

26-42-COA – FAÇADE REHABILITATION

(26-42-COA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT - HISTORIC PRESERVATION
COA STAFF REPORT

Staff Report Contents

PROJECT SUMMARY.....	2
SITE VICINITY MAP	2
CITY OF HENDERSONVILLE – DRUID HILLS HISTORIC DISTRICT OVERLAY	3
HISTORY OF SUBJECT PROPERTY.....	3
128 3 RD AVENUE E	4
SITE IMAGES.....	4
SITE IMAGES.....	6



PROJECT SUMMARY

Applicant: David McKinley

Property Owner: David McKinley

Property Address: 128 3rd Avenue E

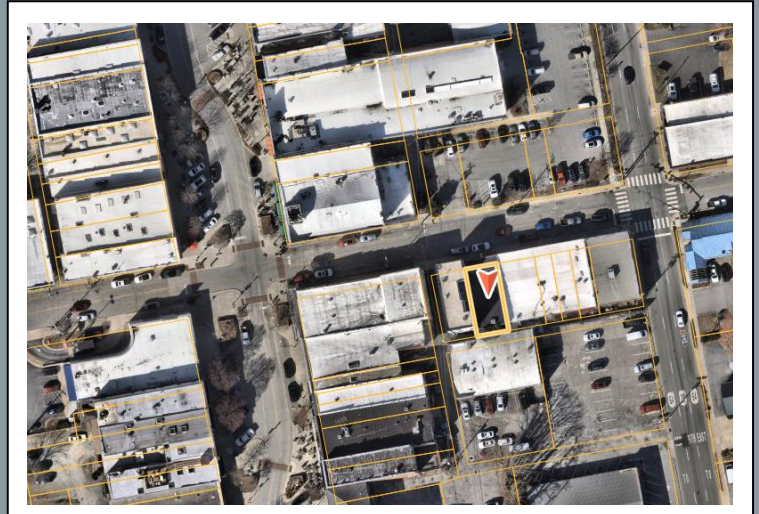
Project Acreage: .04 Acres

Parcel Identification Number(s): 9568-87-2708

Current Parcel Zoning: C-1 Central Business District

Historic District: Main Street Historic District

Project Type: Façade Rehabilitation (Major Work)



SITE VICINITY MAP

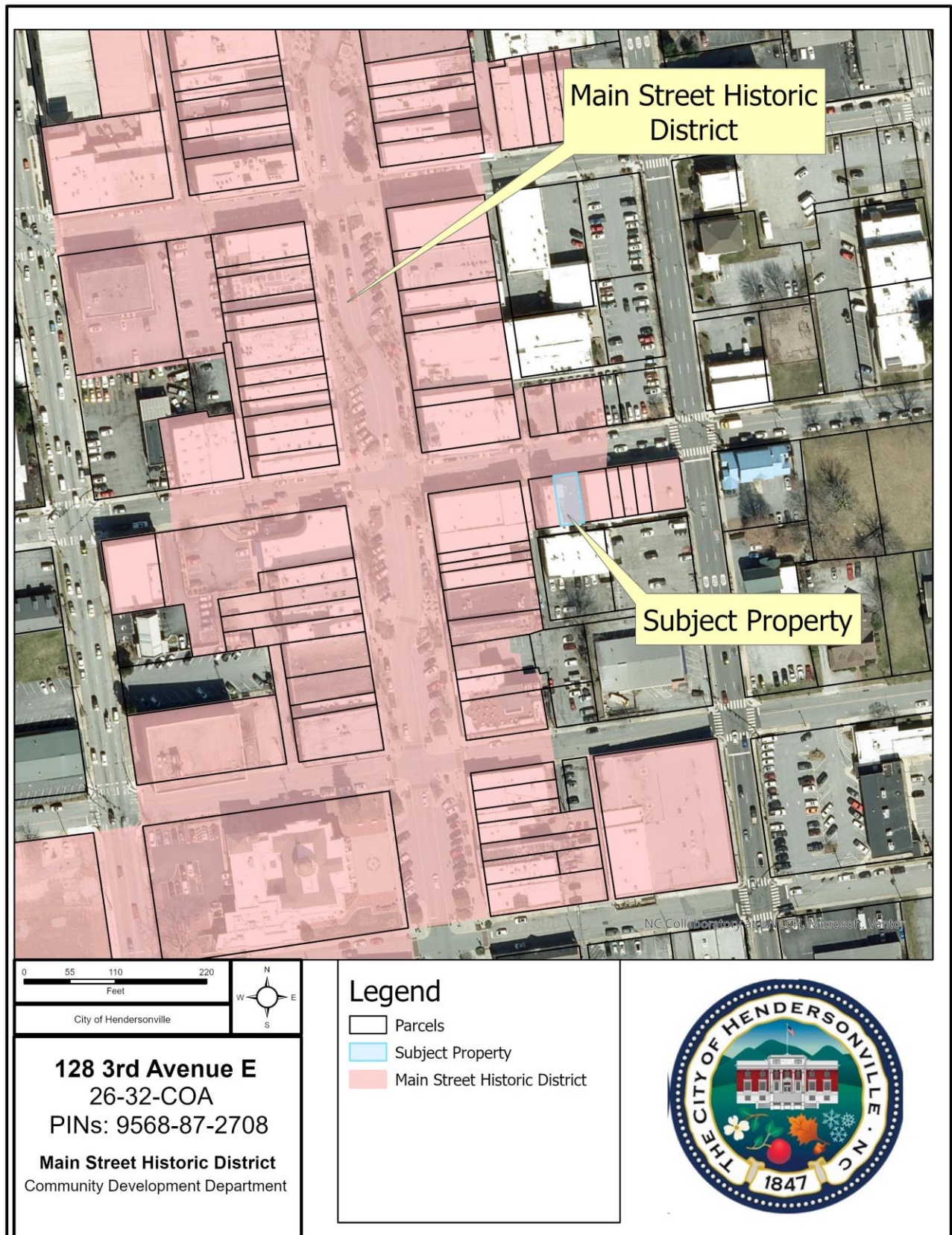
Project Summary:

The City of Hendersonville has received a Certificate of Appropriateness (COA) application for the façade rehabilitation of the property located at 128 3rd Avenue E.

The project proposes a storefront rehabilitation that includes replacing the existing windows and entry door within their current openings, cleaning and restoring the existing exterior finishes, and installing new canopies above the windows and entrance. No structural changes or alterations to the original façade are proposed.

The Design Review Advisory Committee (DRAC) reviewed this application at its June 9th, 2026 meeting.

CITY OF HENDERSONVILLE – DRUID HILLS HISTORIC DISTRICT OVERLAY

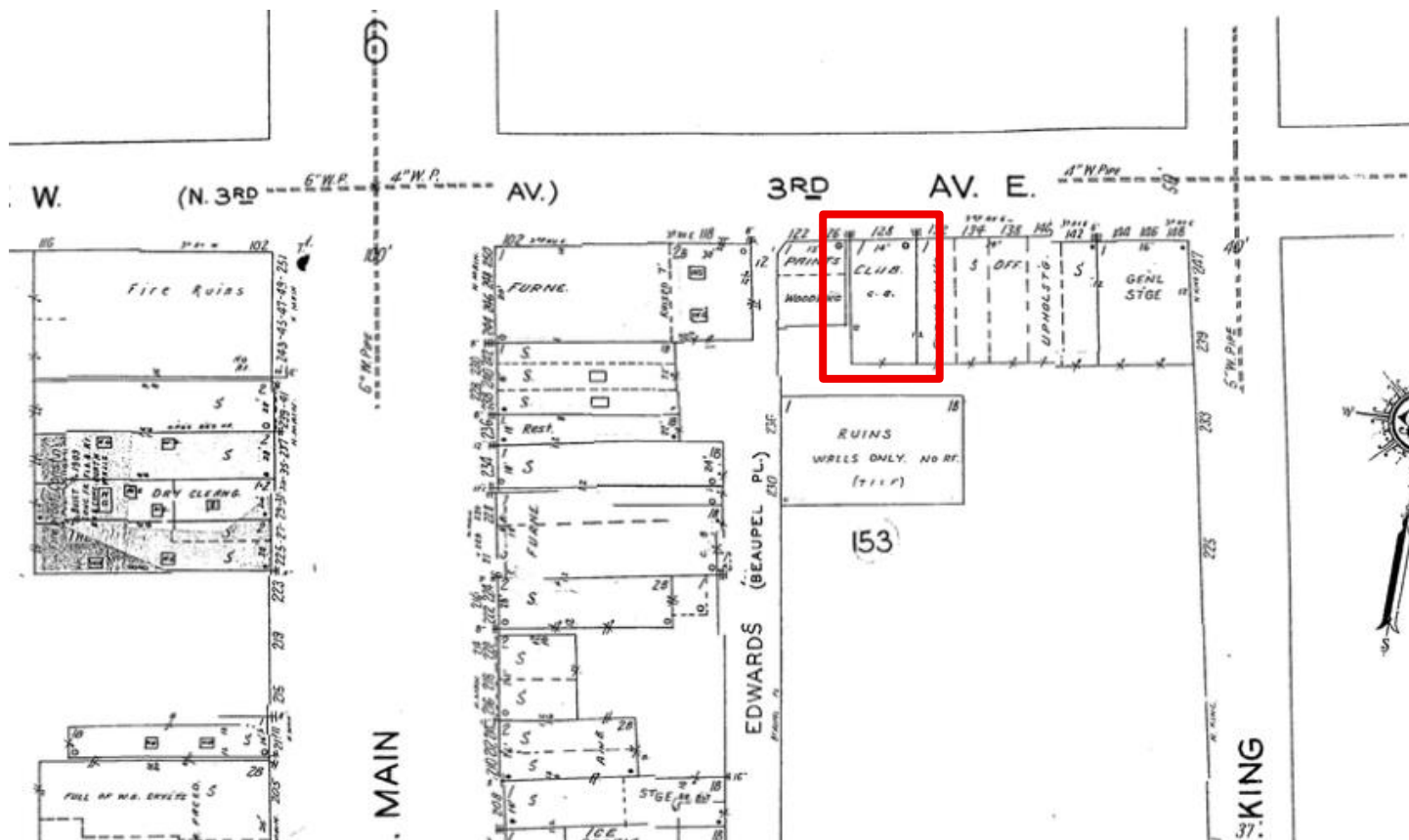


HISTORY OF SUBJECT PROPERTY

128 3RD AVENUE E

Commercial Building. ca. 1920. Contributing.

Simple, one-story Commercial Style striated red brick building with a decorative row of vertical brick above all façade openings. Windows and storefront are altered. Sanborn maps from 1922 note this building was in use as a tire shop; by 1943 it was used for furniture storage.



SITE IMAGES



Façade of 128 3rd Avenue E.



Easternmost infilled windows. Proposal will remove entire window and trim unit and replace with aluminum windows.

SITE IMAGES



Westernmost infilled windows. Proposal will remove entire window and trim unit and replace with aluminum windows.



Recessed entryway. Proposal will remove existing door unit and replace with aluminum unit.



Non-original front door.



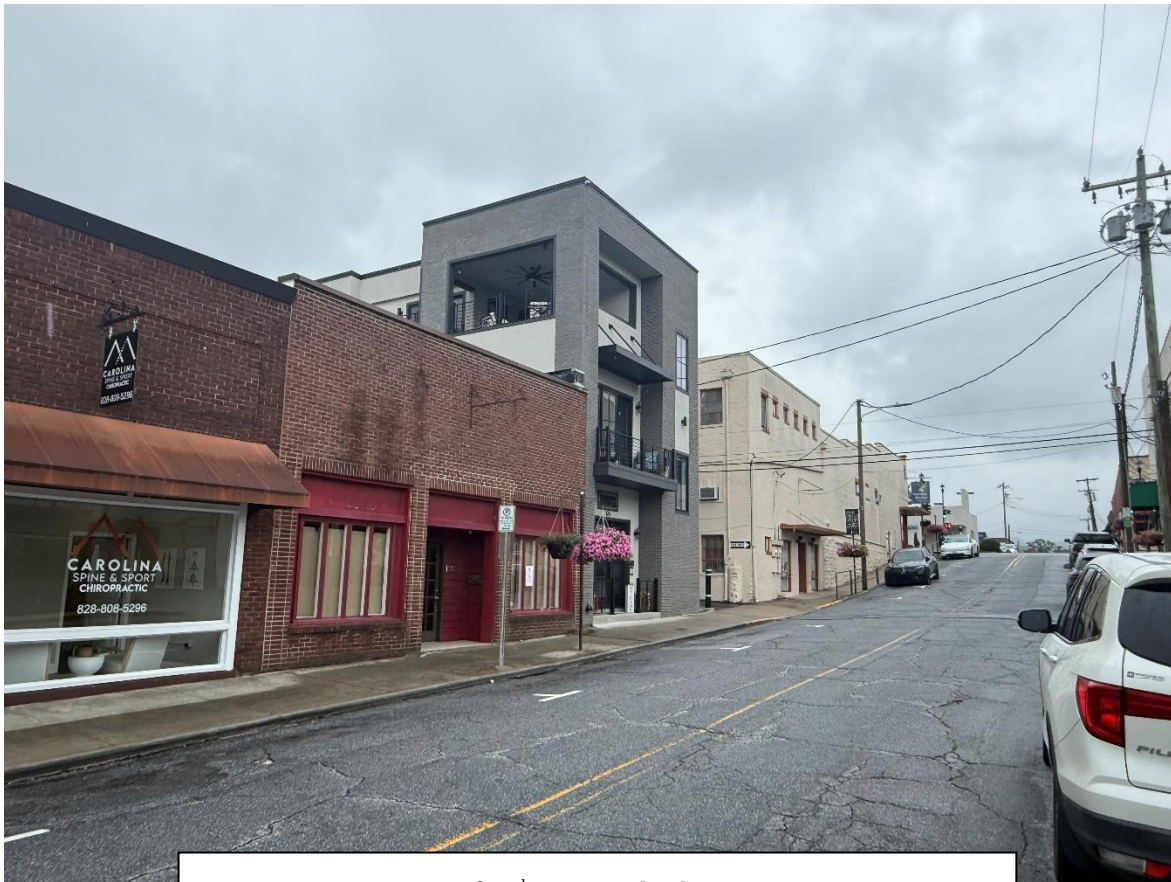
Entryway side wall.



View of 3rd Avenue looking east with subject property in foreground.



View of 3rd Avenue looking east.



View of 3rd Avenue looking west.



View of 3rd Avenue looking west.