

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of Meeting of April 21, 2010

Commissioners Present: Staci Blatt, Bette Carter, George Henry, Cheryl Jones, John Ogletree, Brooke Tate (Chair), Jo Tyler

Commissioners Absent: Barbara McCoy, Martha Payton

Staff Present: Tim Murphy, 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 Blatt, seconded by Commissioner Tyler, the Commission approved the agenda.*
- III Minutes.** *On motion of Commissioner Carter, seconded by Commissioner Tyler, the minutes of March 17, 2010 were approved.*
- IV 1232 Hyman Avenue, Certificate of Appropriateness.** Prior to opening the public hearing, the Chair announced that any persons desiring to testify in any of these hearings must first be sworn as a witness and will be subject to cross-examination by parties or persons whose position may be contrary. A copy of the protocol for a quasi-judicial hearing is provided on the back table next to the agenda. As this is a quasi-judicial hearing, it is very important that we have an accurate record of what goes on. Therefore, refrain from speaking until recognized by the Chair and, when recognized, come forward to the podium and begin by stating your name and address. Anyone present who has knowledge of anything of value that has been given or promised in exchange for a position to be taken on these applications should disclose it now.

After swearing in potential witnesses for this hearing, the Chair opened the public hearing. At the request of Tim Murphy, City Planner, Commission File No. H10-27-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. Murphy noted the application does not pertain to the structure on the property, he would not read the property description except to note "Notable landscaping, low rock wall at front. Original outbuilding appears to be gone."

Mr. Murphy said the proposed steel shed will be 10' x 9' with a height of approximately 6'. The shed will be anchored to the ground using augurs. Per the attached sketch provided by the applicant, the shed will be located in the rear yard behind a hedgerow. The hedgerow that will screen the shed from Hyman Ave. has a height of approximately 7'. The property line to the north that is shared with 1242 Hyman Ave. is marked by an existing wooden fence. Along the rear property line are several large trees that serve as screening from properties on N. Main St. Per the City's Zoning Ordinance, the shed must be setback a minimum of 5' from the side and rear property lines. Mr. Murphy reported the applicant did not meet with the Design Review Advisory Committee.

The Chair asked if there were any questions for staff. There were none. The Chair asked if anyone from the audience had any questions for staff. No one came forward.

Ralph Hammond-Green of 1232 Hyman Avenue said it is unfortunate the original outbuilding is no longer there. He heard it was a two-story garage with residence above. The house has no garage only a carport as the only place to store lawn maintenance equipment. He said they will place the building as far back on the lot as possible. He said it will not be visible except from the garage of the neighbors.

The Chair asked what the hedge was made of. Mr. Hammond-Green said a mixture of evergreens, Forsythia, Rose of Sharon and roses. He added it needs some work and is currently seven to eight feet tall. He added the ground slopes down from the street to the back of his lot. Commissioner Tyler asked about trimming the hedge. Mr. Hammond-Green said only to neaten it up. Commissioner Jones asked about the color. Mr. Hammond-Green said it would taupe with a dark brown roof. He added they are willing to paint it if the Commission wants then to. Commissioner Ogletree asked if it would be on blocks or a slab. Mr. Hammond-Green said on block with a ramp. The Chair asked if anyone would like to speak for or against the project. No one came forward. The Chair closed the public hearing.

In discussion, Commissioner Carter said most older homes don't have garages and there is a need for storage. The Chair said she liked the neutral colors. Commissioner Jones noted the Design Guidelines allow such buildings when screened.

Commissioner Carter moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H10-27-COA, as reviewed at this hearing and, with 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 reasons and additions, deletions and/or conditions: 2.5.7 It is not appropriate to introduce a prefabricated accessory building if it is not compatible in size, form, height, proportion, materials, and details with historic accessory structures in the historic district, or unless screened from view from the street. The motion was seconded by Commissioner Ogletree and passed unanimously.

- V Façade Grant Text Amendment.** Mr. Murphy reported the Commission at their March 17, 2010 meeting, learned that Love in an Apothecary, LLC had declined the Façade Grant previously approved by the Commission on February 17, 2010 for masonry repair at 303 N. Main St. The reason cited for declining the Façade Grant was that the applicant did not anticipate that the work would be completed by May 31, 2010 as required by the Façade Grant Procedure. The rationale for requiring work to be completed by May 31st was to provide time for the Commission and Downtown Hendersonville, Inc. to review the completed work and provide reimbursement prior to the end of the fiscal year on June 30th.

Staff asked the Commissioners and Karen Shirlin, Director of Downtown Hendersonville, Inc., if they would be interested in revising the Façade Grant Procedure to remove the requirement to complete work by the end of the fiscal year. The Commissioners and Ms. Shirlin expressed an interest in seeing this portion of the Façade Grant Procedure revised.

Commissioner Henry moved the Commission to adopt the amended Historic Preservation Commission / Downtown Hendersonville, Inc. Façade Grant Program Procedure as proposed. The motion was seconded by Commissioner Jones and passed unanimously.

VI Rules of Procedure Text Amendment. Mr. Murphy gave the first reading of the change to the Rules of Procedure adding the review of historic districts to the responsibilities of the Designation Committee. The Commission will vote on the change at next month's meeting.

VII Committee Reports.

Designation Committee – Commissioner Henry said the Committee did meet and will be looking at potential landmarks and districts. Mr. Murphy distributed a map showing the age of structures in the City's jurisdiction.

Community Affairs – Ms. Welter reported the spring newsletter will soon be mailed. She went over the activities for Preservation Week. Concerning the adding of a dollar handling fee now being added by Travel and Tourism, the Commission directed staff to ask for the fee to be waved. If the fee is not waved, the Commission agreed to absorb the fee in the ticket prices advertised.

District Improvements – No report.

VIII Commissioners Comments. None.

IX Staff Comments. Mr. Murphy reported the Board of Adjustment hearing on the Gypsy Heart Appeal was delayed to next month due to lack of a quorum.

Mr. Murphy listed several training opportunities coming up.

X Financial Report. *Commissioner Blatt moved to accept the Financial Report which was seconded by Commissioner Jones and passed unanimously.*

XI Adjournment. *The meeting adjourned at 5:45 p.m.*