

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of Meeting of December 17, 2008

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

Commissioners Absent: Staci Blatt, George Henry, Barbara McCoy, John Ogletree

Staff Present: Sue Anderson, Planning Director; Lu Ann Welter, Administrative Assistant

- I Call to Order.** The Chair called the monthly meeting of the Hendersonville Historic Preservation Commission to order at 5:08 p.m.
- II Agenda.** *On motion of Commissioner Tyler, seconded by Commissioner Phillips, the Commission approved the agenda.*
- III Minutes.** *On motion of Commissioner Phillips, seconded by Commissioner Tate, the minutes of November 19, 2008 were approved.*
- IV Timm and Stephanie Kurtz (H08-62-COA)** After swearing in potential witnesses for this hearing, the Chair opened this public hearing. At the request of Sue Anderson, Planning Director, Commission File No. H08-62-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. Anderson gave the following background on this application:

The Planning Department is in receipt of an application for a certificate of appropriateness from Timm and Stephanie Kurtz to undertake the following work at 202 N. Main Street:

1. Install awning above the storefront.
2. Install signs above awning on storefront.

Since the proposed project will include the replacement of, or change to, an architectural detail where there is a change from the original or existing materials, it is considered a "major work." An application for a certificate of appropriateness for a major work must be reviewed and approved by the Historic Preservation Commission.

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

202-206 N. Main Street. Commercial Building. ca. 1920. Contributing.

Plain, one-story painted brick Commercial Style building with recessed brick panels above a modern storefront, and a stepped parapet above. Transoms remain above north end of storefront. In 1943, this building was in use for ice cream manufacturing (Sanborn maps)

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

202-206 N. Main. Late 1920s. Plain one-story painted brick commercial structure with recessed panels above modern storefront. Transoms with structural glass remain above modern aluminum awning.

The applicant is requesting to install an acrylic awning over the storefront. The awning will measure 4 feet six inches by 26 feet. The proposed color for the awning is crimson red with black trim. Section 2.1.11 states, "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." The Historic Preservation Commission has determined that awnings made of acrylic materials are appropriate.

The applicant is proposing two "T Shirt" signs each measuring 18 inches by 20 inches and two other signs each measuring 18 feet by 18 inches. Please see the attached photo mock-up showing how the awning and signage will appear.

The Chair asked if the signs meet the Zoning Ordinance. Ms. Anderson said Susan Frady, Zoning Administrator, will review them. Timm Kurtz, applicant, offered to answer any questions. The Chair confirmed the material in the company brochure was the correct material. Mr. Kurtz said yes adding it will be crimson in color with black and possibly yellow piping. Commissioner Tate asked what was on the building now. Mr. Kurtz said there is no awning at this time. The Chair commented the two primary signs should stay in the recessed areas of the building and not be hooked together as the sample drawing shows. Mr. Kurtz said they will stay where they are. Commissioner Tyler asked the material of the current signs. Mr. Kurtz said exterior grade board. Mr. Kurtz asked if the t-shirt sign are okay to put up. The Chair said as long as they meet the city's ordinance, they are fine. The Chair asked if anyone else would like to speak. No one came forward. The Chair closed the public hearing.

Commissioner Phillips said there used to be an awning on the building.

Commissioner Tate moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H08-62-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 reasons: 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; 2.1.2 Signs should be compatible with the architectural character of the building in size, scale, materials and style; and 2.1.7 Projecting signs may be constructed of a variety of materials including wood, metal, appropriate plastics and composites. The motion was seconded by Commissioner Carter and passed unanimously.

V Main Street Local District – The Chair reported on his presentation to City Council saying they were encouraging to expanding the Main Street Local District. Ms. Anderson distributed a map of the area with boundaries and structures identified by the Commission as historically significant.

The Commission discussed the district and boundaries. The Chair asked staff to talk with a consultant about procedures for expanding the district.

VI Committee Reports –

- Designation Committee – No report.
- Community Affairs – Ms. Welter reported the holiday inn tour was a great success selling 414 tickets and netting a profit around \$6,800.
- District Improvements – Ms. Welter reported the neighborhood markers and first four Main Street plaques have arrived. It will be January before they are installed.

VII Commissioners Comments. Commissioner Carter brought up the subject of vinyl as it was discussed at last month's meeting. The Commission clarified the no vinyl policy was for all local districts, no just residential.

VIII Staff Comments. Ms. Anderson asked that anyone interested in attending the Main Street conference next month let her know soon.

Ms. Anderson reported City Council has decided to sell the Grey Hosiery Mill with a conservation easement that the building be saved. City Council asked that the HPC review the easement at their next meeting. Ms. Anderson said the building will be open to tour prior to the January HPC meeting.

Lee Henderson-Hill of DHI announced they are looking to start initiatives to have downtown property owners remove non-historic façade from building. She asked if HPC might be interested in helping with the program. There was consensus to find out more about the program.

IX Financial Report. *Commissioner Phillips moved the financial report be approved. The motion was seconded by Commissioner Tate and passed unanimously.*

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