

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of Meeting of February 20, 2008

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

Commissioners Absent: Staci Blatt

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 5:07 p.m.

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

III Minutes. *On motion of Commissioner Carter, seconded by Commissioner Watkins, the minutes of January 16, 2008 were approved.*

IV Robert Conroy (H08-3-COA) After swearing in potential witnesses for all three hearings, the Chair opened this public hearing. At the request of Katrina Newton, Commission Coordinator, Commission File No. H08-3-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 Robert Conroy to undertake the following work at 226 N. Main Street;

1. Install business sign above existing awning.

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 a **non-contributing property**, in the *Main Street Local Designation Report*. The property is described as:

226 N. Main Street. Commercial Building. ca. 1920. Non-contributing.

One-story brick building with a modern corrugated metal façade, and modern storefront. In 1943, this building was in use as a furniture store (Sanborn maps).

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

226-232 N. Main. 1920s. One-story brick commercial structure with modern corrugated metal facade, and modern storefront.

The applicant is requesting to install a business sign above the existing metal awning. The sign will have an aged corrugated steel background with brushed aluminum lettering attached to the background. The sign will be mounted on brackets that are attached to existing steel beams on the metal awning.

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

Robert Conroy of 295 Walnut Grove, Mills River offered to answer any questions about the project. Commissioner Tate asked if there would be other changes to the façade. Mr. Conroy said they hope to remove the metal façade covering but that would be later on. Commissioner Carter asked what was behind the metal. Mr. Conroy said he did not know. Commissioner Carter asked if there were two stories in the building. Mr. Conroy said no. Commissioner Carter asked if they had considered replacing the metal awning. Mr. Conroy said that had not come into his mind as it does keep people coming into the building dry. Commissioner Carter asked why this was a non-contributing structure. Ms. Newton said she did not know, possibly because the front was so altered.

Commissioner Tate commented that she liked the sign drawing with the curved letters and asked where on the awning they would be. Mr. Conroy said it would be set back one to two feet and lighted. Commissioner Phillips asked if the awning were structurally sound. Mr. Conroy said yes. Commissioner Carter commented the inside renovation looks great but it would be nice to remove the metal façade.

The Chair closed the public hearing.

Commissioner Tate moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H08-03-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: 2.1.2 Signs should be compatible with the architectural character of the building in size, scale, materials and style and 2.1.7 Projecting signs should be carefully designed to reflect the character of the building and be compatible with other adjacent signage, should have visually appealing elements such as shapes, painted or applied letters; two or three dimensional icons, etc. should be considered, mounting hardware should be an attractive and integral part of the sign design, may be constructed of a variety of materials including wood, metal, appropriate plastics and composites, and must meet all applicable sign design guidelines for signs within the Downtown Special Tax District as stated in Section 13-1-8 of the Zoning Ordinance. Commissioner Watkins seconded the motion which passed unanimously.

- V Mark Loescher** (H08-4-COA) The Chair opened the public hearing. At the request of Katrina Newton, Commission Coordinator, Commission File No. H08-04-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 Mark Loescher to undertake the following work at 1229 Hyman Avenue;

1. Installation of vinyl replacement windows.

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 "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 a **contributing property**, in the *Hyman Heights Local Designation Report*. The property is described as:

1229 Hyman Avenue Built ca. 1925 and in good condition. Front gable bungalow with broad eaves, exposed rafters, engaged porch, and shed roofed dormers. The house has German siding and one-over-one windows. The porch is supported by battered piers resting on brick piers.

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

1229 Hyman Avenue. Louise Leeds House. Contributing. by 1922.

Bungalow style one and one-half story house with a front gable roof supported by knee braces and shed roof dormers. Full width engaged front porch with square posts on brick piers and a simple balustrade. Walls are the original German siding. Windows are one-over-one with a newer window in the front gable end. Mrs. Louise Leeds lived in this house from 1937 to 1942. From 1943 to 1944 Ira Faulkner, a teller at State Trust Bank, and wife Emma lived here. Oliver Y. Brownlee, USN, and wife Gretchen lived here from 1945 to 1946. Clarence R. Stoner and wife Alice lived here from 1948 to 1949. Good condition. (Sanborn maps, city directories).

Contributing properties within a historic district are those that date back to the district's period of significance and also retain the architectural integrity associated with that time period. Contributing properties should not be altered to the extent that they no longer retain any of the architectural characteristics that are historically significant.

Ms. Newton said this application did not go before DRAC.

Mark Loescher, applicant, said he would like to replace the original wood windows that are in bad shape and many do not work. He said they have mill finish, non-working stormwindows on the outside which would be removed. He said there is a 90 degree lops with the sills which have settled and allow water to run into to the walls causing him to repair the plaster many times. Mr. Loescher added that most of the walls are taken up with windows and doors so there is virtually no insulation. He said the replacement windows will be similar style and you won't be able to tell from the outside.

Commissioner Tyler asked about the vertical windows on the back of the house. Mr. Loescher said those are part of an enclosed porch which was not done well and are not part of this application. He said he will come back before the Commission when he does that work. Commissioner Carter clarified there would be no stormwindows. Mr. Loescher said no. Commissioner Tate asked if the wood sills would still be visible. Mr. Loescher said yes. The Chair clarified that the wood casings would still be seen.

The Chair closed the public hearing.

Commissioner Carter said the Design Guidelines should be changed to allow window replacements as the Commission has approved quite a few. Ms. Newton said she could work on that if directed by the Commission. The Chairs commented the windows are an improvement. Commissioner Tyler asked if the attic windows would be changed. Mr. Loescher said no.

Commissioner Tyler moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H08-04-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 Hyman Heights Historic District for the following reasons: 3.7.5 if replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible. Commissioner Carter seconded the motion which passed unanimously.

VI Keith Kelly and Kevin Sullivan (H08-5-COA) The Chair opened the public hearing. At the request of Katrina Newton, Commission Coordinator, Commission File No. H08-05-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 Keith Kelly and Kevin Sullivan to undertake the following work at 122 N. Main Street;

Install business sign on front of building.

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

122 -130 Main. 1920s. Plain two-story brick building with three storefronts. 126-130 have been modernized with enameled panels at and original windows replaced.

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

122-130 N. Main Street. Commercial Building. ca. 1920. **Contributing.**

Plain two-story brick Commercial Style building with three separate storefronts. The second store windows have flat arches, with modified window openings. The northern two-thirds of the building has fixed panes in the window openings; the southern one-third of the building retains its original one-over-one windows, with trim added. At the storefront level, all three have been modernized, with the center one having a bay window added. In 1943, there was a restaurant and two stores in the building (Sanborn maps).

Contributing properties within a historic district are those that date back to the district's period of significance and also retain the architectural integrity associated with that time period. Contributing

properties should not be altered to the extent that they no longer retain any of the architectural characteristics that are historically significant.

Keith Kelly, one of the applicants, said he is opening a new office and this will be the new sign. Commissioner Tate asked about the dimensions as they are not shown on the drawing. Mr. Kelly said they had planned on a sign three feet by fifteen feet but now believe it would be better to have more exposed brick above and below the sign. He said he thought the current *Elizabeth* sign was two feet by seven feet. He said they may go with a 2 and a half foot sign. Commissioner Tate said from the photo she would estimate there is only two feet, eight inches available. Mr. Kelly said they could go with two feet. The Chair said the sign could be elongated. Commissioner Carter asked if they are going to paint the existing gray storefront now that the sign will be black and gold. Mr. Kelly said some of the paint is coming off and they had discussed possibly painting to match the sign. Commissioner Tyler clarified if the sign height would now be two feet high. The Chair suggested leaving one course of brick showing above and below the sign. Mr. Kelly agreed. Commissioner Phillips said there is space on the sign to squish it down.

The Chair closed the hearing.

Commissioner Carter moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H08-05-COA, with a maximum length of six feet and exposing at least one course of brick above and below the sign, 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: 2.1.1 retain and preserve signage that is original or is important in defining the overall historic character of a building, 2.1.2 signs should be compatible with the architectural character of the building in size, scale, materials and style, 2.1.3 use traditional materials commonly found on turn-of-the century commercial buildings such as wood, metal, or stone or use modern materials that have the appearance of traditional, 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, and 2.1.6 wall-mounted signs on friezes, lintels, spandrels, and fascias over storefront windows should be of an appropriate size and fit within these surfaces. Commissioner Phillips seconded the motion which passed unanimously.

VII Potential Properties to be added to local historic districts or designated as local landmarks.

The Commission discussed the list of possible structures that could be added to the National Register and/or be listed as local landmarks. To the list, the Chair added the Reformation Presbyterian Church, the Federal Building, the pink house on Third Avenue, the Penny Insurance building, the Remax building, Hendersonville High School and the two houses on the southwestern corner of Washington and Fourth Avenue. The Chair encouraged the Commission to look around for other possibilities. *The Commission directed staff to draft letters that could be sent to these property owners about designation and have them at the next meeting.*

VIII Committee Reports –

- Designation committee – No report
- Community Affairs – Lu Ann Welter referred to the memo on plans for Preservation Week in May.

Ms. Welter asked if the Commission might like to order shirts that the Commissioners

could wear to other events. *The Commission directed staff to order shirts using the new HPC logo.*

Ms. Welter referred to the memo about HPC paying to have the data on the Sixth and Ninth Avenue Schools made into a website using the designer that did the Commission's website. *The Commission said they would like to know of other expenses that will be coming due by the end of the year.*

Commissioner Carter informed the Commission of a downtown marketing presentation to be made Tuesday February 26 at 8:00 am here in the City Operations Building.

- District Improvements – No Report

IX Commissioners Comments. Commissioner Phillips asked about the downtown lighting discussed at last month's meeting. Ms. Newton said she has received information on the proposed lighting planned for Main Street to be done one block at a time over the next few years.

Commissioner Carter asked why none of today's three applicants had gone before DRAC. Ms. Newton said it is the applicant's choice and explained DRAC is only making recommendations to the applicant, not the Commission.

X Staff Comments. Ms. Newton asked the commissioners when they would be available for a training session from the state preservation office. The Commission agreed on April 17.

XI Financial Report. *Commissioner Phillips moved the financial report be approved. Commissioner Watkins seconded the motion which passed unanimously.*

XII Adjournment. *The meeting adjourned at 6:30 p.m.*