



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



SUBMITTER:

Hannah Slyce, Planner II

MEETING DATE:

February 18,
2026

AGENDA SECTION:

New Business

DEPARTMENT:

Community
Development

TITLE OF ITEM:

314 N Main Street, Storefront Rehabilitation
(H26-011-COA) – *Hannah Slyce / Planner II*

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 # H26-011-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 storefront is being reconstructed based on historical research and evidence and maintains the original proportions, dimensions and architectural elements. (**Sec. 3.1.5**)
2. The proposed balcony is new construction on the upper façade and is compatible with the existing structures in the district. (**Sec. 3.2.8**)
3. The applicant is located additions on the rear and least character-defining elevation of the building (**Sec. 4.2.1**)
4. The addition is differentiated from the historic building so that the integrity of the original building is not lost or compromised. (**Sec. 4.2.4**)
5. The new windows on the side façade of the second story are compatible with existing units in proportion, shape, positioning, location, size, materials and details. (**Sec. 3.4.2.10**)

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 # H26-011-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. The original storefront is being reconstructed and does not maintain the original proportions, dimensions and architectural elements. (**Sec. 3.1.5**)
2. The proposed balcony is new construction on the upper façade and is not compatible with the existing structures in the district. (**Sec. 3.2.8**)
3. The addition in the rear obscures the character defining features of the historic building. (**Sec. 4.2.2**)
4. The new windows would diminish the original design of the building. (**Sec. 3.4.2.10**)

[DISCUSS & VOTE]

<p>CONDITIONS</p> <ol style="list-style-type: none"> 1. Based on historical evidence, front upper façade windows and rear third floor windows shall be one-over-one as per Section 3.2.7. 2. The use of artificial materials in the reconstruction of the front façade is not appropriate. Natural wood shall be used to reconstruct the front façade (Section 3.8.1) <p>2. [DISCUSS & VOTE]</p>	
--	--

PROJECT/PETITIONER NUMBER:	H26-011-COA
PETITIONER NAME:	Prudhomme Design (Applicant) WNC Investment Properties LLC (Property Owner)
EXHIBITS:	A. COA Application B. COA Application Supplement C. Staff Report D. Warranty Deed