



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** April 20, 2022

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: 434 N Main St. – Replacement of Awning & Siding (H22-028-COA) –
Alexandra Hunt | Planner 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 # H22-028-COA and located within the Main Street Historic District, if replaced 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 (Main Street) for the following reasons:

1. The proposed awning is compatible with the historic character of the building. [Section 2.1.8]
2. The proposed awning does not obscure or damage historic architectural features of the building and is placed appropriately above the transom and projecting over individual window or door openings and fits within the window or door opening. [Sec. 2.1.10]
3. The proposed awning would retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic building. [Section 3.1.7]

[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 # H22-028-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 (Residential) for the following reasons:

2. The proposed awning is not compatible with the historic character of the building. [Section 2.1.8]
3. The proposed awning obscures the historic architectural features of the building and is not placed appropriately above the transom or individual window or door openings and does not fit within the window or door opening. [Sec. 2.1.10]
4. The proposed awning would not retain the commercial character of the building through contemporary design and is not compatible with the scale, design, materials, color and texture of the historic building. [Section 3.1.7]

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Dennis Dunlap of Dunlap Construction (Applicant) and Rudolf Haug (Property Owner) for the replacement of the wood shingles on an existing awning and wood siding with architectural metal on the subject property located at 434 N. Main St.

The subject property is a non-contributing, two-story brick building that was designed by Erle Stilwell and constructed ca. 1915. The subject property is currently the location of The Goldsmith by Rudi, Ltd.

The Applicant is making the following statement related to their request:

“Remove wood shingles from front awning and install new metal roof and new metal over existing wood siding.” (Exhibit A)

On March 30th, Staff met with the Applicant at the location of the subject property. The Applicant had removed a portion of the wood siding to inspect the condition of the original façade. It was determined that the original façade was beyond repair and therefore, the existing wood siding and awning could not be removed completely.

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

PROJECT/PETITIONER NUMBER:	H22-028-COA
PETITIONER NAME:	Dunlap Construction (Applicant)
EXHIBITS:	A. Staff Report B. COA Application C. Henderson County Property Records