



CITY OF HENDERSONVILLE DOWNTOWN ADVISORY BOARD

Downtown Program Office | 125 Fifth Avenue West, Suite 200 | Hendersonville NC
28792



Tuesday, September 14, 2021 – 4:00 PM

AGENDA

1. **CALL TO ORDER**

2. **PUBLIC COMMENT**

3. **APPROVAL OF AGENDA**

4. **APPROVAL OF MINUTES**

[A.](#) Approval of August Downtown Advisory Board Minutes

5. **NEW BUSINESS**

[A.](#) Facade Grant Application for 430 N Main Street

[B.](#) Economic Vitality Team Proposal

6. **OLD BUSINESS**

7. **OTHER BUSINESS**

A. **Downtown Staff Update:**

Construction & major projects

Parking Garage demolition to begin in next week, starting with demolition of 432 N Church Street.

7th Avenue Streetscape is open for bids currently.

Upcoming events:

Rhythm & Brews: Sept 16, October 21

Bear Auction: Online now and in person conclusion October 16

8. **ADJOURNMENT**

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



CITY OF HENDERSONVILLE
DOWNTOWN ADVISORY BOARD - AUGUST 2021
 Downtown Program Office | 125 Fifth Avenue West, Suite 200 | Hendersonville NC
 28792



Tuesday, August 10, 2021 – 4:00 PM

MINUTES

1. CALL TO ORDER

In attendance in person: Caroline Gunther, Patsy DuPre, Chris Cormier, Jerry Fitzgerald, Juls Buckman, Carole Sitzler, Jared Bellmund

In attendance virtually: John Ryan, Mark Pavao, Lyndsey Simpson, Matthew Hickman

Absent: Matt Johnes, Becky Ayers, Walt Slagel

Staff present: Jamie Carpenter, Tasha Roby, Meredith Friedheim, Lew Holloway

2. Public Comment - there were no public comments

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

1. Approval of June 2021 Minutes

Patsy Dupre made a motion to approve the minutes, Mark Pavao seconded.

Caroline Gunther, Patsy DuPre, Chris Cormier, Jerry Fitzgerald, Juls Buckman, Carole Sitzler, Jared Bellmund, John Ryan, Mark Pavao, Matthew Hickman all in favor.

5. OLD BUSINESS

1. Downtown Mid-year update

J. Carpenter gave an update for downtown programs and projects.

6. NEW BUSINESS

1. Downtown Itinerary Exercise

7. OTHER BUSINESS

8. ADJOURNMENT

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ESTIMATE

720B North Grove Street
Hendersonville, NC 28792
Phone: (828) 697-9598

ESTIMATE	DATE
The Dugout	7/12/2021

TO

The Dugout
Attn: Mike Griffin
430 N Main Street
Hendersonville, NC
828-777-2071

Project Description: Renovations to The Dugout	AMOUNT
1. Replace front awning shingles with Cedar shingles only	\$1,720.00
2. Install siding over existing faux brick exterior	\$500.00
3. Remove fixed glass @ storefront and install 1 pc new aluminum non-insulated overhead door	\$4,250.00
<i>Thank you for your business!</i>	TOTAL: \$6,470.00

If you have any questions about this estimate, please contact our office at (828) 697-9598 or jill@dunlapconstructionnc.com

**FACADE GRANT APPLICATION**

145 Fifth Avenue E. ~ Hendersonville, NC ~ 28792

Phone (828) 233-3216 ~ Fax (828) 697-6185

www.cityofhendersonville.org

DOWNTOWN HENDERSONVILLE

The following are required to constitute a complete application:

- ~ This form including the property owner's signature.
- ~ Attachments such as sketches, photos, site plan, etc., necessary to clearly explain the project.
- ~ Copies of a cost estimate for labor and materials.

Date

8/6/21

Address of Property

430 N. Main Street

Property Owner: Name

Mike Griffin

Address

430 N. Main St. Hendersonville, NC

Phone

828-777-2071

Applicant Name (if other than owner)

Dunlap Construction Co

Address

120B N. Grove St. Hendersonville, NC

Phone

828-697-9598

Anticipated Project Cost (evidence is required);

\$6,470.00

Anticipated Project
Start Date:

8/9/21

Anticipated Project
Completion Date:

10/9/21

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

- Replace front awning shingles with cedar shingles
- Install siding over existing faux brick exterior
- Remove fixed glass @ storefront & install 1 pc new aluminum non-insulated overhead door

I, the undersigned, understand the Facade Grant must be used in the manner described in this application and the application must be reviewed by the Hendersonville Historic Preservation Commission or Downtown Economic Director prior to commencement of work. I understand that failure to comply with the approved application may result in the forfeiture of grant funds.

Owner's
SignatureApplicant's
Signature

430 N Main St

Siding Replacement

H21-21-COA



tem A.



Replacement Siding

- ▶ Covering existing siding on half walls below windows
 - ▶ Existing: Pressed board faux brick
- ▶ Material: Cedar Shingles





Item A.

Existing Conditions & Proposed Material

Current Photo

Item A.



Current Photo

Item A.



Historic Photo

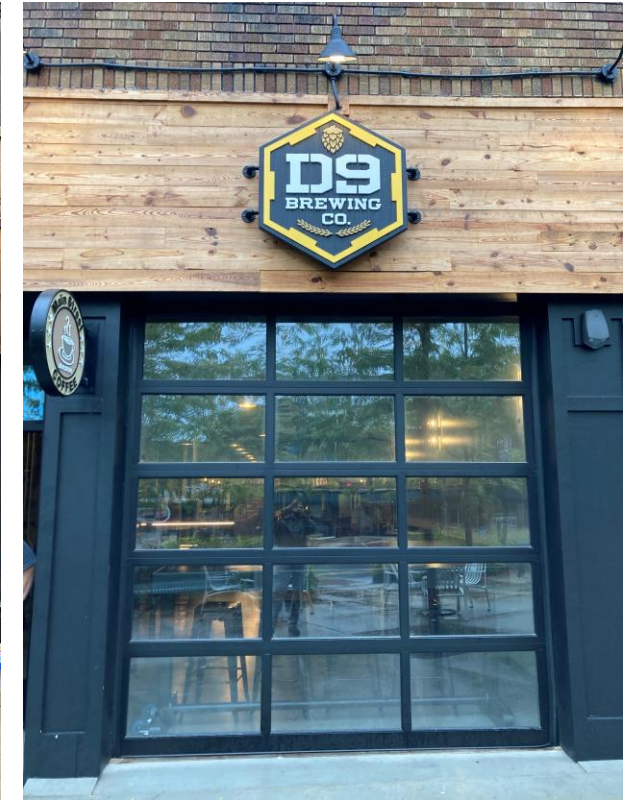
Item A.





Item A.

Cedar on Main Street



Natural Wood on Main Street

Due to fact that many of these original façades were effectively destroyed, the guidelines for storefronts and upper façades have been written to encourage preservation and reconstruction whenever possible, but also address new designs and their compatibility with the historic district.

STOREFRONT GUIDELINES

Preservation

- .1 Retain and preserve historic storefronts and storefront features such as entryways, display windows, doors, transoms, corner posts, etc.
- .2 Whenever possible, retain and preserve historic materials. Avoid the removal of historic materials or architectural features.
- .3 Whenever repairing or renovating, it is recommended that any non-historic storefront or façade treatments including metal cladding or other non-historic alteration be removed.

Reconstruction

- .4 If replacement of a deteriorated storefront or storefront feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
- .5 When reconstructing a historic storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- .6 Whenever changes are required to meet building or accessibility codes, they should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

New Design

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

Houston Furniture building with metal cladding



Houston Furniture building after metal cladding removed and façade restored



3.4.4 WOOD

Window sashes, doors, bulkheads below display windows, and cornices are the most common wooden design elements found in downtown. The functional and decorative detailing wood provides is an important part of the historic character of the building and district.

Maintenance and Repair

Wood is a traditional building material with good insulating qualities. It will last indefinitely if it is kept properly caulked and painted. Because wood expands with the introduction of moisture, caulks and flexible sealants are typically used to seal wood joints and prevent the entry of water beneath the wood surface. Paints and coatings on the wood surface protect it from deterioration due to ultraviolet light as well as moisture. The guidelines for paint provide additional information on the preparation and the maintenance of painted surfaces.

Stains or evidence of mildew indicates that a wood surface is remaining damp, inviting insect and fungal attacks as well as wet rot. Wooden elements should be sloped to shed water, and roof and gutter systems should provide additional protection to the surface. Chemical treatment of wooden members either during manufacture or following installation can enhance wood's ability to resist rot and insect infestation. Some chemical treatments result in an initial resistance to surface paint films, requiring a weathering period of a few months before painting. Chemical treatment is particularly advantageous if the wooden element is to remain unpainted or is in direct contact with the ground.

The repair of deteriorated wooden elements or details may require partial replacement of the original wood or the introduction of a wood consolidant to stabilize the deteriorated section and prevent further decay. Wood consolidants are particularly appropriate when they prevent the removal of decorative details and trim that cannot easily be replicated or when replacement of the deteriorated section of a larger element would be difficult to achieve in place.

Design Guidelines

Item A.

This new storefront uses traditional wood materials and detailing.



3.4.1 ARCHITECTURAL DETAILS AND ORNAMENTAION

Architectural details in downtown Hendersonville include everything from simple masonry treatments such as corbelled brick and stringcourses to very detailed ornamentation like cast iron, stone relief, and wooden & masonry cornices. Variations in material, fenestration, and paint color all contribute to the level of ornamentation on the individual structure.

ARCHITECTURAL DETAILS AND ORNAMENTATION GUIDELINES

- .1 Retain and preserve any architectural features and details that are character-defining elements of downtown structures, such as cornices, columns, piers, brickwork, stringcourses, quoins, etc.
- .2 If replacement of an architectural element is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- .3 If the entire architectural detail is missing, design the replacement feature based on historic documentation. If there is no documentation, but evidence that the element was originally on the building, any new design should be compatible with the historic character of the building and district.
- .4 It is not appropriate to remove or cover any original detail or ornamentation. If original features are currently covered, it is encouraged that these features be uncovered, exposed, and repaired.

This building displays multiple examples of ornamentation.



3.6 EXTERIOR WALLS

- .1 Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including their functional and decorative features, such as cornices, foundations, bays, quoins, arches, water tables, brackets, entablatures, and storefronts.
- .2 Retain and preserve exterior wall materials that contribute to the overall historic character of a building, including brickwork, stucco, stone, wooden shingles, wooden siding, asbestos siding, and metal, wooden, or masonry trimwork.
- .3 Protect and maintain the material surfaces, details, and features of exterior walls through appropriate methods:
 - Inspect regularly for signs of moisture damage, vegetation, fungal or insect infestation, corrosion, and structural damage or settlement.
 - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along foundations.
 - Clean exterior walls as necessary to remove heavy soiling or to prepare for repainting. Use the gentlest methods possible.
 - Retain protective surface coatings, such as paint or stain, to prevent deterioration.
 - Reapply protective surface coatings, such as paint or stain, when they are damaged or deteriorated.
- .4 Repair exterior wall surfaces, details, and features using recognized preservation repair methods for the surface material or coating.

The brick corbelling of the historic façade is still visible above the metal skin applied during a renovation.



Over the course of several renovations, different exterior materials were used without consideration of the original







Item A.



Item A.



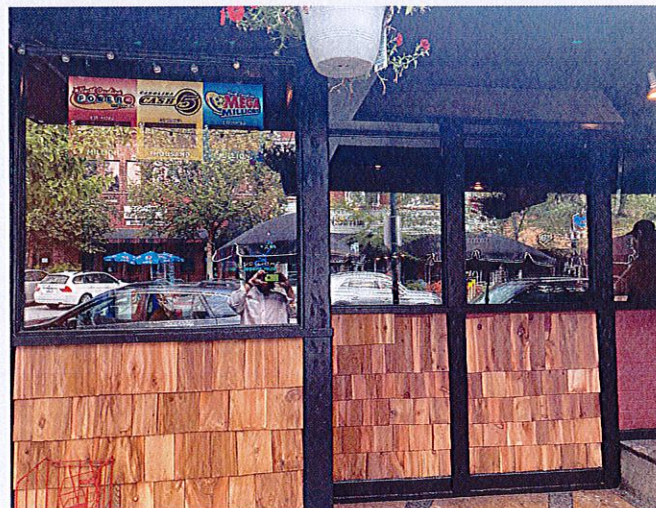
Photo of Subject Property – Current

SITE CONDITIONS - SITE IMAGES

*Sample of roll-up
glass windows*



*Current storefront
windows*





**CITY OF HENDERSONVILLE
DOWNTOWN ADVISORY BOARD
AGENDA ITEM SUMMARY**

SUBMITTER:	Jamie Carpenter	MEETING DATE: September 14
AGENDA SECTION:	New Business	DEPARTMENT: Downtown Division
TITLE OF ITEM	Downtown Service Industry Employee retention and training program	

SUGGESTED MOTION(S):

SUMMARY:

Friends of Downtown – Downtown Service Industry Employee retention and training program:

Goals:

1. Training - Provide training for downtown businesses and their employees to provide quality service and best practices
2. Retention - Build a culture/community of downtown employees and business owners to promote each other and support one another
3. Community Engagement - Educate downtown businesses and employees on the history and programs/projects happening downtown and within the city to build community pride and informed citizenry.

Programs:

1. Specialized Service Industry Training:
 - a. Grant would pay for Servsafe training for downtown service industry employees. Grant would also cover the hourly wages of employees to participate in training
 - b. Additional trainings as provided by Blue Ridge Community College that support the service and hospitality industry downtown
2. Downtown Customer Service / Information training
 - a. A training for new or current employees of downtown businesses that includes a walking tour of downtown, lunch, and customer service/downtown promotion training. (ie – if a customer asks where to go next after their business, tips on referring to other places and businesses). The grant would allow for businesses to pay staff for their time for training, pay for a meal, potentially pay trainers/tour guides.
3. Business accelerator program scholarships
 - a. Incentives for downtown business owners to take the more extensive Small Business Center / BRCC training (6-8 week courses)
4. Other training for businesses and employees to be determined as needs arise.