

## Historic Resources Commission Meeting Minutes of May 14, 2014

- Members Present:** Capi Wampler, Brendan Ross, Jo Stephenson, David Carpenter, Patricia Cothran, Nan Chase, William Eakins, J. Ray Elingburg, Woodard Farmer, Richard Fast, Tracey Rizzo, Patricia Cothran
- Members Absent:** David Nutter
- Staff:** Stacy Merten, Peggy Gardner, Jannice Ashley
- Public:** Dan Dreyer, Hans Doellgast, Brent Campbell, Jon Sarver, Jack Thomson, Barber Melton, Jeff Staudinger, Erik Hagen, Brian Alexander
- Call to Order:** Chair Wampler calls the meeting to order at 4:00 pm with a quorum present.
- Adoption of Minutes:** Commissioner Eakins moves to adopt the April 9, 2014 minutes as written.  
Second by: Commissioner Ross  
Vote for: ALL

### Consent Agenda:

1)

- Owner/Applicant:** City of Asheville/Erik Hagen  
**Subject Property** 395 Azalea Road  
**Hearing Date:** May 14, 2014  
**Historic District:** Thomas Wolfe Cabin – Local Historic Landmark  
**PIN:** 9668-32-2769  
**Zoning District:** RM-8

### MOTION TO ADOPT FINDINGS OF FACT

Madam Chair, based upon the evidence presented to this Commission, including Exhibit A – project description (4/24/14 PSABC memo); Exhibit B – 1937 floor plan; Exhibit C – selective demolition elevations and floor plan; Exhibit D – conditions photo report (10 pages); Exhibit E – 2/23/12 HRC letter endorsing project planning work proposed by PSABC; and the Commission’s actual inspection and review of subject property by all members;

I move that this Commission adopt the following FINDINGS OF FACT:

1. That notice of public hearing on this application was published in the Asheville Citizen-Times on the 30<sup>th</sup> day of April, 2014, and that each owner of real property situated within two hundred feet of the subject property was notified of this hearing in the mail on the 30<sup>th</sup> day of April, 2014 as indicated by Exhibits F and G.
2. That at this hearing the applicant and affected property owners were all given the opportunity to offer oral and documentary evidence as well as submit questions to each other, the Historic Resources Commission staff and Commission members.

3. That the application is to selectively demolish post 1937 additions per attached plans with the exception of the southern elevation sleeping porch labeled bedroom. Install temporary EPDM roofing material to arrest structure from further decay. Roofing material will be anchored to the structure with CMU ballast and edged with 2x4 wood members tied off at the ground. **All necessary permits, variances, or approvals as required by law must be obtained before work may commence.**
4. That the Secretary of Interior Standards for Rehabilitation were used to evaluate this request.
5. This application **does** meet the design guidelines for the following reasons:
  - a. The historic character of the property which existed during the period of significance shall be preserved.
  - b. The additions are in very bad shape, and are contributing to the demise of the significant features of the structure.
  - c. The additions proposed for demolition have not gained significance of their own.
6. That the action and improvements proposed in the application before us for a Certificate of Appropriateness **are** compatible with the historic aspects and character of the Local Landmark.

Motion by: Commissioner Chase

Second by: Commissioner Ross

Vote for: ALL

Based upon the foregoing FINDINGS OF FACT and for the reasons set forth therein, I move that a Certificate of Appropriateness be **issued**.

Motion by: Commissioner Chase

Second by: Commissioner Ross

Vote for: ALL

## Public Hearings:

### Agenda Item

<b>Owner/Applicant:</b>	Daniel Dreyer
<b>Subject Property:</b>	64 Pearson Dr.
<b>Hearing Date:</b>	May 14, 2014
<b>Historic District:</b>	Montford
<b>PIN:</b>	9649.02-3898
<b>Other Permits:</b>	Building & Zoning

<b>Staff Comments</b>	<p>Ms. Merten shows slides of the subject property and reviews the following staff report. She says when she first met with the applicant she wasn't sure about the originality or age of the windows in question, but after a site visit she believes they have been in place long enough to have gained significance in their own right.</p> <p><b>Property Description:</b> Early 20th century plain 1 1/2 story shingled bungalow. Before 1917 (S)</p> <p><b>Certificate of Appropriateness Request:</b> Shingle over two window openings on rear elevation and install three new casement windows to replace deteriorated original windows. <b>All permits, variances, or approvals as required by law must be obtained before work may commence.</b></p> <p><b>Staff Concerns per the Applicable Guidelines &amp; Submittal Requirements:</b></p> <p>The guidelines for Windows and Doors found on pages 84-85 in the Design Review Guidelines for the Montford Historic District, adopted on April 14, 2010 and amended August 2013, were used to evaluate this request.</p> <p>The Secretary of Interior Standards found on page 29 of the Montford Guidelines state that changes that have acquired historic significance in their own right shall be retained and preserved.</p> <p><b>Staff Recommendation:</b> Staff recommends the applicant drywall over the original windows on the inside and retain and repair the windows that will remain in use.</p> <p><b>Reasons:</b></p> <ol style="list-style-type: none"><li>1. The Montford guidelines and the Secretary of Interior Standards state that original windows and doors as well as changes which have acquired significance in their own right that contribute to the overall character and form of historic buildings should be retained and preserved.</li></ol>
<b>Applicant(s)</b>	<p>Owner Daniel Dreyer offers to answer questions. He says the room has no HVAC, and is extremely cold in the winter and hot in the summer. It is currently used as an office. He explains how the windows work, and how the layout of the existing bedrooms and bathroom present a problem.</p> <p>Commissioner Farmer asks if the window configuration could be changed to swing out, Mr. Dreyer is not sure. Commissioner Stephenson asks if the proposed floor plan could be altered, with the shower located away from the windows. Mr. Dreyer says there are issues with the doors and the way they swing open.</p> <p>Commissioner Carpenter suggests using interior storm windows to alleviate the cold in the winter. Mr. Dreyer says that would be a good idea for the side windows.</p> <p>Commissioner Farmer says it would be best to retain the windows, just cover them somehow. Mr. Dreyer expresses concerns with this, due to</p>

	<p>condensation and freeze/thaw issues if the shower backs up to a covered window wall.</p> <p>Chair Wampler asks if there are specific guidelines that might guide a decision to remove historical windows. Mr. Dreyer says the location of the windows in the rear of the house is the most significant consideration. He notes his neighbors have not expressed concern.</p> <p>Mr. Dreyer amends his application to retain two side windows and install interior storms and replace one rear window with a SDL wood window.</p>
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**Public Comment**

Speaker Name	Issue(s)
None	

**Commission Comments/Discussion**

<p>Commissioner Rizzo asks Ms. Merten if she has other concerns, since the windows are on the rear of the house. Ms. Merten says no, but she would like to see three of the windows kept as they are, or changing them to casement windows. If any windows are removed, she recommends they be preserved on site. Mr. Dreyer says he will explore those options, but suggests instead a new casement window the same size and shape for the third window opening in the back. He says the two windows on the side will not be changed. Discussion follows about true divided light and simulated divided light windows. Ms. Merten notes they must be wood.</p>
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**Commission Action**

**MOTION TO ADOPT FINDINGS OF FACT**

Madam Chair, based upon the evidence presented to this Commission, including Exhibit A – project description; Exhibit B – bathroom/laundry floor plan; Exhibit C – renderings of proposed exterior rear elevation with material details; Exhibit D – rendering of proposed window with details; Exhibit E – six photos of existing structure; Exhibit F – footprints of structure shown on 1925 and 1955 Sanborn maps, and current Buncombe Co. property record card; Exhibit G – window specifications; Exhibit H – four closeup photos of existing windows; Exhibit I – two revised floor plan drawings (*submitted 5/14/14*); and the Commission’s actual inspection and review of subject property by all members;

I move that this Commission adopt the following FINDINGS OF FACT:

1. That notice of public hearing on this application was published in the Asheville Citizen-Times on the 30<sup>th</sup> day of April, 2014, and that each owner of real property situated within two hundred feet of the subject property was notified of this hearing in the mail on the 30<sup>th</sup> day of April, 2014 as indicated by Exhibits J and K.
2. That at this hearing the applicant and affected property owners were all given the opportunity to offer oral and documentary evidence as well as submit questions to each other, the Historic Resources Commission staff and Commission members.
3. That the application is amended to shingle over two window openings on rear elevation and install one new SDL casement window to replace original window on rear elevation. The two existing side windows to remain, with interior storm windows installed over them. **All permits, variances, or approvals as required by law must be obtained before work may commence.**

4. That the guidelines for Windows and Doors found on pages 84-85 in the Design Review Guidelines for the Montford Historic District, adopted on April 14, 2010 and amended August 2013, were used to evaluate this request. The Secretary of Interior Standards found on page 29 of the Montford Guidelines state that changes that have acquired historic significance in their own right shall be retained and preserved.
5. This application **does** meet the design guidelines for the following reasons:
  - a. The Montford guidelines and the Secretary of Interior Standards state that original windows and doors as well as changes which have acquired significance in their own right that contribute to the overall character and form of historic buildings should be retained and preserved.
  - b. The windows are on the rear of the house and will be retained at the residence for future use.
6. That the action and improvements proposed in the application before us for a Certificate of Appropriateness **are** compatible with the historic aspects and character of the Montford Historic District.

Motion by: Commissioner Farmer

Second by: Commissioner Stephenson

Vote for: ALL

Based upon the foregoing FINDINGS OF FACT and for the reasons set forth therein, I move that a Certificate of Appropriateness be **issued**.

**With the following conditions:**

1. **SDL casement window be used for the replacement window, with specifications submitted for staff review.**
2. **Interior storm windows be placed on the two existing side windows.**
3. **The removed windows will be safely stored on site for possible future use.**

Motion by: Commissioner Farmer

Second by: Commissioner Eakins

Vote for: ALL

## **Preliminary Review:**

1)

<b>Owner/Applicant:</b>	Trace Ridge, LLC/Jon Sarver
<b>Subject Property:</b>	37 West Chestnut Street
<b>Hearing Date:</b>	May 14, 2014
<b>Historic District:</b>	Montford
<b>PIN:</b>	9649.23-3228
<b>Zoning District:</b>	RS-8

<b>Staff Comments</b>	Ms. Merten says she has a few comments, the deck should be inset from the corner of the house and the fenestration on the rear is minimal, needs more texture. She thinks the proposed design is creative and appropriate for the location.
<b>Applicant(s)</b>	Rick Gamble, architect, says they have approached the house design using varying Montford style considerations, keeping its location as a gateway house to the district in mind. They tried to break up the mass with varying rooflines and a mix of materials.

**Commission Comments/Discussion**

Chair Wampler asks about the painted concrete wall. Mr. Gamble says they want to use a product that appears to be a smooth stucco when painted. He contrasts this with other methods used in the neighborhood, and notes it is more economical since it is already insulated and waterproof.

Hans Doellgast, Jade Mountain Builders, says this product has been approved on other projects they have done in Montford. Chair Wampler says they should bring these examples to show at their hearing.

Commissioner Farmer expresses concern about the staircase window, saying usually there would be several separate windows. Mr. Doellgast says they could use muttons to divide the space. Ms. Merten says physically separating the windows is what the Commission is asking for. Jon Sarver, with Sarver Realty, says there are examples of these window styles in the neighborhood.

Commissioner Stephenson asks how they will alter the deck design to meet the guidelines. Mr. Doellgast says they will look for a solution. Commissioner Stephenson asks if the shingles will be straight edge (yes).

Ms. Merten says the Preliminary Review for 18 St. Dunstan’s Circle was withdrawn.

**Other Business:**

**Affordable Housing presentation.** Brian Alexander, Executive Director of Homeward Bound, and Barber Melton, Vice President of the Coalition of Asheville Neighborhoods (both members of the City’s Affordable Housing Advisory Committee), give a presentation about the state of affordable housing in this area over the past year and a half.

**West Asheville--Aycock School Historic District, Boundary Increase.** Ms. Merten says the Commission is asked to review National Register nominations as one of the functions of a Certified Local Government. She says the Commissioners comments collected at the June meeting will be sent along to the SHPO.

**Election of Officers.** Richard Fast, on behalf of the Nominations Committee, presents the following slate of officers for 2014-2015:

Chair, Brendan Ross  
 1<sup>st</sup> Vice Chair, Jo Stephenson  
 2<sup>nd</sup> Vice Chair, Nan Chase  
 3<sup>rd</sup> Vice Chair, Woody Farmer

Commissioner Carpenter moves to accept the slate as nominated. Commissioner Elingburg seconds. ALL agree.

Chair Wampler asks for a motion to approve the nominations. Commissioner Eakins moves to approve the nominations, Commissioner Carpenter seconds. ALL agree.

Ms. Merten notes the elected chairs comprise the Executive Committee, which meets on the 1<sup>st</sup> Wednesday of the month at 4:00 pm.

**Discussion of fundraiser.** Commissioner Ross says the Executive Committee has discussed some ideas for fundraisers, to be held within the next year. Commissioner Farmer suggests a contribution procedure may be beneficial. Commissioner Ross says the release of the Albemarle Park book, or an event at the Thomas Wolfe Cabin may provide some opportunities. Ms. Merten suggests tying the fundraising to an educational event. Chair Wampler asks if there is a specific goal, Commissioner Carpenter asks why there is a need for funds. Ms. Merten notes the HRC's budget is limited, and it would be good to have matching funds in place in case a grant opportunity presents itself. Commissioner Ross says it would be nice to not be in a scramble for funds, as recently happened for the Preservation Plan. Commissioner Farmer suggests home plaques that would benefit walking tours, and serve an educational purpose. Attorney Ashley says educational events are okay, but she needs to research what else would be allowed. Ms. Merten says there is an account already set up for donations, but HRC needs council approval to spend the funds.

Commissioner Farmer moves to adjourn the meeting.

Second by: Commissioner Chase

Vote for: ALL

The meeting is adjourned at 5:33 pm.