



CITY OF HENDERSONVILLE
AMENDED AGENDA ITEM
SUMMARY
PLANNING DIVISION



SUBMITTER:	Sam Hayes, Planner II	MEETING DATE:	October 21, 2026
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	1040 Patton Street – Rehabilitation and Repair of Historic Residence (26-70-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 # 26-70-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:

1. The application provides for in-kind replacement of all materials including the roof, wood siding, stucco, and other wood details. (Sections 3.5.5, 3.1.4, 3.1.5)
2. The location and design of the side and rear decks are appropriate and do not detract from the historic character of the structure. (Section 4.1.1 and 4.1.3)
3. The application provides for a minimally invasive approach that aligns with preservation standards when conducting repairs to the residence.

Proposed conditions:

1. The character defining exposed rafters and the eave brackets shall be retained and preserved.
2. When repairing the siding, the least amount of replacement that is technically feasible

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 # 26-70-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:

1. The location of the side porch is not appropriate and will detract from the historic character of the structure. (Section 4.1.1 and 4.1.3)
2. The application does not align with best preservation practice when repairing certain elements of the home.

[DISCUSS & VOTE]

shall be pursued. All replacement siding shall match the existing German siding.	
[DISCUSS & VOTE]	

PROJECT/PETITIONER NUMBER:	26-70-COA
PETITIONER NAME:	Surge Resources, LLC (Applicant) Christopher Casey (Owner)
EXHIBITS:	A. COA Application B. COA Application Supplement C. Staff Report D. Staff Analysis E. Warranty Deed