

HISTORIC RESOURCES COMMISSION

Meeting Minutes

May 19, 2025

The Historic Resources Commission (HRC) met on Monday, May 19, 2025, at 1:30 P.M. in the King Street Meeting Room at 100 N. King Street, Hendersonville, N.C.

ATTENDEES

Kathie Doole, Chair
Reid Barwick, Vice Chair
Bob Davy
Anne Bryan Hanson
Michael Arrowood
Mandy Gibson
Knox Crowell
Liz Hanson (Staff)
Carlos Martinez (Staff)
Janna Bianculli (Staff)

CALL TO ORDER/WELCOME

Kathie Doole commenced the meeting at 1:33 P.M.

PUBLIC COMMENT

There was no public comment at this meeting.

ADJUSTMENT OF AGENDA

Bob Davy asked to add the agenda item: "How do municipalities play into the Commission?" Commission member Mandy Gibson motioned to approve the agenda as amended. Commission member Bob Davy seconded the motion. Motion carried.

APPROVAL OF SEPTEMBER MEETING MINUTES

The March 2025 Meeting Minutes were provided to the Commission for their review. Commission member Bob Davy motioned to approve the March meeting minutes. Commission member Reid Barwick seconded the motion. Motion carried.

DISCUSSION ITEMS

Kingdom of the Happy Land

Carlos Martinez presented an overview of the Kingdom of the Happy Land, including information on its inhabitants, their lifestyle, and their legacy. Discussion revolved around sharing alternative recounting, such as where the inhabitants immigrated from, and sparked an interest in identifying relevant deeds and sites. Ronnie Pepper was brought up as a longtime advocate for a historical marker for the Happy Land. Staff will reach out to Ronnie.

Bat Cave Old Cider Mill

Liz Hanson provided additional information on this structure, which the Commission is invited to consider for historical designation. Staff hope that designating the structure may make it eligible for further rebuilding funding following Hurricane Helene. There was discussion about whether it had been used as a residence or a post office.

Janna Bianculli informed the commission that the owners have applied for a FEMA buyout, which, if accepted, would require that the structure be demolished. She clarified that although the structure itself did not sustain substantial damage, the land beneath it and its provided parking area were washed away. This compromises the site's function and structural integrity, so significant work would be needed to salvage the building. The FEMA buyout could take up to four years, so designation work must start soon. Owners need to be contacted.

“How do municipalities play into the Commission?”

Bob Davy questioned why the County does not include incorporated properties in its research and consideration for historical designation. Three of the five municipalities within the county's limits have their historic commission/committee, so inclusion in the County's scope is especially important for the two that do not have one, the Town of Fletcher and the Town of Mills River.

Bob provided documentation that the Town of Fletcher had already signed a formal agreement with Henderson County in 2016 to do this. Staff theorizes that the “ball was dropped” and will research what became of the agreement and how to implement it. The Commission would also like to see if the Town of Mills River can be involved, too.

UPDATES

Events

Historic Homes Tour in Flat Rock will be held on August 2nd, 2025.

ADJOURNMENT

There being no further business, the Commission adjourned at 2:37 PM.