



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



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** October 19, 2022

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

TITLE OF ITEM: 434 N Main St. – Design Proposal for Lower Façade Enhancement (H22-090-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 # H22-090-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 lower façade enhancement included in Design Proposal – Scheme 2 would retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic building. [Section 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 # H22-090-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 (Residential) for the following reasons:

1. The proposed awning provided in Design Proposal – Scheme 2 is not compatible with the historic character of the building. [Section 2.1.8]
2. The proposed lower façade enhancement included in Design Proposal – Scheme 2 would not retain the commercial character of the building through contemporary design and is not compatible with the scale, design, materials, color and texture of the historic building. [Section 3.1.7]

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Rudolf Haug (Applicant/Property Owner) for consideration of a design proposal for the enhancement of the lower façade on the subject property located at 434 N. Main St.

The subject property is a contributing, two-story brick building that was designed by Erle Stilwell and constructed ca. 1915. The subject property is currently the location of The Goldsmith by Rudi, Ltd.

The Applicant previously submitted an COA application (H22-028-COA) for the replacement of the existing wood awning with an architectural metal awning that the Commission heard at its April 20, 2022 Regular Meeting (Exhibit C).

The Applicant is resubmitting a COA application with a design proposal prepared by The Main Street Fellows UNC Greensboro Department of Interior Architecture (Exhibit D). The UNCGDAP design proposal included two design concepts for the lower façade enhancement. The Applicant has selected Design Proposal - Scheme 2.

Dunlap Construction, LLC has been contracted to complete the proposed Design Scheme 2 submitted by UNCGDAP.

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

PROJECT/PETITIONER NUMBER:	H22-090-COA
PETITIONER NAME:	Rudolf Haug (Applicant)
EXHIBITS:	A. Staff Report B. COA Application C. Henderson County Property Records D. April 20, 2022 Minutes E. UNCGDAP Design Proposal