



CITY OF HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

City Hall | 160 6th Ave East | 2nd Floor Meeting Room
Wednesday, September 16, 2026 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PUBLIC COMMENT**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - [A.](#) Minutes of August 19, 2026
5. **NEW BUSINESS**
 - A. Historic Markers Program
6. **OLD BUSINESS**
7. **OTHER BUSINESS**
 - A. Downtown Design Overlay Presentation
 - B. Staff Report
8. **ADJOURNMENT**

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**CITY OF HENDERSONVILLE
Historic Preservation Commission**

Minutes of the Regular Meeting of August 19, 2026

Commissioners Present: Ralph Hammond-Green, Stan Smith, Jim Welter, (Vice-Chair), Jim Brewer, John Falvo, Lauren Matoian, Edward Sine

Commissioners Absent: Cheryl Jones, (Chair), Jim Boyd

Staff Present: Sam Hayes, Planner II, Lew Holloway, Community Development Director

- 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 Hammond Green and seconded by Commissioner Matoian the agenda was revised to include Public Comment and approved.
- III **Minutes.** On motion of Commissioner Smith and seconded by Commissioner Hammond-Green the minutes of the regular meeting of July 15, 2026 were approved.

IV **Public Comment.**

Ken Fitch, 1046 Patton Street stated his name and address for the record. Mr. Fitch discussed being in favor of the Landmark Nomination for the Columbus Mills Pace House located at 813 5th Avenue West. He stated this property is already a landmark, and it is readily recognizable as one of the oldest structures in town. The current owner has worked diligently and responsibly to restore and mitigate some alterations by more recent owners and has meticulously restored some of the prominent historic features. Some may comment on the recent modern additions to the rear of the building, currently out of sight. The key here is that unique carriage house feature in the front yard.

Mr. Fitch stated there's another matter which is under consideration. At last week's Planning Board meeting, Tamara Peacock, the local architect associated with many recent developments, presented a zoning ordinance text amendment to the Planning Board that would permit small, multi-family development by right in the R-6 zoning district. R-6 zoning districts include City Historic Districts, a National Register Historic District and several proposed historic districts currently under study. The text amendment as proposed would permit by right eight units per parcel, 42 height allowance for possible multi-story and include no protection for existing trees and vegetation and no open space requirement. The side setback would be 5 feet from the adjacent property line. The current parking requirement is one space for each unit. But street parking could fulfill the requirement, although there's a state regulation that eliminates the parking requirement. It is cited that this action would facilitate missing middle housing but as indicated, this would be likely market rate. Requiring, in many cases, multiple income households and multiple vehicles on the neighborhood streets. The Planning Board, in their discussion, was divided. There's consideration with some concern with the impact on neighborhood character and others favoring less development restrictions. But a compromise motion was approved. They would make this permissible as a special use and determined by the Board of Adjustment as to

compliance with the ordinance. Now, there may be sites where this proposal could function well. Clearly, these new developments in a historic district could alter and diminish their historic character as well as the living conditions in the neighborhood. And significantly, these new developments effectively block the designation of further neighborhoods with historic significance and cultural importance. The matter will be considered at the September City Council meeting. They could approve this as amended with the Board of Adjustment review as a special use or they could approve it without amendment by right or they could reject it entirely. Clearly, it is something that deserves very serious consideration, and your review also.

V **New Business**

V(A) **Landmark Nomination** – Columbus Mills Pace House – 813 5th Avenue West (File No. 26-01-LL).

Mr. Hayes discussed the process for the Landmark Nomination. The Designation Subcommittee got to tour the house. He stated today the action that the Commission will take is to either accept the designation report and send it to the State and Historic Preservation Office for review or to not do that. This is an initial review of the landmark report. It still goes to the State Historic Preservation Office for review. They give comments. Those are non-binding comments, so you don't have to take any of them. But they do review the report and give feedback. In October there would actually be a public hearing. Then the Commission will do a much more thorough presentation on this.

Mr. Hayes gave a project background that is included in the staff report and presentation.

An aerial view of the property was shown and is included in the staff report and presentation.

The proposed designation was discussed and is included in the staff report and presentation.

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

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

Mr. Hayes discussed the addition that is currently being constructed on the site.

Vice Chair asked if there were any questions.

Vice -Chair asked about the windows being vinyl and the siding on the house being vinyl.

Sybil Argintar with Southeastern Preservation Services stated the windows were not vinyl. She also stated the vinyl siding had been there for a very long time. She stated there is evidence of what the original siding looked like, though, on that second story interior, which was enclosed, historically. The original siding that shows there.

Ms. Argintar stated the changes from the current owners are new windows, the new roof, the addition on the back, the two non-contributing, non-historic outbuildings. Everything else was there before them and it is still considered contributing within the historic district, even with the siding there.

Mr. Hayes stated if they had to redo the siding on the whole house, they would have to do it

appropriately. The property owners are aware of this.

Discussion was made on the changes to the home.

Commissioner Hammond Green moved the Historic Preservation Commission accept the designation report prepared for the Columbus Mills Pace House and direct staff to submit the report to the Department of Cultural Resources for review. Commissioner Matoian seconded the motion which passed unanimously.

V(B) Text Amendment (R-6 Zoning to allow Multi-Family).

Mr. Hayes discussed the proposal for the R-6 zoning to allow multi-family. So, basically, this text amendment is to add small-scale, multi-family as a permitted use in the R-6 zoning district. Hyman Heights is a R-6 zoning district. The West Side is also one, and then some of the other historic districts.

Mr. Holloway stated the Commission could take whatever action they wanted to. He asked if they were just considering the local district. Vice-Chair stated it would be the local districts. He stated they do not have any control over the National district. Mr. Holloway stated they can discuss and make a decision such as, express that you don't think that the zoning text amendment is a good idea, because of its potential impact on historic districts. He stated this is an applicant driven text amendment so they could express a broad concern about how it may impact the local historic district.

Discussion was made on what the Planning Board's recommendation to City Council was. Dimensional requirements were also discussed. The local districts and the West Side District were discussed.

Commissioner Smith made a motion to direct staff to develop a letter from the HPC about the concerns they have with the R-6 text amendment in current and future local and national historic districts. Commissioner Brewer seconded the motion which passed unanimously.

VI Old Business.

VI(A) Staff Report – Mr. Hayes stated there is no update on the appeal for 1507 Druid Hills Avenue. Mr. Hayes stated he has reached out to Duke Energy for a meeting concerning the trees, but he has not heard back from them yet. Mr. Hayes also discussed upcoming events. He also discussed receiving a grant on the Octagon Building.

VII Adjournment. The Chair adjourned the meeting at 6:09 p.m.

Chair