

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of Meeting of November 17, 2010

Commissioners Present: Staci Blatt, Bette Carter, Cheryl Jones, Charles Kuester, John Ogletree, Marty Payton, Brooke Tate (Chair)

Commissioners Absent: Phillip Allen, Jo Tyler

Staff Present: Tim Murphy, City Planner; 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 Blatt, seconded by Commissioner Jones, the Commission approved the agenda.*
- III Minutes.** *On motion of Commissioner Payton, seconded by Commissioner Kuester, the minutes of October 20, 2010 were approved.*
- IV 245 N. Main Street, Certificate of Appropriateness, File # H10-64-COA.** Prior to opening the public hearings, the Chair announced that any persons desiring to testify at these hearings must first be sworn as witnesses and will be subject to cross-examination by parties or persons whose position may be contrary. A copy of the protocol for a quasi-judicial hearing is provided on the back table next to the agenda. As these are quasi-judicial hearings, it is very important that we have an accurate record of what goes on. Therefore, refrain from speaking until recognized by the Chair and, when recognized, come forward to the podium and begin by stating your name and address. Anyone present who has knowledge of anything of value that has been given or promised in exchange for a position to be taken on this application should disclose it now.

After swearing in potential witnesses, the Chair opened the first public hearing. At the request of Tim Murphy, City Planner, Commission File No. H10-64-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. Mr. Murphy gave the following analysis:

The Planning Department is in receipt of an application for a certificate of appropriateness permit from SE&M Constructors Inc. to undertake the following work at 245 N. Main St.:

Remove the existing ATM kiosk along 3rd Ave. W.
Install a new ATM kiosk in the same location.

This application has been forwarded to the Historic Preservation Commission because the proposed kiosk will contain illuminated signage. Per the Commission's Certificate of Appropriateness (COA) Procedures, applications for illuminated signs shall be reviewed by the Commission as a "major work."

The subject property is listed as non-contributing in the Main Street Local Designation Report and is described as: 245 N. Main Street. First Union Bank. 1970s, One-story modern concrete building.

The subject property is listed as non-contributing on the National Register and described as: 245 N. Main Street. First Union Bank. 1970s, Only structure of a distinctly modern design on Main Street.

The existing ATM kiosk is located along 3rd Ave. W. (see photographs). The dimensions of the existing kiosk in comparison to the proposed kiosk are provided in the table below:

	Existing ATM Kiosk (from staff measurements)	Proposed ATM Kiosk (from plans provided by applicant)
Length at base	8' 4"	6' 10 ½"
Depth at base	3' 6"	3' 4 ¼"
Depth at top	6' 5"	7' 5 ½"
Height	10' 6"	10' 5 ¼"

The existing kiosk has lighting above the screen of the ATM. The proposed kiosk will have lighting above the screen of the ATM but also will have backlit signs with halo lighting on all sides of the overhang near the top of the kiosk. The ATM kiosk will be constructed primarily from fiber reinforced plastic. Prior to installation, the applicant will be required to obtain a sign permit from the City Zoning Department. The Historic Preservation Commission previously amended their Design Guidelines to exempt signage from Commission review with the exception of illuminated or free-standing signs.

Mr. Murphy said the applicant did not meet with the Design Review Advisory Committee.

Zac Bynam of SE&M Constructors, 1110 Atlantic Avenue Rocky Mount, said the bank's first priority is safety for the customers using the ATM. The current kiosk will not fit the new, more customer friendly machines. It does not look good having rust stains. The new one will have canopy lights and should be less intrusive without the fluorescent lights now in place. The halo lighting will make the blue more vibrant causing the other colors to be dimmer. The lighting will make the new kiosk safer.

Commissioner Kuester asked if the current sign is back lit. Mr. Bynum said no and added the decals will probably be smaller than shown based on the City's sign ordinance. Commissioner Kuester asked about the current materials of the kiosk. Mr. Bynum said steel and plastic. Mr. Murphy distributed a photo of the existing kiosk showing no canopy lighting.

The Chair asked if anyone would like to speak for or against the application. When on one came forward, the Chair closed the public hearing.

In discussion, the Chair commented it needs lighting for safety. Commissioner Jones added the current kiosk is pretty old.

Commissioner Jones moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H10-64-COA, if installed according to the information reviewed at this hearing and, with 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; 2.1.4 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; 2.1.6 Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs should be simple and unobtrusive and should not obscure the content of the sign or the building façade; and 3.8.2 Replace windows, doors, siding, trim and other exterior materials on non-contributing

structures in-kind adding safety concerns warrant this change. The motion was seconded by Commissioner Carter and passed unanimously.

V **101 South Main Street, Certificate of Appropriateness, File # H10-68-COA.** At the request of Mr. Murphy, Commission File No. H10-68-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. Mr. Murphy gave the following analysis:

The Planning Department is in receipt of an application for a certificate of appropriateness permit from P.B.J. Construction Inc. to undertake the following work at 101 S. Main St.:

Remove existing fiber glass shingles.
Install metal roof covering.

This application has been forwarded to the Historic Preservation Commission for review as a "major work" because the applicant is proposing to change the material of the roof covering.

The subject property is listed as contributing in the Main Street Local Designation Report and the National Register Report as: 101-105 S. Main Street. Ripley Building. ca. 1850, Two-story coursed ashlar stone commercial building built by Colonel Valentine Ripley and one of the oldest surviving structures on Main Street. The building has a hipped roof with broad eaves. A modern storefront has been added between existing stone piers. Six tall, double hung windows at the second story replace paired casement windows. Stone corbelling under the eaves, and a one-story brick addition to the rear.

As documented in the application and shown in the photographs, the existing roof is covered in fiber glass shingles. The applicant proposes to remove the existing shingles and replace them with a metal roof having a 29 gauge thickness. The applicant has provided a brochure showing potential panel styles and colors but has not specified the exact style or color of the proposed metal roof. Staff has provided a photograph from the Baker Barber collection that shows the Ripley Building. The building appears to have a metal roof.

Paul Justice, of 719 Maybank Drive, explained his aunt owns the building and he has done work there over the years. He said she had planned to use asphalt shingles but decided she liked the look of the metal roof on the Visitor's Center. Mr. Justice said the old metal roof may still be there under the current asphalt roof. Mr. Justice said they would like to go with the 26 gauge roof having a forest green color. Commissioner Kuester asked if the building had gutters. Mr. Justice said it does not and added that the new roof will have ice shields. The Chair asked if the color could be more neutral, similar to the gray shingles on the building now. Mr. Justice said they thought green would go well with the window trim which is now green. Commissioner Payton asked which panel style they intend to use. Mr. Justice said the 5V looked more like the old photo. Commissioner Carter asked if he knew when the front upper façade of the building was removed. Mr. Justice said no.

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

In discussion, Commissioner Payton said she was concerned with a colored roof being the focal point of the building. She added the ice shields could also stick out visually. Commissioner Jones commented that the ice shields are necessary and that with the roof incline you shouldn't notice them. Commissioner Blatt noted that the Commission does not regulate colors.

The Chair reopened the public hearing and asked Mr. Justice which panel style he would be using. Mr. Justice said they liked the RIB LOC or the standing seam styles. Looking closer at the old photo, he said

the original roof may have been tile. He said he could add gutters and use clear snow jacks. The Chair asked if a COA was required for gutters. Mr. Murphy said no. The Chair closed the public hearing.

In discussion, the consensus was that the original roof was metal. Mr. Ogletree asked if they can't regulate the color of the roof, could they recommend a color. The Chair said yes. Commissioner Jones said she would rather not see gutters as the runoff could affect other buildings.

Commissioner Jones moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H10-68-COA, if installed according to the information reviewed at this hearing and, with 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; 3.2.5 If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail; 3.2.7 When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements. If no evidence of the design of the feature exists, a new design, compatible with the overall character of the building, should be used. As a condition of approval the 26 gauge standing seam style panels are required and a non-intrusive color is recommended for the roof. The motion was seconded by Commissioner Carter and passed unanimously.

VI Committee Reports.

Designation Committee – No report.

Community Affairs – Mrs. Welter reported the newsletter is in the process of being mailed out. The Holiday Tour of Inns will be on December 12 and Commissioners are needed to be docents.

The Chair discussed an awards program for buildings and activities to be highlighted during Preservation Week. The Commission discussed naming the award, giving a plaque, having a yard sign for the winning building and who would chose the winner.

District Improvements – No report.

VII Commissioners Comments. No comments.

VIII Staff Comments. Mr. Murphy reported he is following up on the contractor's workshop for Preservation Week. He is also working on estimates for updating the Hyman Heights and Druid Hills reports.

IX Financial Report. *Commissioner Blatt moved to accept the Financial Report which was seconded by Commissioner Ogletree and passed unanimously.*

X Adjournment. *The meeting adjourned at 5:57 p.m.*