



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



**SUBMITTER:** Sam Hayes, Planner II      **MEETING DATE:** July 15<sup>th</sup>, 2026

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

**TITLE OF ITEM:** 128 3<sup>rd</sup> Avenue E – Façade Rehabilitation  
(26-42-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 # 26-42-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 <b><u>not incongruous</u></b> with the character of the Hendersonville Historic Preservation Commission Design Standards (Commercial) for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The application does not propose altering the openings on the façade, and the new windows and door units will fit the entire façade opening. (Section 3.4.2.4)</li> <li>2. The current windows and doors are not original, and the proposed new units are compatible with the original opening and historic character of the building. (Section 3.7.7)</li> <li>3. The proposed metal awnings are appropriate because they are compatible with the historic character of the building. (Section 2.1.8)</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 # 26-42-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 <b><u>incongruous</u></b> with the character of the Hendersonville Historic Preservation Commission Design Standards (Commercial) for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The new windows and doors are not compatible with the original opening and historic character of the building. (Section 3.7.7)</li> <li>2. The metal awnings are not compatible with the character of the buildings. (Section 2.1.8)</li> </ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>
--	--

<b>PROJECT/PETITIONER NUMBER:</b>	26-42-COA
<b>PETITIONER NAME:</b>	David McKinely (Applicant/Owner)
<b>EXHIBITS:</b>	<ul style="list-style-type: none"> <li>A. COA Application</li> <li>B. COA Application Supplement</li> <li>C. Staff Report</li> </ul>

	D. Staff Analysis E. Warranty Deed
--	---------------------------------------