

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

**Minutes of Meeting of April 18, 2007**

**Commissioners Present:** Staci Blatt, Bette Carter, Pam DeMeulenaere, Dennis Dunlap (Chair), Ralph Freeman, Richard Parsons, Jo Tyler, Eddie Watkins

**Commissioners Absent:** Larry Phillips

**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 5:00 p.m.

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

**III Minutes.** *On motion of Commissioner Freeman, seconded by Commissioner Blatt, the minutes of March 21, 2007 were approved.*

**IV Richard Baxter (File No. H07-4-COA). Application for a Certificate of Appropriateness.** After swearing in potential witnesses for this hearing, the Chair opened the public hearing. At the request of Trent Hyatt, City Planner, Commission File No. H07-4-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. Hyatt gave the following analysis:

The Planning Department is in receipt of an application for a certificate of appropriateness from Richard Baxter to undertake the following work at 319 Regal Street:

1. Finish construction on a privacy gazebo structure in the rear yard of the home.
2. Construct a sauna structure along the backside of an existing garage structure in the rear yard of the home.
3. Replace roof structure on existing garage adding windows between the top of the garage and the new roof.

Since the proposed projects include major new construction on the site and alterations to an architectural detail where there is a change from the original or existing materials, they are considered "major works." 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 resource number 92, a **non-contributing property**, in the *Hyman Heights Local Designation Report*. The property is described as:

**“319 Regal Street.** Built late 1940’s. A 1½-story veneer, altered.”

The subject property and accessory garage structure are listed as **contributing** on the National Register as the Charles R. Drum House and are better described as:

**“319 Regal Street. Contributing. ca. 1952.** One and one-half story Minimal Traditional house with side gable roof and front gable roof dormers. Wing at northwest corner. One-story addition at rear. Walls are brick veneer with asbestos shingle in dormers. Shed roof added at front over patio. Central brick chimney with chimney pots. Windows are six-over-six and eight-over-eight. House sits high on a hill above street. Notable stone retaining wall with beaded mortar joints curves onto Maiden Lane alley. According to city directories, Charles R. Drum was the first occupant of this house. He died soon after, since his wife, Edna S. Drum, was listed as a widow by 1954. Good condition. (Sanborn maps, city directories).

**Garage. ca. 1952.** One-story front gable roof building of concrete block, asbestos shingles in gable end.

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.

As described above, the applicant requests permission from the HPC to finish construction on a gazebo structure in the rear yard of the home. The gazebo is intended to provide privacy for the hot tub contained within the structure. Treated lumber is currently used as the materials for the gazebo. However, the applicant plans to apply a light gray stain to the lumber materials upon completion of the project. A roof is also proposed that the applicant plans to cover with architectural shingles. Approximate dimensions of the structure are as follows:

Total height:	13-14 feet
Diameter:	16 feet
Privacy fencing:	5 feet

The applicant also desires to construct a 7’ x 10’ sauna structure along the backside of the accessory garage in the rear yard of the home. Siding materials proposed for the sauna are to be either cedar shake or T-111 plywood. Architectural shingles are proposed for the roof of the structure. Refer to the attached site layout drawing to see the location of the proposed sauna.

Last, the applicant requests permission to replace the deteriorating roof on the accessory garage structure located in the rear yard of the home. As part of the proposed project, the applicant proposes to add aluminum clerestory windows atop the side walls of the garage to add additional volume and natural lighting within the structure. Doing so, will increase the height of the structure by approximately 3 feet. As part of the proposed project the applicant proposes to apply either cedar shake or T-111 plywood siding in a staggered pattern along the sides of the garage where concrete blocks currently exist. Again, architectural shingles are proposed as the new roofing materials.

Mr. Hyatt informed the Commission the Design Review Advisory Committee, at their meeting on Wednesday, November 2, 2004, decided unanimously to recommend approval of proposed projects to the HPC. Because of the location of the proposed projects in the rear yard of the home, DRAC decided they are compatible with surrounding structures and that the site will retain its overall character.

The Chair asked for questions for Mr. Hyatt. Commissioner Blatt asked if the additional windows would raise the roof pitch or result in a flat roof. Mr. Hyatt said the roof pitch would be kept. Mr. Baxter clarified the pitch would be more in keeping with the house roof. Commissioner Carter commented the garage seems to be in a hole and asked if the doors faced Maiden Lane. Mr. Hyatt said the garage is built into the hillside and yes the doors open onto Maiden Alley.

Richard Baxter of 319 Regal Street offered to answer any questions. Commissioner Parsons asked if a building permit would be required for the project. Mr. Baxter said he assumed so. He added he applied for all three projects at this time when it became evident he needed a COA for the hot tub structure. Commissioner Tyler asked how long this construction would take. Mr. Baxter said the garage needs a new roof so he is hoping to have that done in the next few months, weather permitting. He added all the work would be completed within the six month timeframe. Commissioner Freeman asked if a roof would be over the hot tub. Mr. Baxter said yes. Commissioner Freeman asked if windows would be added to both sides of the garage. Mr. Baxter said yes. Commissioner Parsons asked if he owned all this land. Mr. Baxter said yes. Commissioner Freeman asked the reason for the windows. Mr. Baxter said they would allow natural light into the garage and more height volume. Commissioner Carter asked if this was a working garage. Mr. Baxter said yes, his son works on glass in it. Commissioner Blatt expressed concern with the use of T-111 plywood on the garage/sauna building since it is a more modern material. Mr. Baxter said it is used on the house now. The Chair said he had concerns with the T-111 also. Mr. Baxter said he might be able to do better than T-111

The Chair closed the public hearing. Commissioner Parsons said he was not as concerned with a cinder block building. The Chair suggested a change in the motion to describe the materials being wood other than T-111. Mr. Baxter said that was acceptable.

*Commissioner Blatt moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H07-04-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 on the condition that T-111 be removed from the application. Commissioner Carter seconded the motion which passed unanimously.*

V **Discussion on the Grey Hosiery Mill.** Commissioner Tyler said she enjoyed the pre-meeting visit to the mill and found it more attractive than she had imagined but still felt the major costs to bring it up to codes made it unfeasible to move and fix up. Commissioner Freeman said he has mixed emotions on the proposed arts center but felt the mill building had great assets allowing utilization in other capacities. Commissioner Carter said nothing will be happening until a generous gift gets the ball rolling on the project. The Chair stated the Commission's charge is to preserve the historical buildings and though it has a lot of damage, he feels it is worth saving.

*The Chair moved the Commission review the letter previously sent on this matter at the next meeting. Commissioner Freeman seconded the motion which passed unanimously.*

## VI Committee Reports

- Design Review Advisory Committee: Mr. Hyatt informed the Commission that Rudy Tichy, chairperson, has left the area and a new member needs to be appointed.
- Designation Committee: Mr. Hyatt reported that City Council approved a Main Street Historic District for buildings fronting on Main Street from 1<sup>st</sup> to 6<sup>th</sup> Streets. He added City Hall and the other buildings on the northeast side of Fifth Avenue were also in the district. Commissioner Parsons, committee chair, said the Designation Committee may want to review possibilities to expand the district in the future.

My Hyatt informed the Commission they did not receive a grant to help pay for the Cold Springs Park National Register District report. He suggested they move forward with the project and ask the consultant to split the cost between fiscal years.

*Commissioner Freeman moved the Commission move forward with the project and work with the consultant on the billing. Commissioner Parsons second the motion which passed unanimously.*

- Community Affairs Committee: Lu Ann Welter distributed a brochure on Living in a Local District. She also said a newsletter will be going out soon.
- District Improvements: The Chair asked the progress with the signage in Druid

Hills. Ms. Welter said Steve Caraker was working on the project. The Chair said he would follow up with Mr. Caraker.

**VII Commissioners Comments.** Commissioner Tyler said coffee would be a nice addition to the meeting.

Commissioner Carter asked if the tables could be arranged differently so the commissioners could see and talk easier.

**VIII Staff Comments.** Mr. Hyatt informed the Commission that he will be leaving this job at the end of the month to relocate to Colorado. He said he has enjoying meeting and working with the Commission. The Commissioners thanked him for his work and effort and wished him the best.

**IX Adjournment.** *The meeting adjourned at 6:10 p.m.*