



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



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<b>SUBMITTER:</b>	Sam Hayes, Planner II	<b>MEETING DATE:</b>	December 3 <sup>rd</sup> , 2025
<b>AGENDA SECTION:</b>	Old Business	<b>DEPARTMENT:</b>	Community Development
<b>TITLE OF ITEM:</b>	323 N Main Street, Window Replacement (25-69-COA) – <i>Sam Hayes / Planner II</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 # 25-69-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 original windows are significantly deteriorated and warrant replacement (**Sec. 3.4.2.3**)
2. The proposed window is an appropriate replacement (**Sec. 3.4.2.3**)
3. The proposed replacement window duplicates the original unit in size, material, and design (**Sec. 3.4.2.4**)

Proposed Conditions:

1. The cladding shall be either painted wood or aluminum cladding.
2. The muntins shall be as close to the original width as possible.
3. The original wood jambs shall be retained or replaced in-kind to avoid changes to the sightlines.

**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 # 25-69-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. It is possible to restore the windows (**Sec. 3.4.2.1**)
2. It is appropriate to repair the original windows through patching, splicing, consolidating or otherwise reinforcing deteriorated sections. (**Sec. 3.4.2.6**)
3. The proposed replacement windows do not duplicate the unit in size, material, and design. (**Sec 3.4.2.4**)

**[DISCUSS & VOTE]**

4. Window sills shall be repaired or replaced in-kind. 5. The 6” wide mullion on existing windows shall be retained. 6. The existing profiled brickmold should be preserved or replaced to match the existing profile. 7. The applicant shall work with staff to find an appropriate buyer and recipient of the salvaged original windows. <b>(Sec. 4.1.2)</b> <b>[DISCUSS &amp; VOTE]</b>	
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<b>PROJECT/PETITIONER NUMBER:</b>	25-69-COA
<b>PETITIONER NAME:</b>	Brian Holloway (Applicant)  Magnolia Properties of Hendersonville, LLC, Tim North (Property Owner)
<b>EXHIBITS:</b>	A. Staff Report B. COA Application C. State Historic Preservation Office Analysis D. Warranty Deed