



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: 02.28.2025 Minor Work Major Work Major Work Resubmittal

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

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

Request for Approval: Renovation of the Front Façade – 344 Main Street (J.C. Penney Building), Hendersonville, NC
Peacock Architects respectfully submits this proposal for approval to renovate the front façade of 344 Main Street, also known as the J.C. Penney building, in Hendersonville, NC. In conjunction with the interior redesign, which includes subdividing the space into two leasable units, we propose installing a new storefront.

The proposed design features two wooden double-door entries, integrated into a fixed glass wood framed recessed storefront. We have included three potential color swatches to paint the wooden storefront and seek counsel from the preservation board as which is most appropriate. We will be reintroducing transom windows where appropriate based on the Design Review Committees comments. Our attached drawings and photographs document our investigation of the existing façade materials beneath the current metal screen. We have confirmed that the underlying brick on the second floor of the facade is in good condition.

Additionally, we seek approval to replace the existing double doors in the back alley, which measure 4' in width by 6'-8" in height. The replacement will use standard flat-panel metal doors while maintaining the original door opening dimensions. This change is necessary to enhance security and meet current fire code requirements.

Throughout the design process, we have adhered to the guidelines outlined in the Main Street Guidelines Manual as follows:
 Preservation of Historic Features: Retain entryways, display windows, doors, transoms, and corner posts (Section 3.1.1).
 Avoid removing or altering historical features: Avoid removing or altering historical features (Section 3.1.2).
 Historical Accuracy: Base the new storefront design on historical research and evidence (Section 3.1.5).
 Retention of Façade Details: Preserve historic façade details and materials, especially on side and rear elevations (Section 3.3.1).



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Property Owner Signature

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six (6) months. Certificates can be extended for six (6) months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Joshua D Israel

Printed Property Owner(s) Name

[Handwritten Signature]

Property Owner(s) Signature

HVL Property Holdings, LLC

Printed Company Name (if applicable)

*LLC, Inc., Trust

Member

Property Owner Title (if applicable)

*Member, Manager, Register Agent, etc.

Community Development Use Only

Date Received: _____

Received By: _____

Application Complete: Y / N

Proposed HPC Meeting Date (if applicable): _____

Notes: