

1015 N MAIN STREET – Siding Replacement, Window Replacement, Rear Addition (25-82-COA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT - HISTORIC PRESERVATION
COA STAFF REPORT

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PROJECT SUMMARY

Applicant: Derrick Pace

Property Owner: TCB Property Development, LLC

Property Address: 1015 N Main Street

Project Acreage: .59 acres

Parcel Identification Number(s):
9569-71-4331

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Siding Replacement, Window Replacement, Rear Addition



SITE VICINITY MAP

Project Summary:

The City of Hendersonville is in receipt of an application for a Certificate of Appropriateness (COA) from Derrick Pace for siding replacement, window replacement, and a rear addition at 1015 N Main Street.

The applicant has already removed all of the original siding off the house. The original siding was wood painted white. The siding formed mitered corners (see photos below). The applicant has proposed to replace the original siding with concrete board siding and concrete board shake siding in the gables.

The applicant is also proposing to replace the remaining original windows on the house. The applicant has not provided information on whether they have reached out to a window restoration specialist to determine if the windows can be restored.

The applicant is proposing to add an addition on to the rear northeast corner of the building.

Prior to starting this work, the applicant received a COA for the installation of a new fence after the previous fence was damaged during Hurricane Helene. The Applicant also received a COA for an in-kind roof replacement.

HISTORY OF SUBJECT PROPERTY

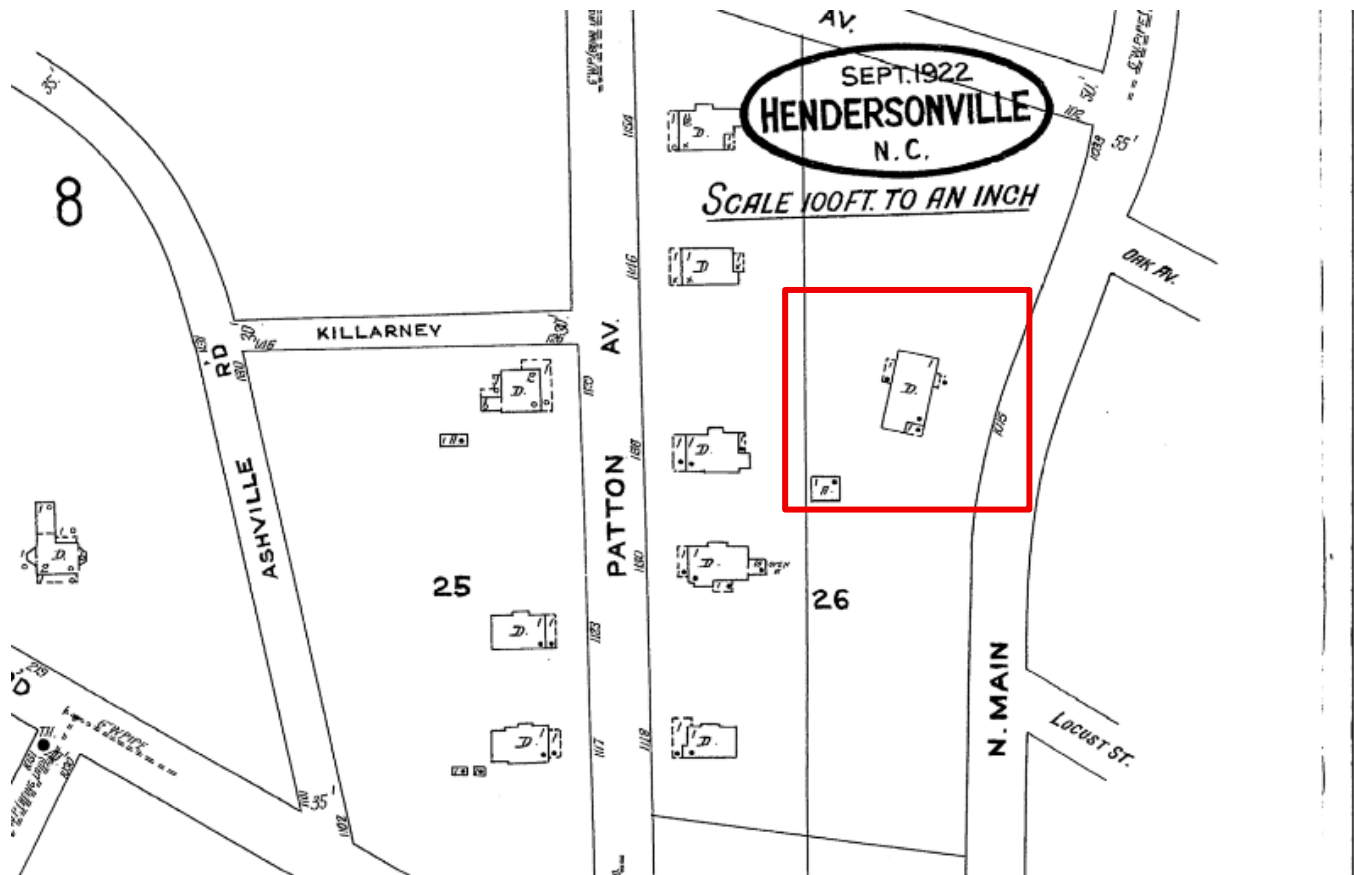
1015 N MAIN STREET

Lee T. Osborne House

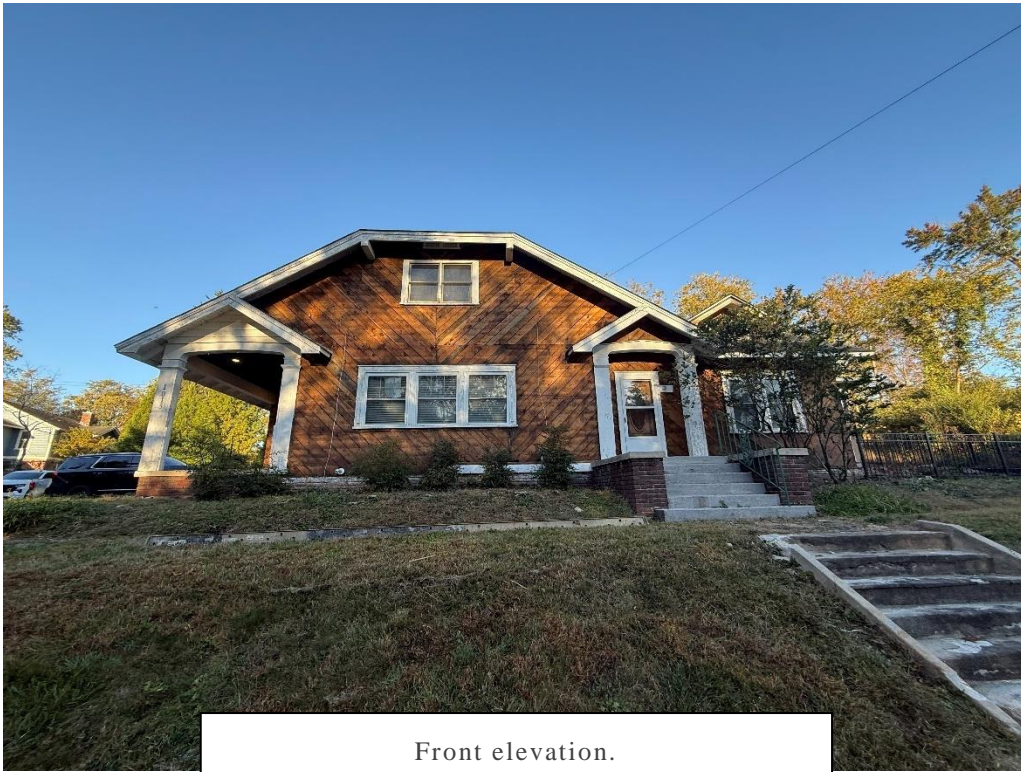
House. Contributing, by 1922.

Bungalow style one and one-half story house with a clipped gable roof, heavy brackets, and projecting front gable bays. Front gable and shed roof dormers. Exposed rafter ends, wide overhanging eaves. Entry stoop has a front gable covering supported by a segmental arch and square posts. Engaged porch on the southeast corner. Attached porch on north side has been enclosed. Walls are original weatherboard. Central brick chimney. Windows are four-over-one and six-over-one. Front door is oval glass over panel, a possible replacement. Large lot is terraced in the front with concrete steps leading up to the front entry. Granite slab driveway at the south side. Lee T. and Geneva C. Osborne lived here from 1937 to 1938. Robert J. Scoot, foreman at Chipman-LaCrosse Hosiery Mills, and wife Florence lived here from 1939 to 1944. Cyril E. Livingstone, manager at the Union bus terminal, and wife Emma lived here from 1945 to 1949. Good condition.

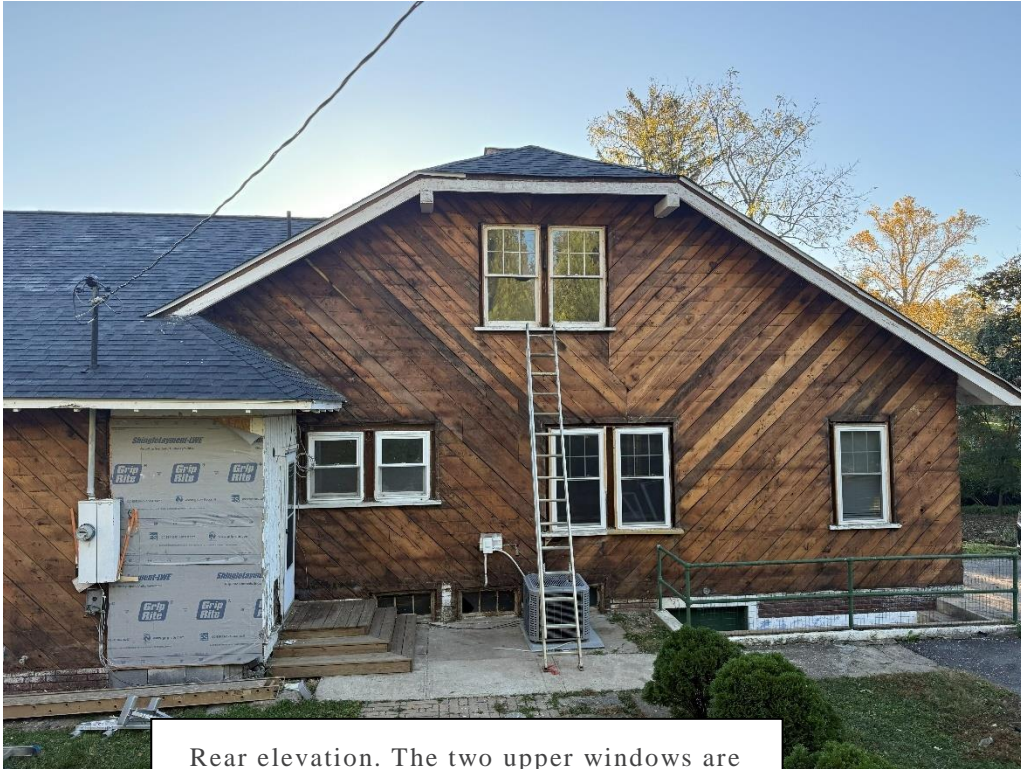
(Sanborn maps, city directories)



SITE IMAGES :



SITE IMAGES



Rear elevation. The two upper windows are proposed for replacement.



Rear elevation.

SITE IMAGES



DESIGN REVIEW COMMITTEE

The Design Review Advisory Committee reviewed the proposal at its meeting on December 12th, 2025. The comments from the committee were sent to the applicant.

DESIGN STANDARDS CRITERIA

The request to replace the windows is governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Hyman Heights Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

3.1 WOOD

- .1 Retain and preserve wooden features that contribute to the overall character of a site, including such functional and decorative elements as siding, brackets, pediments, columns, balustrades, and architectural trim.
- .2 Protect and maintain wooden surfaces and features through appropriate maintenance:
 - Inspect regularly for signs of moisture damage, mildew, and mold.
 - Provide adequate drainage to prevent water from standing on or collecting on decorative elements.
 - Keep wooden joints properly sealed or caulked to prevent moisture intrusion.
 - Treat traditionally unpainted, exposed wooden features with preservatives to slow their decay and deterioration.
 - Retain protective surface coatings, such as paint, to prevent moisture damage.
 - Clean painted surfaces regularly by the gentlest means possible so that the paint film is not damaged or deteriorated.
- .3 Repair historic wooden features using recognized preservation methods such as splicing, and reinforcing.
- .4 If replacement of a deteriorated detail or element of a wooden feature is necessary, replace the detail or element in kind rather than the entire feature, and match the element in design, dimension, and material. Consider compatible materials if the original material is not technically feasible.
- .5 If replacement of an entire wooden feature is necessary, replace it with a new feature that matches the original in design, dimension, detail, material, and texture. Consider compatible materials if the original material is not technically feasible.
- .6 If a wooden feature is completely missing, replace it with a new feature that matches the documentation of the original feature or a new design compatible with the historic building and district.
- .7 It is not appropriate to clean wooden features and surfaces with destructive methods such as sandblasting, power washing, and using propane or butane torches unless other methods are proven to be ineffective. Use chemical strippers only if gentler methods such as low-pressure washing with detergents and natural bristle brushes are ineffective.
- .8 It is not appropriate to strip historically painted surfaces down to bare wood and apply clear stains or finishes to create a natural wood appearance.
- .9 It is not appropriate to replace painted wooden siding that is sound with new siding to achieve a uniformly smooth wooden surface.
- .10 It is not appropriate to introduce wooden features or details to a historic building in an attempt to create a false historical appearance.

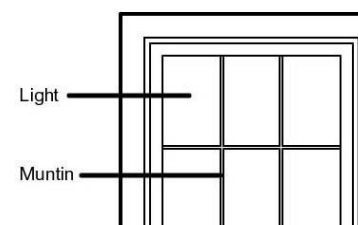
The wood in this entry feature has been beautifully detailed



The elaborate wood features on this home are being painstakingly restored.



3.7 WINDOWS AND DOORS

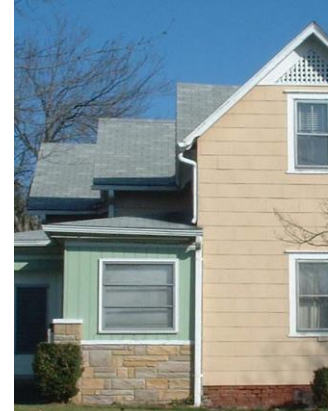


- .1 Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.
- .2 Retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware.
- .3 Protect and maintain the wooden and architectural elements of historic windows and doors through appropriate methods:
 - Inspect regularly for deterioration, moisture damage, air infiltration, paint failure, and corrosion.
 - Clean the surface using the gentlest methods possible.
 - Limit paint removal and reapply protective coatings as necessary.
 - Reglaze sash as necessary to prevent moisture and air infiltration.
 - Weatherstrip windows and doors to increase energy efficiency.
- .4 Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- .5 If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.
- .7 If a window or door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.
- .8 Replace deteriorated or missing wooden shutters with wooden shutters sized to fit the opening and mounted as the originals were. Early hardware should be retained. It is not appropriate to introduce shutters on a historic building if no evidence of earlier shutters exists.
- .9 If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining elevation of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.
- .10 If desired, introduce narrow-profile exterior or interior storm windows so that they do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or baked-enamel finish color that is compatible with the sash color. For double-hung windows, select operable storm windows with dividers that align with existing sash.
- .11 If desired, introduce full-light storm doors constructed of wood or aluminum with a baked-enamel finish that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked-enamel finish color that is compatible with the color of the existing door. Bare aluminum storm doors are not appropriate.
- .12 If desired and where historically appropriate, install fabric awnings over window, door, storefront, or porch openings with care to ensure that historic features are not damaged or obscured.
- .13 It is not appropriate to remove original doors, windows, shutters, hardware, and trim from a character-defining facade.
- .14 It is not appropriate to remove any detail material associated with windows and doors, such as stained glass, beveled glass, textured glass, or tracery, unless an accurate restoration requires it.
- .15 It is not appropriate to use snap-in muntins to create a false divided-light appearance.
- .16 It is not appropriate to replace clear glazing with tinted or opaque glazing.
- .17 In accordance with the Artificial Materials guidelines (Section 3.12), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.
- .18 Existing windows and doors on non-contributing structures should be replaced in-kind.

4.2 ADDITIONS TO HISTORIC BUILDINGS

- .1 Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.
- .2 Design new additions so that the overall character of the site, site topography, character-defining site features, and significant district vistas and views are retained.
- .3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
- .4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .5 Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.
- .6 Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.
- .7 Design an addition to be compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.
- .8 It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature, such as a mature tree.
- .9 It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site.

The siding material and windows on this addition are not appropriate for this building.



The addition on this home would have been more successful with a roofline that related to the original structure.

