

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of Meeting of January 20, 2010

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

Staff Present: Tim Murphy, City Planner; Sue Anderson, Planning Director; Sam Fritschner, City Attorney; 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 Carter, the Commission approved the agenda.*
- III Minutes.** *On motion of Commissioner Blatt, seconded by Commissioner McCoy, the minutes of December 16, 2009 were approved.*
- IV Finding of Fact and Conclusions of Law.** Mr. Murphy explained this item is based on the Certificate of Appropriateness for 238 N. Main Street heard at the December 16, 2009 meeting. *Commissioner Blatt moved the Commission to adopt the Findings of Fact and Conclusions of Law for file number H09-27-COA. Commissioner McCoy seconded the motion which passed unanimously.*
- V 418 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. H09-47-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 David L. Evers of Dancing Bear Toys to undertake the following work at 418 North Main Street:

Cover the aluminum flashing with a faux stone or brick coating **Or** replace the wood covered by aluminum flashing with pre-formed concrete replicating the previous coping material.

In 2009 the concrete coping along the front façade of Dancing Bear Toys at 418 N. Main St. was replaced with treated wood covered by aluminum flashing. The coping was replaced when a new rubber membrane roof was installed. A letter provided by the roofing contractor, Gallion Construction Services, dated September 14, 2009 stated that the original coping needed to be removed because it was deteriorated and posed a potential threat to pedestrians.

The concrete coping was removed and replaced with wood covered by aluminum flashing without submitting an application for a certificate of appropriateness. A certificate of appropriateness application was submitted after the work was complete in response to a letter from the City's Zoning Administrator. The Historic Preservation Commission reviewed the previous application at their meeting on October 21, 2009 and found that the replacement of the concrete coping with wood covered by aluminum flashing was incongruous with the character of the Main Street Historic District based on Design Guidelines 3.2.1, 3.2.7, and 3.4.3.3.

The Commission also mentioned at the October 21, 2009 meeting that it would be willing to consider providing a matching grant up to \$ 1,000 for restoration of the coping as part of the Façade Grant Program. A Façade Grant Program application has not submitted.

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

418 N. Main Street. Commercial Building, ca. 1920. One-story striated brick Commercial Style building which retains its original storefront consisting of two recessed entries. Transoms are covered, and the building is unadorned at the cornice.

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

418-420 N. Main. 1920s. 1 story striated red brick with 2 recessed entrances. Plate glass is aluminum frames. Transom intact beneath awning. Unadorned parapet.

The length of the coping across the upper façade is approximately 28'. Staff has provided photographs of the coping before and after the aluminum flashing was installed. The applicant has provided samples of material that they propose to add to the aluminum flashing as an alternative to installing a new concrete coping.

Mr. Murphy reported that per the applicant's request, the Design Review Advisory Committee reviewed this application at their meeting on January 6, 2010. The Committee recommended not using the faux spray coating since it is a short term solution and does not match the original concrete material of the coping. As an alternative, the Committee suggested removing the aluminum flashing and installing stucco covering over the wood. However, the Committee made it clear they preferred the option of new concrete coping. Mr. Murphy passed samples supplied by the applicant of the metal that could be used.

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. David Evers of 24 Finley Avenue Asheville said they have an estimate of \$480 to remove the aluminum flashing and attach cement board covered with stucco. In addition, they are looking to do tile work under the windows and cleaning and repointing the brick. To put new concrete up on the building, Mr. Evers said the cost would be \$1,080 with the cleaning and repointing another \$800. The Chair referred to the samples given out. Mr. Evers said they are no longer interested in the metal covering, just the stucco. The Chair asked about the tile work. Mr. Evers said tiles under the windows are chipped.

Commissioner Carter asked if the additional work was going to be part of the forthcoming façade grant application. Mr. Evers said yes. Commissioner Carter said an applicant does not have to spend \$1000 for the façade grant, it can be for less. Mr. Murphy clarified that the only application before the Commission is the coping. 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 commented the stucco can be made to look like the original coping and felt this was a good compromise for work already done. Commissioner Henry said it should look like the brick. The Chair said guideline 3.2.5 seemed appropriate. Commissioner Blatt reference 3.2.1 as well

Commissioner Blatt moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H09-47-COA, if constructed according to the information reviewed at this hearing and any representations made by the applicant on the record of this hearing specifically to replace the aluminum flashing with stucco to replicate the previous coping adding a finish to be smooth to match the original as close as possible, is not incongruous with the character of the Main Street Historic District for the following reasons: 3.2.1 Retain and preserve historic façades and façade details such as corbelled brick, stringcourses, cornices, windows, and stonework; 3.2.5 If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail; and 3.4.3 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 Henry and passed unanimously.

VI Historic Building Restoration Workshop. Mr. Murphy reported plans are underway for a workshop to educate property owners on windows and energy efficiency as part of Preservation Week in May. He said he has been working on a grant to help fund the workshop. The Commission reviewed the proposed costs. After discussion, ***the Commission agreed by consensus to increase the advertising budget to \$2000 and allow staff to choose the window contractor for the workshop.***

VII Satellite Dishes in Historic Districts. Recently staff received a complaint on a satellite dish mounted on the front of a home in the Druid Hills Local Historic District. The Commission has never received a COA for satellite dish installation. Mr. Murphy gave a slide presentation on satellite dishes with technical facts and photos of dishes in the historic districts. Staff is looking for guidance on how the Commission would like to proceed.

Commissioner Henry said that if the Design Guidelines address satellite dishes, then the Commission should follow the guidelines or change them. Commissioner Tyler said it would be worth talking to the installing companies. Commissioner Ogletree commented technology and utilities change and sometimes a dish must go in a very specific spot. Commissioner Jones added these are not permanent fixtures.

Judy Nicholson, a property owner in Druid Hills, said she feels dishes on the front of a house look bad and should be moved to another location. Other neighborhoods such as Plantation Walk have regulations on where dishes are permitted to be located.

After further discussion, *the Commission agreed by consensus to have staff send a general letter to the residents in the two local districts stating the guidelines and asking for a COA for dishes that are visible from a public street. The Commission also directed staff to provide information to installers on where it is appropriate to install satellite dishes in historic districts. The Commission agreed that COAs to install satellite dishes where they are visible from a public street should be treated as a minor work.*

- VIII Appointment of Bob Rapp to Design Review Advisory Committee (DRAC).** Mr. Murphy reported staff has received an application for appointment to the DRAC which currently has four members. He said at their last meeting, DRAC voted unanimously to have another member.

Commissioner Carter moved the Commission to appoint Bob Rapp to the Design Review Advisory Committee. The motion was seconded by Commissioner Henry and passed unanimously.

- IX Committee Reports** – Ms. Welter asked that the Commissioners review the current roster of Sub-Committees for any changes. Commissioner Henry agreed to chair the Designation Committee, Commissioner Jones agreed to serve on the Designation Committee and new Commissioner Marty Payton, through an earlier phone call, agreed to serve on the Community Affairs Committee.

Designation Committee – No report.

Community Affairs – Will meet Tuesday February 2 at 9:00

District Improvements – No report.

- X Commissioners Comments.** The Chair asked that there be more e-mailing of non-packet material.

- XI Staff Comments.** Mr. Murphy reported City Council passed a resolution supporting the Commission's application for Preserve America designation

- XII Financial Report.** *Commissioner Blatt moved to accept the Financial Report which was seconded by Commissioner Tyler and passed unanimously.*

- XIII Adjournment.** *The meeting adjourned at 6:25 p.m.*