



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



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** December 21, 2022

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

TITLE OF ITEM: 1304 Hyman Ave. – Replacement of Existing Windows
(H22-105-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 # H22-105-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:

1. The proposed windows match the design and dimension of the original sash or panels, pane configuration, architectural trim, and detailing. **[Sec. 3.7.6]**

[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 # H22-105-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 proposed windows do not match the existing unit in kind, detailing, and materials. **[Sec. 3.7.6]**
2. Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials. **[Sec. 3.12.1]**

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Kathryn Vickers (Applicant/Property Owner) for the replacement of 17 existing windows at the subject property located at 1304 Hyman Ave.

The subject property is contributing Colonial Revival style two-story house constructed ca. 1922 with windows three-vertical-over-one, with multi-light casement windows in the attic.

The Applicant made the following statement related to their request:

“Same grade as previous windows.” (*See Exhibit A*)

The Applicant has also submitted documentation of deterioration related to their request and is attached to this staff report as Exhibit C.

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

PROJECT/PETITIONER NUMBER:	H22-105-COA
PETITIONER NAME:	Kathryn Vickers (Applicant)
EXHIBITS:	A. Staff Report B. COA Application C. Henderson County Property Records D. Applicant Submitted Documentation of Deterioration