



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



**SUBMITTER:** Sam Hayes, Planner II      **MEETING DATE:** January 29, 2025  
**AGENDA SECTION:** New Business      **DEPARTMENT:** Community Development  
**TITLE OF ITEM:** 105 S Main Street – Addition of a Basement Access Hatch (H24-097-COA) – *Sam Hayes / Planner II*

**SUGGESTED MOTION:**

**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 # H24-097-COA and located within the Main Street 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 for the following reasons:

1. The proposed basement access hatch does not diminish the original design of the building. **[Sec. 3.4.2.10]**
2. The proposed basement access hatch is compatible with existing units in proportion, shape, positioning, location, size, materials, and details. **[Sec. 3.4.2.10]**

**[DISCUSS & VOTE]**

**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 # H24-097-COA and located within the Main Street 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 for the following reasons:

1. The proposed basement access hatch would diminish the original design of the building and damage historic materials and features. **[Sec. 3.4.2.10]**
2. The proposed basement access hatch are not compatible with existing units in proportion, shape, positioning, location, size, materials, and details. **[Sec. 3.4.2.10]**

**[DISCUSS & VOTE]**

**SUMMARY:**

The City is in receipt of a Certificate of Appropriateness (COA) application from Sarah McCormick, Peacock Architects (Applicant) and Mary Vieira (Property Owner) for the addition of an access hatch in what appears to be a previous opening in the side of the building.

The subject property is a contributing commercial structure believed to be the oldest surviving structure on Main Street. It currently contains two suites, 105 S. Main St. and 101 S. Main St. The proposed access doorway is located on the side façade of 101 S. Main St. along 1st Ave W.

This COA application is considered a Major Work according to the standards of the Main Street Historic District Design Standards.

<b>PROJECT/PETITIONER NUMBER:</b>	H24-097-COA
<b>PETITIONER NAME:</b>	Sarah McCormick, Peacock Architects
<b>EXHIBITS:</b>	A. Application Packet B. Staff Report C. Warranty Deed