



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

City Hall – 2nd Floor Meeting Room | 160 6th Ave. E. | Hendersonville, NC 28792
Wednesday, January 29, 2025 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. Minutes of November 20, 2024
4. **NEW BUSINESS**
 - A. 344 N Main Street, Replacement Windows on Upper Facade
(H24-093-COA) – *Sam Hayes / Planner II*
 - B. 105 S Main Street – Addition of a Basement Access Hatch (H24-097-COA) – *Sam Hayes / Planner II*
 - C.
Historic Improvement Grant Support Request
 - D. National Trust for Historic Preservation Matching Grant Funds Allocation
5. **OLD BUSINESS**
 - A. Approval of Findings of Fact H24-074-COA
6. **OTHER BUSINESS**
 - A. Election of Chair and Vice-Chair
 - B. Design Review Advisory Committee Appointments
 - C. Approval of Annual Meeting Dates 2025
 - D. Staff Report

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.

7. ADJOURNMENT

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Meeting of November 20, 2024

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

Commissioners Absent: Jim Boyd

Staff Present: Sam Hayes, Planner II, Lew Holloway, Community Development Director

- I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:00 pm.
- II **Public Comment:** No one had any public comment
- III **Agenda.** On motion of Commissioner Welter and seconded by Commissioner Hammond Green the agenda was approved.
- IV **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Branigan the minutes of the meeting of September 18, 2024 were approved with one correction.
- V **New Business**
- V(A) **Certificate of Appropriateness** - Madeline Dew, 322 Crescent Avenue (File No. H24-074-COA). Prior to the opening of the public hearing, Chair announced that there is one application for a COA in the Hyman Heights 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, Lew Holloway, Kelley Dew and Madeline Dew.

Chair opened the public hearing.

Sam Hayes, Planner II stated this is an application for the installation of a window on the rear of the home located at 322 Crescent Avenue.

The applicant is Madeline Dew and Kelley Dew. The PIN is 9569-62-4411. The property is .19 acres and is zoned R-6, High Density Residential District. The property is located in the Hyman Heights Historic District.

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.

Site photos were shown and are included in the staff report and presentation. Mr. Hayes stated the home sustained tree damage from the storm and staff has already approved the COA for repair of the roof and soffit. He believes that work has been completed.

Mr. Hayes stated the applicant is requesting a new window to be installed where some of the brick has not yet been repaired. A COA description is included in the staff report and presentation. The window will sit within the existing soffit and it will be a vinyl-clad wood-framed window.

A site image was shown of where the window would be located on the house.

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

Chair asked if there were any questions for staff.

Chair asked if the tree damage was done to the rear of the house. Mr. Hayes stated yes and pointed out the location of where the window would go in the rear of the home.

Mr. Hayes stated this is a double frontage lot and there is a small alley way in the rear of the lot but this will not be visible from the street.

There were no further questions for staff.

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

Kelley Dew, 3261 Thoroughbred Dr, Hermitage, Tennessee stated she is the mother of the applicant. Madeline Dew stated the brick is significantly sticking out at the end of the house and in order to repair and reframe it she would like to add the window. The brick for the most part is missing off of the house.

Chair asked if they had salvaged some of the brick. Ms. Dew stated yes.

Ms. Dew stated the damage from the tree falling has already been repaired with the exception of the reapplication of the brick because they were waiting to see if they could add the window.

Mr. Hayes stated the Commission would be deciding the window but the repair is something staff can approve. If they were to do the window, staff would approve it using the infill brick.

Chair asked about the brick surrounding the window. Ms. Dew stated it will be like the existing windows and if it needs to be more decorative they can do that as well. She pointed out that the existing windows sit right into the soffit. There is brick above the window and no decorative trim. The window then sits on a brick ledge. Chair asked if this window would have a brick ledge. Ms. Dew stated it will have a brick ledge like the existing windows.

Chair asked about the existing windows. Ms. Dew stated they are vinyl-clad, she does not believe any are the original windows but they could be. They just bought the house a year ago. They tried to cut and paste to show the window on the house but it will not be that bright. The window will match the other windows.

Chair asked if they knew of any other houses near them that had vinyl. Ms. Dew was not sure.

The Design Standards were discussed.

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.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-074-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Hendersonville Historic Preservation Commission Residential Design Standards for the following reasons: 1. The original architectural character of the exterior walls is maintained with the addition of the window. (Sec. 3.6.7) 2. The new window will be installed on a non-character-defining elevation of the building and does not compromise the architectural integrity of the building. The design of the unit is compatible with the overall design of the building. (Sec. 3.7.9) 3. The use of artificial material is limited, making the building compatible with the surrounding contributing properties. (Sec. 3.12.3) Commissioner Branigan seconded the motion which passed unanimously.

VI **Old Business.**

VI(A) **Findings of Fact.** On motion of Commissioner Welter and seconded by Commissioner Hammond-Green the Findings of Fact File No. H24-21-COA were approved.

VI(B) **Findings of Fact.** On motion of Commissioner Welter and seconded by Commissioner Branigan the Findings of Fact File No. H24-49-COA were approved.

VI(C) **Findings of Fact.** On motion of Commissioner Welter and seconded by Commissioner Branigan the Findings of Fact File No. H24-64-COA were approved.

VI(D) **Findings of Fact.** On motion of Commissioner Welter and seconded by Commissioner Hammond Green the Findings of Fact File No. H24-057-COA were approved.

VI(E) **Findings of Fact.** On motion of Commissioner Welter and seconded by Commissioner Falvo the Findings of Fact File No. H24-059-COA were approved.

VII **Other Business.**

VII(A) **Community Outreach Subcommittee Report.** Discussion was made on the Holiday Tour of Inns.

Commissioner Welter moved the Commission to grant \$1000.00 for reimbursement to the Inns for their expenses and for reusable signage. Commissioner Hamond Green seconded the motion which passed unanimously.

Discussion was made of the Cultural Heritage Award.

Commissioner Welter moved the Commission to grant \$500.00 to purchase/create award through June 30, 2025. Commissioner Falvo seconded the motion which passed unanimously.

VII(B) **Staff Update.** Mr. Hayes gave a brief update on Lennox Spring Park. Mr. Hayes also gave an update of the staff approved COA's. He discussed the post disaster response. He also discussed new member applications.

VIII **Adjournment.** The Chair adjourned the meeting at 6:14 p.m.

Chair



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** January 29, 2024

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

TITLE OF ITEM: 344 N Main Street, Replacement Windows on Upper Facade
(H24-093-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 # 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 <u>not incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:</p> <ol style="list-style-type: none"> 1. 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) <p>[DISCUSS & VOTE]</p>	<p>1. <u>For Recommending Denial:</u></p> <p>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-0937 - COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is <u>incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:</p> <ol style="list-style-type: none"> 1. Existing windows should be protected and maintained. (Sec. 3.4.2.5) 2. Original windows should be repaired by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections. (Sec. 3.4.2.6) <p>[DISCUSS & VOTE]</p>
--	---

PROJECT/PETITIONER NUMBER:	H24-093-COA
PETITIONER NAME:	Peacock Architects (Applicant)
EXHIBITS:	<ol style="list-style-type: none"> A. COA Application B. COA Application Supplement C. Staff Report D. Warranty Deed



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: 11.21.2024 Minor Work Major Work Major Work Resubmittal

Application Contact Information			
Applicant Name: PEACOCK ARCHITECTS	Property Address: 129 3RD AVE W HENDERSONVILLE, NC 28792	Applicant Email: TAMARA@PEACOCKARCHITECT.COM	Phone Number: (828) 696-4000
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 character of the district. Please list

Proposal for Façade Modification and Window Rehabilitation at 344 Main Street, Hendersonville, NC

Peacock Architects respectfully requests approval for the removal of a metal screen currently attached to the exterior façade of 344 Main Street, located at the corner of 4th Avenue and Main Street in Hendersonville, North Carolina. This screen, while serving as a later addition for aesthetic purposes, is not original to the building’s historic character.

In conjunction with this request, we propose the rehabilitation of (7) second floor west -facing windows, which are currently boarded up. In addition to the Main Street facing windows, we are also requesting to replace the windows on the North Facade and rear of building which are currently boarded up or in need of replacement due to irreparable conditions. Our goal is to restore these windows to their original 1920s design and character, in alignment with the historic integrity of the structure. We aim to complete both the removal of the metal screen and the window rehabilitation under the same city-approved permit.

Our proposal adheres to the design standards outlined in Section 3.2 of the Main Street Historic District guidelines, specifically:

“.2 The covering of upper façades is not appropriate. Whenever possible, remove metal or other non-historic coverings from upper façades.”

“.4 When upper floor windows must be replaced, match the original in configuration and materials.”

We are confident that these efforts will honor the historical significance of the building while enhancing its architectural integrity and contributing to the charm of the Main Street Historic District.



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Item A.

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.

Printed Property Owner(s) Name

Property Owner(s) Signature

Printed Company Name (if applicable)

*LLC, Inc., Trust

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:



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Item A.

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.	
<input type="checkbox"/>	Pre-Application Meeting with City Staff (Required for Major Work only)
<input type="checkbox"/>	Detailed Project Description
<input type="checkbox"/>	Color/Labeled Photographs of Subject Property
<input type="checkbox"/>	Property Owner(s) Signature
MINOR WORK REQUIREMENTS	
Fences and Walls	
<input type="checkbox"/>	Site Plan showing proposed location of fencing or wall (include dimensions)
<input type="checkbox"/>	Rendering of proposed fence or wall style.
<input type="checkbox"/>	Material Information (i.e. <i>brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron</i>)
Landscaping Projects	
<input type="checkbox"/>	Site Plan showing location of proposed unit.
<input type="checkbox"/>	Mechanical Unit & Pad Specifications clearly indicating dimensions.
<input type="checkbox"/>	Image showing location of unit and any proposed lines.
<input type="checkbox"/>	Screening type - i.e. shrubbery, fencing, or other.
Rooftop Construction	
<input type="checkbox"/>	Manufacturer Specifications , including material color.
<input type="checkbox"/>	Roof Plan , showing location of rooftop mounted utility, access, or safety structures
Installation of Mechanical and Utility Equipment	
<input type="checkbox"/>	Site Plan , showing location of proposed equipment
<input type="checkbox"/>	Screening type , i.e. shrubbery, fencing, or other.
Foundation Repairs	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.
Masonry Repairs	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.
Awnings	
<input type="checkbox"/>	Rendering showing location of awning.
<input type="checkbox"/>	Material information , cloth, canvas, acrylic, or other
Removal of Artificial Siding	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Original siding information and description of work , repair, repaint or replacement of original siding



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Item A.

Existing Stairs, Landing, Steps and Entryways	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed exterior stairs, landing, steps, or entryway styles
<input type="checkbox"/>	Material information for any new material.
Replacement of Missing Details	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed siding, trim, porch floors, ceilings, columns & balustrade or other architectural features
<input type="checkbox"/>	Material information for any new material.
Replacement of Upper Façade Windows (Main Street Local Historic District)	
<input type="checkbox"/>	Photographs showing existing conditions and number of windows to be replaced
<input type="checkbox"/>	Material information for any new material.
Removal of Accessory Buildings (not original to the site)	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Site Plan indicating location of accessory building
Accessibility	
<input type="checkbox"/>	Site Plan indicating location of temporary structure.
<input type="checkbox"/>	Material Information
Decks (Main Street Local Historic District)	
<input type="checkbox"/>	Existing and Proposed Site Plans (drawn to scale; include entire site).
<input type="checkbox"/>	Existing and Proposed Elevation Drawings (drawn to scale; side and rear elevations).
<input type="checkbox"/>	Railing Detail Drawing
<input type="checkbox"/>	Material Information
Other Miscellaneous Work Not Listed	
<input type="checkbox"/>	Contact City Staff if you are not sure what is required for your scope of work.
MAJOR WORK REQUIREMENTS	
New Construction, Additions & Accessory Structures	
<input type="checkbox"/>	Materials Worksheet (Not required for Additions)
<input type="checkbox"/>	Existing & Proposed Site Plans (drawn to scale)
<input type="checkbox"/>	Existing & Proposed Floor Plans (drawn to scale)
<input type="checkbox"/>	Existing & Proposed Elevation Drawings (drawn to scale)
<input type="checkbox"/>	Tree Removal & Protection Plan (drawn to scale)
<input type="checkbox"/>	Landscaping Plan
<input type="checkbox"/>	Streetscape Rendering (Required for new structures sited adjacent to a right of way))
<input type="checkbox"/>	Manufacturer Specifications for All Materials (Including but not limited to windows, doors, siding, roofing, lighting, mechanical)



CERTIFICATE OF APPROPRIATENESS APPLICATION

REQUIRED MATERIALS CHECKLIST

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

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: 11.21.2024

Minor Work

Major Work

Major Work Resubmittal

Application Contact Information			
Applicant Name: PEACOCK ARCHITECTS	Property Address: 129 3rd Ave W Hendersonville, NC 28792	Applicant Email: Tamara@peacockarchitect.co m	Phone Number: (828) 696-4000
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.

Peacock Architects is requesting the removal of the Architectural feature considered a metal screen mainly serving as a historical aesthetic feature that is a part of the exterior facade on 344 Main located on the corner of 4th Ave and Main Street in Hendersonville North Carolina. Along with this request we are proposing the rehabilitation of the (7) window on the second floor as they are no longer in place and only boarded up. We hope to accomplish both removing the metal screen and rehabilitating the windows to their orinal historal character in the same city approved permit. We are confident to restore the orinal chacter of the 1920s established building. According to the provisions of the design standards for the Main Street Historic District cited in section 3.2, ".2 The covering of upper façades is not appropriate. Whenever possible, remove metal or other non-historic covering from upper façades." and ".4 When upper floor windows must be replaced, match the original in configuration and materials." , we are confident that will be following the stated guildeines outlined.



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.

Josh Israel
Printed Property Owner(s) Name

[Signature]
Property Owner(s) Signature

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

Member Manager
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:

Silver Pine- Main St Historic Reno

Silver Pine- Main St Historic Reno Alt

Quote #: 5RD2UTA

A Proposal for Window and Door Products prepared for:

Shipping Address:

GBS BUILDING SUPPLY-HENDERSONVILLE
507 DUNCAN HILL RD
HENDERSONVILLE, NC 28792-2720

IAN GRANT
GBS BUILDING SUPPLY-HENDERSONVILLE
11 GENEVA CT
GREENVILLE, SC 29607-5302
Phone: (828) 697-2471

Email: ian.grant@gbsbuilding.com

This report was generated on 11/26/2024 2:51:33 PM using the Marvin Order Management System, version 0004.12.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

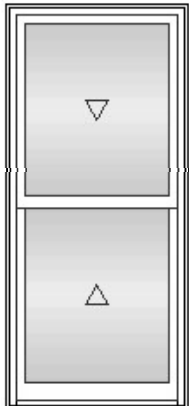
Featuring products from:



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:	Net Price:		1,290.26
Qty: 20		Ext. Net Price:	USD	25,805.20

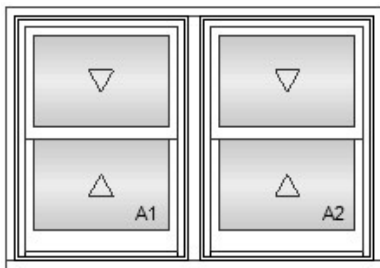


As Viewed From The Exterior

Entered As: FS
FS 32" X 69 1/2"
IO 32 3/8" X 69 15/64"
Egress Information
 Width: 28 5/16" Height: 29 11/16"
 Net Clear Opening: 5.84 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.3
 Visible Light Transmittance: 0.52
 Condensation Resistance: 55
 CPD Number: MAR-N-441-01483-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1153X2215 mm (45.38X87.19 in)
 LC-PG50 DP +50/-50
 FL28134

Wineberry Clad Exterior
 Bare Pine Interior
 Ultimate Double Hung Insert G2
 Frame Size 32" X 69 1/2"
 Inside Opening 32 3/8" X 69 15/64"
 8° Degree Frame Bevel
 Top Sash
 Wineberry Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Bottom Sash
 Wineberry Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Beige Interior Weather Strip Package
 Beige Exterior Weather Strip Package
 Antique Brass Sash Lock
 Antique Brass Top Sash Strike Plate Assembly Color
 Extruded Aluminum Screen
 Wineberry Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit:	Net Price:		2,935.60
Qty: 1		Ext. Net Price:	USD	2,935.60



As Viewed From The Exterior

Wineberry Clad Exterior
 Bare Pine Interior
 2W1H - Rectangle Assembly
 Assembly Masonry Opening
 62 1/2" X 43 1/2"
 Assembly Rough Opening
 60 3/8" X 39 27/32"

 Unit: A1
 Ultimate Double Hung G2
 Basic Frame 28 11/16" X 39 11/32"
 Rough Opening 29 11/16" X 39 27/32"
 Top Sash
 Wineberry Clad Sash Exterior
 Bare Pine Sash Interior

Entered As: MO
MO 62 1/2" X 43 1/2"
FS 59 3/8" X 39 11/32"
RO 60 3/8" X 39 27/32"
Egress Information A1, A2
 Width: 25 3/32" Height: 14 39/64"
 Net Clear Opening: 2.55 SqFt
Performance Information A1, A2
 U-Factor: 0.3
 Solar Heat Gain Coefficient: 0.3
 Visible Light Transmittance: 0.52
 Condensation Resistance: 55
 CPD Number: MAR-N-425-23422-00001
Performance Grade A1, A2
 Licensee #1127
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 1149X2223 mm (45.3X87.5 in)
 LC-PG50 DP +50/-50
 FL17635

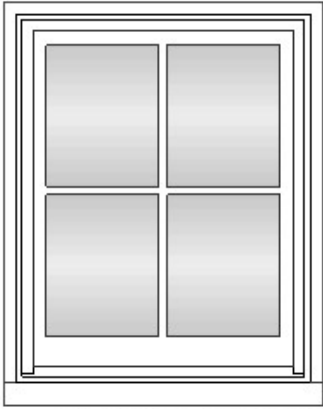
IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Bottom Sash
 Wineberry Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Beige Interior Weather Strip Package
 Beige Exterior Weather Strip Package
 Antique Brass Sash Lock
 Antique Brass Top Sash Strike Plate Assembly Color
 Extruded Aluminum Screen
 Wineberry Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose

Unit: A2
 Ultimate Double Hung G2
 Basic Frame 28 11/16" X 39 11/32"
 Rough Opening 29 11/16" X 39 27/32"
 Top Sash
 Wineberry Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Bottom Sash
 Wineberry Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Beige Interior Weather Strip Package
 Beige Exterior Weather Strip Package
 Antique Brass Sash Lock
 Antique Brass Top Sash Strike Plate Assembly Color
 Extruded Aluminum Screen
 Wineberry Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 Vertical Structural Mull 2"
 Standard Mull Charge
 4 9/16" Jamb
 Casing with Subsill
 Wineberry 1 5/16" Clad BMC
 Wineberry A1452 Subsill
 Loose Installation Brackets
 ***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
 ***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit:	Net Price:	2,058.82
Qty: 3		Ext. Net Price:	USD 6,176.46



Wineberry Clad Exterior
 Bare Pine Interior
 Ultimate Double Hung Picture G2
 Masonry Opening 35" X 43"
 Rough Opening 32 7/8" X 39 11/32"
 Wineberry Clad Sash Exterior
 Bare Pine Sash Interior



As Viewed From The Exterior

IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Wineberry Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
Beige Exterior Weather Strip Package
4 9/16" Jamb
Casing with Subsill
Wineberry 1 5/16" Clad BMC
Wineberry A1452 Subsill
Loose Installation Brackets
***Note: Unit Availability and Price is Subject to Change

Entered As: MO

MO 35" X 43"

FS 31 7/8" X 38 27/32"

RO 32 7/8" X 39 11/32"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.48

Condensation Resistance: 61

CPD Number: MAR-N-427-06721-00001

Performance Grade

Licensee #1127

AAMA/WDMA/CSA/101/ I.S.2/A440-08

CW-PG50 1556X2629 mm (61.3X103.5 in)

CW-PG50 DP +50/-50

FL17635

Project Subtotal Net Price: USD	34,917.26
7.000% Sales Tax: USD	2,444.21
Project Total Net Price: USD	37,361.47

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.

344 N MAIN STREET – Window Replacement (H24-093-COA)

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

Staff Report Contents

PROJECT SUMMARY 2

SITE VICINITY MAP 2

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP 3

HISTORY OF SUBJECT PROPERTY 3

SITE IMAGES 5

DESIGN STANDARDS CRITERIA 7



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: Replacement Windows on Upper Floor



SITE VICINITY MAP

Project Summary:

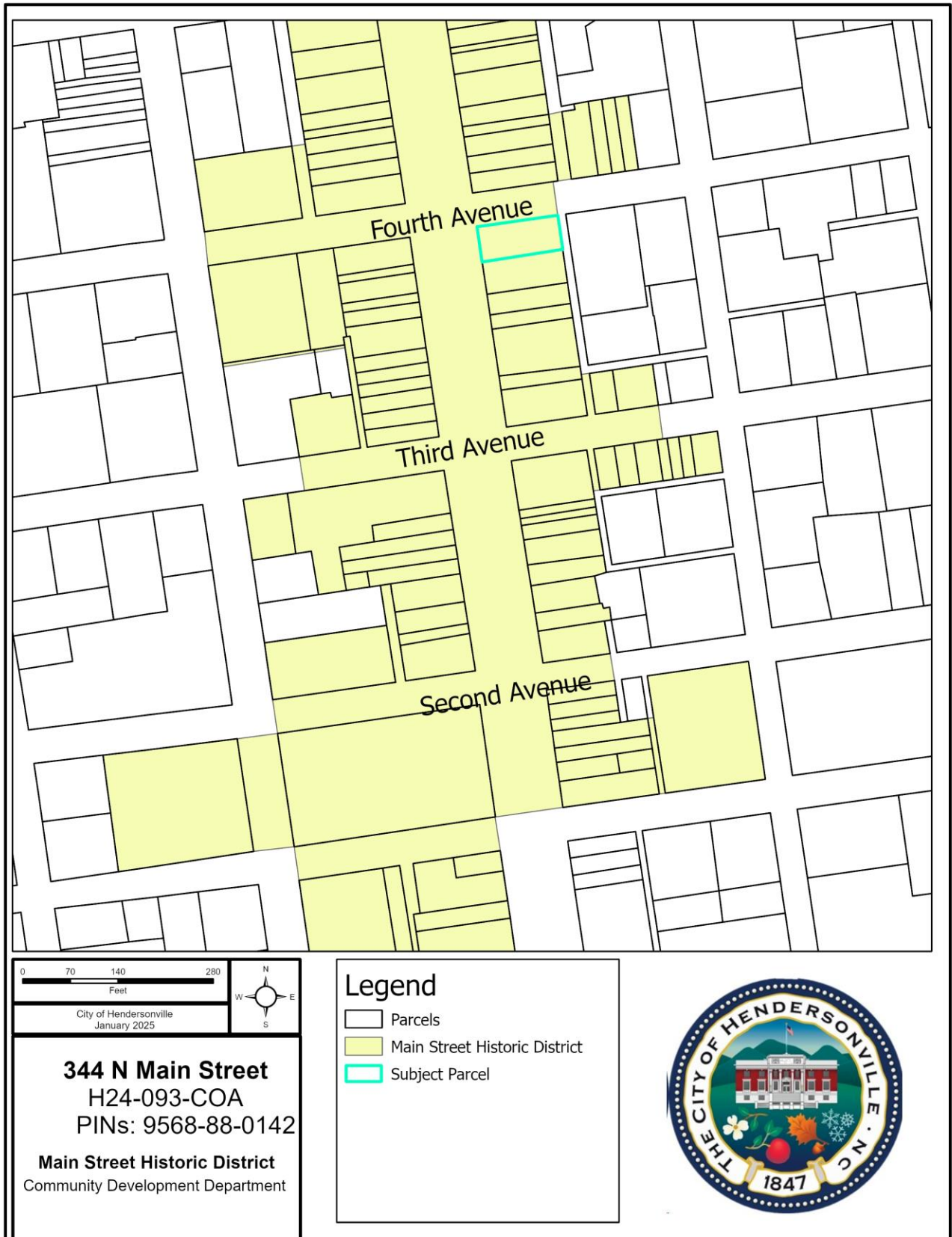
The City of Hendersonville has received an application for a Certificate of Appropriateness (COA) from Peacock Architects for the installation of new windows on the mezzanine level and second story at 344 N Main Street. The applicant asserts that the existing windows are beyond repair, prompting their proposal to replace them.

The applicant intends to replace a total of 17 windows, 16 of which appear to be original to the building. These windows are located on the northern elevation facing Fourth Avenue, and on the eastern elevation facing the rear alley. The proposed replacement windows are double-hung and will be constructed with silver pine. A sample window will be provided for review during the meeting.

Staff provided three contacts for window restoration specialists to the applicant and property owner.

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. However, the staff does not find it appropriate to approve the replacement of windows on the north and east sides of the building, as many of these windows are likely original and are in sufficient condition to be rehabilitated. As a result, staff has determined that this request requires review and approval by the Historic Preservation Commission.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP

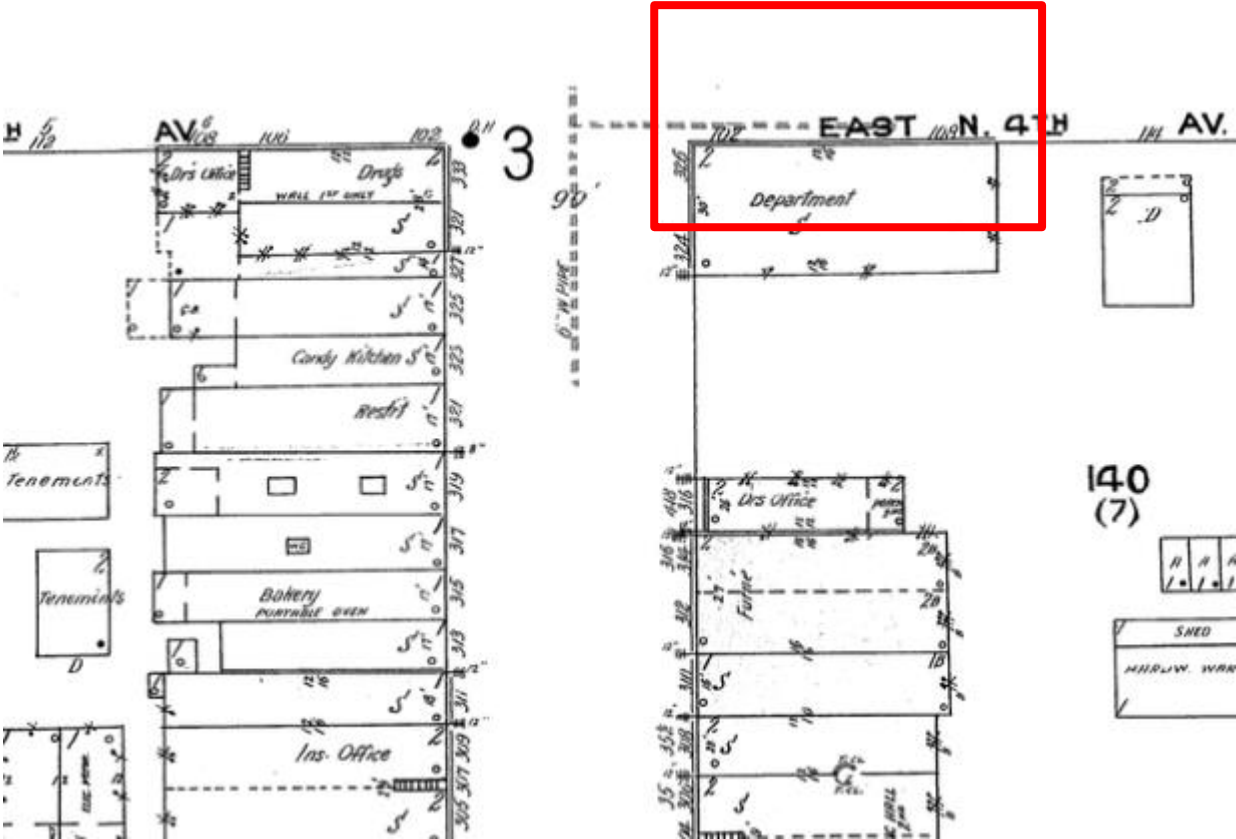


HISTORY OF SUBJECT PROPERTY

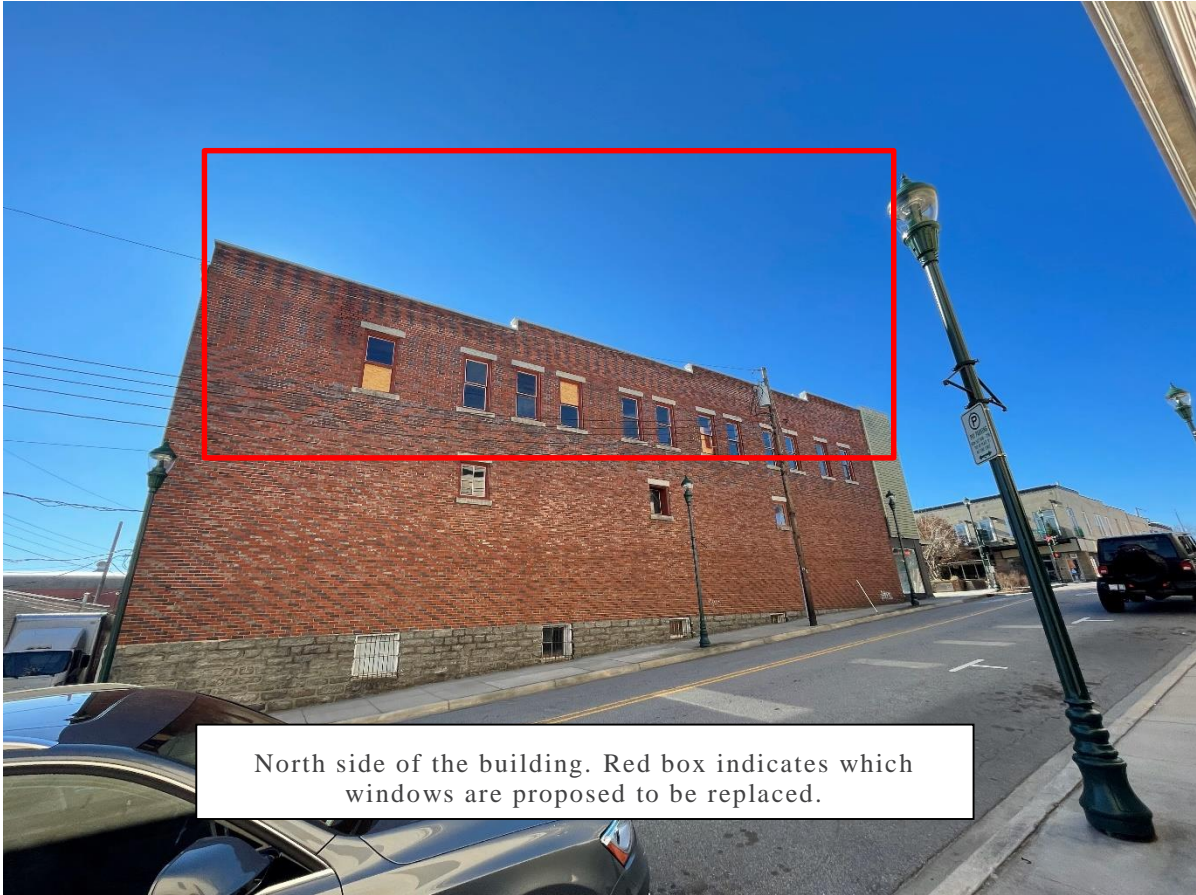
344 N MAIN STREET

Commercial Building. ca. 1920. Noncontributing.

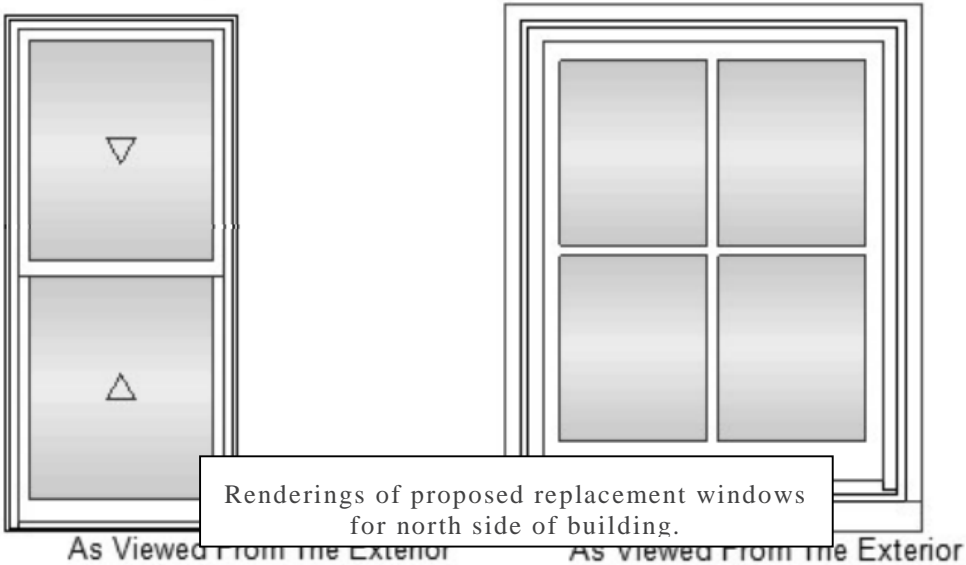
SE corner Main and 4th Avenue. 1920s. Two-story brick commercial structure with stone window lintels and sills. Decorative brickwork and diapering on left elevation. Front covered with modern aluminum false facade.



SITE IMAGES



North side of the building. Red box indicates which windows are proposed to be replaced.



Renderings of proposed replacement windows for north side of building.

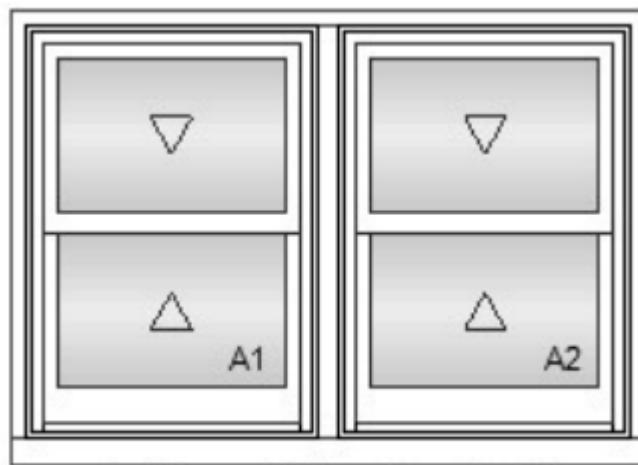
As Viewed From the Exterior

As viewed from the Exterior

SITE IMAGES



East side of building (rear). Red box indicates which window is proposed to be replaced.



As Viewed From The Exterior

Rendering of proposed window for east side of building (rear).

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:

3.2 UPPER FACADES

The front elevation of turn-of-the-century commercial building is commonly made up of the storefront and the upper façade. In Hendersonville, many of our historic downtown buildings were designed for, and still used as, commercial on the street level and office or residential on the upper levels. Therefore, in a few cases, the façade treatment is quite different between the first and upper floors.

While most buildings in downtown Hendersonville are two-stories, there are examples that are much larger, such as the Skyland Hotel building. The upper façades of Hendersonville's downtown buildings are constructed of brick with varying levels of detail including brick corbelling, quoins, arched windows, and window awnings. Some buildings use brick stringcourses or stonework to create accents in the overall design.

During the 1950s and 60s, there was an unfortunate trend where historic upper façades were covered in aluminum cladding or other non-historic treatments. Often this would include destroying key architectural features. Over the last several years here in Hendersonville, much of this metal cladding has been removed, usually uncovering an attractive, historic façade that can be restored.

UPPER FAÇADE GUIDELINES

Preservation

- .1 Retain and preserve historic façades and façade details such as corbelled brick, stringcourses, cornices, windows, and stonework.
- .2 The covering of upper façades is not appropriate. Whenever possible, remove metal or other non-historic covering from upper façades.
- .3 It is not appropriate to remove or replace original upper façade windows with modern materials. The enclosing or bricking in of windows shall not be permitted.
- .4 When upper floor windows must be replaced, match the original in configuration and materials.

Reconstruction

- .5 If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.

.6 It is only appropriate to use alternate materials when all the original windows are missing or destroyed.

.7 When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements. If no evidence of the design of the feature exists, a new design, compatible with the overall character of the building, should be used.

New Design

.8 If new construction of an upper façade is necessary, make sure that the design is compatible with the existing structures in the district including size and spacing of windows or other fenestrations, proportion, scale, and detailing.

3.3 SIDE AND REAR FACADES

Many of Hendersonville’s downtown commercial buildings have side façades that can be seen from public streets, parking lots, sidewalks, and alleyways. As with the primary front façade, these side elevations are important character-defining elements of the downtown historic district. Usually, these façades exist on corner buildings fronting on two streets, but can also occur mid-block where the adjacent property is vacant or is an alleyway.

The side façade generally carries the same design elements and details as the main elevation including fenestrations, brickwork, etc. They are likely to serve a more private utility in providing access to upper-floor office and residential uses and not engage the consumer or the pedestrian like the typical storefront. Still, some of these buildings take advantage of the additional frontage and use the side façade as additional display area, advertising, or even providing additional access for the customer.

The rear façade is also important to the historic character of the building and district. The rear elevation provides access for merchants, their workers, and in some cases, customers. It also continues the same general material treatments as front and side façades. More often than not, rear entrances on Hendersonville’s downtown commercial structures serve as a service entry and, as a result, are the location of any necessary mechanical equipment and garbage receptacles. This translates into a less detailed design with a more private appearance than front and side façades that face public rights-of-way.

There are some instances in downtown where the rear façade serves as public or semi-public access. Usually, the design of these façades reflects this public utility resulting in an elevation with similar detailing to its primary façade that is more inviting to the consumer or general public.

SIDE AND REAR FACADES GUIDELINES

Preservation

- .1 Retain and preserve historic façade details and materials on side and rear elevations.
- .2 Historic painted advertisements represent an important historic element in downtown Hendersonville. While not required, it is recommended that they be preserved whenever possible.
- .3 Whenever a side or rear façade can be seen from the public right-of-way or parking area, it is encouraged that any unnecessary utility lines, mechanical equipment, pipes, etc. be removed. Whenever introducing new utility or service features such as mechanical units and garbage receptacles, screen them from public view with fences, low walls, or landscaping whenever possible.

Reconstruction

- .4 If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
- .5 When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- .6 If there is historic evidence of a public entrance on a rear façade, rehabilitate the façade to provide for an attractive access from rear parking areas.
- .7 Downtown buildings with rear access should use small signs or awnings to provide for visual identification.
- .8 Storefronts on side or rear facades must comply with the Storefront Guidelines under Section 3.1.

New Design

- .9 If new construction of a side or rear façade is necessary, make sure that the design is compatible with the existing side and rear facades in the district including size & spacing of windows or other fenestrations, proportion, scale, and detailing.
- .10 Whenever possible, new designs for rear façades should provide access to the public from rear parking areas and alleyways.

3.4.2 WINDOWS AND DOORS

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

WINDOWS AND DOORS GUIDELINES

- .1 Retain and preserve original windows and doors.
- .2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
- .3 If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.
- .4 It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.
- .5 Protect and maintain existing windows and doors in appropriate ways:
 - Maintain caulking and glazing putty to prevent air or water infiltration around glass.
 - Weatherstrip windows and doors to prevent moisture and air infiltration.
 - Check sills and thresholds to ensure that water run off does not collect.
 - Maintain a sound paint film on all wooden windows and doors.
 - Monitor the condition of wooden windows and doors.
 - Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.
- .6 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
- .7 Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.
- .8 The use of reflective or highly tinted glass is discouraged.
- .9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.
- .10 It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, size, materials, and details.
- .11 If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.
- .12 If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash.

in size and proportion. Install them so that existing windows and frames are not damaged or obscured.



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

WLK

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

Return to: Harrison

Prepared By: Sharon B. Alexander
Deed Preparation Only

Doc Stamps \$26,517.00

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.

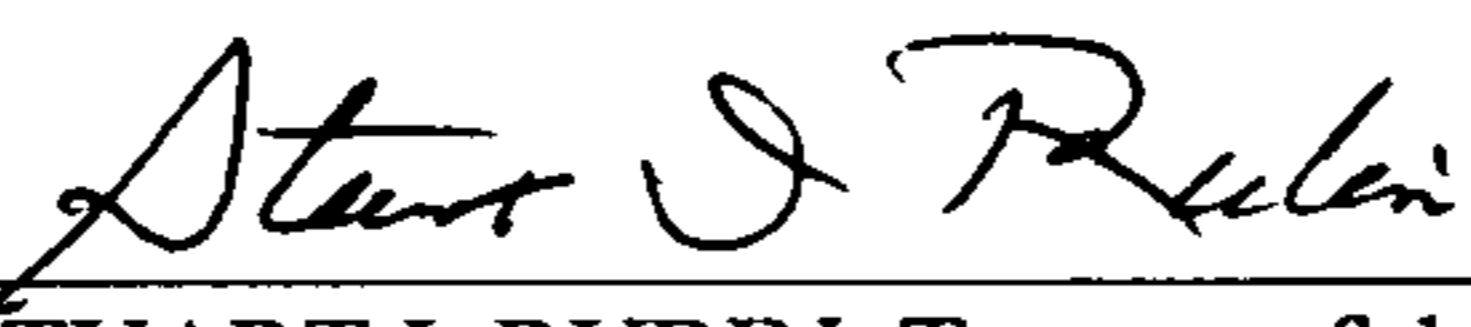
TRACT TWENTY-ONE (21): BEING all of that property described in that deed recorded in Deed Book 1267, at Page 58 and in Deed Book 1247, at Page 469, Henderson County Registry, reference to which is hereby made for greater certainty of description. Bearing a current Henderson County REID #9906277 and a 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, Trustee of the
Stuart I. Rubin Revocable Trust Agreement
UAD February 11, 2003 (SEAL)

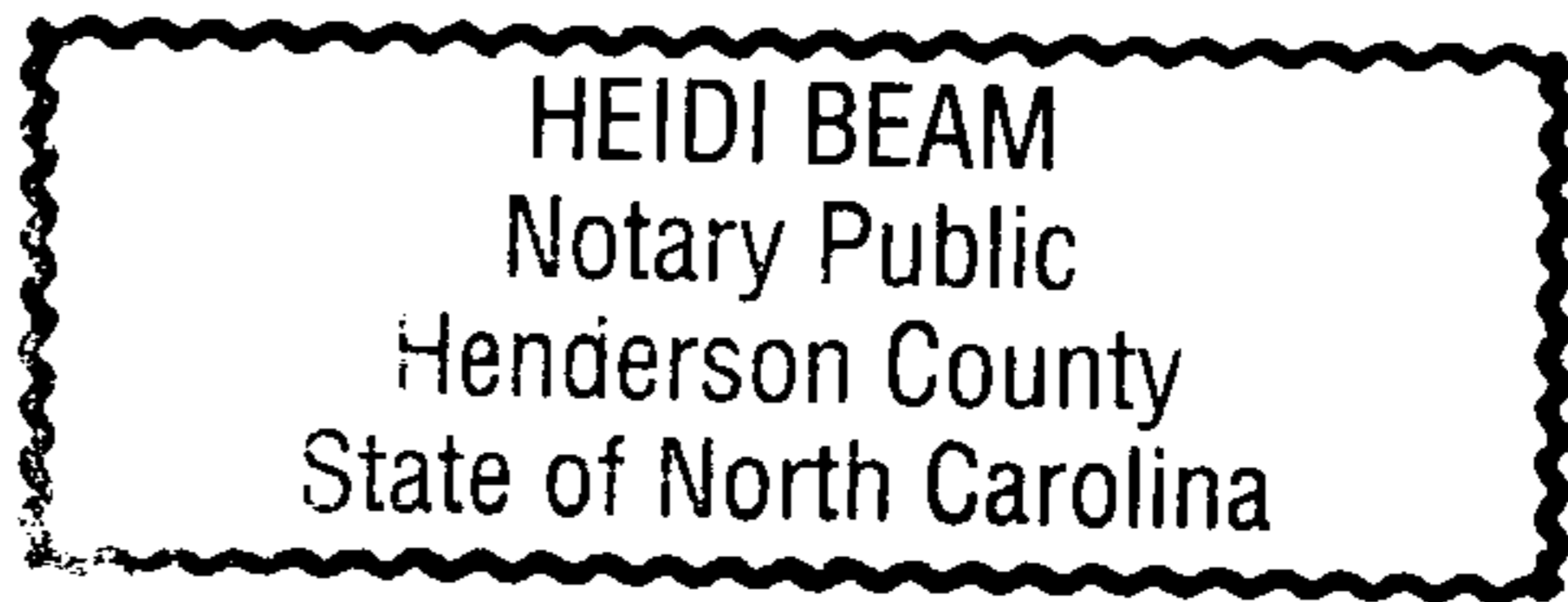
STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

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.



Notary Public

My commission expires: 11-24-22





CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** January 29, 2025

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

TITLE OF ITEM: 105 S Main Street – Addition of a Basement Access Hatch (H24-097-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION:

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 # H24-097-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]**

[DISCUSS & VOTE]

1. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 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 **incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards for the following reasons:

1. The proposed basement access hatch would diminish the original design of the building and damage historic materials and features. **[Sec. 3.4.2.10]**
2. The proposed basement access hatch are not compatible with existing units in proportion, shape, positioning, location, size, materials, and details. **[Sec. 3.4.2.10]**

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Sarah McCormick, Peacock Architects (Applicant) and Mary Vieira (Property Owner) for the addition of an access hatch in what appears to be a previous opening in the side of the building.

The subject property is a contributing commercial structure believed to be the oldest surviving structure on Main Street. It currently contains two suites, 105 S. Main St. and 101 S. Main St. The proposed access doorway is located on the side façade of 101 S. Main St. along 1st Ave W.

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

PROJECT/PETITIONER NUMBER:	H24-097-COA
PETITIONER NAME:	Sarah McCormick, Peacock Architects
EXHIBITS:	<ul style="list-style-type: none"> A. Application Packet B. Staff Report C. Warranty Deed



**CERTIFICATE OF
APPROPRIATENESS APPLICATION**
REQUIRED MATERIALS CHECKLIST

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

Item B.

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: 01/08/2025

Minor Work

Major Work

Major Work Resubmittal

Application Contact Information			
Applicant Name: Sarah McCormick	Property Address: 105 S Main Street Hendersonville NC 28792	Applicant Email: sarah@peacockarchitect.com	Phone Number: (828)696-4000
Property Owner Name (if different from Applicant) Mary Thomas Vieira	Mailing Address: 105 S Main Street Hendersonville NC 28792	Owner Email: mtv8650@gmail.com	Phone Number: (828)696-6381

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.

Peacock Architects is proposing the addition of an access hatch on the side of the building at 105 S Main St in order to provide the owner access to her basement. The proposed access hatch door is the same size and location of a previous opening, as evident in the photos provided, and uses the existing stone lintel to preserve the structural integrity of the wall. The access hatch door is proposed to be the same material, color and style of the existing retail storefront on the first floor.



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Item B.

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.

Mary Thomas Vieira

Printed Property Owner(s) Name

Property Owner(s) Signature

Printed Company Name (if applicable)

*LLC, Inc., Trust

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:



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Item B.

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.	
<input type="checkbox"/>	Pre-Application Meeting with City Staff (Required for Major Work only)
<input type="checkbox"/>	Detailed Project Description
<input type="checkbox"/>	Color/Labeled Photographs of Subject Property
<input type="checkbox"/>	Property Owner(s) Signature
MINOR WORK REQUIREMENTS	
Fences and Walls	
<input type="checkbox"/>	Site Plan showing proposed location of fencing or wall (include dimensions)
<input type="checkbox"/>	Rendering of proposed fence or wall style.
<input type="checkbox"/>	Material Information (i.e. <i>brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron</i>)
Landscaping Projects	
<input type="checkbox"/>	Site Plan showing location of proposed unit.
<input type="checkbox"/>	Mechanical Unit & Pad Specifications clearly indicating dimensions.
<input type="checkbox"/>	Image showing location of unit and any proposed lines.
<input type="checkbox"/>	Screening type - i.e. shrubbery, fencing, or other.
Rooftop Construction	
<input type="checkbox"/>	Manufacturer Specifications , including material color.
<input type="checkbox"/>	Roof Plan , showing location of rooftop mounted utility, access, or safety structures
Installation of Mechanical and Utility Equipment	
<input type="checkbox"/>	Site Plan , showing location of proposed equipment
<input type="checkbox"/>	Screening type , i.e. shrubbery, fencing, or other.
Foundation Repairs	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.
Masonry Repairs	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.
Awnings	
<input type="checkbox"/>	Rendering showing location of awning.
<input type="checkbox"/>	Material information , cloth, canvas, acrylic, or other
Removal of Artificial Siding	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Original siding information and description of work , repair, repaint or replacement of original siding



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Item B.

Existing Stairs, Landing, Steps and Entryways	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed exterior stairs, landing, steps, or entryway styles
<input type="checkbox"/>	Material information for any new material.
Replacement of Missing Details	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed siding, trim, porch floors, ceilings, columns & balustrade or other architectural features
<input type="checkbox"/>	Material information for any new material.
Replacement of Upper Façade Windows (Main Street Local Historic District)	
<input type="checkbox"/>	Photographs showing existing conditions and number of windows to be replaced
<input type="checkbox"/>	Material information for any new material.
Removal of Accessory Buildings (not original to the site)	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Site Plan indicating location of accessory building
Accessibility	
<input type="checkbox"/>	Site Plan indicating location of temporary structure.
<input type="checkbox"/>	Material Information
Decks (Main Street Local Historic District)	
<input type="checkbox"/>	Existing and Proposed Site Plans (drawn to scale; include entire site).
<input type="checkbox"/>	Existing and Proposed Elevation Drawings (drawn to scale; side and rear elevations).
<input type="checkbox"/>	Railing Detail Drawing
<input type="checkbox"/>	Material Information
Other Miscellaneous Work Not Listed	
<input type="checkbox"/>	Contact City Staff if you are not sure what is required for your scope of work.
MAJOR WORK REQUIREMENTS	
New Construction, Additions & Accessory Structures	
<input type="checkbox"/>	Materials Worksheet (Not required for Additions)
<input type="checkbox"/>	Existing & Proposed Site Plans (drawn to scale)
<input type="checkbox"/>	Existing & Proposed Floor Plans (drawn to scale)
<input type="checkbox"/>	Existing & Proposed Elevation Drawings (drawn to scale)
<input type="checkbox"/>	Tree Removal & Protection Plan (drawn to scale)
<input type="checkbox"/>	Landscaping Plan
<input type="checkbox"/>	Streetscape Rendering (Required for new structures sited adjacent to a right of way))
<input type="checkbox"/>	Manufacturer Specifications for All Materials (Including but not limited to windows, doors, siding, roofing, lighting, mechanical)



PEACOCK
Architects

105 S MAIN ST
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

PROJECT DESIGN TEAM:
PEACOCK COMPANY ARCHITECTS

105 S MAIN ST
HENDERSONVILLE, NC 28792
PH: 828-696-4000

OWNER:

PROJECT NAME:
VIEIRA RESIDENTIAL CONVERSION
105 S MAIN ST
HENDERSONVILLE NC 28792

TAMARA PEACOCK, R.A.
REGISTRATION NO. 12289

ISSUED FOR:
PROJECT STATUS

DATE:
11/27/2024 6:47:10 PM

SHEET NAME:
BASEMENT & FIRST FLOOR PLAN

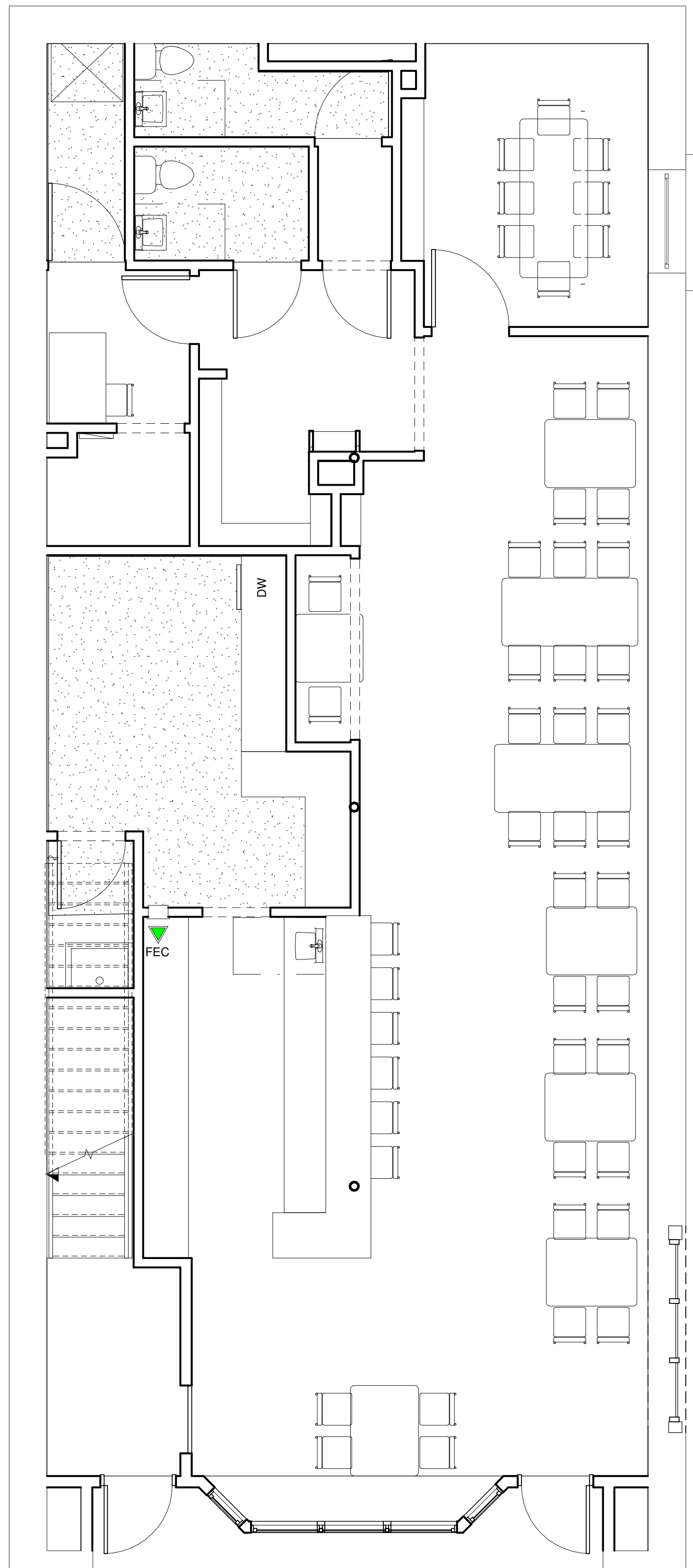
REVISIONS:

THIS DOCUMENT IS PROPERTY OF TAMARA PEACOCK COMPANY AND NO PART HEREIN SHALL BE USED EXCEPT FOR THE SPECIFIC PROJECT WITHOUT CONSENT OF THE TAMARA PEACOCK COMPANY.
THIS DOCUMENT WAS PREPARED BY THE TAMARA PEACOCK COMPANY ACCORDING TO THE TERMS OF GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
THIS DOCUMENT DOES NOT EITHER IN WHOLE OR IN PART CONSTITUTE ANY DIRECTION OR INSTRUCTION TO ANY CONTRACTOR WITH REGARD TO CONSTRUCTION MEANS, METHODS OR TECHNIQUES. BY THIS DOCUMENT THE ARCHITECT DOES NOT INTEND TO EXPRESS ANY OPINION, DIRECTION OR INSTRUCTION OF ANY KIND WHATSOEVER AS TO THE MANNER IN WHICH THE CONSTRUCTION WORK IS TO BE ACCOMPLISHED.

DATE: 11/27/2024 6:47:10 PM
PROJ. NO.:
PROJECT NUMBER

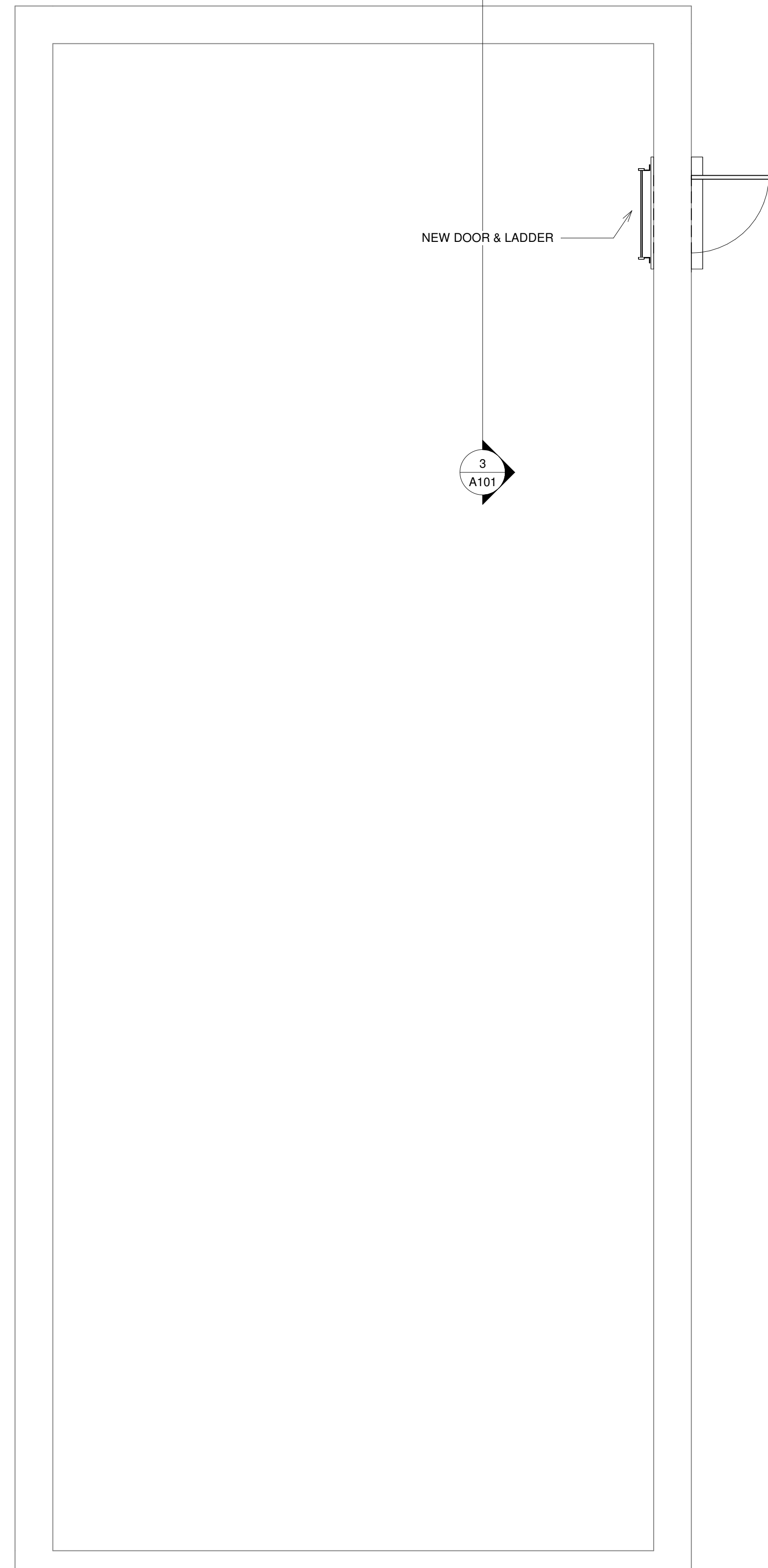
DRAWN BY: AUTHOR	PROJ. MGR.: DESIGNER
REVISED BY: CHECKER	CAPT.: APPROVER

SHEET NO.:
A101

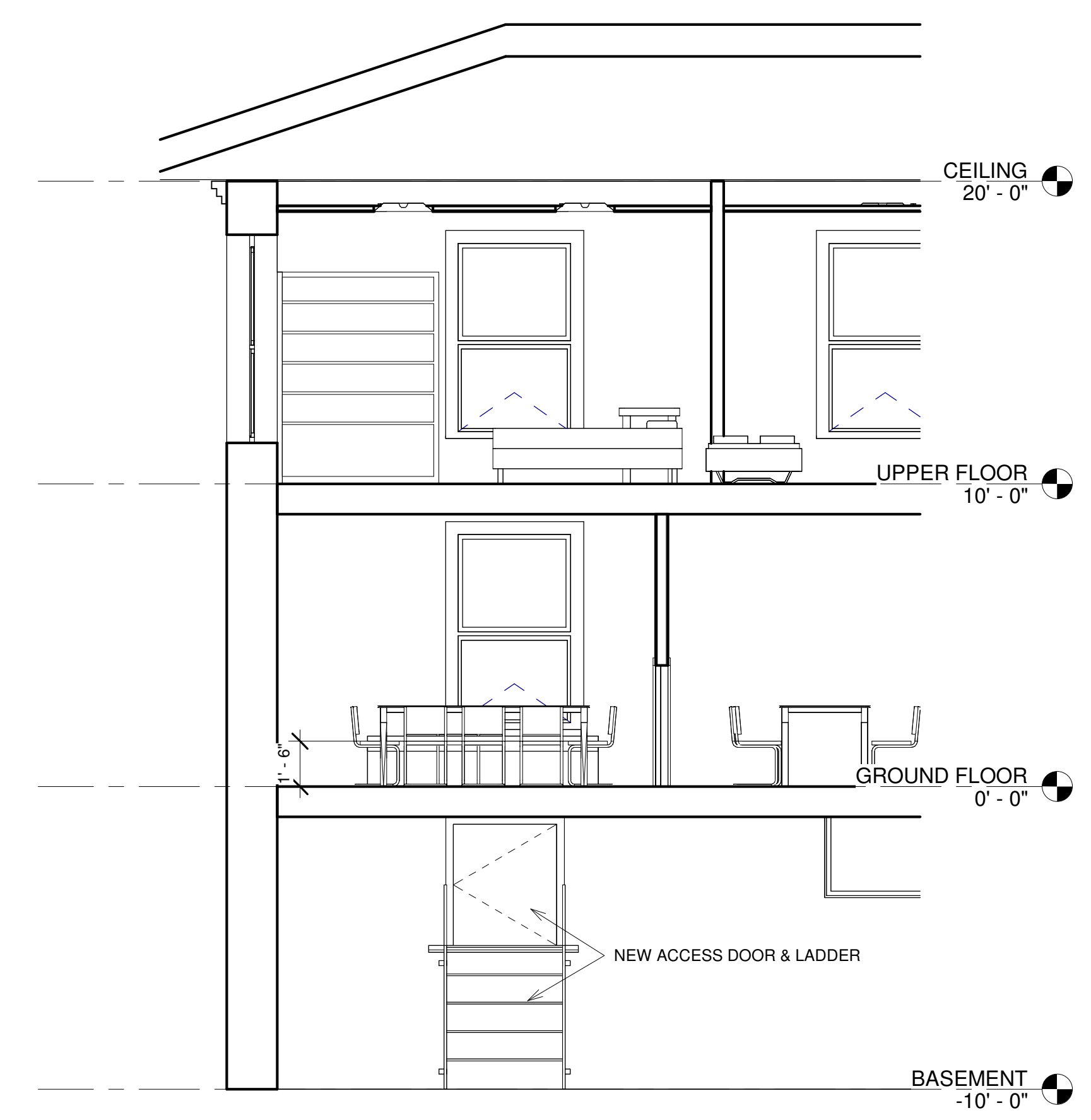


105 S MAIN ST UPSTAIRS
101 S MAIN ST DOWNSTAIRS

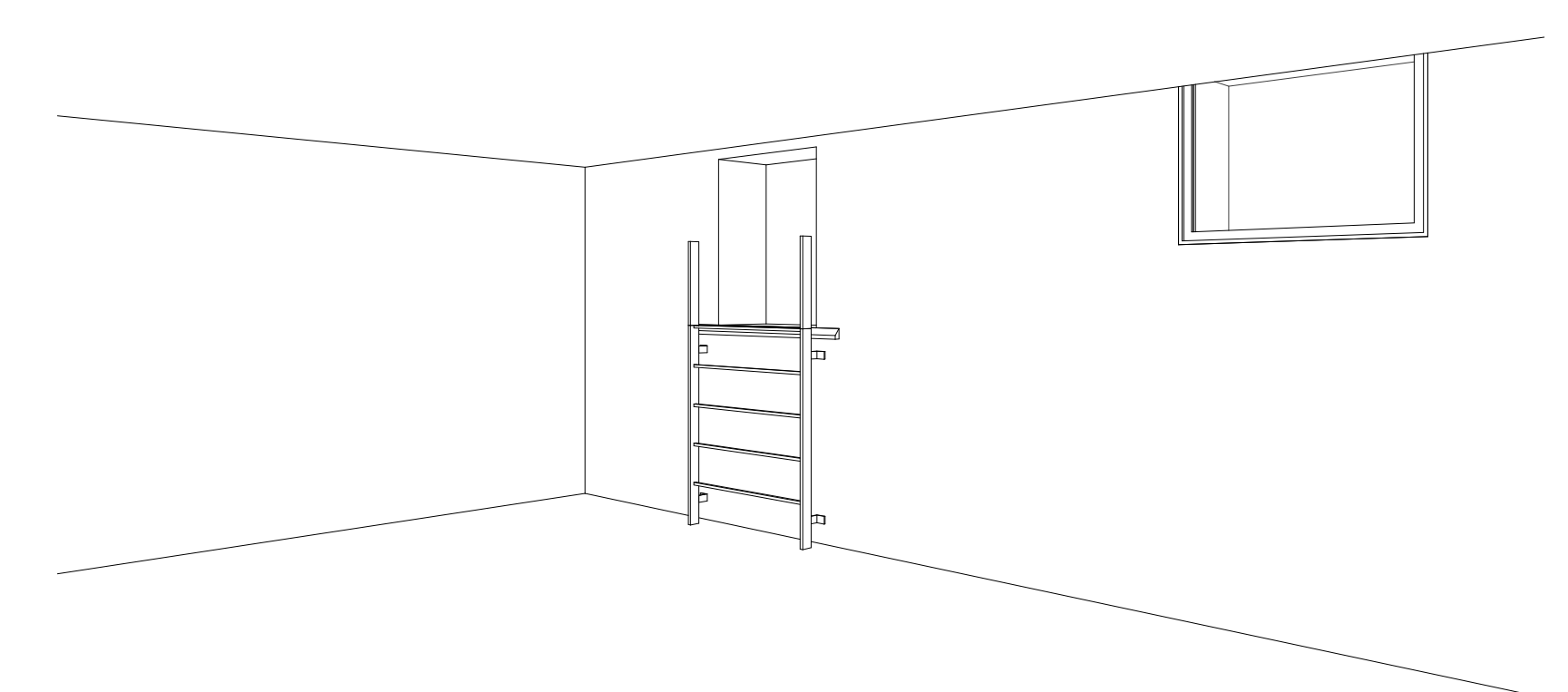
① GROUND FLOOR
1/4" = 1'-0"



② BASEMENT
1/4" = 1'-0"



③ Section 1
1/4" = 1'-0"



④ 3D View 1



PEACOCK
Architects
105 S MAIN ST
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

PROJECT DESIGN TEAM:
PEACOCK COMPANY ARCHITECTS
105 S MAIN ST
HENDERSONVILLE, NC 28792
PH: 828-696-4000

OWNER:

PROJECT NAME:
VIEIRA RESIDENTIAL CONVERSION
105 S MAIN ST
HENDERSONVILLE NC 28792

TAMARA PEACOCK, R.A.
REGISTRATION NO. 12289

ISSUED FOR:
PROJECT STATUS: _____
DATE:
11/27/2024 6:47:12 PM

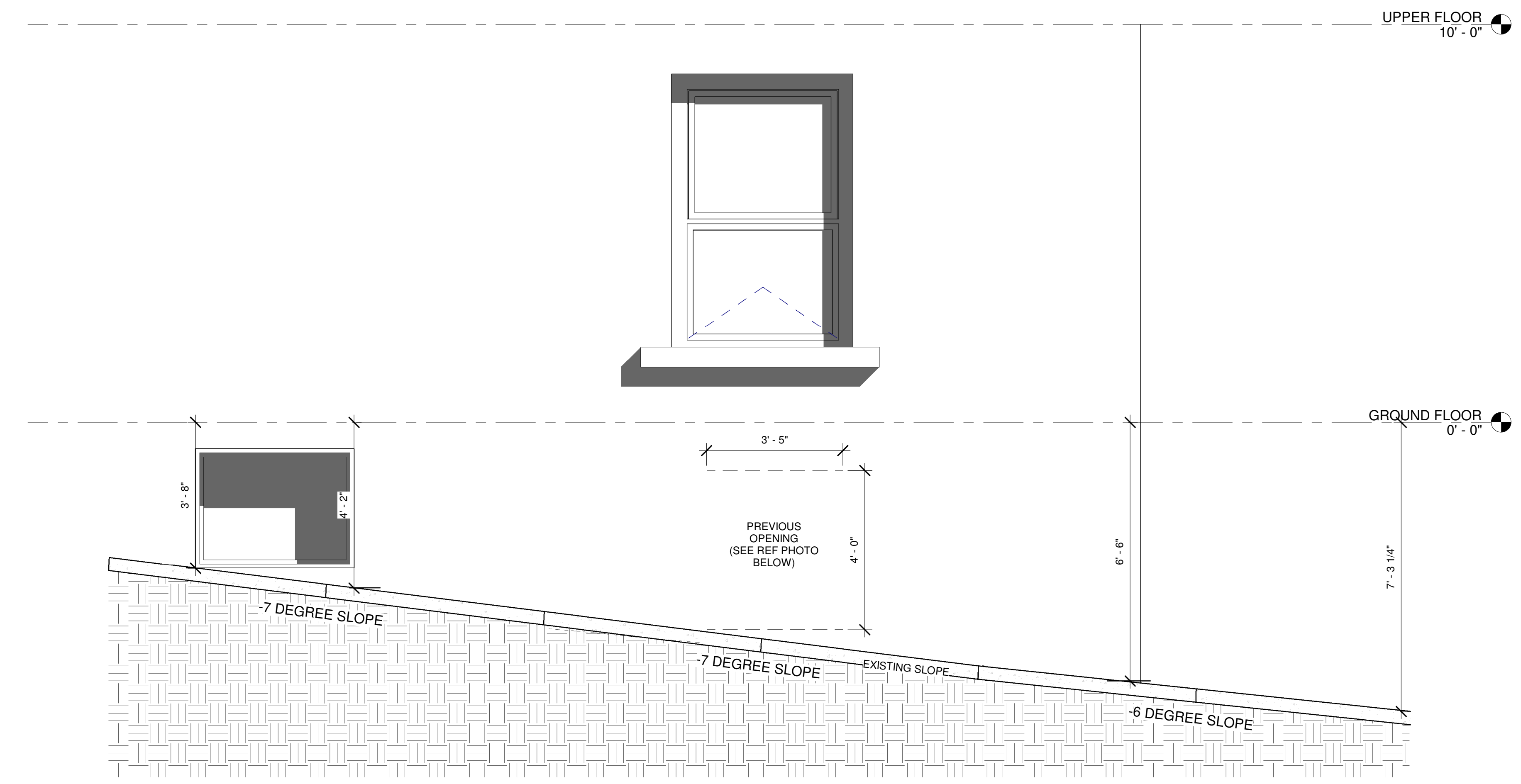
SHEET NAME:
BASEMENT SIDEWALK DETAIL

REVISIONS:

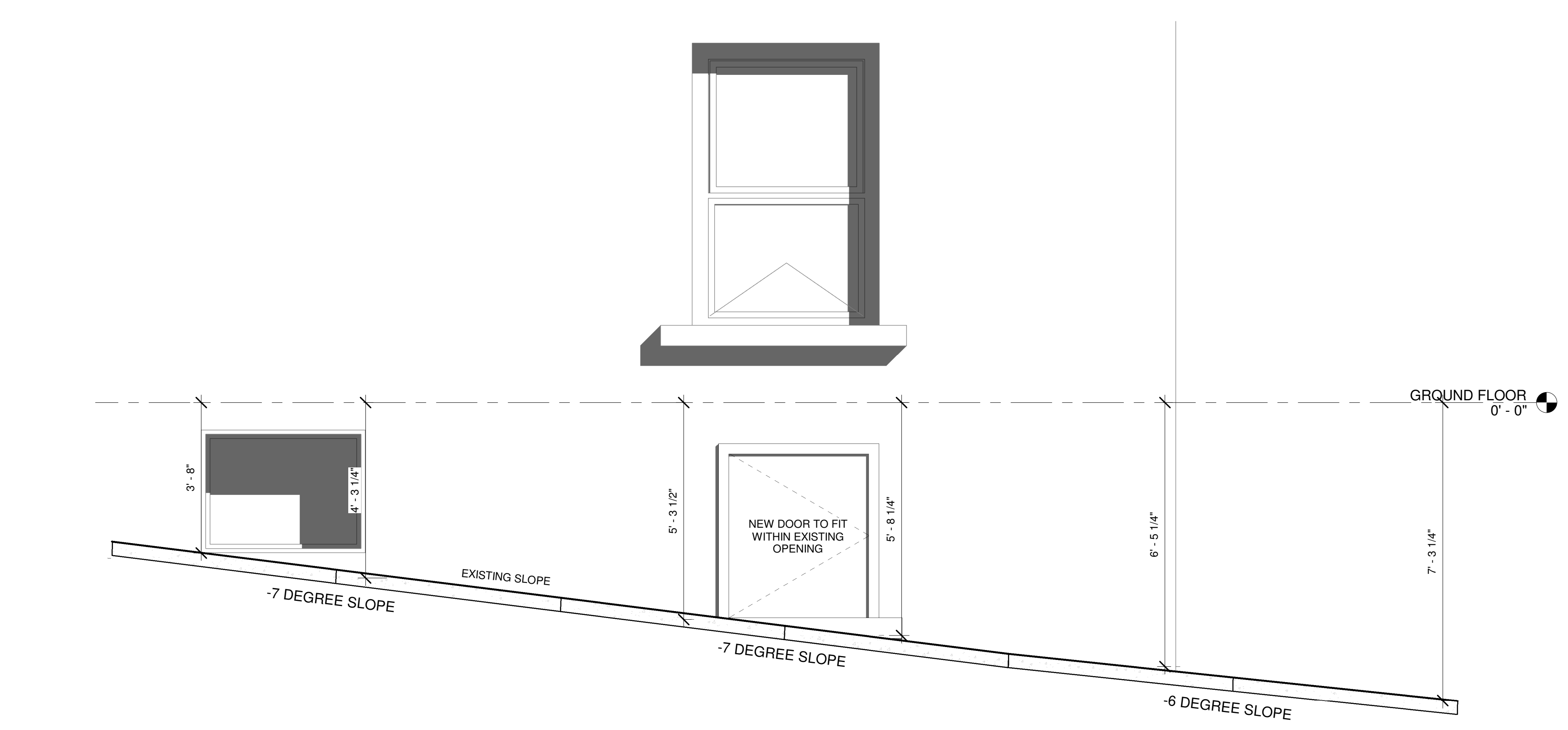
THIS DOCUMENT IS PROPERTY OF TAMARA PEACOCK COMPANY AND NO PART HEREIN SHALL BE USED EXCEPT FOR THE SPECIFIC PROJECT WITHOUT CONSENT OF THE TAMARA PEACOCK COMPANY.
THIS DOCUMENT WAS PREPARED BY THE TAMARA PEACOCK COMPANY ACCORDING TO THE TERMS OF GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
THIS DOCUMENT DOES NOT EITHER IN WHOLE OR IN PART CONSTITUTE ANY DIRECTION OR INSTRUCTION TO ANY CONTRACTOR WITH REGARD TO CONSTRUCTION MEANS, METHODS OR TECHNIQUES. BY THIS DOCUMENT THE ARCHITECT DOES NOT INTEND TO EXPRESS ANY OPINION, DIRECTION OR INSTRUCTION OF ANY KIND WHATSOEVER AS TO THE MANNER IN WHICH THE CONSTRUCTION WORK IS TO BE ACCOMPLISHED.

DATE: 11/27/2024 6:47:12 PM
PROJ. NO.: _____
PROJECT NUMBER: _____
DRAWN BY: _____ PROJ. MGR.: _____
AUTHOR: _____ DESIGNER: _____
REVISED BY: _____ CAPT.: _____
CHECKER: _____ APPROVER: _____

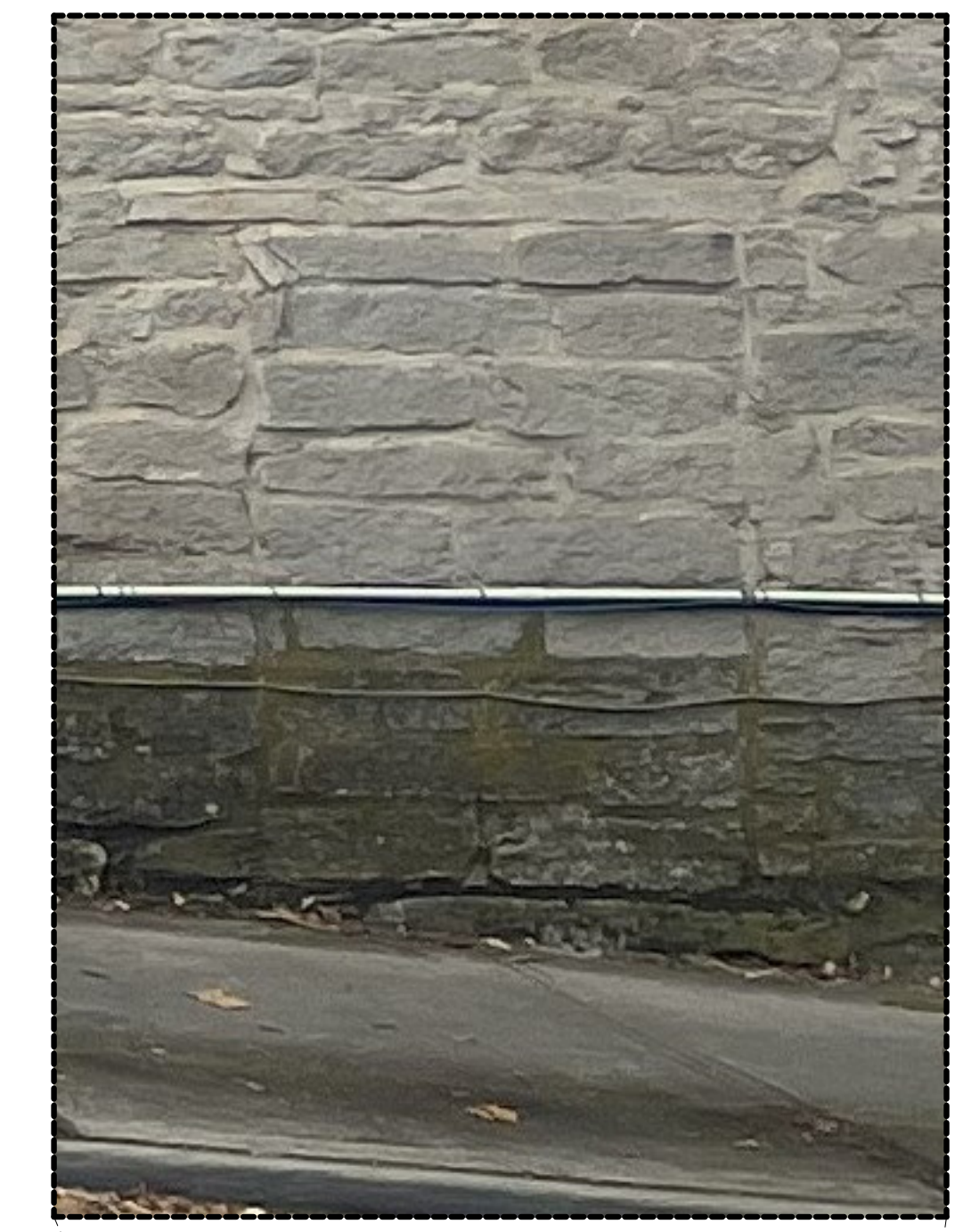
SHEET NO.:
A102



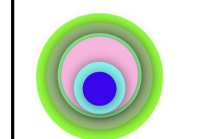
1 NEW ENTRY DETAIL - EXISTING
1/2" = 1'-0"



2 NEW ENTRY DETAIL - NEW
1/2" = 1'-0"



PREVIOUS OPENING
12" = 1'-0"



PEACOCK
Architects

105 S MAIN ST
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

PROJECT DESIGN TEAM:
PEACOCK COMPANY ARCHITECTS

105 S MAIN ST
HENDERSONVILLE, NC 28792
PH: 828-696-4000

OWNER:

PROJECT NAME:
VIEIRA RESIDENTIAL CONVERSION
105 S MAIN ST
HENDERSONVILLE
NC 28792

TAMARA PEACOCK, R.A.
REGISTRATION NO. 12289

ISSUED FOR:
PROJECT STATUS

DATE:
11/27/2024 6:47:14 PM

SHEET NAME:
BUILDING ELEVATIONS

REVISIONS:

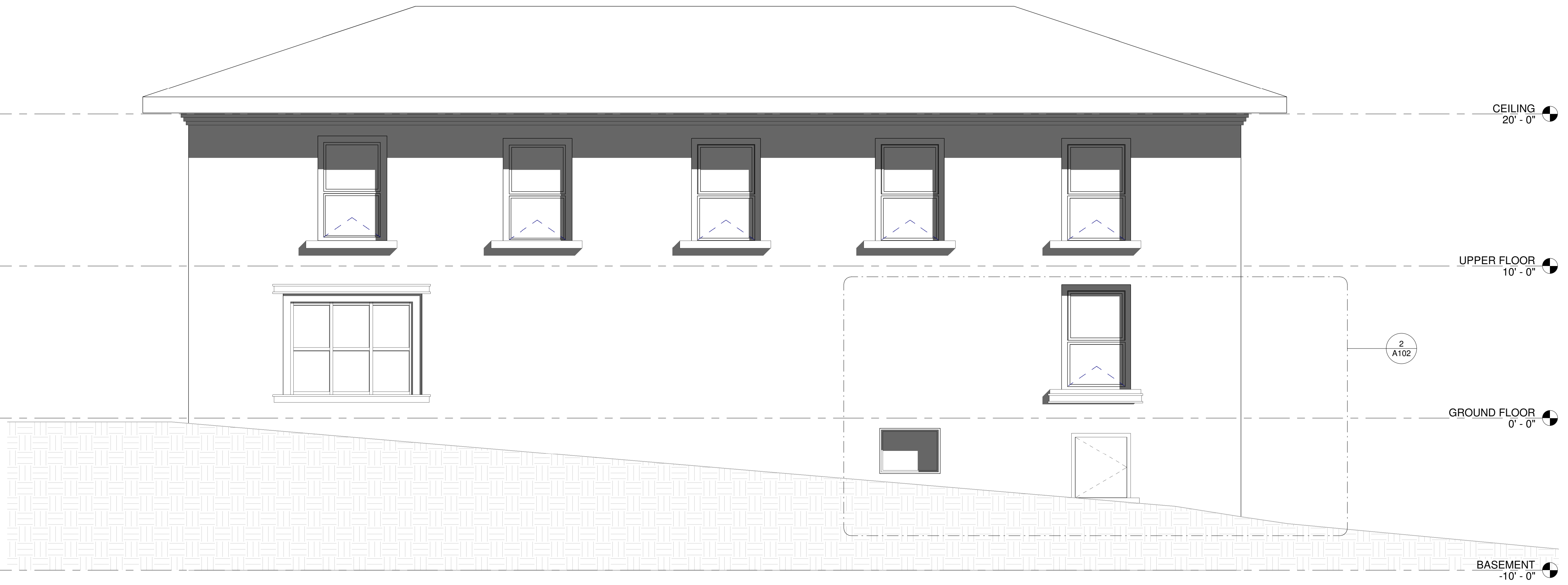
THIS DOCUMENT IS PROPERTY OF TAMARA PEACOCK COMPANY AND NO PART HEREIN SHALL BE USED EXCEPT FOR THE SPECIFIC PROJECT WITHOUT CONSENT OF THE TAMARA PEACOCK COMPANY.
THIS DOCUMENT WAS PREPARED BY THE TAMARA PEACOCK COMPANY ACCORDING TO THE TERMS OF GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
THIS DOCUMENT DOES NOT EITHER IN WHOLE OR IN PART CONSTITUTE ANY DIRECTION OR INSTRUCTION TO ANY CONTRACTOR WITH REGARD TO CONSTRUCTION MEANS, METHODS OR TECHNIQUES. BY THIS DOCUMENT THE ARCHITECT DOES NOT INTEND TO EXPRESS ANY OPINION, DIRECTION OR INSTRUCTION OF ANY KIND WHATSOEVER AS TO THE MANNER IN WHICH THE CONSTRUCTION WORK IS TO BE ACCOMPLISHED.

DATE: 11/27/2024 6:47:14 PM
PROJ. NO.:
PROJECT NUMBER

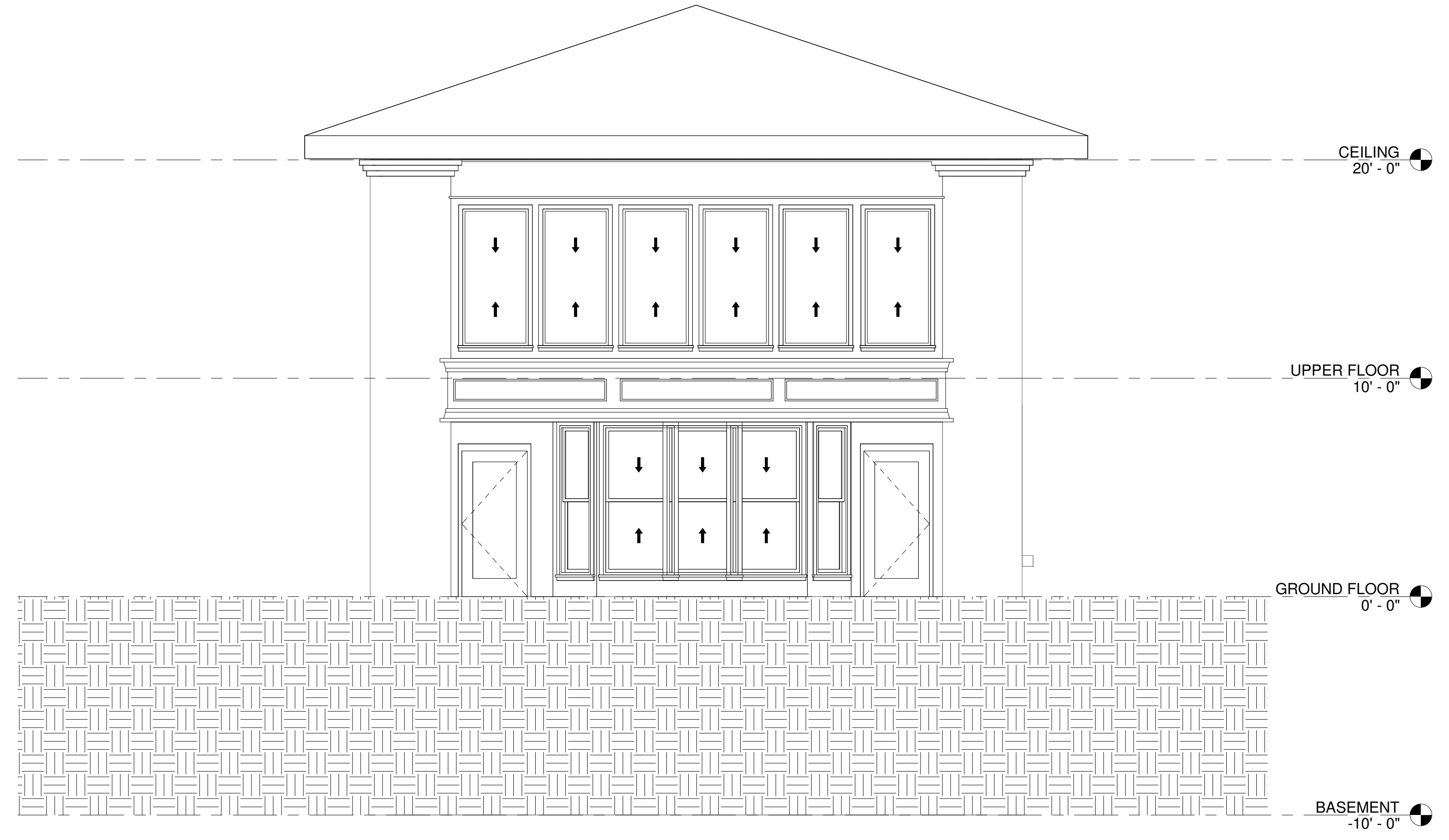
DRAWN BY: AUTHOR	PROJ. MGR.: DESIGNER
REVISED BY: CHECKER	CAPT.: APPROVER

SHEET NO.:

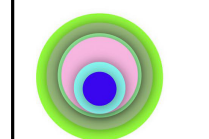
A200



① East
1/4" = 1'-0"



② South
1/4" = 1'-0"



PEACOCK
Architects

105 S MAIN ST
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

PROJECT DESIGN TEAM:
PEACOCK COMPANY ARCHITECTS

105 S MAIN ST
HENDERSONVILLE, NC 28792
PH: 828-696-4000

OWNER:

PROJECT NAME:
**VIEIRA
RESIDENTIAL
CONVERSION
105 S MAIN ST
HENDERSONVILLE
NC 28792**

TAMARA PEACOCK, R.A.
REGISTRATION NO. 12289

ISSUED FOR:
PROJECT STATUS

DATE:
11/27/2024 6:47:14 PM

SHEET NAME:
**RENDERED
ELEVATION**

REVISIONS:

THIS DOCUMENT IS PROPERTY OF TAMARA PEACOCK COMPANY AND NO PART HEREIN SHALL BE USED EXCEPT FOR THE SPECIFIC PROJECT WITHOUT CONSENT OF THE TAMARA PEACOCK COMPANY.
THIS DOCUMENT WAS PREPARED BY THE TAMARA PEACOCK COMPANY ACCORDING TO THE TERMS OF GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
THIS DOCUMENT DOES NOT EITHER IN WHOLE OR IN PART CONSTITUTE ANY DIRECTION OR INSTRUCTION TO ANY CONTRACTOR WITH REGARD TO CONSTRUCTION MEANS, METHODS OR TECHNIQUES. BY THIS DOCUMENT THE ARCHITECT DOES NOT INTEND TO EXPRESS ANY OPINION, DIRECTION OR INSTRUCTION OF ANY KIND WHATSOEVER AS TO THE MANNER IN WHICH THE CONSTRUCTION WORK IS TO BE ACCOMPLISHED.

DATE: 11/27/2024 6:47:14 PM
PROJ. NO.:
PROJECT NUMBER
DRAWN BY: AUTHOR PROJ. MGR.: DESIGNER
REVISED BY: CHECKER CAPT.: APPROVER

SHEET NO.:
A201

105 S. Main St. – Addition of Basement Access Hatch

(H24-097-COA)

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

Staff Report Contents

PROJECT SUMMARY 2

SITE VICINITY MAP 2

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP 3

HISTORY OF SUBJECT PROPERTY 4

SITE CONDITIONS -SITE IMAGES 5

SITE IMAGES CONT'D 6

PROPOSED ACCESS DOORWAY 7



PROJECT SUMMARY

Applicant: Sarah McCormick, Peacock Architects

Property Owner: Mary Vieira

Property Address: 105 S. Main St.

Project Acreage: 0.05 Acres

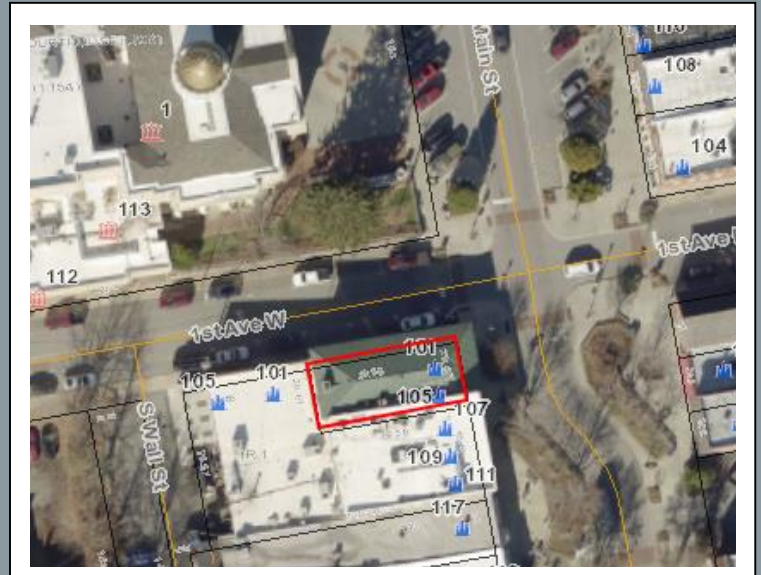
Parcel Identification Number(s):

9568-77-9189

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (Addition of basement access hatch)



SITE VICINITY MAP

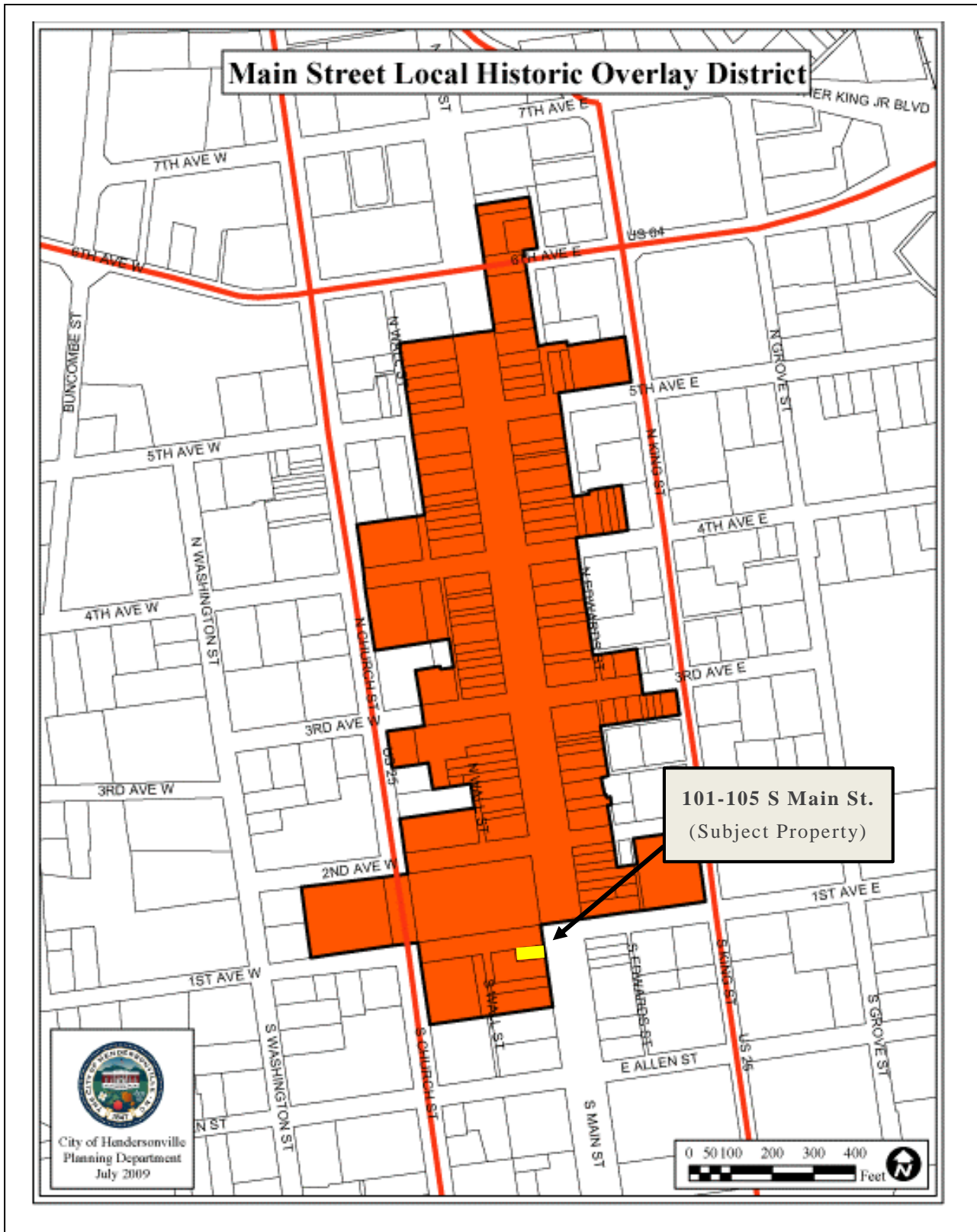
Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Sarah McCormick, Peacock Architects (Applicant) and Mary Vieira (Property Owner) for the addition of an access hatch in what appears to be a previous opening in the side of the building.

The subject property is a contributing commercial structure believed to be the oldest surviving structure on Main Street. It currently contains two suites, 105 S. Main St. and 101 S. Main St. The proposed access doorway is located on the side façade of 101 S. Main St. along 1st Ave W.

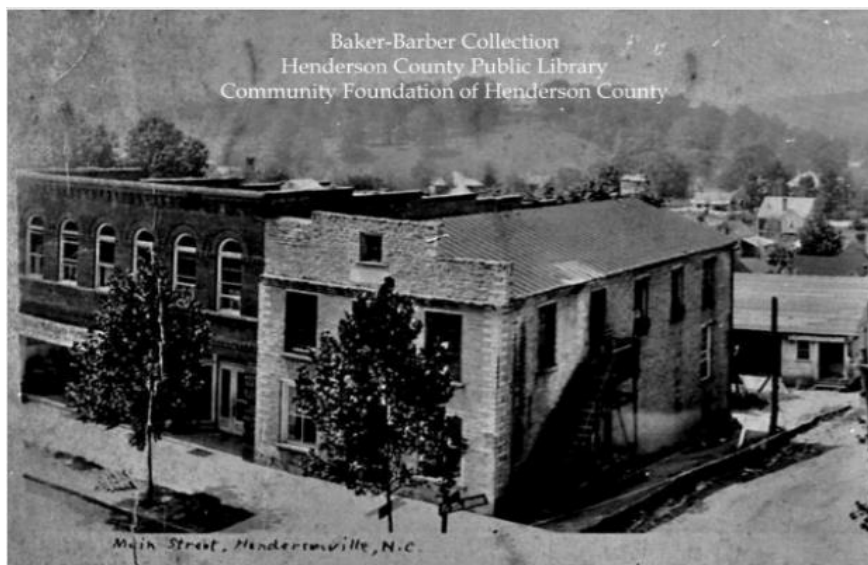
This COA application is considered a Major Work according to the standards of the Main Street Historic District Design Standards.

PROJECT SUMMARY - CONTINUED



CITY OF HENDERSONVILLE - MAIN STREET LOCAL HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY



(Photo Dated 1905; Baker-Barber Collection)

(According to Betty Thomas, Roy Huggins operated an automotive repairs business in the brick building to the rear, built in 1946, and used this building as his offices. Purchased in 1974 by the Thomas Family. Served as a restaurant briefly. Interior remodeled in 1985.)

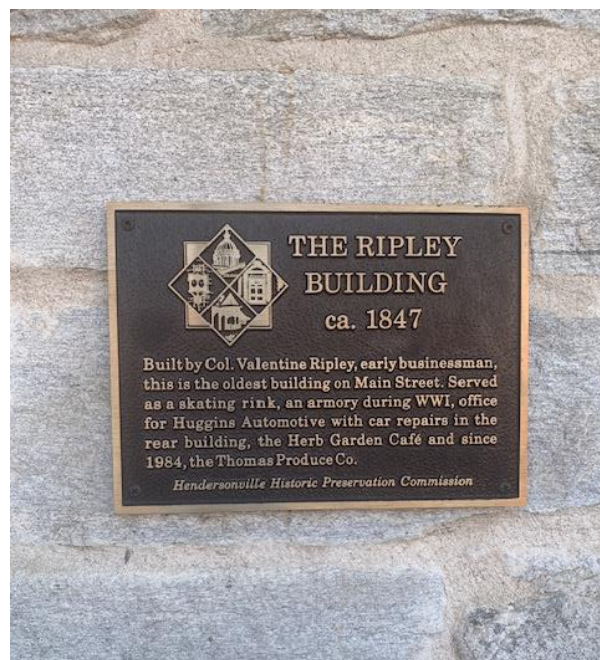
Historical Marker Placed 2009

The Ripley Building ca. 1847

“Built by Col. Valentine Ripley, early businessman, this is the oldest building on Main Street. Served as a skating rink, an armory during WWI, office for Huggins Automotive with car repairs in the rear building, the Herb Garden Café and since 1984 Thomas Produce Co.

Past COA History

- November 17, 2010 – Commission approved COA for the removal of fiberglass shingles and replaced with metal roof covering.
- September 18, 2019 – Commission approved COA for the replacement of the existing front door with a wooden door with a glass panel.
- December 23, 2023 – Commission approved a COA to install a basement access door on the 1st Avenue side of the building. Upon discussion with City of Hendersonville Public Works, the cost was prohibitive to install a full door, and therefore, applicant is now proposing an access hatch.



SITE CONDITIONS -SITE IMAGES



SITE IMAGES CONT'D



PROPOSED ACCESS DOORWAY

Submitted by Applicant



DESIGN STANDARDS CRITERIA

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

Section 3.3 Side and Rear Facades

Many of Hendersonville’s downtown commercial buildings have side façades that can be seen from public streets, parking lots, sidewalks, and alleyways. As with the primary front façade, these side elevations are important character-defining elements of the downtown historic district. Usually, these façades exist on corner buildings fronting on two streets, but can also occur mid-block where the adjacent property is vacant or is an alleyway.

The side façade generally carries the same design elements and details as the main elevation including fenestrations, brickwork, etc. They are likely to serve a more private utility in providing access to upper-floor office and residential uses and not engage the consumer or the pedestrian like the typical storefront. Still, some of these buildings take advantage of the additional frontage and use the side façade as additional display area, advertising, or even providing additional access for the customer.

The rear façade is also important to the historic character of the building and district. The rear elevation provides access for merchants, their workers, and in some cases, customers. It also continues the same general material treatments as front and side façades. More often than not, rear entrances on Hendersonville’s downtown commercial structures serve as a service entry and, as a result, are the location of any necessary mechanical equipment and garbage receptacles. This translates into a less detailed design with a more private appearance than front and side façades that face public rights-of-way. There are some instances in downtown where the rear façade serves as public or semi-public access. Usually, the design of these façades reflects this public utility resulting in an elevation with similar detailing to its primary façade that is more inviting to the consumer or general public.

Preservation

Sec. 3.3.1 Retain and preserve historic façade details and materials on side and rear elevations.

Sec. 3.3.2 Historic painted advertisements represent an important historic element in downtown Hendersonville. While not required, it is recommended that they be preserved whenever possible.

Sec. 3.3.3 Whenever a side or rear façade can be seen from the public right-of-way or parking area, it is encouraged that any unnecessary utility lines, mechanical equipment, pipes, etc. be removed. Whenever introducing new utility or service features such as mechanical units and garbage receptacles, screen them from public view with fences, low walls, or landscaping whenever possible.

Reconstruction

Sec. 3.3.4 If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.

Sec. 3.3.5 When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.

Sec. 3.3.6 If there is historic evidence of a public entrance on a rear façade, rehabilitate the façade to provide for an attractive access from rear parking areas.

Sec. 3.3.7 Downtown buildings with rear access should use small signs or awnings to provide for visual identification.

Sec. 3.3.8 Storefronts on side or rear facades must comply with the Storefront Guidelines under Section 3.1.

New Design

Sec. 3.3.9 If new construction of a side or rear façade is necessary, make sure that the design is compatible with the existing side and rear facades in the district including size & spacing of windows or other fenestrations, proportion, scale, and detailing.

Sec. 3.3.10 Whenever possible, new designs for rear façades should provide access to the public from rear parking areas and alleyways.

Section 3.4.2 Windows and Doors Standards

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

Sec. 3.4.2.1 Retain and preserve original windows and doors.

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

Sec. 3.4.2.3 If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.

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

Sec. 3.4.2.5 Protect and maintain existing windows and doors in appropriate ways:

- Maintain caulking and glazing putty to prevent air or water infiltration around glass.
- Weatherstrip windows and doors to prevent moisture and air infiltration.
- Check sills and thresholds to ensure that water run off does not collect.

- Maintain a sound paint film on all wooden windows and doors.
- Monitor the condition of wooden windows and doors.
- Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.

Sec. 3.4.2.6 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.

Sec. 3.4.2.7 Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.

Sec. 3.4.2.8 The use of reflective or highly tinted glass is discouraged.

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

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

Sec. 3.4.2.11 If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

Sec. 3.4.2.12 If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.

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

Sec. 3.4.2.14 In accordance with the Artificial Materials guidelines (Section 3.8), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.

Sec. 3.4.2.15 Existing windows and doors on non-contributing structures should be replaced in-kind.

Section 3.4.3 Masonry

By far, the primary construction material in the downtown historic district is brick. Brick, stone, terra-cotta, concrete, stucco, and mortar are all typical masonry materials found on the exterior of historic buildings. The texture, the scale, the color, the bonding pattern, the joints, and the detail of masonry surfaces can all contribute significantly to the overall character of the historic building. Masonry features such as chimneys, arches, quoins, lintels, sills, cornices, and pediments further define a building's historic character.

Masonry Guidelines

Preservation

Sec. 3.4.3.1 - Retain and preserve original masonry walls, foundations, and roofs.

Sec. 3.4.3.2 - Retain and preserve all masonry construction features that are character defining elements of historic buildings, including walls, foundations, roofing materials, corbels, chimneys, piers, arches, quoins, cornices, and lintels.

Sec. 3.4.3.3 - Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new masonry materials and mortar that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.

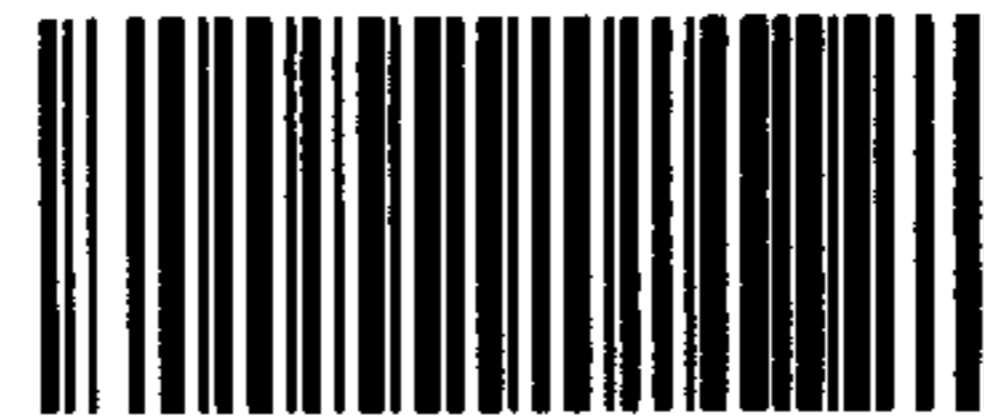
Sec. 3.4.3.4 - It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.

Sec. 3.4.3.5 - Paint previously painted masonry elements in colors that best reflect the color of the masonry material.

Sec.3.4.3.6 - It is not appropriate to apply nontraditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.

Sec. 3.4.3.7 - Removal of paint from masonry surfaces is encouraged when the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.

Sec. 3.4.5.8 - When removing paint from a masonry surface, use the gentlest means possible. High-pressure water cleaning (greater than 500 PSI) or other harsh methods can destroy the surface of historic brick and damage the mortar between bricks.



This document presented and filed:
01/10/2023 01:16:03 PM

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$667.00

→ PMA

Doc Stamps \$667.00

Prepared by: B.B. Massagee III
Deed Prep'n Only

This instrument is prepared by B. B. Massagee, III, 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 is made and entered into this 6th day of January, 2023, by and between Richard Latt Thomas (also known as Richard L. Thomas) and wife, Sherry Baldwin Thomas (herein collectively referred to as the "party of the first part" and having a mailing address of 2511 Little River Road, Hendersonville, N.C. 28739) and Mary Thomas Vjeira (the "party of the second part" and having a mailing address of P.O. Box 1463 Hendersonville, NC 28793);

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 them 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, her heirs and assigns, a one-third (1/3rd) undivided interest in and to certain real property lying and being in Hendersonville Township, Henderson County, North Carolina, more particularly described as follows:

Being all of that real property conveyed to Royce P. Thomas by Mae Belle Huggins by deed recorded August 7, 1974 in Deed Book 522, Page 639, Henderson County Registry, less and except [1] the property conveyed to Susan K. Fazio by those deeds recorded in Deed Book 932, Page 376 and Deed Book 932, Page 378, and [2] the Tract One and Tract Two conveyed to LKLG Corporation by deed recorded in Deed Book 1062, Page 56, Henderson County Registry, reference to which deeds is hereby made for more complete description.

TO HAVE AND TO HOLD the aforesaid real property, together with all privileges and appurtenances thereunto belonging, to the said party of the second part, her heirs and assigns, in fee simple forever.

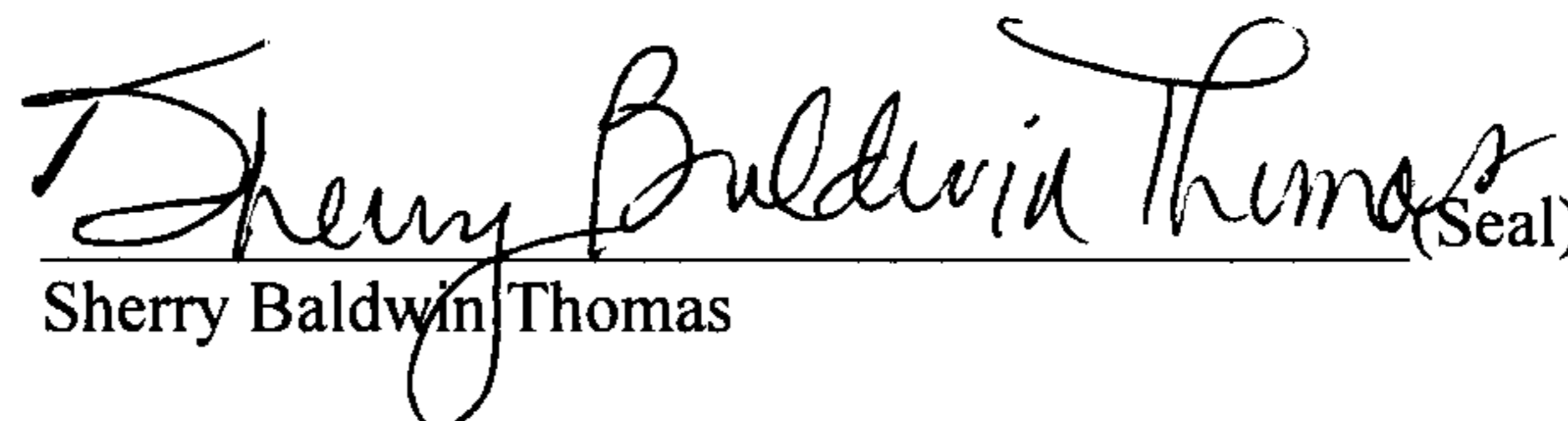
And said party of the first part does covenant that the party of the first part is seized of the said one-third undivided interest in said real property in fee simple and have the right to convey the same in fee simple, that title to same is marketable and free and clear of all encumbrances, and that they 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 utility easements of record, to the existing lease agreements for the Huggins Building, to the party wall agreement of record for the Huggins Building, and to 2023 Henderson County and City of Hendersonville ad valorem property taxes.

The real property conveyed herein does not include the primary residence of the party of the first part.

IN TESTIMONY WHEREOF, said party of the first part has hereunto set their respective hands and seals, the day and year first above written.


(Seal)

Richard Latt Thomas


(Seal)

Sherry Baldwin Thomas


STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

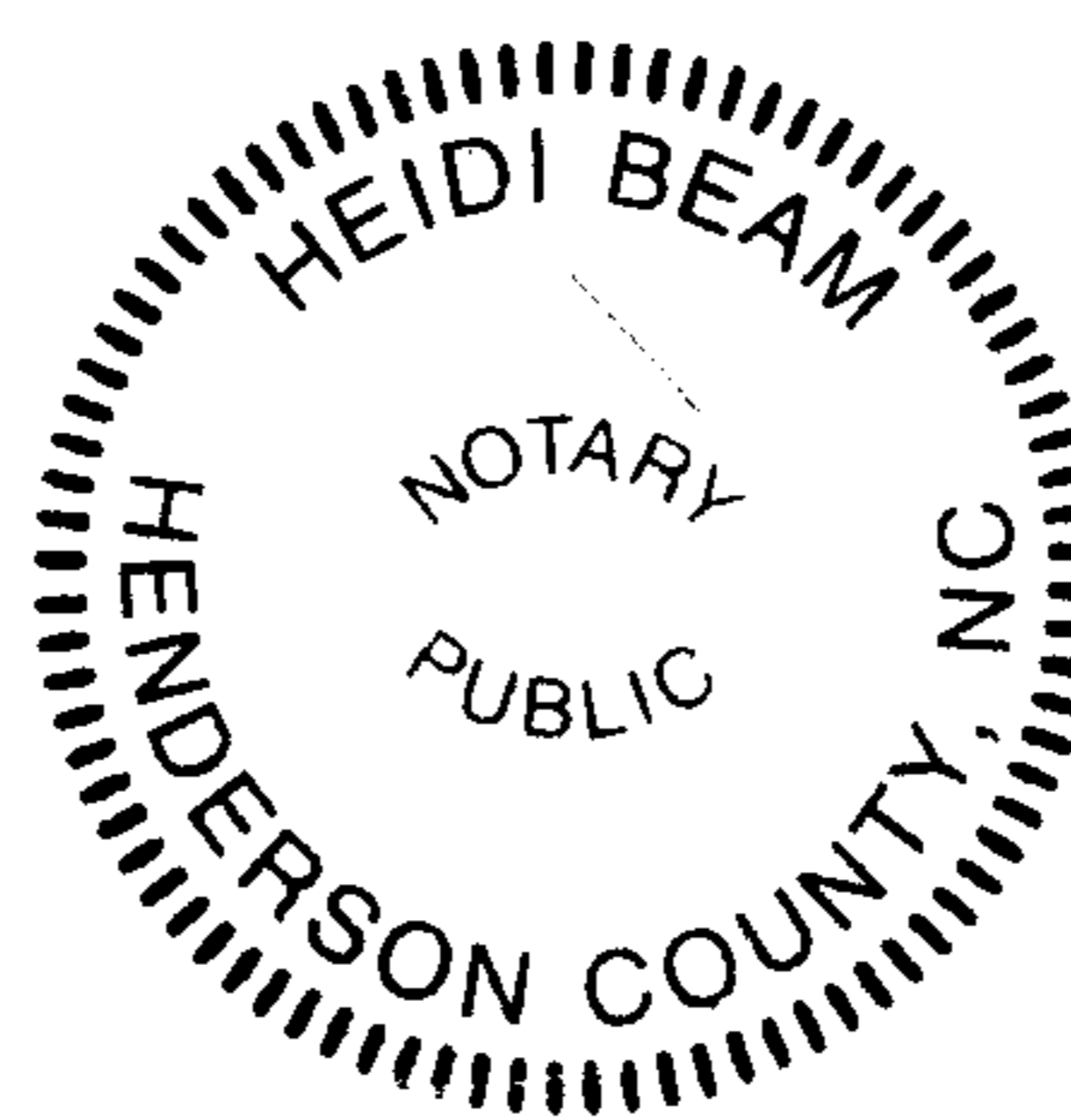
I, a Notary Public of the County and State aforesaid, certify that Richard Latt Thomas and Sherry Baldwin Thomas personally appeared before me this day and acknowledged their voluntary execution of the foregoing instrument for the purpose stated therein. Witness my hand and official stamp or seal, this 6th day of January, 2023.

My Commission Expires:

11.24.2027



Notary Public



HISTORIC PRESERVATION IMPROVEMENT PROGRAM

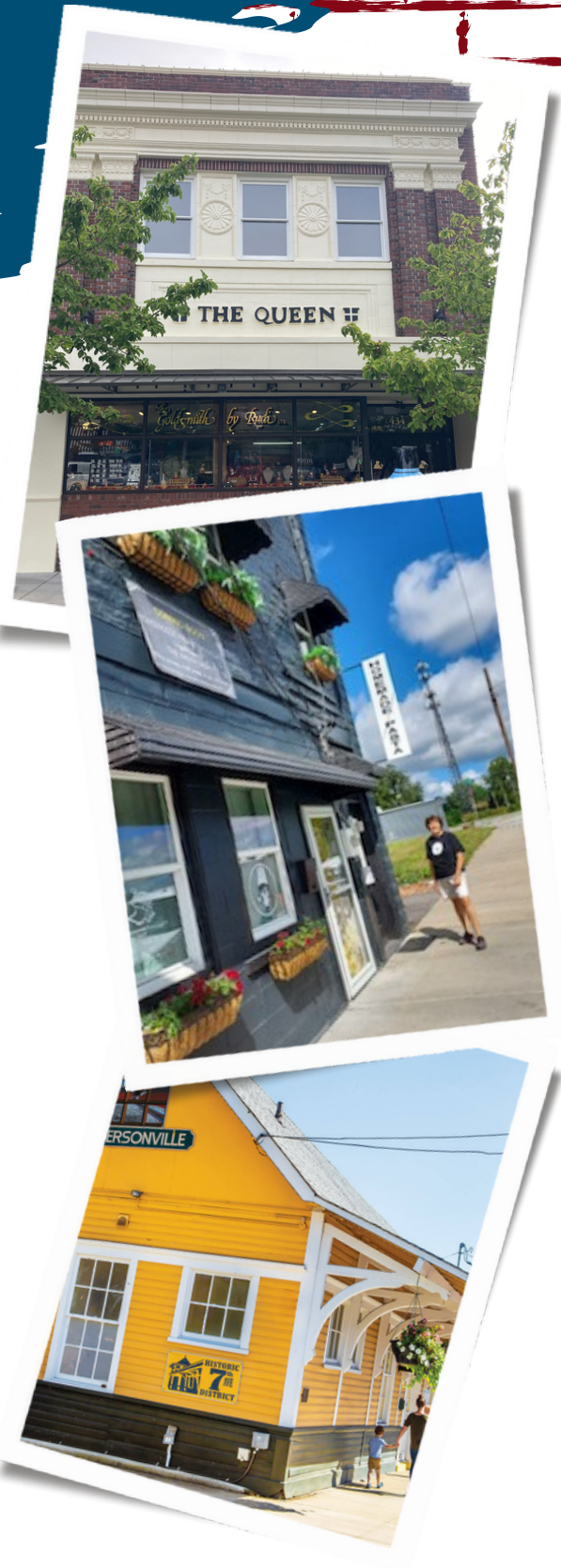
HISTORIC  DOWNTOWN
HENDERSONVILLE

7TH AVENUE
Downtown's Creative Edge

Friends
of DOWNTOWN
 Hendersonville

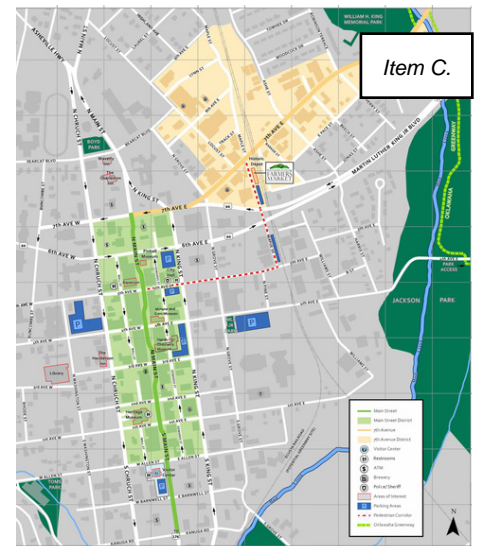
Contact Us:

Jamie Carpenter
Downtown Manager
jcarpenter@hvlnc.gov
828-233-9144



ELIGIBILITY -WHO?

The Façade Grant Program in downtown Hendersonville applies to properties in the Main Street Municipal Service District and the Seventh Avenue Municipal Service District. Properties within the Main Street Local Historic District are eligible for additional grant funding through the Historic Preservation Commission. A map is provided to determine eligibility.



district boundaries

- Any property owner or business tenant in the downtown Hendersonville Main Street or Seventh Avenue Municipal Service Districts and/or the Hendersonville Main Street Local Historic District is eligible.
- Only buildings whose current or historic use is commercial are eligible for the Façade Grant program.
- Only one application may be submitted for each storefront or facade. A property owner, a building's business tenant or an owner and tenant jointly, may submit a Façade Grant application.
- If a building has multiple facades, each tenant with a separate entrance may apply. Where a single tenant occupies multiple facades, the tenant is eligible for one application per façade.
- If the building is classified as historically significant per the Architectural Survey in establishing the historic district, exterior critical maintenance, including roof, cornice, windows, and chimney repair may be considered up to a maximum in matching grant funding as listed below.

Historic Preservation Tax Credits

Main Street and 7th Avenue are both in Nationally Registered Historic Districts. This means buildings within those districts may qualify for historic tax credits for building rehabilitation.

Owners and developers may potentially receive a 20% federal income tax credit and a 15-25% state income tax credit for certified rehabilitation of income-producing historic structures.

EXAMPLE FOR INCOME-PRODUCING PROPERTIES

\$1 million Rehabilitation Expenses
x 20% Federal Tax Credit
x 15% Base Level State Tax Credit

\$350,000 Tax Credit Amount

ELIGIBILITY -WHAT?

The Downtown Community Character Team will evaluate each project application based on its individual merits and prioritize support according to the following classifications:

Project Classifications by Priority

Level 1 – Front Façade

Level 2 – Rear Treatments

Level 3 – Interior Upgrades – ONLY for upgrades are considered of historical significance

Level 4 – Stabilizing Properties that are considered historically significant

Activities eligible for (Level 1 and Level 2):

- Removal of false fronts, metal canopies and other additions that detract from a building's historical and architectural character.
- Cornice repair and replacement
- Safe cleaning of brick or wall surfaces – chemical stripping, scraping and water wash. Power washing is not recommended.
- Exterior painting, including trim and previously painted surfaces.
- Historic reconstruction – storefront, door or window repair or replacement, masonry repointing
- Approved awning installation without signage printed on the awnings.
- Approved exterior lighting, including lighting that assists with security and safety in rear of building.
- Preservation and restoration of signage that indicates a building's historical name/historically significant signage (ie. Queen Theatre)

Activities eligible for Interior Upgrades (level 3) include:

- Repair of historic mosaic tile floors
- Repair of historic ceiling tiles

Activities eligible for Stabilizing Historically Significant Properties (level 4) include:

Structural integrity that will prevent building demolition by neglect – including but not limited to roof repair. Additional support may be given when an overall building renovation stabilizes a historic property and improves the exterior façade.

Activities not eligible:

- Installation or removal of business signage
- Installation of any type of inappropriate material that interferes with the historic integrity of the building
- Awnings that have business name
- Sand blasting
- Removal of historic features
- Landscaping
- Plumbing / Electrical / HVAC

FUNDING & APPLICATION

Item C.

No application or grant will be given to work already completed.

Funding for the Historic Improvement Incentive Program is provided through the Friends of Downtown Hendersonville. Funds are set aside annually as a result of resources raised through downtown events, including Rhythm & Brews, the Bearfootin' Auction, and Garden Jubilee.

- Grants will provide up to 50% of approved project costs up to grant maximums.
- The minimum grant award is \$500; projects with total costs less than \$1000 are not eligible for the grant. The maximum award is dependent on building location, see below for additional details.
- A maximum of up to **\$6,000** per façade is available for all buildings located within the Main Street and 7th Avenue Municipal Service District.
- A maximum of up to \$500 per façade is available for buildings within the Hendersonville Main Street Local Historic District, but outside the Main Street Municipal Service District.
- The final award amount is based on documentation of actual labor and material costs.

Applications must be submitted prior to the third Friday of each month and must:

- Meet the applicable zoning and code requirements of the City of Hendersonville.
- Adhere to the US Secretary of the Interior's Standards for Rehabilitation.
- Include the property owner's signature.
- Receive a Certificate of Appropriateness from the Historic Preservation Commission if located within the Hendersonville Main Street Local Historic District prior to beginning work.
- Comply with the district Design Guidelines. Grant applications for properties in the 7th Avenue Historic District (national district) will also be subject to the Main Street Local Historic District standards.
- A property does not have to be occupied at the time an application is submitted.
- A building or rental unit may receive more than one grant award for the same façade. However no more than one grant award will be given to the same building or rental unit within one year.
- Second floor building facades would count as ONE façade grant, first floor building facades will count as one per storefront



All questions and application contact:
Jamie Carpenter – jcarpenter@hvlnc.gov
Phone: 828-233-9144
www.downtownhendersonville.org



GRANT APPLICATION
 160 6th Avenue East
 Hendersonville, NC 28792-4328
 Phone (828) 233-9144
 Jcarpenter@hvlnc.gov
www.downtownhendersonville.org

The following are required for a complete application to be considered:

- This form, including the property owner’s signature.
- Sketches, photos, plans, etc. necessary to clearly explain the scope of the project.
- Copies of cost estimates for labor and materials, at least 2 estimates are preferred.
- Certificate of Appropriateness if located in Main Street Local Historic District must be obtained prior to work but does not have to be obtained prior to submitting grant application.

Address of Project Property:	
Applicant Name & Business Name:	
Applicant Phone #:	
Property Owner Name (If different):	
Property Owner Phone #	
Anticipated Project Cost (please attach project estimates):	
Anticipated Project Start Date:	Anticipated Project Completion Date:
Details of Proposed Project (please attach project plans):	

I, the undersigned, understand the HIIP Grant must be used in the manner described in this application and the application must be reviewed by the Downtown Manager and Downtown Community Character Team prior to the commencement of work. I understand that failure to comply with the approved application may result in the forfeiture of grant funds.

Owner’s Signature

Applicant’s Signature









Date of Submission: _____

Downtown Facade Improvement Loan

A common obstacle that prevents business and building owners from making storefront improvements is finding enough upfront capital. We can help.

Many buildings along our Main Streets could use a facelift, but rising costs for repairs can present a barrier to community-minded business and building owners. Innovative Main Street programs are working to create solutions by offering matching facade grant programs. Now, business owners and/or building owners who apply and are approved for a matching facade grant from their town can stretch those dollars even farther with additional financing.

Benefits:

-  Access more robust building + facade improvements
-  Streamlined application review and consideration process
-  Reduced collateral requirements
-  Reduced financial documentation requirements
-  Loan decisions within 3 business days
-  No prepayment penalty
-  Fast access to loan capital
-  No equity requirements

Eligibility:

- Be approved for your town's facade grant program
- Based in 26 WNC Counties
- For-profit established businesses
- At least one full year of operating history

Loan Terms:

- 3 year term
- 8.75% interest rate
- Up to \$20k
- 2% fee
- Personal guarantee
- Secured by business assets

Use of Funds:

- Facade renovation
- Leasehold improvements

Scan to
Learn More
& Apply:



mountainbizworks.org/get-funding/facade-program/



TAILORED SMALL BUSINESS LENDING

Mountain BizWorks provides financing to help Western North Carolina small businesses launch and expand. To learn about all of our funding tools visit mountainbizworks.org/lending.



**National Trust for
Historic Preservation**
Save the past. Enrich the future.

Item D.

City of Hendersonville

100 N King Street
Hendersonville, NC 28792

shayes@hvlnc.gov
O: 8282030307

Form

Application Instructions

This grant application is for the National Trust Preservation Fund grant program which provides matching fund grants to support planning and education projects. Please read our guidelines and eligibility requirements before completing the application.

For the February 3, 2025 grant round, the National Trust Preservation Funds grant program has dedicated funding to award in the following states: Alabama, Alaska, Arkansas, California, Colorado, Delaware, Idaho, Iowa, Kansas, Kentucky*, Louisiana, Maryland (Annapolis), Massachusetts, Michigan, Minnesota, Missouri, Montana, Oklahoma, Oregon, South Dakota, Texas, Washington, and Washington, D.C.

**Please note that the Linda and Jerry Bruckheimer Preservation Fund for Kentucky is not currently accepting applications. However, applications for projects in Kentucky that do not involve bricks and mortars are eligible.*

If you have any questions while completing your application, contact our grants office at grants@savingplaces.org.

Please add administrator@grantinterface.com and grants@savingplaces.org to your address book to ensure you receive all email messages related to your grant application.

Project and Applicant Overview

Project Name*

The project name should illustrate the type of work to be done and the name of the place where the work will happen, if applicable. *Example: "Historic Structures Report for City Hall"*

City of Hendersonville, NC Underrepresented Communities Preservation Project

Brief Project Description*

Provide a brief description of your project. Think of this as your "elevator pitch." You will have an opportunity to include a more detailed project narrative below.

This project aims to document and preserve Hendersonville, NC minority communities. In Phase I, we will hire a consultant to map boundaries and establish a preliminary study list, and oral histories gathered through community engagement.

Applicant Overview*

Tell us about your organization/agency. What is your mission and who is your audience? If you work with the public, please quantify the number of people reached through your work on an annual basis.

The Hendersonville Historic Preservation Commission safeguards the city's heritage by preserving significant properties, designating historic landmarks, and promoting their conservation for public education and enjoyment. Annually, the historic preservation commission reaches 1000-1500 people annually through the various programs and initiatives conducted by the group including both regulatory programs and educational events for the general public, business community, and school age children.

Applicant's Tax Status*

Is the applicant a nonprofit organization or a public agency?

Federal, state, or local public agency

IRS Letter of Determination

If you are a nonprofit, please upload your IRS letter of determination here.

Project State*

Tell us in what state or territory your project will take place. This may be different from where your organization is located.

North Carolina

Historic Resource*

Does your project involve a historic resource? This can be a building, landscape, neighborhood or other physical location.

Yes

Historic Resource Information

This section only needs to be completed if the proposed project involves a historic resource or resources. The location information requested in this section will be used for mapping purposes. If the project involves multiple resources or a historic district, please skip the street address question and provide only the city, state, and zip code details below.

Name of Historic Resource

Hendersonville Historic Minority Neighborhoods

Historic Resource Details

If the project involves a historic resource such as a building, landscape, or neighborhood, provide information on its history and its current use. If the resource holds a historic designation, please note that in this section.

The Hendersonville Underrepresented Community Preservation Project aims to document and preserve the histories of five significant Black neighborhoods in Hendersonville: Peacock Town, Black Bottom, Harris Street, Brooklyn, and the West End. Some of these neighborhoods experienced mid-20th century urban renewal and all are facing gentrification. None of these neighborhoods currently hold historic designation, though the goal of this project is to determine what may be eligible for designation.

Who is the owner of the property?

If the project involves a historic resource and the applicant does not own the property then describe the owner's involvement with the project below. Use the file upload box below to upload a letter of consent from the owner indicating that they consent to this project taking place.

Given these are residential neighborhoods, all of the properties being looked at are privately owned. This project seeks to engage the property owners and residents of these neighborhoods, while also educating on the varying preservation tools available to them. In engaging, we hope to establish community buy in as we proceed with preservation efforts.

Historic Resource: Street Address

Historic Resource: City

Hendersonville

Historic Resource: State (Two Letter Abbreviation)

NC

Historic Resource: Zip Code

28792

Additional Location Information

If the project involves multiple resources, involves resources in multiple cities or states, or if the resource does not have a street address, please provide relevant location information here.

Project Budget

Amount Requested*

Total amount requested from the National Trust for Historic Preservation.

\$3,000.00

Total Project Expenses*

Please list your total project expenses here.

\$6,000.00

Budget*

Please upload a project budget that details income and expenses related to the proposed grant-funded project. Please use our grant proposal budget template which you can download here.

The project budget pertains to the proposed NTPF grant-funded activity only. Please be sure to note if sources of income are secured, anticipated, or in-kind in the appropriate column. In-kind matches are defined as non-cash contributions, such as donated materials or services. Total income and expenses must match.

PLEASE NOTE: You must use the budget template linked to above.

NTHP-Grants-Budget_Hendersonville_NorthCarolina.xlsx

Detailed Project Description

Project Description & Timeline*

Tell us about your proposed project and how grant funds will be used:

- Tell us what our funds would be used for. Include a proposed scope of work and information on how the scope of work relates to a larger project (if applicable).
- Tell us who will carry out this work. If you will be hiring a consultant, detail the type of expertise you need. If staff will be carrying out the work, include information on their qualifications.
- Tell us about who else is involved. Provide information on if or how any partners or community members will be involved in this project.
- Tell us when this project will happen by including an estimated timeline.
- Tell us about other sources of funding for the project.
- Tell us about the expected outcomes for the project and who will benefit once the project is complete.

Project Overview

The Hendersonville Underrepresented Community Preservation Project aims to document and preserve the histories of five significant Black neighborhoods in the City of Hendersonville: Peacock Town, Black Bottom, Harris Street, Brooklyn, and the West End. The project will utilize grant funds for Phase I of this project, which focuses on hiring a consultant to research and document the historical boundaries and significance of these neighborhoods and compile a preliminary study list. Phase I also includes public engagement activities led by the City of Hendersonville's Historic Preservation Commission (HPC) staff and an archivist from Blue Ridge Community College. Activities will include digitizing photos and primary documents from the community to create an archive for ongoing research, gathering oral histories, and identifying significant sites. Phase II, planned to start in late 2025, will formalize the study list and begin comprehensive documentation of historic properties within these neighborhoods.

Use of Funds

Consultant Fees: Hiring an expert in African American history and community research to map historical boundaries, document neighborhood narratives and compile a preliminary study list for each neighborhood.

Community Education and Engagement Materials: The HPC will facilitate public gatherings to educate residents on the project. Funds will be used to print materials such as signs and handouts for these events, as well as to print draft and final reports.

Project Leadership and Expertise

The project will be managed by HPC staff liaison Sam Hayes, who possesses experience in community engagement, historic preservation, and grant management. Sam will coordinate the consultant's work and public input sessions. The archivist from Blue Ridge Community College will collect oral histories and digitize photos and primary source documents, bringing valuable experience from previously working with Hendersonville's Black communities.

Community Involvement

Community engagement is a cornerstone of this project. Residents will be involved through:

Public Education and Input Sessions: Educating communities on the project goals and gathering stories, photos, and other primary sources from community members, particularly elders, to enrich the historical narrative. These sessions will take place in each of the five target neighborhoods mentioned above. Blue Ridge Community College will assist in collecting oral histories and digitizing photos and primary source materials from these communities, prioritizing older members whose memories are vital to preserve.

Walking Tours: Local volunteers and residents will lead tours to showcase important sites, fostering community pride and involvement in the preservation process.

Timeline

January 2025: Project kickoff, including consultant engagement.

February - April 2025: Conduct community engagement sessions, including oral history interviews and walking tours.

May 2025: Compile findings into a comprehensive report.

June 2025: Finalize the report to support the application for a Certified Local Government grant.

Additional Funding Sources

The HPC is dedicated to this initiative and will allocate matching funds from its annual budget.

Expected Outcomes

The primary outcome will be a detailed report documenting the historical boundaries and narrative overviews of the five neighborhoods. The consultant will provide a preliminary study list to use as a starting point for future phases of this project. This report will:

- Serve as a foundation for a competitive application for a subsequent Certified Local Government grant to conduct a more in-depth study of historic Black communities.

- Enhance community awareness and appreciation of local Black history.

- Identify historic resources eligible for various preservation tactics, including both National Register and Local landmarking and historic districting and/or the creation of a cultural district(s) and the placement of historic markers at significant sites.

This report will support historic preservation initiatives and also enhance other City initiatives such as the Affordable Housing Plan, which is currently being written and is expected to be completed by fall 2025. By examining this history, we aim to inform a comprehensive approach to addressing current housing challenges, prioritizing historically marginalized communities in both the planning process and proposed solutions.

In light of the devastating impacts of Hurricane Helene, this grant will also assist in the documentation of these neighborhoods to assess the post-storm damage.

This project seeks not only to celebrate the rich histories of these neighborhoods but also to address the complexities of their past and present, including segregation, urban renewal and gentrification. By elevating the voices and stories of these communities, we hope to foster a deeper understanding and connection to Hendersonville's diverse heritage.

Photos

Please upload up to three photos of your project below. JPEG format is preferable, only JPEG, PNG, DOC, and PDF files will be accepted. Both historic and high quality contemporary images will be accepted. Photos must include at least one exterior view of the property or resource that is the focus of your grant request. Most images should be in a horizontal format.

PLEASE NOTE: WE RECOMMEND YOU SAVE A DRAFT OF YOUR APPLICATION BEFORE YOU UPLOAD PHOTOS. Click the "save as draft" button at the bottom of this page to save.

Photo #1*

Please list the photographer credits and a description of the photo below.

Landina Guest House.jpg

Historic marker at the Landina Guest House, the only Green Book site in the City.

Credit - Sam Hayes

Photo #2

Please list the photographer credits and a description of the photo below.

Pilgrims Funeral Home.jpg

Current photo of the former Pilgrim's Funeral Home, a prominent Black owned business in the West End neighborhood.

Credit - Sam Hayes

Photo #3

[Unanswered]

Photo #4

Please list the photographer credits and a description of the photo below.

[Unanswered]

Certification

Provide the name and title of the authorized official submitting this application for a National Trust Preservation Fund grant. The authorized official must be a representative of the applicant organization who has the authority to sign legally binding documents on behalf of the organization e.g., an executive board officer (i.e. President) or an executive staff member with signatory authority (i.e. Executive Director or CFO).

By entering in their name below, the authorized official gives the National Trust for Historic Preservation (the Funder) the absolute and unqualified right to use in whole or in part, in whatever manner the National Trust may desire, including (but not limited to) use for publicity, audio-visual presentation, and/or promotion, all photographs, video, and other materials submitted as part of this grant application, and certifies that the information contained in this application is true and correct to the best of their knowledge.

By submitting photographs, films, or recordings (works) to the Funder you agree to the following terms and conditions:

1. You retain the copyright to all work(s) submitted to the Funder.
2. You grant to the Funder a perpetual, irrevocable, royalty-free, fully transferable, unconditional, non-exclusive, worldwide right to reproduce all or a portion of the work(s) an unlimited number of times in any and all media for any editorial, commercial, promotional, trade, or other corporate purposes.
3. You hereby waive your right to inspect or approved any copy that is used in connection with the work(s) in any existing or subsequently developed medium, and you agree to release and discharge the Funder, including their affiliates and licensees, from any and all claims arising out of such use for the purposes described above, including any claims for libel and invasion of privacy.
4. You represent and warrant that: a. you are the sole owner of, or otherwise have the authority to grant, all rights herein granted to the Funder and b. the work(s) submitted does not infringe upon any copyright, trademark, or other proprietary right, violate any right of privacy, or contain libelous, scandalous, or unlawful material.

Applicant Certification*

Are you a duly authorized representative of the applicant?

Yes

Name*

Sam Hayes

Title*

Planner II

File Attachment Summary

Applicant File Uploads

- NTHP-Grants-Budget_Hendersonville_NorthCarolina.xlsx
- Landina Guest House.jpg
- Pilgrims Funeral Home.jpg

National Trust Grant Request Budget Sheet

ORGANIZATION NAME: City of Hendersonville - Historic Preservation Commission

PROJECT NAME: Hendersonville Black Neighborhood Preservation Project

DATE: 11-Oct-24

Instructions: Enter descriptions and amounts in the appropriate columns. For "Help," click on a cell with a red triangle in the corner.

INCOME

EXPENSES

Source of Income	Please Specify if the funds are Secured, Anticipated, or In-Kind	Amount	Grant Amount Requested from NTHP	Detailed Expenses	Amount
Grant amount requested from NTHP			\$ 3,000.00	Consultant fees for conducting the research and report writing	\$ 3,000.00
Income from other sources					\$ -
Hendersonville Historic Preservation Commission Annual	Secured	\$ 3,000.00		Consultant fees for conducting the research and report writing	\$ 2,175.00
Hendersonville Historic Preservation Commission Annual	Secured	\$ -		Materials printing including signs, draft, and final reports	\$ 825.00
		\$ -			\$ -
		\$ -			\$ -
		\$ -			\$ -
		\$ -			\$ -
		\$ -			\$ -
		\$ -			\$ -
		\$ -			\$ -
		\$ -			\$ -
		\$ -			\$ -
		\$ -			\$ -
		\$ -			\$ -
Amount requested from National Trust for Historic Preservation			\$ 3,000.00		
Total Income from Other Sources			\$ 3,000.00		
Total Project Income (must equal your project expenses)			\$ 6,000.00	Total Project Expenses (must equal project income)	\$ 6,000.00





CITY OF HENDERSONVILLE

Historic Preservation Commission

The City of Hendersonville Historic Preservation Commission Chairperson is responsible for appointing members to the Design Review Advisory Committee (DRAC). DRAC should include competent members to review applications and give technical advice on how applications can better align with the Commission’s Design Standards and the Secretary of Interior Standards.

Nominees:

David McKinley – Builder

Andrew Wing – Window Restoration Specialist

Chair

NOTICE

City of Hendersonville Historic Preservation Commission

160 Sixth Avenue E. Hendersonville, NC 28792

NOTICE OF HISTORIC PRESERVATION COMMISSION REGULAR MEETINGS

Regular Meetings of the City of Hendersonville Historic Preservation Commission are held on the **Third Wednesday** of each month beginning at **5:00 p.m.** **2nd Floor Meeting Room** inside **City Hall** located at **160 Sixth Avenue East, Hendersonville NC** unless otherwise noticed*. The following regular meetings have been scheduled for 2025:

January 15, 2025
February 19, 2025
March 19, 2025
April 16, 2025
May 21, 2025
June 18, 2025
July 16, 2025
August 20, 2025
September 17, 2025
October 15, 2025
November 19, 2025
December 17, 2025

Cheryl Jones
Chair

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 a particular accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

Adopted: 1/15/2025

<https://www.hendersonvillenc.gov>

