



CITY OF HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
City Hall- Council Chambers | 160 Sixth Avenue E | Hendersonville, NC 28792
Wednesday, March 20, 2024 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. Minutes of February 21, 2024
4. **NEW BUSINESS**
 - A. 1116 Highland Avenue – Rear Addition & Deck (H24-017-COA)
– *Lew Holloway / Director*
5. **OLD BUSINESS**
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

**CITY OF HENDERSONVILLE
Historic Preservation Commission**

Minutes of the Meeting of February 21, 2024

Commissioners Present: Jim Welter (Vice-Chair), Cheryl Jones, (Chair), John Falvo, Jane Branigan, Ralph Hammond-Green, David McKinley, Jim Boyd, Crystal Cauley

Commissioners Absent:

Staff Present: Lew Holloway, Community Development Director

- I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:02 pm.
- II **Agenda.** On motion of Commissioner Welter and seconded by Commissioner Boyd the agenda was approved.
- III **Minutes.** On motion of Commissioner Hammond Green and seconded by Commissioner Welter the minutes of the meeting of January 17, 2024 were approved.
- IV **New Business**
 - IV(A) **Approval of Findings of Fact for H23-67-COA – 225 N. Main Street Decision (Windows and Rooftop Deck).** Commissioner McKinley abstained from the vote due to him not being appointed to HPC until after the hearing on the H23-67-COA application. On motion of Commissioner Welter and seconded by Commissioner Branigan the Findings of Fact for the H23-67-COA Decision for 225 N. Main Street for the windows and rooftop deck were approved.
- V **Old Business.** Mr. Holloway gave a few updates on the rack cards that have been ordered, Lennox Park stairs, banner replacement project and he discussed emails on the Buffalo Soldier project. He also discussed getting some research on the Home Tours since Alex has left. Commissioner Welter discussed the Blue Ridge presentation and needing materials and volunteers for this. Discussion was made on the coloring books and giving these out to the third grade at all elementary schools now. March 13th is the next Designation Committee. Commissioner Cauley asked that her table be next to the HPC table at the Blue Ridge event. Discussion was made on the signage that was proposed and the financing of it.
- VI **Other Business.** None
- VII **Adjournment.** The Chair adjourned the meeting at 5:25 p.m.

Chair



H 24-014-COA

Item A.

CERTIFICATE OF APPROPRIATENESS APPLICATION REQUIRED MATERIALS CHECKLIST

Community Development Department
100 N King St.
Hendersonville, NC 28792
828-697-3010

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 by the Commission Coordinator (828-697-3010).

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.).

Application Submittal Requirements and Required Materials Checklist

Design Standards, HPC Meeting Schedule and Staff Contact Information can be found on the City of Hendersonville Historic Preservation Commission Website: www.hendersonvillehpc.org

Date: 2-18-2024 ☐ Minor Work ☒ Major Work ☐ Major Work Resubmittal

Application Contact Information			
Applicant Name: <u>Paul Donahue</u>	Property Address: <u>1116 Highland Ave Hendersonville NC</u>	Applicant Email: <u>mountainremodeling wnc@gmail.com</u>	Phone Number: <u>828-435-1193</u>
Property Owner Name (if different from Applicant) <u>Dave Sparks</u>	Mailing Address: <u>1116 Highland Ave Hendersonville NC</u>	Owner Email: <u>dspark1021@gmail.com</u>	Phone Number: <u>864-710-5543</u>

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.

Brick to match existing. (see photo)
match paint as close as possible
match asphalt shingles as close as possible

H24-014-COA

1116 HIGHLAND AVE –

DAVE SPARKS (property owner) 864-710-5543

PAUL DONAHUE (Contractor) 828-435-1193

DESCRIPTION OF PROJECT

The rear pantry will be removed due to structural deficiencies. Removal of existing rear deck due to structural deficiencies.

Rear pantry to be rebuilt 10'x9'5" to expand the kitchen

Exterior door will be replaced in kind with same style and color.

Exterior brick to match existing brick on exterior of house

Deck 24' 14' covered with asphalt shingles of same style and color

Roof lines will be the same from front view to match existing.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
100 N King St.
Hendersonville, NC 28792

Property Owner Signature

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six (6) months. Certificates can be extended for six (6) months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

DAVID L. SPARKS

LOUISE M. SPARKS

Printed Property Owner(s) Name

David L. Sparks
Louise M. Sparks

Property Owner(s) Signature

Printed Company Name (if applicable)

*LLC, Inc., Trust

Property Owner Title (if applicable)

*Member, Manager, Register Agent, etc.

Community Development Use Only

Date Received: _____

Received By: _____

Application Complete: Y / N

Proposed HPC Meeting Date (if applicable): _____

Notes:

Paul Donahue <mountainremodelingwnc@gmail.com>

Fw: Pic

1 message

michael michaelcraigsherrill.com <michael@michaelcraigsherrill.com>
To: Paul Donahue <mountainremodelingwnc@gmail.com>

Tue, Feb 20, 2024 at 2:08 PM

Front

From: David Sparks <dlsparks0218@gmail.com>
Sent: Friday, February 16, 2024 5:38 PM
To: michael michaelcraigsherrill.com <michael@michaelcraigsherrill.com>
Subject: Pic





PLUS
Warranty

RED RUG FACE FLASHED
Modular 131 Columbia 4

MERIDIAN
BRICK

PLUS
Warranty

RED RUG FACE
Modular 130 Columbia 4

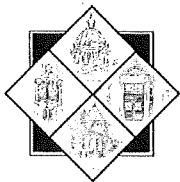
This sample is presented as a general reference only. The color and texture of the brick to be used in this project shall be based on the current ASTM standard.

triangle
Brick

FLASHED WIRECUT
BRICK DETAILS
Size: Modular
Product Number: 1630
Plant of Origin: Merry Oaks, NC





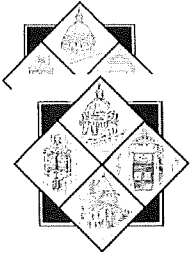


CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
100 N King St.
Hendersonville, NC 28792

Item A.

Existing Stairs, Landing, Steps and Entryways	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed exterior stairs, landing, steps, or entryway styles
<input type="checkbox"/>	Material information for any new material.
Replacement of Missing Details	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed siding, trim, porch floors, ceilings, columns & balustrade or other architectural features
<input type="checkbox"/>	Material information for any new material.
Replacement of Upper Façade Windows (Main Street Local Historic District)	
<input type="checkbox"/>	Photographs showing existing conditions and number of windows to be replaced
<input type="checkbox"/>	Material information for any new material.
Removal of Accessory Buildings (not original to the site)	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Site Plan indicating location of accessory building
Accessibility	
<input type="checkbox"/>	Site Plan indicating location of temporary structure.
<input type="checkbox"/>	Material Information
Decks (Main Street Local Historic District)	
<input type="checkbox"/>	Existing and Proposed Site Plans (drawn to scale; include entire site).
<input type="checkbox"/>	Existing and Proposed Elevation Drawings (drawn to scale; side and rear elevations).
<input type="checkbox"/>	Railing Detail Drawing
<input type="checkbox"/>	Material Information
Other Miscellaneous Work Not Listed	
<input type="checkbox"/>	Contact City Staff if you are not sure what is required for your scope of work.
MAJOR WORK REQUIREMENTS	
New Construction, Additions & Accessory Structures	
<input type="checkbox"/>	Materials Worksheet (Not required for Additions)
<input checked="" type="checkbox"/>	Existing & Proposed Site Plans (drawn to scale)
<input checked="" type="checkbox"/>	Existing & Proposed Floor Plans (drawn to scale)
<input checked="" type="checkbox"/>	Existing & Proposed Elevation Drawings (drawn to scale)
<input type="checkbox"/>	Tree Removal & Protection Plan (drawn to scale) <i>n/a</i>
<input type="checkbox"/>	Landscaping Plan
<input type="checkbox"/>	Streetscape Rendering (Required for new structures sited adjacent to a right of way))
<input type="checkbox"/>	Manufacturer Specifications for All Materials (Including but not limited to windows, doors, siding, roofing, lighting, mechanical)



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
100 N King St.
Hendersonville, NC 28792

Item A.

GENERAL APPLICATION REQUIREMENTS (FOR MINOR & MAJOR WORKS):

Note: These items are required as part of a complete application package. Incomplete application packages will not move forward in the review process and will result in additional processing and review time.

<input type="checkbox"/>	<input type="checkbox"/>	Pre-Application Meeting with City Staff (Required for Major Work only)
<input type="checkbox"/>	<input type="checkbox"/>	Detailed Project Description
<input type="checkbox"/>	<input type="checkbox"/>	Color/Labeled Photographs of Subject Property
<input type="checkbox"/>	<input type="checkbox"/>	Property Owner(s) Signature

MINOR WORK REQUIREMENTS

Fences and Walls

<input type="checkbox"/>	<input type="checkbox"/>	Site Plan showing proposed location of fencing or wall (include dimensions)
<input type="checkbox"/>	<input type="checkbox"/>	Rendering of proposed fence or wall style.
<input type="checkbox"/>	<input type="checkbox"/>	Material Information (i.e. brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron)

Landscaping Projects

<input type="checkbox"/>	<input type="checkbox"/>	Site Plan showing location of proposed unit.
<input type="checkbox"/>	<input type="checkbox"/>	Mechanical Unit & Pad Specifications clearly indicating dimensions.
<input type="checkbox"/>	<input type="checkbox"/>	Image showing location of unit and any proposed lines.
<input type="checkbox"/>	<input type="checkbox"/>	Screening type - i.e. shrubbery, fencing, or other.

Rooftop Construction

<input type="checkbox"/>	<input type="checkbox"/>	Manufacturer Specifications, including material color.
<input type="checkbox"/>	<input type="checkbox"/>	Roof Plan, showing location of rooftop mounted utility, access, or safety structures

Installation of Mechanical and Utility Equipment

<input type="checkbox"/>	<input type="checkbox"/>	Site Plan, showing location of proposed equipment
<input type="checkbox"/>	<input type="checkbox"/>	Screening type, i.e. shrubbery, fencing, or other.

Foundation Repairs

<input type="checkbox"/>	<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	<input type="checkbox"/>	Material information for any new material.

Masonry Repairs

<input type="checkbox"/>	<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	<input type="checkbox"/>	Material information for any new material.

Awnings

<input type="checkbox"/>	<input type="checkbox"/>	Rendering showing location of awning.
<input type="checkbox"/>	<input type="checkbox"/>	Material information, cloth, canvas, acrylic, or other

Removal of Artificial Siding

<input type="checkbox"/>	<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	<input type="checkbox"/>	Original siding information and description of work, repair, repaint or replacement of original siding

**Community Development Department
100 N. KING STREET
HENDERSONVILLE NC 28792**

FEE \$ 50.40	CASH CHECK # 5164
-----------------	----------------------

Project Address: 1116 Highland Ave		Unit/Lot #:
Parcel Identification # (PIN): 0569.71.4674		<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential
Name of Owner: DAVID SPARKS		<input checked="" type="checkbox"/> Owner occupied <input type="checkbox"/> rental
Name of Business (if applicable):		Zoning District: R-6
Proposed Use: SFP- Residential	Prior Use:	

RESIDENTIAL <input type="checkbox"/> New Single Family Home <input type="checkbox"/> Duplex <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Deck/Porch <input type="checkbox"/> Remodel <input type="checkbox"/> Repairs <input type="checkbox"/> Solar PV <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Home Occupation <input type="checkbox"/> Setting New Mfg Home <input type="checkbox"/> Other:	COMMERCIAL <input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Upfit (first occupancy) <input type="checkbox"/> Reroof <input type="checkbox"/> Repair/Replace <input type="checkbox"/> Occupancy -- Existing <input type="checkbox"/> Change of Use <input type="checkbox"/> Food Truck <input type="checkbox"/> Other:	DEMOLITION <input type="checkbox"/> Interior <input type="checkbox"/> Entire Building <input type="checkbox"/> Structural <input type="checkbox"/> Non-Structural	GRADING / GROUND DISTURBANCE ONLY Total square footage of area to be disturbed: _____ (draw area on site sketch) <input type="checkbox"/> If over 1 acre of disturbance -- Henderson County Soil & Erosion Control	SETBACKS Primary Structure Front: <u>20</u> Side: <u>8</u> Rear: <u>10</u> Accessory Structure Front: <u>20</u> Side: <u>5</u> Rear: <u>5</u>
---	--	--	--	--

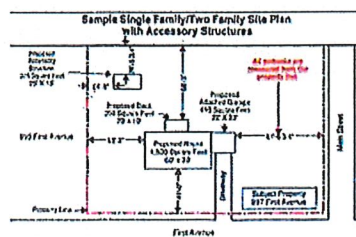
☐ Sidewalks or Fee In Lieu of ☐ Flood Plain Development Permit
☐ Change of Use – NC DOT Driveway Access ☐ Commercial Alterations – Cost \$ _____
☐ HPC – Certificate of Appropriateness - OVERLAYS ☐ Hyman Heights ☐ Druid Hills ☐ Main Street Historic

COMPLETE DESCRIPTION OF WORK TO BE PERFORMED:
interior remodel= adding bathroom, floors,
dry wall

☐ Dimensions of the property lines and orientation to streets, roads and driveways. (Include a north arrow.)

☐ Location of the proposed structure, including: decks, walkways, garages, pools or other structures. (Indicate the dimensions for all structures or show the dimensions of the maximum area you anticipate the structure will cover.)

☐ Location of all driveways. (Indicate driveway to be used for primary access for addressing purposes.)



Permit Authority for
1116 Highland Ave

2:31 PM

2023-0573
1116 HIGHLAND AVE

I approve. DL Sparks

2:32 PM



(/Public/Home)

[Sign Up \(/Register/RegisterUser\)](#) or [Log In \(/Public/Account/Login\)](#)

Select Language ▼

Item A.

Residential - Interior Remodel/Alteration/Renovation



Permits & Inspections - (Residential and/or Commercial Permits)

Reference Number REFERENCE-23-13878

Permit Number RB-23-01719 Issued

Current Fees

\$0⁰⁰

Additional fees may be required

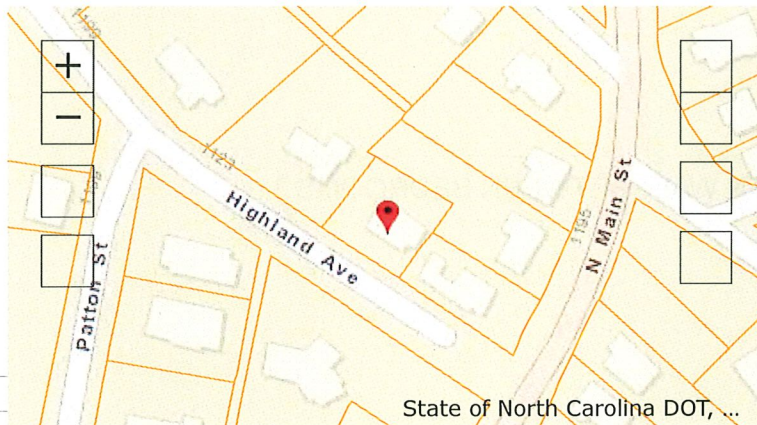
▲ Project Information

Location

1116 HIGHLAND AVE
HENDERSONVILLE, NC 28792

Parcel
104424 (<https://co-henderson-nc.smartgovcommunity.com:443/Parcels/ParcelDetail/Index/4b4fbddb-5392-4e26-a36e-aedf0174bb8d>)

Created	12/15/2023
Submitted	12/15/2023
Approved	12/15/2023
Issued	12/15/2023
Closed	--
Permit Expires	2/11/2025



▲ Permit Contacts

Contact

Role

MOUNTAIN REMODELING OF WNC, INC
mountainremodelingwnc@gmail.com
828-435-1193

Submitter of the Application

SPARKS, DAVID L.; SPARKS, LOUISE M.
Email not on record
Phone number not on record

Owner of Record

Yes

Electrical Cost

15000

Electrical Service Size

Will there be Mechanical/Gas?

Yes

Heating System

Natural Gas

Number of Systems

1.0

Total Tons

0.0

Gas Piping

Yes

If Yes, Select Size of System

If yes, list gas piping contractor

MOODY

Will there be Plumbing?

Yes

Is water service being installed, replaced, relocated etc.?

No

If Yes, select water service pipe material

▲ Permit Valuations

▼ Estimated Construction Cost

Inspection	Date	Status
Rough Mechanical (HVAC)(not required)		
Rough Gas Piping		
Framing		
Rough Insulation		
Shower Liner		
Final Electric		
Final Plumbing		
Final Gas		
Final Mechanical (HVAC)		
Final Building		

Item A.



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Lew Holloway, Director **MEETING DATE:** March 20th, 2024

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

TITLE OF ITEM: 1116 Highland Avenue – Rear Addition & Deck (H24-017-COA)
– *Lew Holloway / Director*

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 # H24-017-COA and located within the Hyman Heights 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 (Residential) for the following reasons:

1. The new addition creates the least possible loss of historic fabric and does not destroy, damage, or obscure character-defining features of the historic building. [Sec. 4.2.1]
2. The new addition is located on the rear of the building. [Sec. 4.2.5]
3. The size and scale of the addition does not diminish or visually overpower the building. [Sec. 4.2.6]
4. The design of the addition is compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls and is discernible from the original. [Sec. 4.2.7]
5. The new addition does not detract from the overall historic character of the principal building and the site [Sec. 4.2.8]

[DISCUSS & VOTE]

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 # H24-017-COA and located within the Hyman Heights 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 (Residential) for the following reasons:

1. The size and scale of the addition diminishes or visually overpowers the building. [Sec. 4.2.6]
2. The design of the addition is not compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls and is not discernible from the original. [Sec. 4.2.7]
3. The new addition detracts from the overall historic character of the principal building and the site. [Sec. 4.2.8]

[DISCUSS & VOTE]

PROJECT/PETITIONER NUMBER:	H24-017-COA
PETITIONER NAME:	Paul Donahue (Applicant) David & Louise Sparks (Property Owners)
EXHIBITS:	A. Staff Report B. COA Application

1116 Highland Ave. – Addition to the rear of the house

(H24-014-COA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT - HISTORIC PRESERVATION
COA STAFF REPORT

Staff Report Contents

PROJECT SUMMARY.....	2
SITE VICINITY MAP	2
EXHIBITS	4
- Exhibit A – COA Application.....	4



PROJECT SUMMARY

Applicant: Paul Donahue; Mountain Remodeling

Property Owner: David & Louise Sparks

Property Address: 1116 Highland Avenue

Project Acreage: 0.17 Acres

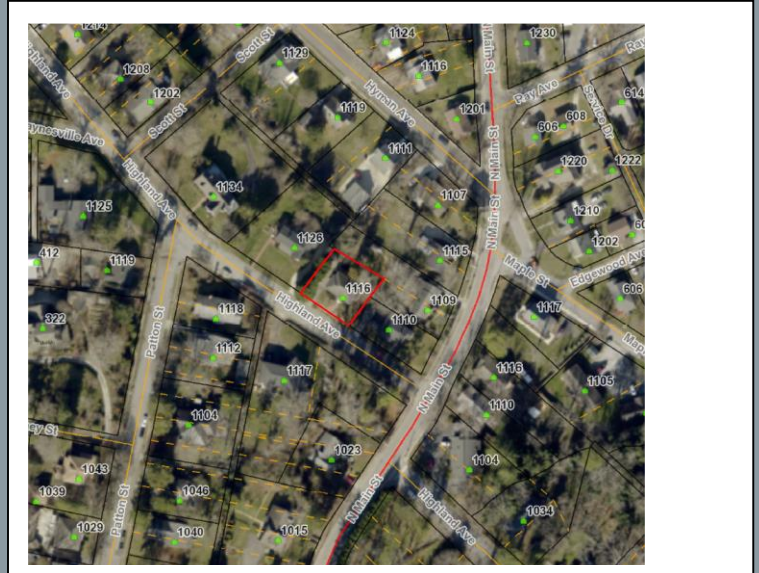
Parcel Identification Number(s):

9569-71-4674

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Major Work (addition and deck reconstruction)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Paul Donahue; Mountain Remodeling (Applicant) and David & Louise Sparks (Property Owners) for the following:

1. Removal of existing rear pantry and rear deck due to structural deficiencies; and
2. Reconstruction and modest expansion of the rear pantry and rear deck.

The subject property is the Anchell I Gold House a ca. 1949 contributing post World War II vernacular cottage style one-story house with a hip roof and recessed corner entry at the southwest corner. Painted brick veneer walls and central painted brick chimney. Window are three vertical over one and fixed picture windows. Good condition.

The Applicant is making the following statement related to their request:

1. *The rear pantry will be removed due to structural deficiencies. Removal of existing rear deck due to structural deficiencies. Rear pantry to be rebuilt 10' by 9'5" to expand the kitchen. Exterior door will be replaced in kind with same style and color. Exterior brick to match existing brick on exterior of house. Deck 24' by 14' cover with asphalt shingles of same style and color. Roof lines will be the same from front view to match existing.*

This COA application is considered a Major Work according to the standards of the Residential District Design Standards.

DESIGN STANDARDS CRITERIA

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Hyman Heights Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

SECTION 3 - CHANGES TO THE BUILDING EXTERIOR

SECTION 3.2 MASONRY

SECTION 3.4 PAINT & PAINT COLOR

SECTION 3.5 ROOFS

SECTION 3.7 WINDOWS AND DOORS

SECTION 4 - ADDITIONS AND NEW CONSTRUCTION

SECTION 4.1 DECKS

SECTION 4.2 ADDITIONS TO HISTORIC BUILDINGS

EXHIBITS

- Exhibit A – COA Application