



# CITY OF HENDERSONVILLE

## AGENDA ITEM SUMMARY

### PLANNING DIVISION



**SUBMITTER:** Alexandra Hunt, Planner I      **MEETING DATE:** January 18, 2023

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

**TITLE OF ITEM:** 123 3<sup>rd</sup> Ave W. – Fill-in Existing Window Openings & Addition of Windows on Rear Façade (H22-117-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 # H22-117-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 building
2. The location of the proposed work is on the rear façade of the subject property with semi-public access.
3. The proposed work does not diminish the original design of the building or damage historic materials and features. [Sec. 3.4.2.10]
4. The proposed new windows are compatible with the location of the existing windows. [Sec. 3.4.2.10]

Suggest Condition(s) for Approval:

1. The new masonry materials and mortar will match the historic materials in composition, size, shape, color, pattern, and texture that surround the existing window units. [Sec. 3.4.3.3]
  2. The proposed new windows will not be vinyl and will comply with the Artificial Materials policy in Section 3.8 of the Main Street Design Standards. [Sec. 3.4.2.14]
- [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 # H22-117-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 (Main Street) for the following reasons:

1. The subject property is a contributing building.
2. The location of the proposed work is on the rear façade of the subject property with semi-public access.
3. The proposed work to fill in the original window openings is not appropriate. [Sec. 3.4.2.9]
4. The proposed windows do not match the original size, scale, proportion, pane or panel division and detail. [Sec. 3.4.2.3]
5. The proposed new windows diminish the original design of the building and are not compatible with the existing units in proportion, shape, positioning, size and details. [Sec. 3.4.2.14]

**[DISCUSS & VOTE]**

## **SUMMARY:**

The City is in receipt of a Certificate of Appropriateness (COA) application from Eli M. Jones (Applicant) and Lupri LLC (Property Owner) to partially fill-in the existing window openings of two windows located in the rear façade of the subject property and the installation of two new windows in each of the remaining window openings. The subject property is located at 123 3rd Avenue West.

The subject property is a two-story brick Commercial Style building with two storefront openings. Both storefronts have been modernized.

The Applicant made the following statement related to their request:

“We are proposing to fill in the 2 rear ground level windows with brick that best matches the current brick style/color and add windows that are 12 inches tall by 44 inches wide (existing window opening) at the top of the new brick. See attached drawing. This is due to security concerns because the current windows are at/or below grade.” (Exhibit A)

This COA application is considered a Major Work according to the standards of the Main Street Historic District Design Standards.

<b>PROJECT/PETITIONER NUMBER:</b>	H22-117-COA
<b>PETITIONER NAME:</b>	Eli M. Jones (Applicant)
<b>EXHIBITS:</b>	A. Staff Report B. COA Application C. Henderson County Property Records