

**STATE OF NORTH CAROLINA  
HENDERSON COUNTY**

**BEFORE THE HENDERSONVILLE  
HISTORIC PRESERVATION COMMISSION  
FILE NO. H26-011-COA**

**IN RE THE APPLICATION OF  
PRUDHOMME DESIGN & WNC  
INVESTMENT PROPERTIES, LLC  
FOR A CERTIFICATE OF  
APPROPRIATENESS  
PIN 9568-87-0971**

**DECISION**

This matter came before the Hendersonville Historic Preservation Commission on February 18, 2026, March 25, 2026, and May 20, 2026 for a quasi-judicial hearing on the application of Prudhomme Design and WNC Investment Properties, LLC, for certificate of appropriateness for a property located at 314 N Main Street, Hendersonville, NC, Main Street Historic District, Hendersonville, PIN 9568-87-0971 (“Subject Property”) for the installation of nine windows on the northern upper façade (side).

The subject property is identified as contributing property in the Main Street local designation report.

The file was submitted into the record. In addition Sam Hayes, Planner II, Hannah Slyce, Planner II, and Daniel Heyman, Staff Attorney for the City; and Tiffany Prudhomme, Erica Hodges, Kenneth Stevens, and Patrick Dunn, testified and/or presented evidence, after first being duly sworn.

**Issues**

The Historic Preservation Commission’s adopted Main Street Historic District Design Standards and the Sectary of the Interior’s Standards are incorporated in these findings and conclusions by reference. The question presented was whether the relevant standards permit the replacement of the front door as requested in the application.

The Main Street Historic District Design Standards provides, in pertinent part, that:

**Section 3.3 SIDE AND REAR FACADES**

- .1** Retain and preserve historic façade details and materials on side and rear elevations.
- .2** Historic painted advertisements represent an important historic element in downtown Hendersonville. While not required, it is recommended that they be preserved whenever possible.
- .3** Whenever a side or rear façade can be seen from the public right -of-way or parking area, it is encouraged that any unnecessary utility lines, mechanical equipment, pipes, etc. be removed. Whenever introducing new utility or service features such as mech anical units and garbage receptacles, screen them from public view with fences, low walls, or landscaping whenever possible.
- .4** If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material , texture and detail.
- .5** When reconstructing a historic façade or feature, base the design on historical research and

evidence. Maintain the original proportions, dimensions and architectural elements.

- .6 If there is historic evidence of a public entrance on a rear façade, rehabilitate the façade to provide for an attractive access from rear parking areas.
- .7 Downtown buildings with rear access should use small signs or awnings to provide for visual identification.
- .8 Storefronts on side or rear facades must comply with the Storefront Guidelines under Section 3.1.
- .9 If new construction of a side or rear façade is necessary, make sure that the design is compatible with the existing side and rear facades in the district including size & spacing of windows or other fenestrations, proportion, scale, and detailing.
- .10 Whenever possible, new designs for rear façades should provide access to the public from rear parking areas and alleyways.

### **Section 3.4.1 ARCHITECTURAL DETAILS AND ORNAMENTATION**

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

### **Section 3.4.2 – WINDOWS AND DOORS**

- .1 Retain and preserve original windows and doors.
- .2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
- .3 If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.
- .4 It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.
- .5 Protect and maintain existing windows and doors in appropriate ways:
  - Maintain caulking and glazing putty to prevent air or water infiltration around glass.
  - Weatherstrip windows and doors to prevent moisture and air infiltration.
  - Check sills and thresholds to ensure that water run-off does not collect.
  - Maintain a sound paint film on all wooden windows and doors.
  - Monitor the condition of wooden windows and doors.
  - Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.
- .6 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.

- .7 Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.
- .8 The use of reflective or highly tinted glass is discouraged.
- .9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.
- .10 It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, size, materials, and details.
- .11 If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.
- .12 If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.
- .13 It is not appropriate to use snap-in muntins to create a false divided light appearance.
- .14 In accordance with the Artificial Materials guidelines (Section 3.8), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.
- .15 Existing windows and doors on non-contributing structures should be replaced in-kind.

### **Section 3.4.3 MASONRY**

- .1 Retain and preserve original masonry walls, foundations, and roofs.
- .2 Retain and preserve all masonry construction features that are character defining elements of historic buildings, including walls, foundations, roofing materials, corbels, chimneys, piers, arches, quoins, cornices, and lintels.
- .3 Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new masonry materials and mortar that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- .4 It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.
- .5 Paint previously painted masonry elements in colors that best reflect the color of the masonry material.
- .6 It is not appropriate to apply nontraditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
- .7 Removal of paint from masonry surfaces is encouraged when the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.
- .8 When removing paint from a masonry surface, use the gentlest means possible. High - pressure water cleaning (greater than 500 PSI) or other harsh methods can destroy the surface of historic brick and damage the mortar between bricks.
- .9 Protect and maintain historic masonry in appropriate ways:
  - Monitor masonry for cracks and signs of moisture damage.

- Ensure that water does not collect at the base of a masonry foundation or chimney.
  - Clean masonry only if necessary to remove heavy soiling or prevent deterioration.
  - Eliminate any vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element.
  - Use the gentlest means possible to clean historic masonry. Cleaning with a low -pressure (500 pounds per square inch or less) water wash, using detergents and natural bristle brushes, is preferred over harsher methods.
  - Test any proposed cleaning method on an inconspicuous sample area first.
- .10** If cracks in mortar joints, crumbling mortar, loose bricks, damp walls, or damaged plaster indicate deterioration, repoint mortar joints of masonry surfaces in appropriate ways:
- Carefully remove deteriorated mortar by hand -raking the joints. Using electric saws or hammers can damage the masonry.
  - Duplicate the strength, the composition, the texture, and the color of the original mortar. Replacing a softer mortar with one high in portland -cement content can cause serious damage to existing masonry.
  - Duplicate the width and the joint profile of the original mortar joints.
- .11** It is not appropriate to use high-pressure cleaning methods such as sandblasting and water blasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration by removing the outer edge and exposing the softer inner core of the brick.

### **Testimony**

Testimony is accurately reflected in the minutes.

### **FINDINGS OF FACT**

Based on the above testimony, the Board finds as follows:

1. The affected property is 314 N Main Street, Hendersonville.
2. The Subject Property is situated within the Main Street Historic District
3. The Subject Property is **not** listed as contributing in the Main Street Local Designation Report.
4. **The Subject Property is described in the Main Street Historic District Local Designation Report as follows:**

314 N MAIN STREET “TOMS BLOCK”. Commercial Building. ca. 1906. Two-story brick commercial structure covered with corrugated metal false facade. Decorative brick cornice apparent above metal facade. Reportedly a portion of a row of commercial buildings built ca. 1906 by Captain M. C. Toms, the east side of Main Street between 3rd and 4<sup>th</sup> Avenue has long been known as the Toms Block. French Broad Hustler reported construction underway by May 3, 1906, and almost complete by September 13, 1906: “It will make a very handsome row of stores when finished and a credit to the city.”

5. The Applicant has requested a certificate of appropriateness to install nine windows on the northern upper façade (side).
6. The existing northern upper façade (side) is a solid brick and does not include any windows of any kind.
7. The proposed windows will not be easily visible from areas accessible to the public and may only be viewed by the public from adjacent upper floors or roof-decks.
8. The Commission sought technical assistance from the State Historic Preservation Office (SHPO) to determine whether the proposed windows were consistent with the The Secretary of the Interior's Standard for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (the "Standards").
9. SHPO determined that the "proposed retrofit of window openings in the side elevation meets the Standards, as the alteration supports compatible residential use of the upper floor of the building, and the change does not alter or diminish primary character defining features of the building."
10. SHPO also noted that the Standards state that "'adding new window openings on a rear or other secondary less-visible elevations, if required by a new use' is a recommended treatment, and that 'new openings and the windows in them should be compatible with the overall design of the building but, in most cases not duplicate the historic fenestration.'"
11. The applicant has proposed to install windows in-kind which are consistent with the material, dimensions, and design of existing windows within the Subject Property and the Main Street Historic District.
12. The applicants proposed conversion of the upper story of the Subject Property constitutes a new use.
13. The Commission takes judicial notice of the previous decisions of the Commission.
14. The amount of brick removed and damage to historic materials will be minimal.
15. The wall in which the windows will be installed is not a character defining wall or façade.
16. There was no testimony evidence presented at the hearing or otherwise found in the Commission's records that this building was designed by a prominent or locally significant architect.
17. There was conflicting evidence from the applicant as to whether the new windows were required to meet building or safety codes applicable to residential dwellings. The Commission, however, determined that the addition of natural light throughout the interior building space will enhance the value and ivability of the residential use.
18. The proposed certificate of appropriateness is not incongruous with the Main Street Historic District because it meets the following Design Standards:

- a. **Section 3.4.2.10** – Although the proposed windows will require damage of historic materials (to wit: brick masonry walls), they do not materially diminish the original design of the building.
- b. **Section 3.4.2.11** – Although the proposed new windows may not be necessary to meet building or safety codes, based on the applicant’s proposal, the installation will be done in a way that is the least intrusive to the façade and limits destruction to historic materials or features.
- c. **Section 3.4.3.2** – The masonry construction features that will be damaged by the installation of new windows are not character defining elements.

**CONCLUSIONS OF LAW**

Based on the above findings of fact, the Commission concludes as follows:

The installation of nine new windows on the northern upper façade, according to the application, with the representations made by the applicant at the hearings, and in light of the opinion of SHPO, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards pursuant to Section 28-147 of the City Code, and the Certificate of Appropriateness should be **granted** without any additional conditions.

**DECISION**

For the above reasons, the application for a certificate of appropriateness is granted subject to the conditions stated, and the certificate is ordered issued.

Done this 17<sup>th</sup> day of June, 2026.

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Chair