

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of Meeting of January 16, 2008

Commissioners Present: Staci Blatt, Bette Carter, Pam DeMeulenaere, Ralph Freeman (Chair), Larry Phillips, Brook Tate, Jo Tyler, 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 5:00 p.m.
- II Agenda.** The Chair announced that depending on the weather, he may stop the meeting after the two COAs are heard. *On motion of Commissioner Watkins, seconded by Commissioner Blatt, the Commission approved the agenda.*
- III Minutes.** *On motion of Commissioner Carter, seconded by Commissioner DeMeulenaere, the minutes of December 19, 2007 were approved.*
- IV Rebecca Andersen** (H08-01-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. H08-01-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 Rebecca Andersen to undertake the following work at 1521 Kensington Road;

1. Extend front porch to side to include a portion of the porte-cochere area.
2. Enclose porte-cochere behind front wall of the house to create a screen porch.
3. Construct a 38' x 24' two-story addition at rear of home.
4. Replace existing windows with aluminum clad replacement windows, replace existing double window with French doors on south side of house and remove existing door with window on north side of house and add doors to the north side.
5. Construct a six- foot privacy fence in southern side yard to enclose patio/trellis and an eight-foot fence along rear property line.
6. Replace front steps and install brick walkway from street to house.
7. Install new driveway and remove one tree in rear yard.

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 *Druid Hills Local Designation Report*. The property is described as:

1521 Kensington Road. Robert E. Taylor House. Contributing. by 1926.

One and one-half story bungalow with German siding. Cross gable roof with side gable dormers and knee braces. Attached porch appears to be added, but soon after the original construction of the house. Porch details include square posts on brick piers, a front gable roof, and an extension to the north which covers the drive. Windows are casement and double-hung. Deck added at rear. Dr. Robert E. Taylor, a veterinarian, and his wife Grace lived in the house from 1937 to at least the late 1940s. The house is still in the Taylor family. Good condition. (Sanborn maps, city directories).

Garage. Contributing. by 1926.

One-story front gable building with German siding.

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

1521 Kensington Road. Robert E. Taylor House. Contributing. by 1926.

One and one-half story bungalow with German siding. Cross gable roof with side gable dormers and knee braces. Attached porch appears to be added, but soon after the original construction of the house. Porch details include square posts on brick piers, a front gable roof, and an extension to the north which covers the drive. Windows are casement and double-hung. Deck added at rear. Dr. Robert E. Taylor, a veterinarian, and his wife Grace lived in the house from 1937 to at least the late 1940s. The house is still in the Taylor family. Good condition. (Sanborn maps, city directories).

Garage. Contributing. by 1926.

One-story front gable building with German siding.

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.

Based on the architectural site plan, it appears that the existing porte-cochere encroaches into the required setback. The existing porte-cochere would be considered a legal non-conforming structure; however, the proposed changes, the porch extension and the screen porch must comply with the required side yard setback of ten feet. Staff had informed the applicant of this issue, and the applicant will apply for a variance from the Board of Adjustment for the side yard setback. The applicant is aware that if the variance is not granted, they will need to alter the plans and present a new application for a COA or not construct the porch extension and screen porch. Due to the side yard setback, staff has written a separate suggested motion for the porch extension and screen porch that conditions approval of the COA on the approval of a variance for the side yard encroachment. The other proposed work does not require a variance.

Frank Kelsch, of Homesmith Architect, said he would speak of the project for the applicant, Rebecca Andersen, who is also present. Concerning item 1, extend front porch to side to include a portion of the porte-cochere area. Mr. Kelsch explained it is five feet plus or minus from the property line and they plan to carry the porch through the port-cochere and enclose the current

screened in porch. The two windows on the north side will become French doors to the screen in porch. Commissioner Tate asked if the roof would be pitched. Mr. Kelsch said the post-cochere is currently flat will a little rise and will remain so. Commissioner Tate asked if the wood railing would carry across. Mr. Kelsch said the two left areas have brick balustrades and to the right would be wood picket. Commissioner Tate asked if under the picket would be brick. Mr. Kelsch said lattice work would be over wood framing. Commissioner Tate asked if the lattice would be vertical or lateral. Mr. Kelsch said the two inch holes would carry down. The Chair asked if the same people own the vacant land next door. Mr. Kelsch said no.

Commissioner Carter asked about the higher fence on the back. Rebecca Andersen, property owner, said she is asking for an eight foot fence on the back to give some privacy from what is back there. Commissioner Tate clarified it would be wooden, not vinyl. Ms. Andersen said yes. The Chair asked if she would have the lattice on top. Ms. Anderson said yes, if that was acceptable to the Commission. Mr. Kelsch clarified it would be eight feet including the lattice work. The Chair asked if the same pattern of fence would be used on all sections. Mr. Kelsch said yes.

Concerning item 3, construct a 38' x 24' two-story addition at rear of home, Mr. Kelsch explained the homeowner would like to keep the existing garage as it is a contributing structure. The proposed addition would add on a garage and expanded living space. The Chair asked what the rear setback is. Mr. Kelsch said ten feet. The Chair asked how far the garage is from the property line. Mr. Kelsch said about two feet. The Chair asked staff if that is a problem. Ms. Newton said no, it would be considered a legal non-conforming setback. Mr. Kelsch referred to the south and north elevations of the project and pointed out they are proposing to add French doors near the chimney. This will allow access to the patio area. Mr. Kelsch said in an effort to show difference between the original house and the addition, the exterior walls of the addition will be offset by four to six inches. The Chair asked what the roof line will do. Mr. Kelsch said the eave line of the roof will stay the same, just the overhang will be longer. Commissioner Carter asked what the distance from the back property line to the new addition was. Mr. Kelsch said about twelve feet.

Mr. Kelsch referenced item 4, replace existing windows with aluminum clad replacement windows, saying the house currently has original windows, replaced windows and some windows in disrepair. He said the replacement windows would be four over one. The Chair pointed out that most windows are six over one. Mr. Kelsch said they will go with whatever the Commission decides. The Chair clarified the garage doors would be in keeping with the house windows. Mr. Kelsch said yes. The Chair asked if they would use the existing front door. Mr. Kelsch said yes. Commissioner Tate asked if the new windows would be wood or aluminum. The Chair said they would be aluminum on the exterior and wood casements inside. Mr. Kelsch agreed.

For item 6, Replace front steps and install brick walkway from street to house, Mr. Kelsch said some of the step areas had mosaic added, on top and the work was not well done. He said the steps would be brick. He said they would like to take up the concrete walkway and put in a brick walkway. Commissioner Blatt asked if the walkway would be widened to match the width of the steps. Mr. Kelsch said they would probably flair the walkway near the steps and keep the original size of the walkway the rest of the way. Commissioner Tyler asked if the steps to the street would also be brick. Mr. Kelsch said yes.

Mr. Kelsch said regarding item 7, install new driveway and remove one tree in rear yard, they hope to keep the tree and not have to remove it. Commissioner Blatt asked the species. Mr. Kelsch said oak. Commissioner Tyler asked the diameter. Mr. Kelsch said probably thirteen inches. The Chairs asked about removing the pine tree very close to the chimney of the house. Mr. Kelsch said that would probably need to be removed and the applicant would like to go ahead and request permission to do that. Commissioner Tyler asked if the basement windows would remain. Ms. Andersen said they will need to be replaced as the termite inspection showed that they are rotten.

The Chair asked if anyone would like to speak for or against this project. Waymon Morris of 3531 Brevard Road asked if any construction will be in the alley beside the home. Mr. Kelsch said everything is set out of the alley. Mr. Morris if any improvement are planned for the alley. Mr. Kelsch said no. Ms. Andersen said according to her attorney, the alley is a public right-of-way.

Serata Brackett, of 1531 Kensington, said she is the neighbor to this property with the vacant lot. She is very pleased this process is going forward and anything planned is an improvement to a house that has been falling into disrepair. She does not have a problem with encroachments or anything.

With no further questions or comments, the Chair closed the hearing.

The Chair said the Commission will now go through the items for discussion. Concerning the front porch, the Chair said he would prefer to see brick across the front but understands if wouldn't match the original anyway. On the encroachment issue, the Chair said proposed plans are not making it any worse. Commissioner Tate said it is a nice adaptation of the space and is not changing the footprint.

Item 2, the Chair asked if steps are planned out the back. Mr. Kelsch said that may be something the applicant would like to do. Commissioner Tate said that is not a problem.

Item 3, the Chair should he thought the applicant should not use shake shingles in the dormers and should stay with siding all over. Ms. Newton said shingles were suggested by the DRAC on the addition to give contrast with the original. The Chair said he thought they should be the same.

Item 4, Commissioner Phillips clarified that the windows will be six over one.

Item 5, Commissioner Tate said she is not sold on a six foot fence in the front yard. She said she drove through the neighborhood and there really aren't any like this. She added four feet would be better. The Chair said maybe it could be set back further.

Item 6, the Chair commented will be an improvement.

Item 7, the Chair added it would be appropriate to take down the pine tree.

Commissioner Tate moved the Commission to find as a fact that the proposed application for a certificate of appropriateness for the front porch extension and the screened porch, as identified in file number H08-01-COA, if constructed according to the information reviewed at this hearing and any representations made by the applicant on the record of this hearing and if the porch extension and screen porch comply with side yard requirement of the R-10

zoning district or the Board of Adjustment grants a variance for encroachment into the side yard, is not incongruous with the character of the Druid Hills Historic District for the following reasons: 3.8.5 If replacement of an entire entrance, porch, or balcony feature is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible: 3.8.6 If a feature or an entire entrance, porch, or balcony is missing, replace it with a new feature based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building: 3.8.7 Consider the enclosure of a historic porch to accommodate a new use only if the enclosure can be designed to preserve the historic character of the porch and the building. It is not appropriate to enclose a front porch or a front balcony. The motion was seconded by Commissioner Blatt and passed unanimously.

Commissioner Blatt moved the Commission to find as a fact that the proposed application for a certificate of appropriateness with the exception of the porch extension and the screened porch, as identified in file number H08-01-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 Druid Hills Historic District for the following reasons: 2.3.8 Introduce compatible new fences and walls only in locations and configurations that are characteristic of the historic landmark or district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district. It is preferred that new fences and walls should be constructed of traditional materials; However, new fencing in side and rear yards not easily visible from the street may be constructed of alternative materials including vinyl and chain link; 3.7.6 If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible: 4.2.1 Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured: 2.4.5 Design new walkways, driveways, and off street parking areas to be compatible in location, patterns, spacing, configurations, dimensions and materials with existing walkways, driveways, and off street parking areas that contribute to the overall historic character of the streetscape and the district, if applicable and with the following conditions:

1. replacement windows will be six over one,
2. the wood fence will have lattice on the top,
3. German lap siding will be used in all gables,
4. vertical lattice will be used on the front porch
5. the Pine Tree will be removed based 2.2.5.

The motion was seconded by commissioner Watkins and passed unanimously.

Commissioner Carter left the meeting.

V Peter Contrastano and Carol Dietrich (H08-02-COA) The Chair opened the public hearing. At the request of Katrina Newtson, Commission Coordinator, Commission File No. H08-02-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. Newtson gave the following background on this application:

The Planning Department is in receipt of an application for a certificate of appropriateness from Peter Contrastano and Carol Dietrich to undertake the following work at 1126 Highland Avenue;

1. Installation of vinyl replacement windows.

2. Installation of solar collectors on roof.

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

1126 Highland Avenue Built in the early 1950s. One-story L-plan house.

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

1126 Highland Avenue. House. Non-contributing. ca. early 1950s.

Early Ranch style one-story house with a side gable roof and a projecting front gable roof bay at the southeast corner. Wing at northeast corner. Walls are painted brick veneer. Awning added at front. Recessed entry patio. Windows are six-over-six. Large lot with a fenced side yard. Good condition. (Sanborn maps, city directories).

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

Commissioner Blatt commented age wise, the house is probably contributing now. Peter Contrastano, of 1126 Highland Avenue, said the driver for this application is energy efficiency. He had completed other energy saving projects such as tightening the storm doors. weather stripping where possible and adding insulation. Mr. Contrastano reviewed the packet information and pictures taken of the house and the brochures.

The Chair asked if anyone would like to speak for or against this application. No one came forward. The Chair closed the public hearing.

Commissioner Watkins said he lived next door to this property and commented he wouldn't be able to see the solar panels.

Commissioner Blatt moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H08-02-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: 3.7.6 If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible; and 3.10.8 Locate new mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear elevation. Screen them from view. Commissioner Watkins seconded the motion which passed unanimously.

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

Ms. Newton distributed a packet on properties the Commission may wish to review.

VII Commissioners Comments. Commissioner Phillips passed out an article from the 1950s on GE's role in the historic lighting of downtown.

VIII Adjournment. *The meeting adjourned at 6:24 p.m.*