



# CITY OF HENDERSONVILLE

## AGENDA ITEM SUMMARY

### PLANNING DIVISION



**SUBMITTER:** Alexandra Hunt, Planner I      **MEETING DATE:** December 20, 2023

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

**TITLE OF ITEM:** 101-105 S Main St. – Addition of Basement Access Doorway & Door (H23-090-COA) – *Alexandra Hunt | Planner I*

#### **SUGGESTED MOTION:**

##### **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 # H23-090-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 **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 basement access doorway and door do not diminish the original design of the building. [Sec. 3.4.2.10]
3. The proposed basement access doorway and door 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 # H23-090-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 (Main Street) for the following reasons:

1. The subject property is a contributing structure.
2. The proposed basement access doorway and door would diminish the original design of the building and damage historic materials and features. [Sec. 3.4.2.10]
3. The proposed basement access doorway and door are 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 Sarah McCormick, Peacock Architects (Applicant) and Mary Vieira (Property Owner) for the addition of an access doorway and door to the basement of the subject property located at 101-105 S Main St.

The subject property is a contributing commercial structure believed to be the oldest surviving structure on Main Street. It currently contains two suites, 105 S. Main St. and 101 S. Main St. The proposed access doorway and door is located on the side façade of 101 S. Main St. along 1<sup>st</sup> Ave W.

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

“Proposal for the addition of an access doorway to the basement of 105 S Main St. Scope of work includes the leveling of the sidewalk along 1<sup>st</sup> Ave W to create a level entry. The addition of a door to match the existing style and color of the current façade; the addition of a staircase leading down into the basement; and the addition of a bench seat in the back room of 101 S Main St. to allow for adequate headspace at the staircase below.”

The Applicant provided the full scope of work in the COA Application which includes changes to the interior of the subject property. However, the Applicant is requesting that the Commission review just the proposed access doorway and door to the basement level of the subject property.

In addition to the COA application, the Applicant has provided elevations and a historical photo of the subject property to supplement the COA application and are attached as Exhibit A.

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

<b>PROJECT/PETITIONER NUMBER:</b>	H23-090-COA
<b>PETITIONER NAME:</b>	Sarah McCormick – Peacock Architects (Applicant)
<b>EXHIBITS:</b>	A. Staff Report B. COA Application Packet C. Warranty Deed