

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of Meeting of March 21, 2007

Commissioners Present: Bette Carter, Pam DeMeulenaere, Dennis Dunlap (Chair), Ralph Freeman, Richard Parsons, Larry Phillips, Jo Tyler

Commissioners Absent: Staci Blatt, Eddie Watkins

Staff Present: Trent Hyatt, City Planner; Susan Anderson, Planning Director; 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 Parsons, seconded by Commissioner Freeman, the Commission approved the agenda.*

III Minutes. *On motion of Commissioner Phillips, seconded by Commissioner Parsons, the minutes of January 17, 2007 were approved.*

IV Bryan and Tara Locascio (File No. H07-3-COA). Application for a Certificate of Appropriateness. After swearing in potential witnesses for this hearing, the Chair opened the public hearing. At the request of Trent Hyatt, City Planner, Commission File No. H07-3-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. Hyatt gave the following analysis:

The Planning Department is in receipt of an application for a certificate of appropriateness from Bryan and Tara Locascio to undertake the following work at 1238 Highland Avenue:

1. Construct a privacy fence along the northeastern side and rear yard of home;
2. Apply stone to brick portion of columns located on the front façade of home;
3. Replace asphalt shingles, located in the gable area of the porch located on the front façade of home, with cedar shake shingles;
4. Replace exiting front door.

Since the proposed projects will include the replacement of, or change to, an architectural detail where there is a change from the original or existing materials, they are considered "major works." An application for a certificate of appropriateness for a major work must be reviewed and approved by the Historic Preservation Commission (HPC).

The application also includes the request to replace the existing windows on the home. However, since the applicant proposes to replace the said windows with like materials this project is considered a minor work which can be approved by HPC staff.

The subject property is listed as resource number 53, a **contributing property**, in the *Hyman Heights Local Designation Report*. The property is described as:

“1238 Highland Avenue. Built ca. 1925 and in good condition. This front gable bungalow has a brick veneer and six-over-one windows. The front gable porch is supported by battered piers on brick pedestals. The property includes a front gable garage.”

The subject property is listed on the National Register as the **Cassius S. Fullbright House** and is better described as:

“1238 Highland Avenue. Contributing. ca. 1922-1926. One-story bungalow with clipped cross gable roof. Attached front porch has a clipped gable roof, battered posts on brick posts, central brick steps, and brick floor. Handicap ramp added. Brick veneer walls. Windows are six-over-one and front door is multi-light-over-panel. Small lot level with the street. Cassius S. Fullbright, deputy tax collector, and wife Allie lived here from 1937 to 1944. Robert H. Lee of D. H. Lee & Sons Insurance Company, and wife Mary lived here from 1945 to 1949. Good condition. (Sanborn maps, city directories).

Garage. Contributing, by 1926. One-story front gable roof building with German siding.”

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.

As described above, the applicants request permission from the HPC to construct a privacy fence along the northeastern boundary of the property to better define the separation between the subject property and the adjacent property to the northeast. Currently, the applicants’ driveway and the driveway located on the adjacent property utilize the same curb cut and appear to be inter-connecting. The said fence is to be located just off the property boundary.

An additional attached photo shows the proposed design of the fence which includes approximately 12 inches of ornamentation along the top. The height of fence will vary and will reduce as it runs toward the Highland Avenue street right-of-way. From the said right-of-way, running northeast along the property boundary, a fence is not proposed for the first 18 feet (the approximate length of a parking stall) of the property. Continuing northeast from this location, approximately 27 feet to the front façade of the subject home and the front façade of the home located on the adjacent property to the northeast, the height of the fence is proposed to be five feet (four feet privacy, one foot ornamentation). The remainder of the fence from this location to the northwest corner of the accessory structure, located in northeast corner on the property, the height of the fence is proposed to

be six feet (five feet privacy, one foot ornamentation). The attached map shows the approximate location of the proposed fence and the proposed height change locations.

Second, the applicant desires to apply stone to the bricked portion of the porch columns located on the front façade.

Third, the applicant proposes to apply cedar shake shingles to gable area of the porch located on the front façade. A natural wood shingle is proposed that the applicant plans to stain and seal. An attached picture shows the asphalt shingles currently located in this area.

Finally, the applicant requests permission to replace the existing front door on the home. A wooden and glass bungalow style door is proposed.

Mr. Hyatt distributed copies of a new door that the applicant would like to use as a replacement of the proposed front door included in the application. Commissioner Parsons asked if the fence would meet code. Mr. Hyatt said yes.

Bryan Locascio showed the Commission a sample of the stone he is proposing to use as accent to the existing brick. Commissioner Freeman asked where it would be placed. Mr. Locascio said at the bottom of the columns and underneath the porch. Commissioner Tyler asked if the steps would stay as they are. Mr. Locascio said yes. Commissioner Freeman clarified the rock would be placed on the foundation of the porch from the slab-top down. Mr. Locascio said yes. Commissioner Tyler asked what color the trim would be painted. Mr. Locascio said white.

The Chair asked to hear from the DRAC Committee. Rudy Tichy, DRAC Chair, said the longest discussion element of the meeting was about the fence. Originally the applicant wanted an 8 foot fence the length of the property line. Mr. Tichy said the applicant was willing to compromise and they agreed to the current proposal. The Chair asked about the latest proposed front door. Mr. Tichy said he would approve it on behalf of the Committee.

The Chair asked for any other comments or rebuttal. When no one came forward the Chair closed the public hearing.

In discussion, Commissioner Carter commented she has a front porch view of this house and has watched it deteriorate over the past 18 years. She said she is excited to see all of the renovation work going on. Commissioner Freeman said he is familiar with the house having worked on it some years ago and with the problematic driveway situation. He said there is no definition of properties. Commissioner Freeman asked the fence material. Mr. Locascio said it would be wood.

Commissioner Carter moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H07-3-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 Hyman Heights Historic District. Commissioner Tyler seconded the motion which passed unanimously.

V Preservation of the Grey Hosiery Mill. Mr. Hyatt introduced David Kahler. Mr. Kahler explained to the Commission that he was formerly with Kahler, Slater Architects of Milwaukee, Wisconsin and has worked on multiple projects dealing with art centers and building preservation. He said he retired here two years ago and is on the Building and Predevelopment Committees for the proposed Mill Arts Center. Mr. Kahler said he feels the mill building should be saved as a part of Hendersonville's history and the interior has wonderful features.

He distributed a plan showing the older sections of the Grey Hosiery Mill building moved across 4th Avenue with a two story parking deck behind it. He said the mill could be used for supporting activities of the arts center and the parking deck, with entrances on two levels negating the need for ramps, would help parking for the courthouse, downtown and the arts center. An early estimate to move the oldest section of the mill was \$238,000 while a demolition estimate was \$190,000. Commissioner Tyler asked how much it would cost to bring it up to code so it would be usable. Mr. Kahler did not know that number.

Commissioner Phillips pointed out the property where the mill and parking garage are proposed is owned by the city and the county. The city has a park on their lot and the county is proposing a sheriff's training center on their lot. Commissioner Freeman said he likes this plan better than others he has seen but sees the costs and acquiring the land as major obstacles. Commissioner Parsons added this is a brilliant plan to save the mill center and asked Mr. Kahler where the Commission fits into this. Mr. Kahler said an endorsement may be helpful.

Commissioner Parsons moved this item be placed on next month's agenda for further discussion. Commissioner Tyler seconded the motion which passed unanimously.

VI Committee Reports

- Design Review Advisory Committee: No further report.
- Designation Committee: Mr. Hyatt said he should hear about the grant for the expenses of the Cold Springs Park District nomination report next week.
- Community Affairs Committee: Lu Ann Welter asked the Commission to pick a time and day next week to tour the old county courthouse. ***The Commission agreed to tour the courthouse on Wednesday March 28 at 11:00.***

Ms. Welter informed the Commission she is close to ordering the plaques for the inns and homes that have helped on the past tours.

- District Improvements: Ms. Welter said the brick mason should begin on the Druid Hills pylons very soon.

VII Commissioners Comments. None.

VIII Staff Comments. Mr. Hyatt updated the Commission of the Main Street Local Historic District. He said City Council continued it to the April 5th meeting. In the meantime, City Council sent a letter to the property owners off of Main Street but within the district to see if they would like to be part of the district. Mr. Hyatt distributed a map of the owners who responded to the letter.

Ms. Welter asked permission to purchase several books recently released on the history of Henderson County. *The Commission agreed by consensus.*

Mr. Hyatt distributed photos of the remains of a garage structure located at 1244 Highland Avenue. He said it has been brought to his attention as a possible safety issue and demolition by neglect. *The Commission directed Mr. Hyatt to contact the property owner and report back to them at the next meeting.*

Commissioner Carter asked the status of the Demolition by Neglect on the greenhouse on Ridgecrest Street. Mr. Hyatt said the property owner has submitted a COA to repair the building. If not completed by the expiration of the COA, the Zoning Administrator will proceed with the Demolition by Neglect.

IX Financial Report. *Commissioner Parsons moved the financial report be accepted. Commissioner Phillips seconded the motion which passed unanimously.*

X Adjournment. *The meeting adjourned at 6:30 p.m.*