



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



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** January 15, 2024

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

TITLE OF ITEM: 344 N Main Street, Replacement Windows on Upper Facade
(H24-093-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION(S):

<p>1. <u>For Recommending Approval:</u></p> <p>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-093-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 <u>not incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:</p> <ol style="list-style-type: none"> 1. Replacement of deteriorated windows is necessary, however, the replacement windows match the original in size, scale, proportion, material, texture, and detail. (Sec. 3.3.4 and Sec. 3.4.2.3) <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>1. <u>For Recommending Denial:</u></p> <p>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-0937 - 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 <u>incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:</p> <ol style="list-style-type: none"> 1. Existing windows should be protected and maintained. (Sec. 3.4.2.5) 2. Original windows should be repaired by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections. (Sec. 3.4.2.6) <p style="text-align: center;">[DISCUSS & VOTE]</p>
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PROJECT/PETITIONER NUMBER:	H24-093-COA
PETITIONER NAME:	Peacock Architects (Applicant)
EXHIBITS:	<ol style="list-style-type: none"> A. COA Application B. COA Application Supplement C. Staff Report D. Warranty Deed