



WORKSPACE INFORMATION

Application number 26-11-COA (Major Work)	Category Certificate of Appropriateness	Workspace state Submitted
Workspace created 01/16/2026, 1:21:09 PM EST	Application submitted 01/16/2026, 2:06:31 PM EST	
Assignee Sam Hayes	Package generation date 02/11/2026, 2:55:19 PM EST	

LOCATION INFORMATION

Address 314 N MAIN ST, Hendersonville, NC	Property information 9568870971,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
[REDACTED]	[REDACTED]	Applicant
[REDACTED]	[REDACTED]	Property owner
[REDACTED]	[REDACTED]	Architect

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Certificate of Appropriateness

Procedures for Reviewing Applications for Certificates Appropriateness

The City's Historic Preservation Ordinance provides that no one may erect, alter, restore, move, or demolish the exterior portion of any building or other structure, nor undertake significant modifications to landscaping and other site features, without a Certificate of Appropriateness (COA) which must be approved prior to the commencement of work. The COA application is processed through the city of Hendersonville Planning Department

All COA applications are due 30 days prior to the next regular Commission meeting date. The Historic Preservation Commission meets the third Wednesday of each month at 5pm in the 2nd Floor Meeting Room located at City Hall (160 6th Ave E.).

Information

COA Project Description – The burden of proof is on the Applicant to prove the proposed work is in keeping with the historical character of the district. Please list specific references in the Design Standards that support your application.

3.1 - storefronts Retain storefront and storefront features; retain existing brick. Refer to 1953 picture for original storefront, we are replacing it since it's beyond repair, but matching the original. 3.2 Upper facade Retain existing brick corbelling; new windows to match original. Existing windows must be replaced, are beyond repair. Proposed balcony and access door are compatible with existing structures in the district. 3.4.2 Windows and doors 10- Proposed windows on side of building do not diminish original design, on the contrary - intent is to provide natural light and ventilation. Structure for new windows designed by engineer. 3.5 Paint Front facade brick to be painted over existing paint. Rear and side facades to remain unpainted. 3.6 Safety and accessibility New stairs and ramp per NC building code and accessibility code 4.2 Additions Staircase addition does not overpower existing building; choice of materials, windows and doors made to differentiate from original building. Stairs at inconspicuous location at rear of the building. 4.3 Rear deck Decks at inconspicuous location at rear of the building. Materials compatible with existing building.