



CITY OF HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Wednesday, July 20, 2022 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - A. Minutes of May 18, 2022
5. **OTHER BUSINESS**
 - A. Boyd Park Presentation - John Connet, City Manager
 - B. Staff Update on Administrative COA's
6. **NEW BUSINESS**
 - A. 1401 Highland Ave. – Addition of Detached Garage (H22-059-COA) – *Alexandra Hunt / Planner I*
7. **OLD BUSINESS**
8. **ADJOURNMENT**

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CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Meeting of May 18, 2022

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

Commissioners Absent: Chris Battista, Chris Barron, Chris Dannals

Staff Present: Matthew Manley, Planning Manager, 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 5:03 pm.
- II **Public Comment.** Commissioner Welter stated the “In-Putt” meeting went well and was positive and gave a brief update to the Commission.
- III **Agenda.** Chair made a motion to amend the agenda, under Item VII “Old Business” add item (A) which is the approval of the Findings of Fact for H22-19-COA, 225 N. Main Street and H22-24-COA, 412 N. Main Street. This will move Ridgecrest to Item VII(B). The motion was seconded by Commissioner Hammond-Green the amended agenda was approved.
- IV **Minutes.** On motion of Commissioner Hammond-Green seconded by Commissioner Welter the minutes of the meeting of April 20, 2022 were approved.
- V **New Business - None**
- VI **Other Business**
 - VI(A) Ms. Hunt gave an update of the Administrative COA’s that have been approved.
 - VI(B) Appointment of the Design Guidelines Committee – Appointed to this Committee were Commissioner Hammond-Green, Commissioner Welter and the Chair.
 - VI(C) Ms. Hunt gave an update on the HPC work plan.
- VII **Old Business.**
 - VII(A) **Approval of the Findings of Fact for H22-19-COA and H22-24-COA.**

Approval of Findings of Fact H22-19-COA. *Commissioner Welter moved to approve the Findings of Fact for H22-19-COA. Commissioner Hammond-Green seconded motion which passed unanimously.*

Approval of Findings of Fact H22-24-COA. *Commissioner Welter moved to approve the Findings of Fact for H22-24-COA. Commissioner Hayes seconded motion which passed unanimously.*

- VII(B) **Demolition by Neglect (H21-31-DEM)** – 1420 Ridgecrest Drive. Ms. Hunt gave a brief update on the overview and status of the project. She also stated the standards for the Demolition by Neglect and a list of the items that needed to be repaired. She discussed a drafted petition. The Commission discussed the property briefly and talked about moving forward on the petition.

Commissioner Hammond-Green moved the Commission based on the findings made on this report as identified as File # H21-31-DEM and as outlined in Section 28-191 of the Code of Ordinances of the City of Hendersonville, to file a petition with the Zoning Administrator for Demolition by Neglect of the structures located at 1420 Ridgecrest Drive in the Hyman Heights Historic District with the preference of the HPC being they would like to see repair/rehabilitation of the structures rather than demolition. Reasons for this are: 1. The deterioration of the exterior masonry in several areas and cracks in the foundation masonry. (Sec 28-190(1)). 2. The deterioration and presence of missing exterior mortar. (Sec, 28-191(4)). 3. The presence of rotted wood window frames and large gaps between the window an unpainted and exposed wood trim around windows. (Sec. 28-191(5)). 4. The presence of rot on window frames and eaves. (Sec. 28-191(7-8)). 5. The presence of erosion under the exterior concrete stairs. (Sec. 28-191(9)). 6. The deterioration of the foundation and wall of the former boiler room and/or greenhouse. (Sec. 28-191(10)). I further move that Staff be directed to draft a written petition consistent with this motion for review and approval by the Chair without further action of the Commission.

Commissioner Hammond-Green amended the motion to change all the stated Sections to 28-190 of the Code of Ordinances of the City of Hendersonville. Commissioner Welter seconded the amended motion which passed unanimously.

- VIII **Adjournment.** The Chair adjourned the meeting at 5:48 p.m.

Chair



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** July 20, 2022

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

TITLE OF ITEM: 1401 Highland Ave. – Addition of Detached Garage (H22-059-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 # H22-059-COA and located within the Hyman Heights Historic District, if replaced 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:

1. The proposed 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]
2. The proposed garage is compatible in size, form, height, proportion, materials and details within the historic district. [Sec. 2.5.7]
3. The proposed garage is partially unseen from the view of the street. [Sec. 2.5.7]
4. 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]
5. 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]
6. The materials and finishes for the proposed garage are compatible with historic materials

1. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H22-059-COA and located within the Hyman Heights Historic District, if added 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:

2. The proposed garage is not 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]
3. The proposed garage is not compatible in size, form, height, proportion, materials and details within the historic district. [Sec. 2.5.7]
4. The proposed garage does 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]
5. The proposed garage is not 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]
6. The materials and finishes for the proposed garage are not compatible with historic materials and finishes found in the historic district. [Sec. 4.3.9]

and finishes found in the historic district. [Sec. 4.3.9] [DISCUSS & VOTE]	 [DISCUSS & VOTE]
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SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from John Kneedler (Applicant/Property Owner) for the addition of a detached garage the subject property located at 1401 Highland Ave.

The subject property is a contributing building that was constructed after ca. 1923 and known as the William T. Egerton House.

The Applicant is making the following statement related to their request:

“A carport/garage with cedar siding to match the house to be constructed in the back of the property where it will not detract from the historic views of Highland and Crescent Ave. The garage will be the same historic style.” (Exhibit A)

The Applicant also submitted a site plan indicating the location of the garage and showing that it will meet the setback requirements of the City of Hendersonville Zoning Ordinance. (Exhibit C)

This COA application is considered a Major Work according to the standards of the Residential Historic District Design Guidelines.

PROJECT/PETITIONER NUMBER:	H22-059-COA
PETITIONER NAME:	John Kneedler (Applicant)
EXHIBITS:	A. Staff Report B. COA Application C. Henderson County Property Records D. Site Plan

1401 Highland Ave. – Addition of Detached Garage

(H22-059-COA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT - HISTORIC PRESERVATION

COA STAFF REPORT

Staff Report Contents

PROJECT SUMMARY.....	2
SITE VICINITY MAP	2
CITY OF HENDERSONVILLE – HYMAN HEIGHTS HISTORIC OVERLAY MAP.....	3
HISTORY OF SUBJECT PROPERTY.....	4
PAST COA APPROVALS	4
SITE IMAGES CONTINUED	6
SITE IMAGES CONT'D	7
PROPOSED GARAGE DESIGN.....	8
DESIGN GUIDELINES CRITERIA.....	9
- Exhibit A – Application.....	10
- Exhibit B – Henderson County Property Records.....	10
- Exhibit C – Site Plan.....	10



PROJECT SUMMARY

Applicant: John Kneedler

Property Owner: Lisa & John Kneedler
(Exhibit B)

Property Address: 1401 Highland Ave

Project Acreage: 0.38 Acres

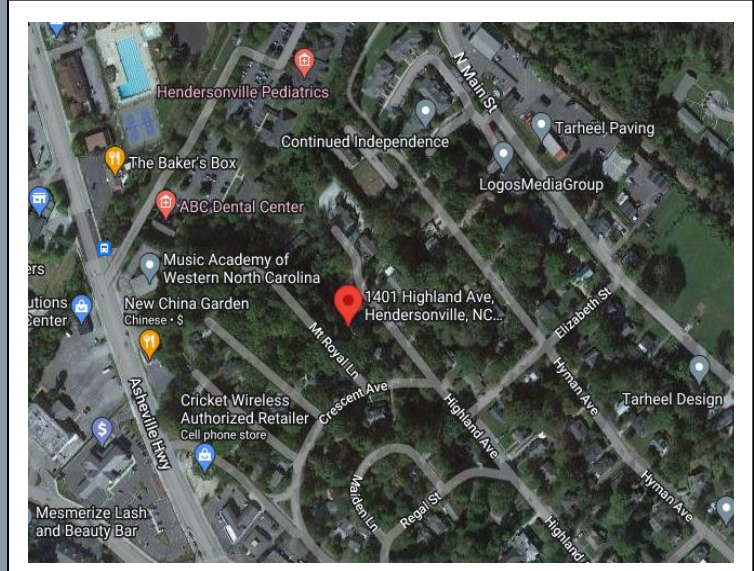
Parcel Identification Number(s):

9569-62-3678

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Major Work (Addition of detached garage)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from John Kneedler (Applicant/Property Owner) for the addition of a detached garage the subject property located at 1401 Highland Ave.

The subject property is a contributing building that was constructed after ca. 1923 and known as the William T. Egerton House.

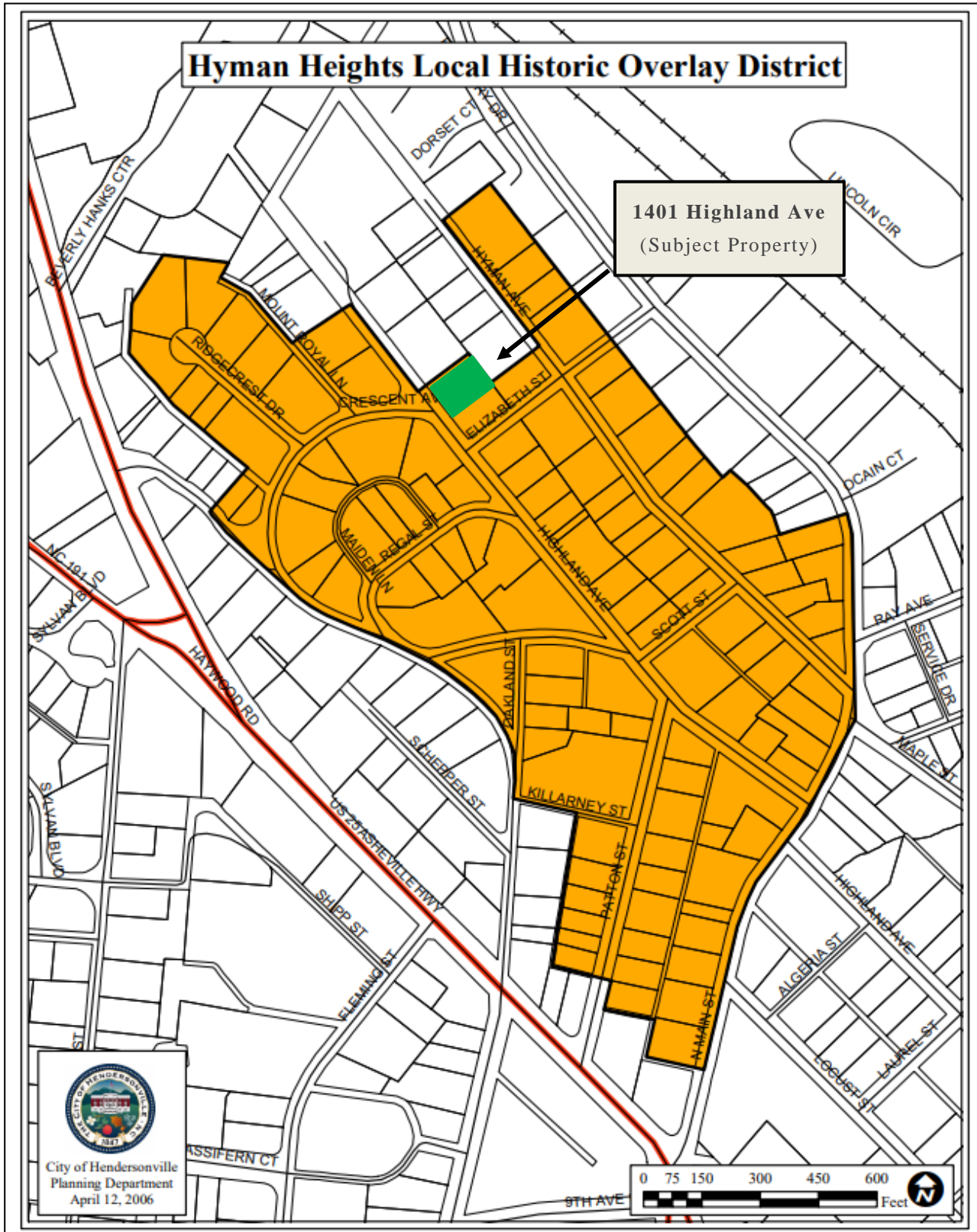
The Applicant is making the following statement related to their request:

“A carport/garage with cedar siding to match the house to be constructed in the back of the property where it will not detract from the historic views of Highland and Crescent Ave. The garage will be the same historic style.” (Exhibit A)

The Applicant also submitted a site plan indicating the location of the garage and showing that it will meet the setback requirements of the City of Hendersonville Zoning Ordinance. (Exhibit C)

This COA application is considered a Major Work according to the standards of the Residential Historic District Design Guidelines.

PROJECT SUMMARY – CONTINUED



CITY OF HENDERSONVILLE – HYMAN HEIGHTS HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY

According to the HPC website :

1401 Highland Avenue **William T. Egerton House**



Contributing, after 1923.

Shingle Style two-story house with a steeply pitched cross gable roof. Notable stone front exterior chimney. Windows are six-over-one. House sits high on the hill above street with steps leading up to it. Notable stone retaining wall. Front door may be a modern replacement. William T. Egerton, a lawyer, and wife

Annette lived here from 1941 to 1944. Virgil M. Kunkle, a salesman at Hendersonville Hardware Company, and wife Mildred lived here from 1945 to at least 1949. This house was built as part of the Mount Royal subdivision, platted on July 15, 1923. It was originally Lot 38. Good condition.

Source:
www.hendersonvillehpc.org

PAST COA APPROVALS

February 17, 2005 – Two COA's were approved by Staff, for a roof replacement and for the replacement of the two smaller dormers on the rear of the house with one large shed dormer.

March 30, 2012 – In July of 2010, the Commission approved the construction of an uncovered wood deck. That approval expired in July 2011 and the applicant re-submitted an application for the uncovered deck. A COA was Staff approved for the expansion of the rear deck as the Commission had previously approved a deck of a similar size.

June 16, 2016 – A COA was approved by Staff for the removal and replacement of a dead/diseased oak tree located at the east corner of the property.

February 2, 2017 – A COA was approved by Staff for the removal and replacement of a diseased oak tree located at the northeast corner of the property.

SITE CONDITIONS - SITE IMAGES



View of subject property from Highland Ave.



View of driveway and proposed location of the garage from Highland Ave.

SITE IMAGES CONTINUED

View of location of the proposed garage from driveway of subject property.



View of location of the proposed location from further up the driveway.

SITE IMAGES CONT'D

View looking down the driveway to Highland Ave. from the location of the proposed garage.



View of location of proposed garage from Mt. Royal Lane (running behind subject property) looking towards Highland Ave.

PROPOSED GARAGE DESIGN

The Applicant submitted the following image of the proposed design of the garage:



The Applicant indicated on the submitted application that the garage will have “cedar siding to match the house” and will that have the “same historic style” as the existing home. (Exhibit B)

DESIGN GUIDELINES CRITERIA

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Residential Historic Districts and Landmarks. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 2.5 Garages and Accessory Structures

Section 2.5.6 - Locate and orient new garages and accessory buildings in locations compatible with the traditional relationship of garages and accessory buildings to the main structure and the site in the district.

Section 2.5.7 - 7 It is not appropriate to introduce a prefabricated accessory building if it is not compatible in size, form, height, proportion, materials, and details with historic accessory structures in the historic district, or unless screened from view from the street.

Section 2.5.8 - It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site, or require removal of a significant building element or site feature, such as a mature tree.

Section 2.5.9 - It is not appropriate to introduce features or detail to a garage or an accessory building in an attempt to create a false historical appearance.

Section 4.3 New Construction

Section 4.3.1 - 1 Site new construction to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of setback, orientation, spacing, and distance from adjacent buildings.

Section 4.3.2 - Design new construction so that the overall character of the site, site topography, character-defining site features, and significant district vistas and views are retained.

Section 4.3.6 - Design new buildings to be 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.

Section 4.3.9 - Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the historic district in terms of composition, scale, module, pattern, detail, texture, finish and sheen.

Section 4.3.10 - Design new buildings so that they are compatible with but discernible from historic buildings in the district. It is not appropriate to design new buildings that attempt to duplicate historic buildings.

EXHIBITS

- Exhibit A – Application
- Exhibit B – Henderson County Property Records
- Exhibit C – Site Plan



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

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 6-2-2022

Local District/Landmark Hyman Heights

Address of Property 1401 Highland Ave, Hendersonville 28742

Property Owner: Name John Kneeder

Address 1401 Highland Ave, Hendersonville

Day Phone 828-588-3602

Contact Name (if other than owner)

Address

Phone

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

A carport/garage with cedar siding to match the house. To be constructed in the back of the property where it will not detract from the historic views of Highland + Crescent Ave. The Garage will be same historic style.

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.

See Attached

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

John Kneeder

Owner's
Signature

John Kneeder

Mount Royal St

Item A.

Back
yard

Back
Ivy

Proposed
Car-
port

Garden

*
*
*
*

Primary
Home at
1401
Highland

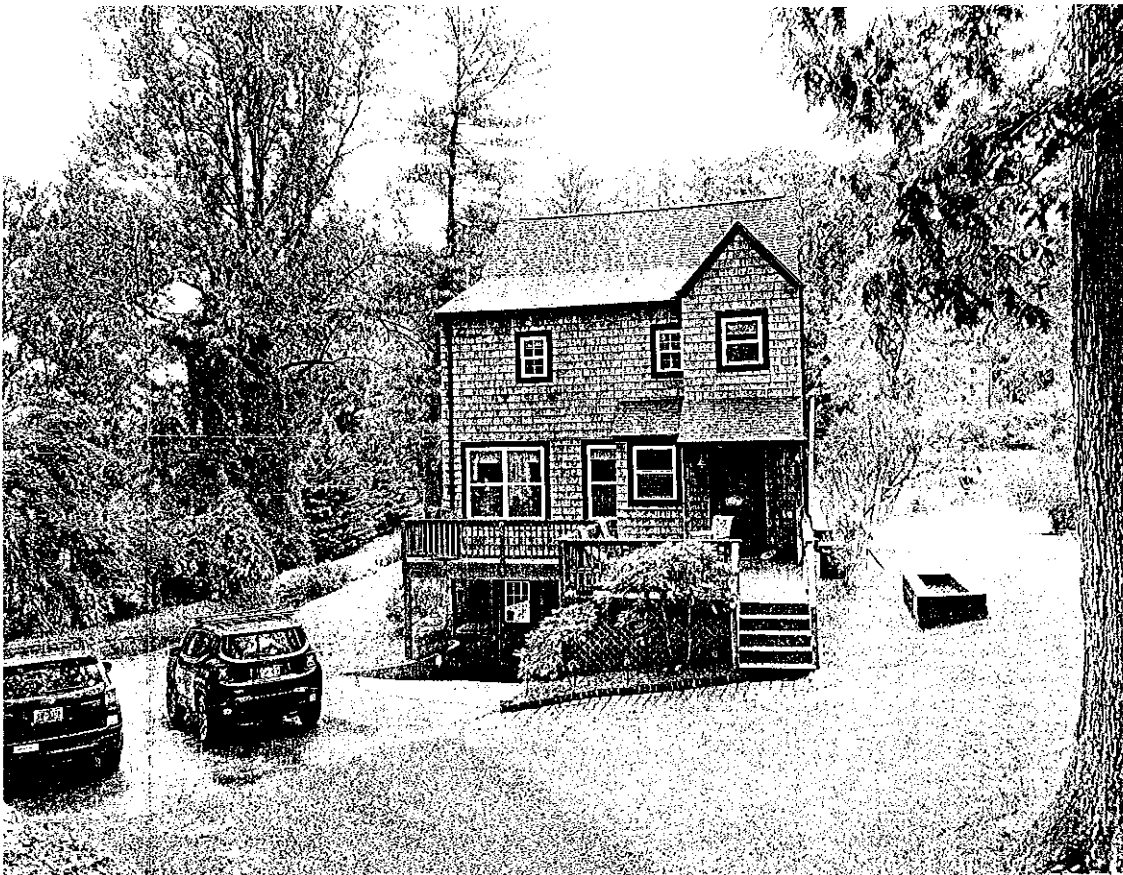
Back
Deck

Front
Porch

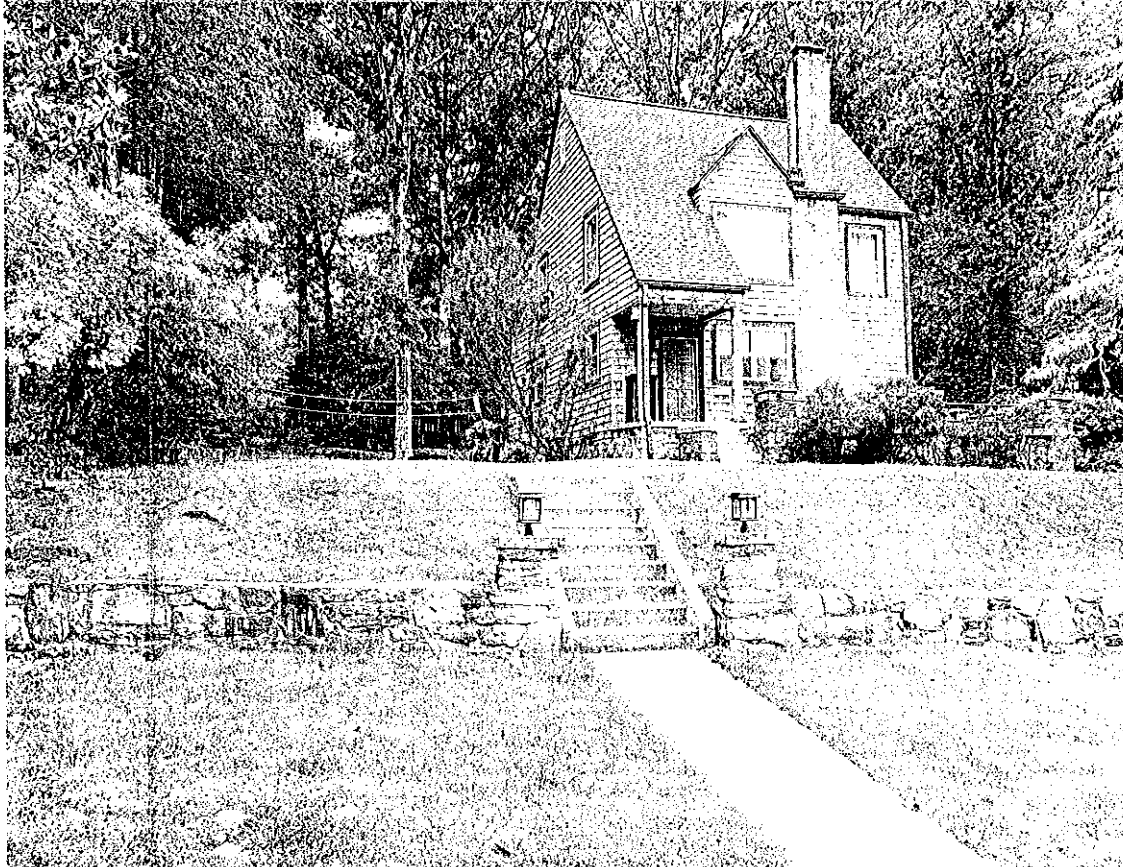
*
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*
*

Front
yard

Highland Ave



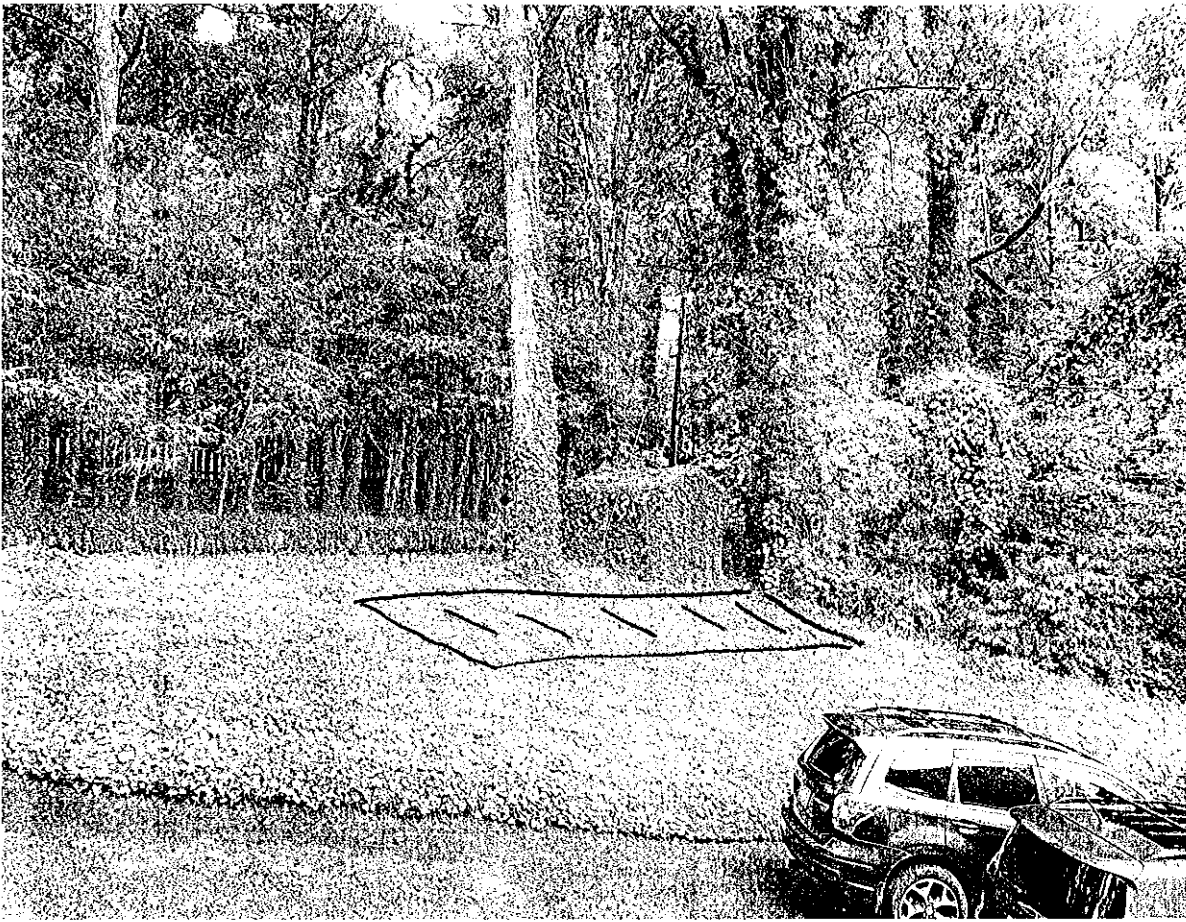
View
from
Mount
Royal
(Back
yard)



View
from
Highland
Ave

(Front
yard)

The carport can Not be seen
from Highland or Crescent Ave.

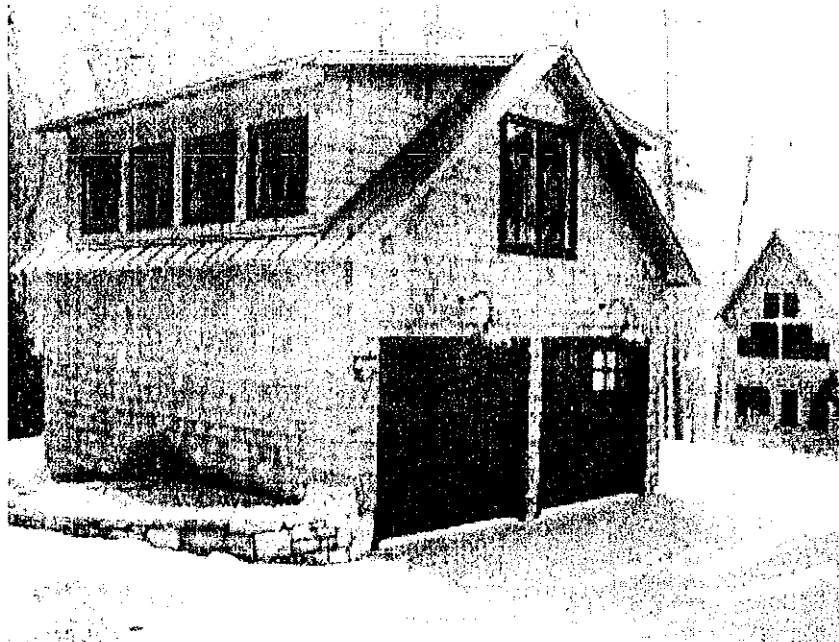


Potential
Site
for
Cedar
Car Port
to match
the
house



View from the
Driveway going up
to the back of
the property +
proposed site

Carport
Style to match
the house





This document presented and filed:
11/10/2015 03:09:37 PM

WB

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$0.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 01-17146 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: The Lyda Law Firm – 308 Martin Luther King Jr. Blvd., Hendersonville, NC 28792

This instrument was prepared by: JACK A. LYDA

Brief description for the Index: Lots 38, 39 and 20 Feet of Lot 40

THIS DEED made this 6th day of November, 2015, by and between

GRANTOR	GRANTEE
LISA C. KNEEDLER f/k/a LISA LYTLE And husband, JOHN KNEEDLER	LISA C. KNEEDLER And husband, JOHN E. KNEEDLER
Address: 1401 Highland Avenue Hendersonville, NC 28792	Address: 1401 Highland Avenue Hendersonville, NC 28792

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Henderson County, North Carolina and more particularly described as follows:

BEGINNING at a stake standing in the Southwest margin of Highland Avenue, said stake standing South 39 deg. 30 min. East 339 feet from the point of intersection of the outside line of the Mount Royal Subdivision with the Southwest margin of Highland Avenue and running thence from said beginning point South 50 deg. 30 min. West 142 feet to a stake in the Northeast margin of Laurel Lane; thence with said margin of said Lane South 42 deg. 30 min. East 120.14 feet to an iron pin in the Northwest corner of Lot 37; thence with the North line of Lot 37 North 50 deg. 30 min. East 135.78 feet to an iron pin in the Southwest margin of Highland Avenue; thence with said margin of said Avenue North 39 deg. 30 min. West 120 feet to the point of BEGINNING and being all of Lots 38, 39 and the Southern 20 feet of Lot 40 of the Mount Royal Subdivision as per plat recorded in Plat Book 1, Page 91 and re-indexed in Plat Cabinet B, Slide 46A in the Henderson County, North Carolina Register of Deeds Office.

BEING the same property as conveyed in a Deed from U.S. Bank National Association as Trustee for CMLT 2007-AMC4 to Lisa Lytle and John Kneedler recorded May 28, 2010 in Book 1430, Page 596 in the Henderson County, North Carolina Register of Deeds Office.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1430, page 596, Henderson County, North Carolina Register of Deeds Office.


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Henderson County ad valorem taxes for 2016, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way, zoning and land use, statutes, regulations and restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

 (SEAL)
LISA C. KNEEDLER f/k/a LISA LYTTLE

By: _____

Title:

 (SEAL)
JOHN KNEEDLER

By: _____

Title:

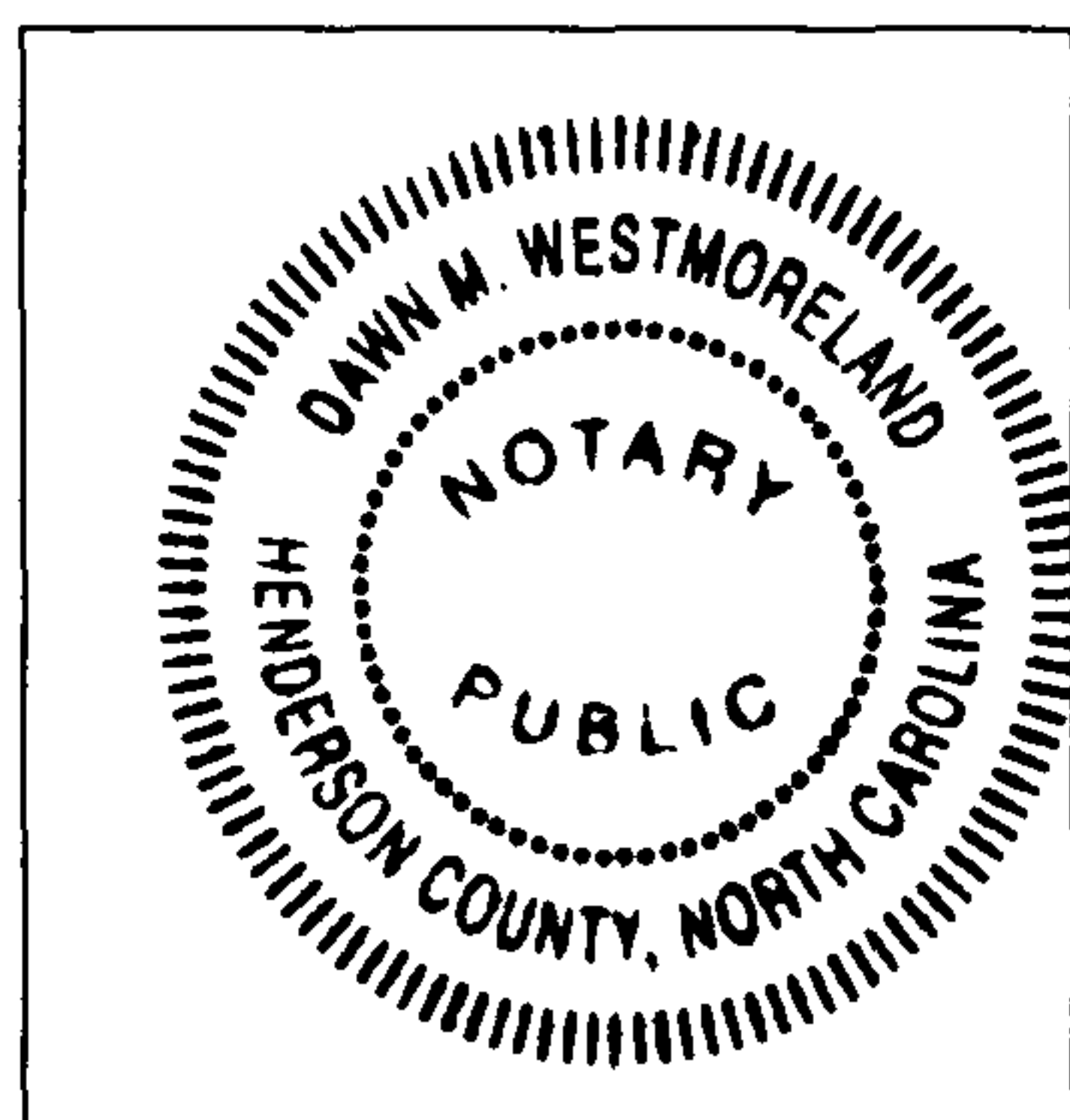
_____(SEAL)

By: _____

Title:

(SEAL)

SEAL-STAMP



State of North Carolina – County of Henderson

I, Dawn M. Westmoreland, the undersigned Notary Public of the County and State aforesaid, certify that **LISA C. KNEEDLER f/k/a LISA LYTLE AND JOHN KNEEDLER**, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

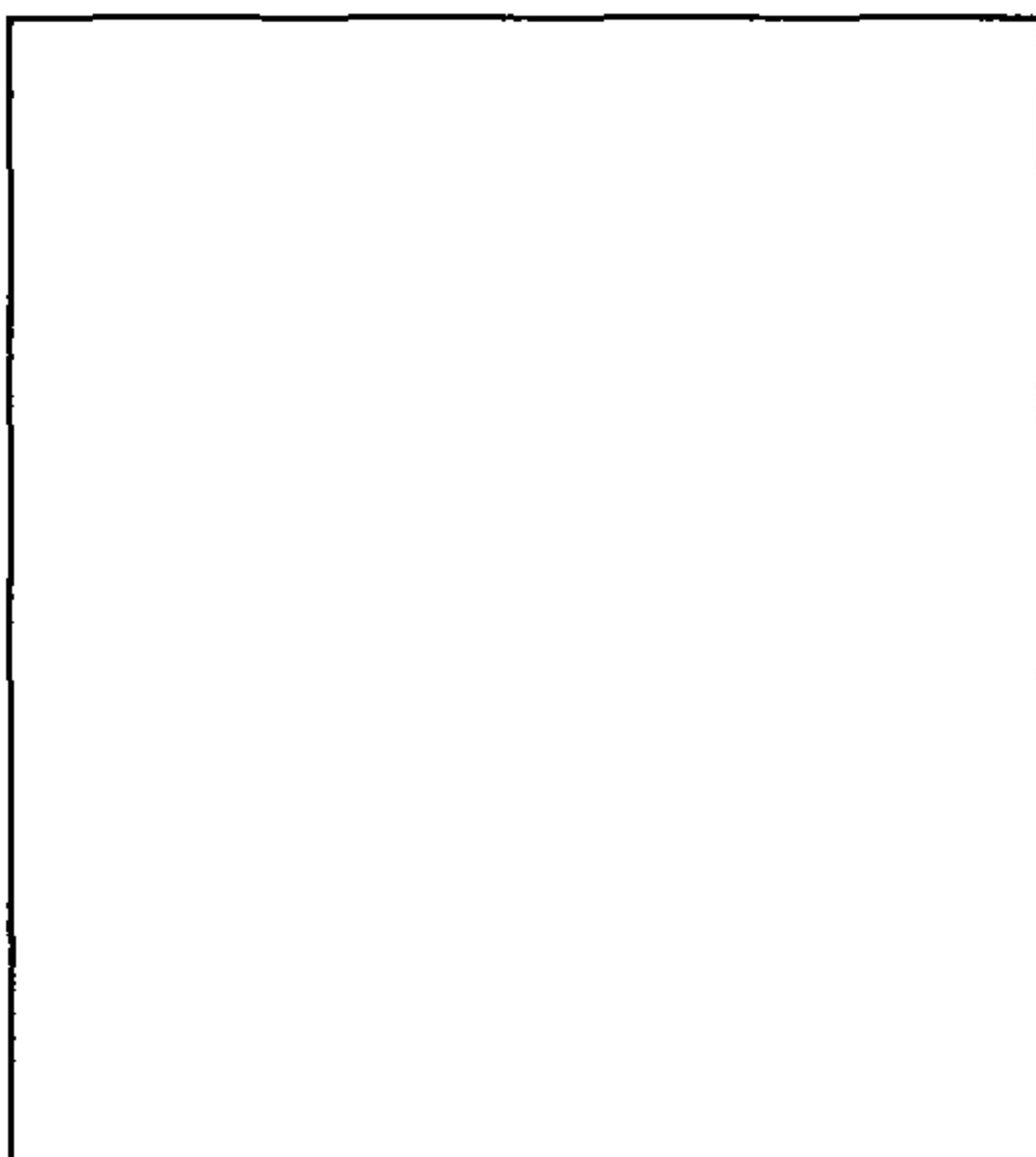
Witness my hand and Notarial stamp or seal this 6th day of November, 2015.

My Commission Expires:
10/02/2016

p or seal this 6th day of November, 2015.

Rawn M. Westmonland
Notary Public

SEAL-STAMP



State of _____ - County of _____

I, _____, the undersigned Notary Public of the County and State
aforesaid, certify that _____
personally came before me this day and acknowledged that _he is the _____ of
_____, a North Carolina or _____ corporation/limited
liability company/general partnership/limited partnership (strike through the inapplicable), and that by
authority duly given and as the act of such entity, __he signed the foregoing instrument in its name on its
behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 _____.

My Commission Expires:

Notary Public

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the
first page hereof. _____ Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

