

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of Meeting of April 16, 2008

Commissioners Present: Staci Blatt, Bette Carter, Ralph Freeman (Chair), George Henry, Larry Phillips, Brook Tate, Jo Tyler

Commissioners Absent: Barbara McCoy, Eddie Watkins

Staff Present: Katrina Newton, Commissioner Coordinator; Lu Ann Welter, Administrative Assistant

I Call to Order. The Chair called the monthly meeting of the Hendersonville Historic Preservation Commission to order at 5:01 p.m.

II Agenda. *On motion of Commissioner Phillips, seconded by Commissioner Tyler, the Commission approved the agenda.*

III Minutes. *On motion of Commissioner Phillips, seconded by Commissioner Blatt, the minutes of March 19, 2008 were approved.*

IV Mile Chen (H08-17-COA) After swearing in potential witnesses for both hearings, the Chair opened this public hearing. At the request of Katrina Newton, Commission Coordinator, Commission File No. H08-17-COA was admitted into evidence, and the Commission took official notice of the Code of Ordinances of the City of Hendersonville and the Commission's Design Guidelines. Ms. Newton gave the following background on this application:

The Planning Department is in receipt of an application for a certificate of appropriateness from Mile Chen to undertake the following work at 437 N. Main Street;

1. Install business sign above awning on building.
2. Replace existing awnings.

Since the proposed project will include installation of a sign greater than nine square feet, it is considered "major work." An application for a certificate of appropriateness for a major work must be reviewed and approved by the Historic Preservation Commission (HPC).

The subject property is listed as **contributing** in the *Main Street Local Designation Report*. The property is described as:

437-451 N. Main Street. Morey Building. ca. 1912. Contributing.

Large two-story brick Commercial Style building with Flemish bond brickwork with darkened headers. This building was built to house Hunter's Pharmacy, formerly located down the street. "Morey Building" is embossed into the tinwork at the parapet, above the modillioned cornice. The building is divided into two unequal sections by a doorway to the second floor. The north section of the building is the largest, presently divided into two storefronts one with a corner entry. The

south section of the building has a central arched window opening at the second floor. There are three windows to either side, all with fixed panes. The original twelve-over-one windows remain on the north side, with limestone keystones. The storefront is intact on the north side, but has been modified on the south with brick infill and fixed light windows. There is a one-story brick addition at the northwest corner, with replacement fixed panes in the original display opening and a glass block transom. The building was damaged by fire in 1926.

The subject property is listed as **contributing** on the National Register and described as:

437-451 N. Main. Hunter Building. Ca. 1912. Two story brick commercial building built to house Hunter's Pharmacy, formerly located down the street. Says "Morey Building" in tinwork at parapet. Long building divided into two unequal sections by doorway to stairs to 2nd floor. North section longest: presently two modern storefronts; south section has central arched opening at 2nd floor now filled in with wooden grillwork. Three windows to either side. Window over door to stairs. Twelve windows to north. Flemish bond brickwork with darkened headers. Tinwork at parapet and cornice with modillions. Limestone keystones above 2nd floor windows. Limestone recessed panel beneath each with molded tin cornice, above. First floor intact, north section. Rusticated piers flank door to stairs. Some of the second story windows have been filled in with wood panels. Building damaged by fire in 1926.

Ms. Newton stated the applicant did not meet with the Design Review Advisory Committee.

Art D'Amato said he was working as a consultant to the restaurant owner. He said they are planning to open a Thai and sushi restaurant. He clarified the wood sign shown in the photos would replace the Double Olive sign. There will be two awnings, a dome one over the door and a long one, like are in place now. The new awnings will be the same material only black instead of brown. Concerning the wording on the awnings, Mr. D'Amato said there have been some changes. On the dome awning, they are replacing the Champa flower with the name Champa in script. On the long awning, it will say Thai and Sushi Restaurant and the phone number only, no flower. Ms. Newton said since these changes are new to her, she cannot verify the signage area meets the sign ordinance.

The Chair asked if the wood sign shown on the photo stays the same. Mr. D'Amato said yes. Ms. Newton clarified the flower and *Champa* would be on the dome awning and Thai and Sushi Restaurant and the phone number would be on the long awning. Mr. D'Amato said yes. Commissioner Tate asked what color the lettering would be. Mr. D'Amato said red. Commissioner Tyler asked about the Champa flower. Mr. D'Amato said he understands it is Thai and the restaurant owners have used it at other restaurants.

With no further comments, the Chair closed the public hearing. Commissioner Carter questioned the address in the property description. Ms. Newton said the National Register description refers to the entire building and many descriptions are not up to date. Commissioner Henry asked the type of fabric for the awnings. Ms. Newton said the application says ultrashade flame retardant vinyl awning materials, matte finish.

Commissioner Phillips moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H08-17-COA, if constructed according to the information reviewed at this hearing and any representations made by the applicant on the record of this hearing, is not incongruous with the

character of the Main Street Historic District for the following reason: 2.1.4 whether they are wall-mounted, freestanding, affixed to awnings, or placed on the sidewalk, signs should be placed in locations that do not obscure any historic architectural features of the building or obstruct any views or vistas of Hendersonville's historic downtown 2.1.5 wall signs should be flush-mounted on flat surfaces and done in such a way that does not destroy or conceal architectural features or details, 2.1.11 awnings should be made of cloth or other woven fabric such as canvas. Metal awnings are generally not appropriate, but can be used in some instances if they are compatible with the historic character of the building. Vinyl or plastic awnings are not appropriate and 2.1.16 must meet all encroachment regulations relating to public safety as outlined in Section 46-82 of Hendersonville City Code pursuant to meeting the City Sign ordinance. Commissioner Tate seconded the motion which passed unanimously.

V Laurie and Steven Lackey (H08-32-COA) The Chair opened the public hearing. At the request of Katrina Newton, Commission Coordinator, Commission File No. H08-32-COA was admitted into evidence, and the Commission took official notice of the Code of Ordinances of the City of Hendersonville and the Commission's Design Guidelines. Ms. Newton gave the following background on this application:

Laurie and Steven Lackey request a time extension for their Certificate of Appropriateness (COA), H07-32-COA. The Commission granted a COA for two additions at the rear of the house at its October 17, 2007 meeting and this COA will expire on April 24, 2008. The applicant has started the work, but they require approximately two more months to finish. The Commission may grant an extension for up to six months from the original expiration date, which would be October 24, 2008.

The Chair asked if anyone wished to speak for or against the project. With no comments, the Chair closed the meeting. Commissioner Carter stated they are doing a nice job on the work.

Commissioner Tate moved the Commission grant Laurie and Steven Lackey, 1230 Oakland Street, a time extension of six months for file number H07-32-COA, an application originally approved by the Commission on October 17, 2007, for a Certificate of Appropriateness (COA) to construct the additions at the rear of the house. The new expiration date of the COA is October 24, 2008. Commissioner Henry seconded the motion which passed unanimously.

VI Discussion regarding the Grey Hosiery Mill. Ms. Newton said it is her understanding the City Council is looking for other options for use of the Mill building besides that of a cultural arts center. City Councilman Steve Caraker added that City Council at their Planning Retreat did discuss the option of selling the building to a developer that would utilize the tax breaks afforded the building being on the National Register. He said whether with a commercial use or residential, the building will be preserved.

VII Committee Reports –

- Designation Committee – Ms. Newton said she would organize a meeting of those interested in this committee prior to the next meeting.
- Community Affairs – Lu Ann Welter said plans for Preservation Week are proceeding. She reported the newsletter went out to over 500 properties within the historic districts.
- District Improvements – No Report

IX Commissioners Comments. Commissioner Phillips asked about lighting in downtown. Councilmember Caraker said the trial period for the traffic lights is almost up and there may be changes going back to traffic signals in a more decorative style.

X Staff Comments. Ms. Newton said the upcoming training event will be April 24. Other municipalities were invited and she has heard from 30 or so people that they will be coming.

Ms. Newton said the consultant was not able to return the comments from the State Preservation Office in time, so the Cold Springs Park Report will go to the October meeting.

Ms. Welter followed up with the Commission on paying for the website design for the black high schools in Henderson County. She said the design phase would be \$2,500 and the annual maintenance fee around \$250. *Commissioner Phillips moved the Historic Preservation Commission pay for the website for the black high schools. Commissioner Henry seconded the motion which passed unanimously.*

Ms. Newton asked if the Commissioner would be willing to pay for her to attend a downtown design conference at Chapel Hill in May. She said the cost of the conference is \$120 plus the hotel expense. *Commissioner Henry moved the Historic Preservation Commission pay for the downtown design conference. Commissioner Phillips seconded the motion which passed unanimously.*

XI Financial Report. *The Commission approved the financial report by consensus.*

XII Adjournment. *The meeting adjourned at 6:20 p.m.*