

# 1230 Oakland Street – Garage Construction

## (25-64-COA)

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

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## PROJECT SUMMARY

**Applicant:** Laurie Lackey

**Property Owner:** Laurie and Steven Lackey

**Property Address:** 1230 Oakland Street

**Project Acreage:** .71 acres

**Parcel Identification Number(s):**

9569-61-6987

**Current Parcel Zoning:** R-6 High Density Residential

**Historic District:** Hyman Heights Historic District

**Project Type:** Garage Construction



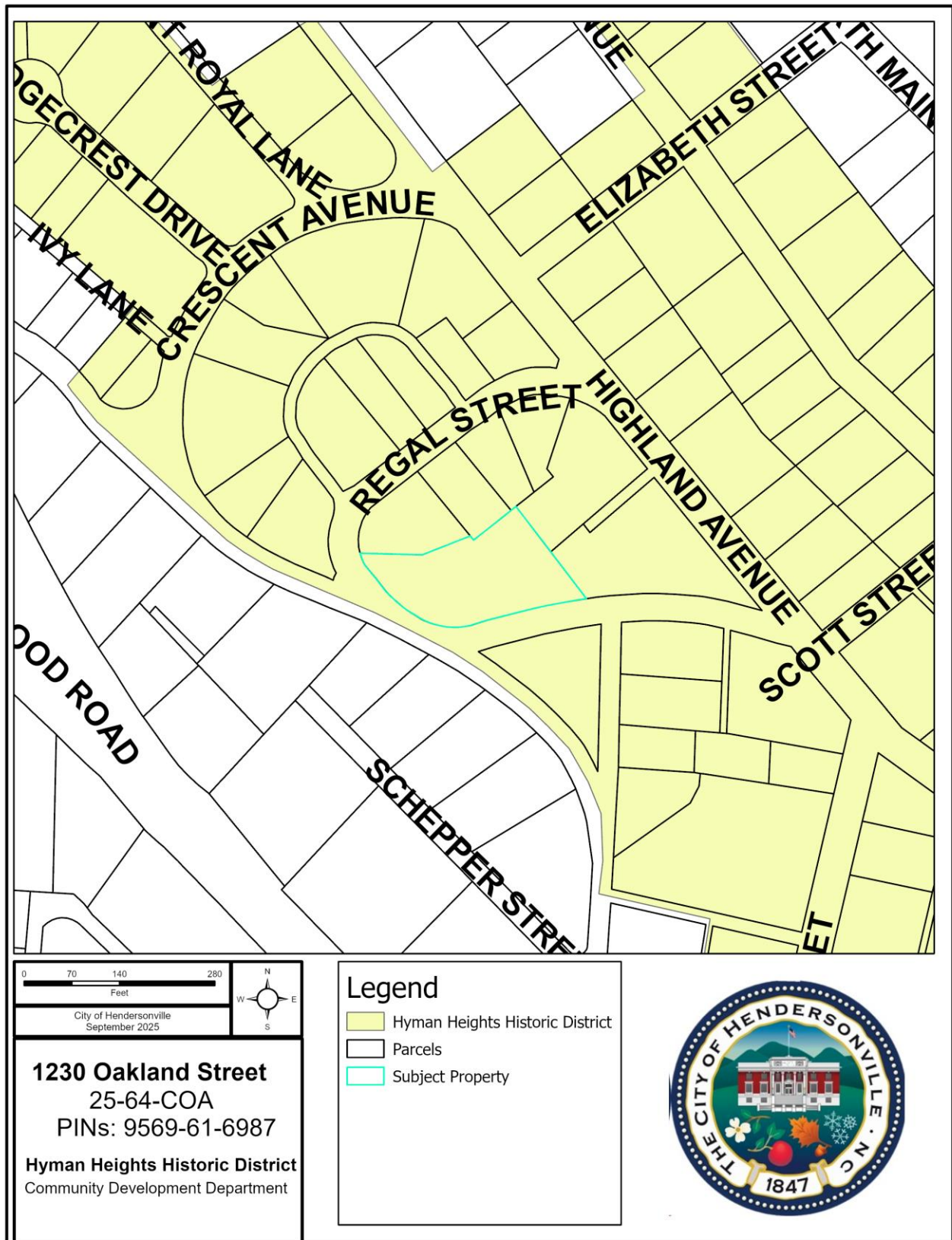
SITE VICINITY MAP

### **Project Summary:**

The City of Hendersonville has received a Certificate of Appropriateness (COA) application from Laurie Lackey for the reconstruction of a garage on the subject property. The original garage was destroyed during Hurricane Helene, and City staff authorized its demolition due to the safety risk it posed to the property owners and surrounding community.

The applicant proposes to rebuild the garage on its original footprint, maintaining its general appearance. The design includes similar siding to that of the previous building, a brick front façade, windows that replicate those of the main house, and additional architectural details that complement—without directly imitating—the primary structure.

CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP



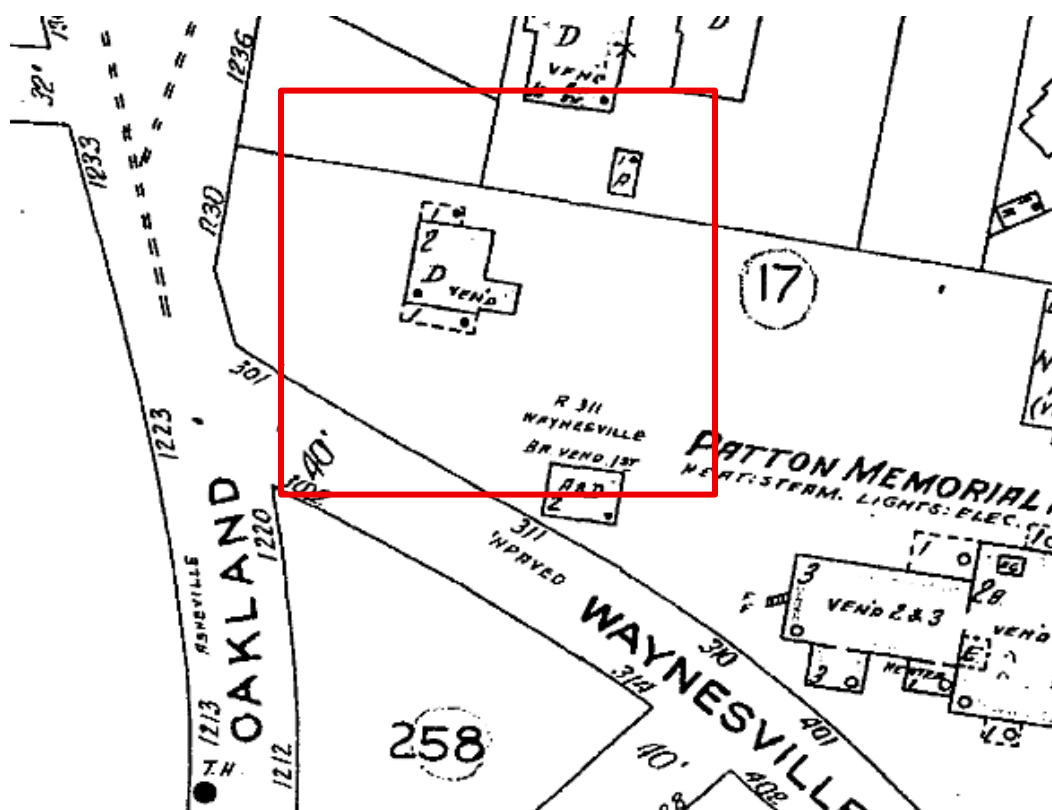
HISTORY OF SUBJECT PROPERTY

# 1230 OAKLAND STREET

## Thomas D. Clark House

### Contributing, by 1926

Excellent example of a Colonial Revival style two-story house with a center hall plan, hip roof, and wide overhanging eaves. One-story wings on both sides were built by 1926, but may have been built after the main block of the house. Small one-story entry wing at the rear. Front entry stoop has a full pediment supported by Tuscan columns. Walls are brick veneer. Windows are six-over-one and front door is multi-panel. House sits on a nicely landscaped large corner lot. Original outbuilding appears to be gone. The builders of this house supposedly lost their money in the 1929 Crash and never lived in the house. They may have been associated with Patton Memorial Hospital, since this house is located just to the southwest of it and was never part of either the Hyman Heights or Mount Royal subdivision plats. Thomas D. and Emma H. Clark lived here from approximately 1930 to 1985. Clark was secretary-treasurer of Clark Candy Company, and was also the founder of a home security system business in later years. Excellent condition.



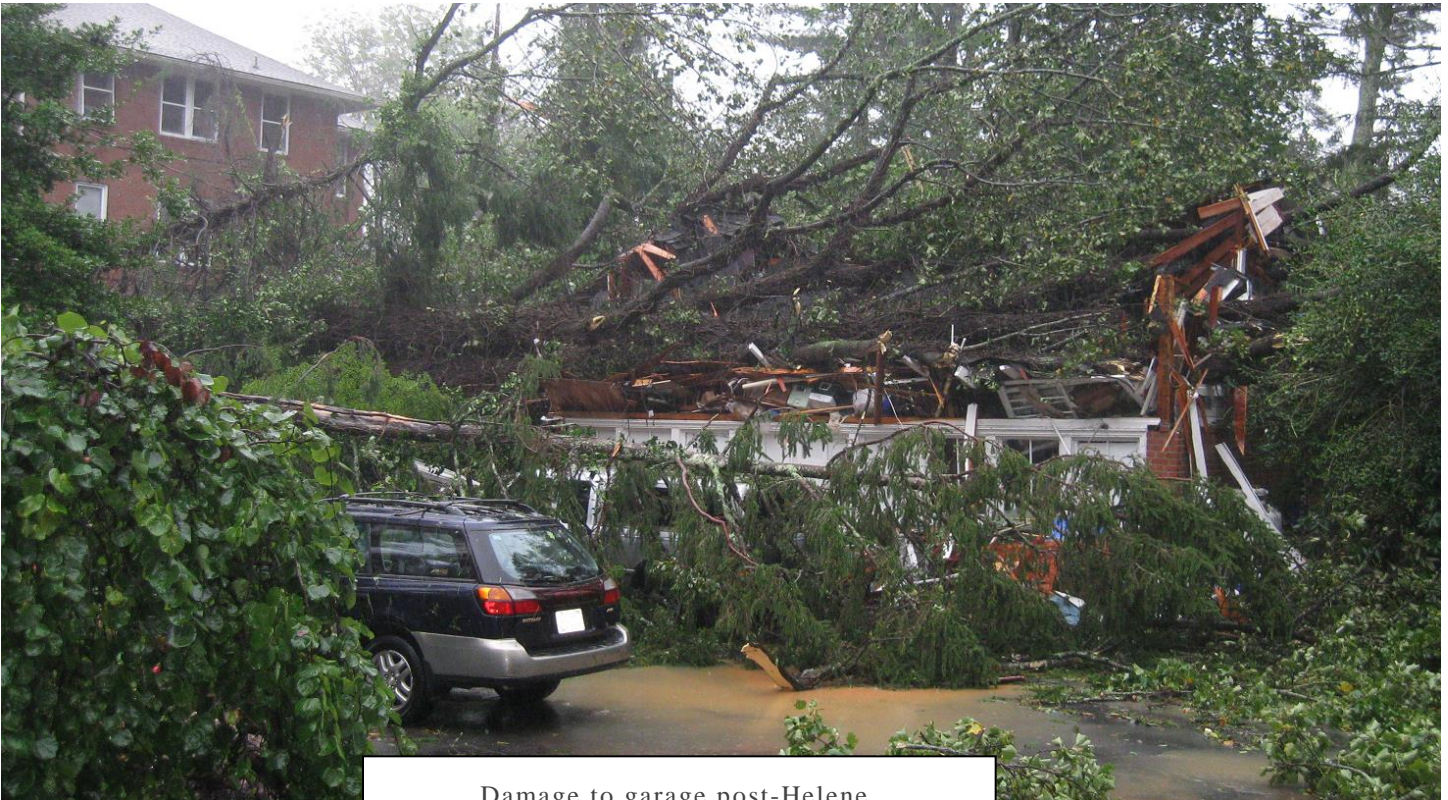
SITE

IMAGES





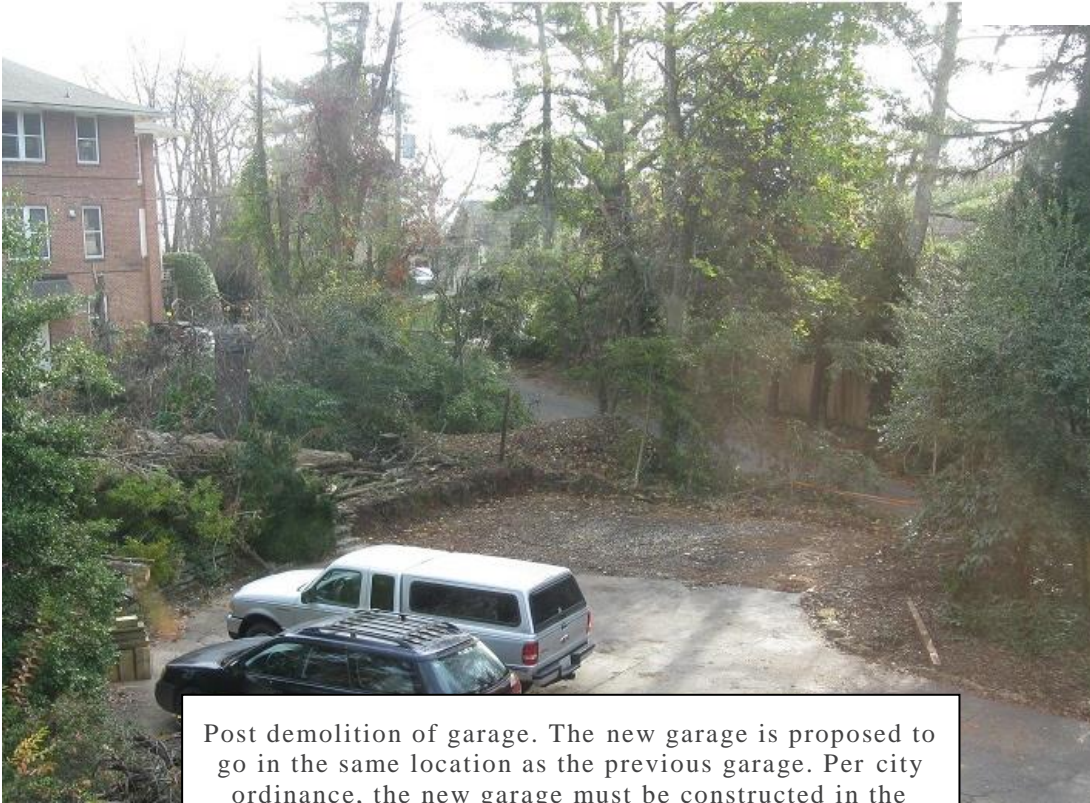
View of original garage prior to Hurricane Helene damage and demolition.



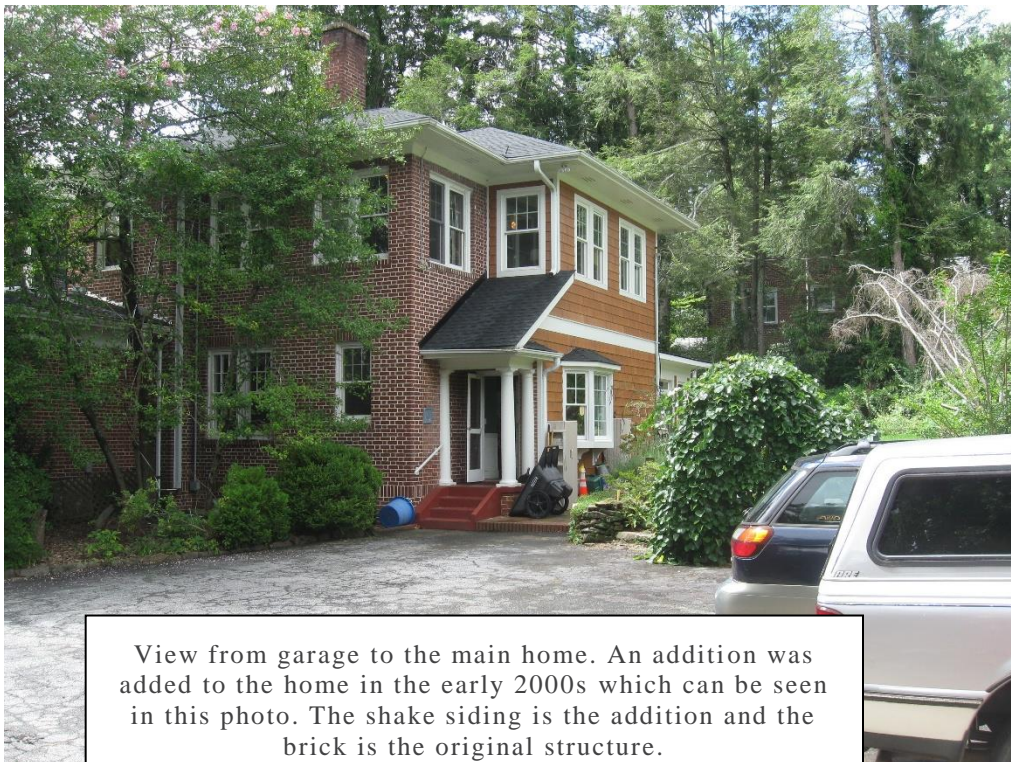
Damage to garage post-Helene.



## SITE IMAGES



Post demolition of garage. The new garage is proposed to go in the same location as the previous garage. Per city ordinance, the new garage must be constructed in the footprint of the previous garage to be built back in the same location.



View from garage to the main home. An addition was added to the home in the early 2000s which can be seen in this photo. The shake siding is the addition and the brick is the original structure.

## DESIGN REVIEW ADVISORY COMMITTEE

The Design Review Advisory Committee met on August 12<sup>th</sup>, 2025 to review the proposed plans. The comments were shared with the applicant after the meeting. The applicant was present at the meeting.

## DESIGN STANDARDS CRITERIA

The garage is governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Hyman Heights Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

### **2.5 GARAGES AND ACCESSORY STRUCTURES**

- .1 Retain and preserve garages and accessory structures that contribute to the overall historic character of the individual building site or the district.
- .2 Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including foundations, roofs, siding, masonry, windows, doors, and architectural trim.
- .3 Maintain and when necessary repair the character-defining materials, features, and details of historic garages and accessory buildings according to the pertinent guidelines.
- .4 If replacement of a deteriorated element or detail of a historic garage or accessory building is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original element or detail in design, dimension, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .5 If a historic garage or accessory building is missing or deteriorated beyond repair, replace it with a design based on accurate documentation or a new design compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. Maintain the traditional height and proportion of garages and accessory buildings in the district.
- .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.
- .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.
- .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.
- .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.

### **4.3 NEW CONSTRUCTION**

- .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.
- .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.
- .3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.

- .4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .5 Conform to the pertinent guidelines regarding district character in developing a proposed site plan.
- .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.
- .7 Design the proportion of the proposed new building's front elevation to be compatible with the front elevation proportion of surrounding historic buildings.
- .8 Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the overall character of the historic district.
- .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.
- .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.