



# CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



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

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

**TITLE OF ITEM:** 160 6<sup>th</sup> Ave E -Reopening Base Floor Windows (H23-045-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 # H23-045-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 fill the original openings. [Sec. 3.4.2.3]
3. The proposed project to reopen existing filled in window openings is appropriate. [Sec. 3.4.2.9]
4. The proposed windows do not diminish the original design of the building or damage historic materials and features. [Sec. 3.4.2.10]
5. The proposed windows 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 # H23-045-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 are not compatible with existing units in materials and details. [Sec. 3.4.2.10]

**[DISCUSS & VOTE]**

**SUMMARY:**

The City is in receipt of a Certificate of Appropriateness (COA) application from the City of Hendersonville (Applicant/Property Owner) for the reopening of existing, filled-in windows on the basement level of the subject property located at 160 6th Ave E and known as Hendersonville City Hall.

The subject property is a contributing property within the Main Street Local Historic District.

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

“Reopening base floor windows.” (Exhibit A)

In addition to the COA application, the Applicant has provided elevations from the 2004 City Hall renovations also provided 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>	H23-045-COA
<b>PETITIONER NAME:</b>	City of Hendersonville (Applicant)
<b>EXHIBITS:</b>	A. Staff Report B. COA Application and Elevations C. Henderson County Property Records