

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Meeting of April 20, 2022

Commissioners Present: Chris Battista, Jim Welter (Vice-Chair), Cheryl Jones, (Chair), Ralph Hammond-Green, Crystal Cauley

Commissioners Absent: Chris Barron, Chris Dannals, Sam Hayes

Staff Present: Matthew Manley, Planning Manager/Commission Coordinator, Alexandra Hunt, Planner I, Daniel Heyman, Staff Attorney

- I **Call to Order.** Chair called this meeting of the Hendersonville Historic Preservation Commission to order at 5:00 pm.
- II **Agenda.** Chair moved to amend the agenda to include public comment prior to the public hearings and to move Item D up to Item C to keep the COA's together. Commissioner Welter seconded the motion to amend the agenda. Commissioner Hammond-Green moved to amend the agenda to include an update concerning staff approved COA's. Commissioner Welter seconded the motion to amend the agenda. The amended agenda was approved.
- III **Minutes.** On motion of Commissioner Hammond-Green seconded by Commissioner Welter the minutes of the Regular meeting of February 16, 2022 and the Special meeting of March 30, 2022 were approved.
- VI **Public Comment**
- V **Old Business**
- VI **Other Business**
- VII **New Business**
- VII(C) **Certificate of Appropriateness** – Dennis Dunlap – 434 N. Main Street - (File No. H22-028-COA).

Chair opened the public hearing.

Ms. Hunt stated the city is in receipt of a Certificate of Appropriateness application from Dennis Dunlap of Dunlap Construction and Rudolph Haug, property owner for the replacement of an existing awning and wood siding for the property located at 434 N. Main Street. The applicant states in the application that they plan to remove wood shingles from the front awning and install new metal roof and new metal over existing wood siding. Staff has met with the applicant at the subject property twice to look at the condition of the original façade of the building after the applicant was able to remove portions of the existing awning to see if the awning could be removed completely and restore the original façade. It was determined that the original façade was beyond the scope of repair the property owner had budgeted for.

The PIN is 9568-88-0412. The property is zoned C-1, Central Business and is in the Main Street Historic

District. The proposal is for a major work.

A map of the Main Street Historic Overlay District was shown with the property outlined in yellow. An aerial view of the property was shown with the property outlined in red.

This is a contributing two-story brick building constructed prior to 1908. It was remodeled around 1915 by Erle Stilwell to serve as the Queen Theater. During the remodel the added embellishments that can be seen on the upper façade of the building however since then major changes have been made to the street level façade.

Photos of the existing conditions were shown of the façade. The awning does extend to the right onto the adjoining building. The awning currently has cedar shake shingles. The panels were removed to show the existing condition behind the awning. Photos of the existing façade were shown and explained. A lot of the brick work would need repairing if the awning was removed. It appeared to be some kind of Yarn Store. The Commission and staff discussed the pillars being chopped off.

Ms. Hunt stated the applicant and property owner looked into removing the awning all together and have the original façade showing but once looking at it and given the condition of it, and the cost of repairs and materials it limited to what they can do. Mr. Dunlap gave the property owner three options. The option was shown in the presentation along with the materials they would use which is cedar shake shingles. The applicant has indicated to staff that the property owner in the alternative should the Commission find this not to be compatible would just repair the existing cedar shake shingles of the awning. The applicant is here and can speak more to that.

The Design Standards that were applicable to this project were shown.

Commissioner Hammond-Green asked if the owner had considered just removing the awning and repairing what is there. Ms. Hunt stated they did, and the applicant can speak more to that. The extent of the damage was determined by removing some of those panels and the quote that was given to try and make those repairs, the owner was willing to make those minimal repairs but when looking at the extensive damage the applicant is here to speak to the cost and the damage underneath and what it would take to repair that.

There were no further questions for staff.

Dennis Dunlap, Dunlap Construction, 720B North Grove Street stated that building was originally built as a hardware store and Erle Stilwell turned it into the theater. He doesn't know if that was a new façade that he put on it or if he did that. If you look on the right of the Queen Theater photo and the two columns there at the bottom of the Queen area, those two columns are gone from there to the ground, the marble base and everything is gone. On the left, both of those columns are completely gone, and they put a huge beam in there and they built a 2' x 6' flat roof sticking out with angle arms welded to the beam that supports that whole awning. They looked at tearing the slope part of it completely off and framing it back up to an awning that just stuck out and doing some kind of roofing on that flat roof where the cut line was. The part where he took the siding off beside the sign that's the little part you would gain with seeing when doing all of that. The rest of it is gone. Rudi owns the other little building beside it that he bought when he moved his jewelry store in there. The awning has been there since the 60's when he took possession of it. He doesn't know if that is the original cedar shake roof on it or not, he assumes it is because that roof is built in a curve. It is not flat. He really wanted to put a metal roof

on it and put it to where a metal panel could lie straight on that slope but that is not congruent with the materials that the Commission will approve. The property owner has decided after much consideration that he will settle for just a repair, replace the siding and replace the shingles, stain it and get it done and just go with that. He never did a total amount for the total restoration to take it back to what the theater looked like but that is over 60 grand. It is well over 60 grand. It would cost 6 to 8 thousand dollars to tear the shakes off of it repair it and put it all together like it was in the 60's. He stated there was no rot or water damage. He is looking to replace it with like kind materials.

Ms Hunt stated this was brought to the Commission and placed on the agenda before the property owner decided to amend it and just make the repairs with like materials. Staff decided to let the applicant explain this to the Commission and kept it on the agenda.

Chair stated it is replacing in kind and repairing and there will be no new materials. Mr. Dunlap stated yes.

Chair asked if anyone had any questions or comments. No one had any questions or comments. Chair closed the public hearing.

Chair stated this is an amended application to replace in kind and make repairs and restore it to what it was.

Chair reopened the public hearing.

Mr. Manley asked if they were withdrawing the application. Chair stated she believes they are just amending it. Mr. Manley stated that amendment would be staff approved as a minor repair and the Commission would not have to take any action on that. He does not think any further action is needed this evening. Staff will work with the applicant. The COA application was withdrawn. No action was taken.

VIII ***Adjournment.*** The Chair adjourned the meeting at 7:15 p.m.

Chair