



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



**SUBMITTER:** Sam Hayes, Planner II      **MEETING DATE:** June 17<sup>th</sup>, 2026

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

**TITLE OF ITEM:** 1507 Druid Hills Avenue, After-the-Fact Window and Door Replacement (26-32-COA) – *Sam Hayes / Planner II*

**SUGGESTED MOTION(S):**

<p><b>1. <u>For Recommending Approval:</u></b></p> <p>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 26-32-COA and located within the Druid Hills 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 <b><u>not incongruous</u></b> with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:</p> <p>Windows:</p> <ol style="list-style-type: none"> <li>1. The proposed window units generally match the previous windows in design and pane configuration dimensions. (Sec. 3.7.6)</li> </ol> <p>Doors:</p> <ol style="list-style-type: none"> <li>2. The original front door is no longer present; therefore, retaining, repairing, and preserving it is not possible. (Sec. 3.7.2, 3.7.4, 3.7.5)</li> </ol> <p>Conditions:</p> <ol style="list-style-type: none"> <li>1. The applicant shall provide exterior muntins on the window glass to better replicate the appearance of the previous windows.</li> </ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>	<p><b>1. <u>For Recommending Denial:</u></b></p> <p>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 26-32-COA and located within the Druid Hills 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 <b><u>incongruous</u></b> with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:</p> <p>Windows:</p> <ol style="list-style-type: none"> <li>1. The applicant has proposed vinyl windows, which are incongruous with the design standards that prohibit the use of vinyl windows. (Sec. 3.7.6, 3.12.1)</li> </ol> <p>Doors:</p> <ol style="list-style-type: none"> <li>2. The proposed doors were not based on accurate documentation of the original and the new design is incompatible with the original historic character of the building. (Sec. 3.7.7)</li> </ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>
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<b>PROJECT/PETITIONER NUMBER:</b>	26-32-COA
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<b>PETITIONER NAME:</b>	Jared Mathis (Applicant) Susan Kohler (Property Owner)
<b>EXHIBITS:</b>	A. COA Application B. COA Application Supplement C. Staff Report D. Zoning Compliance Permit E. Warranty Deed