

**STATE OF NORTH CAROLINA  
HENDERSON COUNTY**

**BEFORE THE HENDERSONVILLE  
HISTORIC PRESERVATION COMMISSION  
FILE NO. H22-82-COA**

**IN RE THE APPLICATION OF  
LEILA WHITE FOR  
A CERTIFICATE OF  
APPROPRIATENESS  
PIN 9569-70-3922**

**FINDINGS OF FACT,  
CONCLUSIONS OF LAW AND DECISION**

This matter came before the Hendersonville Historic Preservation Commission on November 16, 2022 for a quasi-judicial hearing on the application of Leila White for a certificate of appropriateness for a property located at 921 N Main St, Hendersonville, NC, Hyman Heights Historic District, Hendersonville, PIN 9569-70-3922 (“Subject Property”) for the replacement of the front entry door, with the application being dated August 29, 2022.

The subject property is referred to as the John W. Farmer House and is identified as a contributing property in the Hyman Heights designation report.

The file was submitted into the record. In addition, Alexandra Hunt, Planner and Leila White, applicant/property owner testified and/or presented evidence, after first being duly sworn.

**Issues**

The Historic Preservation Commission’s adopted Residential Historic District Design Standards and the Secretary 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 entry door as requested in the application.

Section 2.7 of the Residential Historic District Design Standards provides, in pertinent part, that:

**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. 3.7.2** - Retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware.

**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.

**Sec. 3.7.15** - It is not appropriate to use snap-in muntins to create a false divided-light appearance.

## 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 921 N Main Street, Hendersonville.
2. The Subject Property is situated within the Hyman Heights Historic District
3. The Subject Property is listed as contributing in the Hyman Heights Local Designation Report.
4. The Subject Property was constructed circa 1924-1937 and is known as the John W. Farmer house, according to Historic Preservation Commission records.
5. Applicant has requested a Certificate of Appropriateness for the replacement of the existing wood entry door with a fiberglass door.
6. The applicant has proposed a door that is a similar style with removable muntins.
7. The existing wood door has deteriorated due to age and termite damage.
8. Three contractors contacted by the applicant stated that they could not repair the existing door due to the deterioration.
9. The applicant received quotes for wood doors in a similar style that were more expensive than the proposed fiberglass door.
10. The door frame is also proposed to be replaced and/or repaired with wood.
11. The proposed addition is **incongruous** with the Hyman Heights Historic District because it fails to meet the following Design Standards:
  - a. **Sec. 3.7.6** – The proposed replacement door does not match the existing door in kind because it uses a different material and pane configuration. Use of wood is technically feasible.
  - b. **Sec. 3.7.15** – Snap-in muntins have been proposed.

## CONCLUSIONS OF LAW

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

The replacement of the existing wood door with a fiberglass door as proposed, and with the representations made by the applicant at the hearing, is **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 **denied**.

## DECISION

For the above reasons, the application for a certificate of appropriateness is **denied**.

Done this 21st day of December, 2022.

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Chair