

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of Meeting of September 15, 2010

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

Commissioners Absent: Staci Blatt, John Ogletree

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 Jones, seconded by Commissioner Payton, the Commission approved the agenda.*
- III Minutes.** *On motion of Commissioner Carter, seconded by Commissioner Jones, the minutes of August 18, 2010 were approved.*
- IV. 320 Regal Street, Certificate of Appropriateness, File # H10-54-COA.** Prior to opening the public hearings, the Chair announced that any persons desiring to testify at these hearings 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 these are quasi-judicial hearings, 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, the Chair opened the first public hearing. At the request of Tim Murphy, City Planner, Commission File No. H10-54-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 from Joe and Mary Poole for the following at 320 Regal St.:

1. Remove a row of cedar trees located on the western side property line along the rear yard.
2. Replace the cedars with 12 emerald green arborvitaes.

On June 23, 1999, the Historic Preservation Commission reviewed an application to construct a new home on a vacant lot at 320 Regal St. As a condition of approval, the Commission required the applicant (Aaron Ray Westbrook) to plant a fast-growing evergreen hedge from the driveway to the rear property line. The evergreen hedge was requested by the adjacent property owner, Eleanor Glaspy (also the current property owner), at the Commission's June 23, 1999 meeting.

Staff has forwarded this application to the Historic Preservation Commission for review as a "major work" for the following reasons:

1. The evergreen hedge was planted as a condition of approval required by the Historic Preservation Commission in 1999.
2. Based on staff observations, the majority of the cedar trees do not appear to be seriously diseased or damaged and also do not appear to pose a substantial threat to person or property.

Per Henderson County tax records, the house at 320 Regal St. was constructed in 1999 and therefore is not described in either the Hyman Heights National Register or Local Designation Reports.

The existing cedar trees are approximately as tall as the ridge of the house at 320 Regal St. Several of the cedar trees exhibit brown patches on the side as shown in the attached photograph. The applicant has informed staff that the cedar trees are difficult to maintain due to ice and snow loading in winter.

The applicant is proposing to remove all the cedar trees along the western side property line and replace them with 12 new emerald green arborvitae. The application states that the arborvitae will have a height of 6' when planted and will grow to 10-12' at maturity.

The applicant did not meet with the Design Review Advisory Committee. Mr. Murphy distributed photos from the applicant to the Commissioners.

The Chair asked if anyone had any questions of staff. The Chair asked if the applicant would like to speak to the Commission. Joe Poole of 320 Regal Street said these trees are not historical as they were planted ten years ago. He said it is a tiny lot and they have lived there five years. During winter, the snow will cause the trees to lay flat on the ground after which they must be pulled back up. In fact last year, they broke a trellis on the porch. He said that planting cedars was a mistake.

Commissioner Kuester asked the maturity size of the proposed trees. Mr. Poole said in four to five years the proposed trees will be mature at ten to twelve feet high and four feet at the base.

Commissioner Tyler asked if the new trees would cause the same problem. Mr. Poole said the arborvitae will reach a maximum height of 12 feet where as the cedars are now 25 feet tall and will keep growing. The Chair asked if anyone would like to speak for or against the project. No one came forward so the public hearing was closed.

Commissioner Jones moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H10-54-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 Hyman Heights Historic District for the following reasons; 2.2.4 replace missing or deteriorated site features with new features that are compatible with the character of the site and the historic district, if applicable: 2.2.5 replace a seriously diseased or severely damaged tree or hedge with a new tree or hedge of a similar or identical species. In the absence of a substantial threat to person or property, it is not appropriate to remove, damage or disfigure healthy, mature trees or established hedges or large shrubs. The motion was seconded by Commissioner Carter and passed unanimously.

V **221 Ashwood Road, Certificate of Appropriateness, File # H10-55-COA.** At the request of Tim Murphy, City Planner, Commission File No. H10-55-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 Mike and Debbie DiCamillo to undertake the following work at 221 Ashwood Rd.:

1. Demolish existing wood deck on the front of the house.
2. Construct a new 15' x 14' building addition with a bay window on the front of the house where the deck is currently located.
3. Construct a new 10.3' x 14' covered porch on the front of the house to the east of the new building addition.

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 in the National Register and is described as:

221 Ashwood Road. House. Non-contributing. After 1954.

One-story house with front gable roof. Walls are masonite board or asbestos shingle with scalloped boards in the gable end. Shed roof carport on the east side. Windows are one-over-one and multi-light picture. Good condition. (Sanborn maps).

The proposed building addition and enclosed porch will be constructed on the front of the house and will extend approximately 3' closer to Ashwood Rd. than the existing deck to be removed. The total width of the building addition and enclosed porch will equal the width of the existing house.

The existing building is covered with 10.75" asbestos siding. The applicant intends to match the existing siding as closely as possible but will not be able to replicate the existing siding. They are proposing to install 8" fiber cement hardi plank siding on the addition or alternatively 8" weatherside profile shingle cement fiberboard siding.

The existing windows are 1 over 1 vinyl windows with wooden trim. The applicant proposes to match the material and configuration of the existing windows on the proposed addition. Two 1 over 1 vinyl windows will be installed on the western side façade and one 1 over 1 vinyl window will be installed on the eastern side of the addition adjacent to the enclosed porch. A vinyl bay window will be installed on the front façade of the addition. The applicant proposes to remove a window on the front façade when constructing the building addition.

The existing roofline will be extended to the edge of the new building addition. Asphalt shingles will be used on the new roof matching the appearance of the existing shingles.

Mr. Murphy reported DRAC reviewed the application. He said they took into account that this is a non-contributing structure and suggested that installing Hardiplank siding would be an improvement over the existing asbestos siding. They also said it would be preferable to remove the existing asbestos siding. The Committee felt matching the material of the existing vinyl windows would be appropriate.

Todd Tollefson of 202 Navaho Drive, builder for Mike and Debbie Dicamillo, said he would answer any questions. The Chair asked about the porch having a block foundation. Mr. Tollefson said it did have an existing block foundation so they will be able to build the addition on it. He added that an additional footer will be needed for extending the roof. The Chair asked if the addition would be offset from the existing house. Mr. Tollefson said it will be stepped out one foot. The Chair asked about the zoning. Mr. Murphy said it will meet the city's setback requirements. The Chair asked about

reusing the existing windows. Mr. Tollefson said some of the existing windows will be used in the shed being built in the back yard. The Chair asked if he had a sample of the specific window to be used. Mr. Tollefson said no. The Chair asked about the trim, if it will be thin or wide. Mr. Tollefson said they are open to suggestions. Commissioner Payton said it should be wide, at least one by four. The Chair asked about the front door. Mr. Tollefson said they may move the existing door. The Chair expressed concern about screening the porch on the front of the house and asked if the owners are set on having it. Mr. Tollefson said they would like to have it screened. Commissioner Carter asked if the front door faces Ashwood. Mr. Tollefson said yes. The Chair asked if anyone would like to speak for or against this project. No one came forward so the public hearing was closed.

In discussion, the Chair said this project will be a big improvement. Commissioner Carter said these changes will make the home look more historic. The Chair said that offsetting the addition is a good move for future replacement of all the siding. Commissioner Carter agreed that screening the porch will lead to more usage of it. The Commission agreed to the approval of the overall project. Concerning the screening, Commissioner Allen asked if there was precedent for screened porches on the front of houses. The Chair said they have not reviewed previous applications for screening.

The Chair reopened the public hearing. She asked if there were any details on the type and color of the screening materials. Mr. Tollefson said they had not planned that far ahead but said that a black screen would probably be the preferred color. The Chair closed the hearing.

Concerning the windows, Commissioner Jones thought it best to keep the existing look. Addressing the screening issue, the Chair commented the screen would block the asbestos siding.

Commissioner Jones moved the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file number H10-55-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: 4.2.1 Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured; 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; 4.2.9 it is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site and the Vinyl Materials Committee memo dated November 18, 2008, the Non-contributing Properties section, which states "Replace windows, doors, siding, trim and other exterior materials in-kind." As conditions of approval, the windows shall have a 4" wide, 1" deep wooden trim with no brick molding and a protruding window sill, the 12" cantilever shown on the drawings shall remain in place, the addition shall be constructed exactly as shown in the first choice picture on the drawing with fiber cement hardi plank and fiber cement hardi shake and corbels on the gable, the existing front door shall be retained unless another door is approved by the Commission, the screening on the porch is approved as long as it is high visibility screen that is minimally visible from the street. We ask that you submit photos of the proposed screening to staff prior to installation. Commissioner Carter seconded the motion which was approved unanimously.

VI. Vinyl Materials Committee Memo and Design Guidelines Discussion. Mr. Murphy reported the following;

At the Historic Preservation Commission meeting on May 19, 2010, the Commissioners asked staff to modify the Vinyl Materials Committee memo dated November 18, 2010 (see attached) to incorporate references to Sections of the Main Street Design Guidelines. The Commission requested these revisions in order to clarify that the Vinyl Materials Committee memo is applicable to projects in the Main Street Local Historic District as well as the residential Local Historic Districts.

City Attorney Sam Fritschner has advised staff that the Historic Preservation Commission's decisions should be based on the adopted Design Guidelines in order to better withstand a legal challenge. The City Attorney has recommended to staff that the Commission incorporate information from the Vinyl Materials Committee memo into the residential and Main Street Design Guidelines as opposed to having a separate document.

At the July 18, 2010 meeting, the Historic Preservation Commission unanimously moved for Staff to modify the Main Street Design Guidelines and the residential district Design Guidelines to incorporate the content of the Vinyl Materials Committee memo. The Commission reviewed the proposed revisions to the Design Guidelines at their August 18, 2010 meeting and suggested additional changes.

Commissioner Jones moved the Commission to adopt the amended Hendersonville Historic Preservation Commission Main Street Local Historic District Design Guidelines as proposed. Commissioner Payton seconded the motion which was approved unanimously.

Commissioner Jones moved the Commission to adopt the amended Hendersonville Historic Preservation Commission Residential Local Historic District Design Guidelines as proposed. Commissioner Tyler seconded the motion which was approved unanimously.

VII National Register Proposals for 530 First Avenue West and 219 Stoney Mountain Road. Mr. Murphy gave the following report:

On July 21, 2010, the Historic Preservation Commission directed staff to issue Request for Proposals for the preparation of designation reports to nominate 530 First Ave. W. and/or 219 Stoney Mountain Rd. to the National Register of Historic Places. Four proposals for each property were received by the submission deadline of August 13th. Staff summarized the proposals and presented the attached table to the Historic Preservation Commission at their August 18, 2010 meeting.

At the August 18th meeting, the Historic Preservation Commission directed staff to invite the affected property owners to attend the Commission's September meeting to discuss the possibility of sharing the costs involved in preparing the National Register report. Staff notified each property owner via the attached letters dated August 24, 2010.

Mr. Murphy introduced David and Kathleen Young the owners of 219 Stoney Mountain Road. He read an e-mail from the owners of 530 First Avenue West saying they would not be able to attend the meeting and that they would not be able, at this time, to contribute financial to the nomination report. The Youngs said they would be able to contribute 50% to the report costs.

Commissioner Kuester moved the Commission hire Downtown Graphic Network, Inc., to prepare the National Register Report for 219 Stoney Mountain Road, known as the Rice House, with the \$2,800 fee to be co-shared 50% with the home's owners. Additionally, if

Downtown Graphics Network, Inc., does not accept the job, the Commission hire Harpe Consulting for \$3,000. The motion was seconded by Commissioner Tyler and passed unanimously.

The Chair left the meeting and Commissioner Carter, Secretary, took over.

VIII Committee Reports.

Designation Committee – No report.

Community Affairs – Mrs. Welter said the Holiday Tour of Inns and Cookie Caper will be held December 12. She asked the commissioners to consider serving as docents if needed.

District Improvements – Ms. Welter distributed a quote from Classic Garden Landscape Service to provide plants and maintain the planters in Hyman Heights and Druid Hills. She said she would continue to explore other possibilities.

IX Commissioners Comments. No comments.

X Staff Comments. Mr. Murphy updated the Commission on the seven satellite dishes in the local districts. Five have been removed or relocated, one was approved by the Commission at the August meeting, and one was approved by staff when no other location could be found.

Mr. Murphy referenced a letter concerning the fate of motor courts along Greenville Highway. After discussion, *the Commission agreed by consensus for this matter to be sent to the Designation Committee.*

Ms. Welter referenced the memo on the Wolfe Angel in Oakdale Cemetery. She said she will keep the commission informed.

Ms. Welter brought the idea of hiring a researcher for work on the history of 7th Avenue as information is hard to find. She suggested Jennie Jones Giles as a possible source based on her work with the Heritage Museum, years with the Times-News and generational ties to Henderson County. Commissioner Payton agreed she would be an excellent person to do such work. The Commission was agreeable to the idea.

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

XII Adjournment. *The meeting adjourned at 6:40 p.m.*