



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: 118 5th Ave W. – Addition of Storefront Entry Door & Windows
(H22-106-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 # H22-106-COA and located within the Main Street 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 (Main Street) for the following reasons:

1. The proposed addition design is based and historical research and maintains the original proportions, dimensions, and architectural elements. [Sec. 3.1.5]
2. The proposed addition retains the commercial character of the building through contemporary design and is compatible with the scale, design, materials, color, and texture of the historic building. [Sec. 3.1.7]

[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 # H22-106-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 proposed addition does not maintain the original proportions, dimensions and architectural elements of the building. [Sec. 3.1.5]
2. The proposed addition does not retain the commercial character of the building and is not compatible with the scale, design, materials, color, and texture of the historic building. [Sec. 3.1.7]

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Marshall Kanner (Applicant) and Hunter Building Holdings, LLC (Property Owner) for the addition of a store front entry door and windows at the subject property located at 118 5th Ave W.

The subject property is a one-story brick addition at the northwest corner of a large, two-story brick commercial style building known as the “Morey Building.” This commercial building was constructed ca. 1912 to house Hunter’s Pharmacy, formerly located down the street. The subject property is described in the local historic district designation report as having “replacement fixed panes in the original display opening and a glass block transom.”

The Applicant made the following statement related to their request:

“I am returning the façade to the original store front design and keeping the glass block transom which is historical to the building.” (Exhibit A)

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

PROJECT/PETITIONER NUMBER:	H22-106-COA
PETITIONER NAME:	Marshall Kammer (Applicant)
EXHIBITS:	A. Staff Report B. COA Application C. Henderson County Property Records