee of the Margareta E. Alexander Revocable Trust Dated 6/9/2000, as Amended

112 Exeter Ct.
Hendersonville, NC 28791

GRANTEE

Caryn L. Alexander, unmarried

1723 Meadowbrook Terrace
Hendersonville, NC 28791

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

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

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

See Exhibit "A" attached hereto and incorporated herein by reference. This instrument was prepared by Whitney Staton, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Submitted electronically by "Staton Law P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____. All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book B page 53A.

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 2022 ad valorem property taxes.
Subject to easements, rights of way 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) _____ (SEAL)
By: _____ Print/Type Name: _____
Print/Type Name & Title: _____ Margaret E. Alexander (SEAL)
By: _____ Print/Type Name: _____
Print/Type Name & Title: _____
By: _____ (SEAL)
Print/Type Name: _____
By: _____ (SEAL)
Print/Type Name: _____

State of North Carolina - County or City of Henderson
I, the undersigned Notary Public of the County or City of Henderson and State aforesaid, certify that Margareta E. Alexander, Trustee 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 2nd day of June, 2022.

My Commission Expires: 6/12/26
(Affix Seal) _____
Notary Public
Henderson
County
My Comm. Exp.
06-12-2026
Whitney P. Staton
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ 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 _____, 20____.

My Commission Expires: _____
(Affix Seal) _____
Notary Public
Notary's Printed or Typed Name

EXHIBIT A

BEING part of Lot 172 of Druid Hills Subdivision as per plat thereof recorded in Plat Book 1, at Page 105, of the Henderson County Registry, and being more particularly described as follows:

BEGINNING at a stake in the South margin of Meadow Brook Terrace, northwest corner of land conveyed by Hendersonville Real Estate Company to J. S. Conabeer, by Deed recorded in Book 126 at Page 105, Henderson County Registry, and running thence with the line of said Conabeer Lot, South 17 degrees East 36 feet to a stake in the North margin of Lot 59; thence with the North margin of Lots 59, 60 and 61, North 73 degrees West 135 feet to the corner of Lot 173; thence with the line of Lot 173, North 11 degrees 59' East 94.9 feet to a stake in the South margin of Meadow Brook Terrace; thence with the South margin of Meadow Brook Terrace and following the curve thereof, 100 feet, more or less, to the BEGINNING, and being all of Lot 172 of said Subdivision, EXCEPTING a 15-foot strip along the East side thereof.

AND BEING that same property acquired by John A. McAllister a/k/a John A.B. McAllister and wife, Bowdre M. McAllister by Deed from Arlene Daugherty Smeltzer, Single, by Deed dated June 3, 1994 and recorded in Deed Book 845 at Page 785 of the Henderson County Registry.

ALSO BEING the same property conveyed from John A. McAllister a/k/a John A.B. McAllister and wife, Bowdre M. McAllister, to James Alexander (now deceased) and wife, Margareta Alexander by Deed dated December 19, 2002, and recorded in Deed Book 1122, at Page 597, of the Henderson County, N.C. Registry.

This conveyance is made subject to easements, restrictions, rights of way of record and utility lines which may be in existence over or under the subject property.

EXHIBIT B
CERTIFICATION OF TRUST

Pursuant to North Carolina General Statutes 36C-10-1013, I, Margareta E. Alexander, Trustee of the Margareta E. Alexander Revocable Trust Dated 6/9/2000, as Amended, and any amendments thereto, do hereby make the following representations and assurances:

1. A trust agreement as referred to herein and hereinafter known as Trust Agreement or Trust was executed on 6/9/2000;
2. The Trust has been lawfully executed, was validly created, is still in existence, and has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect;
3. The Settlor(s) of the Trust is Margareta E. Alexander;
4. The Settlor(s) of the Trust, if revocable, issued no instructions that would limit or restrict the Trustees' authority to enter into or consummate this transaction in accord with this certificate;
5. The current Trustee of the Trust is Margareta E. Alexander and his/her address 112 Exeter Ct., Hendersonville, NC 28791;
6. The Trustee has been granted due authority to enter into and consummate the transaction the Trust grants all the necessary powers to the Trustee and contains no limitations or restrictions on said authority that would prohibit or limit the trustee's authority to enter into and consummate the proposed transaction;
7. The Trust does not limit a Trustee's authority to sign necessary documents, execute this certificate or otherwise authenticate the Trust and all trustees required to exercise the powers contained in the Trust have executed this certificate;
8. The Trust's taxpayer identification number is withheld pursuant to N.C.G.S. § 36C-10-103(j); and
9. The Trust may take title to real property by Deed or devise. The property conveyed herein was acquired by Deed from Margareta E. Alexander, Widow, dated July 18, 2005 and recorded July 20, 2005 in Book 1236 at Page 003 of the Henderson County, North Carolina Registry.

FURTHER, Trustee does hereby acknowledge that this Certification may be recorded in the Register of Deeds Office and agrees that this Certification is being executed in duplicate counterparts each of which shall be deemed an original (the counterpart to be recorded may have the taxpayer identification number redacted if it is the social security number of a settlor).

This the 2 day of June, 2022

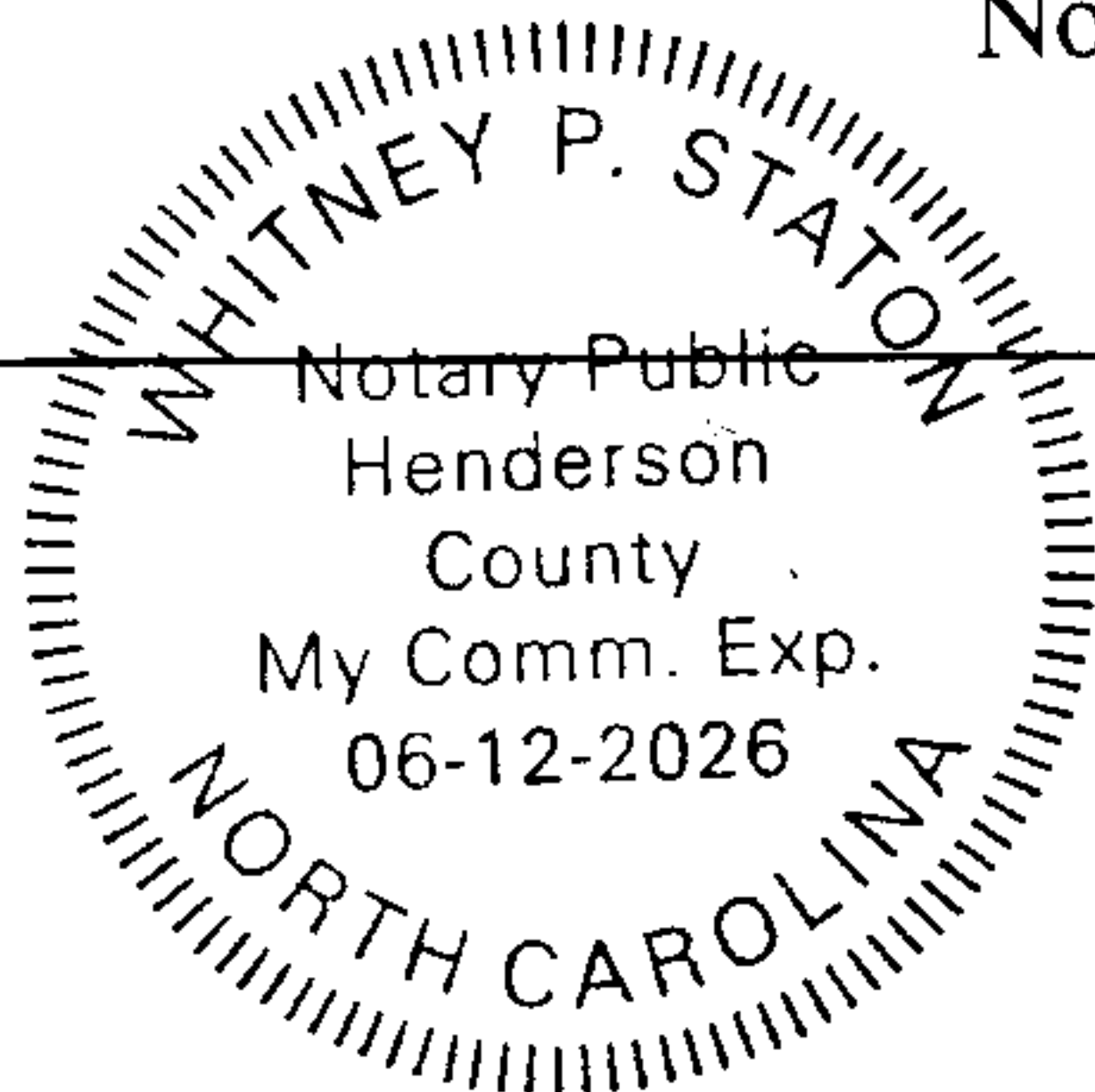
Margareta E. Alexander
Margareta E. Alexander, Trustee

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, the undersigned, a Notary Public of the County and State aforesaid, certify that, Margareta E. Alexander, Trustee of the Margareta E. Alexander Revocable Trust Dated 6/9/2000, as Amended, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal on this 2 day of June, 2022.

My Commission Expires: 6/12/26

Whitney P. Staton
Notary Public Whitney P. Staton
(Type or Print Name)





NC Printing LLC
 1524 Haywood Road
 Hendersonville NC 28791
 www.ncprinting.com
 828-393-4615

Estimate

No: 20627

Date: 3/5/25

Custom

Sam Hayes
 City of Hendersonville
 Hendersonville- NC- 28739

City of Hendersonville
 City of Hendersonville
 Hendersonville- NC- 28739

Quantity	Description	Amount
1,000	HPC Coloring Book - 16 pages + cover - Bookletmade (Stapled on Spine) Cover - Full color 1 sided - Scored, 17 x 11 white 100# House Gloss Cover , folded to 8.5 x 11, Printed on 1 side Insides - 16 pages - Black 2 sided, 11 x 17 White 70# House Uncoated text , folded to 8.5 x 11, 4 sheets, Printed on 2 sides	\$ 1,294.55
Taken by: Keli Prices are good for 30 days and subject to review of submitted materials. Payment in full including shipping and applicable tax, is required upon delivery of printed pieces. (unless terms have been prearranged) Tax is not included in line items on Quotes. Historic Preservation Commission		