

**CITY OF HENDERSONVILLE**  
**Historic Preservation Commission**

**Minutes of the Meeting of August 17, 2022**

**Commissioners Present:** Jim Welter (Vice-Chair), Cheryl Jones, (Chair), Ralph Hammond-Green, Crystal Cauley, Chris Battisita, Jim Boyd, Jane Branigan

**Commissioners Absent:** Anthony Baltiero

**Staff Present:** Matthew Manley, Planning Manager, Alexandra Hunt, Planner I, Daniel Heyman, Staff Attorney

- I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:34 pm.
- II **Agenda.** Chair made a motion to amend the agenda and add Public Comment as item III and move all other items down. Commissioner Welter seconded the motion to amend the agenda. There were no objections. Commissioner Welter made a motion to approve the agenda as amended. Commissioner Hammond-Green seconded that motion which passed unanimously.
- III **Public Comment.** Lynne Williams stated Mr. Connet would give a presentation today on what is happening to Boyd Park, and she requested any new information that comes up here, for the Commission to allow for another public comment and hear feedback before they make a final decision or recommendation on any movement forward. She thanked the Commission for their time and effort concerning Boyd Park. She asked for them to please help preserve Boyd Park in whatever way possible. She asked what has changed in the design since the letter was submitted to the city and what has changed since the public meeting has occurred. Has there been a review of the historic public resource? Can they utilize parts of the course in the design of the expanded fire station? She discussed having a garden or a pollinator garden. She had questions about the Spinner's stadium being moved out of the city's historic inventory. Can they work with the realtors and the ones negotiating for the county? Can they encourage the county to keep the historic status in the deed? She heard the mayor say it might mess up the deal, but maybe encouraging it could have an influence. She discussed preserving a section of Boyd Park with the new fire station. She discussed not having the Tree Board review this and therefore losing the large mature trees. The Friends of Boyd Park request full preservation of the entire park. Can they compromise? Is there an ability for pocket parks? Can they have a fund raiser for memorial walk and pavers?

Katie Gash stated a couple of months ago her and her family had requested a tour of Oakdale Cemetery and they wanted to find out a bit more. As they were doing a tour, they were shown some amazing tombstones of architects and engineers and heard a lot of new stories she had not heard before. As they were listening to these stories, they thought immediately who did the manual labor. She did some research and found out that the contract labor was done here for the Saluda grade, she discovered other stories about the way those workers were treated and the loss of life. This was the way of the Jim Crow era and what so many black men were locked up for federal crimes like vagrancy and not having a job and then leased out to do this type of convict labor. This is part of how Saluda, Hendersonville and Tryon came to be and should be celebrated. She hopes that somewhere in that, the whole story is told.

Not out of bitterness or anger but to bring honor a dignity to everyone that was part of this era.

Ken Fitch, (zoom) 1046 Patton Street stated City Council recently moved forward with a resolution for a property exchange of a portion of Berkley Park including the historic stadium and ballfield for Edwards Park. He has suggested several times an inclusion of a provision to preserve the historic stadium in accordance with the Secretary of Interior Standards for preservation of historic properties. The early responses were that this would be included. At a recent meeting it was stated that it might not be included as it might jeopardize the exchange. The concern is some on the Board of Education side of the equation had mentioned modernizing the stadium with new seating and other ideas that would destroy the historic character. That is a concern going forward. He stated had spoken previously with someone from the county that was concerned about the historic character and it might help to speak with this entity. This might be something to pursue if the exchange goes forward. He discussed the city acquiring the old Rose Edwards field and that has great historic value and there is a covenant on that property. These are things to be aware of going forward.

There was no other public comment.

IV **Minutes.** On motion of Commissioner Hammond-Green seconded by Commissioner Welter the minutes of the meeting of May 18, 2022 were approved.

V **Other Business**

V(A) **Boyd Park Update – John Connet, City Manager.** Mr. Connet stated the Historic Preservation Commission had asked staff to have a public input meeting on Boyd Park to express their concerns and how to design the new course. They did that upon their request and that meeting was held on May 16, 2022. Twenty people attended and during that meeting they were asked to comment on the design and layout of the course. Mr. Connet gave the Commission a handout of the public input results. He discussed the course design recommendations and the recommendations to honor Laura E. Corn and the Boyd Park memory. They also received recommendations of improvements to the course and the holes. The value of the holes was related to the emotional attachment and what it meant to the community over the years. He discussed the themes of the holes that were most important. There was good mix hearing from the community and what they most enjoyed and wanted to preserve in the park. He discussed photos of Ms. Corn and the sayings that she had. A remnant of Boyd Park will be left at the northern end of the fire station and will be left in its current state. He discussed the monument of Dixie that will be left there. They will preserve the pine trees on the northern point. He discussed having a monument there also. He thinks he followed the Commission's mandate, but he can answer any questions they may have. Chair asked what the parking situation would be for public access. Mr. Connet stated the way the fire station is built the part of the building on the south end of the site closest to the Waverly Inn is all firefighter parking. The northern end is the administrative section and that is completely public parking. They reduced a couple of parking islands to get additional parking there for the public. They will also have an electric charging station. Chair asked if the only crosswalk would be up at Bruce Drysdale and not at 5 Points now. Mr. Connet stated he did not know about the crosswalk and the final design of that. The city will be making improvements but what NCDOT is doing, he has not seen that final design. There will be some crosswalks and pedestrian access. Chair asked if there was still room for discussion on the tribute on the north side. Mr. Connet stated construction wise there is not too much they can do in that area now. He thinks there will be some opportunity to do some recognition there and down at the point. He stated they are going to try and move some of the

elements from the existing Boyd Park into the new mini golf. He thinks that will be a good connection. He talked about being in discussion about refurbishing or make new elements from the park. Commissioner Welter asked about the Berkeley Spinners ballfield and Mr. Fitch's comments, he thought they were going to preserve that. Mr. Connet stated they are, to the best of his knowledge, with their talks with the Superintendent and Chair of the Board of Education, the reason they are interested in the ballpark and swap is they want to preserve the existing ballpark. They think it is a great facility and they want to preserve it and maintain it and they are proud to have Hendersonville play there. It is on the National Register; it is not in a local district or a local landmark, but it will be encouraged to follow the Secretary of Interior Standards. Mr. Connet stated to his knowledge there has been no discussion that they plan to make significant changes to Berkley Field. The changes that have been talked about are strictly safety related associated with the playing field itself. He explained some of those issues. He does not have any plans to make significant changes to the ballpark or the stands from the Board of Education. Mr. Connet stated the park will still be in the corporate limits. Since it is on the National Register but not in a local historic district, any changes would not require a COA. Chair stated the Commission would like to be involved in the discussions and asked Mr. Connet to convey that. He stated he expected the transfer to happen in the next 60 days.

- V(B) Ms. Hunt gave an update of the Administrative COA's that have been approved. Those discussed were 1429 Ridgecrest, 1104 Patton Street and 401 N. Main Street. She also discussed remote meetings and stated City Council has discontinued all remote meetings until further notice. Chair discussed the remote meetings and committees and amending the Rules of Procedure.

VI **New Business**

- VI(A) **Certificate of Appropriateness**, John Kneedler, 1401 Highland Avenue (File No. H22-059-COA). Prior to the opening of the public hearing, Chair announced that any persons desiring to testify at any of the public hearings must first be sworn as witnesses and will be subject to cross-examination by parties or persons whose position may be contrary to yours. A copy of the protocol for a quasi-judicial hearing is provided on the back table next to the agenda. Since this is a quasi-judicial hearing, it is very important that we have an accurate record of what goes on. Therefore, we must ask that you 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 who wishes to testify during the public hearings should come forward to be sworn in. Chair swore in all potential witnesses.

Chair opened the public hearing.

Alexandra Hunt, Planner I stated City is in receipt of a Certificate of Appropriateness application from John Kneedler for the addition of a detached garage at the subject property located at 1401 Highland Avenue, PIN 9569-62-3678. The project acreage is 0.38 acres and is zoned R-6, High Density Residential district and is in the Hyman Heights Historic District. This is considered a major work.

A vicinity map was shown with the property in green.

An aerial view was shown of the vicinity.

A subject property background was given and is included in the staff report.

Photos were shown of the property's existing conditions. Those are also included in the staff report.

A proposed site plan was shown and included in the staff report. A proposed garage photo was also shown. Ms. Hunt stated the applicant is present today to answer any questions you may have; however, the applicant is seeking COA approval before contracting with an architect and/or contractor so this is an example of the design of the garage there are no architectural renderings at this point in time. The applicant did indicate on the COA application that the garage will have a "cedar siding to match the existing house" and will have the "same historic style" as the existing home. With that said, the Commission could make it a condition for approval that they give staff the authority to review final design of the proposed garage to ensure it meets design standards.

The Residential Design Standards that pertain to this application were shown and included in the staff report.

Chair asked if there were any questions for staff. Commissioner Hammond -Green asked if there was going to be an apartment in the proposal. Ms. Hunt deferred to the applicant to answer that.

John Kneedler, 1401 Highland Avenue stated yes. Commissioner Hammond Green stated the detail says carport/garage but does not state apartment. Mr. Kneedler stated it would be an open second floor, it would not be anything more than a bonus room. Not an apartment. Mr. Manley stated he doesn't think an interior use is relevant to the Design Standards. Chair stated they were just trying to confirm the use is a garage. Commissioner Battista stated an apartment can be part of an accessory structure, like a guest house.

Commissioner Hammond-Green asked if the ivy-covered shed would be removed. Mr. Kneedler stated yes, that would be taken down. Commissioner Hammond-Green asked if the tree would remain. Mr. Kneedler stated yes, the tree is within the setback and will remain.

Chair asked about the dimensions. Mr. Kneedler stated 24' x 20' and the height is around 20'. He was unsure of the height of the house. It is two-story with an attic. Mr. Kneedler stated the top of the roof of the garage would be lower than the height of the house. He stated you would not be able to see the garage from Highland Avenue. It is not a very prominent structure. The house will obstruct the view of the garage. Commissioner Welter asked if it would be visible from Mount Royal. Mr. Kneedler stated yes but there is no access from Mount Royal to any homes, it is a dead end. Mr. Kneedler stated you cannot see the garage from Crescent or Ridgecrest.

Mr. Manley stated an educated guess of the height of the home would be 35'. He discussed how height was measured from a zoning standpoint.

Discussion was made on the drawing being incorrect. The property is in the historic district.

Chair asked if it would be stick-built. Mr. Kneedler stated yes.

Discussion was made on it being a garage or a carport. Mr. Kneedler stated he went for the garage but if something changes and they decide to do a carport instead, he will come back before the Commission. Mr. Kneedler stated the garage is his primary goal.

Chair asked if he would do an oral amendment to just consider a garage so that he will have to come back to the Commission if it changes to a carport. Mr. Kneedler agreed. He stated if he has to do a carport, he will resubmit another COA.

Chair asked if there were any other detached garages in the area. Mr. Kneedler stated yes, 1225 Highland Avenue. Chair asked how many were in the area. Mr. Kneedler stated there is more than one. Chair stated the guidelines ask that it be compatible and meet the character of the neighborhood. She just wanted to clarify it meets the character of the neighborhood. Commissioner Welter stated as a resident of Hyman Avenue there are other garages with apartments above them. Mr. Kneedler stated he does not consider it an apartment but just a bonus room.

Chair stated it does match the exterior of the house with cedar shake. Mr. Kneedler stated the roof would be the same material as the home. It would be asphalt. Chair asked if it would be a two-car garage. Mr. Kneedler stated yes. Mr. Kneedler stated there would be a door on the far side.

Chair asked if anyone had any further questions for the applicant. There were no further questions.

Chair asked if there was anyone else that would like to speak. When no one spoke, Chair closed the public hearing.

The Commission had discussion of the application. Chair's concern was they have no specific plan. She discussed having a condition that staff would have authority to approve the plans once submitted. Commissioner Welter discussed the building not being seen from the street. He stated there are others similar in the Hyman Heights Historic District and this is also at the end of the district. The application tonight is for the garage as presented and not the carport.

Chair reopened the public hearing. She asked Mr. Kneedler if he would be willing to except the condition to approve the structure as shown in Exhibit A. Mr. Kneedler stated yes. Ms. Hunt asked that the staff report, and the renderings be accepted into the record. Chair accepted. She stated the photo is labeled Exhibit A and would be referred to as such in the motion.

Chair closed the public hearing.

***Commissioner Welter move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H22-059-COA and located within the Hyman Heights Historic District, if constructed according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is not incongruous with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons: The proposed two-story garage is located and oriented in a location compatible with the traditional relationship of garages to the main structure and the site in the district. [Sec. 2.5.6]. The proposed garage is compatible in size, form, height, proportion, materials and details within the historic district. [Sec. 2.5.7] The proposed garage is partially unseen from the view of the street. [Sec. 2.5.7] The proposed garage does not detract from the overall historic character of the principal building and will not require removal of a significant building element or site feature. [Sec. 2.5.8] The proposed garage is compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportion, and roof shape. [Sec. 4.3.6] The materials and finishes for the proposed garage are compatible with***

*historic materials and finishes found in the historic district. [Sec. 4.3.9]. And that the final plans will be approved by staff and they reflect what was shown at this hearing as shown on Exhibit A. Commissioner Hammond-Green seconded the motion which passed unanimously.*

- VII **Old Business.** Chair welcomed the new Commission members. Ms. Hunt stated an Administrative hearing has been set for September 7<sup>th</sup> for 1420 Ridgecrest. Ms. Hunt stated the budget discussion would be on the September agenda.
- VIII **Adjournment.** The Chair adjourned the meeting at 6:54 p.m.

---

Chair