



**CITY OF HENDERSONVILLE
AMENDED AGENDA ITEM
SUMMARY
PLANNING DIVISION**



SUBMITTER:	Sam Hayes, Planner II	MEETING DATE:	September 17 th , 2025
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	1230 Oakland Street, Garage Construction (25-64-COA) – <i>Sam Hayes / Planner II</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 # 25-64-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 **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

1. The historic garage was demolished do to damage from Hurricane Helene and the replacement is designed based on accurate documentation and a new design that is compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. **(Sec. 2.5.5)**
2. The location and orientation of the new garage is compatible with the traditional relationship of garages to the main structure. **(Sec 2.5.6)**
3. The new building is designed to be compatible with the surrounding buildings that contribute to the overall character of the historic district in terms of heights, form,

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 # 25-64-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:

1. The replacement structure is not compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. **(Sec. 2.5.5)**
2. The new construction is not discernible from the historic buildings in the district, thereby creating a false sense of history and duplicating the historic buildings. **(Sec. 4.3.10)**

[DISCUSS & VOTE]

<p>size, scale, massing, proportion, and roof shape. (Sec. 4.3.6)</p> <p>4. The new construction is designed to be compatible with but discernible from historic buildings in the district. The new construction does not seek to duplicate historic buildings. (Sec. 4.3.10)</p> <p>[DISCUSS & VOTE]</p>	
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PROJECT/PETITIONER NUMBER:	25-64-COA
PETITIONER NAME:	Laurie Lackey (Applicant/Owner)
EXHIBITS:	<p>A. Staff Report</p> <p>B. COA Application</p> <p>C. Warranty Deed</p>