



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: 225 N Main St. – Addition of Balcony/Replacement of Windows (H22-019-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 # H22-019-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 (Main Street) for the following reasons:

1. The proposed addition would not diminish the original design of the building or damage historic materials and features, and the new windows and doors are compatible with existing units in proportion, shape, positioning, location, size, materials, and details. **[Section 3.4.2.10]**
2. The proposed addition retains and preserves original architectural metals, including cast iron, wrought iron, steel, pressed tin, copper, aluminum, and zinc, as well as their finishes and colors. **[Section 3.4.5.1]**
3. The proposed addition will be constructed so that there is the least possible loss of historic fabric and will ensure that character-defining features of the historic building are not obscured, damaged, or destroyed. **[Section 4.2.2]**
4. The proposed addition is designed so that it is compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors, and either references

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 # H22-019-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:

1. The proposed addition would diminish the original design of the building or damage historic materials and features, and the new windows and doors are not compatible with existing units in proportion, shape, positioning, location, size, materials, and details. **[Section 3.4.2.10]**
2. The proposed addition is not designed so that it is compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors, and does not reference design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building. **[Section 4.2.5]**

[DISCUSS & VOTE]

<p>design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building. [Section 4.2.5]</p> <p>[DISCUSS & VOTE]</p>	
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SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Denis Dunlap of Dunlap Construction (Applicant) and Hendersonville Holdings, LLC (Property Owner) for the addition of a balcony and replacement of windows to the second-floor residential unit located at 225 N. Main St. The residential unit is located in the People’s National Bank building above the Four Seasons Christmas Garden Décor and More retail store.

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

“Add balcony to front (Main St.) match balcony on right front, large sign to be removed and not put back, one window will become a door, windows on the second floor behind balcony will be replaced to match windows on the right side.” (Exhibit A)

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

PROJECT/PETITIONER NUMBER:	H22-019-COA
PETITIONER NAME:	Dunlap Construction (Applicant)
EXHIBITS:	<ul style="list-style-type: none"> A. Staff Report B. COA Application C. Elevations D. Henderson County Property Records