



Certificate of Appropriateness

Procedures for Reviewing Applications for Certificates Appropriateness

The City's Historic Preservation Ordinance provides that no one may erect, alter, restore, move, or demolish the exterior portion of any building or other structure, nor undertake significant modifications to landscaping and other site features, without a Certificate of Appropriateness (COA) which must be approved prior to the commencement of work. The COA application is processed through the city of Hendersonville Planning Department

All COA applications are due 30 days prior to the next regular Commission meeting date. The Historic Preservation Commission meets the third Wednesday of each month at 5pm in the 2nd Floor Meeting Room located at City Hall (160 6th Ave E.).

Information

COA Project Description – The burden of proof is on the Applicant to prove the proposed work is in keeping with the historical character of the district. Please list specific references in the Design Standards that support your application.

We confirmed with a restoration specialist the north side, 2nd floor windows are in terrible shape and it would take extensive work to restore them. He even thought it could take 10 months to do so! Not only would it cost a great deal of money to restore them, then we have the added cost to rebuild all of the storm windows. Since the windows are single plate glass with little to no insulation factor, we would have no choice but to restore the storm windows to pass our local building code. Once again, the cost was exuberant. Marvin Window Co offers a product specifically designed for historic application. They have a series called "Ultimate Double Hung G2" that has narrow window sashes that conform to the older historic style windows and narrow grill patterns. The cladding is a mat / satin finish bronze color so it looks to be "older" and not a high glossy appearance as some manufactures offer. We would like to replace the north side windows (12) with these Marvin units. They will fit in with the "historic theme" and will perform as they should. The Marvin units are not cheap by all means, but more affordable than rebuilding all of these windows and storm windows. I want to refresh your memory that these windows are on the north side of the building over the neighbor's roof line. They are not on the back nor the front of the store, and the majority of them cannot even be seen at ground level.