



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



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** September 18, 2024

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

TITLE OF ITEM: 112 2nd Avenue E – Storefront Replacement and Window Replacement
(H24-057-COA) – *Sam Hayes / Planner II*

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 # H24-057-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:

Storefront:

1. The original storefront no longer exists and therefore the retention of commercial character of the building is achieved through contemporary design which is compatible with the scale, design, materials, color, and texture of the historic building. **(Sec. 3.1.7)**
2. No historic photo was located of the historic storefront was found to show original characteristics and architectural details of the building, however, the original opening was utilized and no damage to the exterior brick was made. **(Sec. 3.1.8)**
3. The original architectural features and details that are character-defining elements of downtown structures are preserved, including the brickwork. **(Sec. 3.4.1.1)**

Window:

1. The original window is no longer present. **(Sec. 3.4.2.1)**

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 # H24-057-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:

Storefront:

1. The original storefront no longer exists, However, the retention of commercial character of the building is not achieved due to the contemporary design which is incompatible with the scale, design, materials, color, and texture of the historic building. **(Sec. 3.1.7)**

Window:

1. The new window is incompatible with existing units in proportion, shape, positioning, location, size, materials, and details. **(Sec. 3.4.2.10)**

[DISCUSS & VOTE]

2. The new window is compatible with existing units in proportion, shape, positioning, location, size, materials, and details. (Sec. 3.4.2.10)	
[DISCUSS & VOTE]	

PROJECT/PETITIONER NUMBER:	H24-057-COA
PETITIONER NAME:	Katie Montes (Applicant)_
EXHIBITS:	A. Staff Report B. COA Application C. Warranty Deed