



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



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**SUBMITTER:** Alexandra Hunt, Planner I      **MEETING DATE:** June 21, 2023

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

**TITLE OF ITEM:** 225 N Main St. – Addition of Rooftop Deck (H23-031-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 # H23-031-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 # H23-031-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 rooftop deck obscures, damages, and destroys character defining features of the historic building in the following way(s) **[Sec. 4.3.3]:**

**[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 a rooftop deck with access from 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:

“Creation of rooftop patio to be located away from existing skylights. As shown in the included drawings, there will be limited visibility of the patio and railing from any street-level location. The patio was included on the architectural plans already approved by the Henderson County building department.” (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.

<b>PROJECT/PETITIONER NUMBER:</b>	H23-031-COA
<b>PETITIONER NAME:</b>	Dunlap Construction (Applicant)
<b>EXHIBITS:</b>	A. Staff Report B. COA Application and Elevations C. Henderson County Property Records