

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Meeting of May 18, 2022

Commissioners Present: Sam Hayes, Jim Welter (Vice-Chair), Cheryl Jones, (Chair), Ralph Hammond-Green, Crystal Cauley

Commissioners Absent: Chris Battista, Chris Barron, Chris Dannals

Staff Present: Matthew Manley, Planning Manager, Alexandra Hunt, Planner I, Daniel Heyman, Staff Attorney

- I **Call to Order.** Chair called this meeting of the Hendersonville Historic Preservation Commission to order at 5:03 pm.
- II **Public Comment.** Commissioner Welter stated the “In-Putt” meeting went well and was positive and gave a brief update to the Commission.
- III **Agenda.** Chair made a motion to amend the agenda, under Item VII “Old Business” add item (A) which is the approval of the Findings of Fact for H22-19-COA, 225 N. Main Street and H22-24-COA, 412 N. Main Street. This will move Ridgecrest to Item VII(B). The motion was seconded by Commissioner Hammond-Green the amended agenda was approved.
- IV **Minutes.** On motion of Commissioner Hammond-Green seconded by Commissioner Welter the minutes of the meeting of April 20, 2022 were approved.
- V **New Business - None**
- VI **Other Business**
 - VI(A) Ms. Hunt gave an update of the Administrative COA’s that have been approved.
 - VI(B) Appointment of the Design Guidelines Committee – Appointed to this Committee were Commissioner Hammond-Green, Commissioner Welter and the Chair.
 - VI(C) Ms. Hunt gave an update on the HPC work plan.
- VII **Old Business.**
 - VII(A) **Approval of the Findings of Fact for H22-19-COA and H22-24-COA.**

Approval of Findings of Fact H22-19-COA. *Commissioner Welter moved to approve the Findings of Fact for H22-19-COA. Commissioner Hammond-Green seconded motion which passed unanimously.*

Approval of Findings of Fact H22-24-COA. *Commissioner Welter moved to approve the Findings of Fact for H22-24-COA. Commissioner Hayes seconded motion which passed unanimously.*

- VII(B) **Demolition by Neglect (H21-31-DEM)** – 1420 Ridgecrest Drive. Ms. Hunt gave a brief update on the overview and status of the project. She also stated the standards for the Demolition by Neglect and a list of the items that needed to be repaired. She discussed a drafted petition. The Commission discussed the property briefly and talked about moving forward on the petition.

Commissioner Hammond-Green moved the Commission based on the findings made on this report as identified as File # H21-31-DEM and as outlined in Section 28-191 of the Code of Ordinances of the City of Hendersonville, to file a petition with the Zoning Administrator for Demolition by Neglect of the structures located at 1420 Ridgecrest Drive in the Hyman Heights Historic District with the preference of the HPC being they would like to see repair/rehabilitation of the structures rather than demolition. Reasons for this are: 1. The deterioration of the exterior masonry in several areas and cracks in the foundation masonry. (Sec 28-190(1)). 2. The deterioration and presence of missing exterior mortar. (Sec, 28-191(4)). 3. The presence of rotted wood window frames and large gaps between the window an unpainted and exposed wood trim around windows. (Sec. 28-191(5)). 4. The presence of rot on window frames and eaves. (Sec. 28-191(7-8)). 5. The presence of erosion under the exterior concrete stairs. (Sec. 28-191(9)). 6. The deterioration of the foundation and wall of the former boiler room and/or greenhouse. (Sec. 28-191(10)). I further move that Staff be directed to draft a written petition consistent with this motion for review and approval by the Chair without further action of the Commission.

Commissioner Hammond-Green amended the motion to change all the stated Sections to 28-190 of the Code of Ordinances of the City of Hendersonville. Commissioner Welter seconded the amended motion which passed unanimously.

- VIII **Adjournment.** The Chair adjourned the meeting at 5:48 p.m.

Chair