

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of Meeting of February 17, 2010

Commissioners Present: Bette Carter, George Henry, Cheryl Jones, Barbara McCoy, John Ogletree, Martha Payton, Brooke Tate (Chair)

Commissioners Absent: Staci Blatt, Jo Tyler

Staff Present: Tim Murphy, City Planner; Sue Anderson, Planning Director

- I Call to Order.** The Chair called the monthly meeting of the Hendersonville Historic Preservation Commission to order at 5:01 p.m
- II Agenda.** *On motion of Commissioner Carter, seconded by Commissioner Henry, the Commission approved the agenda.*
- III Minutes.** *On motion of Commissioner Carter, seconded by Commissioner Ogletree, the minutes of January 20, 2010 were approved.*
- IV 303 N. Main Street, 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. H10-05-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 gave the following background:

The Planning Department is in receipt of an application for a certificate of appropriateness from Love in an Apothecary, LLC to undertake the following work at 303 North Main Street, which is occupied by Mike's on Main:

1. Clean masonry on side and rear facades.
2. Repoint mortar joints on side and rear façades and repair brick arches above windows.

Repointing mortar joints and other masonry repair can be approved by staff as a "minor work". However, staff has forwarded this application to the Historic Preservation Commission for review as a "major work" since the cleaning methods proposed do not appear to comply with the Commission's adopted Design Guidelines.

A Façade Grant Application has also been submitted for cleaning and repointing the masonry. The Commission can review the Façade Grant Application after the Certificate of Appropriateness application has been reviewed.

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

303 N. Main Street. Justus Pharmacy. ca. 1900. Two-story brick Commercial Style building with stucco applied to front façade only. The underlying brick detailing shows through, including crenellation beneath the corbelled cornice. The south elevation retains its original red brick with segmental arch windows and some replacement sash. Stepped parapet roofline. Storefront original.

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

303 N. Main. Justus Pharmacy. Ca. 1900. Two story brick building with stucco applied to front facade. Underlying brick shows through, including crenellation beneath corbelled cornice. Glass block and black carrarra glass added at storefront.

As noted in the designation reports, the front façade facing Main Street is brick covered in stucco. The side façade that faces Third Avenue West and the rear façade that faces Wall Street are brick. All proposed work will be performed on the side and rear facades.

Staff has provided photographs that show deteriorated arches above the windows on Third Ave. W. The applicant has also provided a letter from Bill O'Cain, AIA that states that "some of the arches are mis-aligned, falling apart, and keystones are loose, needing immediate repair". Additional photographs provided by staff show deterioration or absence of mortar in joints on the side and rear façade.

The applicant intends to clean the brick and remove the existing mortar using a water spray applied at 2,000 psi. The Commission's adopted guidelines suggest cleaning with a water wash of 500 psi or less (Section 3.4.3.9). The National Park Service's Preservation Briefs series suggests that some historic buildings could be cleaned using a moderate pressure (200 – 600 psi) or high pressure water rinse (600 – 1800 psi) but that use of such pressure would require "very careful testing and supervision to assure that the historic surface materials could withstand the pressure without gouging, pitting or loosening" (Dangers of Abrasive Cleaning to Historic Buildings, 1979). Staff has also provided complete copies of National Park Service Preservation Briefs entitled "Assessing Cleaning and Water-Repellent Treatments", "Repointing Mortar Joints" and "Dangers of Abrasive Cleaning" for the Commission's information. The application states that it will be necessary "to grind out the joints" resulting in "a lot of dust" if the desired water spray cannot be used.

Once the existing mortar is removed, the applicant intends to repoint the side and rear facades using mortar that matches the appearance and strength of the existing mortar. The applicant will also repair the deteriorated arches above the windows on the side façade and reseal the existing windows. Additional information provided by the applicant shows that siloxane, a water-repellent coating, will be sprayed on the building. Per the Brick Industry Association, siloxane reduces water absorption by penetrating into the brick and covering its pores while still allowing water within the brick to evaporate (Technical Notes on Brick Construction, 2008).

The side façade contains a historic Coca-Cola mural. An undated photograph from the Baker-Barber collection shows a similar Coca-Cola mural on this building with a horse-drawn laundry cart in the foreground. The application does not address how the mural will be affected by the proposed cleaning. The Commission's Design Guidelines state that "Historic painted advertisements represent an important historic element in downtown Hendersonville. While not required, it is recommended that they be preserved whenever possible." (Section 3.3.2). Staff has provided a photograph that shows paint chipping on the mural in several locations. The applicant has stated that the mural will be replaced but no specifications have been provided.

The applicant did not meet with the Design Review Advisory Committee.

The Chair asked if anyone had any questions for staff. No one came forward.

The Chair asked the applicant to come forward and give their evidence. Patty Adamic of 303 N. Main Street said that the building has severe mortar damage that needs to be addressed immediately. She said that Outlaw Masonry has been hired to clean and repoint the building and that she hopes the work will be completed by May 1st. Ms. Adamic said that the building owner wants to replace the Coca-Cola mural but cannot do so until the repointing is completed. She said that the design of the replacement mural is yet to be determined since Coca-Cola is not interested in restoring the mural and Pepsi has offered to replace it with a historic Pepsi mural at no charge.

Gary Kitchen of Outlaw Masonry at 501 E. Patterson Street presented photographs of the building that show deterioration of the mortar around the window arches, the rear of the building, and on the mural. He said that deterioration was particularly bad where 3 phase electric lines abut the building because the existing mortar is from creek sand, which has a high iron content, and the electric lines magnetically remove the iron from the mortar. Mr. Kitchen stated that he intends to use a similar mortar in the repointing and said that adding a siloxane sealer to the brick will be necessary to minimize future mortar deterioration. He said that using 2,000 psi is necessary to remove the existing mortar and algae and added that he will use an oscillating hose so there will not be constant pressure applied to the brick.

The Chair asked Mr. Kitchen what other historic buildings he has worked on. Mr. Kitchen replied that he has been doing masonry work for 20 years and has cleaned and restored numerous chimneys but that this will be the biggest building he has worked on.

Commissioner Carter asked Mr. Kitchen if he was concerned about damaging the brick. Mr. Kitchen replied that he will not damage the brick. He said that he wants to be approved to use 2,000 psi if necessary but can use less psi if it is effective in removing the deteriorated mortar. Commissioner Carter asked if he could do the work using 500 psi. Mr. Kitchen replied that 500 psi would clean the brick but would not remove the mortar. The Chair suggested testing water pressure up to 1,800 psi on isolated deteriorated areas to ensure that the brick is not damaged. Mr. Kitchen added that he plans on matching the existing mortar as closely as possible and will not use a mortar that is stronger than the brick.

Commissioner Jones asked if the siloxane will be visible. Mr. Kitchen said that it will not be visible and will not create a glossy finish. The Chair asked why he felt the siloxane was necessary. Mr. Kitchen said that the mortar he intends to use has a high lime concentration and once water is absorbed by the brick it will stay there. Siloxane seals up the pores so that water cannot get in the brick. He added that siloxane has been on the market for approximately 8 years. The Chair asked if there were any further questions for the applicant or if anyone in the audience would like to speak for or against this application. When no one came forward, the Chair closed the public hearing.

The Chair questioned if using siloxane would be appropriate since it was not used in the past. Commissioner Henry responded that there will always be new products and that the Commission should be willing to consider their use if they do not affect the appearance of the building. Commissioner Henry suggested testing siloxane on an isolated portion of the building. Commissioner

Payton mentioned that National Park Service Preservation Brief 1 says that sealers may discolor brick and that their use is typically unnecessary. Commissioner Jones pointed out that the Preservation Brief was prepared in 2000 and siloxane has been on the market for only 8 years. The Chair said that any discoloring resulting from the siloxane may not be immediately apparent.

The Chair asked what the Commissioners thought about using 1,800 – 2,000 psi. Commissioner Ogletree said that using 500 psi as suggested by the Design Guidelines would not be sufficient for removing the mortar. The Chair said that there is no suggested psi for removing mortar because that work is typically done by hand. The Chair suggested doing a test section to observe the impact of high pressure water on the brick. Mr. Murphy suggested that staff could coordinate with the State Historic Preservation Office to find someone qualified to monitor testing.

The Chair reopened the public hearing to allow Mr. Kitchen to provide additional information on siloxane. Mr. Kitchen said that siloxane has been previously applied to the Valley Hill Fire Department building and the street pavers on Seventh Avenue. Mr. Kitchen presented a pamphlet on Fox Fire, which is a sealer similar to siloxane. Although it was not included in the application, Ms. Adamic mentioned that a window on the side façade that is currently covered with wood will be bricked in using matching brick. Commissioner Carter said that the mural should probably be replaced with another Coca-Cola mural instead of Pepsi. Mr. Murphy said that a separate Certificate of Appropriateness application could be required for the mural.

The Chair closed the public hearing. The Chair asked how the Commissioners felt about the using the siloxane sealer. Commissioners Henry, McCoy and Ogletree said they were ok using the sealer; Commissioners Carter, Jones and Payton said they would require test panels; and the Chair said she was against using the sealer. The Chair asked how the Commissioners felt about the using 2,000 psi. Commissioners Henry, McCoy and Ogletree said they were ok with 2,000 psi; Commissioners Carter, Jones, Payton and the Chair said they would require test panels. The Chair said that it appears to be the consensus of the Commission that test panels should be required for the repointing. The Commissioners did not object. The Chair asked how the Commissioners felt about bricking up the window on the side façade. All of the Commissioners agreed that it would appropriate if matching brick was used. The Chair asked how the Commissioners felt about requiring another Certificate of Appropriateness for replacing the mural. Commissioners Carter, Jones, McCoy, Ogletree and Payton said a minor COA to be reviewed by staff should be required; Commissioner Henry and the Chair said that a COA should not be required.

Commissioner Henry moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H10-05-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:

- (1) 3.3.1 “Retain and preserve historic façade details and materials on side and rear elevations”;***
- (2) 3.4.3.9 “Protect and maintain historic masonry in appropriate ways: Monitor masonry for cracks and signs of moisture damage, Ensure that water does not collect at the base of a masonry foundation or chimney, Clean masonry only if necessary to remove heavy soiling or prevent deterioration, Eliminate any***

vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element, Use the gentlest means possible to clean historic masonry. Cleaning with a low-pressure (500 pounds per square inch or less) water wash, using detergents and natural bristle brushes, is preferred over harsher methods, Test any proposed cleaning method on an inconspicuous sample area first”;

- (3) Test panels are required for washing, repointing and sealing in accordance with the procedures outlined in National Park Service Preservation Brief #2;*
- (4) A Certificate of Appropriateness application to be reviewed by staff as a minor work is required in accordance with 3.3.2 “Historic painted advertisements represent an important historic element in downtown Hendersonville. While not required, it is recommended that they be preserved whenever possible”;*
- (5) The 4th window from the rear on the side façade that is currently boarded up by wood can be enclosed with matching brick in accordance with 3.4.3.3 “Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new masonry materials and mortar that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.”*

The motion was seconded by Commissioner Jones and passed unanimously.

V **303 N. Main Street. Façade Grant Application.** Mr. Murphy provided a history of the Façade Grant program and reminded the Commissioner’s that this is the first application received since the program’s creation. The Façade Grant Application submitted by Love in an Apothecary, LLC proposes to undertake the following work at 303 North Main Street:

1. Clean masonry on the side facade.
2. Repoint mortar joints on the side façade and repair brick arches above windows.

Mr. Murphy said that “safe cleaning” and “masonry repair” are projects that are eligible for façade grants per the Façade Grant Program Procedure. Work performed on the rear façade facing Wall St. is not eligible for the façade grant but restoration of the side façade facing Third Ave. E. is eligible. The mural replacement is not part of the Façade Grant application. An estimate provided by the applicant lists the project cost as \$ 28,959.78.

Mr. Murphy said that the work must be completed by May 31, 2010 in order to allow time to process the reimbursement request prior to the end of the fiscal year on June 30, 2010. The submitted Façade Grant Application shows that the work will be completed by April 30, 2010.

Commissioner Henry moved the Commission to approve the Façade Grant Application submitted by Love in an Apothecary, LLC for work to be performed at 303 N. Main St. finding that the application is in accordance with the Historic Preservation Commission’s adopted Main Street Local Historic District Design Guidelines. The motion was seconded by Commissioner Ogletree and passed unanimously.

VI **Satellite Dishes in Historic Districts.** Mr. Murphy reported that staff sent a letter to all property owners/residents in the Hyman Heights and Druid Hills Local Historic Districts to alert them that it

is not appropriate to install satellite dishes in locations visible from a street. The letter also requested that Certificate of Appropriateness applications be submitted by owners who have existing dishes that are visible from a street. Staff has received 5 Certificate of Appropriateness applications in response to the letter and has approved 3 of the applications. Mr. Murphy mentioned that one application was for existing dishes in a rear yard on a corner lot that are visible from a street. Mr. Murphy said that this application was approved by staff since there was no less visible location on the property since it is a corner lot.

Mr. Murphy requested input from the Commission on whether staff should request that a dish located on the side façade of 1021 Patton Street should be relocated. The Chair said that the Commission should target only the most visible dishes. The Commission agreed by consensus that staff should not ask the property owner to relocate the dish on the side façade of 1021 Patton Street but that the dish on the front roof of this property should be relocated if possible.

Mr. Murphy presented a brochure entitled “Guidelines for Satellite Dish Installation in Local Historic Districts” and reported that staff has already sent out electronic copies of the brochure to dish installers and intends to send out paper copies in the near future to installers. Mr. Murphy asked the Commission if they would like staff to send out this brochure along with the spring newsletter to property owners and residents in the Local Historic Districts. Mr. Murphy mentioned that staff intends to replace the photos with pictures of dishes that are not located in the district. The Commission agreed by consensus to send the brochure with the spring newsletter along with a reminder to submit a Certificate of Appropriateness application for existing satellite dishes visible from a street. The Commission will discuss further contact with owners of existing dishes that have not submitted a Certificate of Appropriateness application after distribution of the spring newsletter and brochure.

VII Committee Reports.

Designation Committee – No report.

Community Affairs – The Chair reported that Preservation Week will feature a church tour, a window restoration workshop, cemetery tours, and an event at a local inn designed to familiarize realtors with the City’s historic districts. The Chair added that the Committee has decided not to have a progressive dinner at local restaurants or a loft tour during Preservation Week.

District Improvements – No report.

VIII Commissioners Comments. The Chair complimented the Commissioners on their contributions during the preceding quasi-judicial hearing.

IX Staff Comments. Mr. Murphy reported on the following:

- Gypsy Heart has appealed the Commission’s latest decision. The Board of Adjustment will hear the appeal at their meeting on March 9th at 1:30 in the City Operations Center.
- The Times-News will be running an article next week on students using the Historic Hendersonville Coloring Books at Upward Elementary.
- The election of a Chairperson and Vice-Chairperson will be on the March agenda per the

Commission's Rules of Procedure.

- Staff previously emailed a copy of the Commission's Historic Preservation Fund Grant application to the Commissioners. Mr. Murphy confirmed that the application was received by the State Historic Preservation Office and that we will know in April if the grant is approved.
- Staff is finishing up the Preserve America Community application and will submit it by the March 1st deadline. Staff will provide a copy of the submitted application to the Commissioners.
- Mr. Murphy presented the "Citizen's Guide to Historic Preservation in Hendersonville" brochure to the Commission. The Commission requested that staff redesign the brochure so it has less information and better defined columns.

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

XI Adjournment. *The meeting adjourned at 6:56 p.m.*