

**CITY OF HENDERSONVILLE  
Historic Preservation Commission**

**Minutes of Meeting of 19 July 2006**

**Commissioners Present:** Staci Blatt, Scott Bolyard, Steve Caraker (Chair), Dennis Dunlap, Ralph Freeman, Jo Tyler, Eddie Watkins

**Commissioners Absent:** Richard Parsons

**Staff Present:** Trent Hyatt, 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 5:04 p.m.

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

**III Minutes.** *On motion of Commissioner Watkins, seconded by Commissioner Blatt, the minutes of June 21, 2006 were approved.* The Chair welcomed Ralph Freeman as a new Commissioner to the Board

**IV Public input session to discuss draft Main Street Local Historic District Design Guidelines.** The Chair explained the process of designating Main Street as a local district began two years ago. At that time, the Commission paid to have a new inventory list done to update the National Register report done in 1988. A year ago when the updated report was presented, the Commission held a public input meeting to propose making the national register boundaries into a local district. The Chair went on to say there was opposition at that time, some over the design guidelines that would regulate the district. The only design regulations the commission had were focused primarily on residential neighborhoods. The Commission decided to wait on designating the local district until design guidelines could be written for downtown. A committee was formed to do this task and was made up of property owners and members of the Commission. Those guidelines are presented today. The guidelines and boundary will be reviewed by Planning Board and City Council will make the final decision. The Chair asked for comments from the public.

Jim Hall said he was opposed to this designation a year ago but now, after serving on the committee, supports the guidelines. Mr. Hall said he is concerned with the 64 foot height debate and feels this document and the overlay district will help preserve the character of downtown Hendersonville. He asked for assurance the Commission would not cave in to outside pressures when dealing with proposed changes. The Chair said they are behind preservation of downtown and these measures to protect it.

Dave Adams asked if a building could still be torn down. The Chair answered yes but the structure going in its place would need to meet the guidelines for new construction,

generally keeping with the character of Main Street. Commissioner Bolyard asked about delaying demolition. The Chair said the Commission could make a property owner wait one year before demolishing a property in a local historic district. It is not a mandatory one year.

Mr. Hall agreed these regulations add time and can be a burden to property owners but he feels it is worth it to protect the market place.

Rex Banadyga asked who first started this. The Chair explained Verna Shipman and Shirley Palmer Hill, two downtown merchants approached the Commission some years ago about making downtown a local district to protect the look of Main Street. They said DHI would help pay for the report to be done. The Chair went on to say the funds dried up after which the Commission decided to move forward on their own.

Mr. Banadyga said it adds another layer of approval to property owners and adds time to painting or repairing a window. The Chair clarified painting and repair work do not require a COA. The COA process is for major changes to the exteriors, primarily the building facades and does not regulate alley ways or service entrances.

Mr. Adams questioned who drew the boundaries. The Chair said Sybil Bower of Bowers Southeastern Preservation did the inventory based on deed research and the age of buildings and from that data drew the proposed district. Mr. Adams asked if a property can be removed from the district. The Chair said yes, such a change would need to go back through the Planning Board and City Council for approval.

Becky Banadyga asked why not take full blocks into the district. The Chair said the National Register boundary has nationally approved criteria that must be followed. Ms. Banadyga asked the timeline of the COA process. The Chair said a minor work is looked at by staff and takes a couple of days. For a major work, Commissioner Dunlap said, depending on date submitted, it could take three to six weeks. The Chair pointed out a project removing a false façade to the original façade would move faster.

**IV Public input session to discuss draft Main Street Local Historic overlay Zoning District map and designation report.** The Chair explained the map of the proposed district has the parcels listed on the 1988 report and those added in the recent inventory survey. Ms. Banadyga asked why the parking lot the city recently built was shown on the map with the buildings that the City tore down. The Chair said the buildings were in place when this inventory was done a year ago. Ms. Banadyga asked how the city was allowed to tear them down without waiting a year. The Chair said he didn't know. Mike Egan clarified that since they were not in a local district, the City didn't need to wait.

Mr. Hall asked if the guidelines and map could be changed. Mr. Hyatt, Commission Coordinator, said yes. Mr. Hall asked if the commission would help to educate the public about these guidelines and the 64 foot height issue. The Chair said yes.

Lisa Henderson-Hill asked what the backed out areas on the map were. The Chair said they

were non-contributing parcels and added you can not skip over parcels, as the boundaries need to be cohesive to make a district.

Mr. Banadyga asked why the building on 1<sup>st</sup> and King had two numbers. The Chair explained the original building, number 6, was on the 1988 inventory list but the addition, number 7, was added later.

The Chair asked for any more comments.

***Commissioner Blatt moved the Commission to endorse the draft Main Street Local Historic District Design Guidelines as proposed. The motion was seconded by Commissioner Tyler and passed unanimously.***

***Commissioner Bolyard moved the Commission to recommend, based on the designation report, district boundary map and draft Design Guidelines, to the Planning Board and City Council, the adoption of the proposed Main Street Local Historic District as a zoning overlay district. The motion was seconded by Commissioner Blatt and passed unanimously.***

## VI Committee Reports

- Design Review Advisory Committee: The Chair explained this committee will undergo a change in the future and will be made up of non-commission members in keeping with the state statutes. He said former commissioner Rudy Tichy has agreed to chair it and several members of the community have volunteered to be on it.
- Designation Committee: No report.
- Community Affairs Committee: The Chair said two markers have been ordered to designate the West Side National Register District.

Lisa Pelman of Hyman Heights questions the Commission on their opposition earlier in the year to the rezonings along Schepper Street only to have it announced to Planning Board that they took on stand on the issue. The Chair apologized for not being at the meeting and said he would write a letter to the City Council prior to it being heard at that level.

- District Improvements: Commissioner Bolyard presented two drawings of improvements to the local neighborhoods. The Patton Street Main Gateway will be an island with the district sign and plantings to serve as an attractive entrance to Hyman Heights neighborhood and hopefully serve as a traffic slowing device. Ken Fitch said there may be concern with on-street parking on Patton Street. The Chair asked if Mr. Fitch would show the drawing to some of his neighbors and report back their comments. Mr. Fitch agreed.

The Kensington Street Minor Gateway will replace the ugly traffic barrier built at the end of Kensington Road by the city with a more attractive brick and curb island having the Druid Hills sign and planting. Commissioner Freeman asked about the

costs of these improvement. Ms. Welter said the money will come from the Program Funds raised from the tour of homes' proceeds.

**VIII Commissioners Comments.** Commissioner Watkins said he has been approached by some of the residents in Hyman Heights asking if the Commission could help pay for added police presence in the neighborhood to keep speeding and other traffic problems down. He added it could be for certain times of the days and could encompass more than one neighborhood. The Chair asked Commissioner Watkins to gather some cost figures on this. Commissioner Dunlap questioned if the Commission should get in involved with such a project saying it may not be what they are chartered to do. The Chair said he would discuss it with the City Manager.

**VIII Staff Comments.** Ms. Welter distributed samples pages of the website as designed by Totsie Marine. She explained the site is being designed around the Commission's logo as seen on the home page. Ms. Welter commented that she felt the logo was attractive overall but felt some of the smaller images could be improved. After discussion, *the Commission agreed by consensus to investigate new images for the logo.*

Ms. Welter reported the website designer, Totsie Marine, asked to arrange the order of design for the site as presented in the original proposal. Ms. Marine would like to move into Phase Two, allowing interactive searches of the neighborhoods, prior to completing Phase One therefore building the site in a more efficient manner. Ms. Welter asked the Commission to allot \$1500 for Phase Two. The Chair asked how much has been budgeted thus far. Ms. Welter said \$4000 came from last year's budget. *The Commission agreed by consensus to budget \$1500 for Phase Two of the website design.*

**X Financial Report.** Ms. Welter reported that \$810.94 was left in the general fund as of June 30, 2006 and the City has budgeted \$10,000 for the upcoming year. The Program Funds balance \$19,035.95

**XI Adjournment.** *The meeting adjourned at 6:42 p.m.*