



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



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** April 2nd, 2025

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

TITLE OF ITEM: 1723 Meadowbrook Terrace – Replacement Windows, Re-Introducing Windows, Addition of Double Doors on Rear (25-13-COA) – *Sam Hayes / Planner II*

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 # 25-13-COA and located within the Druid Hills 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 (Residential) for the following reasons:

Replacement Rear Kitchen Windows:

1. The replacement of deteriorated windows is necessary, and the units are replaced in kind to match the design and dimensions of the original sash, pane configuration, architectural trim, and detailing. A compatible substitute material was used. (Section 3.7.6)

Replacement Casement Windows:

2. The casement window feature was previously bricked in. Exposing this architectural element is compatible with the historic character of the structure and district. (Section 3.6.7)
3. The replacement of deteriorated windows is necessary, and the units are replaced in kind to match the design and dimensions of the original sash, pane configuration, architectural trim, and detailing. A compatible substitute material was used. (Section 3.7.6)

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 # 25-13-COA and located within the Druid Hills 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:

Replacement Rear Kitchen Windows:

1. The repair of the historic windows through recognized preservation methods for patching, consolidating, splicing, and reinforcing is more appropriate than replacing the windows. (Section 3.7.4)

Replacement Casement Windows:

2. The repair of the historic windows through recognized preservation methods for patching, consolidating, splicing, and reinforcing is more appropriate than replacing the windows. (Section 3.7.4)

Introducing Double Doors to Rear of Home:

3. The new doors are proposed for a character defining elevation of the structure and therefore compromise the architectural integrity of the building. (Section 3.7.9)

<p>Introducing Double Doors to Rear of Home:</p> <ol style="list-style-type: none"> 4. The original architectural character of the exterior walls is maintained when adding the new door openings. (Section 3.6.8) 5. The new doors are installed on the rear of a non-character defining elevation of the building and do not compromise the architectural integrity of the building. The units are designed to be compatible with the overall design of the building. (Section 3.7.9) <p>Proposed Conditions:</p> <ol style="list-style-type: none"> 1. Only install windows and doors that are constructed fully of wood per Section 3.12.1 of the Design Standards. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
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PROJECT/PETITIONER NUMBER:	25-13-COA
PETITIONER NAME:	Caryn Alexander (Applicant and Property Owner)
EXHIBITS:	<ol style="list-style-type: none"> A. Staff Report B. COA Application C. Warranty Deed