

1 - Per NC Residential code, we need glazing area of not less than 8% of the floor areas for each room.

The attached updated plans show that percentage in each room where we are proposing new windows on the side of the building. (notes in life safety plan for each room)

Code reference below.

Section R303: Light, Ventilation and Heating



R303.1: Habitable rooms.

Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other *approved* openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The openable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

2 - Examples of Main Street buildings where windows were added to the side facade:

2.1 - Corner of Main and first. New triple window near the corner (source: Barker Barber collection).

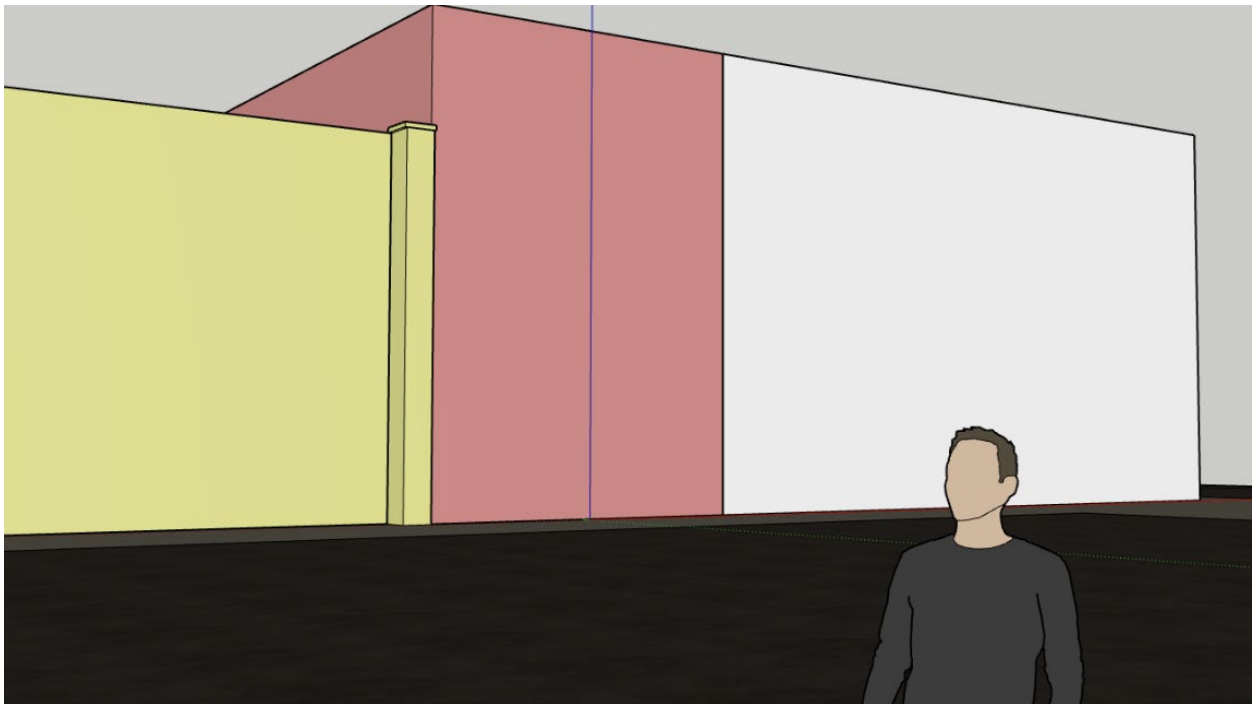
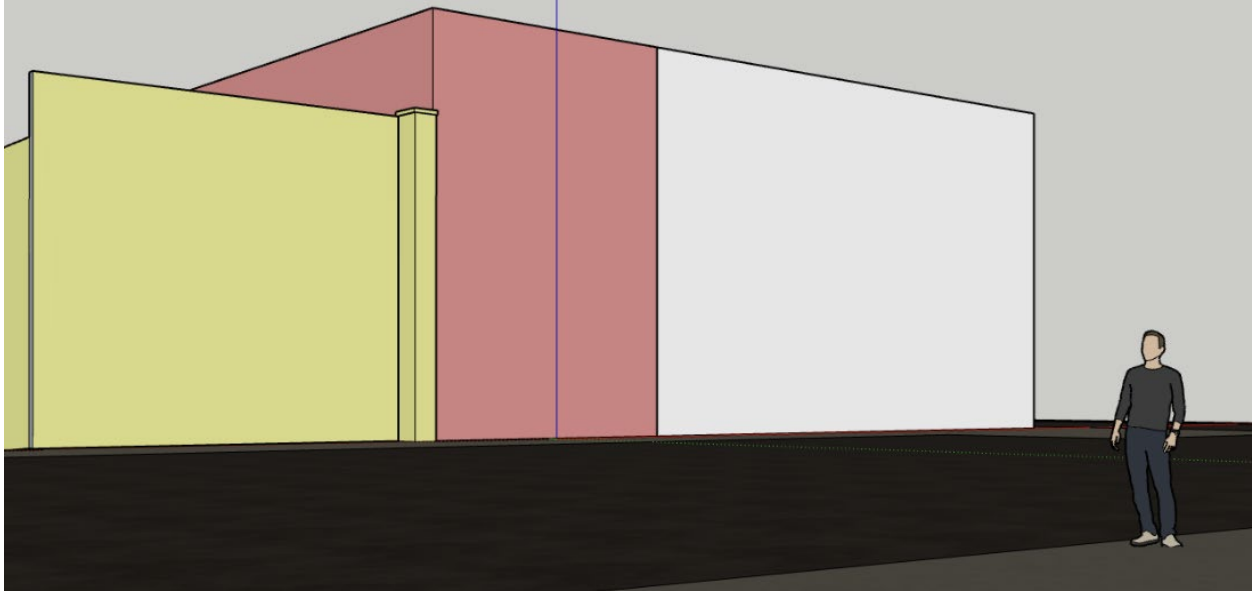




2.2 - Grey Hosiery Mill, 301 4th Ave E

(Sam has pictures for this one)

3 - 3d from pedestrian perspective on other side of the road. Proposed windows at the side of the building will not be visible from Main Street. (314 N Main building in pink)



4 - Letter from the NC Historic Preservation Office to the City of Hendersonville dated November 20, 2025 in reference to window repair/ replacement at 323 N Main Street, Hendersonville, NC.

Page 3, paragraph 2, states:

The interior appearance of the windows, including the depth and profiles of the window trim and muntins, and the dimension, color, grain, and character of the trim, sills, and aprons, are likely very significant and character-defining to the upper floor building interior, and they may also be significant among any remaining interior building features. However, the windows are not highly visible from a public vantage point (street or sidewalk), nor are they located in a primary interior space that is likely to be seen by the public (such as a public office, retail, restaurant, or assembly space). Rather, the windows appear to light new upper floor residential or office units, which are generally considered to be non-primary, private spaces within the downtown commercial setting. Given that the windows are on a secondary elevation, and located within a non-primary interior space, retaining the existing windows may be evaluated as less critical to protecting the overall historic character and integrity of the building than other character-defining building features seen in the public realm.

We understand that this particular case refers to windows that are existing; however, the letter outlines some guiding principles that we feel can be applied for the proposed side windows at 314 N Main St. Similarly to the windows at 323 N Main Street, the proposed windows for this project:

- Will not be visible from the street or sidewalk
- Are located at a secondary elevation
- Are not in a primary interior space that is likely to be seen from the public, but rather in private residential use space in the upper level.

5- The structural engineer responsible for the project (Pat Dunn) confirmed at the Historic Preservation Commission meeting held at City Hall on February 18th that the addition of new windows will not compromise the existing structure. He wrote a letter confirming this, attached here.

Thank you so much for your help, and please feel free to reach out if you have any questions.

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