



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



SUBMITTER:	Sam Hayes, Planner II	MEETING DATE:	May 20 th , 2026
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	147 1 st Avenue E, Garage Door Replacement (H26-011-COA) – <i>Sam Hayes / Planner II</i>		

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 # H26-028-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. Contemporary design for a new storefront is compatible in scale, design, material, color, and texture of the historic building. (Sec. 3.1.7) 2. The original opening for the garage door is preserved. (Sec. 3.4.2.2) 3. The new doors are required to meet building and safety codes and is done in a way that is least intrusive to the façade and without destroying historic materials and features. (Sec. 3.4.2.11) <p>Conditions:</p> <ol style="list-style-type: none"> 1. All siding material shall be constructed of natural wood. (Sec. 3.8.1) <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 # H26-028-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 contemporary design for the new storefront is not compatible in scale, design, material, color, and texture of the historic building. (Sec. 3.1.7) 2. It is not appropriate to fill in the existing garage door opening. (Sec. 3.4.2.9) <p style="text-align: center;">[DISCUSS & VOTE]</p>
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PROJECT/PETITIONER NUMBER:	H26-028-COA
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PETITIONER NAME:	Joseph Dinan (Applicant) HVL Property Holdings LLC (Property Owner)
EXHIBITS:	A. COA Application B. COA Application Supplement C. Staff Report D. Warranty Deed