

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of Meeting of October 17, 2007

Commissioners Present: Bette Carter, Brook Tate, Pam DeMeulenaere, Ralph Freeman (Chair), Richard Parsons, Larry Phillips, Don Shane, Jo Tyler, Eddie Watkins

Commissioners Absent: Staci Blatt

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 Oath of Office.** The oath was administered by Sam Fritschner, City Attorney, to Don Shane, new Commissioner.
- III Agenda.** *On motion of Commissioner Watkins, seconded by Commissioner Tyler, the Commission approved the agenda.*
- IV Election of Vice-Chair.** The Chair opened the floor for nominations. *Commissioner Watkins nominated Commissioner Blatt. The nomination was seconded by Commissioner Carter and passed unanimously.*
- V Minutes.** *On motion of Commissioner Carter, seconded by Commissioner DeMeulenaere, the minutes of September 19, 2007 were approved.*
- IV Hands On! Childrens Gallery Museum (File No. H07-29-COA). Application for a Certificate of Appropriateness.** After swearing in potential witnesses for all hearings, the Chair opened the public hearing. At the request of Katrina Newton, Commission Coordinator, Commission File No. H07-29-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 analysis:

The Planning Department is in receipt of an application for a certificate of appropriateness from Beth Engel on behalf of Hands On! A Child's Gallery to undertake the following work at 318 N. Main Street;

Install tenant sign on façade of building.

Since the proposed project will include installation of a sign greater than nine square feet, 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 *Main Street Local Designation Report*. The property is described as:

318 N. Main Street. Commercial Building. ca. 1970. Non-contributing.

Modern infill building, divided into small shops inside. Previously the site of the Belk-Simpson Department Store. Building is divided into three distinct bays with a recessed outdoor patio.

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

318 N. Main. Ca.1970. Modern addition to Main Street with tacked on mansard-type facade. Divided into small shops inside. Previously the Belk-Simpson Department Store.

The applicant requests to install a tenant sign on the façade of the building below an existing mural. The sign will be constructed of high-density signboard and will be flush mounted to the façade. The proposed sign is 24 square feet in size and complies with the Zoning Ordinance.

Section 2.1.2 of the Main Street Guidelines states, "Signs should be compatible with the architectural character of the building in size, scale, materials and style. If possible, base new sign designs on historic documentation such as old photographs." Additionally, Section 2.1.3 states, "Use traditional materials commonly found on turn-of-the century commercial buildings such as wood, metal, or stone or use modern materials that have the appearance of traditional."

Ms. Newton reported the Design Review Advisory Committee, at its meeting on Wednesday October 3, 2007, discussed the application. The applicant was unable to attend that meeting and staff advised the applicant of the Committee's recommendations. The recommendations are:

- The Committee suggested that a smaller version of the proposed sign be hung from below in a similar fashion to the Black Bear Coffee Co. sign if this allows enough clearance for pedestrians. Members also recommended that the sign be set back to ensure that it does not conflict with the mural and to remove the border from the sign.

Ms. Newton said ten feet of clearance is required by the city's sign ordinance so the possibility of hanging this sign at the opening would not work. Commissioner Carter asked if a sign was now in place. Ms. Newton said no, a temporary, banner type sign is currently up.

Beth Engle of 138 Woodhaven Drive said she is with the design firm for the applicant. She verified there is not enough clearance to hang the sign. Ms. Engle said her company designed the two other signs that have been in this location. She added she respects the City Zoning Ordinance and the HPC but feels the business owners should be respected as well. She said the sign will be sign grade, painted aluminum with a very thin thickness, all to save the applicant money.

The Chair said he felt that removing the cream or white colored border would decrease the size and fit more with the above mural. Ms. Engle said it will cost more to remove the border. Commissioner Tyler asked if the drawing was the museum's logo. Ms. Engle said yes the design is part of the company's logo. She added she would have liked to use the shape of the logo but went

with a rectangular shape to help the museum with the costs. Commissioner Carter said she thought the earlier sign in that location was smaller. Ms. Engle disagreed that the Irongate Market sign was cream and blue and was in the same place. Commissioner Phillips said he felt the placement of the sign was okay with the border gone. Ms. Engle said the border could be removed but it would cost more for the applicant. She added communications with the different government agencies seem to break down and it seemed that nothing got done when Susan was out of the office. She said removing the border might make it right but not meet the museum's expenses.

The Chair closed the public hearing. He said they need to protect the logo but felt the border should be eliminated. Commissioner Tate commented a longer and flatter sign would look better. Commissioner Phillips said the sign for the previous restaurant that occupied the space was smaller. Ms. Engle disagreed.

The Chair reopened the hearing. Ms. Engle said the previous sign was the same size as this, she designed it. The signage footage is based on the linear square footage of the façade of the building. She added that sign designers will always design the biggest sign for the space available, that's why they are in business. Commissioner Carter asked about stretching the sign as discussed earlier. Ms. Engle said this is the most effective sign for the applicant and it is not the Commissioners job to design signs. Commissioner Carter replied it is the Commission's job to approve signs for Main Street. The Chair clarified that based on the DRAC recommendations, it can not be a hanging sign based on the clearance required but it would be possible to remove the borders.

The Chair closed the public hearing. The Chair said while the Commission fully supports the Childrens Museum and all the benefits it brings, the Commission needs to approve the best sign for the space.

Commissioner Watkins moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H07-29-COA, if constructed according to the information reviewed at this hearing and any representations made by the applicant on the record of this hearing and the added stipulation that the border be removed and the final design be reviewed by staff, is not incongruous with the character of the Main Street Historic District for the following reasons: use of traditional materials commonly found on turn-of-the century commercial buildings such as wood, metal, or stone or use modern materials that have the appearance of traditional (2.1.3 Design Guidelines). Commissioner Phillips seconded the motion which passed unanimously.

VII Steven and Laurie Lackey (File No. H07-32-COA). Application for a Certificate of Appropriateness. The Chair opened the public hearing. At the request of Katrina Newton, Commission Coordinator, Commission File No. H07-32-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 analysis:

The Planning Department is in receipt of an application for a certificate of appropriateness from Laurie Bingaman Lackey and Steven Lackey to undertake the following work at 1230 Oakland Street;

Enclose a brick patio area adjacent to the kitchen as a screened-in or glassed-in porch.

Enclose deck area on second floor to create a master bedroom.

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 *Hyman Heights Local Designation Report*. The property is described as:

Thomas D. Clark House. 1230 Oakland Street Built ca. 1920s. A fine, well-preserved Colonial Revival dwelling set within a mature, landscaped setting. The two story main block has projecting, one story wings, a high hip roof, broad eaves, Flemish bond brick veneer, and six-over-one windows. The house has a symmetrical, three bay facade, and the central entrance is covered by a front gable, entry porch with Tuscan columns. To the rear of the house is a two story garage/apartment. The first story garage has a brick veneer, and the upper story apartment has weatherboard siding.

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

1230 Oakland Street. Thomas D. Clark House. Contributing. by 1926.

Excellent example of a Colonial Revival style two-story house with a center hall plan, hip roof, and wide overhanging eaves. One-story wings on both sides were built by 1926, but may have been built after the main block of the house. Small one-story entry wing at the rear. Front entry stoop has a full pediment supported by Tuscan columns. Walls are brick veneer. Windows are six-over-one and front door is multi-panel. House sits on a nicely landscaped large corner lot. Original outbuilding appears to be gone. The builders of this house supposedly lost their money in the 1929 Crash and never lived in the house. They may have been associated with Patton Memorial Hospital, since this house is located just to the southwest of it and was never part of either the Hyman Heights or Mount Royal subdivision plats. Thomas D. and Emma H. Clark lived here from approximately 1930 to 1985. Clark was secretary-treasurer of Clark Candy Company, and was also the founder of a home security system business in later years. Excellent condition. (Sanborn maps, city directories, owner, former survey data, plats).

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 requests approval to construct two additions at the rear of the home. The additions will enclose an existing at grade patio area and a second story deck area.

Section 4.2.5 of the Design Guidelines states, "Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one." Both proposed additions are at the rear of the home and will hardly be visible from the street.

Additionally, Section 4.2.7 of the Design Guidelines states, "Design an addition to be compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original." The applicant proposes to use hardi-plank on the additions, which is a contrasting material to the brick on the existing house, and will also remove vinyl siding from a previous addition and replace it with hardi-plank. The windows on the addition will match the rest of the house.

As part of the proposed work, the applicant will also install new roof shingles on the entire house. The reshingling of the house is considered a minor work allowing staff to issue a Certificate of Appropriateness.

Ms. Newton said the Design Review Advisory Committee, at its meeting on Wednesday October 3, 2007, discussed the application with the applicant. The Committee unanimously approved of the application as submitted and thought that the additions were appropriate and were differentiated enough from the existing house.

Steve Lackey of 1230 Oakland Street explained this is largely a mosquito driven project. Because of the large number of mosquitoes in Hyman Heights, they wish to replace their patio with a seasonal room and enclose an upper story deck. He said they will use hardi-plank on the exterior. Commissioner Tyler asked what hardi-plank was. Mr. Lackey said it is a composite siding that looks like wood once it is painted and much better looking than the vinyl siding on the current addition. The Chair agreed it would look better. Commissioner Tate asked if this were a corner lot. Mr. Lackey said it is actually bounded on three sides by roads. Laurie Lackey, also as 1230 Oakland Street, said there is 90 feet to the back property line. The Chair asked if the replacement windows will match the existing ones. Ms. Lackey said yes and added the upstairs windows had been replaced some years ago. Commissioner Tate asked if the hardi-plank would go all the way up the addition. Ms. Lackey said yes but the architect had added some architectural interest to break up the large wall. Commissioner Tate said the design element in the rendering appeared to be in the wrong place, not at the floor break where it should be. Ms. Lackey said it can be moved. Commissioner Tate asked why the hardi-plank and not brick on the addition. Ms. Lackey said the Design Review committee told her not to attempt to match brick, its better to let the addition stand on its own.

The Chair asked if anyone would like to speak on this project. Ken Fitch of 1046 Patton Street said this is an important and significant house in the Hyman Heights neighborhood. Beyond that it is an anchoring property where the historic district has come under attack. He said the planned additions are largely unseen and sees them as a commitment to the house and should be approved.

The Chair closed the hearing. Commissioner Tate said she felt the architectural border on the addition should be at floor height.

Commissioner Carter moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H07-32-COA, if constructed according to the information reviewed at this hearing and any representations made by the applicant on the record of this hearing which the stipulation that the architectural border be at floor height, is not incongruous with the character of the Hyman Heights Historic District

for the following reason: locate a new addition on an inconspicuous elevation of the historic building, usually the rear one (4.2.5 Design Guidelines). Commissioner DeMeulenaere seconded the motion which passed unanimously.

VIII Patricia Kislevitz (File No. H07-35-COA). Application for a Certificate of Appropriateness.

The Chair opened the public hearing. At the request of Katrina Newton, Commission Coordinator, Commission File No. H07-35-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 analysis:

The Planning Department is in receipt of an application for a certificate of appropriateness from Patricia Kislevitz to undertake the following work at 1649 Kensington Road;

Enclose garage using stucco to match existing house and install window at front of garage area that matches window located on north wing of house and install window on side of garage area.

Installation of vinyl soffit (after the fact approval).

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:

1649 Kensington Road. Leslie K. Singley House. Contributing. by 1926.

Spanish Colonial Revival style two-story house with a hip roof covered in tile. Attached one-story garage with a tile roof on the south side. Walls are stucco, windows are eight-over-eight double hung, and multi-light casement. Arched front doorway with tile roof. One-story attached porch with a tile roof on the north side with a fanlight over the porch windows. House was occupied by Leslie K. Singley, principal of the high school (directories did not specify which school), and wife Mildred P. Singley, from 1937 to 1944.

The Ethelbert H. King family lived in the house in the late 1940s. King was a salesman. Fair condition. (Sanborn maps, city directories).

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

1649 Kensington Road. Leslie K. Singley House. Contributing. by 1926.

Spanish Colonial Revival style two-story house with a hip roof covered in tile. Attached one-story garage with a tile roof on the south side. Walls are stucco, windows are eight-over-eight double hung, and multi-light casement. Arched front doorway with tile roof. One-story attached porch with a tile roof on the north side with a fanlight over the porch windows. House was occupied by Leslie K. Singley, principal of the high school (directories did not specify which school), and wife Mildred P. Singley, from 1937 to 1944. The Ethelbert H. King family lived in the house in the late 1940s. King was a salesman. Fair condition. (Sanborn maps, city directories).

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.

On June 26, 2007 a demolition by neglect hearing was held for this property. As a result of this hearing, the owner has hired a contractor to do repairs on the home and staff has issued several minor COAs for this property that include repair work to the stucco, wood trim, windows and removal of vegetation. The remaining work that the owner is required to complete is 'major work' and requires the Historic Preservation Commission to grant a Certificate of Appropriateness.

The applicant proposes to convert the garage into living space by enclosing the garage at the front of the house and installing a window to match the front window on the north wing of the house. The applicant would also like to install a window on the side that will be similar to the window located on the north side of the house.

As part of the demolition by neglect hearing, the applicant is also required to obtain a COA for the vinyl soffit that has already been installed on the house. This would be an after the fact approval of the soffit.

Ms. Newton reported that the Design Review Advisory Committee, at its meeting on Wednesday October 3, 2007, discussed the application with the applicant's representative, Michelle Shipley. The Committee thought that the proposed window at the front of the garage enclosure was appropriate. Ms. Shipley asked the Committee for its recommendation on the proposed side window. The Committee thought that a window similar to the window on the side of the north wing (facing Clairmont Drive) would be appropriate. The window could include the arched area or be a simpler window with no arch.

Michelle Shipley of 1621 Dillard Street, spoke on behalf of the applicant. She said Ms. Kislevitz would like to turn the garage into a sitting room. They plan to match the window in this side with the window on the north wing of the home. The Chair asked what the window would be made of. Ms. Shipley said wood. Commissioner Tyler asked the surrounding materials for the window. Ms. Shipley said it would be stuccoed. Commissioner DeMeulenaere asked about the soffits. Ms. Shipley said a previous contractor who worked on the roof put up vinyl soffits. Commissioner Carter asked if the house was occupied. Ms. Shipley said no, the house is unlivable at this time. She explained they were hired initially to work on the inside of the house until the Commission pushed for the exterior to be repaired. The Chair said there are vinyl soffits on other houses in the neighborhood.

The Chair closed the hearing.

Commissioner DeMeulenaere said she questioned changing the garage into living space as it wasn't the original use. The Chair stated it is unusable as a garage. Ms. Newton showed the commission a comparison photo done by former Commissioner Richard Parsons of the property with the house as it is and with the window in the garage wing. Commissioner DeMeulenaere said she

would prefer the doors to be kept. Commissioner Tate commented this house was not meant to be symmetrical. Commissioner Carter said the Commission should not stop people from improving their home. The Chair said this house has been an eyesore for the neighborhood and a problem for the Commission for some years. Ms. Newton said the DRAC wondered if the garage was original to the house.

The Chair reopened the hearing. Commissioner Tyler asked if the garage would be used as a garage. Ms. Shipley said no. Mr. Shane asked what kind of floor was in the garage. Ms. Shipley said they think it may be dirt but they have not been able to get into the area as they have no key. Commissioner Phillips asked if there was any evidence the room was an add on such as interior windows. Ms. Shipley said no.

The Chair closed the public hearing. Commissioner Tyler said she felt a window would be more pleasant and that it is an eyesore with the current doors. Commissioner Tate said they should be keeping with the original use. Commissioner DeMeulenaere said that while it cannot be used as a garage, it could be used as storage. Commissioner DeMeulenaere asked what type of soffit is appropriate. The Chair said wood or bead board are sometimes used. Commissioner Phillips asked if there would be much destruction if the vinyl soffits were removed. Commissioner Tate said no.

Commissioner Tate moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H07-35-COA, if constructed according to the plans reviewed at this meeting, is incongruous with the character of the Hyman Druid Hills District for the following reasons: retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware (3.7.2 Design Guidelines) and retain and preserve wooden features that contribute to the overall historic character of a building and a site, including such functional and decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and architectural trim (3.11.1 Design Guidelines). Commissioner Tyler seconded the motion which passed seven in favor and one against.

IX Robert and Layla Rogers (File No. H07-36-COA). Application for a Certificate of Appropriateness. The Chair opened the public hearing. At the request of Katrina Newton, Commission Coordinator, Commission File No. H07-36-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 analysis:

The Planning Department is in receipt of an application for a certificate of appropriateness from Robert and Layla Rogers to undertake the following work at 109 Clairmont Drive;

1. Removal of wood pergola over porch, wood railing and stairs at front of house.
2. Installation of new metal porch railing and install concrete/masonry porch stairs leading down to front lawn.
3. Removal of back deck and install new deck.

4. Removal of wood covering left front door opening and replace with brick or contrasting material.

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

109 Clairmont Drive. House. Non-contributing. ca. late 1950s.

Ca. 1950s vernacular one-story plus basement duplex with a front gable roof. Brick veneer walls. Multi-light corner casement windows with aluminum framing. Deck added to the front. Lot drops away to the rear. Good condition. (Sanborn maps).

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

109 Clairmont Drive. House. Non-contributing. ca. late 1950s.

Ca. 1950s vernacular one-story plus basement duplex with a front gable roof. Brick veneer walls. Multi-light corner casement windows with aluminum framing. Deck added to the front. Lot drops away to the rear. Good condition. (Sanborn maps).

The applicant has provided a photo from the Henderson County website that shows a picture of the house prior to the installation of the wood pergola over the porch and the wood steps and railings leading down to the lawn. The applicant wishes to return the house to this state. Additionally, the house had two front doors and one has been enclosed and covered with plywood. The applicant would like to remove the plywood and brick the doorway in or use quality contrasting materials to enclose this area.

The applicant also proposes to remove the deck at the rear of the house due to its structural instability and replace it with a similar deck. The applicant will also do extensive pruning of vegetation and remove a fence at the rear of the property, which staff can handle as 'minor work'.

Ms. Newton reported the Design Review Advisory Committee, at its meeting on Wednesday October 3, 2007, discussed the application with the applicant. The Committee unanimously approved of the application as submitted and thought that the proposed work would improve the appearance of the house. Ms. Newton added it is a single family home not a duplex. She said plywood is now covering the left door. Commissioner Tate suggested they could use a window in that space. Commissioner Carter said she thought it might be too close to the window. Commissioner Tate suggested they replace with brick or a contrasting material. Ms. Newton said it was recommended to the applicant they not try and match but recess with brick to differentiate. Commissioner Tate agreed that would work. The Chair said often you can match the brick but the mortar never matches quite right.

The Chair asked if anyone else would like to speak. The Chair closed the public hearing.

Commissioner Tyler moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H07-36-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: repair historic entrances, porches, and balconies and their distinctive features and materials using recognized preservation methods for patching, consolidating, splicing, and reinforcing (3.8.3 Design Guidelines). Commissioner Watkins seconded the motion which passed unanimously.

X Committee Reports. No reports.

XI Commissioners Comments. The Chair brought up the fact that next month's meeting falls on the Wednesday before Thanksgiving. *It was decided by consensus to move the November HPC meeting to Tuesday November 20 at 4:00.*

XII Staff Comments. Ms. Newton and Ms. Welter passed out information on possible ideas for celebrating Preservation Week in May. Lee Henderson-Hill, of DHI, said she has talked with downtown residents about a tour of downtown residences. The Chair said perhaps the Community Affairs Committee could work on this. Commissioners Tyler, Tate and DeMeulenaere agreed to serve on this committee.

Ms. Newton said she will draft revisions to the COA procedure guidelines for the next meeting.

XIII Updates on outstanding COAs. – Ms. Newton said she is in contact with the owner of 111 Ashwood and is working to clear up the COA problems.

XIV Financial Report. *The financial report was accepted by consensus.*

XV Adjournment. *The meeting adjourned at 7:00 p.m.*