



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



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<b>SUBMITTER:</b>	Sam Hayes, Planner II	<b>MEETING DATE:</b>	September 17 <sup>th</sup> , 2025
<b>AGENDA SECTION:</b>	New Business	<b>DEPARTMENT:</b>	Community Development
<b>TITLE OF ITEM:</b>	1401 Highland Avenue, Carports and Covered Porch (25-63-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 # 25-63-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 introduction of the new carports do not detract from the overall historic character of the principal building and the site and does not require the removal of a significant building element or site features. (**Sec. 2.5.8**)
2. The carports are compatible in size, form, height, proportion, materials, and details to historic accessory structures in the historic district. (**Sec. 2.5.7**)
3. The covered roof is appropriate because it does not seek to create a false historical appearance. (**Sec. 3.8.11**)

**[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 # 25-63-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 new construction is not compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. (**Sec. 2.5.5**)
2. The new construction is not discernible from the historic buildings in the district, thereby creating a false sense of history and duplicating the historic buildings. (**Sec. 4.3.10**)

**[DISCUSS & VOTE]**

<b>PROJECT/PETITIONER NUMBER:</b>	25-63-COA
<b>PETITIONER NAME:</b>	Christy Thompson (Applicant/Owner)
<b>EXHIBITS:</b>	<ul style="list-style-type: none"> <li>A. Staff Report</li> <li>B. COA Application</li> <li>C. Warranty Deed</li> </ul>