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City Manager
ANGELA S. BEEKER
City Attorney
JILL MURRAY
City Clerk

25-25-COA (Major Work) package

WORKSPACE INFORMATION

Application number 25-25-COA (Major Work)	Category Certificate of Appropriateness	Workspace state In review
Workspace created 04/24/2025, 11:05:20 PM EDT	Application submitted 04/24/2025, 11:38:53 PM EDT	
Assignee	Package generation date 05/14/2025, 11:43:05 AM EDT	

LOCATION INFORMATION

Address 1521 KENSINGTON RD, Hendersonville, NC	Property information 69768,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Elizabeth Duffey	1521 Kensington Rd Hendersonville enwnyc@gmail.com +1 7062965238	Applicant
DUFFEY, ROBERT T;DUFFEY, ELIZABETH W	1521 KENSINGTON RD HENDERSONVILLE NC 28791	Property owner



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.

Current Wing Walls and steps are falling off of home. Work will include demolishing wing walls and steps, rebuilding wing walls with original style materials (brick with concrete caps), and steps (wooden stained/painted to match current porch). New Wing Walls will be properly tied into house- original structure was not which has caused them to separate from the home. Due to budget concerns, steps will be constructed out of wood and stained/painted to match porch. See attachments.