



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** May 17, 2023

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

TITLE OF ITEM: 921 N Main St. – Entry Door Replacement (H23-035-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 # H23-035-COA and located within the Hyman Heights 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 (Residential) for the following reasons:

Suggested Motion for Approval for Option A:

1. The subject property is a contributing structure.
2. The proposed entry door replacement presented in **Option A** retains the overall historic character of the building. [Section 3.7.2]
3. The proposed entry door replacement presented in **Option A** matches the design and the dimension of the original sash or panels, pane configuration, architectural trim, and detailing. [Section 3.7.6]
4. The proposed entry door replacement presented in **Option A** is a compatible substitute material because using the original material is not technically feasible due to factors peculiar to the subject property. [Section 3.7.6]

Suggested Motion for Approval for Option B:

1. The subject property is a contributing structure.

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 # H23-035-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 subject property is a contributing structure.
2. The proposed entry door replacement presented in both **Option A and Option B** do not retain the overall historic character of the building. [Section 3.7.2]
3. The proposed entry door replacement presented for both **Option A and Option B** do not match the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. [Section 3.7.6]

[DISCUSS & VOTE]

<p>2. The proposed entry door replacement presented in Option B retains the overall historic character of the building. [Section 3.7.2]</p> <p>3. The proposed entry door replacement presented in Option B match the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. [Section 3.7.6]</p> <p style="text-align: center;">[DISCUSS & VOTE]</p>	
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SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Leila White (Applicant/Property Owner) for the replacement of the entry door at the subject property located at 921 N Main St.

The subject property is a contributing building that was constructed ca. 1924-1937 and known as the John W. Farmer House. The subject property is also described as having three-vertical-over-one windows and a four-vertical-lights-over-panel entry door.

The Applicant previously submitted an after-the-fact COA application for the replacement of the existing front door with a previously purchased door which was reviewed and subsequently denied by this Commission on the November 15, 2022, regular meeting (See Exhibit C).

The Applicant has submitted a COA application proposing two front door replacement options to the Commission to review (See Exhibit A).

This COA application is considered a Major Work according to the standards of the Residential Historic District Design Standards.

PROJECT/PETITIONER NUMBER:	H22-035-COA
PETITIONER NAME:	Leila White (Owner/Applicant)
EXHIBITS:	<p>A. Staff Report</p> <p>B. COA Application</p> <p>C. Henderson County Property Records</p> <p>D. November 2022 Minutes</p>