

HISTORIC RESOURCES COMMISSION

Meeting Minutes February 20, 2023

The Historic Resources Commission (HRC) met on Monday, February 20th, 2023, at 1:30 P.M. in the King Street Meeting Room at 100 N. King Street, Hendersonville, N.C. and via Microsoft Teams.

ATTENDEES

Kathie Doole, Chair
Reid Barwick, Vice Chair
Mandy Gibson (via Microsoft Teams)
Christy Thompson
Sean Smith
Knox Crowell
Bette Carter
Autumn Radcliff (Staff)
Janna Bianculli (Staff)
Liz Hanson (Staff)

ABSENT

Victoria Flanagan

CALL TO ORDER/WELCOME

Kathie Doole called the meeting to order at 1:35 P.M.

PUBLIC COMMENT

There was no Public Comment for this meeting.

REVIEW JANUARY MEETING MINUTES

The January 2023 meeting minutes were not provided to the commission prior to the meeting. Planning Director, Autumn Radcliff, stated that the January meeting minutes would be sent out to the commission prior to the March 2023 meeting.

DISCUSSION ITEMS

Approval of Official Meeting Schedule for 2023

Staff shared the draft meeting schedule for 2023 with the commission. The commission agreed with keeping the monthly meetings, held on the third Monday of the month at 1:30 PM in the King Street Meeting Room and/or virtually via Microsoft Teams. There is no commission meeting in December. The commission decided to discuss the November meeting date in the future. Laurel Park Representative, Bette Carter, motioned to approve the meeting schedule. Commission vice-chair, Reid Barwick, seconded the motion. Motion carried.

Election of Chair and Vice Chair

Due to the resignation of the previous commission chair, Susan Sneeringer, the commission had to elect a new chair and vice-chair for 2023. Commission member Mandy Gibson and Bette Carter nominated Kathie Doole for commission chair. Current vice-chair, Kathie Doole, was elected unanimously to serve as the commission chair. Commission member Reid Barwick was elected, unanimously, to serve as the commission vice-chair.

Historic Landmark Application

Prior to the meeting, the commission received a Historic Landmark Application from Aleda and Michael Coppola for *Brightwaters* of *Brightwater Farms*. The application is for a single-family home constructed in 1923 by Samuel J. Childs. The commission members received the application, along with supporting materials such as historical information and photographs of the property. The applicants were present during the meeting, attending virtually via Microsoft Teams. Michael Coppola shared with the commission because they believed Brightwaters deserved Historical Designation. Planning staff informed the commission that the applicants were utilizing the historical significance of the architect and owner of the home, Samuel J. Childs, as the main focus rather than the architectural significance of the home. Samuel J. Childs was an architect and property developer that designed the Brightwaters Cottages at Brightwaters Resort, located near the Samuel J. Childs house. Previously, the house had been on the North Carolina State Study list for Historic Designation/Preservation. Commission member Bette Carter asked the applicants if any significant changes or additions had been made to the house. A small rear addition and pool were added to the property. Commission members expressed concerns over the additions to the house. Staff informed them that while additions are taken into consideration, it does not deem a property inadmissible. Commission member Reid Barwick expressed concerns about the potential expansion of US-64 impacting the property. Mrs. Radcliff informed him that if US-64 were to be expanded, DOT would have to work with the State Historic Preservation Office as a part of their Environmental Review and mitigate their impacts. However, a Historic Designation does not mean the property is completely protected. Staff and the applicants also informed the commission that there is a nearby farm, currently being worked, that is still owned by the Child's family.

The commission, applicants, and staff discussed setting up a date to visit the home in-person. The applicants welcomed the commission members to visit and tour their property in the near future. Mr. Barwick volunteered to set the trips up with the applicants and other members.

The applicants thanked the commission for their consideration of their application and time. Mrs. Radcliff stated that the next steps will be to forward the application to the State Historic Preservation Office for review. Once the review is complete, the commission will continue to discuss the application. If the commission recommends the application, it will move on to the Zoning Board of Adjustments.

The commission continued their discussion of the application. Staff informed the commission that even if the house is not designated as a State-registered landmark, it can still be designated as a local landmark by the commission. The commission decided to wait for the review from the State Historic Preservation Office and then continue their discussion.

UPDATES

Commission member, Knox Crowell, shared that the Poplar Lodge in Laurel Park has not been sold yet, but is being cleaned up by the owner. Mr. Crowell also stated that he would like to have HRC brochures to share with Laurel Park homeowners. Mr. Crowell also mentioned the possibility of creating plaques for Laurel Park's Centennial (100-Year-Old) homes. Staff welcomed Sean Smith to the Historic Resources Commission as a newly appointed member. An updated member roster will be sent to commission members as well as updated on the Henderson County website. Staff told HRC members that anyone without an official HRC binder, can pick one up at the Planning & Zoning office next week. Staff coordinator, Liz Hanson, informed the commission that a draft of the HRC brochure would be shared with members next week and members are encouraged to share their feedback.

The next meeting is scheduled for March 20th, 2023.

ADJOURNMENT

There being no further business, the meeting adjourned at 2:46 PM.