



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



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<b>SUBMITTER:</b>	Sam Hayes, Planner II	<b>MEETING DATE:</b>	December 3 <sup>rd</sup> , 2025
<b>AGENDA SECTION:</b>	Old Business	<b>DEPARTMENT:</b>	Community Development
<b>TITLE OF ITEM:</b>	1015 N Main Street, Siding Replacement, Window Replacement, Rear Addition (25-82-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 # 25-82-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:

**Siding:**

1. The wood was significantly deteriorated and a compatible substitute materials I appropriate because the original material is not technically feasible. **(Sec. 3.1.5)**

**Windows:**

2. The windows are being proposed to be replaced in kind, matching the design and the dimension of the original sash, pane configuration, architectural trim, detailing, and materials. **(Sec. 3.7.6)**

**Addition:**

3. The new addition is being constructed so that there is the least possible loss of historic fabric and so that character-defining features of the historic building are not destroyed, damaged, or obscured. **(Sec. 4.2.1)**

**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 # 25-82-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:

**Siding:**

1. Replacement of deteriorated wood is necessary, however, the proposed replacement material does not match the original detail or element in design, dimension, and material **(Sec. 3.1.4)**
2. The wooden siding is completely missing, however, the replacement is not based on accurate documentation of the original feature and is not a new design compatible in scale, size, material, and color with the historic building and district. **(Sec. 3.1.6)**

**Windows:**

3. Windows that contribute to the overall historic character of a building should be retained and preserved. **(Sec. 3.7.1)**

**Addition:**

<p>4. The new addition is located in an inconspicuous elevation of the historic building. <b>(Sec. 4.2.5)</b></p> <p>Proposed Conditions:</p> <ol style="list-style-type: none"> <li>1. The siding should be replaced with wood siding to replicate the original.</li> <li>2. The siding should utilize mitered corners to replicate the original design.</li> <li>3. Shakes should not be used in the gables as they do not conform to the original design for the building.</li> </ol> <p><b>[DISCUSS &amp; VOTE]</b></p>	<p>4. The applicant has not provided enough details to determine if the addition will be constructed in a way that will avoid a loss of historic fabric of the historic building and site. <b>(Sec. 4.2.1)</b></p> <p><b>[DISCUSS &amp; VOTE]</b></p>
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<b>PROJECT/PETITIONER NUMBER:</b>	25-82-COA
<b>PETITIONER NAME:</b>	Derrick Pace (Applicant) TCB Property Development, LLC (Property Owner)
<b>EXHIBITS:</b>	A. Staff Report B. COA Application C. Warranty Deed