

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

**Minutes of Regular Meeting of September 21, 2011**

**Commissioners Present:** Phillip Allen, Cheryl Jones, Julie Jones, John Ogletree, Marty Payton, Brooke Tate (Chair), Jo Tyler

**Commissioners Absent:** Staci Blatt, Bette Carter

**Staff Present:** Tim Murphy, City Planner; Sue Anderson, Planning Director; Tom Wooten, Public Works Director; Lu Ann Welter, Administrative Assistant

**I Call to Order.** The Chair called this meeting of the Hendersonville Historic Preservation Commission to order at 5:00 pm

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

**III Minutes.** *On motion of Commissioner C. Jones, seconded by Commissioner Allen, the minutes of August 17, 2011 were approved.*

**IV Clough H. Rice House National Register of Historic Places nomination.** Mr. Murphy gave the follow background:

In 2010, the Historic Preservation Commission retained Downtown Graphics Network, Inc. of Salisbury, NC to prepare a National Register of Historic Places designation report for the Clough H. Rice House located at 219 Stoney Mountain Road. The National Register nomination is to be reviewed at the State National Register Advisory Committee meeting on October 13, 2011. If the Advisory Committee recommends nomination to the National Register, the final review will be performed by the National Park Service's Keeper of the National Register of Historic Places within 45 days.

The National Register of Historic Places is the nation's official list of places that are worthy of preservation. Generally, a property on the National Register of Historic Places can be developed, redeveloped or rehabilitated without restriction. The exception is if the owner has applied for state or federal tax credits in which case the project would be reviewed by the State Historic Preservation Office to ensure that the historic features are preserved.

The Historic Preservation Commission is required to solicit public comment on the National Register nomination. The public has been notified of this meeting by an advertisement in the Times News.

The Rice House was constructed circa 1875. It possesses an I-house architectural style with some Italianate and classical style details. The I-house style has a tall narrow profile and a center hall entry. This style is popular in Iowa, Illinois and Indiana and gets its name because these three states begin with the letter "I". The Rice House has a three-bay façade, square windows with 2 over 2 sash and interior chimneys as is typical of southern I-houses.

The National Register Nomination Form prepared by Downtown Graphics Network states that the Rice House is "Henderson County's most intact example of a rural I-house constructed in the later part of the nineteenth century." Therefore, the Rice House is believed to be eligible for the National Register

based on National Register Criteria C since it has local architectural significance and embodies the distinctive characteristics of a building style and period.

*Commissioner Jones moved the Commission to find that the Clough H. Rice House meets the criteria for listing in the National Register of Historic Places and recommend that the property be submitted for listing on the National Register. The motion was seconded by Commissioner Tyler and passed unanimously.*

**V Review of the Engineered Structural Analysis for the Grey Hosiery Mill.** Ms. Anderson, Planning director, gave a slide presentation on the results from the draft report submitted by Stewart Engineering. Tom Wooten, Public Works Directors reported on the latest repairs to the roof, interior ceiling and vegetation removal. When asked the next step, Mayor Barbara Volk, in the audience, said this will give the City important information to maintain the building and not let it deteriorate any further.

**VI Façade Grant application.** Mr. Murphy gave the following background:

In 2009, the Historic Preservation Commission partnered with Downtown Hendersonville, Inc. to develop a Façade Grant Program to fund building renovation projects in downtown Hendersonville. Eligible projects can receive a grant reimbursement for 50% of the project cost up to a maximum match of \$ 1,000.00. The Historic Preservation Commission is responsible for half of the match up to \$ 500.00. Since City Council is no longer funding Downtown Hendersonville Inc., the City of Hendersonville will contribute the remainder of the match.

In 2010, the Historic Preservation Commission budgeted \$ 2,000.00 for the Façade Grant Program. The current balance of the Façade Grant account is \$ 1,337.50. There are no other approved Façade Grant projects.

At its March 16, 2011 meeting, the Historic Preservation Commission approved a Façade Grant for work at 202-206 North Main Street. Per the signed agreement, work was to be completed by September 16, 2011. A letter provided by the applicant (see attached) states that construction has been delayed by Henderson County's Building Inspections Department. On September 12, 2011, the applicant withdrew the approved Façade Grant application and submitted a new application. The estimated completion date is November 1, 2011.

A certificate of appropriateness permit for improvements to 202-206 N. Main St. was previously approved by the Historic Preservation Commission at their June 16, 2010 meeting. This permit was originally to expire on June 16, 2011. The expiration date was extended by the Permit Extension Act of 2009 (Senate Bill 831 amended by House Bill 683) as ratified by the North Carolina State Legislature. The Permit Extension Act suspends the running of time for development approvals that were current and valid at any point during the period beginning January 1, 2008 and ending December 31, 2011. The current expiration date for the certificate of appropriateness permit is January 1, 2013.

The anticipated project cost is \$ 4,160.00. The grant will cover work on the front of the building that includes "Removal of existing full length store front windows and replace with wooden windows with wood raised panels below windows. Install wooden doors with each door having windows with matching glass and wood raised panel below window." According to the adopted Façade Grant Program Procedure, the rehabilitation or compatible reconstruction of a storefront is an eligible project for a Façade Grant.

Since the project estimate is greater than \$ 2,000.00, the applicant is financially eligible for a \$ 1,000.00 Façade Grant. The Historic Preservation Commission and the City of Hendersonville would each contribute \$ 500.00 toward the \$ 1,000.00 match if the Commission approves the application. Prior to beginning work, the applicant must enter into a contract with the Historic Preservation Commission and the City of Hendersonville. Per the Façade Grant Program Procedure, the project must be completed within 6 months of the date the contract is signed. The Historic Preservation Commission can approve a 30 day extension upon request.

Once the project is complete, the applicant will submit copies of paid statements and photos of the completed work to the Planning Department. Upon finding that the completed work is in accordance with the approved application, the Planning Department will forward the submitted materials to the Historic Preservation Commission and the City for reimbursement in accordance with the signed contract.

*Commissioner Payton moved the Commission to approve the Façade Grant Application submitted by Robert and Layla Rogers in the amount of \$1000 for work to be performed at 202-206 N. Main St. finding that the application is in accordance with the Façade Grant Program Procedure. Commissioner C. Jones seconded the motion which passed unanimously.*

#### **VII Committee Reports.**

**Designation Committee** – No report.

**Community Affairs** – Ms. Welter reported this Committee did meet to start planning Preservation Week for next May. She said a newsletter would be going out within the next two months if anyone has a suggestion for an article.

**District Improvements** – No report.

**VIII Commissioners Comments.** Commissioner C. Jones asked if in the COA process, the requirement of a licensed contractor is made. The Chair said that comes into play with permitting and inspections departments get involved.

**IX Staff Comments.** Ms. Anderson introduced the City's new Main Street Director Lew Holloway, who gave his background professionally.

Mr. Murphy reported on educational opportunities coming up to help with the CLG requirements.

**X Financial Report.** *Commissioner C. Jones moved to approve of the Financial Report which was seconded by Commissioner Tyler and passed unanimously.*

**XI Adjournment.** *The meeting adjourned at 5:55 p.m.*