

**CITY OF HENDERSONVILLE**  
**Historic Preservation Commission**

**Minutes of Meeting of June 18, 2008**

**Commissioners Present:** Staci Blatt, Bette Carter, Ralph Freeman (Chair), George Henry, Barbara McCoy, John Ogletree, Brook Tate, Jo Tyler

**Commissioners Absent:** Larry Phillips

**Staff Present:** Katrina Newtson, 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.** *On motion of Commissioner McCoy, seconded by Commissioner Henry, the Commission approved the agenda.*
- III Minutes.** *On motion of Commissioner Ogletree, seconded by Commissioner Tyler, the minutes of May 21, 2008 were approved.*
- IV Presentation by Bo Ferguson, City Manager.** Mr. Ferguson introduced himself as the relatively new City Manager and apologized for not making it to an earlier Commission meeting. He said he is happy to be here today and impressed with the efforts of the Commission and its benefits to the community. Mr. Ferguson explained the budget side of the Commission's two accounts. He said one account is money budgeted by City Council by ordinance and is restricted to furthering the Commission's charter as stated in their By Laws. The other account holds the funds the Commission raises through tours and such and may be spent at the Commission's discretion. He did say if there was a specific item the Commission wished to spend the city's funds on outside of the normal scope, the Commission could get permission from the City Council. Concerning 7<sup>th</sup> Avenue, Mr. Ferguson said the city has allocated \$100,000 to the Historic 7<sup>th</sup> Avenue organization and set revitalization of that area as a priority.

The Chair thanked Mr. Ferguson for coming today.

- V William D. and Miller Medina (H08-28-COA)** After swearing in potential witnesses for all three hearings, the Chair opened the this public hearing. At the request of Katrina Newtson, Commission Coordinator, Commission File No. H08-28-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 William D. and Miller Medina to undertake the following work at 1300 Pinecrest Drive;

1. Replace windows and doors on enclosed porch.
2. Remove concrete patio at front of house and replace with stone.

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). A copy of the application is included with this memorandum along with architectural drawings, photos and manufacturer’s information.

The subject property is listed as a **contributing** property in the Erle Stillwell House Local Designation Report. The Local Designation Report for the full description of the property is available.

The subject property is listed as **contributing** on the National Register. The Local Designation Report for the full description of the property is available.

City Council designated this property as a local landmark on February 8, 2001. Prior to this date, the previous owners had enclosed the porch located on the southern side of the house. Originally, the porch had been open with no doors or windows. The applicant has had to do repair work to the porch as a result of water damage and also proposes the following changes to minimize future water damage:

- Replace the existing French doors with aluminum clad wood French doors.
- Install aluminum clad wood casement windows on the south side of the porch
- Install aluminum clad wood French doors on the west side of the porch.
- Install a single casement windows on either side of the proposed French doors.
- Retain existing transom trim above door and windows with the exception of the circles.
- Install knee-wall below casement windows.

Two sections of the Design Guidelines are relevant to the proposed work. Section 3.7.1 states, “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.” Additionally, Section 3.7.2 reads, “If a window or door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.”

Additionally, the applicant proposes to replace the concrete patio in front of the house with stone. The stone is similar to stone found elsewhere on the property. The applicant has provided a sample of the stone and the sample will be available at the June 18<sup>th</sup> meeting for Commission members to see.

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

Stuart Stepp of the Singleton Centre in Flat Rock said he is representing the applicants. He said it is an honor to work on this house as his first job was with Six and Associates, the architectural firm founded by Erle Stillwell. Mr. Stepp said the main thrust of this application is the porch which was

an open porch originally but was glassed in as a sunporch by prior owners. He said some of the wood has water damage and some water damage has happened behind the brick as well. He said the upper circles were the most damaged. He said the owners have hired two craftsmen's to work on this project. He said they are trying to make it as much as Stillwell wanted and designed. There is a lot of intricate detail and they are proposing new windows and French doors keeping as much trim as possible. Concerning the patio, Mr. Stepp said it is concrete with a covering of epoxy material on top. He said the proposed stone will match what is in the sunporch. The Chair asked if there is enough stone to do this. Mr. Stepp said he thought so but they may have to infill some. The Commissioners reviewed plans.

Commissioner Henry asked if all the circle trim would be removed. Mr. Stepp said yes. Commissioner Tate asked if the diamonds would be lost. Mr. Stepp said yes with the 70s windows. The Chair asked the width of the doors. Mr. Stepp said they will stay the same. Commissioner Tate asked how much water damage there is. Mr. Stepp said he is still investigating. Commissioner Blatt asked if they don't need the diamonds, where do you stop. The Chair asked if the lattice work was original. Mr. Stepp said yes.

The Chair asked if anyone else would like to speak for or against this project. David Walsh of 1311 Pinecrest said he lives by the Medinas and knows older homes as he lives in one himself. He said it is a beautiful home and he is sure they will do everything to keep the historic character and he supports their plans.

With no further comments, the Chair closed the public hearing. The Chair said this is quite a project on an important house. Commissioner Blatt said the sunporch is not seen from the road. Commissioner Tate said since this is a landmark and not simply a house in a district, the adjoining views do not come into play but the integrity of the property does. The Chair said they need to keep the integrity of the property. Commissioner Tyler said the porch was once open and some the diamonds are okay but with the panes of the doors and windows, it is all too busy. Commissioner Blatt agreed the diamonds and the doors are too much. The Chair asked for comments on the concrete and patio. There were none.

Commissioner Henry suggested taking the grids out of the doors and keeping the original diamonds. Commissioner Carter commented solid doors might not look good. Commissioner Henry clarified the doors would not be solid but clear without the panes. Commissioner Blatt said she didn't agree with that. The Chair said the existing windows have single, small panes. Commissioner Tyler commented that the top of the door and the top of the sidelights do not match. Commissioner Tate said they should preserve the circles. Commissioner Tyler said the bottom wall comes out and they can keep the doors and sidelights. The chair reopened the hearing.

Commissioner Tate asked the height of the doors. Commissioner Blatt said on Drawing X1, they can cut the circle off. Commissioner Tate said that except for the minor 60s or 70s renovation, to find this much architectural integrity is rare and should be kept. Commissioner Carter said there are as many opinions as commissioners. Commissioner Tate asked if they were seven foot doors. Mr. Stepp said yes, he thought so. Commissioner Blatt asked why keep the circles instead of the arch. Commissioner Henry said the circles can be kept on three sides. Commissioner Tate said

they should keep what can be saved, infill with glass and go with taller doors. Commissioner Blatt said she doesn't like keeping the 60s windows. Commissioner Henry said they are charged with keeping integrity.

Ms. Newton suggested taking the items listed in the memo and gaining a consensus. The Chair asked about replacing the existing French doors with aluminum clad wood French doors. Commissioner Henry said he can't decide on that until they decide if the circles and diamonds are staying. The Chair referred to Drawing X1. Commissioner Carter said the doors are not historic so they can't dictate what happens to them. Ms. Newton said the Commission needs to base all decisions on the Design Guidelines regardless of when it was done. The Chair referred to Drawings, X2, X3 and X4. Commissioner Carter clarified they need to eliminate circles or fans. Commissioner Henry said they were preserved in the past. Commissioner Carter said they are smaller not as attractive. The Chair said they are tough to maintain. Commissioner Henry said that is part of owning a historic home.

Commissioner Blatt asked if money fit in to the discussion. The Chair said no. Commissioner Blatt said if they don't approve the side casement windows, the only cross ventilation will mean opening the doors which lets in bugs and isn't always safe, or putting up screens, which don't look good. Commissioner Tate asked if they were going to open. Commissioner Blatt said the drawings show an arrow which means they will open. Commissioner Henry said he is not in favor of tearing out woodwork. Commissioner Tate said she is discouraged if their thought is to tear out woodwork. Commissioner Carter asked about the fans. The Chair said they need to make a motion. No one did. Ms. Newton said the Chair may want to poll the Commissioners to see how people feel. Commissioner Tate said one of the doors could be eliminated. Commissioner Blatt said the doors are the only access to the lawn. Mr. Stepp said the doors were not part of Stillwell's plan as it was open to begin with you.

The Chair polled the Commission. Commissioner Blatt supported Mr. Stepp's plan with the addition of lining up the windows and doors. Commissioner Ogletree said he liked the fans instead of circles and liked the diamonds. Commissioner McCoy said she likes the diamonds, circles and fans and should preserve as much of the original as possible. Commissioner Tyler said she agreed with Commissioner Blatt. Commissioner Carter said she agreed with Commissioner Blatt. Commissioner Henry said they should preserve the architectural detail. Commissioner Tate said they should preserve and she is in favor of the fans going away.

*Commissioner Tate moved the Commission to defer the application to the next meeting and have the applicant resubmit with drawings that show an attempt to preserve as much architectural detail as possible with the doors on the front and rear and the windows. The motion was seconded by Commissioner Henry and passed seven for and one opposed.*

**VI James Hoisington** (H08-29-COA) The Chair opened the public hearing. At the request of Katrina Newton, Commission Coordinator, Commission File No. H08-29-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 James Hoisington to undertake the following work at 507 N. Main Street;

Install awning with painted logo above the 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 "major work." An application for a certificate of appropriateness for a major work must be reviewed and approved by the Historic Preservation Commission (HPC). A copy of the application is included with this memorandum along with illustrations of the proposed awning and sign as well as a photo mock-up of the awning on the front of the building.

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

**507-525 N. Main Street. Commercial Building. 1909. Contributing.** Two-story pressed brick Commercial Style building with a projecting modillioned cornice and recessed brick panels above, corbelling, one-over-one windows, three modernized storefronts, and two central doors to the second floor. The second story is twelve bays, with windows slightly recessed in recessed, and balconies above each storefront, as they were when the building opened.

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

**507 N. Main. 1909.** Two story brick commercial structure, completely obscured by modern aluminum facade. Modern storefront. A large, LWO story commercial building occupying two 30 foot lots, this structure became a part of the Clarke Hardware Company.

Staff notes that the description found in the National Register Report does not reflect the current building appearance. The aluminum façade of the building has been removed.

The applicant is requesting to install an acrylic awning over the storefront. The awning will measure 4' deep by 23' 6" wide. The proposed color for the awning is terracotta. The awning will have the store logo painted on it. The logo will be 20" high by 80" wide, which complies with Section 13-1-6 (Business Identification Signs) of the Zoning Ordinance. 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."

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

Jeremy Corn of 1852 Brevard Road said he would be happy to answer any questions. Commissioner Carter asked if it was fabric. Mr. Corn said yes. Commissioner Carter asked fade factor. Mr. Corn said the company suggests having it redone in eight years. With no further comments the Chair closed the public 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 H08-29-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. Commissioner Henry seconded the motion which passed unanimously.*

**VII Pete Willoughby (H08-19-COA)** The Chair opened the public hearing. At the request of Katrina Newton, Commission Coordinator, Commission File No. H08-19-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 Pete Willoughby to undertake the following work at 111 Ashwood Road;

1. Construct a carport structure adjacent to garage.

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). A copy of the application is included with this memorandum along with photos of the structure and a plan that shows where the structure has been built.

The house is listed as **contributing** and the subject garage is listed as **non-contributing** in the *Druid Hills Local Designation Report*. The property is described as:

**111 Ashwood Road. Roy E. Johnson House. Contributing. 1926.**

One and one-half story bungalow with a cross gable roof and knee braces. Walls are brick veneer with lapped siding in the gable ends. Windows are six-over-six and the front door is six-light-over-two-panel. Engaged front porch. Original porch posts have been replaced with cast iron columns. Large corner lot with mature trees. Roy E. Johnson, assistant postmaster, lived here from 1937 until 1949. Good condition. (Sanborn maps, city directories).

**Garage. Non-contributing. After 1954.**

According to Sanborn maps, this was not completed by 1954, but the materials and style appear to be closer to the time of the main house. Two-story brick veneer building with a hip roof and three-vertical-over-one windows.

The house is listed as **contributing** and the subject garage is listed as **non-contributing** on the National Register and described as above.

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.

The applicant constructed the carport structure prior to obtaining a certificate of appropriateness (COA). The applicant built the structure using interlocking steel beams covered in wood lattice and proposes to construct a shed roof using ½ inch plywood and asphalt shingles.

Staff notified the applicant that he needed to obtain a COA prior to doing any more work on the structure. The applicant submitted an application, and upon staff's request, submitted a sketch showing the location of the carport structure. After reviewing the sketch, staff informed the applicant that the carport structure violated the minimum yard requirements and that he should contact Susan Frady, Zoning Administrator regarding this issue. Susan Frady and Planning staff met with the applicant at the property and discussed the required setbacks and explained where the walls of the structure would need to be located to meet the required setbacks. Ms. Frady suggested that the applicant obtain a COA prior to moving the structure to avoid moving the structure more than once if the Commission did not approve the COA. If the Commission grants a COA for the structure, approval will need to be conditioned on the structure meeting the required setbacks. Staff has included a suggested motion below that includes this condition.

Commissioner Tate asked if the structure was already built. Ms. Newton said yes. Commissioner Blatt asked the setbacks. Ms. Newton said 20 feet from the Kimberly Avenue curb. Commissioner Tyler said the map shows seven. Ms. Newton said that is the current setback. Commissioner Tyler commented there is no driveway to the building. Ms. Newton said it comes from Ashwood Street.

Kimberly McCall, friend of the applicant, said she would answer questions. Commissioner Tyler asked if it would be open on either end. Ms. McCall said that isn't decided yet. The Chair asked if it were touching the brick. Ms. McCall said not necessarily. Commissioner Blatt said it must not be touching if they are going to move it. Commissioner Tyler asked how it would be enclosed. Ms. McCall said with lattice. Commissioner Henry said they need more drawings. Commissioner Tate said the current building does not meet the Design Guidelines 2.5.3, *Maintain and when necessary repair the character-defining materials, features, and details of historic garages and accessory buildings according to the pertinent guidelines.* Commissioner Carter said it isn't compatible. Ms. Newton asked for guidance for the applicant. Commissioner Henry said they should follow the Design Guidelines. Commissioner Blatt said they could go to DRAC.

*Commissioner Henry moved the Commission defer this application and suggest the applicant look into going to the Design Guideline Advisory Committee. Commissioner Carter seconded the motion which passed unanimously.*

### **VIII Rogers Rezoning.** Ms. Newton gave the following analysis:

The City is in receipt of an application dated May 20, 2008 for a Zoning Map amendment within the Druid Hills Historic District. The property owner and applicant are Robert and Layla Rogers. The application is for parcel number 9569-53-1984 (109 Clairmont Drive) and consists of approximately .23 acres. The requested change is from R-10 Medium Density Residential to C-3 Highway Business for a portion of the property.

An application for a Zoning Map amendment must first be heard by the Planning Board. Upon reviewing the application, the Planning Board makes a recommendation to City Council. Subsequently, City Council holds a public hearing on the application and approves or denies the Zoning Map amendment. Because the property is located within the Druid Hills Local Historic District, staff felt it prudent to have the Historic Preservation Commission (HPC) review the application and comment on the proposal. Staff will forward the Commission's comments to the Planning Board and City Council in the staff memo.

Currently, this property is split zoned. The eastern two-thirds of the property (closest to Asheville Highway) is zoned C-3 Highway Business and the western one-third is zoned R-10 Medium Density Residential. The property contains a single-family house that faces Clairmont Drive. The lot extends from Clairmont Drive to Meadowbrook Terrace.

The property to the east along Asheville Highway is classified as C-3 and is a small gift shop. Across Clairmont Drive to the south, the property that faces Asheville Highway is zoned C-3 as well and is a florist. The remainder of the properties along Clairmont Drive adjacent to or across the street are single-family homes zoned R-10. All of the properties on Clairmont Drive are within the Druids Hills Local Historic District. The property to the north across Meadowbrook Terrace contains an office building and is split zoned between C-3 and R-10.

The property is currently developed with a single-family home, which is an allowed use in the R-10 and C-3 Zoning Districts. Attached is a list of all uses allowed in the C-3 Zoning District.

The HPC approved an application from the property owners on October 17, 2008. The Certificate of Appropriateness was for the following: Removal of wood pergola over porch, wood railing and stairs at front of house, installation of new metal porch railing and install concrete/masonry porch stairs leading down to front lawn, removal of back deck and install new deck and removal of wood covering left front door opening and replace with brick or contrasting material.

The application has expired and it appears that the majority of the work has not been done. The existing house is listed as non-contributing in both the National Register and local historic district reports.

The Chair clarified the Commission can only recommend, not change, the application. He added to change the historic district is not right. He added the city is working on a comprehensive plan as well. Commissioner Blatt pointed out the property is split zoned anyway. Commissioner Henry said the area feels residential. The Chair added the current structure could be demolished and leveled down to the highway level. Commissioner Blatt asked why this lot was split like it is. Ms. Welter said at one time the commercial line was drawn 100 or 150 feet from the center of Asheville Highway regardless of property lines. She added the lot across the street was split zoned at one time and the owner had it all zoned to residential. The Chair said they need to defend the boundaries of the historic district. Commissioner Tate added it has not just a historic feel as you come up the street but a residential as well. Commissioner Henry added property owners can ask for more money with commercial zoning.

*Commissioner Henry moved the Commission to recommend to the Planning Board and City Council to not approve a Zoning map amendment for parcel number 9569-53-1984 for the following reasons: commercial does not fit into the historic neighborhood feeling. Commissioner Carter seconded the motion which passed unanimously.*

## **IX Committee Reports –**

- Designation Committee – Ms. Newton said letters for the proposed national Register properties will go out tomorrow.
- Community Affairs – No report.

- District Improvements – No report.

**X Commissioners Comments.** Commissioner Tyler announced an upcoming meeting for public input to the City's new Comprehensive Plan will be on July 12.

Commissioner Carter said she felt the DRAC should plan more of a roll in the application process. She added projects should go before that committee before coming to the Commission. Ms. Newton said according to the commission's Rules and Procedures, it is the applicant's choice whether or not to go before the committee. Ms. Newton added any recommendations made by the committee are to the applicant, not the commission. Commissioner Carter asked if we can require them to go to the committee. Ms. Newton said she would check on it.

**XI Staff Comments.**

**XII Financial Report.** Ms. Newton said the General Fund account for this year has been depleted. *The Commission approved the financial report by consensus.*

**XIII Adjournment.** *The meeting adjourned at 7:15 p.m.*