

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Regular Meeting of July 16, 2025

Commissioners Present: Cheryl Jones, (Chair), Jim Boyd, Ralph Hammond-Green, Stan Smith, Edward Sine, Lauren Matoian, Jane Branigan, Jim Welter, (Vice-Chair)

Commissioners Absent: John Falvo

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 5:07 pm.

II **Public Comment – None**

III **Agenda.** On motion of Commissioner Hammond-Green and seconded by Commissioner Welter the agenda was approved.

IV **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Boyd the minutes of the meeting of June 18, 2025 were approved. (Commissioner Welter and Commissioner Branigan abstained from the vote due to being absent at the June meeting).

V **New Business.**

VI **Old Business.**

VI(A) **Certificate of Appropriateness – Dan Chapman – 132 3rd Avenue East (File No. 25-30-COA).**

Prior to the opening of the public hearing, Chair announced that there is one application for a COA in the Main Street Historic District which was continued from the June 18th meeting. 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 and Dan Chapman.

Chair opened the public hearing.

Mr. Hayes stated the city has received a Certificate of Appropriateness application for 132 3rd Avenue East and it is for the installation of a front door. Dan Chapman is the applicant and the property owner

is Zachary Neill. The project acreage is 2,178 square feet. The property is located in the C-1, Central Business District as well as the Main Street Historic Overlay District. This is considered a major work since it is the installation of a new front door.

Site photos were shown and are included in the staff report and presentation.

The Main Street Historic District map was shown and included in the staff report and presentation. The subject property is highlighted in blue.

An aerial view was included in the staff report and presentation with the property highlighted in red.

The history of the subject property was discussed and is included in the staff report and presentation.

A COA description was given and is included in the staff report and presentation. The door will be replaced with a new wooden door. The image of the new door was shown.

Mr. Hayes stated the storefront is not original. A picture was shown of some of the wear and tear on the existing door.

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

Suggested motions for approval and denial were presented and are included in the staff report and presentation.

Chair asked if there were any questions for staff.

Commissioner Welter asked if staff does not know when the storefront was redone. Mr. Hayes stated he tried to trace it back as far as he could. There is an image from 2008 on Google street view that had a different storefront there. He tried to find a Baker Barber photo and was not able to find one.

Chair asked if the door and joint are they all wooden. Mr. Hayes stated some of them are but he is not sure about all of them. Chair stated nothing through there appears to be original. Mr. Hayes stated that is correct most of those storefronts have changed and have a more modern look.

Commissioner Hammond-Green asked if there were any other full framed, window style doors in that section. Mr. Hayes pulled up the Google view for the Commission.

Mr. Chapman stated it will all be solid wood.

Commissioner Hammond-Green made a motion to submit the Google street view as Exhibit A. Commissioner Branigan seconded the motion which passed unanimously.

There were no further questions for staff.

Chair asked if the applicant would like to address the Commission.

Dan Chapman, 272 Sugar Hollow Road stated his name for the record.

Chair stated he said the door will not fill the space and asked him to explain. Mr. Chapman stated the trellis up there was rotten and gone and was taken off before it fell and hurt someone. The door is a custom made door and wasn't made without an awning. The bottom kick plate is all gone, the wood inside. He has a picture of the solid glass door and wanted to bring it back to what it was. He stated a custom door like that would probably cost \$3000 to \$4000 dollars. He could get a standard regular wood door for less. He stated the door will be put back the way it was like the others shown in the street view. They are replacing the frame and it will all become one unit like it originally was.

Chair asked what the height difference would be. Mr. Chapman stated the others are 6'8" and that is an 8' door. They are going to bring it back down to where it use to be. There are putting an awning back that will match the color to the right. It looks like a salmon color.

Chair stated he is taken all the framing off the door, is he changing the windows too? Mr. Chapman stated no, it is just the door. It will be the same width, just shrinking in height. Chair asked if the frame would be wood. Mr. Chapman stated everything will be solid wood. He will not be infilling anything just trimming.

Chair asked if there were any further questions for the applicant. There were no further questions.

Chair asked if there was anyone that would like to speak in favor of the application or against the application. No one spoke. Chair asked if there was anyone that would like to speak before the public hearing is closed.

Chair closed the public hearing.

The Commission discussed the height difference.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-30-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 (Main Street) for the following reasons: 1. The replacement of the door is necessary and is appropriate in size, scale, proportion, material, and detail. (Sec. 3.4.2.3) 2. The new door unit will be appropriately sized to fill the original opening (Sec. 3.4.2.4). Commissioner Boyd seconded the motion which passed unanimously.

- VI(B) **Findings of Fact.** 401 N. Main Street (File No. 25-33-COA) ***On motion of Commissioner Hammond-Green and seconded by Commissioner Matoian the Findings of Fact for File No. 25-33-COA were approved.*** (Commissioner Welter and Commissioner Branigan abstained from the vote due to being absent at the June meeting).
- VI(C) **Findings of Fact.** 225 N. Main Street (File No. 25-31-COA). ***On motion of Commissioner Hammond-Green and seconded by Commissioner Matoian the Findings of Fact for File No. 25-31-COA were approved.*** (Commissioner Welter and Commissioner Branigan abstained from the vote due to being absent at the June meeting).

VII **Other Business.**

VII(A) **Committee Updates.** Mr. Hayes gave an update of the Community Affairs Sub-Committee and the Designation Sub-Committee. Discussion was made on the Halloween event.

VII(B) **Staff Report.** Mr. Hayes discussed the staff approved COA's. Mr. Hayes discussed aluminum cladding and synthetic materials. Staff will do research on this and bring it back to the Commission for guidance.

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

Chair