



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION



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

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

TITLE OF ITEM: 225 N Main St. – Addition of Side and Rear Windows (H22-120-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 # H22-120-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. 3.4.2.11]
4. The proposed windows are compatible with the existing side and rear facades in the district including size & spacing of windows or other fenestrations, proportions, scale, and detailing. [Sec. 3.3.9]

[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 # H22-120-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 subject property is a contributing structure.
2. The proposed windows 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. 3.4.2.11]
4. The proposed windows are not compatible with the existing side and rear facades in the district including size & spacing of windows or other fenestrations, proportions, scale, and detailing. [Sec. 3.3.9]

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Dennis Dunlap of Dunlap Construction (Applicant) and Hendersonville Holdings, LLC (Property Owner) for the addition of side and rear windows to the second-floor residential unit located at 225 N. Main St. The residential unit is 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:

“Addition of windows – west and south elevation.” (Exhibit A)

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

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

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| PROJECT/PETITIONER NUMBER: | H22-120-COA |
| PETITIONER NAME: | Dunlap Construction (Applicant) |
| EXHIBITS: | A. Staff Report B. COA Application and Elevations C. Henderson County Property Records |