



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



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** May 20th, 2026

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

TITLE OF ITEM: 314 N Main Street, Storefront Rehabilitation
(H26-011-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION(S):

<p>1. <u>For Recommending Approval:</u></p> <p>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 <u>not incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:</p> <ol style="list-style-type: none"> 1. Given the location of the windows on the side elevation not visible from any public right-of-way, the windows do not diminish the original design of the building. (Sec. 3.4.2.10) 2. The new windows on the side elevation of the second story are compatible with existing units in proportion, shape, positioning, location, size, materials and details. (Sec. 3.4.2.10) <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>1. <u>For Recommending Denial:</u></p> <p>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 <u>incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:</p> <ol style="list-style-type: none"> 1. The new windows would diminish the original design of the building. (Sec. 3.4.2.10) <p style="text-align: center;">[DISCUSS & VOTE]</p>
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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. SHPO Advise Letter
- E. Warranty Deed