

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Special-Called Meeting of January 29, 2025

Commissioners Present: Cheryl Jones, (Chair), Jane Branigan, Ralph Hammond-Green, Jim Welter (Vice-Chair), John Falvo, Edward Sine

Commissioners Absent: Jim Boyd

Staff Present: Sam Hayes, Planner II, Daniel Heyman, Staff Attorney

I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:04 pm.

Public Comment: No one had any public comment

II **Agenda.** On motion of Commissioner Welter and seconded by Commissioner Branigan the agenda was approved.

III **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Welter the minutes of the meeting of November 20, 2024 were approved.

IV **New Business**

IV(A) **Certificate of Appropriateness** - Josh Israel HVL Property Management, 344 N. Main Street (File No. H24-093-COA). Prior to the opening of the public hearing, Chair announced that there are two applications for a COAs in the Main Street Historic District. Any persons desiring to testify at any of the public hearings must first be sworn as witnesses and will be subject to cross-examination by parties or persons whose position may be contrary to yours. A copy of the procedure and rules for a quasi-judicial hearing is provided on the back table next to the agenda. Since this is a quasi-judicial hearing, it is very important that we have an accurate record of the hearing Therefore, we must ask that you refrain from speaking until recognized by the Chair and, when recognized, come forward to the podium and begin by stating your name and address. Anyone present who has knowledge of anything of value that has been given or promised in exchange for a position to be taken on these applications should disclose it now. Anyone wishing to speak during the public hearing should come forward and be sworn in. Chair swore in all potential witnesses. Those sworn in were Sam Hayes, Sarah McCormick, Nicolle Rebolledo.

Chair asked Commissioner Sine to disclose his information. Commissioner Sine stated he has the same landlord as the property. Chair asked if Commissioner Sine felt this would prevent him from making a fair and honest decision. Commissioner Sine stated no. Chair asked if there was anyone on the Commission that had concerns. There were no concerns raised.

Chair opened the public hearing.

Sam Hayes, Planner II stated this is an application for the replacement of existing windows on the upper façade with new windows. A sample of the window was shown. This is considered a major work.

The applicant is Peacock Architects and the property owner is HVL Property Holdings LLC. The PIN is 9568-88-0142. The property is .14 acres and is zoned C-1, Central Business District. The property is located in the Main Street Historic District. Staff previously approved replacement windows for the front façade, one window wrapping around the side. Staff was able to approve this because there were no existing windows there. Mr. Hayes showed a photo of them boarded up. The Commission has given staff the ability to approve upper floor replacement windows on historic buildings in the Main Street Historic District and he felt confident in approving these replacement windows they seemed appropriate. However, the applicant also requested replacing the northern side façade of this building. Staff didn't think that we had the ability to approve this so we are bringing this to the Commission and considering it a major work.

An aerial image was shown marking where the property is located. This is included in the staff report and presentation.

A history of the subject property was given and is included in the staff report and presentation. The reason for the noncontributing status is because of that front façade. Staff also approved a COA to remove that front façade. When that façade comes down and depending on the state of the façade it could become contributing.

The proposed COA description of the proposed replacement windows are pine construction and they are aluminum clad.

Site photos were shown and are included in the staff report and presentation. Mr. Hayes stated the windows are on the northern side and there are twelve replacement windows. Photos of the interior were shown and Mr. Hayes gave a description of the condition of those windows.

The Design Standards that apply were included in the staff report and presentation.

Chair asked if there were any questions for staff.

Mr. Hayes stated staff also gave three window restoration specialists contact information to the applicant and they expressed they had reached out to them but he has not heard what the update on those conversations were. The applicant may be able to speak to that.

There were no questions for staff.

Chair asked if the applicant or a representative would like to address the Commission.

Nicolle Rebolledo, Peacock Architects and she is the project manager for this job. She stated as far as the client, HVL Property Holdings they are back and forth with the three window manufacturers and there has not been much response from the manufacturers and her client. Chair asked if they had heard back from the restoration specialists. Ms. Rebolledo stated no.

Commissioner Welter asked if the windows were original. Ms. Rebolledo stated as far as she can tell, she cannot say with a hardy yes if they are or not. Judging from their character and their current state right now she would guess that they are.

Chair asked if any were salvageable and asked what the plan was. Ms. Rebolledo stated she thinks with their sample right now, they are assuming that those surrounding sills would be replaced. She would say most of them are unsalvageable. She thinks it is also a feasibility thing where if they had a tenant go up there it would probably be efficient if they went with the sample and decided to replace the surrounding window sills.

Commissioner Welter asked if they were planning on keeping the lintels. Ms. Rebolledo stated yes.

Chair stated just to confirm if they did approve it, the interior sills and window portions would likely be replaced and the exterior would remain original, it will be a full fill. Ms. Rebolledo stated absolutely.

Commissioner Falvo asked if there was any damage inside or around. Ms. Rebolledo stated what is left of the paint on the interior, you can tell there is a lot of water damage around that.

Chair asked if the building structure was damaged and would they have to cut in. Ms. Rebolledo stated no she does not think the actual wall itself is damaged at all. It is actually really well kept. She doesn't think there will be any issue with going around it or cutting around it. Chair asked and the same for the mezzanine. Ms. Rebolledo stated correct.

Chair asked if the windows in the front would be comparable. Ms. Rebolledo stated they will have the same manufacture and finish and they will have the same style and look, so yes they will be comparable.

Chair asked if anyone had any additional questions for the applicant. No one had any questions.

Chair asked if anyone would like to speak for or against the application. No one spoke.

Chair closed the public hearing.

The Commission discussed the application. The Commission was in favor of the application.

Chair reopened the public hearing. Commissioner Hammond-Green asked if there were any photos in the Baker/Barber collection. Ms. Rebolledo stated there was one they found in the Baker collection at the library and that is what they have been using as far as a reference for the alterations. Mr. Hayes stated he has reached out to the Genealogical Society and they are working through it, He doesn't know if they will be able to get a photo but they are working on it.

Chair closed the public hearing.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-093-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Hendersonville Historic Preservation Commission Design Standards for Main Street for the following reasons: 1. Replacement of deteriorated windows is necessary, however, the replacement

windows match the original in size, scale, proportion, material, texture, and detail. (Sec. 3.3.4 and Sec. 3.4.2.3). Commissioner Hammond-Green seconded the motion which passed unanimously.

IV(B) **Certificate of Appropriateness – Peacock Architects – 105 S. Main Street (H24-097-COA).**

Chair opened the public hearing.

Mr. Hayes stated this application is for the addition of a basement hatch. This is considered a major work. The applicant is Peacock Architects and the property owner is Mary Vieira. The PIN for the property is 9568-77-9189. The property is .05 acres. The current zoning is C-1, Central Business and is in the Main Street Historic Overlay District.

Site photos of the property were shown and are included in the staff report and presentation. Mr. Hayes stated this actually came before the Commission a while ago. Originally they were proposing a full door and that has changed so they are coming back with an altered version of the plan.

An aerial image was shown marking where the property is located. This is included in the staff report and presentation.

A history of the subject property was given and is included in the staff report and presentation.

Mr. Hayes stated the COA is to install an access hatch and it will be a wooden door and it will utilize the existing stone lintel. Site images were shown and included in the staff report and presentation.

The Design Standards that apply were included in the staff report and presentation.

Chair asked if there were any questions for staff.

Commissioner Welter asked if the original door that was approved was not going to be installed. Mr. Hayes stated correct, he thinks it was financially not feasible with some of the requirements the Public Works Department put on it for the sidewalk. They have altered the scope by having a smaller access hatch.

It was asked what the purpose of it was. Mr. Hayes stated the applicant can answer that.

Commissioner Falvo asked if it was all wood or steel and wood. Mr. Hayes stated the applicant has said wood and the applicant can speak to that.

There were no further questions for staff.

Chair asked if the applicant or a representative would like to address the Commission.

Sarah McCormick, Peacock Architects, 129 3rd Avenue West stated the purpose of the door is the owner currently is turning the second floor into an apartment for herself and she does not have access to her basement. There is one and you have to go through the shop next door in order to get down to the basement there is no interior access so this will be her only way to get down there. Chair stated the utilities are down there. Ms. McCormick stated yes and they have some structural concerns and wanted to get some subcontractors down there to look at the foundation and we needed them to have access

to that space.

Commissioner Sine asked about rerouting the electrical. Ms. McCormick stated the contractor is looking to move it either interior, she is not exactly sure what the plan is on that.

Chair asked if the door was all wood. Ms. McCormick stated it is all wood, it would have to be custom because of the size and they are matching what was on the Kingmaker Draft storefront. It is within the color and the material.

Commissioner Falvo asked if behind the door it would be all industrial stuff. Ms. McCormick stated yes.

Commissioner Sine asked if it would just fit the existing opening there. Ms. McCormick stated yes. Chair stated it would be an original recut.

Chair asked if anyone had any additional questions for the applicant. No one had any questions.

Chair asked if anyone would like to speak for or against the application. No one spoke.

Chair closed the public hearing.

The Commission discussed the application.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-097-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Hendersonville Historic Preservation Commission Design Standards for the following reasons: 1. The proposed basement access hatch does not diminish the original design of the building. (Sec. 3.4.2.10). 2. The proposed basement access hatch is compatible with existing units in proportion, shape, positioning, location, size, materials and details. (Sec. 3.4.2.10) Commissioner Branigan seconded the motion which passed unanimously.

IV(C) Historic Improvement Grant Support Request.

Mr. Hayes gave the Commission an update on the budget.

Jamie Carpenter, Downtown Manager gave a presentation on the Historic Preservation Improvement Program. She gave an overview of the Downtown Program and Main Street, the background of façade grants and the current status of grants. Discussion was made on a partnership with the HPC.

Daniel Heyman, Staff Attorney stated he is not saying the HPC cannot help fund but the Legal Department would like to take a look at how this would be structured before they commit to anything.

Discussion was made on fundraisers and events. The Commission was in favor but would table making a decision for Legal to weigh in.

IV(D) **National Trust for Historic Preservation Matching Grant Funds Allocation.**

Mr. Hayes stated they received a grant for the National Trust for Historic Preservation. The grant is \$3000 grant with a match of \$3000 and it is really to start documenting our historically Black neighborhoods. The grant components are hiring a consultant to conduct an architectural survey and collect oral histories from community members. They are partnering with Blue Ridge Community College to do this. They will do several collection events in various neighborhoods. This is a matching grant so we received \$3000 from the National Trust and the Commission would have to allocate \$3000. City Council has accepted the grant and the Commission is the last step in this journey. He is only asking for the \$3000 for the matching grant and not the \$250 for the membership. Discussion was made on the budget and if there was enough money to complete the project. The kickoff for the project will be late April.

Commissioner Hammond-Green moved the Commission to allocate from the city portion the \$3000 to match the funds for the National Trust for Historic Preservation Matching Grant. Commissioner Falvo seconded the motion which passed unanimously.

V **Old Business.**

V(A) **Findings of Fact.** On motion of Commissioner Hammond-Green and seconded by Commissioner Welter the Findings of Fact File No. H24-074-COA were approved.

VI **Other Business.**

VI(A) **Election of Chair and Vice-Chair.**

Commissioner Hammond-Green moved the appointed officers be elected for the next calendar year. Commissioner Branigan seconded the motion which passed unanimously.

VI(B) **Design Review Advisory Committee Appointments.** Mr. Hayes stated DRAC is a body that will review COA applications before they come to the Commission. It is meant to be made up of technical experts that know preservation and know our Design Standards and can give advice and make sure the project is aligning with the Design Standards. There are two people that Mr. Hayes asked and they have agreed to be on the Committee. David McKinley who was on the Commission but is now off the Commission and is on the Planning Board and he wants to stay involved and is interested in DRAC and Andrew Wing, he is a Window Restoration Specialist and he also expressed interest. Mr. Hayes thinks they will both be great appointees. He is still looking for other people so if anyone knows someone just let him know. Chair appointed both David McKinley and Andrew Wing to DRAC.

VI(C) **Approval of Annual Meeting Dates for 2025.**

Commissioner Hammond-Green moved the Commission to approve the Annual Meeting Dates for 2025. Commissioner Branigan seconded the motion which passed unanimously.

VI(D) **Staff Report.** Mr. Hayes gave a future projects update. Discussion was made on doing a survey of the historic districts. Committee assignments and August/September training was also discussed.

VII ***Adjournment.*** The Chair adjourned the meeting at 6:53 p.m.

Chair

DRAFT