



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



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** August 21, 2024

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

TITLE OF ITEM: 1420 Ridgecrest Drive – Retroactive Windows Approval
(H24-021-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 # H24-021-COA and located within the Hyman Heights 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:

Windows:

1. The replacement windows match the original design and dimension and utilize a compatible substitute material. [Sec. 3.7.5]
2. The new windows replace the original unit in kind, matching the design and the dimension of the original sash, panel, pane configuration, architectural trim, and detailing. Compatible substitute material was utilized. [Sec. 3.7.5]

[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 # H24-021-COA and located within the Hyman Heights 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:

Windows:

1. The retention and preservation of windows that contribute to the overall historic character of the building is not prioritized. [Sec. 4.2.6]
2. The property owner should replace only the deteriorated feature in kind rather than the entire unit. [Sec. 3.7.5]
3. The replacement windows are not replaced in kind, matching the design and the dimensions of the original design. The substitute material is incompatible with the original material. [Sec. 3.7.6]
4. The vinyl material is not an appropriate material for contributing properties. [Sec. 3.12.1]

[DISCUSS & VOTE]

PROJECT/PETITIONER NUMBER:	H24-021-COA
PETITIONER NAME:	Patsy Stewart (Applicant and Property Owner)
EXHIBITS:	A. Staff Report B. COA Application C. Warranty Deed