

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of Meeting of October 20, 2010

Commissioners Present: Phillip Allen, Bette Carter, Cheryl Jones, Charles Kuester, John Ogletree, Marty Payton, Brooke Tate (Chair), Jo Tyler

Commissioners Absent: Staci Blatt

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 Carter, seconded by Commissioner Jones, the Commission approved the agenda.*
- III Minutes.** *On motion of Commissioner Tyler, seconded by Commissioner Carter, the minutes of September 15, 2010 were approved.*
- IV. 109 Clairmont Drive, Certificate of Appropriateness, File # H10-62-COA.** Prior to opening the public hearing, the Chair announced that any persons desiring to testify at this hearing must first be sworn as witnesses 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 this application should disclose it now.

After swearing in potential witnesses, the Chair opened the public hearing. At the request of Tim Murphy, City Planner, Commission File No. H10-62-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 analysis:

The Planning Department is in receipt of an application for a certificate of appropriateness permit from Robert and Layla Rogers to undertake the following work at 109 Clairmont Dr:

1. Construct a gable roof over an existing porch on the front of the house.

Per the Commission's Rules of Procedure, applications for building additions are to be reviewed by the Historic Preservation Commission as a "major work".

The subject property is listed as **non-contributing** in the Druid Hills Local Designation Report and the National Register Report as:

109 Clairmont Drive. House. Non-contributing.

Ca. 1950s vernacular one-story plus basement duplex with a front gable roof. Brick veneer

walls. Multi-light corner casement windows with aluminum framing. Deck added to the front.

Lot drops away to the rear. Good condition.

Mr. Murphy reported that in 2007 the Commission approved the following work: (1) removal of the wooden pergola, stairs and railing on the front porch, (2) enclosing the left front door opening with brick, (3) installation of a metal railing on the front porch and (4) installation of concrete or masonry stairs on the front porch. Staff approved the replacement of existing asphalt shingles with new asphalt shingles as a minor work in 2010.

The property currently has an existing uncovered brick front porch with a length of 18'. The applicant proposes to install a gable roof over the porch matching the slope and 12" soffits of the existing roof.

Four wood columns with a height of 8' 7" will be installed to support the roof. The handrails are proposed to have metal balusters with a wooden handrail as opposed to the previously approved wooden railing. The front steps are proposed to be wooden instead of the previously approved masonry or concrete steps. Shingles on the proposed porch roof will match the shingles on the rest of the house.

Mr. Murphy said the Design Review Advisory Committee met on site on October 18th. DRAC recommended that the façade of the gable be covered with tongue and groove wooden boards to match the existing boards over the windows. The DRAC also recommended that the wood stairs be stained and that the proposed wooden columns and wood railing with aluminum balusters is appropriate. The DRAC noticed that the existing front porch was sinking which has created a slight uplift in the center of the porch. The DRAC recommended removing some of the terra cotta tiles and chiseling out part of the underlying material to help level the porch. The DRAC recommended retaining the terra cotta tile and replacing it in-kind where necessary.

The Chair asked if the DRAC thought the tongue and groove boards were original. Mr. Murphy said they did not comment on that. The Chair asked if the original COA had expired. Mr. Murphy said a senate bill passed in North Carolina gives extensions to projects in the state because of the slow down in the economy.

Robert Rogers of 4037 Little River Road, property owner, said they are hoping to complete the front façade. He said that the proposed slope of the roof would be similar to other roofs in Druid Hills. He said they will need to improve the corner footings to support the weight of the new porch roof. In regards to the second doorway, Mr. Rogers said that it was previously approved to be covered up with contrasting brick and that he would like to use brick similar in appearance to the existing brick and recess it. Commissioner Carter asked if the doorway to be covered could be turned into a window. Mr. Rogers said that there is already a large window in that room and that neither a door nor a window would improve the interior appearance of the house. The Chair said she thought the entire façade had been reworked since it was originally built. Commissioner Jones asked if the porch was salvageable. Mr. Rogers said yes and DRAC wanted him to fix only the section that was cracked but he would like the freedom to repair whatever they find and correct the situation once and for all. It may involve reworking the front corner footings, removing the existing rowlock bricks and installing steel and concrete.

The Chair expressed concern regarding the removal of the rowlock bricks and said that she would prefer the concrete flooring to not be visible from the street. Commissioner Jones said she did not

care about the porch floor material as long as it looked the same from the street. The Chair asked about if the porch roof would have a gable vent. Mr. Rogers said a vent is not necessary for the porch roof and that there a vent in the house roof gable. Commissioner Payton asked about using patterned brick in the door to be enclosed, such as a Herringbone pattern, if the Commission wants it to be contrasting. The Chair felt it would be best to match the pattern of the existing brick as much as possible and that the brick covering the doorway should be recessed. Commissioner Carter asked for clarification on what the 2007 approval meant by “contrasting brick”. Mr. Murphy said that the file does not provide any further details. The Chair said that she would consider using matching brick and recessing them to be “contrasting”. The Chair closed the public hearing.

Commissioner Tyler asked if the wooden columns, steps and railing would be painted or stained. The Chair reopened the hearing. Mr. Rogers said they would prefer to paint the columns and railing but stain the step treads to decrease wear. The Chair closed the public hearing.

Commissioner Jones moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H10-62-COA, if installed according to the information 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 Druid Hills Historic District for the following reasons; 4.2.6 limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building; 4.2.7 design an addition to be compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original; 3.8.2 protect and maintain the wooden, masonry, and architectural metal elements of entrances, porches, and balconies through appropriate surface treatments: inspect regularly for signs of moisture damage, rust, structural damage or settlement, fungal or insect infestation, provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along foundations, clean soiled surfaces using the gentlest methods possible, recaulk wooden joints properly to prevent moisture penetration and air infiltration, retain protective surface coatings, such as paint or stain, to prevent damage from ultraviolet light or moisture, reapply protective coatings, such as paint or stain, when they are damaged or deteriorated; 3.8.5 if replacement of an entire entrance, porch, or balcony feature is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible; 3.8.6 if a feature or an entire entrance, porch, or balcony is missing, replace it with a new feature based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building; 3.8.10 original entrances or porches shall be retained. New entrances or porches on a primary facade shall support the architectural character of the original structure; and 3.5.6 if a roof feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, and color with the historic building and district. In addition, the gable shall be covered with wooden tongue and groove boards matching those on the existing house, the terra cotta tiles on the porch can be removed and replaced with concrete to repair the porch foundation provided that the rowlock bricks remain so that the concrete is not visible from the street and the railings and columns shall be painted to match the tongue and groove boards on the gable. The motion was seconded by Commissioner Carter and passed unanimously.

V Committee Reports.

Designation Committee – No report.

Community Affairs – Mrs. Welter said the Holiday Tour of Inns and Cookie Caper will be held December 12. Mrs. Welter reported that the Community Affairs Committee did meet to begin plans for Preservation Week in 2011. She said possible ideas were a home tour, an event with the Wolfe Angel and Oakdale Cemetery tours. The Chair said a preservation award was another idea along with a class for local contractors. The class would be for building professionals and their names would be added to a publicly available list of consultants who underwent preservation training.

District Improvements – No report.

VI Commissioners Comments. No comments.

VII Staff Comments. Mr. Murphy reported the consultant for 219 Stoney Mountain Road is working on the designation report and should have a draft by the end of the month. He also said that the 2011 Historic Preservation Fund grants will be accepted soon and asked for ideas. One idea was to apply for a grant for the contractor's class. Mr. Murphy suggested having the local designation reports updated for the Hyman Heights and Druid Hills districts. The Commission directed staff to get estimates for updating these designation reports.

Mrs. Welter reminded the Commission of the Gravestone Workshop on November 5 and 6. So far two commissioners have registered.

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

IX Adjournment. *The meeting adjourned at 6:00 p.m.*