



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



SUBMITTER:	Sam Hayes, Planner II	MEETING DATE:	June 18 th , 2025
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	225 N Main Street – Storefront Rehabilitation (25-31-COA) – <i>Sam Hayes / Planner II</i>		

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 # 25-31-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 no longer exists and the new design retains the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color, and texture of the historic building. **(Sec. 3.1.7)**
2. The replacement of the door is necessary and is appropriate replacement in size, scale, proportion, material, and detail based on the original door as depicted in the Baker Barber photo collection. **(Sec. 3.4.2.3)**

Conditions:

1. Composite material is not an appropriate substitute material. Natural wood should be used for all repairs and replacement. **(Sec. 3.8.1)**
2. The upper transom windows should be preserved rather than replaced with aluminum clad windows. **(Sec. 3.4.2.1)**

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 # 25-31-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 use of artificial materials are not appropriate to use on contributing properties. **(Sec. 3.8.1)**
2. Though the original storefront no longer exists, the contemporary design does not retain the commercial character of the historic building. **(Sec. 3.1.7)**

[DISCUSS & VOTE]

[DISCUSS & VOTE]	
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PROJECT/PETITIONER NUMBER:	25-31-COA
PETITIONER NAME:	Elliott Spicer (Applicant and Property Owner)
EXHIBITS:	A. Staff Report B. COA Application C. Warranty Deed