



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** November 15, 2023

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

TITLE OF ITEM: 225 N Main St. – Addition of Rooftop Deck & Side and Rear Windows (H23-067-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 # H23-067-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 rooftop deck is compatible with existing rooftop decks in the district.
3. The proposed rooftop deck will be constructed so that there is the least possible loss of historic fabric. [Sec. 4.3.3]
4. The proposed rooftop deck does not obscure, damage, or destroy character defining features of the historic building. [Sec. 4.3.3]

[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 # H23-067-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 rooftop deck obscures, damages, and destroys character defining features of the historic building in the following way(s) [Sec. 4.3.3]: (*Insert factual basis here*)

[DISCUSS & VOTE]

SUGGESTED MOTION(S) FOR THE ADDITION OF TWO SIDE FAÇADE WINDOWS:

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 # H23-067-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, materials, 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 # H23-067-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 would diminish the original design of the building or damage historic materials and features. [Sec. 3.4.2.10]
3. The proposed windows are not compatible with existing units in proportion, shape, positioning, location, size, materials, and details. [Sec. 3.4.2.10]

[DISCUSS & VOTE]

SUGGESTED MOTION(S) FOR THE ADDITION OF REAR WINDOW:

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 # H23-067-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 rear window do not diminish the original design of the building or damage historic materials and features. **[Sec. 3.4.2.10]**
3. The proposed rear window is compatible with existing units in proportion, shape, positioning, location, size, materials, 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 # H23-067-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 rear window would diminish the original design of the building or damage historic materials and features. **[Sec. 3.4.2.10]**
3. The proposed rear window is not compatible with existing units in proportion, shape, positioning, location, size, materials, and details. **[Sec. 3.4.2.10]**

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Hannah Michalove of Allen Stahl & Kilbourne, PLLC (Applicant) and Hendersonville Holdings, LLC (Property Owner) for the addition of the following:

1. A rooftop deck with access from the second-floor residential unit located at 225 N. Main St.; and
2. The addition of two (2) windows on the south façade and one (1) window on the rear façade on the second story of the building.

The subject property is one of two residential units located in the People's National Bank building above the Four Seasons Christmas Garden Décor and More retail store. The People's National Bank is a contributing building and currently houses both residential units and retail shops.

The Applicant is making the following statement related to their request:

1. "Proposed windows: addition of two (2) windows on upper level of southern-facing side façade; addition of one (1) sectional, "ellipse-style" window on rear façade (see attached site plans)."
2. "Proposed rooftop deck: addition of deck on portion of roof behind front façade (see attached site plans)." (Exhibit A)

In addition to the COA application, the Applicant has provided elevations which are shown in Exhibit B.

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

PROJECT/PETITIONER NUMBER:	H23-067-COA
PETITIONER NAME:	Hannah Michalove – Allen Stahl & Kilbourne, PLLC (Applicant)
EXHIBITS:	A. Staff Report B. COA Application C. Elevations D. Warranty Deed