



CITY OF HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Wednesday, February 16, 2022 – 5:00 PM

AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

A. Minutes of January 19, 2022

4. **NEW BUSINESS**

A. 245 N Main St. – Demolition of Chimney (H22-001-COA) – *Alexandra Hunt | Planner I*

B. 314 N Main St. – Removal of Storefront Canopy and Metal Facade (H22-002-COA) – *Alexandra Hunt | Planner I*

5. **OLD BUSINESS**

A. Approval of Decision H21-35-COA

B. Update on Demolition by Neglect (1420 Ridgecrest) - *Alex Hunt, Planner I*

6. **OTHER BUSINESS**

A. HPC Budget Discussion - *Matthew Manley, Planning Manager*

B. Blythe St @ US64 (6th Ave) - NCDOT Project U5783 - *Matthew Manley, Planning Manager*

7. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Regular Meeting of January 19, 2022 - Electronic

Commissioners Present: In Person – Sam Hayes, Chris Battista, Jim Welter; Zoom - Cheryl Jones, (Chair), Ralph Hammond-Green, Chris Dannals, Crystal Cauley

Commissioners Absent: Chris Barron, Derek Cote

Staff Present: Matthew Manley, Planning Manager/Commission Coordinator, Alexandra Hunt, Planner, John Connet, City Manager

- I **Call to Order.** Chair called this meeting of the Hendersonville Historic Preservation Commission to order at 5:08 pm.
- II **Agenda.** Chair made a motion to amend the agenda to include public comment time for the items on the agenda tonight. This will be added after item III. Commissioner Welter made a motion to approve the revised agenda. Commissioner Hammond-Green seconded the motion. A roll call vote was taken, motion passed unanimously.
- III **Minutes.** On motion of Commissioner Hammond-Green seconded by Commissioner Welter the minutes of the Regular meeting of December 15, 2021 were approved.

Public Comment – Ken Fitch, 1046 Patton Street (Zoom) stated he supported the action of the Commission writing a letter concerning Boyd Park to City Council. He thinks Council needs to know what the Commission's view is on Boyd Park.

Sandra Williams, 309 Chadwick Avenue (Zoom) stated she was here in reference to Boyd Park. She stated she heard there was a letter that had been written. Chair stated she can make her comments now, as they will not be taking any comments on the letter. Ms. Williams stated she is in favor of keeping the park. It was a safe place for her while growing up and she also took her children there. She discussed the trash at Edwards Park and stated she is in favor of keeping the park. She is just here to listen.

There were no further comments.

- IV(A) **Landia Guest House Marker Proposal –** John Connet, City Manager stated he is here to present the item of a request to erect a historical marker at 710 1st Avenue West which is the location of the Landia Guest House. It served as a gathering spot not only for African Americans in Henderson County and Hendersonville but also as folks traveled through the area. It was listed in the Negro Motorist Green Book in 1960-1961 as a location where African Americans could rent a room with a private bath and meals that satisfy. Hollis T. and Ozzie Landrum were the proprietors. Mr. Connet showed an example of a sign. There are several historic signs around the community, not as many for African Americans or sites that are significant to African Americans. As they have been working with our Diversity Inclusion Committee as well as others in the community, they thought it was appropriate to recognize the Landia Guest House for its historic significance. It served the African American community from back in the

1950's and 60's and even into the 70's and 80's, it continued to be a community location where they had dances and served meals.

The Diversity Inclusion Committee met last week, and they unanimously recommended they do this. Mr. Connet has a sign proposal ready, and they could move forward with ordering the sign if the HPC feels it is appropriate. They would like to get it erected as soon as possible. They will be using money set aside for HPC in their budget plus monies set aside from various events they have done. They felt like it was appropriate for the HPC to review and sign off on this marker.

Chair asked if the property owners had been contacted and if they were agreeable. Mr. Connet stated yes, it is Melinda Lowrance and her husband.

Chair asked what the total cost of the marker would be. Mr. Connet stated roughly \$4,000. He stated they had money in their budget and had money in an old HPC account that staff did not even know about, where they had been putting money for this type of purpose. There is money available in that account also.

Commissioner Welter asked how much was in that account. Mr. Connet stated he thinks there is about \$7,000 in that account. Commissioner Welter asked if it was left over from the home tours. Mr. Connet stated yes, and the Cookie Caper and things like that.

Chair asked what the total of both accounts would be. Mr. Connet stated \$1,500 in the General Fund and \$6,000 to \$7,000 in the other account, so roughly \$8,500. If there are any other events they would like to do next year, they can work with staff to make a proposal if there are other things they would like to do in the coming year.

Commissioner Hammond-Green asked if the house that is there now, is the one that was used for this original purpose. Mr. Connet stated yes, the Landia Guest House is actually behind the residence located at 710 1st Avenue West. The original structure is there. This location is not in a local historic district, but the original house is there.

Commissioner Welter asked would the placement of the marker be viewable from the street. Mr. Connet stated yes, the marker would be on 1st Avenue and is a two-sided sign that you could see while traveling east or west. It is in a prominent location.

Commissioner Hammond-Green was concerned about the house that will be seen is not the historic building. Chair asked if an image of the building could be placed on the marker. Commissioner Hammond-Green suggested they change the wording on the marker and add that the building is located behind the house. Mr. Connet stated they are trying to keep the wording short for people viewing the marker while driving. He stated they could change the wording.

Commissioner Hayes stated he felt the same and felt the number could be removed. Commissioner Hayes asked if the section of the wording was taken out of the Green Book. Mr. Connet stated yes. Commissioner Hayes suggested that wording being a direct quote should be placed in quotations. The Commission agreed and Mr. Connet stated they could do that.

Chair discussed the motion. Mr. Connet stated they could approve this up to \$4,500 so that they can move forward on this. If other things come up that the HPC would like to do then Mr. Manley can apply for funding. Chair stated she thought their funds were a lot higher than that, but they have not seen the funding information in a long time.

Commissioner Battista discussed the amount coming out their account and other accounts that could be used. Mr. Connet explained spending the money and it just sitting in an account and not being used. It is all government money and if you don't spend it on this then what would you spend it on.

Chair discussed the coloring book project and spending money for that. Mr. Connet stated they are in the budget process now which begins June 1st and if they have items they need to spend money on then they will need to know how much. Since Covid there have not been a lot of events. If the Commission prefers not to spend HPC money to do HPC type things that benefit the whole public then he can find the money in the General Fund, but they need to find a way to put the money back into the community and not leave it sitting in an account.

Chair stated they have not seen accounting of their funds in a long time. She talked about allocation of funds and if they spend the \$4,500 now how could they replenish it. Commissioner Hammond-Green suggested they cap the amount at \$2,000 and that would give them time to get more through the budgeting process and the City could fund the other half. Mr. Connet stated whether you use the money in this account or not, the City could cover any HPC events they may have moving forward.

Commissioner Welter suggested putting an agenda item on the agenda to look at the budget. He suggested applying for grants from the federal money coming their way. Chair stated she did not have any answer about the federal money, but they can put an item on the agenda to discuss the budget. She stated they use to receive \$10,000 a year. Mr. Connet stated the money is there if they need it. He discussed the HPC setting priorities and ask Mr. Manley to submit a budget request for the coming year.

Chair asked if they could have one more look at the marker. Could he send an email with the changes to the marker so they can see it? Mr. Connet stated yes.

Commissioner Cauley joined the meeting via Zoom.

Commissioner Hammond-Green made a motion to proceed with the installation of the sign with revised wording and the money come from the HPC account for markers for up to \$4,500.

Commissioner Welter seconded the motion. A roll-call vote was taken. The vote was unanimous.

Mr. Connet asked if the Commission had any further questions for him before he leaves. There were no questions from the Commission.

- V(A) **Consideration of Letter to City Council concerning Boyd Park.** Chair stated they can have discussion among the Commission members on the letter she drafted concerning the content and any changes they may have.

Commissioner Welter congratulated Chair for putting together the letter and stated he thinks it gets the point across. It is just asking to start a conversation. Chair stated they are granted the authority to assist City Council and provide information to them.

Commissioner Hammond-Green wondered why this wasn't done two year ago. Chair stated they are the liaison between City Council and the citizens. She felt something can be done to recognize the park and its value and the historic value that is there. The Commission inserted themselves because the public asked for their help.

Commissioner Hayes asked about the urgency of this. Mr. Manley stated there is an item on the February Council agenda related to the Fire Station. He felt like the Commission needed to take some action tonight because this is timely. Chair stated they could get feedback now before the final approval.

Commissioner Battista stated he did some research and last month at the City Council meeting they did a resolution and engaged a design firm for the putt-putt course, so he felt this was very urgent.

Mr. Manley stated a member of the public came in late and would like to address the Commission. Chair stated she would open the public comment, but comments should be general and not related to the letter.

Chair opened the public comment.

Lynne Williams, Chadwick Avenue thanked the Commission and staff. She acted as the liaison to City Council and shared the message with them that a letter would be coming to them from the HPC. They moved forward with the resolution for bids but she told them about the letter. She reached out to the State Historic Preservation Office and they stated they cannot get involved politically in municipal matters and the only way they would be involved is if this body comes to them with an investigation for historic designation and they will comment on that. You can either take it into consideration or not, that will be up to you. The other way the state office would be involved is there was a section she believes 106 review that would be if any project uses federal funds, they are bound to have to do a historic review of that property before they can build on it. She brought this to the attention of City Council at their last meeting and Mr. Connet before his presentation specified to her that currently there wasn't going to be any federal funds in the building of this project. She doesn't know if that means in the future no federal funds could be used for the project. She does know there are FEMA funds coming and the money is going to fund firefighters and their roles and benefits but not buildings. One thing she learned from the State Historic Office when considering what would be considered historic at Boyd Park, must structures are not there but the one structure that is there is the actual mini-golf course itself and its older than 50 years and that would be something that could qualify. Yes, the mini-golf course has changed, four holes have been changed she believes when they did the remodel but there is a part of it that is actually authentic. She discussed the big bear and it being there for a long, long time. Someone from the Historic Heritage Museum said he can remember the putt-putt being there since the 60's. That puts it over 50 years old. She brings this to relevance because that would be the defining factor in that historic designation. With the City attempting to move the course, once they do this, they might lose the standing for any designation for Boyd Park. That is why this point is relevant. The next point is often when you move historic features to another park you lose the historic use of the park in which you are relocating it to. She discussed seeing Edwards Park covered in snow and how this will totally change when the putt-putt course is moved there. She discussed the City bargaining to get Edwards Park and losing Berkeley Park with the historic Spinners Stadium. This is an example of how moving it could affect other historic locations and their value. She discussed the timeline for demolition being September 2022. She asked the Commission for any advice and support. She referenced a quote in the Times

News by Councilwoman Roundtree. Debbie Roundtree, who was elected to Miller's seat November 2nd will begin her term in December said; "she is against the elimination of Boyd Park. Some parts of the City are classified as historical and they keep taking away and giving something new back. She wants Council to consider putting mini golf on the roof of the new fire station. She got the idea from a course put of the top of a building in Raleigh about 10 years ago. I do realize that we need more capacity for the people of Hendersonville because Hendersonville is growing, and she gets that, but they need to keep in mind we need to keep some history here and they have taken so much out and she is very concerned about that."

Ms. Williams stated she just wanted to point out the opinion of some current Council members. She asks that they determine and collaborate on preservation aspects before we even consider commemoration, and she continues to ask this governing body to please prepare an investigation into the historic designation.

Mr. Manley asked if there was anyone on the Zoom call that did not get to speak. There was no one else on the call that had not given public comment already.

Chair went back into Board discussion concerning the letter. She discussed the urgency of the letter and if they are going to move forward with the letter, they need to either approve it as is or make any changes tonight. She would like to get it signed and get it to City Council on their February agenda. Chair asked if there was any further discussion. Commissioner Hammond-Green thought Chair did a very good job.

Commissioner Welter made a motion to authorize the Chair to issue the letter to City Council to open the dialogue about the historical aspects of Boyd Park. Commissioner Hammond-Green seconded the motion. A roll-call vote was taken. The motion passed unanimously.

- VI(A) **Election of Chair and Vice-Chair.** ***Commissioner Battista moved the Commission approve Cheryl Jones to continue as Chair for another year and Jim Welter to serve as Vice-Chair. Commissioner Hammond-Green seconded the motion. A roll-call vote was taken. The motion passed unanimously.***
- VI(B) **Staff Update on Assessment of Condition of Structures in Historic Districts.** Mr. Manley had reached out to friend of his that is a consultant in the historic field concerning what type of cost would be incurred to do that type of assessment. He read the feedback to the Commission. A quote of \$30,000 was estimated for 600 structures. Mr. Manley stated the cost could be a potential budget item and the Commission would need to discuss this. Mr. Manley stated the Commission could do a Demotion by Neglect on these properties. Commissioner Hammond-Green discussed using a drone to get a photographic survey of the roofs. Mr. Manley explained Demotion by Neglect. Mr. Manley will keep the Commission updated on a budget discussion. The Commission discussed helping property owners and not going at it as an enforcement action. Grants and tax credits were discussed. Chair asked that they get a budget proposal together for next month so they can move forward with this to City Council. Chair asked Mr. Manley to get a deadline on the budget so they can set a meeting time. No action was taken.
- VI(C) **Staff Request: Assistance with Social Media Content for the 175th Anniversary.** Mr. Manley stated this is the 175th Anniversary of the City of Hendersonville. Staff is putting together a social media event for the anniversary and asked if the Commission have any content they would like to add that would be

helpful. Commission Battista suggested forming a committee. Mr. Manley stated they just need a few people to get together with some ideas that could be posted to the website. They can even email the ideas to staff. This does not necessarily need to be meeting. No action was taken.

VII ***Adjournment.*** The Chair adjourned the meeting at 6:48 p.m.

Chair

DRAFT



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** February 16, 2022

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: 245 N Main St. – Demolition of Chimney (H22-001-COA) – Alexandra Hunt / Planner I

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H22-001-COA and located within the Main Street Historic District, if demolished 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: Design Standards 'Section 5.2 – Demolition' has been satisfied by the applicant by working with the Commission to pursue all alternatives, the original setting and context of the structure have been documented, work has been/will be performed to salvage useable materials, a site plan has been submitted showing post-demolition development/plantings, all efforts will be made to ensure safety and tree protection, the site will be cleared promptly and thoroughly, and after demolition the site will be developed or replanted promptly.

2. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H22-001-COA and located within the Main Street Historic District, if demolished according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is incongruous with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons: Design Standards 'Section 5.2 – Demolition' has not been satisfied by the applicant by not working with the Commission to pursue all alternatives, the original setting and context of the structure has not been documented, work has not been performed to salvage useable materials and/or, a site plan has not been submitted showing post-demolition development/plantings. Furthermore, the Commission believes efforts cannot be made to ensure safety and tree protection, that the site will not be cleared promptly and thoroughly, and that after demolition the site will not be developed or replanted promptly.

SUMMARY:

The City is in receipt of a Certificate of Appropriateness application for 245 N Main St. for the demolition of the exterior portion of a chimney above the roof line of the building. The applicant is making the following statement related to their request:

“Remove exterior portion of [the] chimney above [the] roof line. It is currently nonfunctioning and is leaking and causing mold issues.”

Robert is listed on the application as the contractor making the statements related to the integrity of the structure.

Toby Johnson, Construction Manager, of Lightning Restoration provided an email from Richie Baxley of Environmental Chimney Service who evaluated the condition of the chimney at the subject project. Mr. Baxley recommended that the chimney be “torn down and disposed of as it is no longer able to retain the products of combustion with gases leeching through the masonry and is further deteriorating the chimney casing.”

The subject property is currently the location of PNC Bank. It is listed on the Hendersonville Historic Preservation Commission website as the “only structure of a distinctly modern design on Main Street,” and 1970’s as the indicated time period.

Based on Henderson County records, the subject property was built in 1953. Staff believes that the subject property was once a moving picture show as indicated on a Sanborn map. However, Staff was unable to determine any additional information as to any historical significance of the subject property. Staff does believe that the chimney pre-dates the current building on the subject property.

For additional detail, please see the attached staff report prepared for the HPC.

| | |
|-----------------------------------|---|
| PROJECT/PETITIONER NUMBER: | H22-001-COA |
| PETITIONER NAME: | Lauren Webster (Property Manager) |
| ATTACHMENTS: | <ol style="list-style-type: none"> 1. Staff Report 2. COA Application 3. Email – Lightning Restoration 4. Henderson County Property Records |

245 N Main St. – Chimney Removal

(H22-001-COA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT - HISTORIC PRESERVATION
COA STAFF REPORT

Staff Report Contents

| | |
|--|---|
| PROJECT SUMMARY | 2 |
| SITE VICINITY MAP | 2 |
| City of Hendersonville – Main Street Local Historic Overlay Map | 3 |
| AERIAL MAPS | 4 |
| SITE CONDITIONS – SITE IMAGES CONTINUED | 6 |
| DESIGN GUIDELINES CRITERIA | 7 |
| EXHIBITS | 8 |
| - Exhibit A – Application..... | 8 |
| - Exhibit B – Email from Lightning Restoration Company and Environmental Chimney Services..... | 8 |
| - Exhibit C – Henderson County Property Records..... | 8 |



PROJECT SUMMARY

Applicant: Lightning Restoration of the Carolinas

Property Owner: Lauren Webster
(Property Manager)

Property Address: 245 N. Main St.

Project Acreage: 0.47 Acres

Parcel Identification Number(s): 9568-77-8710

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (Demolition of Chimney above roof line)



SITE VICINITY MAP

The City is in receipt of a Certificate of Appropriateness application for 245 N Main St. for the demolition of the exterior portion of a chimney above the roof line of the building. The applicant is making the following statement related to their request:

“Remove exterior portion of [the] chimney above [the] roof line. It is currently nonfunctioning and is leaking and causing mold issues.” (Exhibit A)

Robert is listed on the application as the contractor making the statements related to the integrity of the structure.

Toby Johnson, Construction Manager, of Lightning Restoration provided an email from Richie Baxley of Environmental Chimney Service who evaluated the condition of the chimney at the subject project (Exhibit B). Mr. Baxley recommended that the chimney be “torn down and disposed of as it is no longer able to retain the products of combustion with gases leeching through the masonry and is further deteriorating the chimney casing.”

The subject property is currently the location of PNC Bank. It is listed on the Hendersonville Historic Preservation Commission website as the “only structure of a distinctly modern design on Main Street,” and 1970’s as the indicated time period.

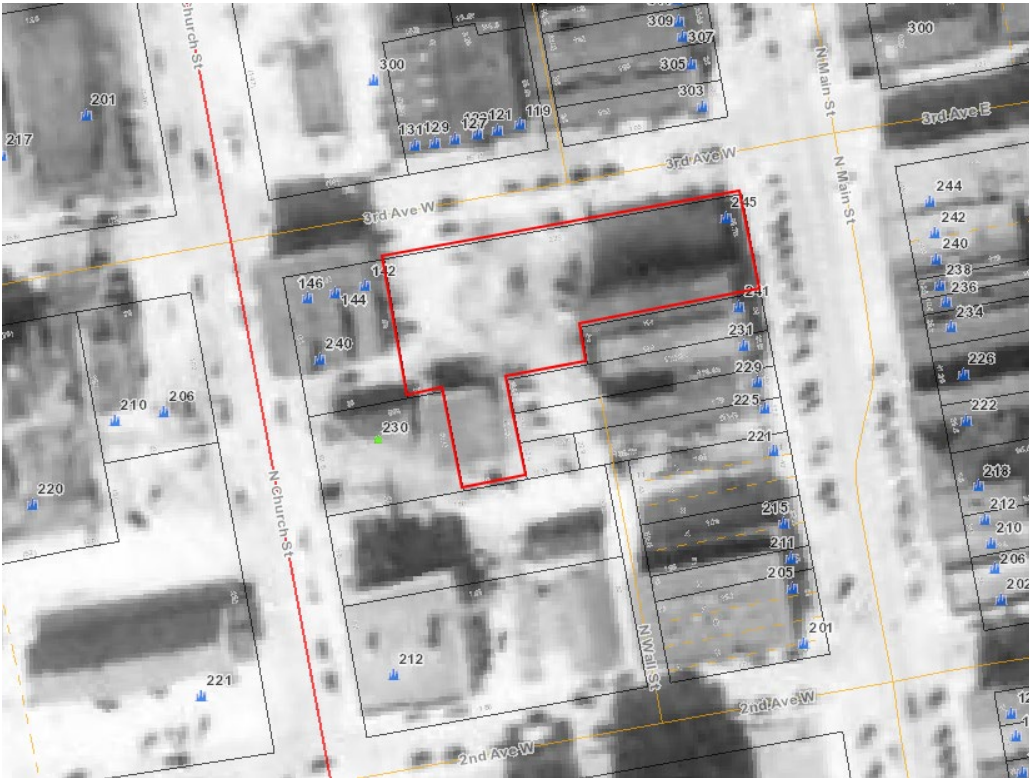
Based on Henderson County records, the subject property was built in 1953. (Exhibit C) Staff believes that the subject property was once a moving picture show theater as indicated on a Sanborn map. However, Staff was unable to determine any additional information as to any historical significance of the subject property. Staff believes that the chimney may pre-date the current building on the subject property but is unable to verify that information.

PROJECT SUMMARY – CONTINUED



City of Hendersonville – Main Street Local Historic Overlay Map

AERIAL MAPS



1954 GIS Map



2018 GIS Map

SITE CONDITIONS – SITE IMAGES

Images taken from 3rd Avenue W facing South.



SITE CONDITIONS – SITE IMAGES CONTINUED

Image taken from N Main St. (opposite of subject property) facing South.



DESIGN GUIDELINES CRITERIA

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Design Standards*, which is applied to the City's Residential Historic Districts and Landmarks. Specifically, Chapter 5 – Relocation or Demolition provides the guidance for this proposal.

5.2 DEMOLITION

- .1 Before demolition, work with the commission to pursue all alternatives to demolition.
- .2 Before demolishing a historic structure, document its original setting and context. Use photographs, site plans, and other graphic or written statements to record the existing site conditions.
- .3 Before demolition, work with the commission or other interested parties to salvage usable architectural materials and features.
- .4 Before demolition, submit a site plan to the commission illustrating proposed site development or plantings to follow demolition.
- .5 During demolition, ensure the safety of any adjacent properties and historic resources. Also, during and after demolition, take care to protect trees on the site from damage due to compaction of the soil by equipment.
- .6 After demolition, clear the site promptly and thoroughly.
- .7 After demolition, plant or develop the site promptly as approved in the proposed site plan.

CHAPTER 28 of CITY CODE – HISTORIC PRESERVATION

Sec. 28-147. Relocation, demolition or destruction of designated properties.

(a) *Application for certificate of appropriateness.* An application for a certificate of appropriateness authorizing the relocation, demolition or destruction of a designated landmark or a building, structure or site within a designated historic district may not be denied except as provided in subsection (b) of this section. However, the effective date of such a certificate may be delayed for a period of up to 365 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the commission where it finds that the owner would suffer extreme hardship or be deprived of all beneficial use of or return from such property by virtue of the delay. During such period the commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the building or site. If the commission finds that a building or site within a district has no special significance or value toward maintaining the character of a district, it shall waive all or parts of such period and authorize earlier demolition or removal.

(b) *Denial of certificate.* An application for a certificate of appropriateness authorizing the demolition or destruction of a building, site or structure determined by the state historic preservation officer as having statewide significance, as defined in the criteria of the National Register of Historic Places, may be denied except where the commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial.

EXHIBITS

- Exhibit A – Application
- Exhibit B – Email from Lightning Restoration Company and Environmental Chimney Services
- Exhibit C – Henderson County Property Records



HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

The following are required to constitute a complete application:

~ This form including the property owner's signature.

~ Attachments such as sketches, photos, site plan, etc., necessary to clearly explain the project.

Date

01/10/2022

Local District/Landmark

Address of Property

245 North Main Street Hendersonville 28792

Property Owner: Name

First Commercial Bank

Address

245 North Main Street Hendersonville

Day Phone

(828)

Contact Name (if other than owner)

Lightnings Restoration of the Carolinas

Address

170 Bradley Branch Rd Arden 28704

Phone

(828) 684-1693

828-273-0047

Robert

Details of proposed work: (attach additional papers if needed).

Remove exterior portion of chimney above roof line. It is currently
now functioning & is leaking & causing mold issues

Attachments:

☐ Photographs☐ Sketch☐ Site Plan (showing existing features and proposed)☐ Commercial samples☐ Commercial brochures

The burden of proof is on the applicant to prove the proposed work is in keeping with the historical character of the historic district. Please list specific reference(s) in the *Design Guidelines* that support your application.

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized

FW: Chimney at PNC Bank

Manley, Matthew <mmanley@hvlnc.gov>

Thu 2/3/2022 9:30 AM

To: Hunt, Alexandra <ahunt@hvlnc.gov>

For your COA staff report...

From: Toby Johnson <Toby@restorationcarolina.com>

Sent: Thursday, February 3, 2022 8:33 AM

To: Manley, Matthew <mmanley@hvlnc.gov>

Cc: James C. Bevers, P.E. <jbevers@ecslimited.com>; Randy Stafford <randy@restorationcarolina.com>; Alex Stafford <Alex@restorationcarolina.com>; Charles Kimball <charles@restorationcarolina.com>

Subject: FW: Chimney at PNC Bank

Be Advised: This email originated from outside of the Hendersonville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matthew,

It was a pleasurer speaking with you this morning.

Thank you for sharing your contact info with me and for working on this project with us.

Please see below email from Environmental Chimney Services.

If there is anything else you need please don't hesitate to reach out to us.

Hope you have a great day sir.

Toby Johnson
Const. Manager
Lightning Restoration
M# 803-992-9950
O# 828-684-1693

From: [Richie Baxley](#)

Sent: Wednesday, February 2, 2022 12:24 PM

To: [Toby Johnson](#)

Subject: Chimney at PNC Bank

Toby,

I have evaluated the chimney at the PNC Bank in downtown Hendersonville.

The exterior of the chimney above the roofline is in disrepair because of soft mortar joints and spalling brick due to excessive water penetration. The masonry coating that is on the brick surface, sometimes called stucco, is acting as a water trap and allows water to enter into the living space. We recommend that the chimney be torn down and disposed of as it is no longer able retain the products of combustion with gases leeching thru the masonry and is further deteriorating the chimney casing.

Thank You for Choosing Environmental Chimney Service!

Richie Baxley
[\(828\) 243-0098](#)



Property Summary

Item A.

Tax Year: 2022

| | | | | | |
|-------------------------|---------------|-----------------------------|----------------|--------------------------------|--|
| REID | 9949543 | PIN | 9568-77-8710 | Property Owner | FIRST COMMERCIAL BANK |
| Location Address | 245 N MAIN ST | Property Description | THIRD AND MAIN | Owner's Mailing Address | 130 SOUTH JEFFERSON ST STE 300 CHICAGO IL 60661 |

| Administrative Data | | Transfer Information | | Property Value | |
|------------------------------|----------------------|----------------------------------|----------|--|-------------|
| Plat Book & Page | | Deed Date | 3/8/1993 | Total Appraised Land Value | \$1,842,600 |
| Old Map # | | Deed Book | 000728 | Total Appraised Building Value | \$501,000 |
| Market Area | C100A | Deed Page | 00240 | Total Appraised Misc Improvements Value | \$2,500 |
| Township | NA | Revenue Stamps | \$475 | Total Cost Value | \$2,346,100 |
| Planning Jurisdiction | HENDERSONVILLE | Package Sale Date | | Total Appraised Value - Valued By Cost | \$2,346,100 |
| City | HENDERSONVILLE | Package Sale Price | | Other Exemptions | |
| Fire District | | Land Sale Date | | Exemption Desc | |
| Spec District | DOWNTOWN - MAIN STRE | Land Sale Price | | Use Value Deferred | |
| Land Class | BANKS | Improvement Summary | | Historic Value Deferred | |
| History REID 1 | | Total Buildings | 1 | Total Deferred Value | |
| History REID 2 | | Total Units | 0 | Total Taxable Value | \$2,346,100 |
| Acreage | 0.47 | Total Living Area | 0 | | |
| Permit Date | | Total Gross Leasable Area | 4,917 | | |
| Permit # | | | | | |

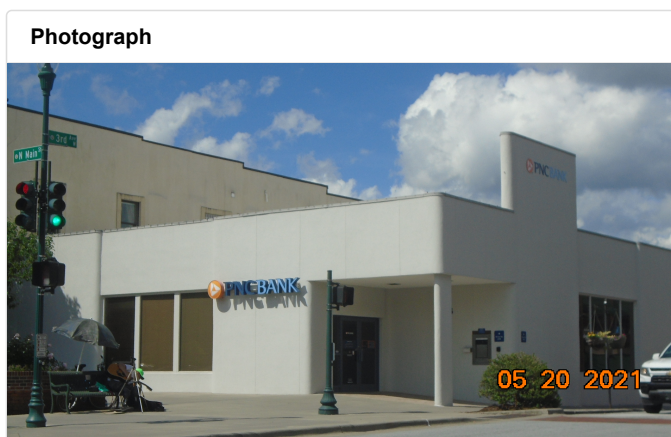
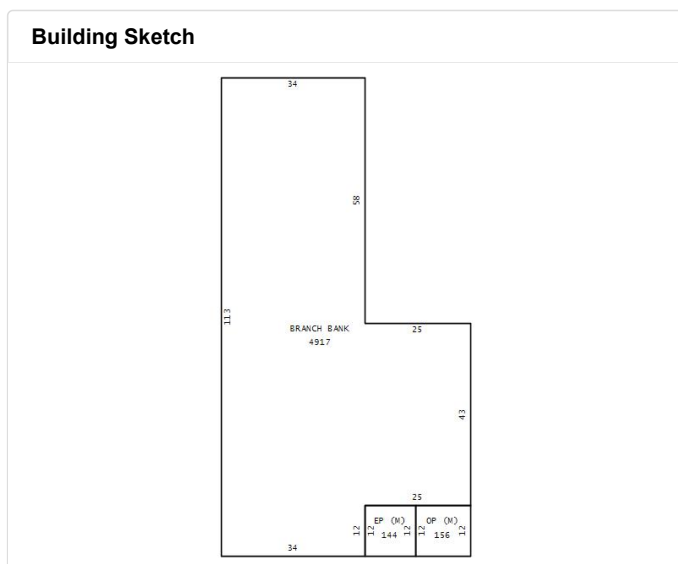
Building Summary

Card 1 245 N MAIN ST

| Building Details | | Building Total & Improvement Details | |
|--|-------------|--|---------------|
| Bldg Name | | Total Adjusted Replacement Cost New | \$878,997 |
| Primary Occupancy Type | BANKS | Physical Depreciation (% Bad) | AVERAGE 24 |
| Primary Occupancy | BRANCH BANK | Depreciated Value | \$668,038 |
| Primary Class | C | Economic Depreciation (% Bad) | 25 |
| Primary Quality | GRADE C | Functional Depreciation (% Bad) | 0 |
| Year Built | 1953 | Total Depreciated Value | \$501,029 |
| Effective Year | 1995 | Market Area Factor | 1 |
| Physical Depreciation (Rating) | AVERAGE | Building Value | \$501,000 |
| Physical Depreciation (% Bad) | 24 | Misc Improvements Value | \$2,500 |
| Economic Depreciation (% Bad) | 25 | Total Improvement Value | \$503,500 |
| Functional Depreciation (% Bad) | 0 | Assessed Land Value | \$1,842,600 |
| Gross Leasable Area (SQFT) | 4,917 | Assessed Total Value | \$2,346,100 |
| Remodeled Year | 0 | | |
| Total Stories | 1 | | |

| Section 1 Details | |
|--------------------|------------------|
| Occupancy Type | BANKS |
| Air Conditioning | 100% CENTRAL A/C |
| Baths | ADEQUATE |
| Class | C |
| Depreciation | 24% |
| Depreciation | AVERAGE |
| FIREPLACE OPENINGS | 0 |
| FIREPLACE STACKS | 0 |
| Heat | 100% HEAT PUMP |
| Occupancy | BRANCH BANK |
| Quality | GRADE C |

| Addition Summary | | | |
|------------------|-----------------------|------|------|
| Story | Type | Code | Area |
| 1.00 | OPEN PORCH (MAIN) | MAIN | 156 |
| 1.00 | ENCLOSED PORCH (MAIN) | MAIN | 144 |
| 1.00 | UNFINISHED BASEMENT | BSMT | 4917 |



Misc Improvements Summary

| Card # | Unit Quantity | Measure | Type | Base Price | Eff Year | Phys Depr (% Bad) | Econ Depr (% Bad) | Funct Depr (% Bad) | Common Interest (% Good) | Value |
|--------|---------------|---------|------------------------------|------------|----------|-------------------|-------------------|--------------------|--------------------------|---------|
| 1 | 12500 | SIZE | ASPHALT PAVING OVER 10000 SF | \$1.00 | 1980 | 80 | 0 | 0 | | \$2,500 |

Total Misc Improvements Value Assessed: \$2,500

Land Summary

Land Class: BANKS

Deeded Acres: 0

Calculated Acres: 0.47

| Zoning | Soil Class | Description | Size | Rate | Size Adj. Factor | Land Adjustment | Land Value | Item A. |
|--|------------|--------------------|-----------------------------|------|------------------|-----------------|-------------|---------|
| C-1 / MSH | | COMMERCIAL PRIMARY | 20473.00 SQUARE FOOT PRICED | \$90 | | | \$1,842,600 | |
| Total Land Value Assessed: \$1,842,600 | | | | | | | | |

Ownership History

| | Owner Name | Deed Type | % Ownership | Stamps | Sale Price | Book | Page | Deed Date |
|---------|-----------------------|-----------|-------------|--------|------------|--------|-------|-----------|
| Current | FIRST COMMERCIAL BANK | GWD | 100 | 475 | | 000728 | 00240 | 3/8/1993 |
| 1 Back | NORTHEAST MALL | GWD | 100 | 330 | | 000817 | 00001 | 3/8/1993 |
| 2 Back | FIRST COMMERCIAL BANK | GWD | 100 | 475 | | 000728 | 00240 | 11/7/1988 |

Notes Summary

| Building Card | Date | Line | Notes |
|---------------|------|------|-------|
| No Data | | | |



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** February 16, 2022

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: 314 N Main St. – Removal of Storefront Canopy and Metal Facade (H22-002-COA) – *Alexandra Hunt / Planner I*

SUGGESTED MOTION(S):

| | |
|---|---|
| <p>1. <u>For Recommending Approval:</u></p> <p><i>See below Summary.</i></p> | <p>2. <u>For Recommending Denial:</u></p> <p><i>See below Summary.</i></p> |
|---|---|

SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application for 314 N Main St. for the removal of the storefront canopy and metal facade. The applicant is making the following statement related to their request:

“Removal of storefront canopy and metal façade to expose original brick storefront (restoration details pending after removal of existing).”

Dennis Dunlap of Dunlap Construction is listed on the application as the applicant.

Staff placed this item on the February 16, 2022 Agenda and noticed this item per the noticing requirements. However, after reviewing the Certificate of Appropriateness Review Process and Main Street Design Guidelines, it was determined that this project is considered a Minor Works project and can be approved by Staff.

The HPC lists the following as Minor Works:

- Awnings: Addition, removal or replacement of cloth, canvas or acrylic awnings
- Removal of Artificial Siding: Total removal of asbestos, asphalt or other artificial siding when the original siding is to be repaired and repainted. Replacement with siding other than the original constitutes a major work.

Section 3.2.2 of the Main Street Design Guidelines encourages the removal of metal facades or other non-historic treatments and states the following:

“**2** The covering of upper facades is not appropriate. Whenever possible, remove metal or other non-historic covering from upper facades.”

Staff will review the COA application with the Commissioners at the February 16th meeting, however, this item will not be voted on and will be approved by Staff following any additional guidance from the Commission.

| | |
|-----------------------------------|---------------------------|
| PROJECT/PETITIONER NUMBER: | H22-002-COA |
| PETITIONER NAME: | Dennis Dunlap (Applicant) |
| ATTACHMENTS: | 1. COA Application |



APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS PERMIT
100 N. King Street ~ Hendersonville, NC ~ 28792
Phone (828) 697-3010 ~ Fax (828) 697-6185
www.cityofhendersonville.org

Item B.

HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

The following are required to constitute a complete application:

~ This form including the property owner's signature.

~ Attachments such as sketches, photos, site plan, etc., necessary to clearly explain the project.

Date

1-5-22

Local District/Landmark

Hendersonville

Address of Property

314 N. Main St. Hendersonville NC 28792

Property Owner: Name

Grest Investment Properties LLC / KDS Real Estate Holdings LLC

Address

1817 Jeffress Rd Mills River, NC 28759

Day Phone

828-606-9111

Contact Name (if other than owner)

Dunlap Construction Co - Dennis Dunlap / Jill Wallen

Address

120B N. Grove St. Hendersonville, NC

Phone

828-697-9598

Details of proposed work: (attach additional papers if needed).

Removal of storefront canopy and metal facade to
expose original brick storefront (restoration details pending after removal of
existing)

Attachments:

☒ Photographs

☐ Sketch

☐ Site Plan (showing existing features and proposed)

☐ Commercial samples

☐ Commercial brochures

The burden of proof is on the applicant to prove the proposed work is in keeping with the historical character of the historic district. Please list specific reference(s) in the *Design Guidelines* that support your application.

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six months. Certificates can be extended for six months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Owner's

Signature

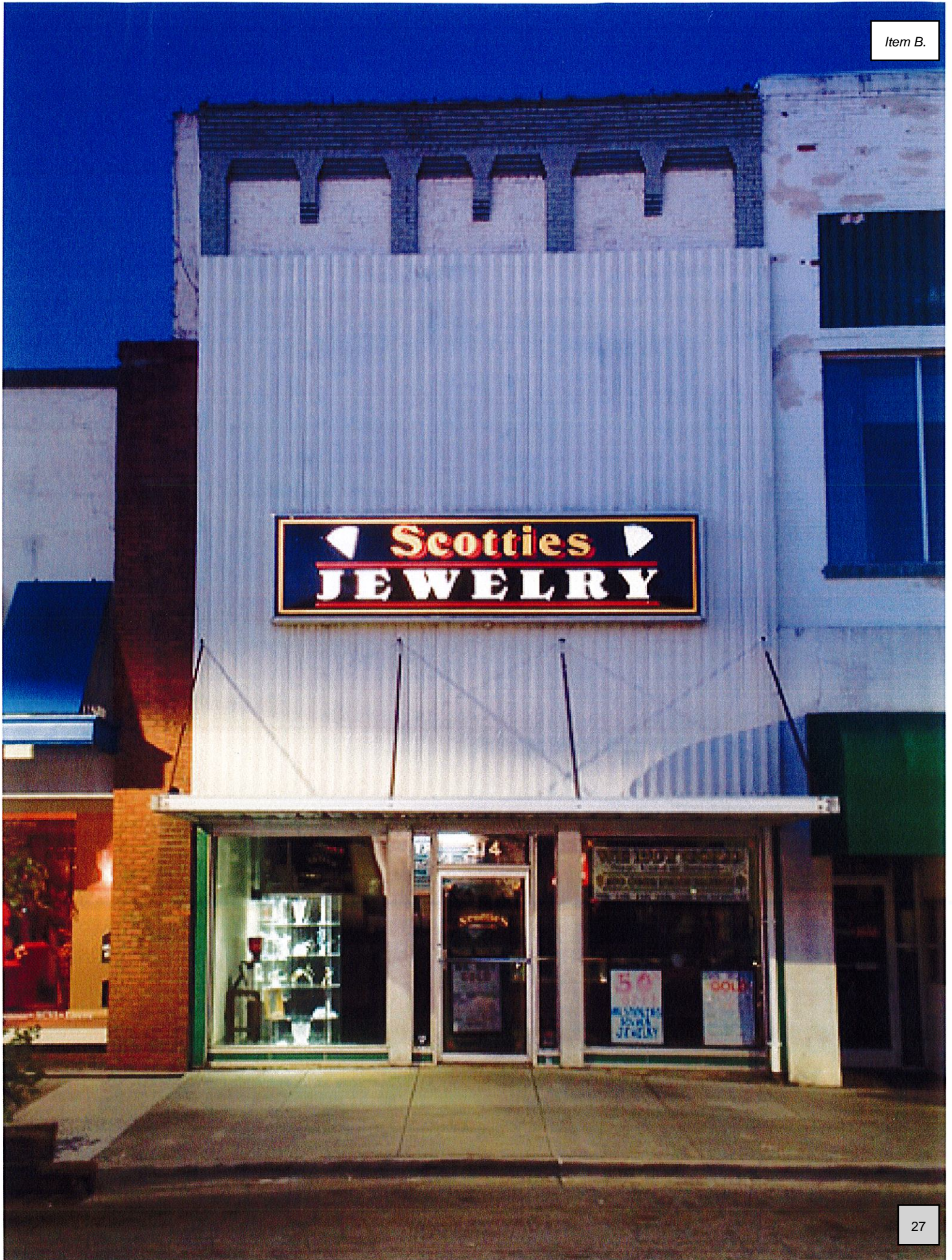
Owner's

Signature

Official Use:

DATE RECEIVED:

1/6/22 BY Terri Swann



**IN RE THE APPLICATION OF
KATHRYN VICKERS,
FOR A CERTIFICATE OF
APPROPRIATENESS
PIN 9569-72-0812**

**FINDINGS OF FACT,
CONCLUSIONS OF LAW AND DECISION**

This matter came before the Hendersonville Historic Preservation Commission on December 15, 2021 for a quasi-judicial hearing on the application of Kathryn Vickers for a certificate of appropriateness for a property located at 1304 Hyman Avenue, Hendersonville, NC, Hyman Heights Historic District, Hendersonville, PIN 9569-72-0812 (“Subject Property”) to demolish an existing carriage house due to its poor condition, with the application being dated November 19, 2021.

The subject property has a single-family residence located on it in addition to the carriage house. The carriage house structure is listed as a contributing structure in the Hyman Heights Local Designation Report and is described as a “Two-story pyramidal roof outbuilding with original wood siding, six-over-six windows, original garage doors” on the National Register inventory. The carriage house was built in 1922.

The file was submitted into the record. In addition Matthew Manley, Hendersonville Planning Manager, Kathryn Vickers, property owner and applicant and general contractor Chris Miller, testified and/or presented evidence, after first being duly sworn.

Issues

The Historic Preservation Commission’s adopted Residential Design Standards and the Secretary of the Interior’s Standards are incorporated in these findings and conclusions by reference. The question presented was whether the relevant standards permit the demolition of the carriage house as requested in the application.

Section 5.2 of the Design Guidelines provides that:

5.2 DEMOLITION

- .1 Before demolition, work with the commission to pursue all alternatives to demolition.
- .2 Before demolishing a historic structure, document its original setting and context. Use photographs, site plans, and other graphic or written statements to record the existing site conditions.
- .3 Before demolition, work with the commission or other interested parties to salvage usable architectural materials and features.
- .4 Before demolition, submit a site plan to the commission illustrating proposed site development or plantings to follow demolition.
- .5 During demolition, ensure the safety of any adjacent properties and historic resources. Also, during and after demolition, take care to protect trees on the site from damage due to compaction of the soil by equipment.
- .6 After demolition, clear the site promptly and thoroughly.
- .7 After demolition, plant or develop the site promptly as approved in the proposed site plan.

Testimony is accurately reflected in the minutes.

FINDINGS OF FACT

Based on the above testimony, the Board finds as follows:

1. The affected property is Hyman Avenue, Hendersonville.
2. The Subject Property is located at 1304 Hyman Avenue, Hendersonville, situated within the Hyman Heights Historic District. The carriage house, which is the subject of this decision, is located on the subject property.
3. The Subject Property has a single-family residence located on it as the primary structure, and has the carriage house located on it as an accessory structure. The carriage house is shown on the 1922 Sanborn map.
4. Applicant has requested to demolish the carriage house based on its poor and unsafe condition.
5. As of the date of the hearing on this application, the following was established regarding the condition of the property:
 - a. There are no footers for the existing foundation, which is composed of brick, and is cracking and bulging in places. There is also loose brick in the foundation.
 - b. There are cracks in the floor and in the concrete slab for the structure. The slab is higher on one side than the other and is starting to push out the brick that comprises the foundation.
 - c. Extensive termite damage has rendered it unsafe to go upon the second floor of the structure.
 - d. The building is starting to shift on the back side and is starting to come down. Recent earthwork on the neighboring property has caused the carriage house to shift even further and become even more unstable.
 - e. It is not feasible to jack up the structure and construct an appropriate foundation due to the termite damage and instability of the wood structure. There are vines growing through holes in the wood.
6. The carriage house is structurally unsound and poses a safety risk to persons and children residing or present within the neighborhood.
7. A site plan showing the demolition and replanting of the site has not been submitted.
8. Most of the materials of the structure are not salvageable without posing a safety risk to recover them. There are no architectural features to salvage.
9. Applicant has represented the following to the Commission, upon which the Commission is relying in considering this application:
 - a. Applicant will salvage any materials that can be salvaged.
 - b. After the proposed demolition, the area will be part of the yard. Applicant wants to do some landscaping.
 - c. Applicant is willing to post notice or place yellow caution tape around the structure immediately to put people on notice that it is unsafe.

10. With the imposition of the following conditions the issuance of a certificate of appropriateness for the demolition of the carriage house structure is in order.
 - a. The Applicant is required to submit and site plan with proposed landscaping and replanting showing compliance with all requirements. The replanting of the site with grass, and the landscaping must be completed as soon as is reasonably possible after the completion of the demolition.
 - b. Any materials that can safely be salvaged must be salvaged. Applicant will keep staff informed of any salvageable materials recovered from the demolition.
 - c. All efforts will be made to ensure safety and protection of existing trees.
 - d. Applicant will place yellow caution tape around the structure immediately.
11. Applicant has worked with the Commission to pursue all alternatives.
12. The original setting and context of the structure has been documented.

CONCLUSIONS OF LAW

Based on the above findings of fact, the Commission concludes as follows:

The demolition of the carriage house as proposed is in compliance with the design standards for the Hyman Heights Historic District, and the Certificate of Appropriateness should be granted, subject to the conditions as stated above.

DECISION

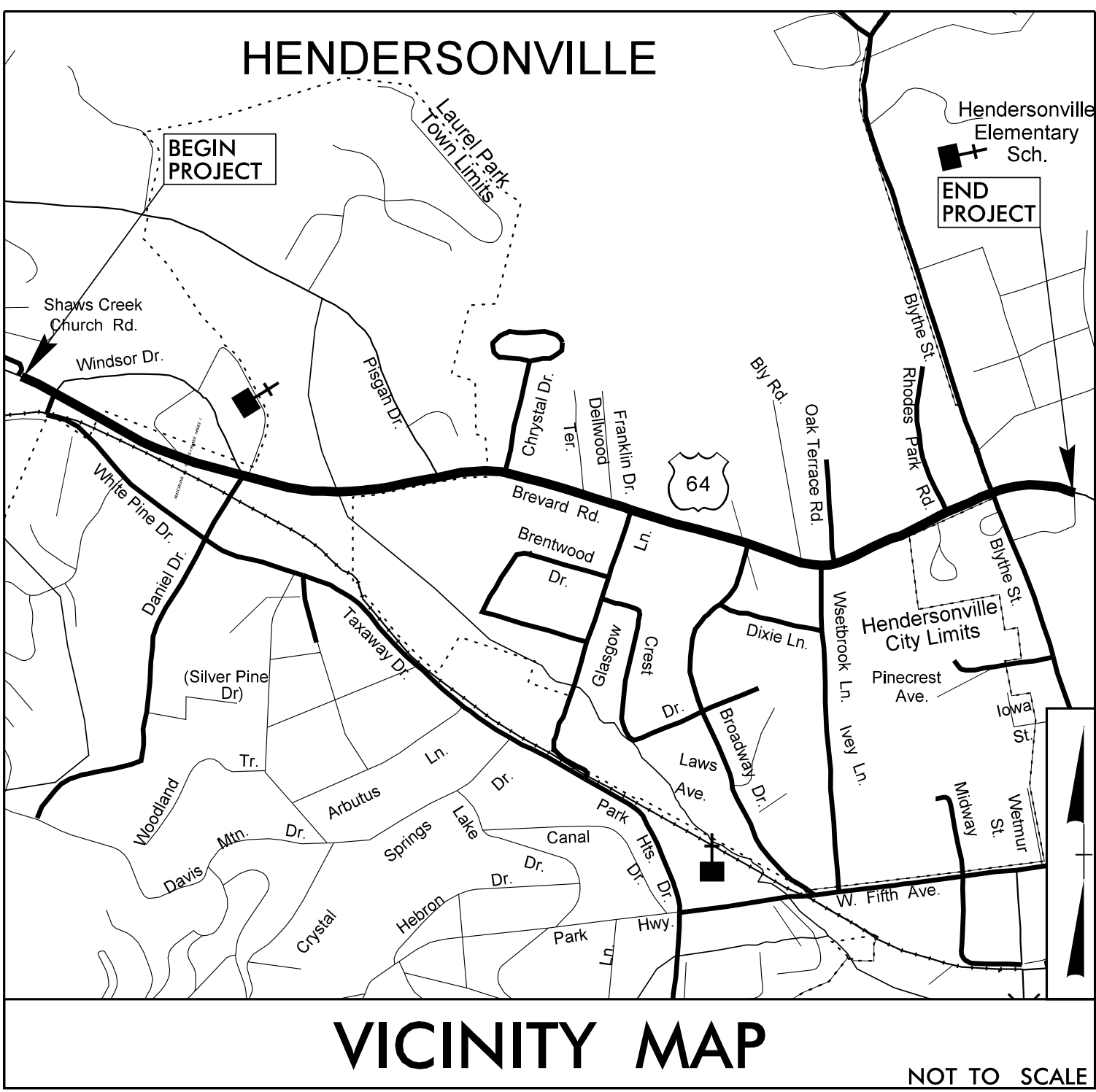
For the above reasons,

The application for a certificate of appropriateness is granted, subject to the conditions as stated, and the certificate is ordered issued.

Done this 16th day of February 2022.

Chair

TIP PROJECT: U-5783



STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS

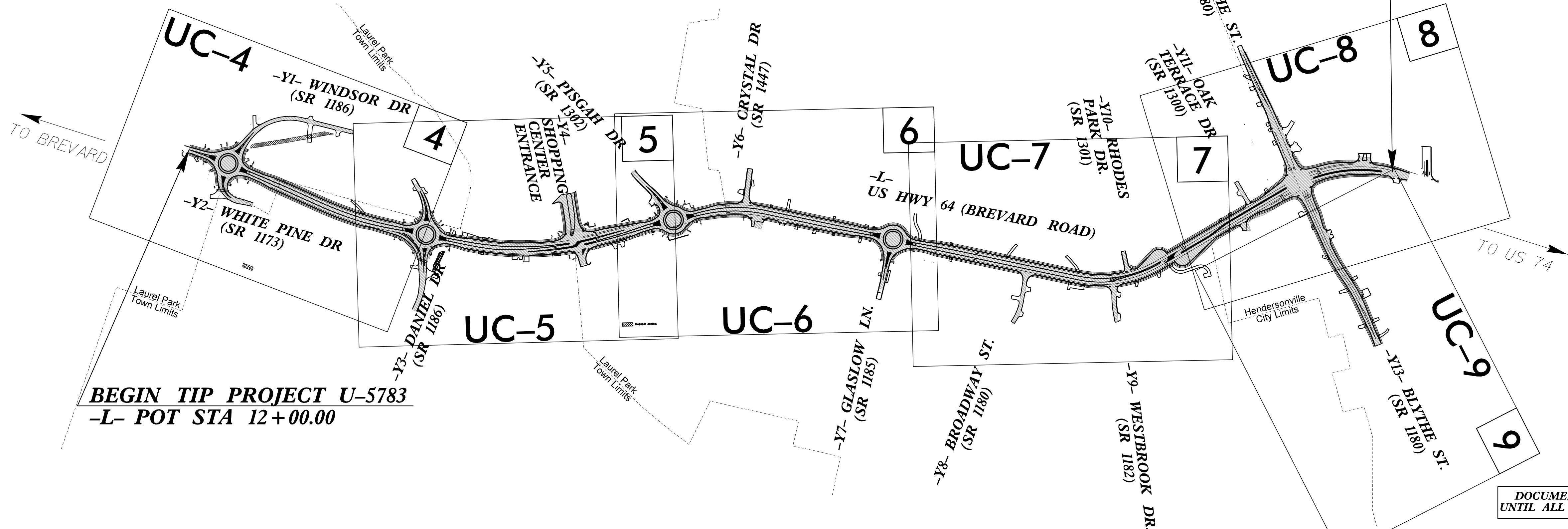
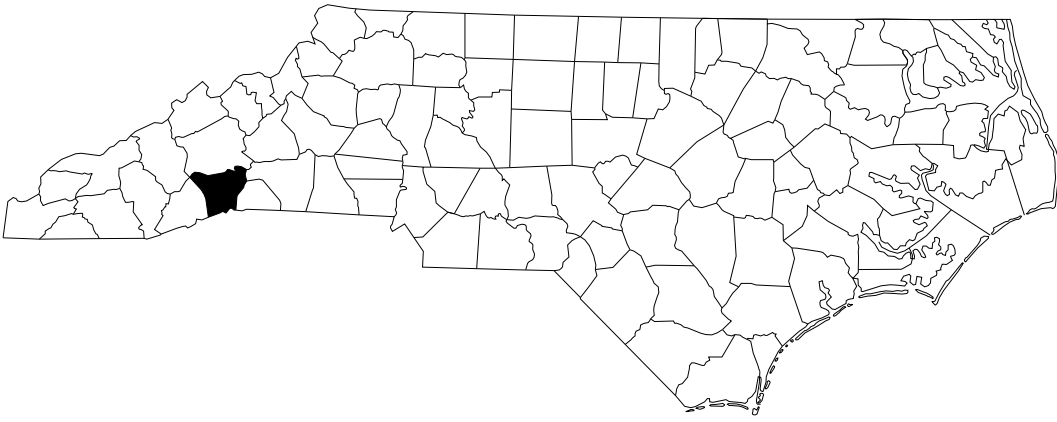
UTILITY CONSTRUCTION PLANS
HENDERSON COUNTY

LOCATION: US-64 (BREVARD ROAD) FROM SR 1173 (WHITE PINE DRIVE) TO SR 1180 (BLYTHE STREET)

TYPE OF WORK: WATER & SEWER LINE CONSTRUCTION

| | |
|------------|-----------|
| T.I.P. NO. | SHEET NO. |
| U-5783 | UC-1 |

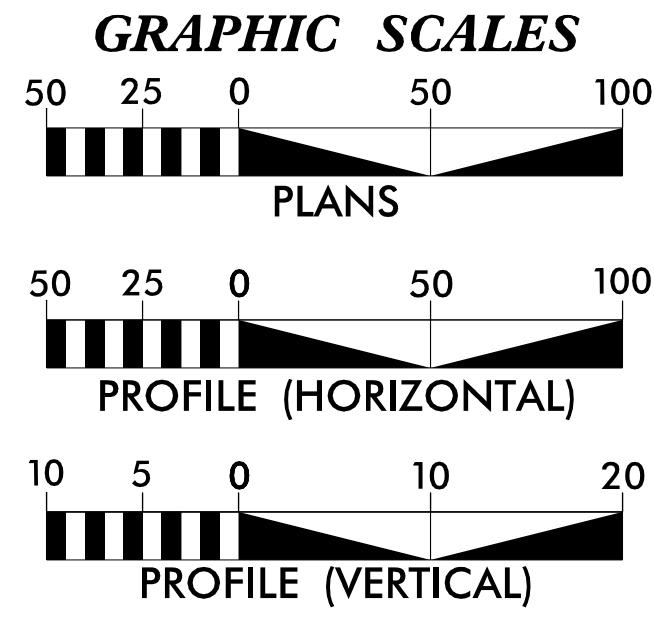
UTILITY CONST. PLANS
DATE: JUNE __, 2019



BEGIN TIP PROJECT U-5783
-L- POT STA 12+00.00

END TIP PROJECT U-5783
-L- POT STA 72+20.00

DOCUMENT NOT CONSIDERED FINAL
UNTIL ALL SIGNATURES ARE COMPLETED



SEE SHEET UC-1A
FOR
INDEX OF SHEETS

PUBLIC UTILITY OWNERS
ON PROJECT

(1) WATER & SEWER - CITY OF HENDERSONVILLE

PREPARED IN THE OFFICE OF:

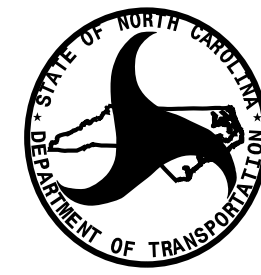


Consulting Engineers
1318-F Patton Avenue
Asheville, NC, 28806
(828) 253-2796

SEAL:



Dean Helstrom, P.E. UTILITY PROJECT MANAGER
Lynn Mann, P.G. PROJECT UTILITY COORDINATOR
David Dawson PROJECT UTILITY DESIGNER



DIVISION OF HIGHWAYS
UTILITIES UNIT
1555 MAIL SERVICES CENTER
RALEIGH, NC 27699-1555
PHONE (919) 707-6690
FAX (919) 250-4151

Byron Sanders, P.E. UTILITIES REGIONAL ENGINEER
Bob Golding DIVISION UTILITIES ENGINEER
Amy Dupree UTILITIES AREA COORDINATOR
Bill Green DIVISION UTILITIES COORDINATOR

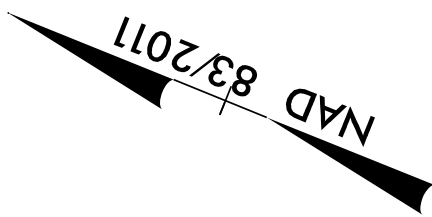
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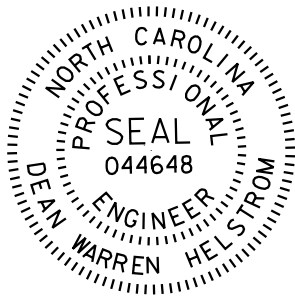
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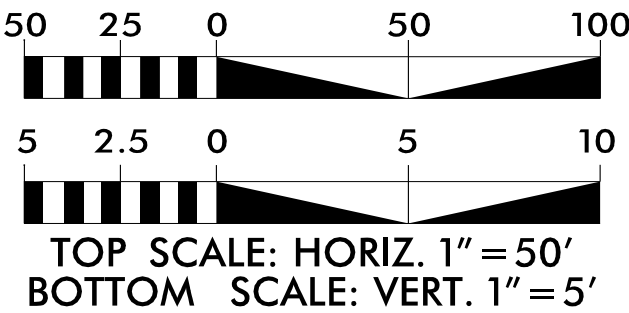
MATCHLINE -Y13- STA. 12+20 SEE UO-8


THE ESTIMATED QUANTITY OF DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS _____ POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

HENDERSON COUNTY



| | | | |
|--|--|---|--|
| PROJECT REFERENCE NO. U-5783 | | SHEET NO. UC-9 | |
| DESIGNED BY: DRD | |  | |
| DRAWN BY: DRF | | | |
| CHECKED BY: DWH | | | |
| APPROVED BY: DWH | | | |
| REVISED: | | NORTH CAROLINA DEPARTMENT OF TRANSPORTATION | |
| UTILITIES ENGINEERING SEC. PHONE: (919) 707-6690 FAX: (919) 250-4151 | | UTILITY CONSTRUCTION PLANS ONLY | |
| DOCUMENT NOT CONSIDERED FINAL UNTIL ALL SIGNATURES ARE COMPLETED | | | |
| UTILITY CONSTRUCTION | | | |





Consulting Engineers

Asheville, North Carolina
828-253-2796

Charlotte, NC 704-357-0488
Boone, NC 828-355-9933
Kennesaw, GA 770-627-3590

- ☐ Tri-Cities, TN 423-467-8401
- ☐ Knoxville, TN 865-546-1800
- ☐ Spartanburg, SC 864-574-4775
- ☐ Charleston, SC 843-974-5650
- ☐ Modesto, CA 209-248-6600
- ☐ Kennewick, WA 253-227-3590

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