



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



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** February 16, 2022

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

TITLE OF ITEM: 245 N Main St. – Demolition of Chimney (H22-001-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 # H22-001-COA and located within the Main Street Historic District, if demolished 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: Design Standards ‘Section 5.2 – Demolition’ has been satisfied by the applicant by working with the Commission to pursue all alternatives, the original setting and context of the structure have been documented, work has been/will be performed to salvage useable materials, a site plan has been submitted showing post-demolition development/plantings, all efforts will be made to ensure safety and tree protection, the site will be cleared promptly and thoroughly, and after demolition the site will be developed or replanted promptly.

2. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H22-001-COA and located within the Main Street Historic District, if demolished 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: Design Standards ‘Section 5.2 – Demolition’ has not been satisfied by the applicant by not working with the Commission to pursue all alternatives, the original setting and context of the structure has not been documented, work has not been performed to salvage useable materials and/or, a site plan has not been submitted showing post-demolition development/plantings. Furthermore, the Commission believes efforts cannot be made to ensure safety and tree protection, that the site will not be cleared promptly and thoroughly, and that after demolition the site will not be developed or replanted promptly.

SUMMARY:

The City is in receipt of a Certificate of Appropriateness application for 245 N Main St. for the demolition of the exterior portion of a chimney above the roof line of the building. The applicant is making the following statement related to their request:

“Remove exterior portion of [the] chimney above [the] roof line. It is currently nonfunctioning and is leaking and causing mold issues.”

Robert is listed on the application as the contractor making the statements related to the integrity of the structure.

Toby Johnson, Construction Manager, of Lightning Restoration provided an email from Richie Baxley of Environmental Chimney Service who evaluated the condition of the chimney at the subject project. Mr. Baxley recommended that the chimney be “torn down and disposed of as it is no longer able to retain the products of combustion with gases leeching through the masonry and is further deteriorating the chimney casing.”

The subject property is currently the location of PNC Bank. It is listed on the Hendersonville Historic Preservation Commission website as the “only structure of a distinctly modern design on Main Street,” and 1970’s as the indicated time period.

Based on Henderson County records, the subject property was built in 1953. Staff believes that the subject property was once a moving picture show as indicated on a Sanborn map. However, Staff was unable to determine any additional information as to any historical significance of the subject property. Staff does believe that the chimney pre-dates the current building on the subject property.

For additional detail, please see the attached staff report prepared for the HPC.

PROJECT/PETITIONER NUMBER:	H22-001-COA
PETITIONER NAME:	Lauren Webster (Property Manager)
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. COA Application3. Email – Lightning Restoration4. Henderson County Property Records