CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Regular Meeting of September 17, 2025

Commissioners Present: Cheryl Jones, (Chair), Ralph Hammond-Green, Stan Smith, Edward Sine, Jim Welter, (Vice-Chair), Jane Branigan, John Falvo

Commissioners Absent: Jim Boyd, Lauren Matoian

Staff Present: Sam Hayes, Planner II, Daniel Heyman, Staff Attorney

I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:00 pm.

II **Agenda.** On motion of Commissioner Welter and seconded by Commissioner Branigan the agenda was approved.

III **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Branigan the minutes of the meeting of July 16, 2025 were approved.

IV **New Business.**

IV(A) **Certificate of Appropriateness** – Laurie Lackey – 1230 Oakland Street (File No. 25-64-COA).
Prior to the opening of the public hearing, Chair announced that there are two applications for a COAs in the Hyman Heights Historic District. Any persons desiring to testify at any of the public hearings must first be sworn as witnesses and will be subject to cross-examination by parties or persons whose position may be contrary to yours. A copy of the procedure and rules for a quasi-judicial hearing is provided on the back table next to the agenda. Since this is a quasi-judicial hearing, it is very important that we have an accurate record of the hearing Therefore, we must ask that you refrain from speaking until recognized by the Chair and, when recognized, come forward to the podium and begin by stating your name and address. Anyone present who has knowledge of anything of value that has been given or promised in exchange for a position to be taken on these applications should disclose it now. Anyone wishing to speak during the public hearing should come forward and be sworn in. Chair swore in all potential witnesses. Those sworn in were Sam Hayes, Laurie Lackey, Christy Thompson and Ricky Cox.

Chair opened the public hearing.

Mr. Hayes stated this is a major work and it is a garage construction. The applicant and the property owners are Laurie Lackey and Steven Lackey. The PIN for this property is 9569-61-6987. The project area is .71 acres. This property is in the R-6, High Density Residential District as well as the Hyman Heights Historic District.

An aerial view was included in the staff report and presentation with the property highlighted in blue. It was an older aerial view and Mr. Hayes pointed out the garage. The new garage will be located in the same footprint as the previous garage was. The garage was destroyed during Hurricane Helene.

The history of the subject property was discussed and is included in the staff report and presentation.

Site photos were shown and are included in the staff report and presentation.

Mr. Hayes stated the proposed plan is to go back directly on the pad and that has to happen per our zoning. They are allowed to rebuild in the footprint of what was previously there. They cannot expand that any further.

A COA description was given and is included in the staff report and presentation. The applicant provided a site plan and this was discussed and is included in the staff report and presentation.

Mr. Hayes stated the applicant is proposing a two-story structure, similar to what was previously there. There will be a door that enters into the interior of the space and there would actually be interior stairs as opposed to exterior stairs like on the previous structure. There will be two garage doors that would be functioning garage doors. They are proposing hardie board planks for the siding and they would be utilizing the brick on the front portion to sort of mimic but not replicate the previous design that was there. The windows would be six over one aluminum clad.

Elevations were shown of the proposed garage and are included in the staff report and presentation.

The Design Standards that apply were included in the staff report and presentation.

Suggested motions for approval and denial were presented and are included in the staff report and presentation.

Mr. Hayes stated DRAC did review the application and gave comments to the applicant, which have been incorporated into this plan.

Chair asked if there were any questions for staff.

Chair asked if this would be hardie board now. Mr. Hayes stated yes. Chair asked if the structure that was there, was original or had it already been updated or renovated. Mr. Hayes stated there had been updates to it but what he can tell it was from around the time that the home was constructed. Chair asked if it was wood. Mr. Hayes stated yes.

Commissioner Hammond-Green asked what siding they would be using. Mr. Hayes stated it is a hardie board plank.

Discussion was made on the brick being salvageable. Mr. Hayes stated staff did suggest or advocated for salvaging the brick but it was a danger post-Helene and it was a hazard and was not salvageable.

Commissioner Welter asked if the new building will be white, the siding will be white. Mr. Hayes stated they have proposed a medium gray.

Mr. Hayes explained the balcony being in a recessed area. He explained the elevations to the Commission.

Discussion was made on the house itself.

Chair asked if there were any further questions for staff. There were no further questions for staff.

Chair asked if the applicant would like to address the Commission.

Laurie Lackey, 1230 Oakland Street stated her name for the record. She stated DRAC had some really good suggestions that were incorporated except for the window spacing. She stated this was actually her woodworking shop and she had 30 years' worth of wood, tools, etc., in this garage.

Ms. Lackey discussed receiving a bill for $4900.00, which was not relevant to the application. She wanted this to be put into the record.

Ms. Lackey stated the balcony will have a roof over it so that she can lacquer to finish things and not gas herself inside. She discussed the back of the house and stated the main impetus for getting it repaired was Hurricane Ivan when three 80-foot black pines went through the back of the house. She discussed having 30 to 40 tress down in her backyard and City Council stopping the off-road debris removal before they could clean up the trees so she still has 30 to 40 trees down in her yard. She discussed the wooden parts of the house and having eleven new rafters, a whole new roof and the second and first floor roofs were destroyed on the north end of the house. She stated if the gutter people show up next week they will almost be fixed. She discussed the previous garage and stated the downstairs on the new garage will have her husband's car in it and upstairs will be her woodworking shop.

Ms. Lackey discussed being of the National Park Service and a Smithsonian. She found not being able to build it back like it was interesting. She was startled at the "thou shalt not build back what was there" standard. Chair stated she was not sure that was 100% correct based on the standards. Discussion was made on the new construction standards and if there were replacement standards.

Commissioner Welter asked if there was siding on the original house other than shingles. Ms. Lackey stated brick. There was no other wood plank on the house.

Chair asked the wood on the accessory building that was destroyed, was it original to that structure. Ms. Lackey stated the building that got destroyed was not the original building that was there. Chair stated the reason she weas asking and to her point about the Secretary of Interior Guidelines, they have a provision, a standard that says the use of artificial materials in new construction shall be limited so that the new building is compatible with the surrounding contributing properties. Hardie board is not its own historic material. Was wood considered or some other compatible material? Ms. Lackey stated wood rots and has to be painted. She discussed the area not being a historic district when she bought the house in 1995ish. She stated everything from a single wide trailer to other non-historic things are in this neighborhood. Ms. Lackey stated there are hardie planks in the neighborhood. Chair asked on contributing structures because what you are talking about is noncontributing. Ms. Lackey stated there are more steel door garages than anything else, followed by carports, followed by wooden doors. What she is saying is there are modern things in the neighborhood because of the extreme range of history and most of the wooden doors are in rather poor condition. Chair stated she is not asking about wooden doors, she is asking about the siding that is being proposed. Ms. Lackey stated they have hardie board siding on the back of the house that was reproved after Ivan nearly 20 years ago. Chair stated the standards now state the use of artificial materials in new construction should be limited so that the

new building is compatible with the surrounding contributing properties. Chair stated she bears the burden and she is just trying to ask the questions to see if the standards have been met. Ms. Lackey stated she is trying to come up with a building that is ecologically friendly and will not require a lot of maintenance and it is not visible from the street.

Commissioner Welter asked if the hardie plank that she is proposing, does it look like wood or is it just straight. Ms. Lackey stated they have the faux grain but she does not want faux grain. This is just flat white. The old shop was just flat white. Commissioner Welter stated because of some of their guidance from the state, realizing that we are working with standards that the state requires that come from the Secretary of Interior, some of the guidance that they have gotten recently are more accepting of artificial materials as long as they have looked, acted and designed like the original wood. Chair stated it is still distinguishable because it can't replicate to the point that it gives a false effect.

Chair asked if there were any further questions for the applicant. There were no further questions.

Chair asked if there was anyone that would like to speak in favor of the application or against the application. No one spoke. Chair asked if there was anyone that would like to speak before the public hearing is closed.

Chair closed the public hearing.

The Commission discussed the hardie board and if the previous structure was contributing. They discussed if the burden had been met. Chair felt like this is technically not new construction. Discussion was made on this being a redesign on the same footprint. Discussion was made on the materials and hardie board.

Chair reopened the public hearing.

Ricky Cox, 303 Rose Street stated his name and address for the record. Mr. Cox stated one of the issues the Commission is having is with the hardie plank. As a builder, one of the things that they are starting to have problems with on wood, and the reason they came out with more composite type of materials is we don't have access to the old growth siding that they use to have that would not twist and curl and move. Now what they have is all fast growth stuff and it has a tendency to over time, start moving, start bowing, start twisting and so that is one of the reasons why they came out with this composite type of material, not just hardie plank but there are other types. He discussed builders using hardie plank now because you just cannot find wood like you use to. He stated the hardie plank they will use will be the smooth like what was on the original structure and he can make it look three quarter of an inch thick.

Chair stated they got their answers. It is German lap siding and Mr. Cox answered that.

Chair closed the public hearing.

Commissioner Welter stated it is a bad situation, no one wants to have a tree destroy their building. He thinks it is a good replacement. It doesn't try to mimic or replace exactly what was there. People looking in the future won't be deceived that it was what was there originally.

Chair discussed adding the smooth style as a condition to the motion.

Commissioner Welter moved 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 <u>not incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons: 1. The historic garage was demolished due 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, size, scale, massing, proportion, and roof shape. (Sec. 4.3.6) 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). 5. The siding is specifically specified as using the smooth, hardie plank German siding on the non-brick portion of the building. Commissioner Hammond-Green seconded the motion which passed unanimously.

IV(B) **Certificate of Appropriateness** - Christy Thompson, 1401 Highland Avenue (File No. 25-63-COA).

Chair opened the public hearing.

Mr. Hayes stated this is another major work and is located at 1401 Highland Avenue in the Hyman Heights Historic District. This application is for two carports as well as a covered porch. The applicant and the property owner are Christy Thompson. The PIN for the property is 9569-62-3678. The project acreage is .38 acres and this property is located in the R-6, High Density Residential District as well as the Hyman Heights Historic District.

The Hyman Heights Historic District map was shown and included in the staff report and presentation. The subject property is highlighted in blue.

An aerial view was included in the staff report and presentation with the property highlighted in blue.

The history of the subject property was discussed and is included in the staff report and presentation.

Mr. Hayes stated this is a double lot.

Site photos were shown and are included in the staff report and presentation. Mr. Hayes pointed out in the photos where the carports and the covered porch would go.

A description of the COA was discussed and is included in the staff report and presentation. Mr. Hayes stated the new drive that is labeled here is not for the Commission's consideration. This is something that staff can approve. The applicant didn't have everything that was needed to approve that with this approval so staff will approve that at a later time.

Architectural renderings were shown and discussed and are included in the staff report and

presentation.

Mr. Hayes stated they are not extending the porch, just covering it with a new roof.

Chair asked how long the walkway is. Mr. Hayes stated it looks to be about eight to ten feet. Mr. Hayes stated the carport would be 15' x 15' with a slanted roof, so it would be seven feet at the lower portion and then would go up to eight feet on one side. They are proposing lattice on the sides to allow vines to grow up and partially obstruct the cars that would be in there. Chair asked if the utility shed was remaining. Mr. Hayes stated yes.

The Design Standards that apply were included in the staff report and presentation.

Suggested motions for approval and denial were included in the staff report and presentation.

Chair asked if there were any questions for staff.

There were no questions for staff.

Chair asked if the applicant would like to address the Commission.

Christy Thompson, 1401 Highland Avenue stated her name and address for the record. She stated she heard the Commission mention about mimicking the stone walkway and that's exactly her intent on the covered structure that is going to attach, or not be attached per se but to the side of the house. That floor will mimic the stone. It will be stamped concrete but there's stamped concrete on the front patio and it will blend with that. They also mentioned rocks and so she would like those columns to mimic the current front patio, there are half pillars in place now and she would like the columns on the side. It will mimic those half up and then it will be a wood column after that. The goal is to be as least obtrusive as she can because it is a beautiful, natural spot and it needs to continue being a natural, beautiful area. She stated you did ask about bushes and she does plan to put bushes in front there so when you walk up the steps you will see bushes instead of an ugly car. That is another reason why she is not wanting a garage. They are nice but this is just non-obtrusive.

Chair asked if she would be alright with the Commission adding a condition that she would softscape kind of a boundary in front of that. Ms. Thompson stated yes.

Discussion was made on the metal roof. Ms. Thompson discussed the window leaking in the bathroom and putting the roof over the porch to fix that issue. She is not sure that she will put the covering over the porch yet. She is waiting on the estimate to see.

Commissioner Welter asked about the metal roof over the walkway. Ms. Thompson stated she is open to other types of roofing. Commissioner Welter stated they have very few metal roofs.

Commissioner Hammond-Green asked if she doesn't do the porch, is she going to still do the roof over the walkway between the carport and the house. Ms. Thompson stated she would have to have the architect render a new drawing if she doesn't do the back porch. Most likely she will but she would bring it back if she didn't.

Discussion was made on there not being many metal roofs and using shingles that match instead. Ms. Thompson stated that was a great suggestion and she wanted it to blend seamlessly as possible. Chair stated at least a portion of it was going to be visible.

Chair stated just for the record, there's going to be a partial rock build around on the post on those right columns and wood for the rest of it and everything will be wood. Ms. Thompson stated yes.

Chair asked if the shakes are cedar? Wood? Ms. Thompson stated yes it will match the house and they are cedar.

Chair asked if she would be okay with the change that it would be a shingled roof the whole way. Ms. Thompson stated yes. Chair stated and a softscape in front. Ms. Thompson stated yes.

Ms. Thompson gave hand outs to the Commission. Chair stated it would cover from the shed to the edge of what is there now. Ms. Thompson stated right, it will be enough, that picture shows two small cars and this one will be maybe a little smaller than that because she doesn't want it to be too big for this space. It will fit at least one big truck in there. Chair asked if it would go outside the railroad tie. Ms. Thompson stated no, it will be back in there so you could see it from the road if you really look but it's not going to come out at all. It will be recessed.

Commissioner Welter stated neither one of these are disturbing any trees or other real landscaping. Ms. Thompson started no, there will be grass in between. It was important to her to keep as much nature as she can.

Chair asked if this one would be wood. Ms. Thompson stated yes and the color will match the house. The siding on that latticework, that will have vines growing up so it is not obtrusive. It will be a singular drive that comes into the carport.

Commissioner Smith asked about the arching of the wood and that looks quite different from the rest of the architectural features on the property. Has she thought this through? Ms. Thompson stated she has and when you put straight lines with it, which matches, it's just ugly. It needs that little touch. It give gives it that little pop. If the Commission doesn't approve it, she will take what she can get but it just gives it that appeal. Commissioner Hammond-Green stated based on the picture, without the arch it almost looks unbalanced. More discussion was made on the carport and the arch. It will be stained to match the house. She would like to have the roof be shingles to match the house.

Chair asked if anyone had any other questions for the applicant. There were no further questions.

Chair asked if there was anyone that would like to speak in favor of the application or against the application. No one spoke. Chair asked if there was anyone that would like to speak before the public hearing is closed. No one spoke.

Chair closed the public hearing.

The Commission discussed the application.

The Commission discussed the motion and conditions.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-63-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 <u>not incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons: 1. The introduction of the new carports do not detract from the overall historic character of the principal building and the site and does not require the removal of a significant building element or site features. (Sec. 2.5.8). 2. The carports are compatible in size, form, height, proportion, materials, and details to historic accessory structures in the historic district. (Sec. 2.5.7). 3. The covered roof is appropriate because it does not seek to create a false historical appearance. (Sec. 3.8.11), with the proviso that the roofing material will be asphalt shingle roof to match the house and a softscape hedge in front of the attached carport with rock pillars to mimic the front porch with wood covering the rest. Commissioner Smith seconded the motion which passed unanimously.

IV(C) **Review of Landmark Nominations**

Mr. Hayes stated we have three landmark nominations that are working their way through the process. The Commission did two of these a few moths ago. The next step in the process for these, they were reviewed by a Designation Committee on Wednesday. He stated there were some comments and some feedback mostly surrounding some of the historical information in there, just adding more was really the gist of it for some of these.

Mr. Hayes showed the slide with the names of the houses that were proposed by the Designation Committee. That included the Ewbank-Whitmire House, McKeithan-Rogers House (Elizabeth Leigh Inn), and The Waverly Inn.

Commissioner Welter was concerned about the facts for the one on Ewbank. For a landmark there should be more information. In the write-up it says there is no documentation that the Ewbank's ever lived there. Mr. Hayes stated he skimmed through the landmark report and made some comments but it was constructed by them. You don't have to live in the house to have your name on the house. The fact that there is documentation that it was constructed by them, that's why it was included in the title. That was something the committee discussed. Whitmire did live there. There is documentation of that.

Mr. Hayes showed a slide of the new Standards for Historic Designation. He discussed these standards with the Commission. Mr. Hayes stated he thinks all three of these hit the mark for architectural significance.

Discussion was made on the Whitmire House and its significance and lack of. Mr. Hayes explained having a period of significance. Commissioner Welter felt like this house should be on the National Register first.

Mr. Hayes stated the next step in this process is for it to go to SHPO and they are going to give their comments, their expert feedback. Mr. Hayes stated he would send these comments over when he sends over the landmark nominations. He stated the landmarking process is inherently local and the Commission and ultimately City Council has the power to determine what's significant. That is why he

put the standards out there and the added "E" because the National Register is excellent and we all love it and we are trying to get more properties on it but it is also a bureaucratic document and a very academically focused document and because of that it has left out a lot of properties that probably should have been on it. This program is a way to ensure that those properties that may not be eligible, all of these would be eligible if they were landmarked for tax deferment for their property taxes. Another reason why we are trying to show our work more with all of these because we are doing more of them and eventually someone is going to ask about this. He wants to make sure the argument is very strong for why. To get that tax deferment, we basically have to have this done by the end of the year. There is a pretty tight timeline. It would go to SHPO and then come back to the Commission. They have 30 days to give the Commission comments so it will not make the next meeting.

Commissioner Falvo moved the Commission approve for the three properties presented tonight for landmark nominations be sent to SHPO. Commissioner Hammond-Green seconded the motion which passed six in favor and one opposed (Commissioner Welter).

V **Old Business**

V(A) **Findings of Fact.** 132 3rd Avenue East (File No. 25-30-COA) ***On motion of Commissioner Welter and seconded by Commissioner Falvo the Findings of Fact for File No. 25-30-COA were approved.***

VI **Other Business.** Mr. Hayes gave a staff report to the Commission.

VII ***Adjournment.*** **The Chair adjourned the meeting at 7:09 p.m.**

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Chair