

**CITY OF HENDERSONVILLE**  
**Historic Preservation Commission**

**Minutes of the Meeting of December 20, 2023**

**Commissioners Present:** Jim Welter (Vice-Chair), Cheryl Jones, (Chair), Jim Boyd, Jane Branigan

**Commissioners Absent:** Crystal Cauley, Ralph Hammond-Green, John Falvo

**Staff Present:** Alexandra Hunt, Planner I, 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 5:08 pm.
- II **Public Comment.**
- No one spoke during public comment.
- III **Agenda.** On motion of Commissioner Welter and seconded by Commissioner Boyd the agenda was approved.
- IV **Minutes.** Commissioner Welter made a correction to the minutes. On motion of Commissioner Welter and seconded by Commissioner Branigan the revised minutes of the meeting of November 15, 2023 were approved.
- V **New Business**
- V(A) **Certificate of Appropriateness,** Sarah McCormick of Peacock Architects, 105 S. Main Street (File No. H23-090-COA). Prior to the opening of the public hearing, Chair announced that there is one new application for a COA 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. Alexandra Hunt, Sarah McCormick, Tamara Peacock and Mary Thomas Vieira were sworn in.
- Chair opened the public hearing.

Alexandra Hunt stated the city is in receipt of a COA application from Sarah McCormick of Peacock Architects for the addition of an access doorway and door to the basement of the subject property located at 105 S. Main Street and possessing a PIN 9568-77-9189 and located within the Main Street Local Historic District. The subject property contains addresses of 101 S. Main Street and 105 S. Main Street with the proposed access doorway located on the side façade of 101 S. Main Street along 1<sup>st</sup> Avenue West. The proposed project type is a major work according to the Main Street Design Standards.

Ms. Hunt showed the historic overlay map which is included in the staff report and the presentation. The subject property was shown in yellow.

An aerial view of the subject property was shown and is included in the staff report and presentation.

Ms. Hunt gave a history of the subject property which is included in the staff report and the presentation. Past COA approvals for the property were also listed.

Site photos of the property were shown and are included in the staff report and the presentation. Site photos from the applicant were also included.

The applicant also provided photos of the existing façade with the proposed façade on the bottom location.

Elevations submitted by the applicant showing the side façade and street grade of the sidewalk were shown and are included in the agenda packet.

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

Chair asked if there were any questions for staff.

Commissioner Welter asked if there was any history on when that might have been filled in. Ms. Hunt stated there was no history that has been noted in the description of the National Register. There was an old photo from the Baker-Barber photos that is included in the presentation and staff report and also attached from the applicant as well. This photo was dated 1905 and you can see the building that is currently West First Pizza is not there. In the description included in your packet it states at one point it was an automotive shop and so it was probably a way to go around to that basement level behind the existing structure. She thinks West First was constructed sometime in the late 20's or early 30's. Ms. Hunt stated in the photo it is hard to see but there looks to be a shadowed area where a possible opening could be. That was the best image that staff could find. She does not know when it was filled in. It was well before the Historic Preservation Commission was formed. The applicant may have more information and they are here.

Commissioner Welter asked if there was any other access. Ms. Hunt stated she believes an interior access and the applicant can speak to that.

Chair asked if the stairwell was outside. Ms. Hunt stated yes. Ms. Hunt stated at some point the store front was changed and she does not know when that was done. Discussion was made on the access points and the uses over the years.

Chair asked about leveling the sidewalk and the effect on the building. Ms. Hunt stated that would be a process of going through the Public Works and Engineering Departments and talking with them. The applicant can speak to any impacts.

There were further no questions for staff.

Sarah McCormick, Peacock Architects, 105 S. Main Street stated her name for the record. Ms. McCormick stated the existing opening that is there is 36" x 81" . They are proposing basically using the same door that is on Kingmaker's and using trim that matches Kingmaker's as well. That door is 36" x 81". Ms. McCormick stated the opening is 41" x 5' , she misspoke. Right now the only access is through the back. They built a dress shop and West First and so the only way to get to the basement is to go through the dress shop and through her space so what they are proposing is basically an access point for the owner to be able to access this space.

Commissioner Welter asked what the basement is used for. Ms. McCormick stated right now it is just storage. Chair stated so it would not be a public access or a client access or anything like that. Ms. McCormick stated no.

Chair stated from the inside can you tell there was an opening there at some point. Chair stated it would be helpful to know concerning the guidelines for reconstructing an opening that was already there verses cutting into a façade that is considered a full façade so if anyone knows and could speak to that it would be helpful to the Commission.

Tamara Peacock, Peacock Architects, 105 S. Main Street stated their office is actually on the top floor of this building. She stated part of the reason they are doing this, and the owner Mary is here also, is she is going to renovate the second floor when they move out and we do not have any access to the basement. All of the pipes and the systems runs through the basement. Plumbing, gas lines, they cannot get to their own things and they have to ask permission from Ken Gaylord to open the door into the dress shop to get into the basement. This is a feasibility thing in order to do the construction work she is planning for the second floor they have to be able to get into the basement and not carry mechanical pipes and things through the dress shop. In addition to that the building is settling and there is a significant change in the floor. She thinks given some of the other buildings they have worked in on Main Street, that and the date of this building, it might have stack stone foundation, they may have to go in there and shoot some concrete in there and try to level it out. There is a chimney in the back and she put a level on it and it is leaning backwards. There are some pretty serious things they are facing. They cannot see in the basement. They have been in there but Ken Gaylord has some things stored in there now and since he is the only one that can get in there and there are shelves and racks against the wall. She thinks in all honesty that it was a fairly large window. She does not think it was a door. There was a door in the rear. The basement is also much larger than what the property card states. It is a full basement and even goes past the sidewalk a bit.

Ms. Peacock stated concerning the sidewalk they have to create a level space by code so when they go through the permit process, they will have to have a structural engineer run calculations. They have also been reworking some of those sidewalks, there are three different panels and they would need to pull a right-of-way permit for that. They plan to do all of that if the Commission would give their permission to do it. They have also found a door that matches the existing door.

Commissioner Welter stated so basically this is for the safety of the maintenance workers and possibly even shoring up the building to preserve it. Ms. Peacock stated yes and the lady that owns the dress shop has been really nice on letting them in there just to have the workers come and check the electrical and stuff, but she is not going to want them to be dragging concrete through her shop. At the very least they would have to have some significant access panel, if you say you hate this door, ideally they would rather have a door you can stand up in.

Chair explained the standard 3.4.2.11 to the applicant. Chair asked the applicant if there was a reason they were doing this to meet building and safety codes. Ms. Peacock stated absolutely, right now the only way in is through the dress shop if they needed to get to the utilities.

Commissioner Boyd asked if the plan was to keep it as storage. Ms. Peacock stated yes, they do not have any other plans as of right now. They would like to get in there and clean it up and pin it up and get rid of stuff that is not needed and stabilize the building.

Chair asked if the perceived opening was 41" x 60". Ms. McCormick stated yes. Chair stated and the door will be 36" x 81" and is that fully completed or is that just the door? Ms. McCormick stated that is just the door. The framing they have shown is 54" to match the framing of the window above it. Their intent is to make it look like the storefront on Kingsmaker instead of just a standalone door.

Commissioner Boyd asked if the trim would be metal. Ms. McCormick stated it will be the same green as Kingmakers. The stone-still will match what is on the window above it. Code will dictate what bearing this will have. Other than the door and the leveling of the sidewalk the side will not look any different. The door will be wood.

There were no further questions for the applicant.

Chair asked if anyone would like to speak concerning the application.

Mary Thomas Vieira, 411 Buncombe Street stated she is looking forward to moving to Main Street but not being able to access her own basement for a lot of reasons is something she would like to take care of. Things always happen on the weekend. Chair asked if there was no other way to get to the basement except from the interior. She has to go through the exterior to get to the basement. Ms. Vieira stated yes.

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

Discussion was made on the unique circumstances of this application and the need for the door.

The Commission discussed the standards.

Discussion was also made on the need for the door and adding conditions to the motion concerning the door being wood and adding 3.4.2.11.

Chair reopened the public hearing.

Chair stated they know the door dimensions but they do not know structurally what the door will require and what the dimensions will be so would they be agreeable that if it is going to extend wider than the window above it, they would come back and let them know and update staff and as a minimal change staff could approve it. If they have to do four times what they thought then they will need to revisit. As long as it looks similar to what is in the picture it should be fine but they need to get something in the motion in case structurally something changes significantly. Ms. Vieira stated she was agreeable to this and that the door she has picked out matches perfectly with Kingsmaker.

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 # H23-090-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 subject property is a contributing structure. 2. The proposed basement access doorway and door do not diminish the original design of the building. [Sec. 3.4.2.10] 3. The proposed basement access doorway and door are compatible with existing units in proportion, shape, positioning, location, size, materials, and details. [Sec. 3.4.2.10] 4. The proposed basement access door is needed to meet building and safety codes. [Sec. 3.4.2.11] 5. The door will be a wooden door with wood trim to match the exterior door on the front façade and the window above. Commissioner Branigan seconded the motion which passed unanimously.***

VI **Other Business**

- VI(A) **Adoption of Historic Preservation Commission Regular Meeting Dates.** Commissioner Welter moved the Commission to approve the regular meeting dates for 2024. Commissioner Boyd seconded the motion which passed unanimously.
- VI(B) **Findings of Fact Approval H23-68-COA – 303 N. Main Street.** Commissioner Welter moved the Commission to approve the Findings of Fact for H23-68-COA – 303 N. Main Street. Commissioner Branigan seconded the motion which passed unanimously.
- VI(C) **Findings of Fact Approval H23-79-COA – 1619 Kensington Road.** Commissioner Welter moved the Commission to approve the Findings of Fact for H23-79-COA – 1619 Kensington Road. Commissioner Boyd seconded the motion which passed unanimously.


VI(D) **Findings of Fact Approval H23-83-COA – 1704 Clairmont Drive.** Commissioner Welter moved the Commission to approve the Findings of Fact for H23-83-COA – 1704 Clairmont Drive. Commissioner Branigan seconded the motion which passed unanimously.

Commissioner Hammond Green arrived at 5:40 pm.

VI(F) **HPC Annual Workplan and Budget Discussion.** Ms. Hunt discussed the 2023 accomplishments including banner replacements, the Lennox Spring Park Local Landmark project and the Buffalo Soldier project. Ms. Hunt discussed looking ahead to 2024-2025 which includes coloring books, City Council and preservation month in May, May 5<sup>th</sup> Tour of Homes in Hyman Heights, and CLG grant applications.

The budget was discussed.

VIII **Adjournment.** The Chair adjourned the meeting at 6:48 p.m.

  
Chair