

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Meeting of May 17, 2023

Commissioners Present: Jim Welter (Vice-Chair), Cheryl Jones, (Chair), Chris Battista, Jim Boyd, Jane Branigan and Anthony Baltiero

Commissioners Absent: Crystal Cauley, Ralph Hammond-Green

Staff Present: Alexandra Hunt, Planner I, Daniel Heyman, Staff Attorney

- I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:02 pm.
- II **Public Comment.** Chair stated anyone wishing to speak would be allowed three minutes for public comment. Chair stated she would allow four minutes. Tom Applebee from Bat Cave, NC stated he was very upset with the parking kiosks in the City of Hendersonville. They are in the historic district, and they did not come before the historical committee, and he believes that is a violation. In order to get something approved in the historic district it must come before this Board which they did not. She hired an out of state company from Georgia which could make this a federal offense. He has to pay a 35-cent transaction to parking kiosk people. They get 35 cents per transaction and if the machines break down, we have to pay them \$180 an hour to fix them. These are all things that were never brought before the public and he thinks that is a crime. Barbara hasn't represented the town, or the business owners and he thinks that is a disgrace. He would like to see all the kiosks taken out. He felt like if the Mayor and City Council were going to do this they should have to pay as well. The talked about the cost of the parking garage and how he would like to see copies of every single contract that was associated with the parking garage. Most people did not want the parking garage. He thinks people are getting left out and he thinks they should bring back the bears where the kiosks are. He wants to bring the city back to what it used to be.
- No one else spoke during public comment.
- III **Agenda.** On motion of Commissioner Battista and seconded by Commissioner Welter the agenda was approved.
- IV **Minutes.** On motion of Commissioner Welter and seconded by Commissioner Branigan the minutes of the meeting of April 19, 2023 were approved.
- V **New Business**
- V(A) **Certificate of Appropriateness,** Lelia White, 921 N. Main Street (File No. H23-035-COA). Prior to the opening of the public hearing, Chair announced that 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 protocol 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 what goes on. 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 who wishes to testify during the public hearings should come forward to be sworn in. Chair swore in all potential witnesses. Sworn in were Alexandra Hunt, Planner I City of Hendersonville, Lew Holloway, Community Development Director, City of Hendersonville, Lelia White resident of 921 N. Main Street and Ken Fitch, 1046 Patton Street.

Chair opened the public hearing.

Alexandra Hunt, Planner stated the City is in receipt of a Certificate of Appropriateness application from Lelia White for the replacement of the front entry door at the subject property located at 921 N. Main Street. (PIN 9569-70-3922) The property is located in the Hyman Heights Historic District.

The applicant previously submitted an after-the-fact COA application for the replacement of the existing front door with a previously purchased door which was reviewed and subsequently denied by this Commission on the November 15, 2022, regular meeting. Those minutes are included in the Staff Report as Exhibit C.

The staff report indicates that the applicant is proposing two options for the front entry door replacement. However, clarification by the applicant was made to staff about the door materials in Option A after the agenda packet was submitted to the Commission, the applicant requested to amend the application for the Commission to only review the proposed entry door indicated in Option A in the staff report. The applicant is here and can answer any questions about the options.

Staff has submitted an amended agenda cover sheet to the Commission and requests that the amended agenda cover sheet be admitted into the record.

This COA application is considered a Major Work according to the standards of the Residential Historic District Design Standards.

A vicinity map was shown, subject property located in green.

An aerial view was shown of the vicinity.

A subject property is a contributing building that was constructed sometime between 1924 and 1937. It is described as having three-vertical-over one windows and four-vertical-lights-over panel entry door.

Ms. Hunt gave a summary of the past COA approvals which is included in the staff report.

2004 – Commission approved a COA for the demolition of 1016 Patton St and 921 N Main St. which ultimately did not take place on either property. **2016** – Staff approved COA's for the replacement of gutters and replacement of all windows. Both COA applications should have been considered a major work as it included replacement of architectural details when there will be a change in design or materials from the original or existing details. The windows that were approved in 2016 included removable wood muntins to create the 3-vertical-over-one-windows design and were removed prior to applicant purchasing the home creating a one-over-one window **2022** – Staff approved COA for the addition of a wooden fence.

Lastly – there was a contributing detached garage that was removed without COA approval on March 6, 2021 according to a county demolition permit application that was not brought to the City’s attention.

The existing front entry door as you see here is a wooden four-vertical-lights-over-panel.

Again, the applicant is proposing just one door option for the Commission’s review and that is the door indicated in your staff report as Option A. This door is manufactured by Reeb doors. It is a full Douglas Fir wood door with a water barrier added like a primer to extend the life of a wood door.

The Design Standards that pertain to this application were shown and included in the staff report.

Chair asked if there were any questions for staff.

There were no questions for staff.

Chair asked if the applicant to come address the Commission.

Lelia White, 921 N. Main Street stated her idea has always been to take care of the house. They are continuing to improve their house and they love their little house. During her past experience and learning from it she has been trying to find something that would work and look the best. Because of the overhang being so small that has created a bit of a problem. Another wooden door could become damaged and not have a warranty. With new technology and water barrier they could have a wooden door and be able to keep the warranty and have the door painted red like the existing one. She would still do the mountings like the original door. She researched a lot to find a glass window the same size as the existing door and it doesn’t exist. They are off a few inches, but she could place the mountings like they are now. The door would be level and she could use her lock which currently she is not able to use because the door is not level. This would look much nicer too. She discussed the landscaping and the park across the street.

Chair asked about the water barrier and if it changed the image of the door. Ms. White stated it is water barrier technology and could be used on any wooden door. It is water resistant, and it is a primer. It is a primer they apply and then they can paint the door. It protects the wood behind the paint. She can still have a nice wooden door and keep the warranty and have the protection of the wood. She talked about the mountings and being higher up, the water shouldn’t affect them.

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

Chair asked if anyone would like to speak in favor of the application.

Ken Fitch, 1046 Patton Street stated the issue here is of major importance. This property with its small historic home is a critical boundary, anchoring property for the historic district. He stated there was a battle that has gone on for two decades to save this building. You can see in your packet some of the actions the past two decades. He talked about the struggles of historic districts. He stated this building has been saved and they must appreciate the current owner and her struggles for a resolution. He stated security is an issue for the inhabitation of this house.

Chair asked if there was anyone else that would like to speak. When no one spoke, Chair closed the public hearing.

Discussion was made on the research the applicant has put into the door from the last meeting and how the Commission appreciated all the work and research she put into to finding a more compatible replacement door.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H23-035-COA and located within the Hyman Heights Historic District, if replaced 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 (Residential) for the following reasons: The subject property is a contributing structure. The proposed entry door replacement retains the overall historic character of the building. [Section 3.7.2] The proposed entry door replacement matches the design and the dimension of the original sash or panels, pane configuration, architectural trim, materials and detailing. [Section 3.7.6] and the applicant will install wood muntins to match the four vertical lights of the existing door. Commissioner Battista seconded the motion which passed unanimously.

VI **Old Business.**

VI(A) **Staff Update.** Ms. Hunt gave a staff update of staff approved COA's. There was only one.

VI(B) **Boyd Park/Edwards Park Update.** Lew Holloway, Community Development Director gave an update on Boyd Park, the construction of the new fire station and the new Edwards Park mini-golf construction.

VII **Adjournment.** The Chair adjourned the meeting at 5:54 p.m.


Chair