

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Meeting of November 20, 2024

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

Commissioners Absent: Jim Boyd

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

- I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:00 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 **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Branigan the minutes of the meeting of September 18, 2024 were approved with one correction.
- V **New Business**
 - V(A) **Certificate of Appropriateness** - Madeline Dew, 322 Crescent Avenue (File No. H24-074-COA). Prior to the opening of the public hearing, Chair announced that there is one application for a COA in the Hyman Heights 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, Lew Holloway, Kelley Dew and Madeline Dew.

Chair opened the public hearing.

Sam Hayes, Planner II stated this is an application for the installation of a window on the rear of the home located at 322 Crescent Avenue.

The applicant is Madeline Dew and Kelley Dew. The PIN is 9569-62-4411. The property is .19 acres and is zoned R-6, High Density Residential District. The property is located in the Hyman Heights Historic District.

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.

Site photos were shown and are included in the staff report and presentation. Mr. Hayes stated the home sustained tree damage from the storm and staff has already approved the COA for repair of the roof and soffit. He believes that work has been completed.

Mr. Hayes stated the applicant is requesting a new window to be installed where some of the brick has not yet been repaired. A COA description is included in the staff report and presentation. The window will sit within the existing soffit and it will be a vinyl-clad wood-framed window.

A site image was shown of where the window would be located on the house.

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

Chair asked if there were any questions for staff.

Chair asked if the tree damage was done to the rear of the house. Mr. Hayes stated yes and pointed out the location of where the window would go in the rear of the home.

Mr. Hayes stated this is a double frontage lot and there is a small alley way in the rear of the lot but this will not be visible from the street.

There were no further questions for staff.

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

Kelley Dew, 3261 Thoroughbred Dr, Hermitage, Tennessee stated she is the mother of the applicant. Madeline Dew stated the brick is significantly sticking out at the end of the house and in order to repair and reframe it she would like to add the window. The brick for the most part is missing off of the house.

Chair asked if they had salvaged some of the brick. Ms. Dew stated yes.

Ms. Dew stated the damage from the tree falling has already been repaired with the exception of the reapplication of the brick because they were waiting to see if they could add the window.

Mr. Hayes stated the Commission would be deciding the window but the repair is something staff can approve. If they were to do the window, staff would approve it using the infill brick.

Chair asked about the brick surrounding the window. Ms. Dew stated it will be like the existing windows and if it needs to be more decorative they can do that as well. She pointed out that the existing windows sit right into the soffit. There is brick above the window and no decorative trim. The window then sits on a brick ledge. Chair asked if this window would have a brick ledge. Ms. Dew stated it will have a brick ledge like the existing windows.

Chair asked about the existing windows. Ms. Dew stated they are vinyl-clad, she does not believe any are the original windows but they could be. They just bought the house a year ago. They tried to cut and paste to show the window on the house but it will not be that bright. The window will match the other windows.

Chair asked if they knew of any other houses near them that had vinyl. Ms. Dew was not sure.

The Design Standards were discussed.

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.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-074-COA and located within the Hyman Heights 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 Residential Design Standards for the following reasons: 1. The original architectural character of the exterior walls is maintained with the addition of the window. (Sec. 3.6.7) 2. The new window will be installed on a non-character-defining elevation of the building and does not compromise the architectural integrity of the building. The design of the unit is compatible with the overall design of the building. (Sec. 3.7.9) 3. The use of artificial material is limited, making the building compatible with the surrounding contributing properties. (Sec. 3.12.3) Commissioner Branigan seconded the motion which passed unanimously.

VI Old Business.

- VI(A) **Findings of Fact.** On motion of Commissioner Welter and seconded by Commissioner Hammond-Green the Findings of Fact File No. H24-21-COA were approved.
- VI(B) **Findings of Fact.** On motion of Commissioner Welter and seconded by Commissioner Branigan the Findings of Fact File No. H24-49-COA were approved.
- VI(C) **Findings of Fact.** On motion of Commissioner Welter and seconded by Commissioner Branigan the Findings of Fact File No. H24-64-COA were approved.
- VI(D) **Findings of Fact.** On motion of Commissioner Welter and seconded by Commissioner Hammond Green the Findings of Fact File No. H24-057-COA were approved.
- VI(E) **Findings of Fact.** On motion of Commissioner Welter and seconded by Commissioner Falvo the Findings of Fact File No. H24-059-COA were approved.

VII **Other Business.**

VII(A) **Community Outreach Subcommittee Report.** Discussion was made on the Holiday Tour of Inns.

Commissioner Welter moved the Commission to grant \$1000.00 for reimbursement to the Inns for their expenses and for reusable signage. Commissioner Hamond Green seconded the motion which passed unanimously.

Discussion was made of the Cultural Heritage Award.

Commissioner Welter moved the Commission to grant \$500.00 to purchase/create award through June 30, 2025. Commissioner Falvo seconded the motion which passed unanimously.

VII(B) **Staff Update.** Mr. Hayes gave a brief update on Lennox Spring Park. Mr. Hayes also gave an update of the staff approved COA's. He discussed the post disaster response. He also discussed new member applications.

VIII **Adjournment.** The Chair adjourned the meeting at 6:14 p.m.


Chair