

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Regular Meeting of April 16, 2025

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

Commissioners Absent: Jim Boyd, Edward Sine, Stan Smith, John Falvo

Staff Present: Sam Hayes, Planner II, Daniel Heyman, Staff Attorney, Lew Holloway, Community Development Director

- I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:19 pm.
- II **Public Comment:** No one had any public comment
- III **Agenda.** On motion of Commissioner Welter and seconded by Commissioner Hammond-Green the agenda was approved.
- IV(A) **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Branigan the minutes of the meeting of March 19, 2025 were approved.
- IV(B) **Minutes.** On Motion of Commissioner Branigan and seconded by Commissioner Welter the minutes of the Special Called meeting of April 2, 2025 were approved.
- V **New Business**
- VI **Old Business**
- VI(A) **Certificate of Appropriateness -** Peacock Architects, 344 N. Main Street (File No. H24-098-COA).

Chair reopened the public hearing from the March 19th meeting. Chair stated anyone the wishes to speak should come forward and be sworn in. Chair swore in Sam Hayes, Commission Coordinator.

Chair stated she would now reopen the public hearing for agenda item VI(A), File No. H24-098-COA, an application from for a Certificate of Appropriateness permit from Peacock Architects which was continued from the March 19, 2025 meeting.

Sam Hayes, Planner II gave a quick update on the project. They have obtained an encroachment permit to remove the "cheese grader" from the front of the building and the work is scheduled for the end of this month or early next month. Staff will have time to go out and document the work for the Commission and be able to present it next month.

Commissioner Hammond-Green moved the HPC continue this public hearing to the May 21st Historic Preservation Commission meeting regarding H24-098-COA. Commissioner Welter seconded the motion which passed unanimously.


VII **Other Business.**

- VII(A) **Community Affairs Sub-Committee Report.** Mr. Hayes stated the committee reviewed all the applications for the annual Preservation awards. They wanted to bring two of those to the Commission. The two awards were for a commercial property and a residential property. The Allen building was selected by the committee and he discussed why they selected it. Mr. Hayes stated they did not have any residential applications unfortunately so Commissioner Welter proposed giving the award to the Fullbright house which is in Hyman Heights. The Fullers are the current owners. Commissioner Welter explained the work they had done. He explained why they would be a good recipient of this award. He stated they have really brought the neighborhood together.

Commissioner Welter moved the Commission to award these two projects the 2025 Preservation award to the Allen Building and the Fullbright House. Commissioner Branigan seconded the motion which passed unanimously.

- VII(B) **Designation Sub-Committee Report.** Mr. Hayes stated they are now starting the Hendersonville Neighborhood History Project. This is researching five of our historic neighborhoods. The first step in this process is to have some outreach meetings. There will be two meetings one at the end of this month and one at the beginning of next month. The Commission is welcome to attend. They will be targeting people that have history in these neighborhoods and have stories to tell. He stated a consultant has been hired to do some digging into the history of the neighborhoods. Discussion was made on other ways to get the information out to the public.
- VII(C) **Budget Workshop.** Mr. Hayes stated the end of July was the new fiscal year and the money would need to be spent before then. Looking into the next fiscal year he wanted to discuss what the Commission's priorities are. He wanted to discuss ideas today and then bring them back to the Commission at the next meeting. He discussed the different programs they could do. Discussion was made on education opportunities. Mr. Hayes discussed the different projects that were in the works. He discussed working on the CLG Grant application now to bring in some speakers to talk about preservation and affordable housing. If it is educational there is no funding match so no money would be required from the Commission for that. He discussed a logo update and having t-shirts made for the Commission. Commissioner Welter discussed having name tags. Mr. Hayes discussed the long term goals. Having a preservation plan was discussed. The Commission decided to outline what they plan to spend and where that money would go for the different projects. Discussion was made on buying plaques and having them. Mr. Hayes will get a quote on that and bring it back to the Commission. The Commission discussed other matters. No action was taken.

VIII ***Adjournment.*** The Chair adjourned the meeting at 6:19 p.m.


Chair