

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Regular Meeting of March 19, 2025

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

Commissioners Absent: Jim Boyd, Cheryl Jones, (Chair), 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 5:00 pm.

Public Comment: No one had any public comment

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

III **Minutes.** On motion of Commissioner Branigan and seconded by Commissioner Hammond-Green the minutes of the meeting of January 29, 2025 were approved.

IV **New Business**

IV(A) **Certificate of Appropriateness** - Peacock Architects, 344 N. Main Street (File No. H24-098-COA). Prior to the opening of the public hearing, Chair announced that there are two applications for a COAs 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. Those sworn in were Sam Hayes, Nicolle Rebolledo, Tamara Peacock.

Vice-Chair opened the public hearing.

Sam Hayes, Planner II stated we have some new members on the Commission and he discussed quasi-judicial hearings procedures.

Mr. Hayes stated this is a storefront rehabilitation. The applicant is Peacock Architects and the property owner is HVL Property Holdings LLC. The PIN is 9568-88-0142. The property is .14 acres and is zoned C-1, Central Business District. The property is located in the Main Street Historic District. This is considered a major work.

A photo of the front façade was shown and is included in the staff report and presentation. He stated the metal screen is being removed. That is not part of this COA application, that was approved by staff. The applicant can speak to the timing on when that will be removed.

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. The reason for the noncontributing status is because of that front façade.

A historic image of the building from the Baker-Barber collection was shown and is included in the staff report and presentation. He pointed out the original storefront and where the metal screen currently exists. He stated there is reason to believe there is very little storefront remaining. It appears as though they have removed a lot of that. Mr. Hayes pointed out some original aspects of the building. The columns are still there but have been wrapped in metal. It is unclear if the wood still exists under that metal. He pointed out the front store window. He stated the photo probably dates from 1929 to 1939 because that was when JCPenney was on Main Street. He stated the transom window which also is unclear if it is still there however, he has been in the building and the applicant has been in the building and it does appear as if on this front façade this prismatic glass is no longer on that front façade.

The renderings of the front façade were shown and are included in the staff report and presentation. Mr. Hayes stated they have proposed storefront windows and have tried to emulate from the historic photo the slanted windows that run to those door openings. It is a version of that original photo. They have also proposed the whole front façade would be constructed out of wood and glass. They provided trim work on the lower section. They have extended the columns to the top of the transom. They provided smaller windows in the transom that would emulate the transom window in the historic photo but not fully recreate it. The doors would also be constructed out of wood. They included the JCPenney sign in the rendering and if that is still there they plan to restore it and leave it on the building.

Mr. Hayes showed where the scope of the work would be. A photo was shown of the current storefront and where the scope of the work would be. This is included in the staff report and presentation.

The proposed COA description of the proposed replacement windows on the 4th Avenue side were shown and discussed and are included in the staff report and presentation. They plan to remove and replace the prismatic glass in the window. Mr. Hayes stated the prismatic glass was documented in the 1930's photo and it is an original architectural element. There are some other examples of prismatic glass around Main Street but there are very few examples of it remaining. Mr. Hayes showed photos of examples still remaining downtown.

Mr. Hayes showed a photo and stated they have also proposed to cut into the top doorway by four inches and this is primarily related to egress and fire regulations. Fire and Building Code are requiring that they have a taller doorway.

Site photos of comparable store front around downtown were shown and are included in the staff report and presentation.

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

Motion options were discussed and are included in the presentation. Mr. Hayes stated continuing the application for more information is something the Commission has done before. He wanted to give that option because removing that front façade could give the Commission more information about what is behind that and what work might need to go into that because original details might still be there. The applicant can speak to that timeline.

Suggested motions for approval and denial were included in the staff report and presentation. Conditions were discussed for the approval motion which are included in the staff report and presentation.

Vice-Chair asked if there were any questions for staff.

Commissioner Smith asked about the size of the transom windows, making them smaller is that a compatible with the detail of the time as well or is it significantly different than the detail of the time. If they are smaller, is the smaller ones compatible with other design standards of the same era. Mr. Hayes stated that is for the Commission to decide. The motion and the conditions proposed are more towards utilizing that original photo as a guide.

The height of the back door will go from 6'4" to 6'8".

There were no questions for staff.

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

Nicolle Rebolledo, Peacock Architects , 129 3rd Avenue East stated she could answer any questions they have.

Commissioner Smith asked about the prismatic window. Ms. Rebolledo stated the prismatic window on the side, there is still prismatic glass there but it is not in good shape. They will probably have to replace the entire prismatic glass in order to have prismatic glass there. She did not think they would be able to restore the prismatic glass. She was asked if there was anything they could do instead of just a plain sheet of glass. She stated she was sure they could find other finishes to glass. They did research on anyone that makes the glass and they found some leads but it is a specialty material which will be more cost.

Commissioner Hammond-Green asked if any of the prismatic glass salvageable. Ms. Rebolledo asked to reuse on the building. He stated to use on site or for someone else. She stated the majority of the damage is on the bottom part of that transom so a lot of it is intact on the top but once you move further down it is not completely intact. It could be used for artwork or something else.

Vice-Chair asked about the prismatic glass on the front. Ms. Rebolledo stated the large band on the front of the building, from what they can see from the inside there's none.

Vice-Chair stated in looking at the storefront, he sees the two windows on the left side and one window on the right where the two sets of double doors there, is that where the angle is? Ms. Robelledo started yes. He stated from the original photograph it looks like the building was narrower to him than what this is. Mr. Hayes stated that original photograph was taken at an angle, so it is really only showing you about a third of that building.

Ms. Rebolledo pointed out where the indentions happen into the recess. She was asked if the transoms would work, would they be working transoms? Ms. Rebolledo stated they will be fixed.

Vice-Chair asked if the windows on the second floor were just flat windows or are they curved? Ms. Rebolledo stated from the historic pictures she believes they are flat. Mr. Hayes stated there was some sort of marker at the top and those windows have already been approved by staff. There are no current windows there.

Ms. Rebolledo started the client who is also the contractor on this project he is currently working on getting approval for the sidewalk encroachment to be able to remove the screen and part of that process is also replacing all seven windows. That is happening at the same time and they are hoping that after that is done they will be able to start on the storefront.

Commissioner Hammond-Green asked if there would be a problem with continuing the application until after the façade is removed. Ms. Rebolledo stated she does not think so. He stated that will not cause you a problem with the project. She stated she thinks it should be fine. She thinks they should be getting the screen off in the next couple of weeks. The only push back would be any other concerns from the clients on time to get the windows fixed and that might actually push the project back.

Vice-Chair asked if anyone had any additional questions for the applicant.

Commissioner Smith asked if after the screen was removed could she bring pictures for the Commission to see. Ms. Rebolledo stated yes.

Commissioner Smith asked how she decided on the arrangement of the windows. Could they see them from the inside or are they just guessing? How do they know where those window openings are? Ms. Rebolledo stated what they know right now is there is masonry that goes up on either side and being able to uncover that and they also did a tactical removal of what is going on behind the black board and it looks like it's wooden framed so what they designed is consistent with the actual materials that are on that ground floor. He asked if the transoms they are putting in, are they building that whole façade new or are there transom openings there that you are going to use? She stated as far as they can tell from the inside there is an opening because there are actually punctures but there is an opening where that prismatic glass use to be. They would be hand framing the wooden parts of the transoms. She explained the main way they framed them was starting in the center and working out. Those two structural columns that were in casings, with the wooden casing sort of framed that small one and working out and redistributing the dimensioned windows. They did also have a thought of reflecting like the bottom windows and sort of carrying that pattern up so you would have two larger windows on the outside and you would have a smaller one along that casing. It would just complicate it a little bit on the right side. Ms. Rebolledo stated the column lines up with the demising wall dividing the units. There are equal transoms for each unit.

Discussion was made on the fire wall and the different floors. They discussed the door where the stairs

go up to the second floor. She also discussed having an elevator to the second floor.

They have met and done a walk through with the Fire Department.

Vice-Chair asked if anyone would like to speak for or against the application. No one spoke.

Vice-Chair closed the public hearing.

The Commission discussed the application. The Commission was in favor of continuing the application to see what is behind the screening on the storefront. Discussion was made on the JCPenney trademark.

Commissioner Hammond-Green moved that action on H24-098-COA be continued until the April 16, 2025 meeting. Commissioner Branigan seconded the motion which passed unanimously. Staff will work with the applicant to document the removal and if there will be any changes.

Commissioner Smith left the meeting.

Daniel Heyman, Staff Attorney stated it is staff's position that a quorum is calculated based on the total number of members. You do not exclude vacancies from that calculation. There are a lot of legal reasons for that. Mr. Hayes stated we now have a full board. Mr. Heyman stated typically the rule is that a member leaving unexcused doesn't defeat a quorum.

Mr. Hayes stated staff recommends that you continue this next hearing to the next meeting given that the applicant isn't able to attend and she did not have a representative to be here.

IV(B) Certificate of Appropriateness – Caryn Alexander – 1723 Meadowbrook Terrace (25-13-COA).

Commissioner Hammond-Green moved the Commission to continue the application 25-13-COA to the April 16, 2025 meeting specifically noting that the applicant is not present. Commissioner Branigan seconded the motion which passed unanimously.

V Old Business.

V(A) Findings of Fact. On motion of Commissioner Hammond-Green and seconded by Commissioner Branigan the Findings of Fact File No. H24-093-COA were approved.

V(B) Findings of Fact. On motion of Commissioner Sine and seconded by Commissioner Hammond-Green the Findings of Fact File No. H24-097-COA were approved.

VI Other Business.

VI(A) Designation Committee Update. Mr. Hayes stated they have one piece of business. They have finished the landmark nomination on the Gregory House which has gone through the Designation Committee. They have reviewed that report and the next step in the process is to send that report to the State Historic Preservation Office to review and give their comments and they will get that back to us within 30 days. In order to do that the Commission needs to make a motion for approval on sending it to SHPO. He can answer any question they have on this.

Commissioner Hammond-Green moved the property at 910 Locust Street application for landmark nomination for that property be approved by the Commission to move forward to SHPO for further action. Commissioner Branigan seconded the motion which passed unanimously.

- VI(B) Staff Report. Mr. Hayes gave an update on staff approved COA's. Mr. Hayes had a budget request for the Genealogical Society membership for \$100. He has been using them a good bit. He thought it would be great if the Commission got a membership. He gave a list of what has been approved and what he is asking to be approved today. A motion is needed to approve this.

Commissioner Hammond-Green moved that the budget request as presented be approved by the Commission. Commissioner Branigan seconded the motion which passed unanimously.

Mr. Hayes discussed the School of Government training on April 30th, 2025. It is \$90 per person and he would love for everyone to attend. Mr. Heyman encouraged anyone that can attend to do so.

- VI(C) Community Affairs Committee Report. Mr. Hayes discussed the coloring book funding request.

Commissioner Hammond-Green moved the Commission purchase 1,000 coloring books based on the purchase sale estimate(bid) they received from NC Printing, LLC. Commissioner Branigan seconded the motion which passed unanimously.

Mr. Hayes discussed a Realtor Training Program which will be to hire a consultant to teach a course for realtors. It would be preservation focused. We would need \$1,000 allocated towards the program for the consultant and the cost would be \$100 per person for the course. He is hoping to get this course tailored towards Hendersonville and not Asheville

Commissioner Hammond-Green moved the Commission to allocate the funds for the Realtor Training Program. Commissioner Branigan seconded the motion which passed unanimously.

Mr. Hayes discussed the 7th Avenue Sponsorship request. This is a \$1,000 sponsorship for the 7th Avenue Grand Opening Event in May.

Commissioner Branigan moved the Commission grant the request for the 7th Avenue Sponsorship. Commissioner Sine seconded the motion which passed unanimously.

Preservation awards were discussed.

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


Chair