



CITY OF HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
City Hall- Council Chambers | 160 Sixth Avenue E | Hendersonville, NC 28792
Wednesday, August 21, 2024 – 5:00 PM

AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

A. Minutes of July 17, 2024

5. NEW BUSINESS

A. 401 N Main Street – Installation of AC Unit on Exterior Side of Building

(H24-050-COA) – *Sam Hayes / Planner II*

B. 1420 Ridgecrest Drive – New Front Door, After-the-Fact Rear Double Doors

(H24-049-COA) – *Sam Hayes / Planner II*

6. OLD BUSINESS

A. 1420 Ridgecrest Drive – Retroactive Windows Approval

(H24-021-COA) – *Sam Hayes / Planner II*

B. Lenox Spring

7. OTHER BUSINESS

A. Preservation Awards

8. ADJOURNMENT

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

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Meeting of July 17, 2024

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

Commissioners Absent: Jim Boyd

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

Public Comment: Ken Fitch stated he lived in Hyman Heights and with the Comprehensive Plan there are many issues that involve historic properties and there are many historic properties identified throughout the city. He discussed some properties not fitting the designation. His concern was protecting the place keepers in the city because there are properties that are not protected, there are historic neighborhoods that are not historic districts, there are historic properties that are not on the National Register and they are at risk. He talked about the height in downtown and there are some projects that are coming up that will affect historic properties. The question is how to protect them in the process. He discussed expanding historic districts to do this. Chair asked Mr. Fitch to give a list to the Commission of these properties and they could discuss this during the Designation Committee meeting.

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

III **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Branigan the minutes of the meeting of May 15, 2024 were approved.

IV **New Business**

IV(A) **Certificate of Appropriateness** - Patsy Stewart, 1420 Ridgecrest Drive (File No. H24-21-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. *Commissioner Welter stated he had talked with Lisa concerning the application process. He did not make any promises to her*

but only discussed the process, nothing factual or specific. Commissioner Welter felt he could be fair and unbiased. No one had any objections to Commissioner Welter continuing. 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, Dan Chapman, Patsy Stewart and Lisa Duncan.

Chair opened the public hearing.

Sam Hayes, Planner stated this is an application from Patsy Stewart for the property located at 1420 Ridgecrest and is located in the Hyman Heights Historic District. The application is for after the fact windows and deck and is considered a major work. The property has a PIN 9569-62-1692 and is 0.35 acres. The property is currently zoned R-6, High Density Residential.

A Historic District Overlay map was shown and is included in the staff report and presentation.

An aerial view of the property was shown and 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.

Photos of existing conditions of the property were shown and are included in the staff report and presentation. He pointed out the window that had been expanded.

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

Suggested motions were shown for approval and denial and are included in the staff report and presentation.

Commissioner Welter stated there appears to be a lot of masonry work that was also removed. Was the retaining wall not pertinent to the house? Mr. Hayes stated that was part of the greenhouse and was approved to be removed. The double window is now a door and Mr. Hayes has asked the applicant to submit another retroactive application for this.

Chair asked if you would notice this if passing by. Mr. Hayes stated no, it is down the driveway and the lot is very sloped.

Chair asked if the windows that were removed original. Mr. Hayes stated they are not sure, the applicant may be able to speak to that. Chair stated but they were wood. Mr. Hayes stated yes, they were wood. Chair stated so now we have some vinyl and some wood. Mr. Hayes stated that is correct, he does not know exactly what the upper and lower are made out of.

There were no further questions for staff.

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

Patsy Stewart stated her current living address is a rental 359 Greenville Street, Saluda, NC. Chair stated the question is the materials that were replaced. Ms. Stewart stated on the ground floor she does not think they were ever replaced but they were very deteriorated. The door they changed into a window was so deteriorated they had to replace the floor. The water had been coming in and rotting out the

windows. In the front room they have pictures of how bad the windows were. When she bought the house she received a letter that she may buy the house but she had to be aware there were things she would have to do. One is to correct the foundation, two is repoint the brick because it has deteriorated and three replace any inoperable windows which was mostly all of them. She felt like she was told to do it and therefore probably had permission. Chair asked who the letter came from. Lew, Holloway, Community Development Director stated it was the Order to Repair. That was disclosed as part of the closing process. There was an Order to Repair as part of the Demolition by Neglect process. Chair stated the order would have been subject to the standards on replacement of materials. Mr. Holloway stated yes.

Ms. Stewart stated she has invested a lot of time and energy and Dan Chapman is the general contractor and has been doing a fantastic job and she needed help with technology and Lisa Duncan is there if you have additional questions for her. They will be back with other issues but today this is all they are addressing. They are trying to make things right and address these issues that she thought she was already told to do.

Chair stated she just wanted to be clear because they have met with her before. She stated there is an order that says they need to do these things but there are statutorily required standards for historic properties that have to be met and one of those is certain materials are not supposed to be used to replace materials and then if you are making significant changes you have to come before the Commission again to get permission. This is an after the fact and she wanted to make sure moving forward that we are all clear that the standards have to be followed. They are not optional they are mandatory. Ms. Stewart stated she thought they were pretty close to the standards because they replaced the windows with windows that looked just like them. Chair stated artificial materials are not appropriate on buildings or contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials. Vinyl is artificial. It didn't exist when the house was built so it can't be an original material. Vinyl windows are never okay. They need to know about the original windows, how many were replaced and the Commission can ask her or she can bring one of her representatives up.

Lisa Duncan, 44 Eastbury Drive Apartment C in Hendersonville, NC. She stated she was the one that completed the application that was submitted. She worked with Sam on this to provide the necessary details, pictures showing before and after and the guidelines. She came in after the fact on this and asked if that was included in the order. Chair stated she did not know exactly what was in the order because that was not issued to Ms. Stewart but the Commission was involved in the process and they were provided to the previous owner, over and over and they had knowledge of the standards.

Ms. Duncan stated she wanted to make sure they were seeing in the application and explained what page they could find the information on the materials and the number of windows that were replaced. She provided the glass block window separately to Sam. It was 22 windows on the main level and the application for the French door is completed and will be turned in to Sam tomorrow for the August meeting. Chair asked how many total windows are there. Ms. Duncan stated it is all the windows on the main level. Chair stated so the upper ones and the lower ones still at some point need to be addressed. Ms. Duncan stated the upper ones were replaced at some point prior to Ms. Stewart owning the property. Ms. Stewart stated they are aluminum clad. Mr. Chapman stated they are solid aluminum. Ms. Duncan stated then you have a basement/crawl space that is accessible from the outside, right side of the house. There were some photos that were shown and it was a garage that was

sort of retrofitted to like a storefront from the old owner. They look original verses the upper level that was replaced at some point.

Chair stated the ones that were replaced on the main level, not the ones they replaced, were those original? Ms. Duncan stated she does not know. It was done before she came on the project.

Dan Chapman, 272 Sugar Hollow Road stated he would say those windows were probably original. Chair asked if they were solid wood. Mr. Chapman stated yes, they were pine. He stated what happened is somewhere along the line someone put up storm windows and the storm windows had slid down and made a pocket for water so it not only rotted the windows themselves but they had to replace the framing and everything below that. They are vinyl. Chair asked if they could have been repaired instead of replaced. Chair stated in the standards the first attempt is to repair. If they cannot be repaired then there are guidelines for replacement. Mr. Chapman stated they were not even worth repairing. A lot of the glass was broken. Several of the windows took out the whole wall. All the wood around the windows is still there. Ms. Duncan stated even though they are vinyl when you look at the home, because the original framing is still there and many of the sills remain usable, it is hard to tell they are vinyl. She understands there are standards. Mr. Chapman stated you see about an inch of the vinyl all the way around.

Chair stated she was trying to figure out how many windows potentially need to be replaced. Mr. Chapman stated none on the first floor but on the second floor there are about eight windows up there and they have already been replaced but not recently. They are very old. Commissioner Welter stated when they do get replaced they will have to meet the standards. Chair stated that is what is going to happen, with the vinyl there then they are going to have vinyl on one floor and whatever happens on the other would be a historically required standard and so they will have mismatched windows from now on basically. It may not be super visible right now but ultimately when you have comparing and contrasting windows all around the house, it will become more visible. There is also a precedent to consider and now we have the problem of the standards being misapplied.

Ms. Stewart asked what was wrong with vinyl. Chair stated vinyl is not a historic material and it did not exist back then. Ms. Stewart stated it looks the same. Chair stated it does not look the same, it does not look like wood. There are artificial materials that look like wood but vinyl looks like plastic.

Commissioner Welter stated concerning the deck, the standards say locate and construct decks so that the historic fabric and structure and character defining features and details are not damaged or obscured. Install decks so that they structurally are self-supporting and may be removed in the future without damage to the historic structure. The deck is there while not very visible looked to him like it was anchored to the brick. Mr. Chapman stated it was actually all those block walls were falling and that is why they got removed. They were not self-supporting. Commissioner Welter stated they will also have a discussion when they come back concerning taking out windows and putting in a door. That is also damaging to the brick.

Chair stated going back to the windows, she understands it is about an inch all the way around. Mr. Chapman stated you could see about an inch all the way around. The deck was just a little walk-out. They whole thing was buried and it wasn't even sitting on the ground. When they took that wall down and yes he was wrong by taking the window out or taking the door out but like she said all of it was rotten. Commissioner Falvo asked if he flashed into the brick for the deck. Mr. Chapman stated yes.

Chair stated if the deck were removed in the future what will the brick look like behind it. Mr. Chapman stated it will look like it did before. Someone had something all the way across that and you can see where the holes were. He doesn't know what it was but if the deck were removed you would see the brick.

The Commission asked if the deck was bolted to the house. Mr. Chapman stated yes by bolts. Discussion was made on the spacing of the bolts. Chair stated size wise it is not substantially different. The door and the flashing were discussed.

Commissioner Welter stated if there is about an inch showing on the windows, is it possible to do some kind of patch to hide it. Mr. Chapman stated he was going to frame that in but absolutely, it would have to be in his opinion something that was treated because otherwise it would rot. It could be wood and they could do that for sure. It was stated the whole window is vinyl.

Ms. Stewart asked if all the Commission members were volunteers and thanked them. Chair stated they do appreciate that she was able to salvage this property.

Chair stated the sash may be hard to try and make a wooden piece to overset it but the perimeter is not as difficult so since they are back next month, they could hold it open and have them propose something since they are going to be addressing all of it. That is one option. She thinks they could deal with the deck tonight and leave the window portion open. Mr. Holloway stated if you wanted to make an approval portion for a component of it you can, just note that the applicant will bring back additional information for the windows.

Ms. Duncan wanted clarification on what they would like for the proposal for that window option. Chair explained the goal is to have it appear to be wood. Mr. Chapman stated he would look into this. Mr. Holloway stated it would be an exhibit brought back to the Commission so that they could see what it will look like. Chair stated then they could get closer to making a decision on it.

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

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

Chair closed the public hearing.

The Commission discussed the deck and how it was supported. It could be removed. It is also fully in the rear and the steps are the only thing visible. Wood and metal are permissible. Commissioner Welter suggested including the deck being removable in the motion.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-021-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons: 1. The location and construction of the deck does not damage or obscure the character-defining features and details of the structure and may be removed without damage to the existing historic structure. [Sec. 4.1.1] 2. The deck is located in an inconspicuous location at the rear of

the building and is not visible from the street. [Sec. 4.1.2] 3. The design and detail of the deck, railings, and steps reflects the materials, scale, and proportions of the building. [Sec. 4.1.3] 4. The deck aligns with the height of the buildings first-floor level. [Sec. 4.1.4]. Ms. Branigan seconded the motion which passed unanimously.

V **Old Business.**

- V(A) **Lennox Spring Park Draft Local Landmark Designation Report.** Mr. Hayes gave a short update and stated they had received the SHPO comments in June. Revisions were made to the report and the report is now finalized. He discussed the stairs and having a survey done for them. Staff recommends reaching out to the property owner as well. Chair asked about the City's deed for this property. Daniel Heyman, Staff Attorney discussed the deeds and the stairs. He stated he had not looked at the other property owner's deed. The deed description was discussed. Mr. Holloway discussed ideas for moving forward. Mr. Hayes stated this comes down to the Commission trying to include the stairs or moving forward with the designation without the stairs or proceeding with the designation and including the stairs at a later time. Mr. Heyman suggested talking to the property owner but he would like to meet with Chair and discuss further first. Other discussion was made on the next steps. The Commission decided to write a letter and reach out to the property owner.

VI **Other Business.**

- VI(A) **Commission Discussion.** Discussion was made on Commissioner Cauley's passing and what could be done to recognize her and all of her work. Discussion was made on the vacant Commission seats.
- VI(B) **Staff Report.** Mr. Hayes updated to Commission on staff approved COA's. Other discussion was made on the COA process.

VII **Adjournment.** The Chair adjourned the meeting at 6:31 p.m.

Chair



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** August 21, 2024

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

TITLE OF ITEM: 401 N Main Street – Installation of AC Unit on Exterior Side of Building
(H24-050-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 # H24-050-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. The new mechanical system is installed so that it causes the least amount of alteration to the building's exterior elevations, historic building fabric, and site features. (Sec. 3.10.3) 2. The location of the new air conditioning unit is placed in an inconspicuous area and is adequately screened from view. (Sec. 3.10.8) <p style="text-align: center;">[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 # H24-050-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. The new mechanical system significantly alters the building's exterior elevations, historic building fabric, and site features. (Sec. 3.10.3) 2. The location of the new air conditioning unit is not placed in an inconspicuous area is not adequately screened from view. (Sec. 3.10.8) <p style="text-align: center;">[DISCUSS & VOTE]</p>
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PROJECT/PETITIONER NUMBER:	H24-021-COA
PETITIONER NAME:	Jason Reasoner (Applicant and Property Owner)
EXHIBITS:	A. Staff Report B. COA Application C. Warranty Deed

401 N Main Street – Installation of AC Unit on Exterior Side of Building (H24-050-COA)

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

Staff Report Contents

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PROJECT SUMMARY

Applicant: Jason Reasoner

Property Owner: P&B Real LLC

Property Address: 401 N Main Street

Project Acreage: 2,768 square feet

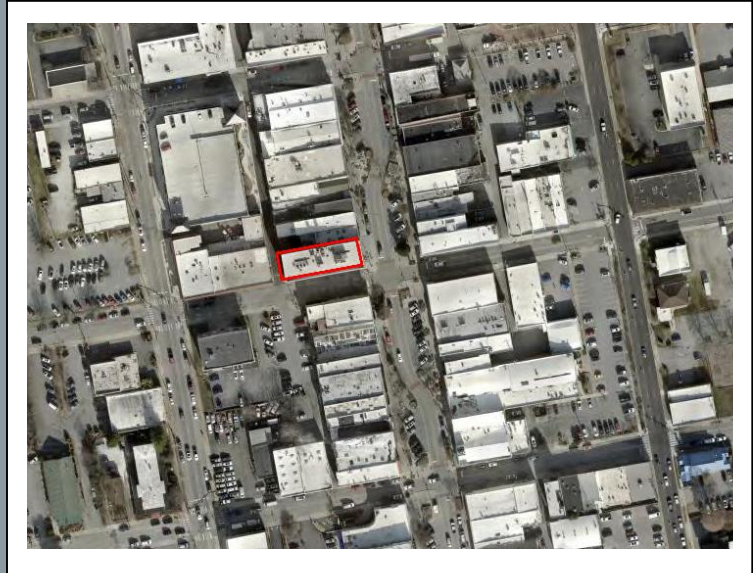
Parcel Identification Number(s):

9568-78-8118.006

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (Installation of an AC unit on the side of the building)



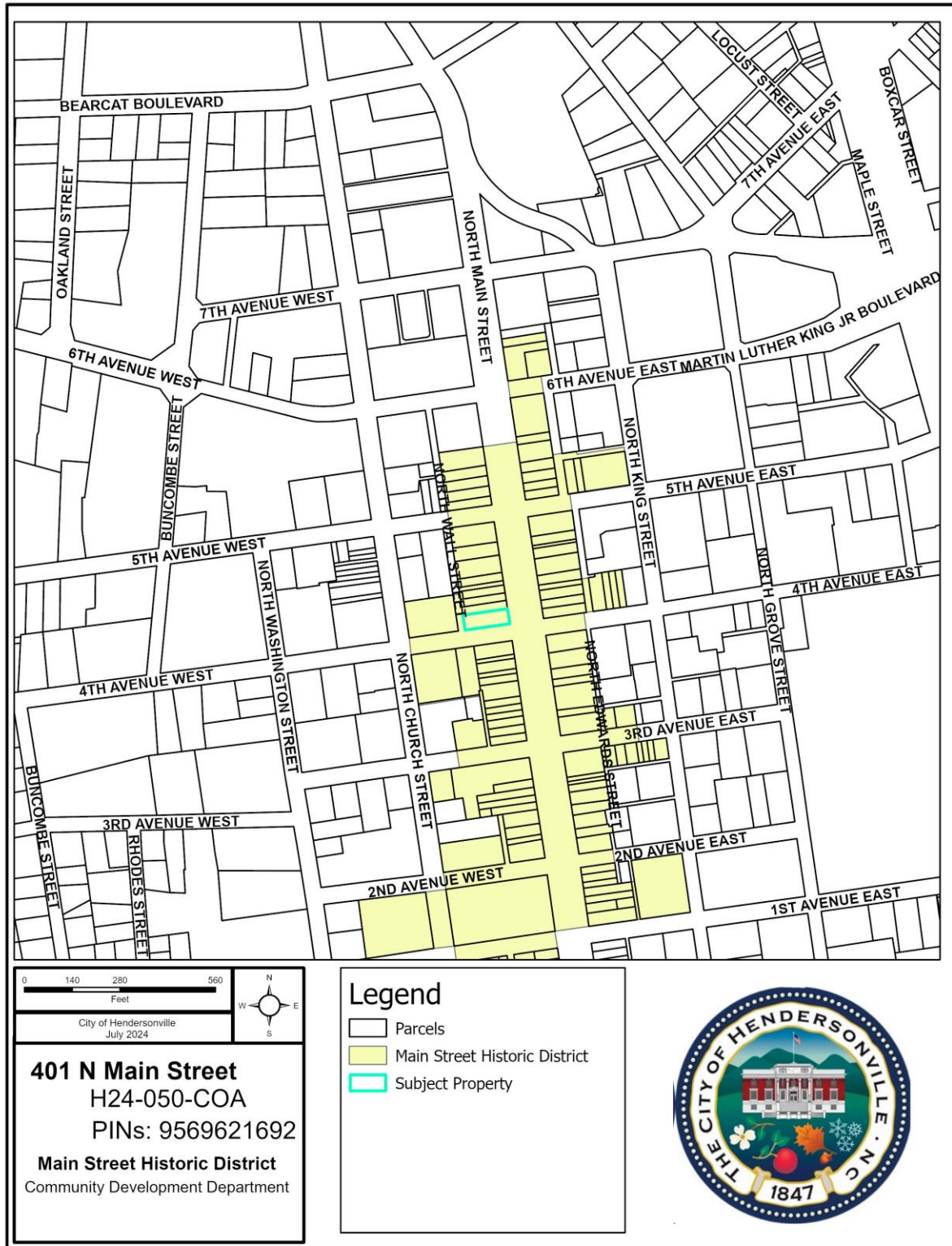
SITE VICINITY MAP

Project Summary:

The City of Hendersonville is in receipt of a Certificate of Appropriateness (COA) application from Jason Reasoner for the installation of a mini-split air-conditioning unit on the south side of the building. The AC unit is proposed to be mounted on the side of the building that fronts along 4th Avenue West. The AC unit will be screened using a faux box made from metal.

The current COA application is a Major Work according to the standards of Main Street Design Standards.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP



HISTORY OF SUBJECT PROPERTY

First Bank & Trust Company

1923.

Three-story yellow brick building with Neo-Classical limestone detailing, including pilasters and terra cotta ornamentation. Pilasters support limestone entablature above second story windows. All windows and doors modern. Simple, classical limestone enframing surrounds entrance. Designed by Erle Stillwell for First Bank and Trust; later owned by State Trust which merged with Northwestern in 1958.

Historical Marker placed 2009

FIRST BANK & TRUST CO. 1922

Built as a bank, it operated until 11.20.1930 when it closed. Reorganized by local investors, it reopened 2 weeks later as State Trust Co., merged later with Northwestern Bank, then First Union Bank until 1998. Designed by prominent local architect Erle Stillwell.

SITE IMAGES

View of the front corner of Postero. The AC unit will be installed on the left side of the building.



South side of the building. The AC unit is proposed on the brick located above the bottom second window from the right.

REQUEST I: AC UNIT INSTALLATION - DESIGN STANDARDS CRITERIA

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

Section 3.10 UTILITIES AND ENERGY RETROFIT

Sec. 3.10.3 – If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior elevations, historic building fabric, and site features.

Sec. 3.10.8 – Locate new mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear elevation. Screen them from view.



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: 7.18.24

☒ Minor Work

☒ Major Work

☐ Major Work Resubmittal

Application Contact Information

Applicant Name: Jason Reasoner	Property Address: Postero 401 N Main St suite 100 Hendersonville, NC 28792	Applicant Email: jason@postero-hvl.com	Phone Number: 828.243.9780
Property Owner Name (if different from Applicant)	Mailing Address:	Owner Email:	Phone Number:

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

We would like to add a mini split AC unit on the exterior of the kitchen area. We would mount the outside condenser in the same vicinity as our current extraction fan. We could further hide the new unit with a faux "box", that could easily be removed if repairs are needed.



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.

jason reasoner

Jason
Reasoner

Digitally signed by Jason
Reasoner
Date: 2024.07.18 16:30:45
-04'00'

Printed Property Owner(s) Name

Property Owner(s) Signature

Pickle & Bean LLC, dba Postero

Owner-Manager

Printed Company Name (if applicable)

*LLC, Inc., Trust

Property Owner Title (if applicable)

*Member, Manager, Register Agent, etc.

Community Development Use Only

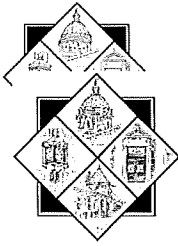
Date Received: 7/19/24

Received By: Sam Hayes

Application Complete: ☒ Y ☐ N

Proposed HPC Meeting Date (if applicable): 8/21/24

Notes: Applicant selected minor work. Staff changed to major work due to the nature of the work described.



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

GENERAL APPLICATION REQUIREMENTS (FOR MINOR & MAJOR WORKS):

Note: These items are required as part of a complete application package. Incomplete application packages will not 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. brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron)

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

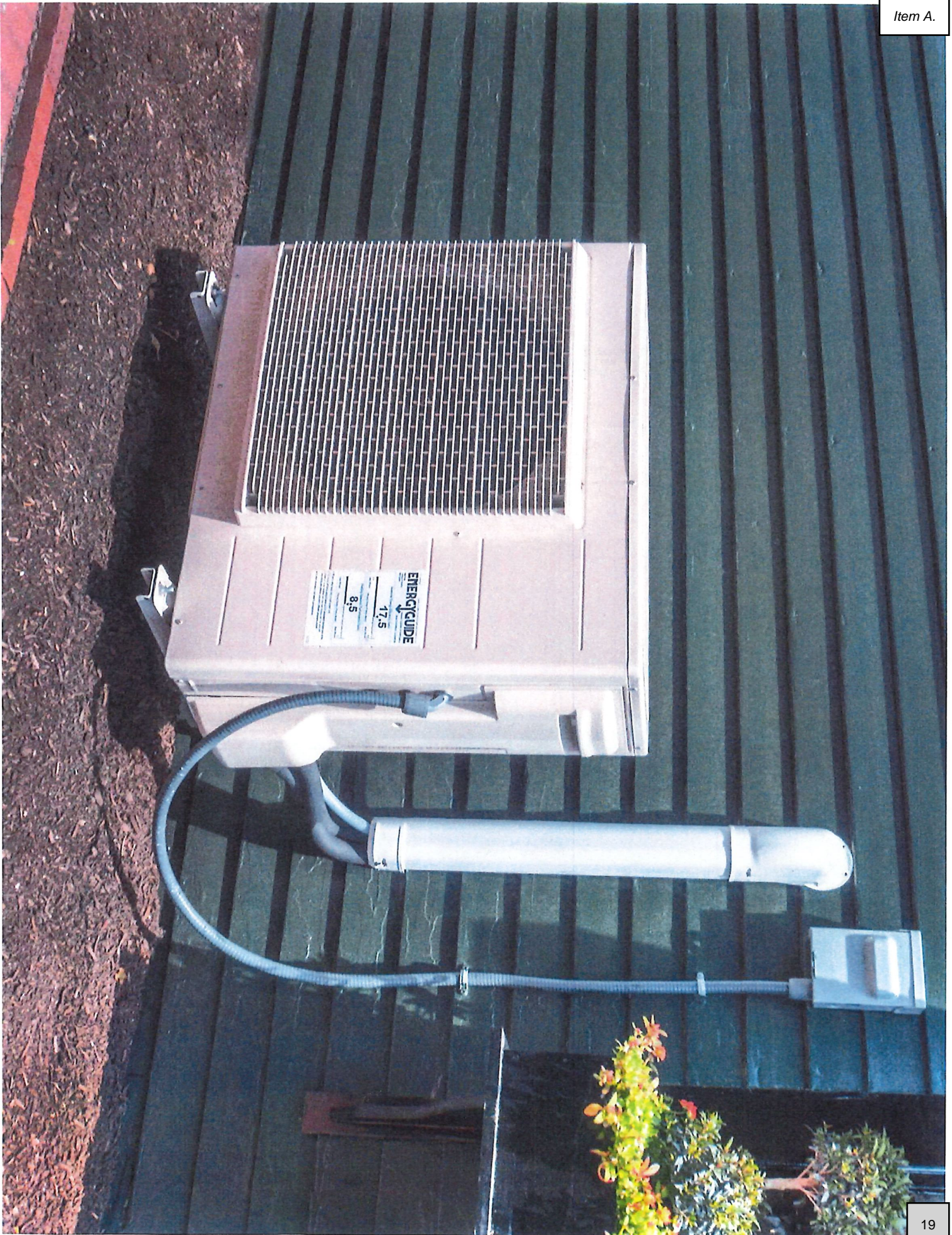
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Original siding information and description of work, repair, repaint or replacement of original siding



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

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)







7/18/24, 4:03 PM

IMG_5186.jpg



Parker Davis HVAC International UYB036GMFILCBD-16 Details

This Pioneer Series UYB-M22 UYB036GMFILCBD-16 floor / low wall / ceiling flex mount ductless mini split AC / heat pump system provides cooling and heating all in one! With 3D air discharge louvers, you can be confident knowing that every part of your business will be properly circulated with either cold or hot air. Its variable speed motor is virtually inaudible, making it distraction-free. Plus, the digital wireless remote controller that comes standard with your unit enables you to have full control of the settings from anywhere that's convenient.

For optimal versatility, this unit can be placed in a variety of positions, either mounted on the floor, a low wall, or suspended in the ceiling. It's suitable for a space that's 1100-1350 sq. ft. Not only does it provide the option for up discharge or dual discharge air outlet vents, it features a turbo air mode, enabling it to reach the desired hot or cold temperature and rapidly distribute it in moments.

This mini split system has a 17 SEER energy rating and uses R410A refrigerant, using less energy than the average air conditioner and making it an environmentally-friendly choice for your business. It also includes a preset timer that will turn the fan on and off, and in the event of a power outage, will automatically save its current settings to ensure everything gets back on track when the power returns. A 220V, hardwired, electrical connection is required for operation and should be installed by a professional.

Indoor Unit Dimensions:

Width: 50 1/2"

Depth: 26 1/2"

Height: 9 1/4"

Outdoor Unit Dimensions:

Width: 37 1/4"

Depth: 16 1/8"

Height: 31 7/8"

BK 3349 PG 430 - 432 (3) DOC# 905692
This Document eRecorded: 06/21/2019 09:53:28 AM
Fee: \$26.00
Henderson County, North Carolina
William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$1,450.00

Parcel Identifier Nos. 9972667, 1002617, 1002618, 1002619 and 1002620

This instrument prepared by: Gregory S. Hilderbran of Hilderbran Hitchcock PA, 301 College Street, Suite 110, Asheville, NC 28801 **[NO TITLE WORK BY PREPARER OF THIS INSTRUMENT]**

Return to: Michael Thompson of The Van Winkle Law Firm, 422 South Main Street, Hendersonville NC 287792

Brief description for the Index: Units 1A, 1C, 1D, 1E and 1 F of 401 North Main Street Condominium

THIS DEED is to be effective as of June 20, 2019 and is by and between

GRANTOR	GRANTEE
TJF ENTERPRISES, LLC a North Carolina limited liability company 401 North Main Street Suite 400 Hendersonville NC 28792	P&B REAL LLC a North Carolina limited liability company 401 North Main Street Suite 100 Hendersonville NC 28792

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that real property situated in Henderson County, North Carolina that is described as follows: **SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

TO HAVE AND TO HOLD the aforesaid property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: easements, restrictions, and rights of way of record, utility lines and other improvements in place, zoning laws, building codes, ad valorem taxes for 2019, and such other matters and instruments identified on *Exhibit A* attached hereto.

The property herein conveyed does not include the primary residence of Grantor.

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

TJF ENTERPRISES, LLC

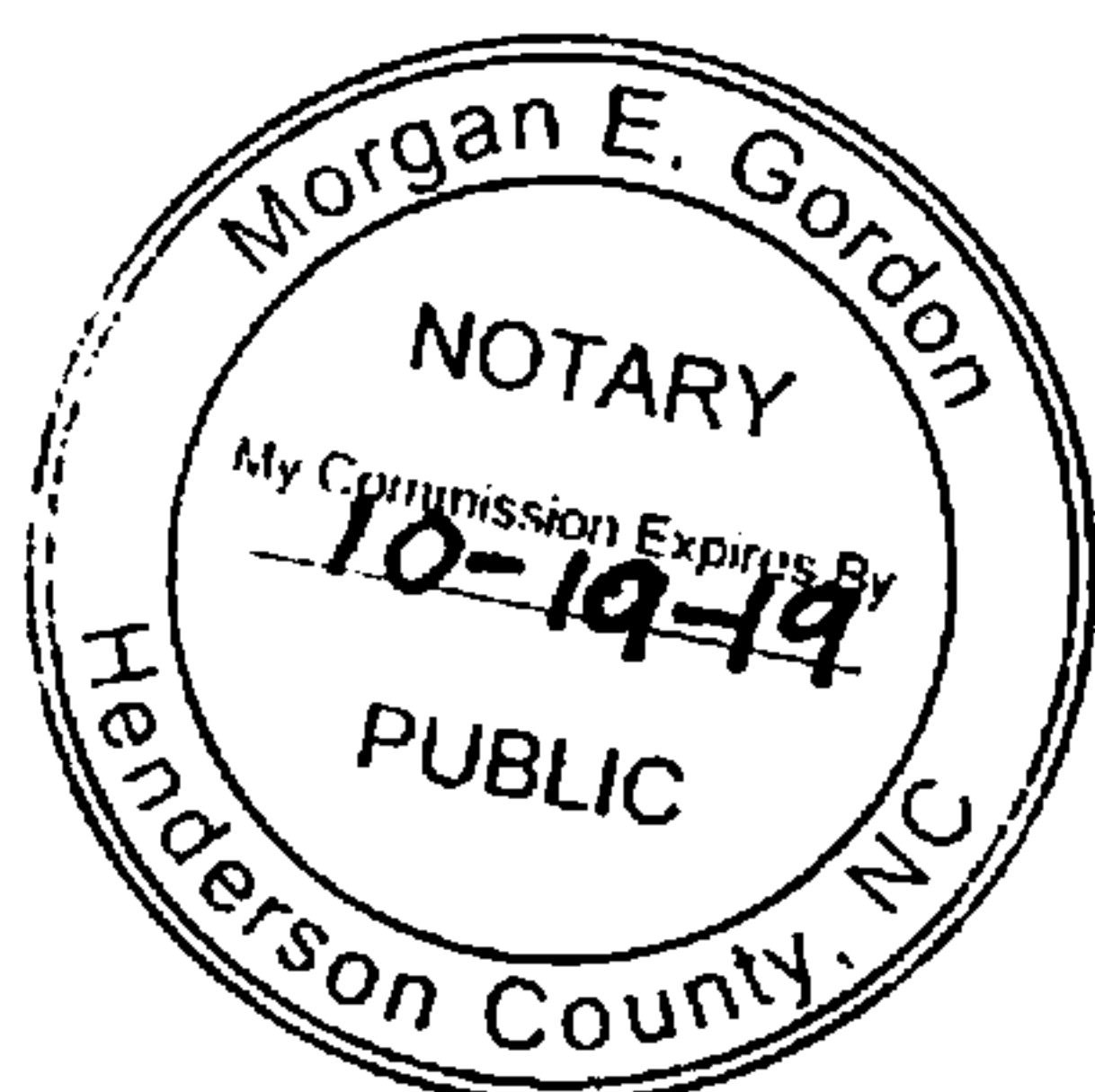
a North Carolina limited liability company

By: David E. Adams (Seal)
David Adams, Manager

STATE OF North Carolina

COUNTY OF Henderson

I, a notary public of Henderson County in the State of North Carolina, certify that the following person personally appeared before me this day, and he acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David Adams as Manager of TJF Enterprises, LLC, a North Carolina limited liability company. Witness my hand and official stamp or seal, this the 20th day of June 2019.



Morgan E. Gordon
Notary Public
Print Name: Morgan E. Gordon
[Note: Notary Public must sign exactly as on notary seal]
My Commission Expires: 10-19-19
☞ [NOTARY SEAL] (MUST BE FULLY LEGIBLE)

**Exhibit A
to General Warranty Deed**

Being known and designated as Units 1A, 1C, 1D, 1E and 1F (the "Units") of 401 North Main Street Condominium (the "Condominium"). The Condominium was established by that *Declaration of Condominium of 401 North Main Street Condominium* recorded in the Office of the Register of Deeds for Henderson County, North Carolina (the "Henderson County Registry") in Book 972 at Page 576, which declaration was amended by that *Amendment to Declaration of Condominium* recorded in the Henderson County Registry in Book 1124 at Page 146, that *Second Amendment to Declaration of Condominium* recorded in the Henderson County Registry in Book 1369 at Page 509, and that *Third Amendment to Declaration of Condominium* recorded in the Henderson County Registry in Book 1385 at Page 547 (as amended, the "Declaration"). The property of the Condominium, of which the Units are a part, is shown on that plat recorded in Condominium Cabinet A at Slide 326 A in the Henderson County Registry (the "Plat"). The Units are shown on plans for the Condominium recorded in Condominium Cabinet A at Slides 326 B through F in the Henderson County Registry, which plans were amended by that instrument recorded in Condominium Cabinet A at Slide 365 in the Henderson County Registry and that instrument recorded in Condominium Cabinet A at Slide 409 in the Henderson County Registry (as amended, the "Plans"), reference to which is hereby made for more particular descriptions of the Units. The Declaration, Plat and Plans are incorporated herein and made a part of this instrument.

The Units are conveyed together with an undivided 19.79% fee simple interest in the Common Areas and Facilities of the Condominium, which Common Areas and Facilities are described in the Declaration.

The Units also are conveyed together with membership in 401 North Main Street Condominium Association, Inc. (the "Association"), a North Carolina nonprofit corporation, which membership interest is appurtenant to the Units. As provided in the Declaration, the Units have 19.79% of the total votes allocated to the members of the Association.

In addition to the foregoing, Grantor conveys to Grantee any interest Grantor may have in and to the 476.2 square feet identified as "Common" areas on the plan recorded in Condominium Cabinet A at Slide 409 in the Henderson County Registry, although Grantor makes no warranty, express or implied, as to the title to these "Common" areas, notwithstanding the terms of the deed of which this exhibit is a part.

Together with and subject to all other rights, obligations, and interests appurtenant to the Units created by the Declaration or the bylaws of the Association attached thereto.



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** August 21, 2024

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

TITLE OF ITEM: 1420 Ridgecrest Drive – New Front Door, After-the-Fact Rear Double Doors
(H24-049-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-049-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

Front Door:

1. The replacement door replicates the original door in-kind, matching the design and the dimension of the original architectural trim, detailing, and material. **(Sec. 3.7.6)**

Rear Door:

1. The new rear door is a new design compatible with the original opening and the historic character of the building. **(Sec. 3.7.7)**
2. The new rear door is located on the rear of the structure, which is a non-character-defining elevation of the building and does not compromise the architectural integrity of the building. The design is compatible with the overall design of the building and does not duplicate the original. **(Sec. 3.7.9)**
3. The original architectural character of the exterior wall is maintained with the addition of the doors. **(Sec. 3.6.8)**

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 # H24-049-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

Front Door:

2. The front door of the house should be retained and preserved due to its contribution to the overall historic character of the building, including its functional and decorative features such as frame, surrounds, thresholds, and hardware. **(Sec. 3.7.2)**
3. The protection and maintenance of the wooden and architectural elements of the historic door should be done through appropriate methods. **(Sec. 3.7.3)**
4. The historic door and its distinctive features should be repaired using recognized preservation methods for patching, consolidating, splicing, and reinforcing. **(Sec. 3.7.4)**
5. When replacing the deteriorated door, only replace the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. **(Sec. 3.7.5)**

[DISCUSS & VOTE]	Rear Door: <ol style="list-style-type: none"> 1. The new rear door is located on a character-defining elevation of the building and compromises the architectural integrity of the building. (Sec. 3.7.9) 2. It is not appropriate to remove original doors, windows, shutters, hardware, and trim from a character-defining façade. (Sec. 3.7.13) 3. The original architectural character of the exterior wall is not maintained with the addition of the doors. (Sec. 3.6.8) <p style="text-align: center;">[DISCUSS & VOTE]</p>
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PROJECT/PETITIONER NUMBER:	H24-021-COA
PETITIONER NAME:	Patsy Stewart (Applicant and Property Owner)
EXHIBITS:	A. Staff Report B. COA Application C. Warranty Deed

1420 RIDGECREST DR. – Replacement Front Door, After-the-Fact Rear Double Doors (H24-049-COA)

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

Staff Report Contents

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SITE VICINITY MAP	2
CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP	3
HISTORY OF SUBJECT PROPERTY.....	4
REQUEST I: REPLACEMENT FRONT DOOR - SITE IMAGES.....	5
REQUEST I: REPLACEMENT WINDOWS - DESIGN STANDARDS CRITERIA.....	7
REQUEST II: AFTER-THE-FACT REAR DOUBLE DOORS	8
REQUEST II: AFTER-THE-FACT REAR DOUBLE DOORS - DESIGN STANDARDS CRITERIA	10



PROJECT SUMMARY

Applicant: Patsy Stewart

Property Owner: Patsy Stewart

Property Address: 1420 Ridgecrest Drive

Project Acreage: 0.35 Acres

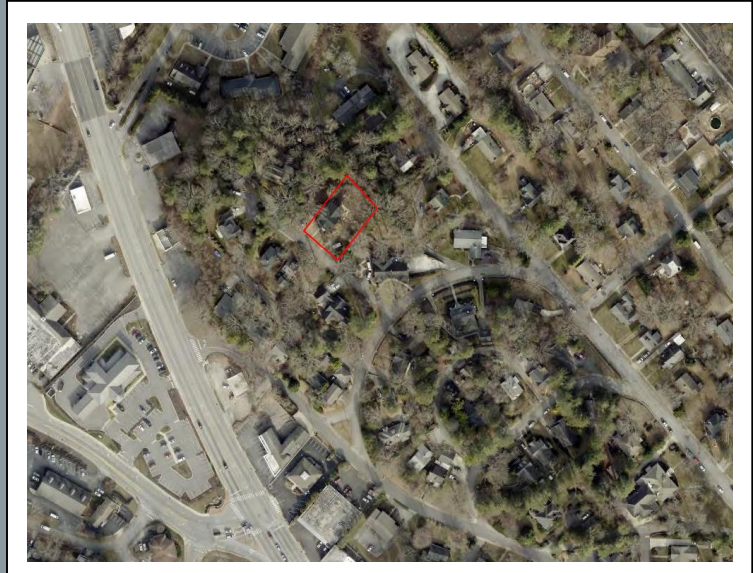
Parcel Identification Number(s):

9569-62-1692

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic Overlay District

Project Type: Major Work (Installation of a new front door, after the fact approval of windows)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Patsy Stewart for the installation of a new front door and an after-the-fact request for the installation of double doors on the rear of the house.

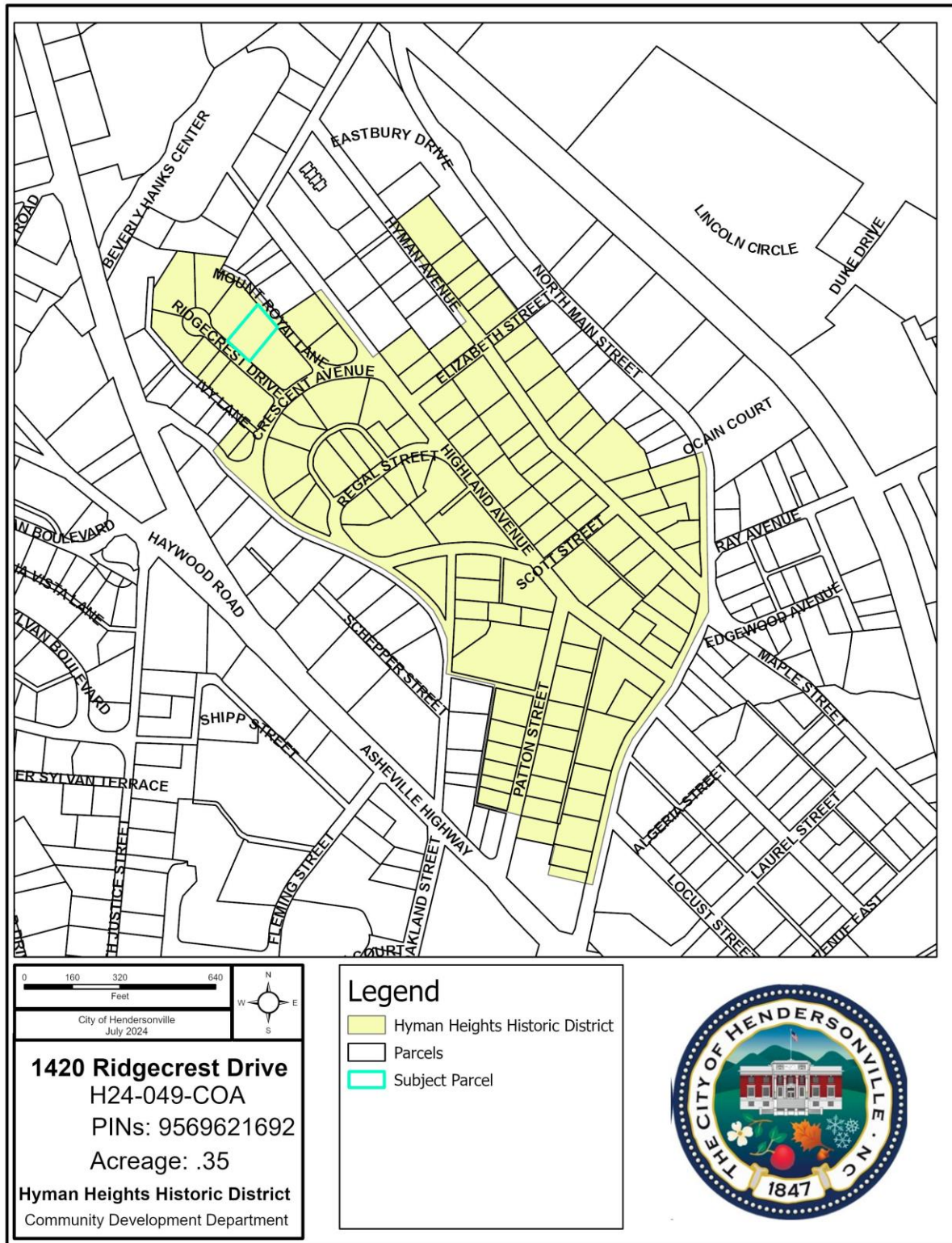
The property owner purchased the home in 2023. The sale of the home occurred after the Historic Preservation Commission commenced demolition by neglect of the property. Since the purchase of the property, the owner has received a staff approved COA for a full roof replacement in-kind and repair to the foundation. Both projects have been completed.

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

REQUEST I: Replacement Front Door. The applicant is seeking approval for a new front door, to be based on the current front door's design.

REQUEST II: After-the-Fact Rear Double Doors. The applicant is seeking after-the-fact approval for double doors that were installed on the rear of the house. The double doors are located where two windows were previously located.

PROJECT SUMMARY – CONTINUED



CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY

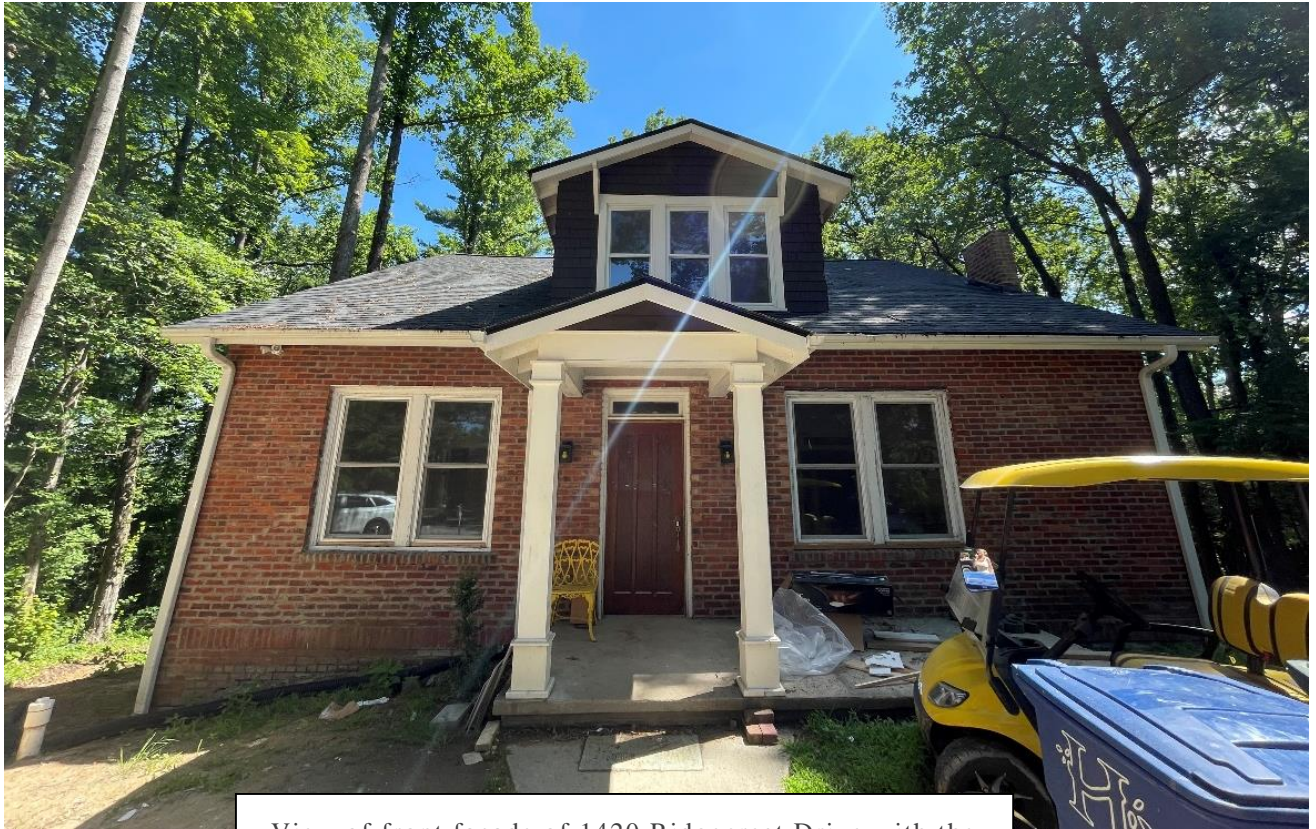
Columbus Few House

House. Contributing, by 1926.

Vernacular Bungalow style one-story plus basement house with an irregular floor plan, side gable roof, and a front gable dormer supported by knee braces. Entry stoop has a front gable roof and square posts. Walls are brick veneer with shingles in the gable ends and dormer. Windows are one-over-one. Heavily wooded lot drops away to the rear. Columbus Few, the postmaster, and wife Bessie lived here from 1939 to at least 1949. Fair to poor condition.

(Sanborn maps, city directories)

REQUEST I: REPLACEMENT FRONT DOOR - SITE IMAGES



View of front façade of 1420 Ridgecrest Drive with the existing front door.



Close up of front door.



Damage to interior of front door.

REQUEST I: REPLACEMENT WINDOWS - DESIGN STANDARDS CRITERIA

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

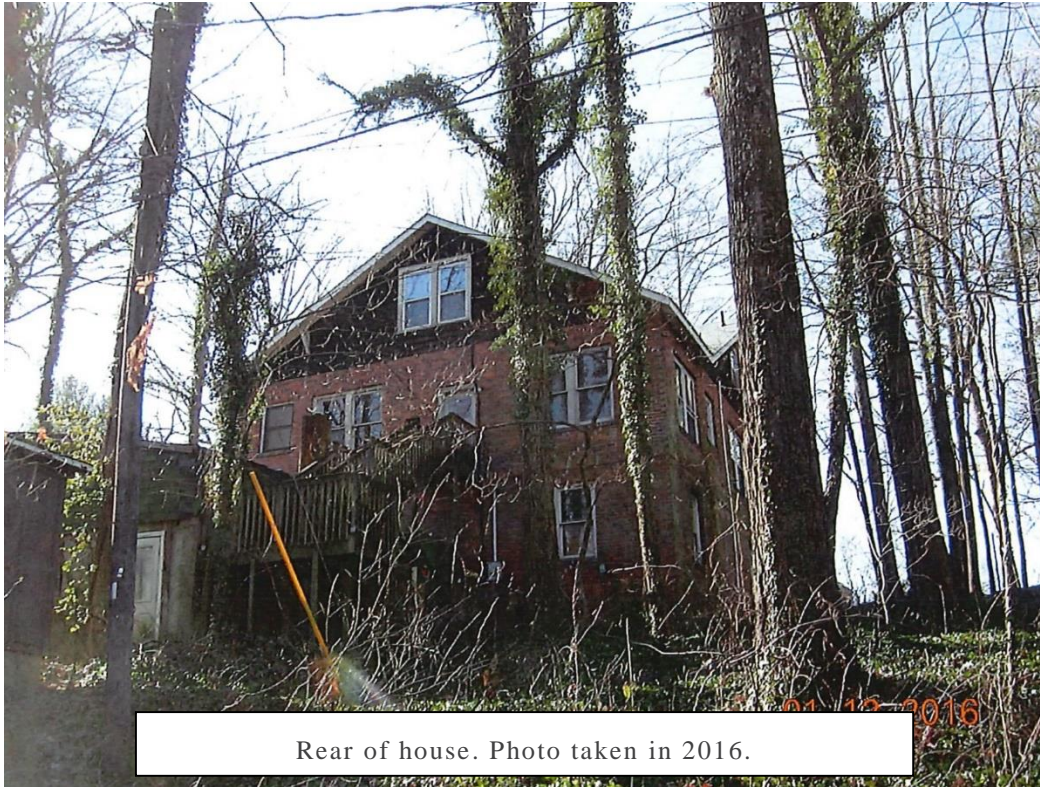
Section 3.7 WINDOWS AND DOORS

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

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

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

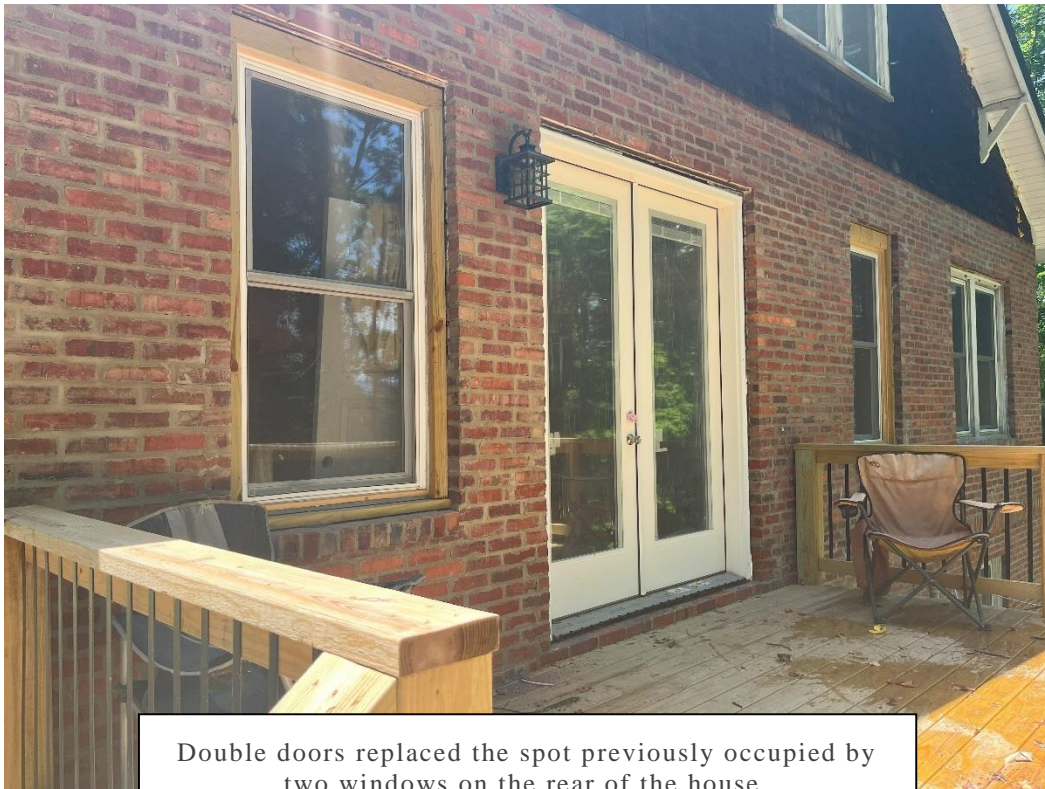
REQUEST II: AFTER-THE-FACT REAR DOUBLE DOORS



Rear of house. Photo taken in 2016.



Rear of house before double windows were replaced with double doors.



Double doors replaced the spot previously occupied by two windows on the rear of the house.

REQUEST II: AFTER-THE-FACT REAR DOUBLE DOORS - DESIGN STANDARDS CRITERIA

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

Section 3.6 EXTERIOR WALLS

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

Section 3.7 WINDOWS AND DOORS

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

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

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



CERTIFICATE OF APPROPRIATENESS APPLICATION

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: 7-18-24

☒ Minor Work

☐ Major Work

☐ Major Work Resubmittal

Application Contact Information			
Applicant Name: Patsy Stewart	Property Address: 1420 Ridgecrest Drive, Hendersonville, NC 28792	Applicant Email: p.s.patsystewart@gmail.com	Phone Number: 828-220-2428
Property Owner Name (if different from Applicant)	Mailing Address: PIN 9569.62.1692	Owner Email:	Phone Number:

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

We respectfully submit the following proposed alterations for review and approval by the Hendersonville Historic Preservation Commission:

Front Door Replacement: We seek approval to replace the deteriorated front door, which exhibits significant damage including dog scratches, numerous holes from old hardware, and structural issues such as rotting corners and light infiltration. The new door will match the original in design and material, ensuring it aligns with the historic character of the home.

Retroactive Approval for French Doors: We request retroactive approval for the installation of French doors on the back of the home. The original small door providing access to the previous deck was replaced with a small window, and a double window was removed to accommodate the new French doors. This alteration was necessary due to the reconfiguration of the back deck, which provided improved structural integrity and access. The installation of French doors enhances both functionality and aesthetics while complying with historical preservation guidelines.

Thank you for your consideration of these requests. Additional details and supporting documentation are provided within the attached PDF.



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.

Patsy Stewart

Printed Property Owner(s) Name

Patsy Stewart
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: 7/18/24

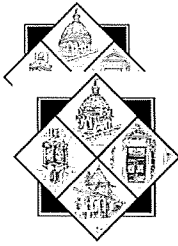
Received By: Sam Hayes

Application Complete: Y/N

Proposed HPC Meeting Date (if applicable): Aug. 21, 2024

Notes:

Applicant incorrectly labeled this as minor work. These two projects should be labeled major work.



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

GENERAL APPLICATION REQUIREMENTS (FOR MINOR & MAJOR WORKS):

Note: These items are required as part of a complete application package. Incomplete application packages will not 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. brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron)

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

Existing Stairs, Landing, Steps and Entryways	
<input checked="" type="checkbox"/>	Photographs showing existing conditions.
<input checked="" type="checkbox"/>	Rendering of proposed exterior stairs, landing, steps, or entryway styles
<input checked="" 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

1420 Ridgcrest Dr.

Front Door Replacement

Reason for Replacement: The existing pine door has sustained extensive damage over time, making repair impractical and replacement necessary. Below is a detailed list of the specific issues compromising the door's integrity:

- **Significant Dog Scratches:** The interior left side of the door has very deep and widespread scratches from dogs, affecting its aesthetic and structural soundness.
- **Numerous Holes:** There are multiple holes from old hardware and peepholes that compromise the door's appearance and security.
- **Rotting Corner:** The lower corner of the door is rotting, causing the door to shrink and allowing light to shine through.
- **Door Shrinkage:** The door itself has shrunk, causing a noticeable gap on the left side where light can be seen coming through.
- **Overall Structural Degradation:** These damages collectively render the door beyond feasible repair, impacting both its function and historic appearance.

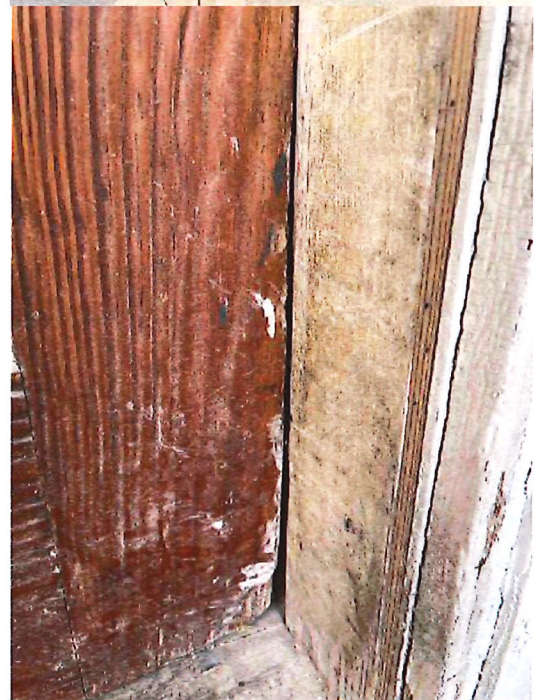
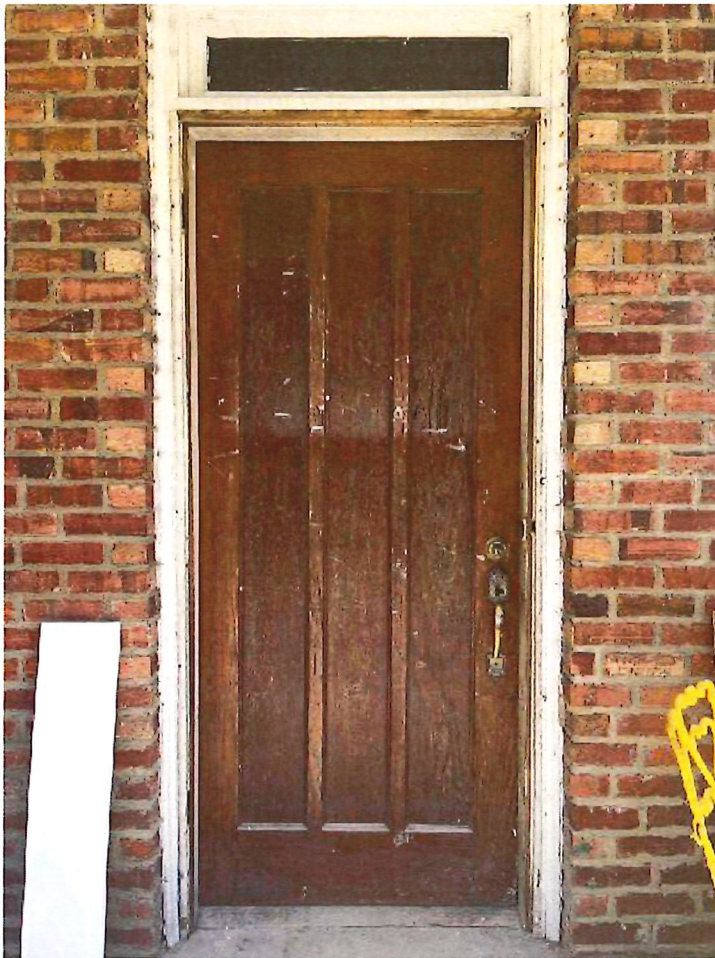
Given the extent of the damage, replacing the door is the most practical solution. The new door will be crafted from the same pine material to exactly resemble the old one. The only change will be a black threshold, which will not be visible from the road, ensuring that the historic character of the building is preserved.

Compliance with Preservation Standards: We understand that the Hendersonville Historic Preservation Commission's guidelines require maintaining the historical integrity of the property by using materials that closely match the original.

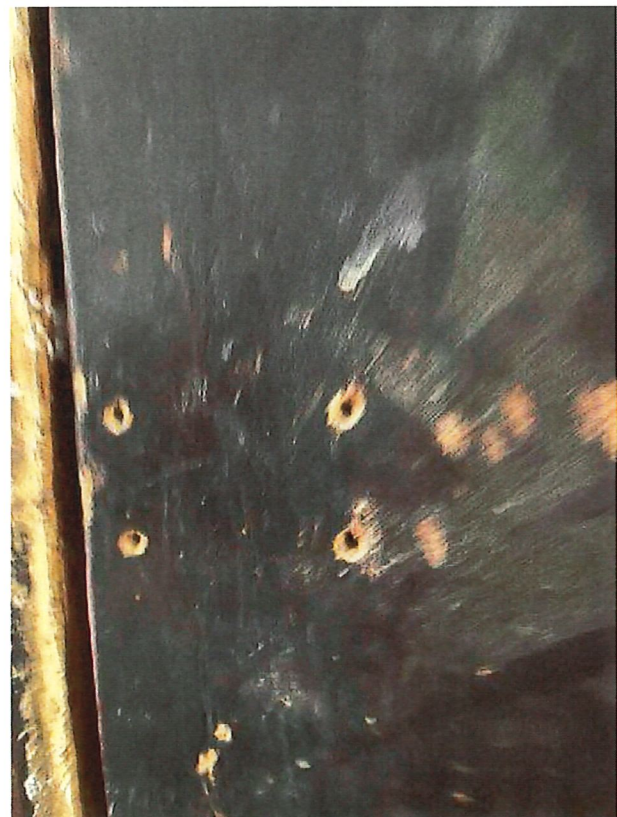
- **Guidelines Reference:** As per sections 3.7.2 and 3.7.6, we are committed to retaining and preserving doors that contribute to the overall historic character of the building and, if replacement is necessary, matching the design, dimension, and material of the original.
- **Additional Guidelines Reference:** Section 3.8.5 states that if replacement of an entire entrance feature is necessary because of deterioration, it should be replaced in kind, matching the original in design, dimension, detail, texture, and material. The new pine door will match the original in every aspect, ensuring the historical character is preserved while addressing the significant structural issues.

Conclusion: The replacement of the front door will maintain the aesthetic integrity of the property while addressing the significant wear and structural issues that make repair unviable. We respectfully request approval for this replacement to ensure compliance with the Hendersonville Historic Preservation Commission's guidelines.

Damage to Existing Front Door (Outside)



Damage to Existing Front Door (Inside)



New Front Door - Information and Specifications

The new door will be designed to maintain the historical integrity of the building. Specifications for the new door include:

- **Material:** Pine wood, matching the original door.
- **Design:** Exact replica of the original door, ensuring historical accuracy.
- **Threshold:** Black, which will not be visible from the road.

Detailed information and specifications for the new door are included and outline the materials, dimensions, and design features to be used in the fabrication of the replacement door. This ensures compliance with the Hendersonville Historic Preservation Commission's guidelines and preserves the architectural integrity of the property.

ESTIMATE SHEET



PH: 828-694-0665 / FX: 828-694-0745

2324 ASHEVILLE HWY
HENDERSONVILLE, NC 28791

CUSTOMER / JOB NAME: <u>DAN CHAPMAN - ENTRY DOOR - HARRIS</u>		DATE: <u>07/10/24</u>
ADDRESS: <u>SIMPSON</u>		
***LEAD TIME 8-10 WEEKS ***		

[illegible]

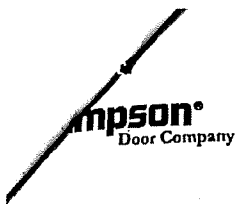
ESTIMATE BASED ON JOB SITE DELIVERY - 20 MILE RADIUS FROM STORE.

THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MAT'L'S CONTAINED HEREIN
ARE SUBJECT TO AVAILABILITY FROM MFR OR SUPPLIER. QTY, EXTENSION,
OR ADDITION ERRORS SUBJECT TO CORRECTION.

CREDIT TERMS SUBJECT TO APPROVAL BY PRO-Build's CREDIT DEPT.

BFS IS A SUPPLIER OF MATERIALS ONLY AND DOES NOT ENGAGE IN THE PRACTICE OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. BFS DOES NOT ASSUME ANY RESPONSIBILITY FOR DESIGN, ENGINEERING, OR CONSTRUCTION; FOR THE SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS; OR FOR COMPLIANCE WITH ANY BUILDING CODES OR STANDARD OF WORKMANSHIP.

8-10 week lead time



CERTIFIED DOOR QUOTE
BFS Kyndle

Item B.

Tom Williams
Harris Door & Millwork

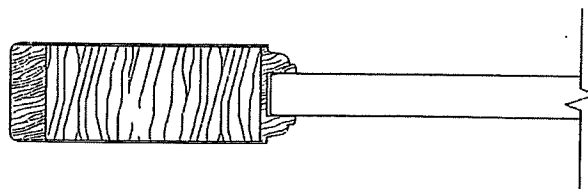
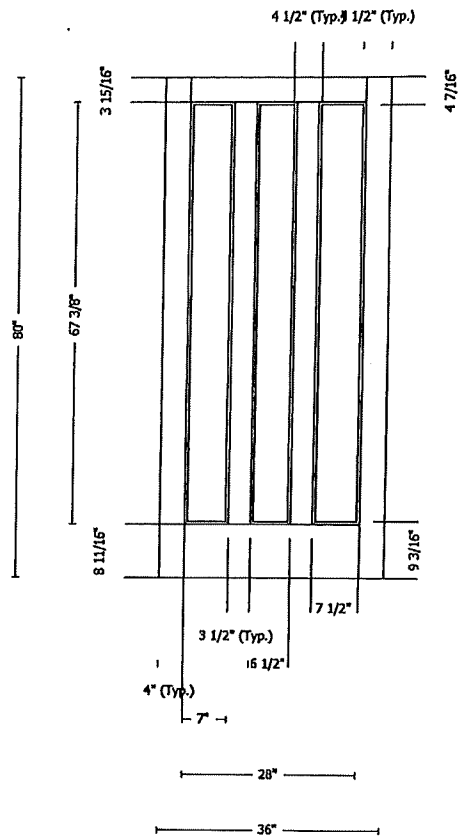
QUOTE #: P5318494-100-1
Quote valid for 30 days. Prices may change.

7230 Traditional

SERIES: Traditional Exterior Doors
DOOR DESIGN: 7230
QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Fir
WOOD GRADE: Select
WIDTH: 3'-0"
HEIGHT: 6'-8"
THICKNESS: 1 3/4"
PROFILE: Ovolo Sticking
PANEL: 3/4" Flat
ADDITIONAL OPTIONS:
UltraBlock® Technology
Cartoned
PYD



Approved _____

Date _____



Simpson
Door Company



INSPIRATION
AT YOUR DOOR

CERTIFIED DOOR QUOTE
BFS Kyndle

Tom Williams
Harris Door & Millwork

CERTIFIED DOOR QUOTE SUMMARY

100-1 7230 Traditional Fir 3-0" x 6-8" x 1 3/4"

Quantity: 1

Approved _____

Date _____

SIMPSONDOOR.COM

1.800.SIMPSON

Certificate of Appropriateness Application

1420 Ridgecrest Dr.

Retroactive Approval of French Doors

Retroactive Approval Request: We are seeking retroactive approval for the installation of French doors at the rear of the home. Detailed specifications, a receipt for the purchased and installed French doors, and a rendering with all necessary measurements are included to provide thorough documentation for the committee's review. The new deck and all new windows were submitted in a separate Certificate of Appropriateness (COA) application for review at the July 17, 2024, meeting. The deck was approved at the Historic Preservation Committee meeting on July 17, 2024.

Project Background: When the back deck of the home was reconfigured, a small door providing access to the previous deck was removed. In its place, a larger deck was built with French doors providing access to this new deck. The old deck was structurally unsound and very small, essentially a landing with stairs leading down to the backyard. The new deck offers structural soundness and integrity and was relocated off the kitchen and great room area instead of a hallway, enhancing the home's functionality and safety.

The old single entry door was replaced with a small window, and an old double window was removed and replaced with French doors. This change was driven by structural issues and the need to provide appropriate access to the new, larger deck.

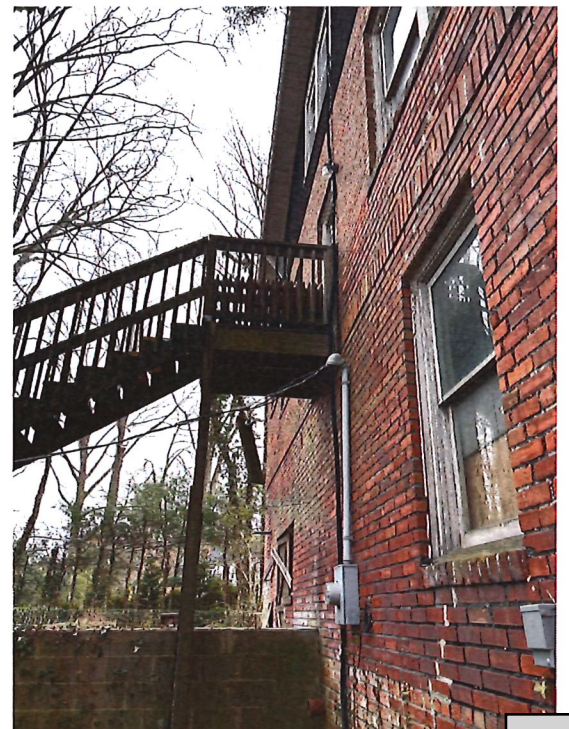
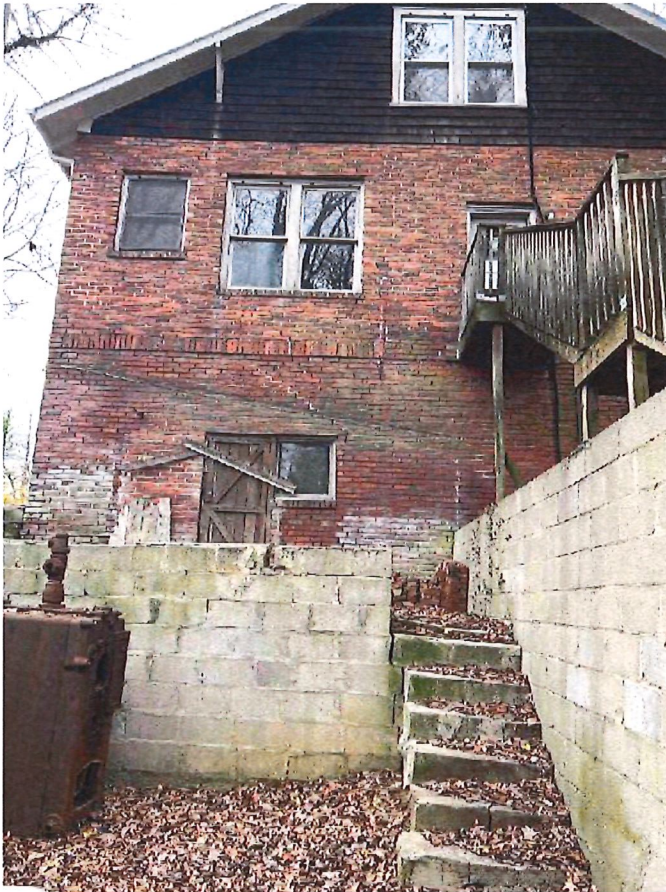
Compliance with Preservation Standards: The decision to install French doors aligns with the Hendersonville Historic Preservation Commission's guidelines by maintaining the architectural integrity of the building while addressing necessary structural improvements.

- **Guidelines Reference:** According to section 3.8.5 of the guidelines, if replacement of an entire entrance feature is necessary because of deterioration, it should be replaced in kind, matching the original in design, dimension, detail, texture, and material. The French doors were installed to replace a deteriorated feature, ensuring the historical character is preserved while improving the building's functionality and safety.
- **Additional Guidelines Reference:** Section 3.7.9 states that if additional windows or doors are necessary for a new use, they should be installed on a rear or non-character-defining elevation of the building, provided they do not compromise the

architectural integrity. The French doors were installed on the rear elevation, ensuring the historical character is preserved while improving the building's functionality and safety.

Conclusion: The installation of the French doors enhances the property's usability and safety without compromising its historic character. The new doors maintain the architectural integrity of the building while providing necessary structural improvements. We respectfully request retroactive approval for this installation to ensure compliance with the Hendersonville Historic Preservation Commission's guidelines.

Old Back of Home - Double Window & Single Door

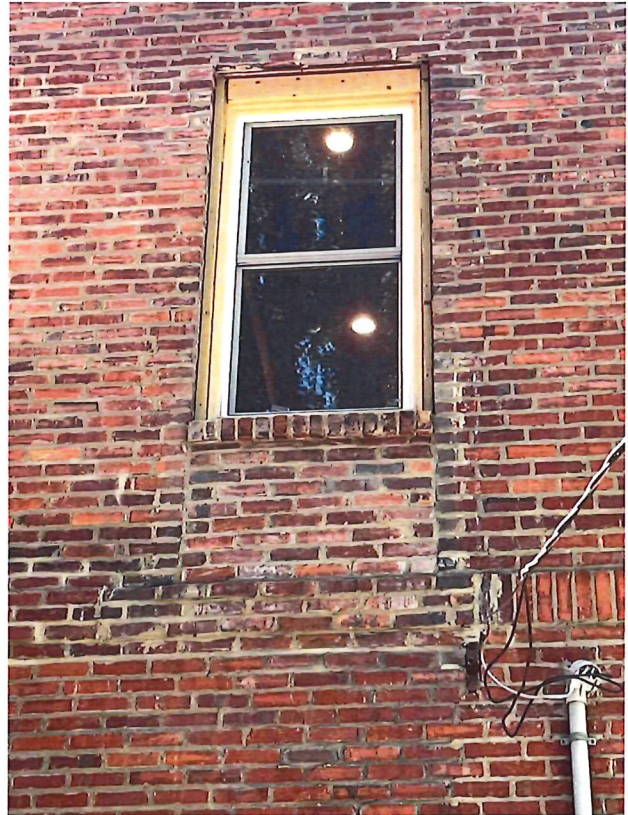


New Back of Home - French Doors & Window





NEW French door entrance



OLD entrance now a window



REPRINT

DATE	SO NUMBER
04-11-24	73981836

SALES ORDER

SPECIAL ORDER Page 1

S
O 387915
L DANIEL CHAPMAN
D 272 SUGAR HOLLOW RD
T
O HENDERSONVILLE, NC 28739

S
H 471644
I DANIEL CHAPMAN MW HC
P 1420 RIDGECREST DR
T PATSY STEWART
O HENDERSONVILLE
NC 28792

JOB NO.	CUSTOMER PO	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
STEWART	INTERIOR DOOR		04-25-24	kad0	HENDNCYD SP
QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
SF 1	38389808.10	<p>REEB 722984B1</p> <p>5068 DBL W/1'0 TRANSOM ABOVE - DOORS: 15 LT TDL PRIMED - FULL VIEW</p> <p>TRANS: 1 LT PRIMED - 4-9/16 PRIMED JAMBS - NO CASING - SATIN NICKEL HINGES & BALL CATCHES</p> <p>PLEASE PICK UP EXTRA DOORS & PLACE IN THE RESALE BIN =====</p>	EA	675.00	675.00

NC045 HENDERSON COUNTY, NC 6.75%

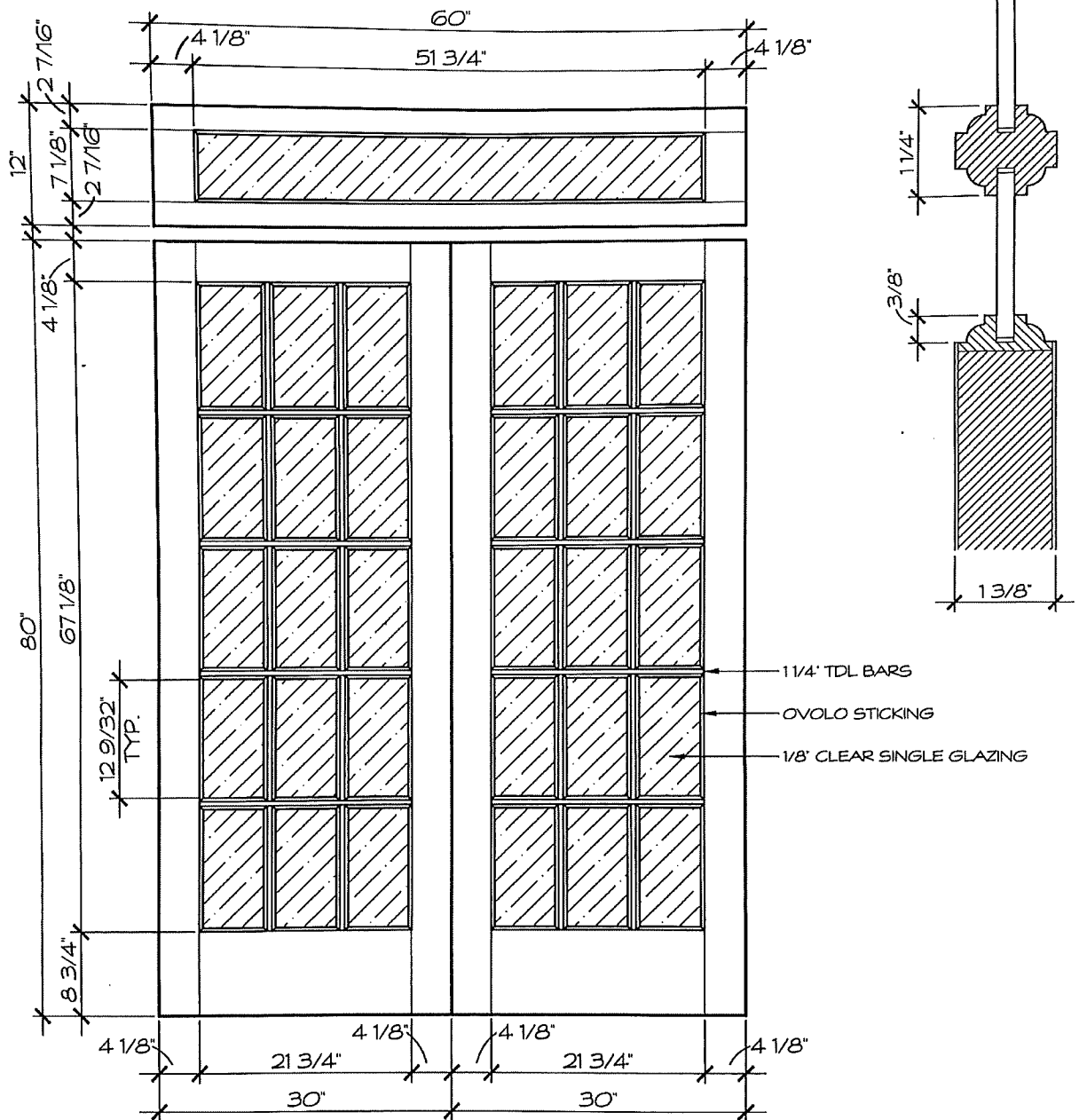
SALESPERSON: P053146

BUYER:

L ON ASH HWY - L ON OAKLAND ST - L ON CRESCENT AVE - L ON RIDGECREST
- ON RIGHT - 828-606-3276

SUBTOTAL	TAX	TOTAL
675.00	45.56	720.56

Unless otherwise specified herein, all prices shown shall only be valid for materials delivered for or received by the Purchaser within 14 days from the date of this order.



DOOR DETAIL

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

NOTE:

DRAWING DEPICTED AS VIEWED FROM EXTERIOR
STICKING IS NOT INCLUDED IN STILE & RAIL DIMENSIONS
DRAWINGS ARE FOR GENERAL REFERENCE ONLY AND
MAY NOT BE BUILT TO THE EXACT DETAIL SHOWN

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO REEB MILLWORK CORPORATION AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF REEB MILLWORK CORPORATION.

DOOR: PR8015
TRANSOM: PR7001



ORDER #722984B1 / LINE 1

PROPOSED DOOR UNIT FOR
BUILDERS FIRSTSOURCE

2324 ASHEVILLE HIGHWAY
HENDERSONVILLE, NC 28791
JOB:

DWG. #722984B1

DATE: 7/12/2024

DRAWN: K. APGAR

1000 MALONEY CIRCLE
BETHLEHEM, PA 18015

OFFICE: 610-867-6160
WEB: WWW.REEB.COM



I appreciate the Hendersonville Historic Preservation Commission's time and consideration in reviewing my request for approval of the front door replacement and the retroactive approval for the French doors on the back side of the home. Your understanding and support in preserving the historical integrity of my property while addressing necessary structural improvements are invaluable to me. Thank you for your attention to these matters.

Sincerely,

Patsy Stewart

BK 4041 PG 225 - 229 (5)

DOC# 1000997428

This Document eRecorded:

05/08/2023 04:03:46 PM

Fee: \$26.00

Henderson County, North Carolina

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

RETURN TO: → Phillip R. Feagan, a North Carolina Licensed Attorney
Feagan Law Firm, PLLC
P.O. Box 309 - Columbus, NC 28722

Prepared By: William M. Alexander, Jr., a North Carolina Licensed Attorney
Law Offices of William M. Alexander, Jr., PLLC
559 North Justice Street - Hendersonville, NC 28739

Description for Index: MT ROYAL S/D 2L#31-32 REID #9905046
& MT ROYAL S/D 2L#29-30 REID #9905045

THIS DEED made this 4th day of **May, 2023** by and between

GRANTOR:

GRANTEE:

JENNIFER E. V. WENTWORTH,
(fka Jennifer Vanselow)
owning a 30% undivided interest,
(and husband, Brendan C. Wentworth); and
JULIA BRYSON RAY, a single woman; and
owning a 40% undivided interest
RUSSELL V. JORDAN, a single man,
owning a 30% undivided interest
162 Chestnut Creek Road
Candler, NC 28715

PATSY E. STEWART

241-C Lake Club Circle
Hendersonville, NC 28792

This instrument was prepared by William M. Alexander, Jr., a licensed North Carolina attorney, without review or examination of title to the herein described property. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Notice pursuant to North Carolina General Statute §105-317-2: The property herein described DOES NOT include the primary residence of the Grantor.

WHEREAS, the property herein conveyed was acquired by Harry B. Bryson and wife, Louise Few Bryson (aka Louise F. Bryson) by those certain deeds recorded in Deed Book 365 at Page 525 and Deed Book 402 at Page 303 of the Henderson County Registry; and

WHEREAS, Louise Few Bryson died a resident of Henderson County, North Carolina on February 26, 1989; and

WHEREAS, Harry B. Bryson as the surviving spouse of Louise Few Bryson, inherited fee simple title in this property by survivorship arising from the former tenancy by the entireties; and

WHEREAS, Harry B. Bryson, died testate a resident of Buncombe County, NC on January 1, 2014; and

WHEREAS, the Last Will and Testament of Harry Bittner Bryson (aka Harry B. Bryson), recorded in Henderson County File Number 2022-E-1062, bequeathed and devised the real property herein conveyed to Julia Bryson Ray - 40%; Elizabeth Jordan - 30%; and Jennifer Vanselow (nka Jennifer E.V. Wentworth) - 30%; and

WHEREAS, Elizabeth (Bryson) Jordan died testate a resident of Henderson County, NC on March 30, 2019, and Paragraph Four of her Last Will and Testament, filed in Henderson County File Number 19-E-387 bequeathed and devised the real property described below to Russell Vincent Jordan (aka Russell V. Jordan); and

WHEREAS, Brendan C. Wentworth as husband of Jennifer E.V. Wentworth does hereby join in this deed solely for the purpose of conveying his marital interest.

NOW THEREFORE THIS INDENTURE

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

BEING ALL THAT PROPERTY DESCRIBED ON "EXHIBIT A" ATTACHED HERETO, WHICH EXHIBIT IS INCORPORATED INTO THIS INSTRUMENT AS IF FULLY SET FORTH HEREIN

CONVEYED TOGETHER WITH AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, and AMENDMENTS TO RESTRICTIONS, if any, of public record of even date herewith.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All ad valorem property taxes for the year 2023, and all subsequent years.

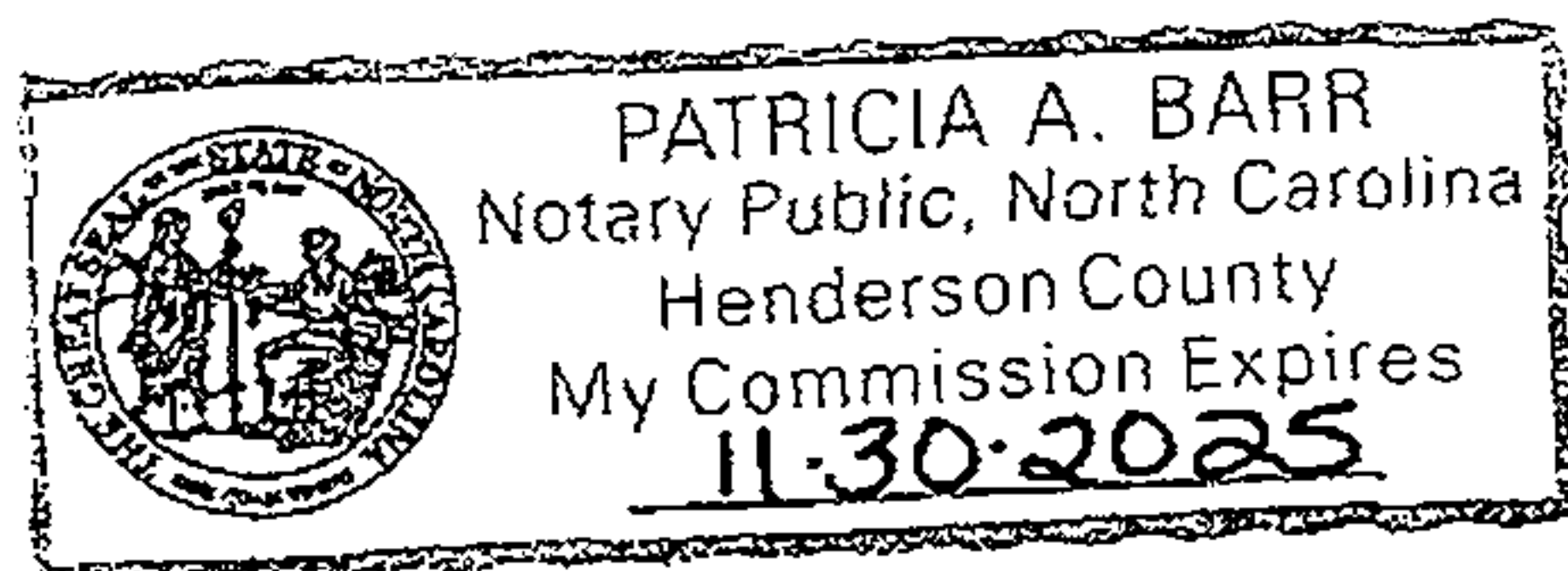
THIS CONVEYANCE is made together with and subject to zoning restrictions, restrictive covenants, rights-of-way and easements for streets, roads and utilities, reservations, restrictions and amendments to restrictions, if any, of public record of even date herewith.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Julia B. Ray by Jennifer E. V. Wentworth a. P.O. A.
JULIA BRYSON RAY (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I do hereby certify that Jennifer E.V. Wentworth (aka Jennifer Erin Vanselow Ray, as Attorney-in-Fact for Julia Bryson Ray personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Julia Bryson Ray, and that her authority to execute and acknowledge said instrument is contained in that Power of Attorney dated January 5, 2017, which Power of Attorney is duly executed, acknowledged and recorded in the Office of Register of Deeds in the County of Buncomb, State of North Carolina, on the 5th day of January, 2017 in Book 5508 at Pages 1303-1305, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney. I do further certify that the said Jennifer E.V. Wentworth acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Julia Bryson Ray.



WITNESS my hand and notarial seal this the 4th day of May, 2023.

Patricia A. Barr Notary Public

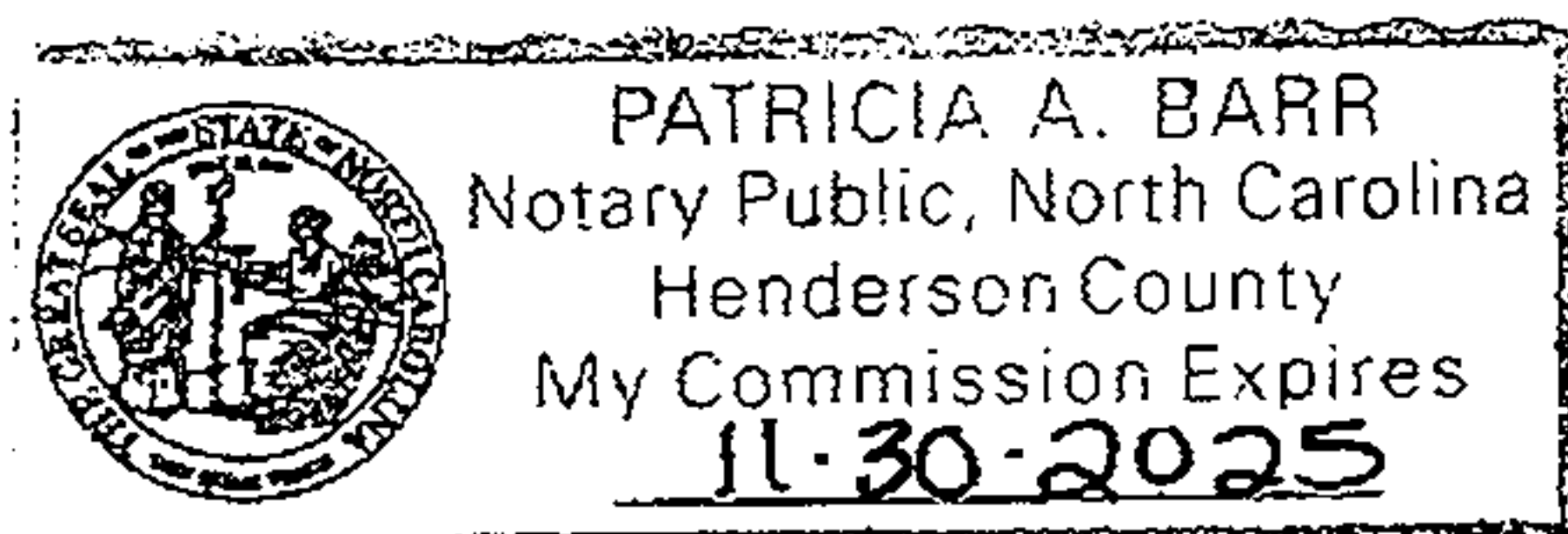


(SEAL)

RUSSELL V. JORDAN

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

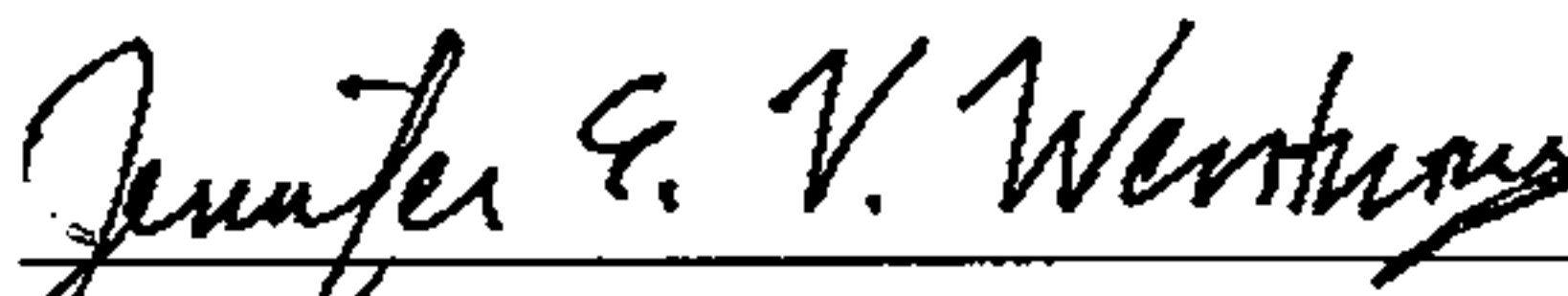
I do hereby certify that RUSSELL V. JORDAN, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



WITNESS my hand and notarial seal this the 4th day of May, 2023.



Notary Public



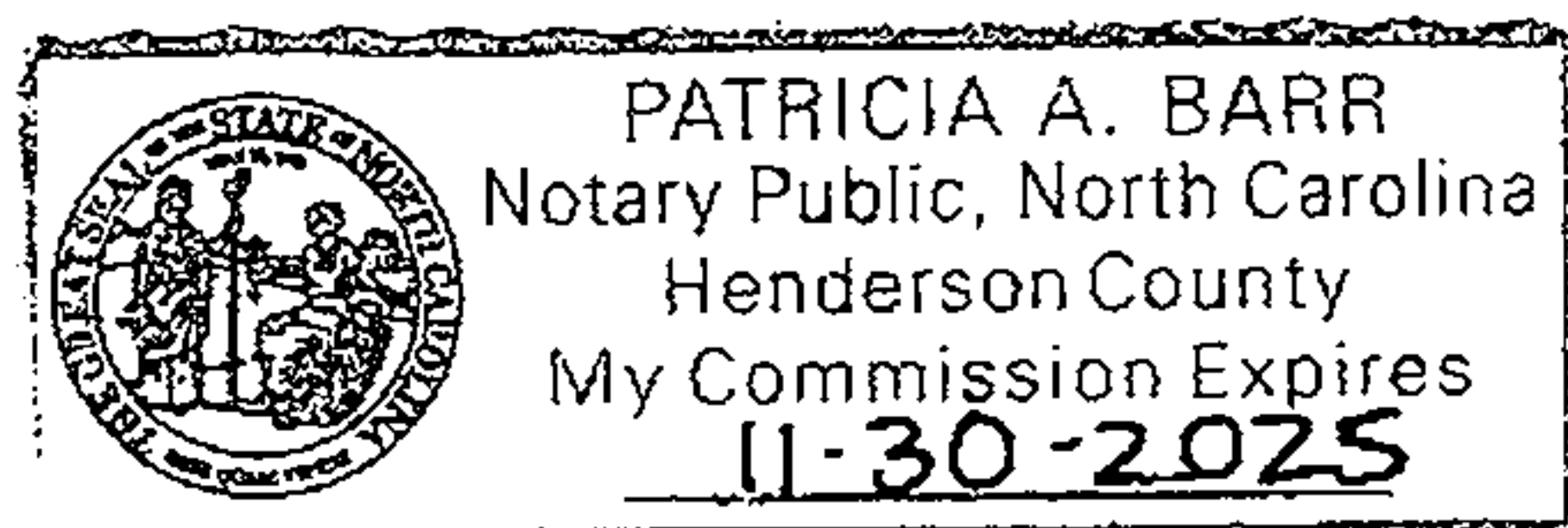
(SEAL)

JENNIFER E. V. WENTWORTH


(fka Jennifer Vanselow)

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

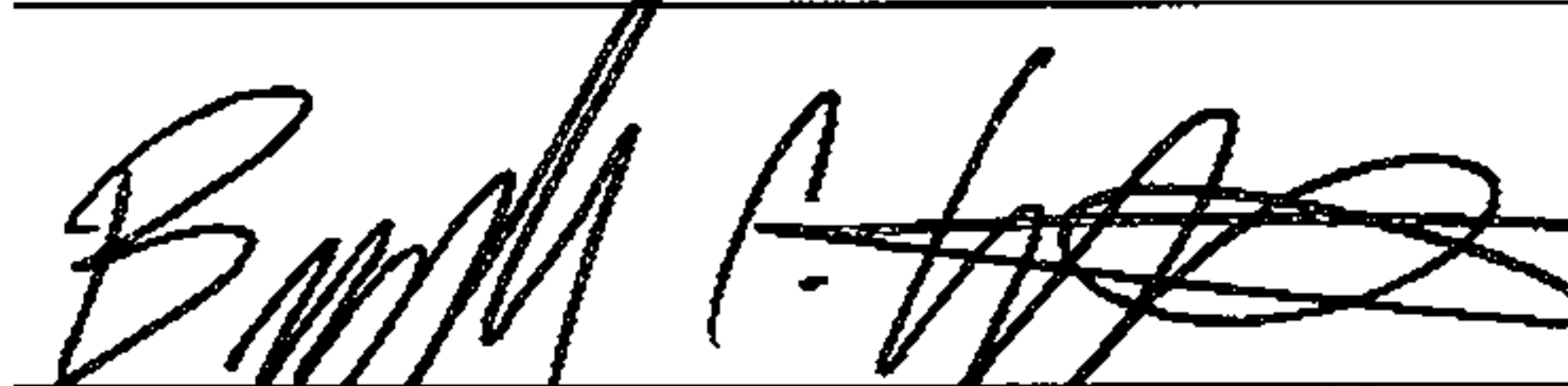
I do hereby certify that JENNIFER E. V. WENTWORTH (fka Jennifer Vanselow), personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



WITNESS my hand and notarial seal this the 4th day of May, 2023.



Notary Public

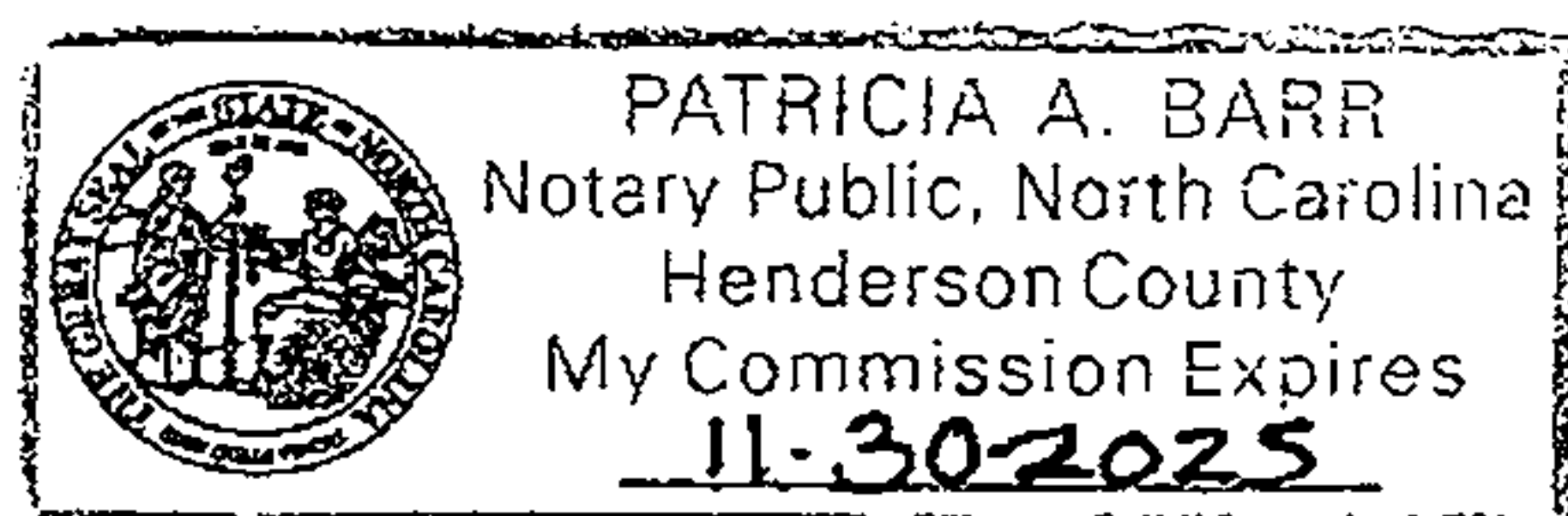


(SEAL)

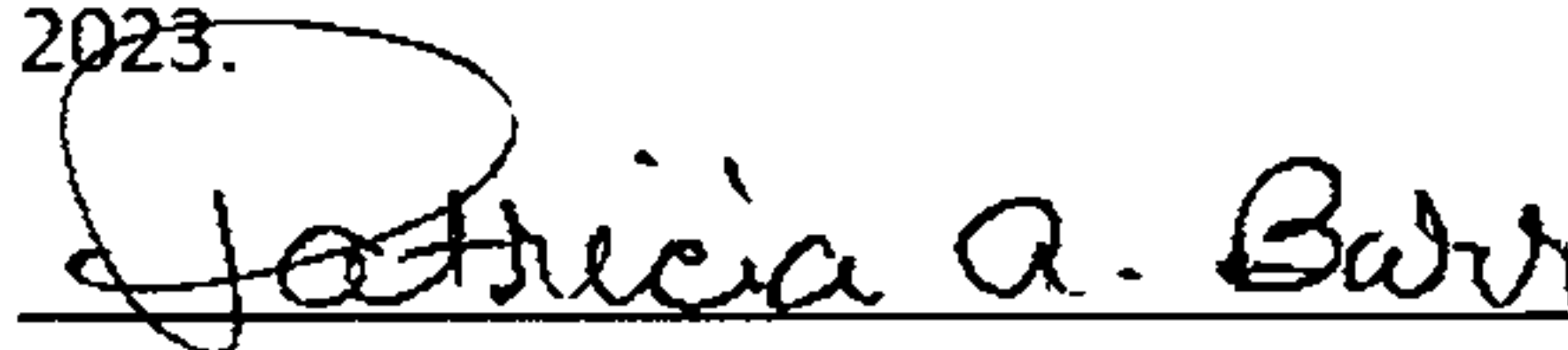
BRENDAN C. WENTWORTH

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I do hereby certify that BRENDAN C. WENTWORTH, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



WITNESS my hand and notarial seal this the 4th day of May, 2023.



Notary Public

EXHIBIT "A"

TRACT ONE: REID #9905046:

Being Lots 31 and 32 of Mt. Royal Subdivision as shown on plat recorded in Plat Book 1, Page 91, (now Plat Book B, Page 46A) in the office of the Register of Deeds for Henderson County; and being more particularly described as follows: BEGINNING at a stake in the N. margin of Ridgecrest Place, S.W. corner of Lot No 33, said stake standing N 50 deg. 10' W 152 ½ feet from the point of intersection of the W. margin of Crescent Avenue with the N. margin of Ridgecrest Place; and running thence with said N. margin of Ridgecrest Place N. 50 deg. 10' West 100 feet to a stake in said margin of said Ridgecrest Place, the same being the S.E. corner of Lot No. 30 and running thence with the eastern line of Lot 30 N. 39 deg. 50' East 159.57 feet to a stake in the S. margin of Laurel Lane; the same being the northeast corner of Lot 30; thence with said S. margin of Laurel Lane S. 42 deg. 50' East 100.82 feet to a stake in said margin of Laurel Lane the same being the N.W. corner of Lot No. 33; thence with the western line of Lot 33 S. 39 deg. 50' W. 146.7 feet to the place of BEGINNING.

The above described Tract One is the identical property conveyed by Bess Hodges Few, widow to Harry B. Bryson and wife, Louise Few Bryson by deed dated, January 29, 1958, recorded in Deed Book 365, Page 525, Henderson County Registry.

TRACT TWO: REID #9905045:

Being Lots 29 and 30 of Mount Royal Subdivision as shown on plat recorded in Plat Book 1, Page 91, (now Plat Book B, Page 46A) in the office of the Register of Deeds for Henderson County; and being more particularly described as follows: BEGINNING at a stake in the northeast margin of Ridgecrest Place, the extreme western corner of Lot #31, said stake standing North 50 deg. 10 min. West 252.5 feet from the intersection of the said margin of Ridgecrest Place with the northwest margin of Crescent Avenue; and running thence with the line of Lot #31, North 39 deg. 50 min. East 159.57 feet to a stake in the southwest margin of Laurel Lane; thence with the said margin of Laurel Lane North 42 deg. 50 min. West 82.41 feet to a stake; thence still with the said margin of Laurel Lane, North 62 deg. 22 min. West 19.6 feet to the corner of Lot #28; thence with the line of Lot #28 South 39 deg. 50 min. West 140 feet to the northeast margin of Ridgecrest Place; thence with the said margin of Ridgecrest Place and following the curve thereof in a southerly direction 64 feet more or less to the corner of Lot #30; thence still with the said margin of Ridgecrest Place South 50 deg. 10 min. East 50 feet to the point of BEGINNING.

The above described Tract Two is the identical property conveyed by Clarence H. Goode and wife, Carol B. Goode to Harry B. Bryson and wife, Louise F. Bryson by deed dated, April 28, 1962, recorded in Deed Book 402, Page 303, Henderson County Registry.



**CITY OF HENDERSONVILLE
AMENDED AGENDA ITEM
SUMMARY
PLANNING DIVISION**



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** August 21, 2024

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

TITLE OF ITEM: 1420 Ridgecrest Drive – Retroactive Windows Approval
(H24-021-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-021-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

Windows:

1. The replacement windows match the original design and dimension and utilize a compatible substitute material. [Sec. 3.7.5]
2. The new windows replace the original unit in kind, matching the design and the dimension of the original sash, panel, pane configuration, architectural trim, and detailing. Compatible substitute material was utilized. [Sec. 3.7.5]

[DISCUSS & VOTE]

1. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-021-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

Windows:

1. The retention and preservation of windows that contribute to the overall historic character of the building is not prioritized. [Sec. 4.2.6]
2. The property owner should replace only the deteriorated feature in kind rather than the entire unit. [Sec. 3.7.5]
3. The replacement windows are not replaced in kind, matching the design and the dimensions of the original design. The substitute material is incompatible with the original material. [Sec. 3.7.6]
4. The vinyl material is not an appropriate material for contributing properties. [Sec. 3.12.1]

[DISCUSS & VOTE]

PROJECT/PETITIONER NUMBER:	H24-021-COA
PETITIONER NAME:	Patsy Stewart (Applicant and Property Owner)
EXHIBITS:	A. Staff Report B. COA Application C. Warranty Deed

1420 RIDGECREST DR. – After the Fact Approval of Windows (H24-021-COA)

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

Staff Report Contents

PROJECT SUMMARY	2
SITE VICINITY MAP	2
CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP	3
HISTORY OF SUBJECT PROPERTY	4
REPLACEMENT WINDOWS - SITE IMAGES	5
REQUEST I: REPLACEMENT WINDOWS - DESIGN STANDARDS CRITERIA	10



PROJECT SUMMARY

Applicant: Patsy Stewart

Property Owner: Patsy Stewart

Property Address: 1420 Ridgecrest Drive

Project Acreage: 0.35 Acres

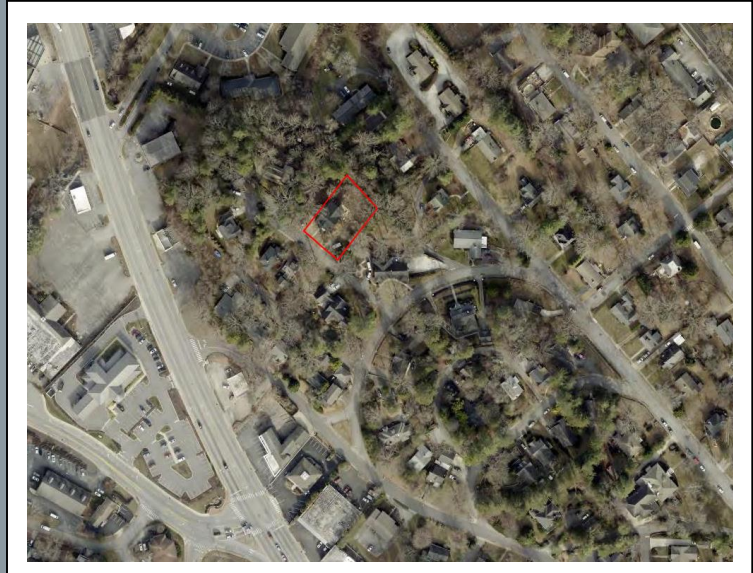
Parcel Identification Number(s):

9569-62-1692

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic Overlay District

Project Type: Major Work (after the fact approval of windows)



SITE VICINITY MAP

Project Summary:

The City of Hendersonville is in receipt of a Certificate of Appropriateness (COA) application from Patsy Stewart for an after-the-fact approval of replacement windows.

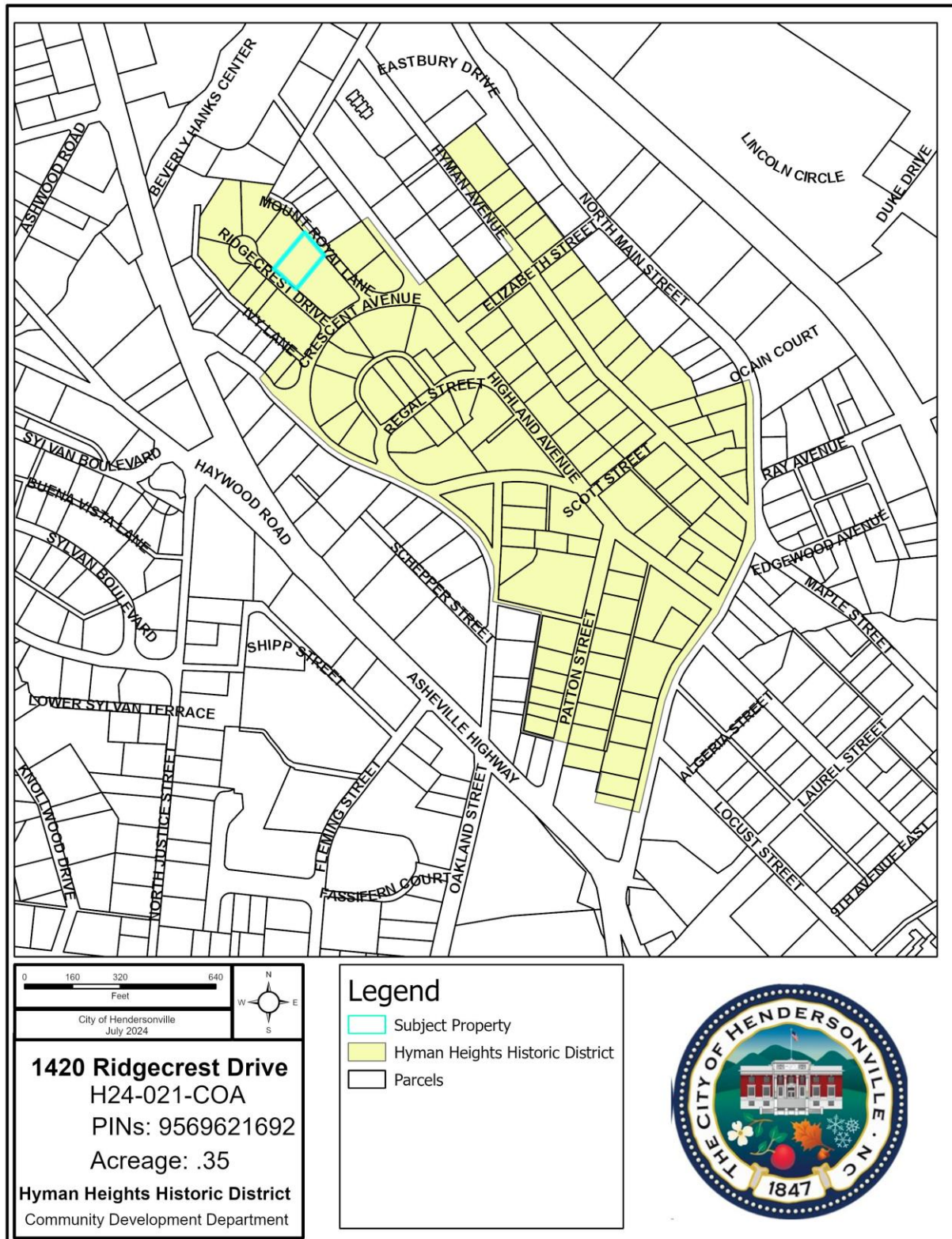
The property owner purchased the home in 2023. The sale of the home occurred after the Historic Preservation Commission commenced demolition by neglect of the property. Since the purchase of the property, the owner has received a staff approved COA for a full roof replacement in-kind, repair to the foundation, and replacement of gutters. All three projects have been completed.

In July 2024, the applicant also received after-the-fact approval by the Historic Preservation Commission for a new deck on the rear of the house.

The current COA application is a Major Work according to the standards of Residential Design Guidelines. The Historic Preservation Commission heard testimony on the replacement windows at the July 2024 meeting but agreed to continue the hearing in August to allow the applicant time to propose a solution.

Replacement Windows. The applicant is seeking retroactive approval for windows replaced on the main level (first floor) of the home. The previous windows were replaced with vinyl replacement windows that match in *style* and *color* to the original.

PROJECT SUMMARY – CONTINUED



CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY

Columbus Few House

House. Contributing, by 1926.

Vernacular Bungalow style one-story plus basement house with an irregular floor plan, side gable roof, and a front gable dormer supported by knee braces. Entry stoop has a front gable roof and square posts. Walls are brick veneer with shingles in the gable ends and dormer. Windows are one-over-one. Heavily wooded lot drops away to the rear. Columbus Few, the postmaster, and wife Bessie lived here from 1939 to at least 1949. Fair to poor condition.

(Sanborn maps, city directories)

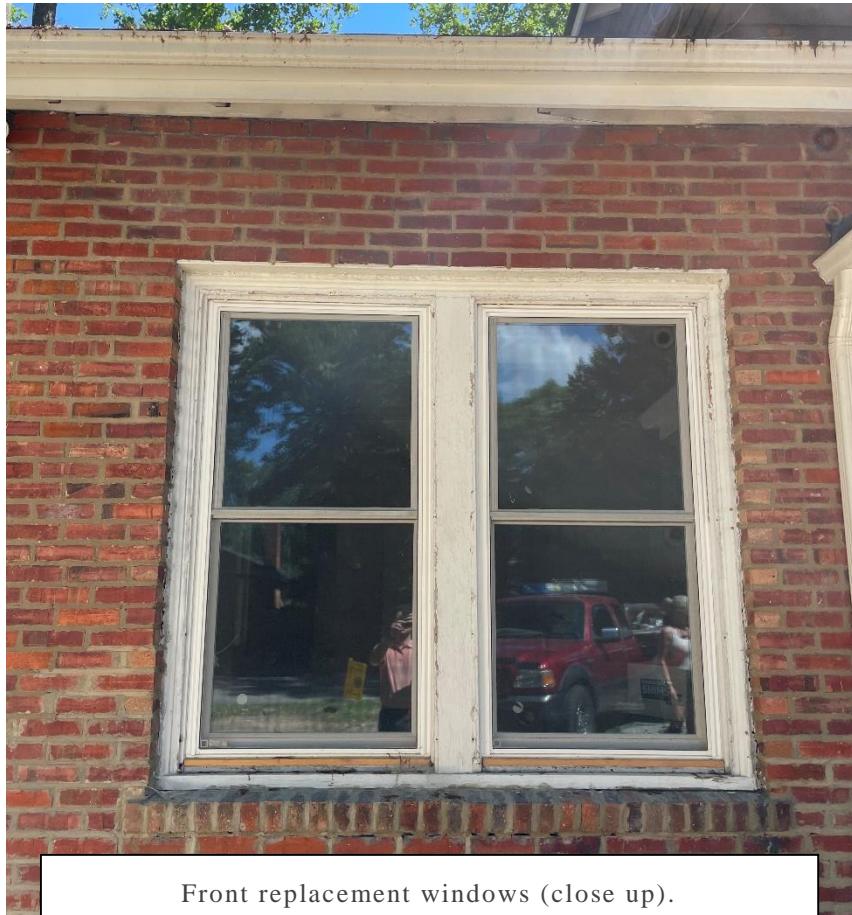
REPLACEMENT WINDOWS - SITE IMAGES



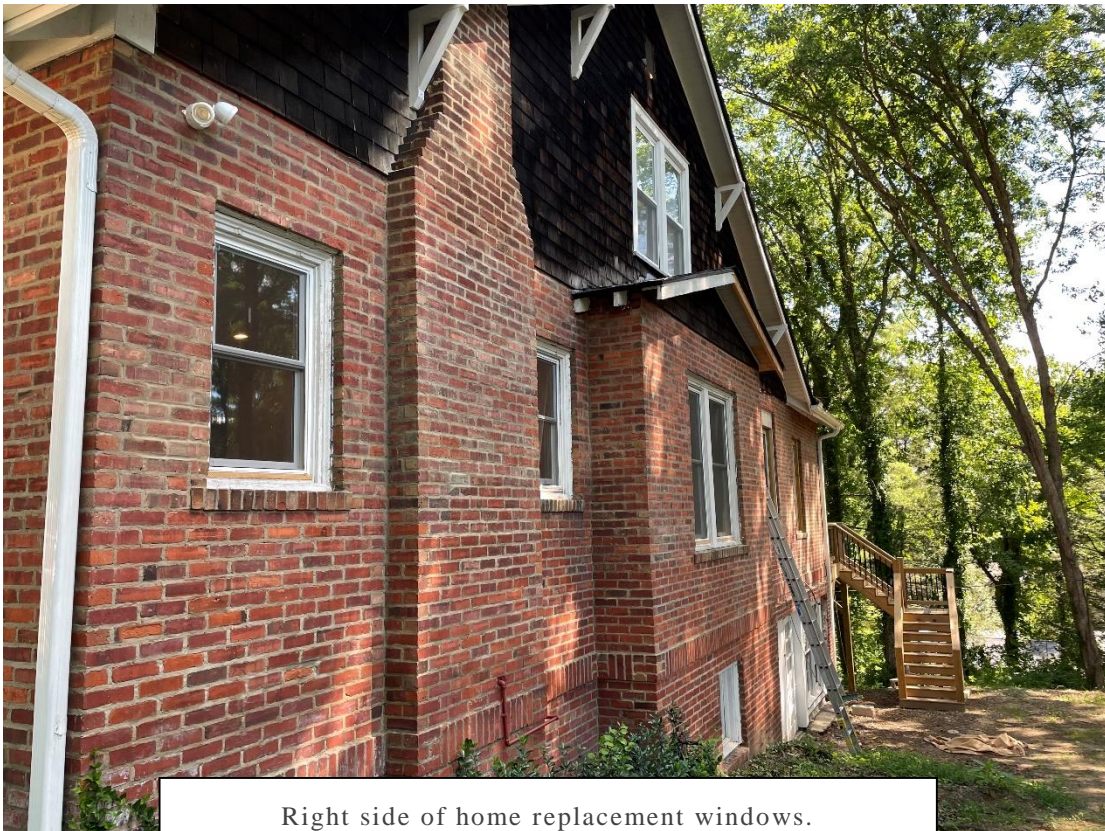
View of front façade of 1420 Ridgecrest Drive with the **previous windows.**



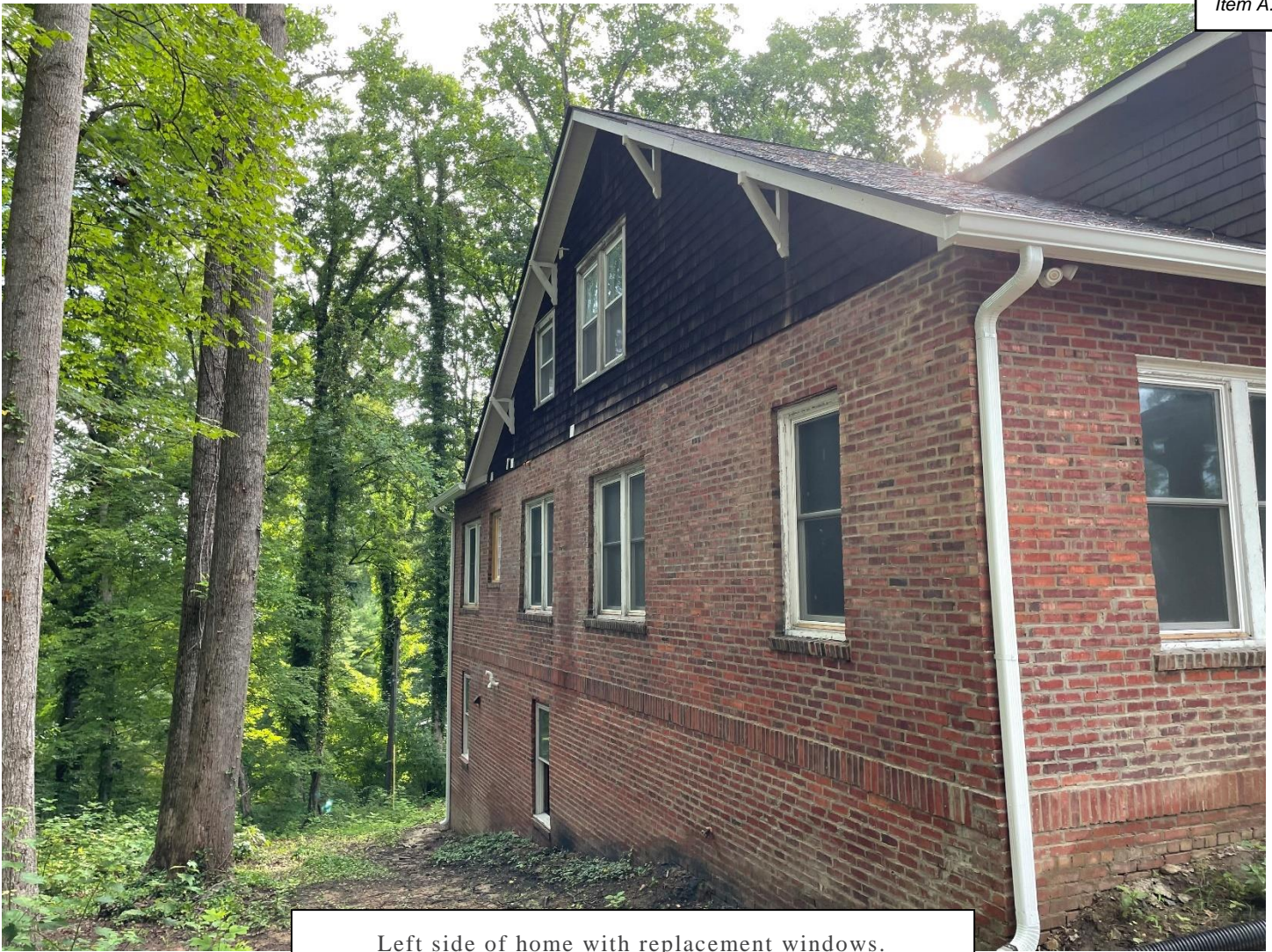
View of front façade of 1420 Ridgecrest Drive with the **replacement windows.**



Front replacement windows (close up).



Right side of home replacement windows.



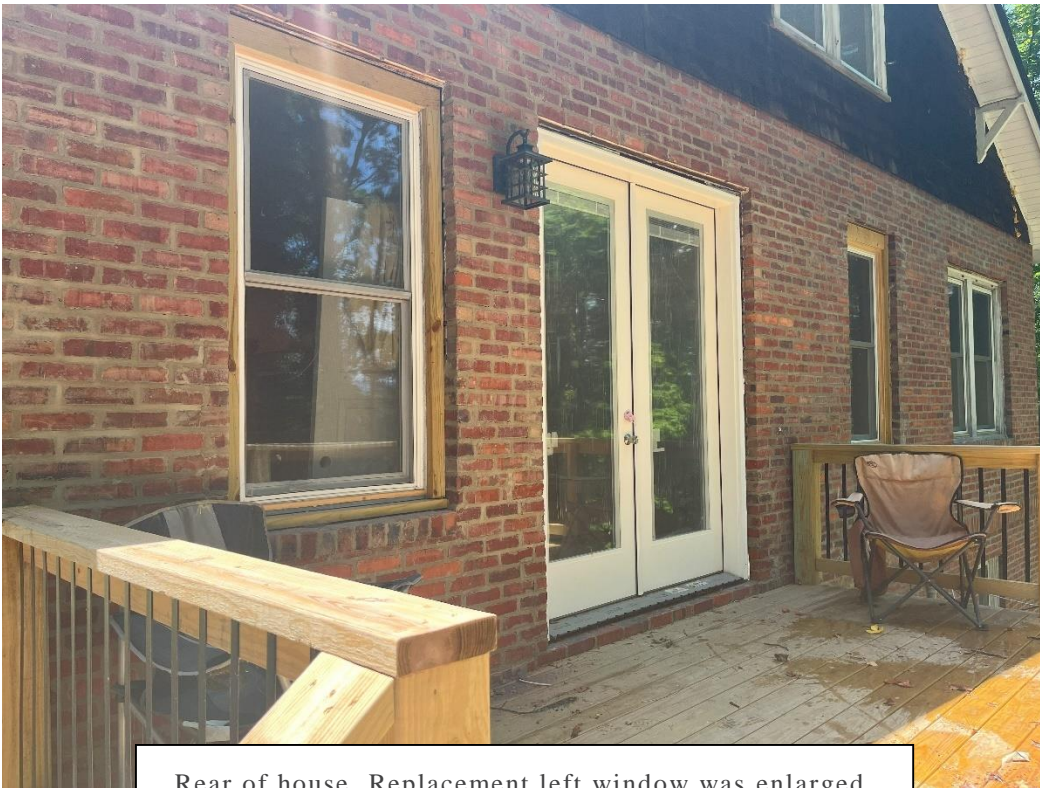
Left side of home with replacement windows.



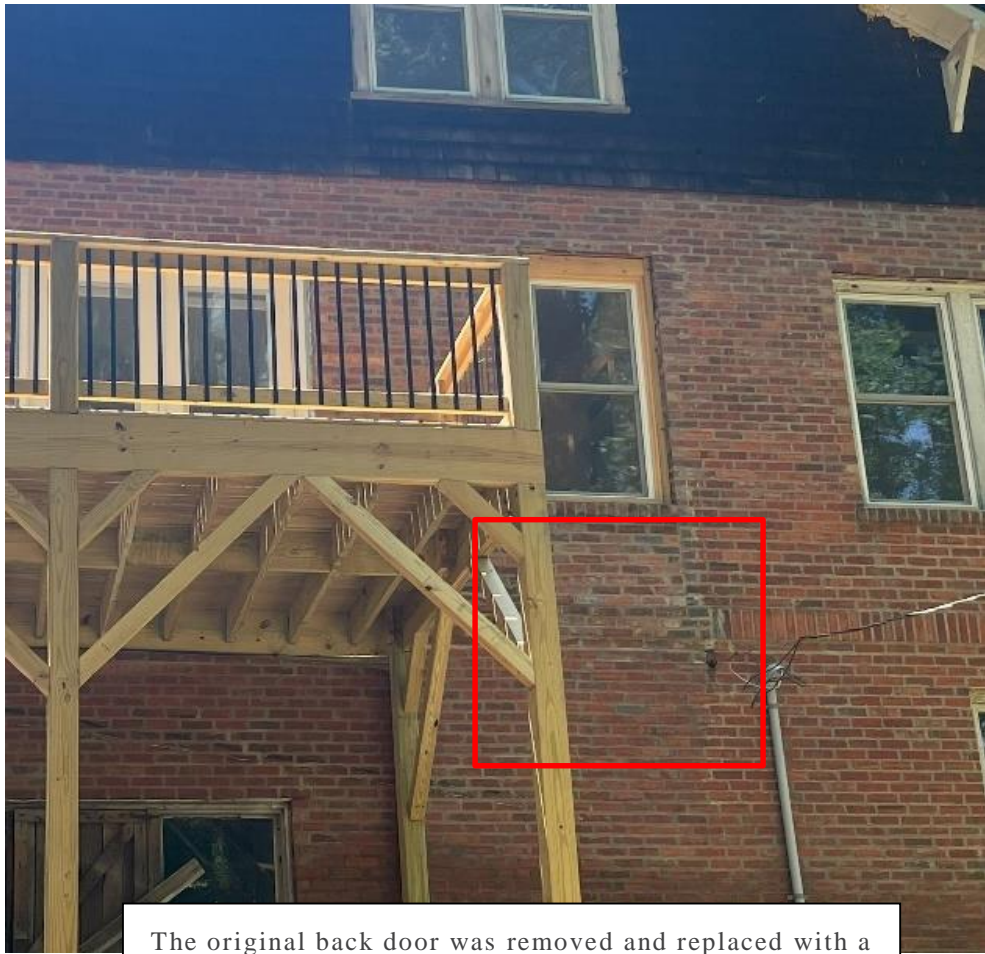
Previous window replaced with glass block window on left side of home. The trim has since been painted white.



Rear of house. Photo taken in 2016.



Rear of house. Replacement left window was enlarged. Window to the right of the double doors replaced the spot previously occupied by the back door.



The original back door was removed and replaced with a window. Brick was used to fill in underneath the window.



Left window opening on rear of house was increased in size to allow for a larger window.



REQUEST 1: REPLACEMENT WINDOWS - DESIGN STANDARDS CRITERIA

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

Section 3.7

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

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

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

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

Section 3.12. Artificial Materials Policy

Sec. 3.12.1 - Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials.



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: 6-17-24

☒ Minor Work

☒ Major Work

☐ Major Work Resubmittal

Application Contact Information

Applicant Name: Patsy Stewart	Property Address: 1420 Ridgecrest Drive, Hendersonville, NC 28792	Applicant Email: p.s.patsystewart@gmail.com	Phone Number: 828-220-2428
Property Owner Name (if different from Applicant)	Mailing Address: PIN 9569.62.1692	Owner Email:	Phone Number:

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

We respectfully submit the following proposed alterations for review and approval by the Hendersonville Historic Preservation Commission. See brief summary below and included presentation for full details:

Windows: The windows on the main level of the home have been replaced, matching the existing style to maintain the historical integrity.

Exterior Stairs/Deck: The existing stairs and deck, deemed hazardous, has been replaced to ensure safety and functionality, adhering to the historical context of the property. Completed by Dan Chapman.

We have already completed the replacement of the windows and the deck, recognizing the need for approval for these modifications. We are committed to preserving the historical character of the property while making necessary improvements for safety and functionality.

Thank you for your consideration.



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.

Patsy Stewart

Printed Property Owner(s) Name

Patsy Stewart
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

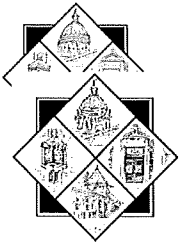
Date Received: 6/17/23

Received By: Sam Hayes

Application Complete: (Y) / N

Proposed HPC Meeting Date (if applicable): July 17, 2024

Notes:



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

GENERAL APPLICATION REQUIREMENTS (FOR MINOR & MAJOR WORKS):

Note: These items are required as part of a complete application package. Incomplete application packages will not move forward in the review process and will result in additional processing and review time.

<input checked="" type="checkbox"/>	Pre-Application Meeting with City Staff (Required for Major Work only)
<input checked="" type="checkbox"/>	Detailed Project Description
<input checked="" type="checkbox"/>	Color/Labeled Photographs of Subject Property
<input checked="" 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

Existing Stairs, Landing, Steps and Entryways	
<input checked="" type="checkbox"/>	Photographs showing existing conditions.
<input checked="" type="checkbox"/>	Rendering of proposed exterior stairs, landing, steps, or entryway styles
<input checked="" 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 checked="" type="checkbox"/>	Materials Worksheet (Not required for Additions)
<input checked="" type="checkbox"/>	Existing & Proposed Site Plans (drawn to scale)
<input type="checkbox"/>	Existing & Proposed Floor Plans (drawn to scale)
<input checked="" 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 checked="" type="checkbox"/>	Streetscape Rendering (Required for new structures sited adjacent to a right of way))
<input checked="" type="checkbox"/>	Manufacturer Specifications for All Materials (Including but not limited to windows, doors, siding, roofing, lighting, mechanical)

Certificate of Appropriateness Application

1420 Ridgcrest Dr.

Window Replacement - Main Level

We are seeking retroactive approval for the replacement of the windows on the main level of the home. The new custom-made vinyl windows replicate the appearance of the original windows and match the existing style, ensuring continuity with the home's historical design. Additionally, the original window framing was preserved and repaired to maintain the historic integrity of the property.

Window Specifications:

- 22 windows on the main level of the home were replaced with the following:
 - Manufacturer: JELD-WEN
 - Type: Builders vinyl double-hung windows
 - Double-glazing with LowE
 - Class R-PG35
 - Design Pressure: +35/-35 psi
 - Conforms to AAMA/WDMA/CSA 101/I.S.2/A440-08
 - U-Factor: 0.35 (U.S./I-P)
 - Solar Heat Gain Coefficient: 0.50
 - Visible Transmittance: 0.60
 - Air Leakage: < 0.3 (I.S. /I-P)

These windows were custom-made to match the original windows, preserving the historical appearance of the home. However, we acknowledge that according to historic preservation guidelines, it is typically acceptable to replace windows with ironclad or wood frames, whereas these replacements are vinyl. We respectfully request the department's consideration and approval of these vinyl windows, as they replicate the appearance of the original windows while offering enhanced durability and energy efficiency. By preserving and repairing the original framing, we have maintained the historical character of this contributing two-story vernacular bungalow style house in the Hyman Heights Historic District.

The above information was pulled from the detailed window sticker which has been included. For full details on all of the replaced windows and exact size measurements please see the included INVOICE.

ORIGINAL DAMAGE TO WINDOW FRAMES:



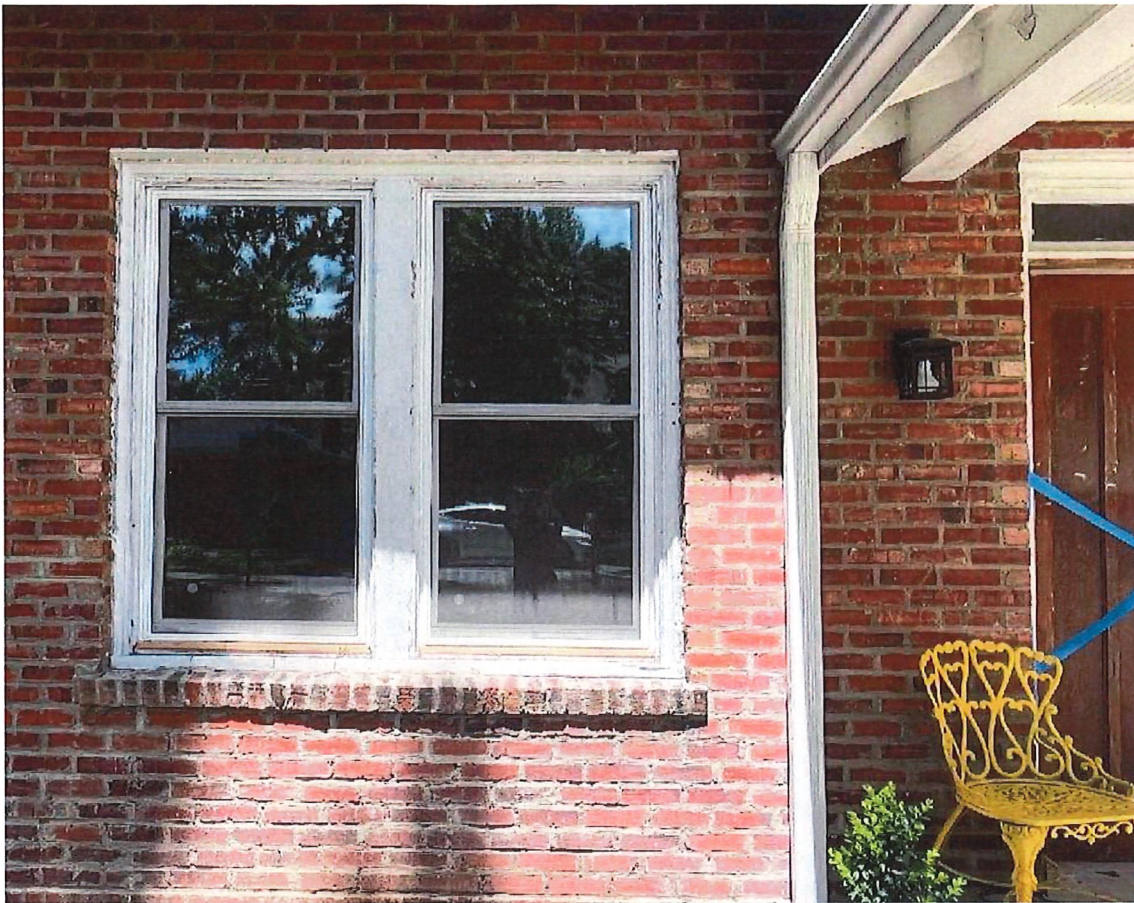
ORIGINAL WINDOWS



NEW WINDOWS



NEW WINDOWS WITH OLD FRAMES: FRONT LEFT



NEW WINDOWS WITH OLD FRAMES: FRONT RIGHT



ADDITIONAL EXAMPLES OF THE NEW WINDOWS WITH OLD FRAMES:



Thank You
for Choosing
JELD-WEN



National Fenestration
Rating Council®

CERTIFIED

JELD-WEN
WINDOWS & DOORS
Builders Vinyl Double Hung
Double-glazing with LowE
JEL-A-725-11730-00001

ENERGY PERFORMANCE RATINGS
EVALUACION DE RENDIMIENTO ENERGETICO

U-FACTOR FACTOR-U	SOLAR HEAT GAIN COEFFICIENT COEFICIENTE GANANCIA DE ENERGIA SOLAR
0.35 (U.S./I-P) 1.99 (Metric/SI)	0.50

ADDITIONAL PERFORMANCE RATINGS
EVALUACION SUPLEMENTARIA DE RENDIMIENTO

VISIBLE TRANSMITTANCE TRANSMISION DE LUZ VISIBLE	AIR LEAKAGE INFILTRACION DE AIRE
0.60	≤ 0.3 (U.S./I-P) ≤ 1.5 (Metric/SI)

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
Este fabricante estipula que estos valores cumplen con los procedimientos aplicables de NFRC para determinar el rendimiento total del producto. Los valores usados por NFRC son determinados por un conjunto fijo de condiciones ambientales y un tamaño de producto específico. NFRC no recomienda ningún producto y no garantiza que el producto sea adecuado para un uso específico. Consulte con el folleto del fabricante para el uso apropiado de este producto.
www.nfrc.org



**American Architectural
Manufacturers Association**

Manufacturer of Certified Products

Manufacturer stipulates conformance to the applicable standards

JELD-WEN Windows & Doors

Builders Vinyl Double Hung

Class R-PG35 - Size Tested 38x74 in

Design Pressure = +35/-35 psf

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



WARNING: This product can expose you to wood dust, which is known to the State of California to cause cancer. For more information go to www.P65Warnings.ca.gov.
ADVERTENCIA: Este producto puede exponerle a polvo de madera, que es conocido(a) por el Estado de California como causante de cáncer. Para mayor información, visite www.P65Warnings.ca.gov.

1187679 7

010911124V

V30034 01/09/24



Please Remit To:
PO Box 402616
ATLANTA GA 30384-2616

DATE	INVOICE NO.
01-17-24	69811099

828-252-2481 **INVOICE** ***REPRINT*** **INVOICE** PG 1

S 387915
O DANIEL CHAPMAN
L 272 SUGAR HOLLOW RD
T
O HENDERSONVILLE, NC 28739

S 471644
H DANIEL CHAPMAN MW SL
I 1420 RIDGECREST DR
P PATSY STEWART
T
O HENDERSONVILLE, NC 28792

(HEREINAFTER REFERRED TO AS CUSTOMER)

JOB NO.		CUST. ORDER NO.		COST CODE	DATE SHIPPED	SALES ORDER #	TERMS
STEWART		WINDOWS			01-17-24	72062014	N10TH
ORDERED	SHIPPED	B/O	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENSION
SF				JELD-WEN - PA1187679 J/W BLDERS VINYL - WHITE EXT & INT - SUNFLOW CLEAR - WHITE HARDWARE - SLOPE SILL ADAPTOR LOOSE - W/SCREENS			
2	2		37742513.30	*1 - LIV RM - 34-1/4 X 66-1/4 - DH	EA	365.25	730.50 T
2	2		37742513.40	*2 - LIV RM - 28-1/4 X 46 - DH	EA	291.74	583.48 T
2	2		37742513.50	*3 - DIN RM - 34-1/4 X 66 - DH	EA	365.25	730.50 T
2	2		37742513.60	*4 - DIN RM - 34-1/4 X 53-1/2 - DH	EA	334.11	668.22 T
2	2		37742513.70	*5 - DIN RM - 34-1/4 X 66 - DH	EA	365.25	730.50 T
2	2		37742513.80	*6 - LAUNDRY - 34-1/4 X 66- DH	EA	365.25	730.50 T
2	2		37742513.90	*7 - LAUNDRY - 34-3/4 X 66- DH	EA	365.25	730.50 T
2	2		37742513.100	*8 - MST BDRM 2 - 34-1/4 X 66 - DH	EA	365.25	730.50 T
1	1		37742513.110	*9 - MST BATH 1 - 34-1/4 X 66 - DH	EA	365.25	365.25 T
1	1		37742513.120	*10 - MST BATH 1 - 34-1/4 X 66 - TEMPERED - DH	EA	528.88	528.88 T
3	3		37742513.130	*11 - MST BDRM 1 - 34-1/2 X 66-1/4 - DH	EA	365.25	1,095.75 T
1	1		37742513.140	*12 - ADDED ON - 33-1/4 X 66-1/2 - DH	EA	365.25	365.25 T
2	2		37742513.160	33-3/4 X 65-3/4 - SCREEN - DH	EA	0.00	.00 T
2	2		37742513.170	27-3/4 X 45-1/2 - SCREEN - DH	EA	0.00	.00 T
8	8		37742513.180	33-3/4 X 65-1/2 - SCREEN - DH	EA	0.00	.00 T
2	2		37742513.190	33-3/4 X 53 - SCREEN - DH	EA	0.00	.00 T
2	2		37742513.200	33-3/4 X 65-1/4 - SCREEN - DH	EA	0.00	.00 T
2	2		37742513.210	34-1/4 X 65-1/2 - SCREEN - DH	EA	0.00	.00 T
TAX CODE		SHIPPED FROM	SALES AMOUNT	SALES TAX	SHIPPING CHARGE	MISCELLANEOUS	cont . . . TOTAL

TERMS & CONDITIONS can be found at www.blr.com/terms

DUE DATE



Please Remit To:
PO Box 402616
ATLANTA GA 30384-2616

DATE	INVOICE NO.
01-17-24	69811099

828-252-2481 **INVOICE** ***REPRINT*** **INVOICE** PG 2

S 387915
O
L DANIEL CHAPMAN
D 272 SUGAR HOLLOW RD
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O HENDERSONVILLE, NC 28739

S 471644
H
I DANIEL CHAPMAN MW SL
P 1420 RIDGECREST DR
T PATSY STEWART
O HENDERSONVILLE, NC 28792

(HEREINAFTER REFERRED TO AS CUSTOMER)

JOB NO.	CUST. ORDER NO.	COST CODE	DATE SHIPPED	SALES ORDER #	TERMS
STEWART	WINDOWS		01-17-24	72062014	N10TH

ORDERED	SHIPPED	B/O	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENSION
SF							
3	3		37742513.220	34 X 65-3/4 - SCREEN - DH	EA	0.00	.00 T
1	1		37742513.230	32-3/4 X 66 - SCREEN - DH	EA	0.00	.00 T
HENDERSON COUNTY, NC 6.75%							
NC045	HENDNCYD	7,989.83	539.31	.00	AXD017HX	8,529.14	
TAX CODE	SHIPPED FROM	SALES AMOUNT	SALES TAX	SHIPPING CHARGE	MISCELLANEOUS	TOTAL	

TERMS & CONDITIONS can be found at www.bldr.com/terms

P053146 MICHAEL SCOTT LEWIS
BUYER:
ENT BY: Karen Detweiler

DUE DATE 02-10-24



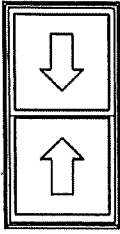
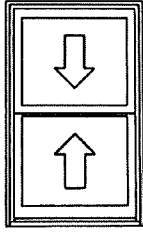
HEIDI CURRIE
2324 Asheville Highway Hendersonville NC 28791

QUOTE BY : HEIDI CURRIE
SOLD TO : DAN CHAPMAN
PO# : 37742513
Ship Via : Ground

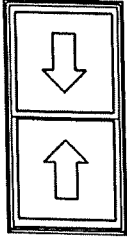
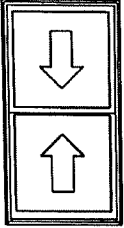
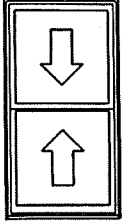
QUOTE # : JW231100RX8 - Version 0
SHIP TO :
PROJECT NAME: 1420 RIDGE CREST DR
REFERENCE :

U-Factor Weighted Average: 0.35

SHGC Weighted Average: 0.5

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	LIVING ROOM	Frame Size: 33 3/4 x 65 3/4			
	Rough Opening : 34 1/4 X 66 1/4	Actual Size: 33 3/4 -in X 65 3/4 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 1/8 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.5h, 6sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$365.25	2	\$730.50
Line 2	LIVING ROOM	Frame Size: 27 3/4 x 45 1/2			
	Rough Opening : 28 1/4 X 46	Actual Size: 27 3/4 -in X 45 1/2 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 23 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 1 Lock, *Does Not Meet Egress*, , Clear Opening 23.7w, 19.4h, 3.1sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$291.74	2	\$583.48

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 3	DINING ROOM	Frame Size: 33 3/4 x 65 1/2			
	Rough Opening : 34 1/4 X 66	Actual Size: 33 3/4 -in X 65 1/2 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int, Vent Height = 33 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.4h, 6sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-725-11730-00001			
	Viewed from Exterior. Scale: 1/2" =1'	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$365.25	2	\$730.50
Line 4	DINING ROOM	Frame Size: 33 3/4 x 53			
	Rough Opening : 34 1/4 X 53 1/2	Actual Size: 33 3/4 -in X 53 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int, Vent Height = 26 3/4 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Does Not Meet Egress*, , Clear Opening 29.7w, 23.1h, 4.7sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-725-11730-00001			
	Viewed from Exterior. Scale: 1/2" =1'	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$334.11	2	\$668.22
Line 5	DINING ROOM	Frame Size: 33 3/4 x 65 1/4			
	Rough Opening : 34 1/4 X 65 3/4	Actual Size: 33 3/4 -in X 65 1/4 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int, Vent Height = 32 7/8 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.2h, 6sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-725-11730-00001			
	Viewed from Exterior. Scale: 1/2" =1'	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$365.25	2	\$730.50

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 6	LAUNDRY	Frame Size: 33 3/4 x 65 1/2			
	Rough Opening : 34 1/4 X 66	Actual Size: 33 3/4 -in X 65 1/2 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.4h, 6sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" =1'		\$365.25	2	\$730.50
Line 7	LAUNDRY	Frame Size: 34 1/4 x 65 1/2			
	Rough Opening : 34 3/4 X 66	Actual Size: 34 1/4 -in X 65 1/2 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 30.2w, 29.4h, 6.1sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" =1'		\$365.25	2	\$730.50
Line 8	MST BDRM #2	Frame Size: 33 3/4 x 65 1/2			
	Rough Opening : 34 1/4 X 66	Actual Size: 33 3/4 -in X 65 1/2 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.4h, 6sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" =1'		\$365.25	2	\$730.50

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 9	MST BATH #1	Frame Size: 33 3/4 x 65 1/2			
	Rough Opening : 34 1/4 X 66	Actual Size: 33 3/4 -in X 65 1/2 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All			
		Floors)*, , Clear Opening 29.7w, 29.4h, 6sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-			
		725-11730-00001			
	Viewed from Exterior. Scale: 1/2" = 1'	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$365.25	1	\$365.25
Line 10	MST BATH #1	Frame Size: 33 3/4 x 65 1/2			
	TEMPERED	Actual Size: 33 3/4 -in X 65 1/2 -in			
	Rough Opening : 34 1/4 X 66	Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 ,			
		SunFlow Clear Tempered ,			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All			
		Floors)*, , Clear Opening 29.7w, 29.4h, 6sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.49, VT: 0.60, CR: 52.00, ER: 23.00, CPD: JEL-A-			
		725-11730-00003			
	Viewed from Exterior.	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$528.88	1	\$528.88
Line 11	MST BDRM #1	Frame Size: 34 x 65 3/4			
	Rough Opening : 34 1/2 X 66 1/4	Actual Size: 34 -in X 65 3/4 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 1/8 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All			
		Floors)*, , Clear Opening 29.9w, 29.5h, 6.1sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-			
		725-11730-00001			
	Viewed from Exterior. Scale: 1/2" = 1'	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$365.25	3	\$1,095.75

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 12	ADDED ON	Frame Size: 32 3/4 x 66			
	Rough Opening : 33 1/4 X 66 1/2	Actual Size: 32 3/4 -in X 66 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White			
		Int , Vent Height = 33 1/4 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All			
		Floors)*, , Clear Opening 28.7w, 29.6h, 5.9sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-			
		725-11730-00001			
	Viewed from Exterior. Scale: 1/2" =1'	PEV 2023.4.0.4591/PDV 7.360 (11/30/23)PA			
			\$365.25	1	\$365.25
			Total:		\$7,989.83
			NC (6.7500%):		\$539.31
			Net Total:		\$8,529.14
			Total Units:		22

Certificate of Appropriateness Application

1420 Ridgcrest Dr.

Replacement of Back Deck and Stairs

We are also seeking retroactive approval for the replacement of the back deck and stairs. The existing structure was deemed hazardous, necessitating its replacement to ensure safety and functionality. The new back deck and stairs have been carefully designed and constructed by Dan Chapman to adhere to the historical context of the property.

Back Deck Specifications:

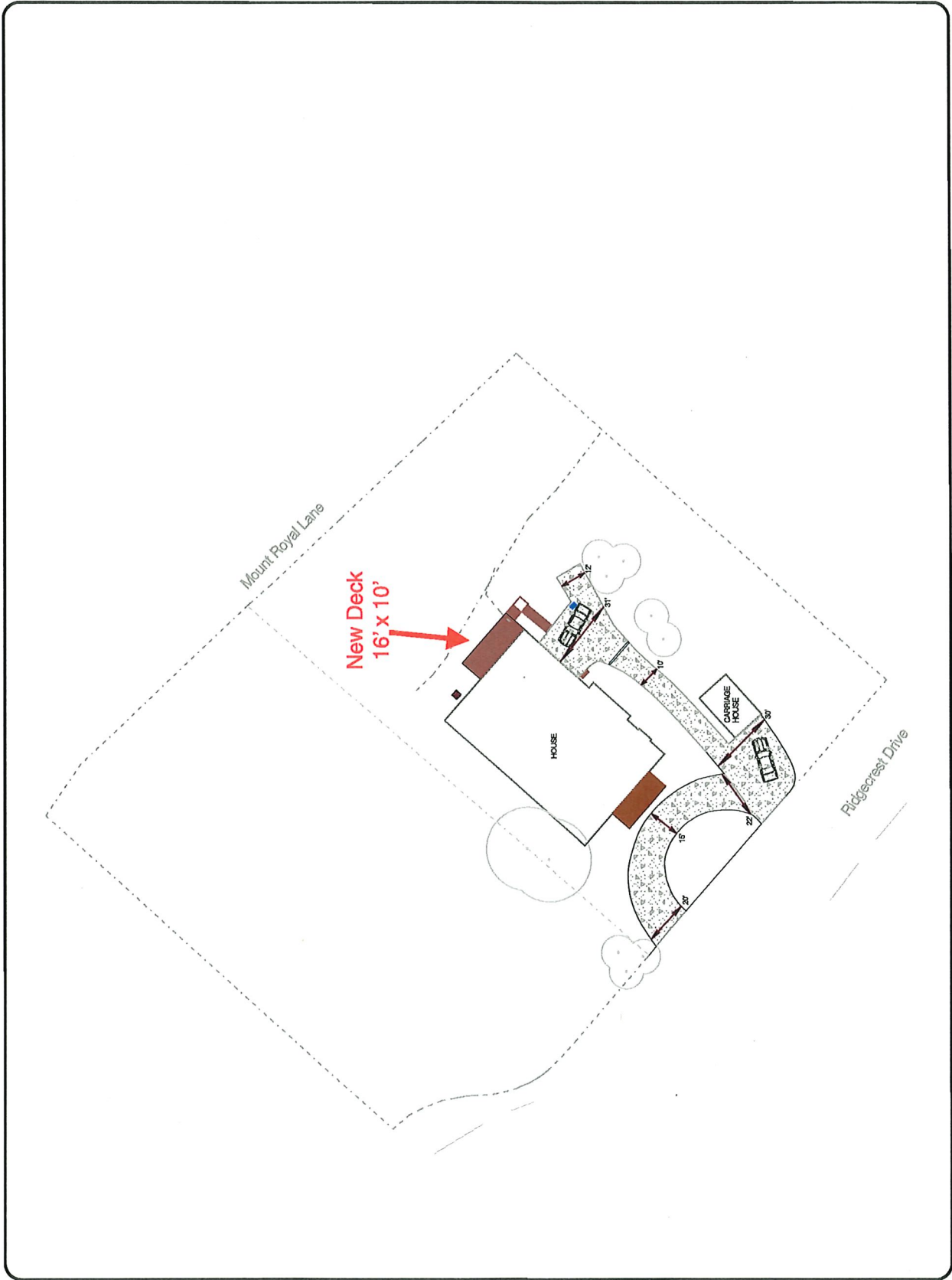
- 10' x 16' back deck with 14-step staircase
- 6 x 6 posts on concrete footings
- 2 x 10 joists
- 5/4 decking boards
- 2 x 6 handrails
- All wood is pressure treated
- Metal spindles for added support

In summary, we have already completed the replacement of the back deck and stairs, recognizing the need for approval for these modifications. It should be noted that the deck did pass all necessary structural and safety inspections. We are committed to preserving the historical character of the property while making necessary improvements for safety and functionality. Therefore, we respectfully request retroactive approval for these essential updates.

ORIGINAL DECK:

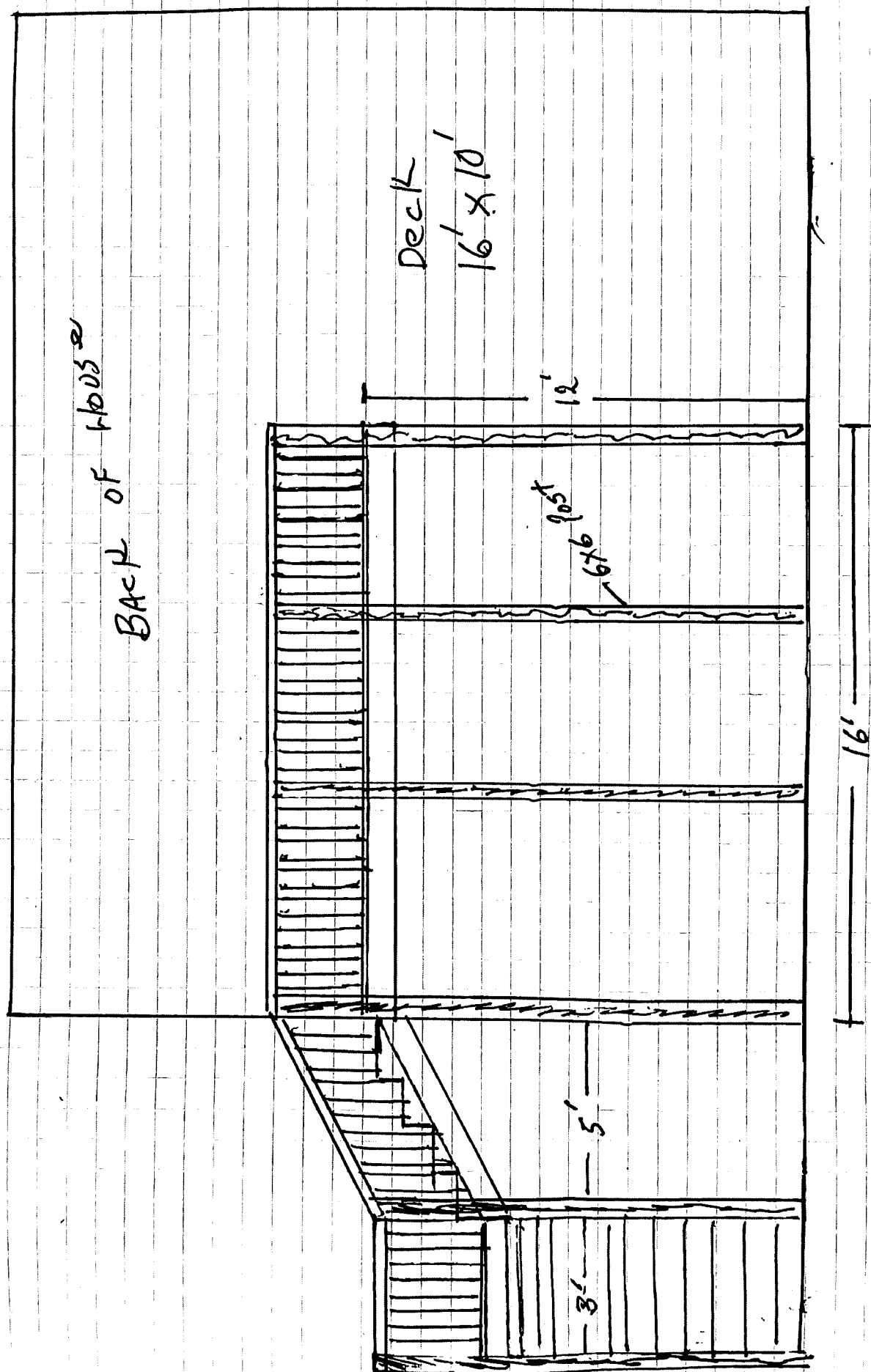


General Notes		ALL MEASUREMENTS TAKEN FROM OWNER SUPPLIED SURVEY. PLEASE CONFIRM ALL MEASUREMENTS ON SITE, INCLUDING PROPERTY LINES, BUILDING LOCATION & GRADES. DESIGN IS A CONCEPTUAL DRAWING AND NOT TO BE USED AS CONSTRUCTION DOCUMENTS. PLACEMENT OF NEW PLANT MATERIAL TO BE ADJUSTED ON SITE AS NEEDED.	
BASE PLAN	10.5.22		
REVISION/ISSUE	2.8.24		
		Project Client: Steven Residence 1420 Ridgeway Drive Hendersonville, NC 27522	
		Landscape Design by: Dabolo Nease OFFSHOOT VIRTUAL LANDSCAPE SERVICES, LLC PO BOX 1302 FLAT ROCK, NC 27731 828.695.2022 WWW.VIRTUALLANDSCAPESERVICES.COM	
		Scale: 1" = 20' 	
Project	Landscape Plan	Sheet	001
Date: 02.08.24			

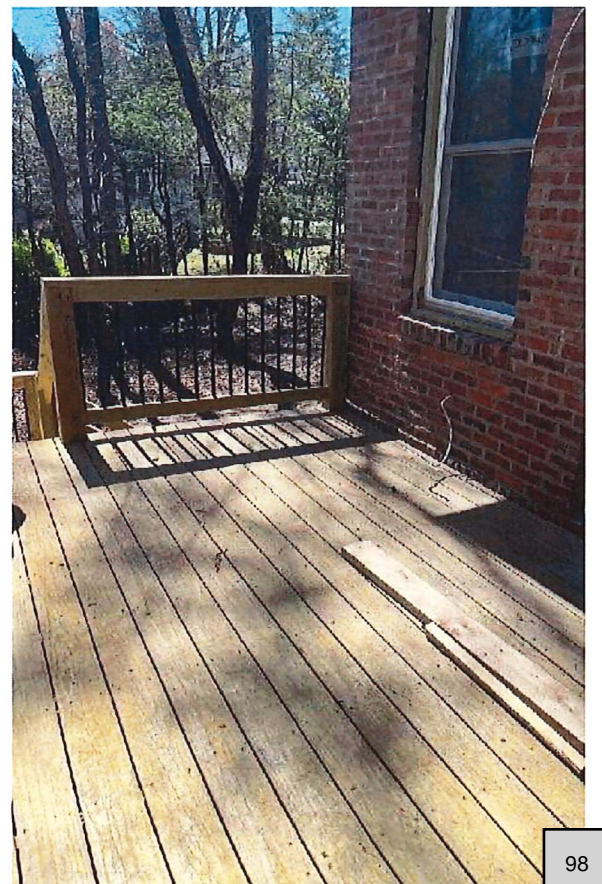
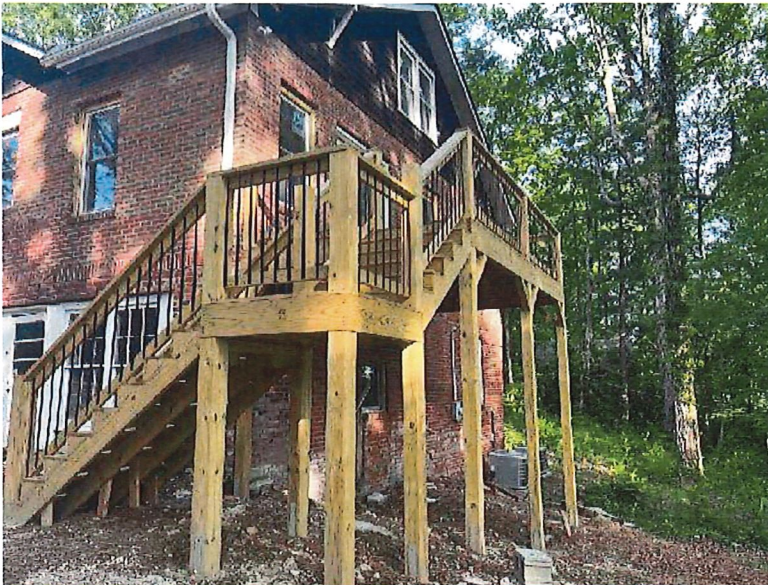


Item A.

Elevation Drawing of New Deck



NEW DECK:



VIEW OF DECK FROM STREET:

These photos show the visibility of the deck from the street view. As seen in the images, only a small portion of the stairs is visible from the front of the house. This limited visibility can be easily managed through proper plant placement and landscape design, ensuring that the historic character of the property remains intact while providing the necessary functionality.

NOTE: See site plan indicating the location of the deck relative to the house and also a more detailed elevation drawing to follow.

Thank you for your time and consideration of our application. Please let us know if you have any questions or require additional information. We appreciate your assistance in preserving the historical integrity of this property.

Best Regards,
Patsy Stewart

REPRINT

DATE	SO NUMBER	Item A.
12-19-23	7201842	

SALES ORDER

SPECIAL ORDER Page 1

S 387915
DANIEL CHAPMAN
272 SUGAR HOLLOW RD
HENDERSONVILLE, NC 28739

S 471644
DANIEL CHAPMAN MW SL
1420 RIDGECREST DR
PATSY STEWART
HENDERSONVILLE
NC 28792

JOB NO.	CUSTOMER PO	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
STEWART	PIC WINDOW		01-17-24	kxw9	HENDNCYD SP

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
SF	1 37757290.20	<u>HY-LITE</u> 32-1/4 X 46-1/8 CUT ACRYLIC BLOCK PICTURE WINDOW - X 8PW3450 - WHITE VINYL BOX - NO NAIL FIN FRAME - 8 X 1-1/2 CLEAR GLACIER BLOCK - WHITE SLICONE INT & EXT. - WHITE BEAD	EA	894.10	894.10

NC045 HENDERSON COUNTY, NC 6.75%

SALESPERSON: P053146

BUYER:

L ON ASH HWY - L ON OAKLAND ST - L ON CRESCENT AVE - L ON RIDGECREST
- ON RIGHT - 828-606-3276

SUBTOTAL	TAX	TOTAL
894.10	60.35	954.45

Unless otherwise specified herein, all prices shown shall only be valid for materials delivered for or received by the Purchaser within 14 days from the date of this order.

Order Confirmation

Order Number

F306155

PO #

37757290

Item A.

Hy-Lite Specialty Products

3000 E Johnson Avenue

Pensacola, FL 32514

hy-lite.com

Sell to:

Account #: **T00928**

BUILDERS FIRSTSOURCE - HENDERSONVILLE
ATTN: ACCOUNTS PAYABLE
2001 BRYAN ST, SUITE 1600
DALLAS TX 75201

Ship to:

**BUILDERS FIRSTSOURCE
2324 ASHEVILLE HWY.**

HENDERSONVILLE

NC 28791

Order Date 12/21/2023

Scheduled Ship Date: 1/05/2024

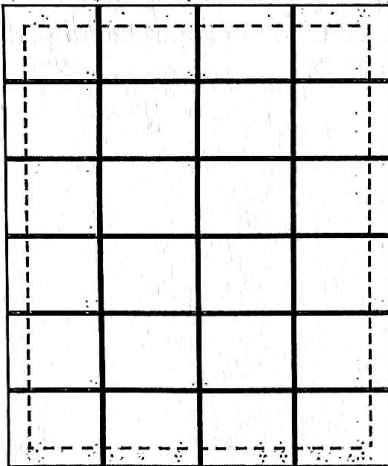
Terms. NET 45

Placed By HEIDI

Credit Approval

Job Name DAN CHAPMAN

Qty.	Description	Your Price	Extended
1	8PW3450: CUT ACRYLIC BLOCK PICTURE WINDOW, 32-1/4 X 46-1/8, WHITE VINYL BOX, NO NAIL FIN FRAME, 8" X 1-1/2" CLEAR GLACIER BLOCK,, IN: WHITE SILICONE/OUT: WHITE SILICONE, WHITE BEAD 8PW3450 A PW V 32.25 46.125 VR3000 WH 8" 1-1/2" CL G SI SI		



32-1/4" w x 46-1/8" h

Continued on Page 2

Order Confirmation

Order Number **F306155**
PO # 37757290

Hy-Lite Specialty Products
3000 E Johnson Avenue
Pensacola, FL 32514

Page 2

hy-lite.com

Sell to: Account #: **T00928**
BUILDERS FIRSTSOURCE - HENDERSONVILLE
ATTN: ACCOUNTS PAYABLE
2001 BRYAN ST, SUITE 1600
DALLAS TX 75201

Ship to:
BUILDERS FIRSTSOURCE
2324 ASHEVILLE HWY.
HENDERSONVILLE NC 28791

Order Date 12/21/2023
Scheduled Ship Date: 1/05/2024
Terms NET 45

Placed By HEIDI
Credit Approval
Job Name DAN CHAPMAN

Qty. Description

Your Price Extended

Fuel Surcharge

UPON RECEIPT OF ORDER, PLEASE INSPECT WINDOW(S) FOR CONCEALED FREIGHT DAMAGE

You have the LEGAL RIGHT to unwrap packages and check for damages BEFORE SIGNING. Most carriers WILL NOT HONOR your damage claim if it is not noted on the carrier's paperwork UPON DELIVERY. US Block Windows (Hy-Lite) is NOT RESPONSIBLE for replacing damaged products without notation on the carrier's paperwork AT THE TIME OF DELIVERY.

IMPORTANT

Please review all information and notify your Account Representative immediately if changes are needed.

Merchandise
Other Discount
Shipping / Other Charges
Fuel Surcharge
Subtotal
Sales Tax 0.00
Total

INV:(214)231-8270
CF: (828)694-0745

HY-LITE
SPECIALTY PRODUCTS

YA 7/11/24 7:09AM

BK 4041 PG 225 - 229 (5) DOC# 1000997428
This Document eRecorded: 05/08/2023 04:03:46 PM
Fee: \$26.00
Henderson County, North Carolina
William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

RETURN TO: → Phillip R. Feagan, a North Carolina Licensed Attorney
Feagan Law Firm, PLLC
P.O. Box 309 - Columbus, NC 28722

Prepared By: William M. Alexander, Jr., a North Carolina Licensed Attorney
Law Offices of William M. Alexander, Jr., PLLC
559 North Justice Street - Hendersonville, NC 28739

Description for Index: MT ROYAL S/D 2L#31-32 REID #9905046
& MT ROYAL S/D 2L#29-30 REID #9905045

THIS DEED made this 4th day of **May, 2023** by and between

GRANTOR:

GRANTEE:

JENNIFER E. V. WENTWORTH,
(fka Jennifer Vanselow)
owning a 30% undivided interest,
(and husband, Brendan C. Wentworth); and
JULIA BRYSON RAY, a single woman; and
owning a 40% undivided interest
RUSSELL V. JORDAN, a single man,
owning a 30% undivided interest
162 Chestnut Creek Road
Candler, NC 28715

PATSY E. STEWART

241-C Lake Club Circle
Hendersonville, NC 28792

This instrument was prepared by William M. Alexander, Jr., a licensed North Carolina attorney, without review or examination of title to the herein described property. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Notice pursuant to North Carolina General Statute §105-317-2: The property herein described DOES NOT include the primary residence of the Grantor.

WHEREAS, the property herein conveyed was acquired by Harry B. Bryson and wife, Louise Few Bryson (aka Louise F. Bryson) by those certain deeds recorded in Deed Book 365 at Page 525 and Deed Book 402 at Page 303 of the Henderson County Registry; and

WHEREAS, Louise Few Bryson died a resident of Henderson County, North Carolina on February 26, 1989; and

WHEREAS, Harry B. Bryson as the surviving spouse of Louise Few Bryson, inherited fee simple title in this property by survivorship arising from the former tenancy by the entireties; and

WHEREAS, Harry B. Bryson, died testate a resident of Buncombe County, NC on January 1, 2014; and

WHEREAS, the Last Will and Testament of Harry Bittner Bryson (aka Harry B. Bryson), recorded in Henderson County File Number 2022-E-1062, bequeathed and devised the real property herein conveyed to Julia Bryson Ray - 40%; Elizabeth Jordan - 30%; and Jennifer Vanselow (nka Jennifer E.V. Wentworth) - 30%; and

WHEREAS, Elizabeth (Bryson) Jordan died testate a resident of Henderson County, NC on March 30, 2019, and Paragraph Four of her Last Will and Testament, filed in Henderson County File Number 19-E-387 bequeathed and devised the real property described below to Russell Vincent Jordan (aka Russell V. Jordan); and

WHEREAS, Brendan C. Wentworth as husband of Jennifer E.V. Wentworth does hereby join in this deed solely for the purpose of conveying his marital interest.

NOW THEREFORE THIS INDENTURE

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

BEING ALL THAT PROPERTY DESCRIBED ON "EXHIBIT A" ATTACHED HERETO, WHICH EXHIBIT IS INCORPORATED INTO THIS INSTRUMENT AS IF FULLY SET FORTH HEREIN

CONVEYED TOGETHER WITH AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, and AMENDMENTS TO RESTRICTIONS, if any, of public record of even date herewith.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All ad valorem property taxes for the year 2023, and all subsequent years.

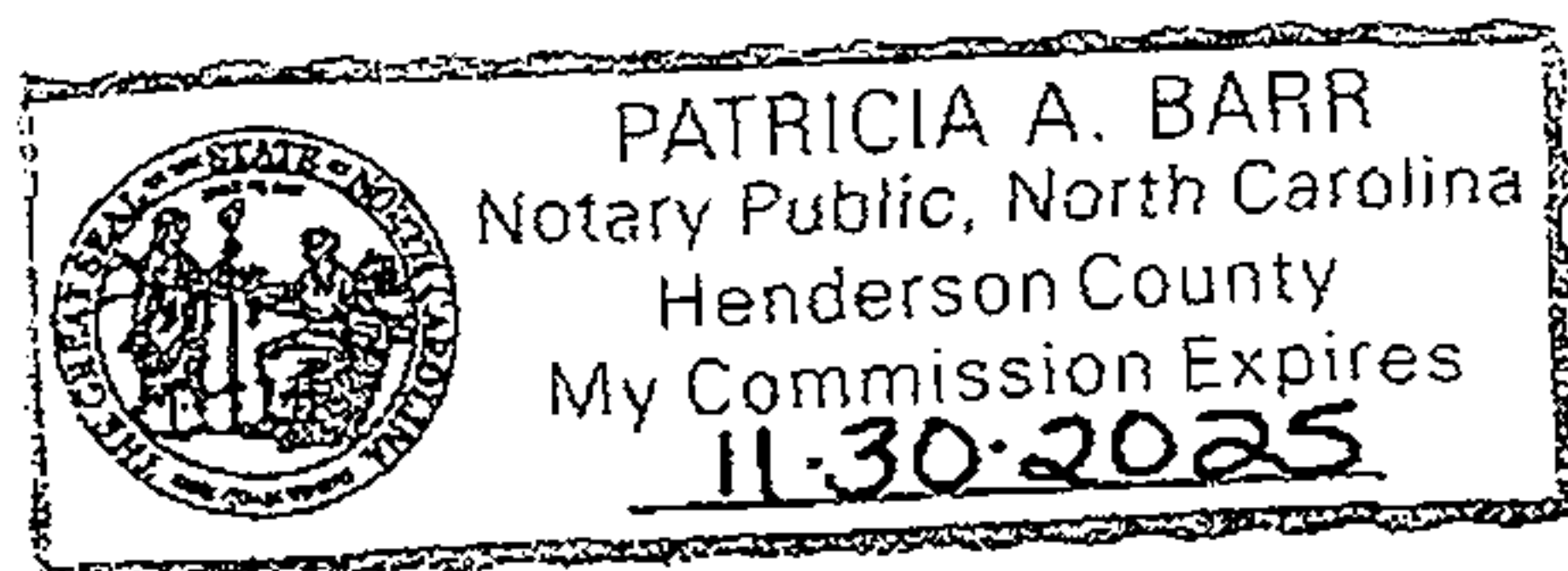
THIS CONVEYANCE is made together with and subject to zoning restrictions, restrictive covenants, rights-of-way and easements for streets, roads and utilities, reservations, restrictions and amendments to restrictions, if any, of public record of even date herewith.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Julia B. Ray by Jennifer E. V. Wentworth a. P.O. A.
JULIA BRYSON RAY (SEAL)


STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I do hereby certify that Jennifer E.V. Wentworth (aka Jennifer Erin Vanselow Ray, as Attorney-in-Fact for Julia Bryson Ray personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Julia Bryson Ray, and that her authority to execute and acknowledge said instrument is contained in that Power of Attorney dated January 5, 2017, which Power of Attorney is duly executed, acknowledged and recorded in the Office of Register of Deeds in the County of Buncomb, State of North Carolina, on the 5th day of January, 2017 in Book 5508 at Pages 1303-1305, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney. I do further certify that the said Jennifer E.V. Wentworth acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Julia Bryson Ray.



WITNESS my hand and notarial seal this the 4th day of May, 2023.

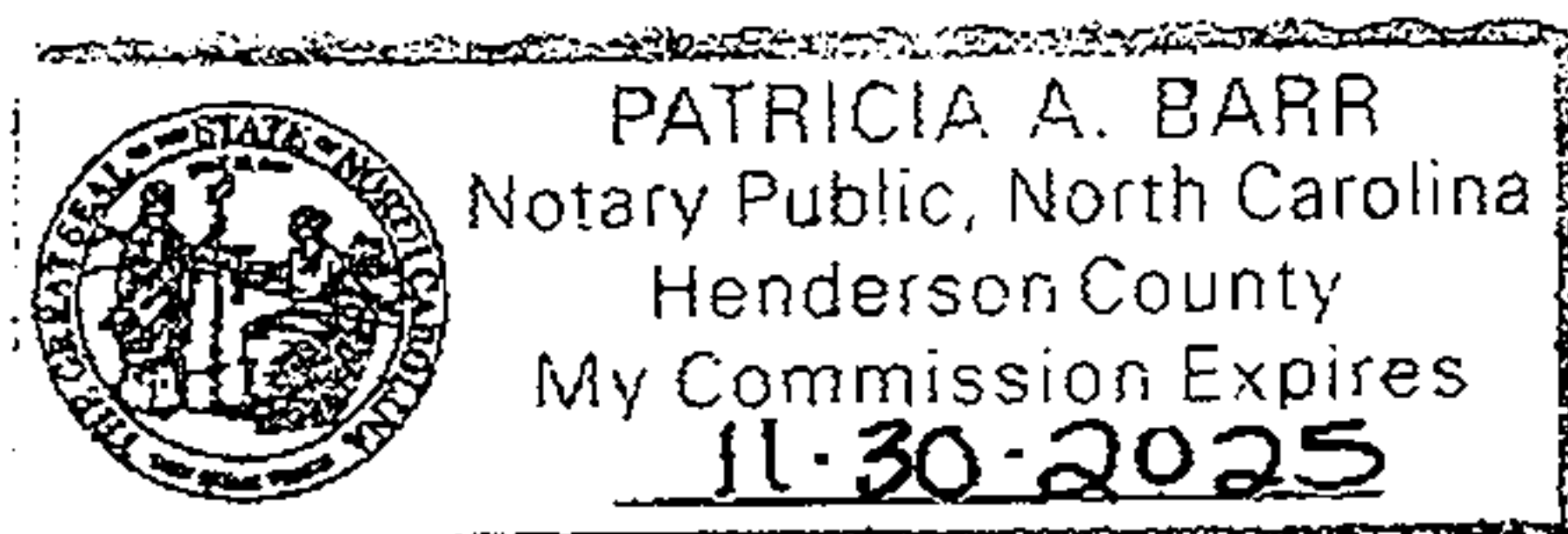
Patricia A. Barr Notary Public



(SEAL)
RUSSELL V. JORDAN

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON


I do hereby certify that RUSSELL V. JORDAN, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



WITNESS my hand and notarial seal this the 4th day of May, 2023.



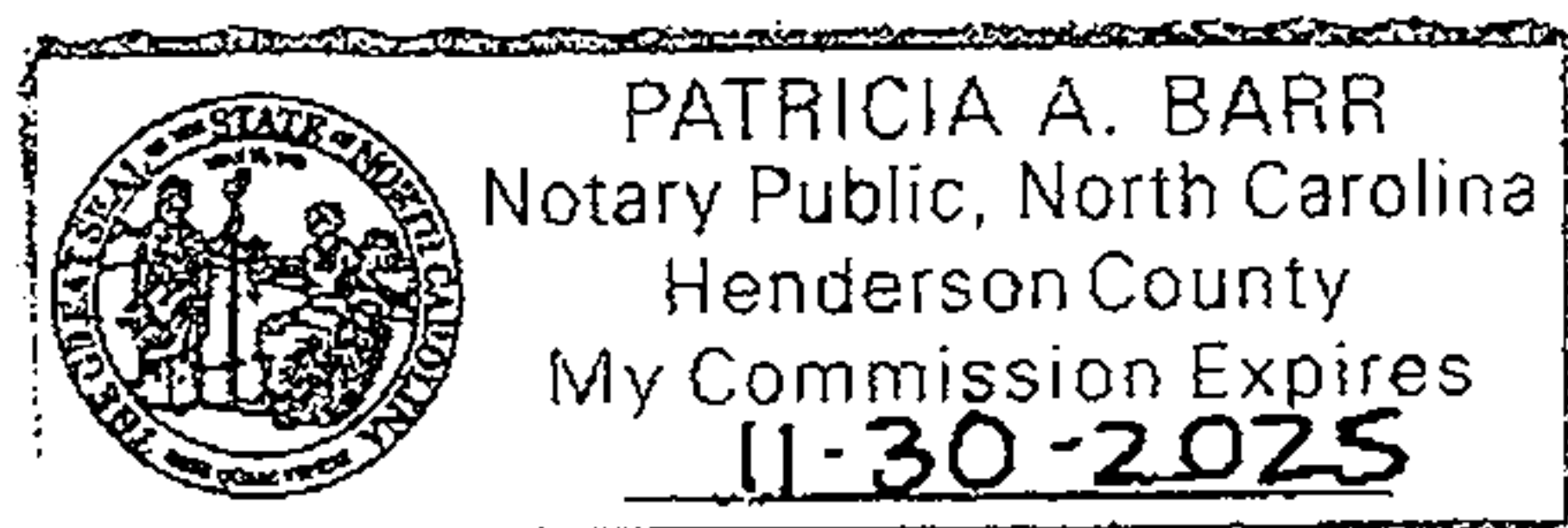
Notary Public



(SEAL)
JENNIFER E. V. WENTWORTH
(fka Jennifer Vanselow)

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

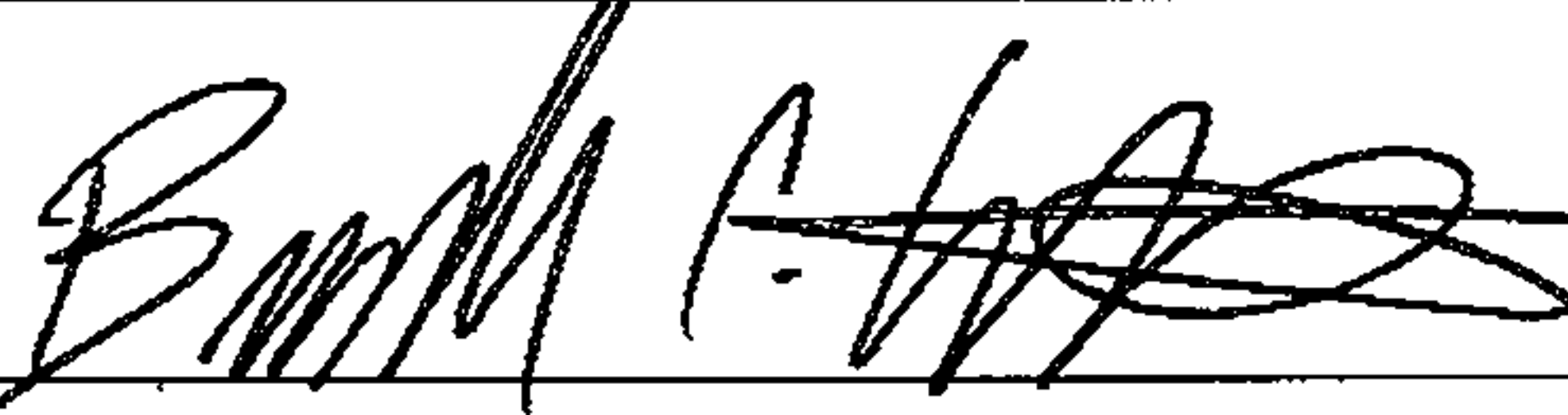
I do hereby certify that JENNIFER E. V. WENTWORTH (fka Jennifer Vanselow), personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



WITNESS my hand and notarial seal this the 4th day of May, 2023.



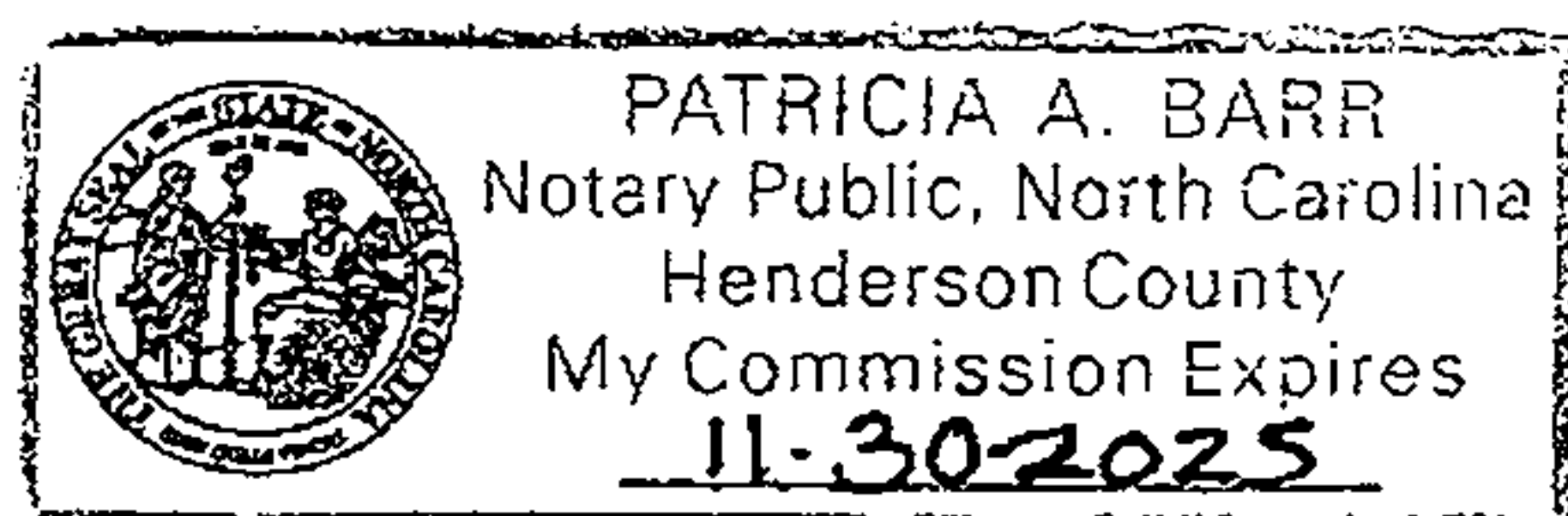
Notary Public



(SEAL)
BRENDAN C. WENTWORTH

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I do hereby certify that BRENDAN C. WENTWORTH, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



WITNESS my hand and notarial seal this the 4th day of May, 2023.



Notary Public

EXHIBIT "A"

TRACT ONE: REID #9905046:

Being Lots 31 and 32 of Mt. Royal Subdivision as shown on plat recorded in Plat Book 1, Page 91, (now Plat Book B, Page 46A) in the office of the Register of Deeds for Henderson County; and being more particularly described as follows: BEGINNING at a stake in the N. margin of Ridgecrest Place, S.W. corner of Lot No 33, said stake standing N 50 deg. 10' W 152 ½ feet from the point of intersection of the W. margin of Crescent Avenue with the N. margin of Ridgecrest Place; and running thence with said N. margin of Ridgecrest Place N. 50 deg. 10' West 100 feet to a stake in said margin of said Ridgecrest Place, the same being the S.E. corner of Lot No. 30 and running thence with the eastern line of Lot 30 N. 39 deg. 50' East 159.57 feet to a stake in the S. margin of Laurel Lane; the same being the northeast corner of Lot 30; thence with said S. margin of Laurel Lane S. 42 deg. 50' East 100.82 feet to a stake in said margin of Laurel Lane the same being the N.W. corner of Lot No. 33; thence with the western line of Lot 33 S. 39 deg. 50' W. 146.7 feet to the place of BEGINNING.

The above described Tract One is the identical property conveyed by Bess Hodges Few, widow to Harry B. Bryson and wife, Louise Few Bryson by deed dated, January 29, 1958, recorded in Deed Book 365, Page 525, Henderson County Registry.

TRACT TWO: REID #9905045:

Being Lots 29 and 30 of Mount Royal Subdivision as shown on plat recorded in Plat Book 1, Page 91, (now Plat Book B, Page 46A) in the office of the Register of Deeds for Henderson County; and being more particularly described as follows: BEGINNING at a stake in the northeast margin of Ridgecrest Place, the extreme western corner of Lot #31, said stake standing North 50 deg. 10 min. West 252.5 feet from the intersection of the said margin of Ridgecrest Place with the northwest margin of Crescent Avenue; and running thence with the line of Lot #31, North 39 deg. 50 min. East 159.57 feet to a stake in the southwest margin of Laurel Lane; thence with the said margin of Laurel Lane North 42 deg. 50 min. West 82.41 feet to a stake; thence still with the said margin of Laurel Lane, North 62 deg. 22 min. West 19.6 feet to the corner of Lot #28; thence with the line of Lot #28 South 39 deg. 50 min. West 140 feet to the northeast margin of Ridgecrest Place; thence with the said margin of Ridgecrest Place and following the curve thereof in a southerly direction 64 feet more or less to the corner of Lot #30; thence still with the said margin of Ridgecrest Place South 50 deg. 10 min. East 50 feet to the point of BEGINNING.

The above described Tract Two is the identical property conveyed by Clarence H. Goode and wife, Carol B. Goode to Harry B. Bryson and wife, Louise F. Bryson by deed dated, April 28, 1962, recorded in Deed Book 402, Page 303, Henderson County Registry.