



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



SUBMITTER: Lew Holloway, Director **MEETING DATE:** March 20th, 2024
AGENDA SECTION: New Business **DEPARTMENT:** Community Development
1116 Highland Avenue – Rear Addition & Deck (H24-017-COA)
TITLE OF ITEM: – *Lew Holloway | Director*

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 # H24-017-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:

1. The new addition creates the least possible loss of historic fabric and does not destroy, damage, or obscure character-defining features of the historic building. [Sec. 4.2.1]
2. The new addition is located on the rear of the building. [Sec. 4.2.5]
3. The size and scale of the addition does not diminish or visually overpower the building. [Sec. 4.2.6]
4. The design of the addition is compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls and is discernible from the original. [Sec. 4.2.7]
5. The new addition does not detract from the overall historic character of the principal building and the site [Sec. 4.2.8]

[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 # H24-017-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:

1. The size and scale of the addition diminishes or visually overpowers the building. [Sec. 4.2.6]
2. The design of the addition is not compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls and is not discernible from the original. [Sec. 4.2.7]
3. The new addition detracts from the overall historic character of the principal building and the site. [Sec. 4.2.8]

[DISCUSS & VOTE]

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| PROJECT/PETITIONER NUMBER: | H24-017-COA |
| PETITIONER NAME: | Paul Donahue (Applicant) David & Louise Sparks (Property Owners) |
| EXHIBITS: | A. Staff Report B. COA Application |