



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** September 20, 2023

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

TITLE OF ITEM: 303 N Main St. – Replacement of Existing Windows(H23-068-COA) –
Alexandra Hunt / Planner I

SUGGESTED MOTION(S) FOR THE ADDITION OF THE ROOFTOP DECK:

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 # H23-068-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 subject property is a contributing structure.
2. The proposed windows do not diminish the original design of the building or damage historic materials and features. [Sec. 3.4.2.10]
3. The proposed windows are compatible with existing units in proportion, shape, positioning, location, size, 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 # H23-068-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 (Main Street) for the following reasons:

1. The subject property is a contributing structure.
2. The proposed windows are vinyl windows.
3. It is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures. [Sec. 3.4.2.14]
4. Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials. [Sec. 3.8.1]

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Patty Adamic (Applicant) and Love In An Apothecary LLC (Property Owner) for the replacement of 17 existing vinyl windows with new, vinyl windows.

The subject property is a contributing, two-story brick building and is currently the location of Mike's On Main restaurant.

The Applicant has engaged with Dunlap Construction to perform the following work:

- Install 17 windows (15 second level, 2 lower level) and all associated trim
- Remove and dispose of trim at three smaller side window locations where the windows are not to be replaced
- Install trim at three smaller side window locations where the windows are not to be replaced
- Paint all trim to match current

(See Exhibit A)

The replacement and installation of the 17 windows is considered a Major Work to be reviewed by the Commission. The removal and installation of trim is considered a Minor Work to be reviewed and approved by the Coordinator of the Historic Preservation Commission if the work is consistent with the Main Street Design Standards.

PROJECT/PETITIONER NUMBER:	H23-068-COA
PETITIONER NAME:	Patty Adamic (Applicant)
EXHIBITS:	A. Staff Report B. COA Application and Scope of Work C. Warranty Deed