

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of Meeting of February 18, 2009
REVISED

Commissioners Present: Bette Carter, Ralph Freeman (Chair), Barbara McCoy, John Ogletree, Larry Phillips, Brook Tate

Commissioners Absent: Staci Blatt, George Henry, Jo Tyler

Staff Present: Tim Murphy, City Planner; Sam Fritschner, City Attorney; Lu Ann Welter, Administrative Assistant

I Call to Order. The Chair called the monthly meeting of the Hendersonville Historic Preservation Commission to order at 5:05 p.m.

II Agenda. *On motion of Commissioner McCoy, seconded by Commissioner Ogletree, the Commission approved the agenda.*

III Minutes. *On motion of Commissioner Carter, seconded by Commissioner McCoy, the minutes of January 21, 2009 were approved.*

IV Election of Officers. The chair opened the floor for nominations. *Commissioner Carter nominated Ralph Freeman as Chair. The nomination was seconded by Commissioner Tate and passed unanimously. Commissioner Carter nominated Staci Blatt as Vice Chair. The nomination was seconded by Commissioner Ogletree and passed unanimously.*

V Grey Hosiery Mill Easement. Tim Murphy, City Planner, gave the following background:

At the January 21st Historic Preservation Commission meeting, the Chairman appointed an Ad Hoc Committee to review the Grey Hosiery Mill and provide recommendations to the Historic Preservation Commission on specifics for the City Council requested conservation easement. The Ad Hoc Committee consisted of Historic Preservation Commission members Brooke Tate (Chair), Bette Carter and Staci Blatt.

The Ad Hoc Committee met at 4:00 pm on February 9th.

After discussion the following easements were agreed on by consensus:

1. That all easements refer to the 1915 and 1919 portions of the Grey Hosiery Mill only, recognizing saving the 1947 portion may be necessary for a buyer to secure tax credits.
2. Preserve all structural elements and replace in kind with like materials if needed.
3. Preserve exterior elements and replace in kind with like materials if needed.
4. Preserve the roof profile and replace in kind with modern materials if needed. Roof mounted mechanical equipment should not be visible from street.
5. Restore windows to original design or replace with like materials and window muntin patterns.
6. Retain any and all existing wood flooring.

7. Retain any and all existing wood ceilings.
8. Retain operating mechanism of clerestory windows.
9. Exterior door styles should be appropriate to time of building.

After a discussion with Sam Fritschner, City Attorney, he requested some clarification on items #2, #3 and #4. Staff contacted Brooke Tate, Chair of the Ad Hoc Committee and the following clarifications were provided.

For clarification on #2 - structural elements are to include foundation, bearing walls, columns and posts, floor and ceiling beams, floor joists, ceiling joists, rafters, purlins and structural joinery.

For clarification on #3 – exterior elements are to include exterior walls, coping, parapet walls, frieze boards, soffits, window sills and headers and brackets.

For clarification on #4 – roof profile, change to roof form.

The Chair asked if the placeholder and the City of Hendersonville were the same entity. Sam Fritschner, City Attorney, explained an entity cannot put an easement on its own property therefore the placeholder holds the easement until the property is purchased. The Chair asked if the term “The Mill” could be changed to the “Grey Hosiery Mill”, as that is the name on the National Register. Mr. Fritschner said no, the structure would be tied to the metes and bounds description. The Chair asked if a timeline could be placed on the new property owner so the building does not sit unimproved indefinitely. Mr. Fritschner said if the Commission does not place such a condition, City Council probably would.

On page 3 item C, the Chair asked for clarification. Mr. Fritschner’s example was if a door won’t open, it should be fixed. Commissioner Tate said she also had a problem with that section as it seems to negate the conditions listed above. Mr. Fritschner said the Commission should spell out exactly what they want or there needs to be such a default. The Chair said repairs should be made where feasible or as referred to by the National Register Guidelines.

The Chair asked about the transfer fee and if it was legal. Mr. Fritschner said transfer fees between parties are used all the time. This is not a transfer tax. The Chair reference Exhibit B. Mr. Fritschner said that included national Register Standards.

The Chair said he is concerned with not including the 1947 additional to the easements. If it is torn down, the owner and any owner in the future would lose tax credits. Commissioner McCoy said she did not feel it was their place to worry about the tax credits. Commissioner Tate said the Committee felt it was more important to protect the older parts of the building knowing that anyone interested in the credits would save the entire building. She added a buyer may need the 1947 section for more modern amenities and this would give that person more flexibility but older areas would be protected.

Commissioner Carter moved the Commission to recommend to City Council the easements as noted in the draft Historic Preservation Agreement be placed on the Grey Hosiery Mill. The motion was seconded by Commissioner Tate and passed unanimously. (Commissioner Phillips abstained.)

- VI Main Street Local Historic District Expansion.** The Chair said he went before City Council for guidance on expanding the Main Street Local District. He said the Council is interested in aligning the local and national districts and possibly including mores properties. The Chair asked Lee Henderson-Hill if she had any comments. She said it is important for the Commission to make people aware of the positive aspects of the local district, not just the restrictions. The gentleman from the Curb Market said he was there to find out more in case the Curb Market property becomes involved. After discussion, *the Commission agreed by consensus that staff should prepare an RFQ (Request for Qualifications) for 1. aligning the two districts and 2. extending the boundaries.* The Chair will meet with staff to discuss the boundaries.
- VII Review of Rules of Procedure.** The Commission decided to make no changes.
- VIII Discussion of awnings as major and minor works.** Ms. Welter asked the Commission on guidance on COAs for awnings be treated as minor work. In discussion, the Commission felt like enough have been approved that staff knows what the Commission is comfortable with concerning materials and shapes. If staff is uncomfortable with an application, it can be brought before the Commission. *The Commission directed staff to handle COAs for awnings as minor works.*
- IX Committee Reports –**
- Designation Committee – No report.
 - Community Affairs – Ms. Welter reported the Committee is working to organize Preservation Week for May 11 – 16. The Chair said he would like to see a community clean up day where people can bring anything to the curb and it will be picked up.
 - District Improvements – Ms. Welter reported seven plaques have been mounted on Main Street buildings and several neighborhood markers are up.
- X Commissioners Comments.** No comments.
- XI Staff Comments.** Mr. Murphy told the Commission he was pleased to be here and looked forward to working with them in the future.
- XII Financial Report.** *Commissioner Phillips moved the financial report be approved. The motion was seconded by Commissioner McCoy and passed unanimously.*
- XIII Adjournment.** *The meeting adjourned at 6:35 p.m.*