

**CITY OF HENDERSONVILLE
Historic Preservation Commission**

Minutes of Meeting of September 19, 2007

Commissioners Present: Staci Blatt, Pam DeMeulenaere, Ralph Freeman (Chair), Richard Parsons, Larry Phillips, Jo Tyler

Commissioners Absent: Bette Carter, Brook Tate, Eddie Watkins

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 Agenda. *On motion of Commissioner DeMeulenaere, seconded by Commissioner Parsons, the Commission approved the agenda.*

III Minutes. *On motion of Commissioner Blatt, seconded by Commissioner Tyler, the minutes of August 15, 2007 were approved.*

IV Judith Nicholson (File No. H07-22-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. H07-22-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 Judith Nicholson to undertake the following work at 1516 Clairmont Drive;

Install arched roof over front door extending two feet out from front of house.

Install glass door, two matching glass panels and stairs to patio at the rear of the house.

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.

The subject property is listed as a **contributing property**, in the *Druid Hills Local Designation Report*. The property is described as:

1516 Clairmont Drive. Campbell L. Boyd House. Contributing. by 1926.

Two-story Tudor Revival with a side gable roof and a sweeping front-gable-roof projecting

bay at the west entry corner. One-story wing on the east side was originally an open porch, now enclosed. A one-story garage wing is on the west. Two-story wing at the rear. Walls are covered with vinyl siding. Windows are double and triple six-over-six and the front door is arched. Corner lot, heavily landscaped with perennial beds, large trees. Campbell L. Boyd, owner of Boyd's Service Station, and wife Helen M., lived here from 1941 until at least 1949. Good condition. (Sanborn maps, city directories, owner).

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

1516 Clairmont Drive. Campbell L. Boyd House. Contributing. by 1926.

Two-story Tudor Revival with a side gable roof and a sweeping front-gable-roof projecting bay at the west entry corner. One-story wing on the east side was originally an open porch, now enclosed. A one-story garage wing is on the west. Two-story wing at the rear. Walls are covered with vinyl siding. Windows are double and triple six-over-six and the front door is arched. Corner lot, heavily landscaped with perennial beds, large trees. Campbell L. Boyd, owner of Boyd's Service Station, and wife Helen M., lived here from 1941 until at least 1949. Good condition. (Sanborn maps, city directories, owner).

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 install a roof overhang over her front door to allow for protection from the elements when entering and exiting the house. The applicant has submitted an example of a roof overhang that she wishes to duplicate. The overhang will be constructed of wood with roof shingles to match those on the existing house. The applicant has indicated that she will keep the existing light above her door, but if the motion sensor on the light fails to work, she plans to install a light underneath the overhang that is flush with the overhang.

Section 3.8.10 of the Design Guidelines states, "Original entrances or porches shall be retained. New entrances or porches on a primary façade shall support the architectural character of the original structure." Staff has found no evidence that there originally was a porch or similar structure on the house, but the applicant has indicated that the roof overhang will be simple, in keeping with the character of the house.

The applicant also proposes to install a door and two glass panels at the rear of the house. The door is several feet above the existing patio and the applicant proposes to install a landing and stairs leading from the new door to the patio. The landing and stairs will be red brick, matching the existing patio and the proposed railing will be black wrought iron.

Section 3.7.9 of the Design Guidelines states, "If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining elevation of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original." Although, the applicant is not proposing a new use, she wishes to be able to view her backyard from her living room. The door and windows are not directly visible from the street and the proposed door and windows will have trim that matches the trim around the existing doors and windows.

Ms. Newton reported the Design Review Advisory Committee, at its meeting on Wednesday September 5, 2007, discussed the application with the applicant. The Committee recommended the following to the applicant:

- **Roof overhang:** The Committee unanimously supported installation of the roof overhang with the recommendation that the bracket detail used be more arts and crafts style rather than colonial revival as shown in the example.
- **Rear door, glass panels and landing /steps:** The Committee considered the installation of the door, glass panels and landing and stairs to be appropriate due to its location at the rear of the home.

The Chair asked if the Commission had further questions for Ms. Newton. There were none. The Chair asked if the applicant would like to add anything. Judith Nicholson of 1516 Clairmont Drive said that while she loved to flat front of the house, having no protection from the weather is hard on the front door and threshold. She said she is asking for a two foot overhang slightly above the door so the screen door can still open. The overhang will be roofed in the same brick-red shingles as the house.

Concerning the additions to the rear of the house, Ms. Nicholson said the house on that side is only one room wide and there are no windows on the back side of the first floor. She said the new door and windows will make it easier to get to and see the back yard. She said these changes will not be seen from any of the neighboring houses.

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

Commissioner Parsons moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H07-22-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 because it is congruous with other door overhangs in the neighborhood and the changes to the back are congruous with the feeling of the neighborhood. Commissioner Blatt seconded the motion. In discussion, Commissioner Phillips said the changes would add nice character. The motion passed unanimously.

V Edison Archer (File No. H07-23-COA). Application for a Certificate of Appropriateness.

The Chair opened the public hearing. At the request of Katrina Newton, Commission Coordinator, Commission File No. H07-23-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 Edison Archer to undertake the following work at 116 N. Main Street;

Replace existing windows at front and rear of the building.

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 *Main Street Local Designation Report*. The property is described as:

116 N. Main Street. Commercial Building. ca. 1920. Contributing.

Two-story painted, striated brick Commercial Style building which is four bays at the second floor, with retrofitted window sash. The parapet has been rebuilt. The building is unornamented, with modern storefronts (Sanborn maps).

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

116-116 1/2 N. Main. Early 20th century. Two-story painted striated brick commercial structure. Four bays wide at second floor level. Parapet has been rebuilt with no cornice. Building is extremely plain except for recently constructed new storefronts.

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 to install replacement windows at the front and rear of the building on the upper floor. The existing windows are not original to the structure and the wood trim around the front windows was likely added when installing replacement windows previously. It appears that the existing windows are aluminum and the proposed windows will be vinyl. The front windows will be double hung and the applicant proposes to replace the wood trim around the windows. In the application, the applicant indicated that the proposed rear windows would be casement as they are now, but has since indicated that they may use double hung windows at the rear of the building to match the front windows. The front windows will be white vinyl and the rear windows will be earth brown vinyl.

The Main Street Guidelines encourage preservation and reconstruction of storefronts whenever possible. From a preservation standpoint, Section 3.2.4 of the Main Street Design Guidelines states, “When upper floor windows must be replaced, match the original in configuration and materials.” In the case of reconstruction, Section 3.2.6 of the Main Street Design Guidelines states, “It is only appropriate to use alternate materials when all the original windows are missing or destroyed.

Ms. Newton reported the Design Review Advisory Committee, at its meeting on Wednesday September 5, 2007, discussed the application. The applicant was not present at the meeting; however, the Committee recommended the following and staff contacted the applicant to inform them of the Committee’s recommendations:

- **Front upper façade windows:** The Committee recommended that the applicant install windows that fit the original window opening, i.e. the window and its frame would extend to the masonry and not require the wood trim, unless extensive interior renovation would be required.
- **Rear upper story windows:** The Committee concluded that the rear replacement would be acceptable due to the location of the windows at the rear of the building and that casement windows exist now on the building.

The Chair asked if the Commission had further questions for Ms. Newton. There were none. The Chair asked if the applicant would like to add anything. Edison Archer, the applicant, said his window contractor, Bud Hadley was here for questions. Commissioner Parsons asked what type exactly are proposed. Mr. Hadley said the front will have double-hung windows. The surrounds appear to be original, as the interior is finished all the way to the window. He added they will repair the surrounds as the wood is rotten in places. He added they may paint the wood or cover it in vinyl. Commissioner Parsons clarified if they repair the wood, the applicant will not need a COA but if they cover it in vinyl, they will need to file another COA. Commissioner Tyler asked if the back windows will be set into the wood surrounds. Mr. Hadley said yes but there will not be grids in the windows. Commissioner Tyler asked if the wood would be painted. Ms. Hadley said he did not know.

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

Commissioner Blatt moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H07-23-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 reason: 3.2.4 when upper floor windows must be replaced, match the original in configuration and materials. Commissioner Phillips seconded the motion which passed unanimously.

VI Community Foundation of Henderson County (File No. H07-24-COA). Application for a Certificate of Appropriateness. The Chair opened the public hearing. At the request of Katrina Newton, Commission Coordinator, Commission File No. H07-24-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 the Community Foundation of Henderson County to undertake the following work at 401 N. Main Street;

1. Replace existing third-story windows with vinyl windows.

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.

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

401 N. Main Street. First National Bank & Trust Company. 1922. Contributing.

Three-story yellow brick Neoclassical Revival style building with limestone detailing including pilasters and terra cotta ornamentation. Brick pilasters divide the bays on the east and south elevations and support the limestone entablature above the second story windows. A continuous limestone band outlines the windows on the third story. All windows have replacement sash, and doors are also modern replacements. Simple, classical limestone framing surrounds the entrance. Designed by Hendersonville architect Erle Stilwell for First National Bank & Trust Company, the building was later owned by Sate Trust which then merged with Northwestern Bank in 1958. The building is currently in use as a restaurant on the first floor and offices above. Stilwell's office was located in this building for many years.

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

401 N. Main Street. First Bank & Trust Company. 1923. Three-story yellow brick building with Neo-classical limestone detailing including pilasters and terra cotta ornamentation. Pilasters support limestone entablature above 2nd story windows. All windows and doors modern. Simple, classical limestone enframing surrounds entrance. Designed by Erle Stilwell for First Bank and Trust; later owned by State Trust which merged with Northwestern in 1958.

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 to install replacement windows around the building on the third floor. The existing aluminum windows are not original to the structure. The replacement windows will be white vinyl, double hung windows and will not have grids or screens. The proposed replacement windows will be more similar to the original windows than the existing replacement windows.

The Main Street Guidelines encourage preservation and reconstruction of storefronts and upper facades whenever possible. From a preservation standpoint, Section 3.2.4 of the Main Street Design Guidelines state, "When upper floor windows must be replaced, match the original in configuration and materials." In the case of reconstruction, Section 3.2.6 of the Main Street Design Guidelines state, "It is only appropriate to use alternate materials when all the original windows are missing or destroyed.

Ms. Newton reported the Design Review Advisory Committee, at its meeting on Wednesday September 5, 2007, discussed the application. The applicant was present at the meeting. The Committee recommended the following to the applicant:

- **Replacement windows:** The Committee concluded that the proposed windows are appropriate because they are more similar to the original windows than the existing windows. Additionally, the Committee recommended that the mullion between the windows be 5-6 inches wide in keeping with the width of the original mullion.

The Chair asked if the Commission had further questions for Ms. Newton. There were none. The Chair asked if the applicant would like to add anything. Kathryn McDonnell of the Community Foundation explained they own the third floor of the building and the application only pertains to the third floor windows. She explained the windows are currently inefficient which is why they are asking to replace them. Concerning the recommendation of the Committee to have the mullion between the windows be 5-6 inches, the mullions on the side are 7³/₄ while the mullions on the front are 3¹/₄ inches wide. Ms. McDonnell said they will keep the existing mullion sizes as the windows fit into the frame made by the mullions. She showed a 1937 photo of the building and stated the new one-over-one windows will be more in keeping with the original windows of the building. She said they will be replacing 43 windows. This number includes all on the third floor except one on the alley side that has been blocked from the inside with a wall.

Commissioner DeMeulenaere commented it would be nice to have the third and fourth floor windows the same. Ms. McDonnell said the occupants of the fourth floor may come forward with a similar application in the future.

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

Commissioner Parsons moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H07-24-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 reason: the proposed new windows are similar to the original windows of the building. Commissioner Phillips seconded the motion which passed unanimously.

VII Four Seasons Hospice and Palliative Care (File No. H07-25-COA). Application for a Certificate of Appropriateness. The Chair opened the public hearing. At the request of Katrina Newton, Commission Coordinator, Commission File No. H07-25-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 the Four Seasons Hospice and Palliative Care to undertake the following work at 215 N. Main Street;

Install business sign above existing awning.

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.

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

215-221 N. Main Street. Commercial Building. 1961. Non-contributing.

One-story plain commercial building divided into sections by change in the color of the brick facing. Storefronts appear to be intact from the time period of construction.
(Henderson County property records)

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

215-221 N. Main. Mid 20th century. One story plain commercial building divided into section by change in color or brick.

The building currently has several business signs on the front façade for the present business, including a sign above the metal awning. These signs will be removed when the current business vacates the space.

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.” The proposed sign will reduce the amount of signage found on the façade of this building and will be located in the same location as the existing awning sign. The size of the proposed sign is approximately 48 square feet. The building was built in 1961 and is considered a non-contributing structure.

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.” The proposed sign will be constructed of High Density Urethane and will be sand blasted to simulate wood. It will be secured to the metal awning with brackets attached to the back of the sign. The sign motif and colors for the Hospice Home Store will match the signs found on the corporate campus for Four Seasons Hospice and Palliative Care.

Ms. Newton reported the Design Review Advisory Committee, at its meeting on Wednesday September 5, 2007, discussed the application with the applicant. Below is the Committee’s recommendation:

- **Sign:** The Committee unanimously concluded that the proposed sign would be appropriate due to the materials simulating wood and its size is appropriate for the location.

The Chair asked if the Commission had further questions for Ms. Newton. There were none. The Chair asked if the applicant would like to add anything. Eric Mills of Hospice said the sign would be high density, urethane and sandblasted to look like wood. It would be 16’ x 3’. The Chair asked if it would be at the front of the awning and if it meets the sign requirements of the

city. Mr. Mills said yes to both. Mr. Mills clarified the three signs for Western Auto and True Value have been or will be removed.

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 H07-25-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 reason; the sign meets the Design Guidelines and Zoning Ordinance of the City. Commissioner Parsons seconded the motion which passed unanimously.

VIII Committee Reports.

- Design Review Advisory Committee: No report.
- Designation Committee: No report
- Community Affairs Committee: Ms. Welter said she is starting to work on a fall newsletter and would be happy for any suggestions or articles.

The Chair said he did speak with Stan Duncan about a mailout to property owners within the local historic districts. Ms. Newton said she needs to follow up with Mr. Duncan on this project.

- District Improvements: No meeting.

IX Commissioners Comments. Commissioner Tyler updated the Commission the Blue Ridge Heritage Center meeting she attended at the Biltmore Estate.

X Staff Comments. Ms. Newton reported that staff will be sending brochures on the local districts to companies dealing with tree removal, sign, windows, roofing, and construction so they are aware process for gaining a COA.

Ms. Newton asked if the Commission had guidance on COAs they would like to see versus those staff can approve as minor works. She added she has had a COA for replacement of a flat roof. The Chair said he felt if the roof repair is not visible than staff should approve it. If added work is required to the front or visible areas then the Commission should be involved. Concerning signs, the Commission felt signs on Main Street should be reviewed by the Commission while other minor ones off Main Street could be staff approved. Commissioner Parsons added staff should refer anything they feel uncomfortable dealing with to the Commission.

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

Commissioner Parsons said he would like to see the staff approved COAs as a way of letting the Commission know what is being approved in the different neighborhoods. Ms. Newton said she will start putting those in the agenda packets.

Ms. Newton had two money requests for the Commission to decide on: one is the yearly contribution to Preservation NC and the other for a brick paver for the Historic courthouse. After discussion, *Commissioner Parsons moved the Commission to give \$150 to Preservation NC and \$100 for a brick paver at the Henderson County Courthouse. Commissioner Phillips seconded the motion which passed unanimously.*

Ms. Welter asked which date would work best for the walk thru of Maple Grove. *The Commission agreed by consensus on Tuesday October 2.* Ms. Welter will follow up with the members.

XI Updates on outstanding COAs. Ms. Newton gave the following updates on outstanding COAs:

1649 Kensington Road – Ms. Newton said work is continuing on the home and the owner may be coming in with a COA for change to the garage making it into living space. Commissioner Parsons said he drew up such a sketch several years ago that should be in the file.

111 Ashwood Road – Ms. Newton said the Zoning Administrator will be following up with the owner.

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

XIII Adjournment. *The meeting adjourned at 6:28 p.m.*