



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>dsparks0218@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.



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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

David L. Sparks
Louise M. Sparks
Property Owner(s) Signature

LOUISE M. SPARKS

Printed Property Owner(s) Name

Printed Company Name (if applicable)
*LLC, Inc., Trust

Property Owner Title (if applicable)
*Member, Manager, Register Agent, etc.

Community Development Use Only

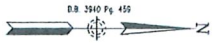
Date Received: _____

Received By: _____

Application Complete: Y / N

Proposed HPC Meeting Date (if applicable): _____

Notes:

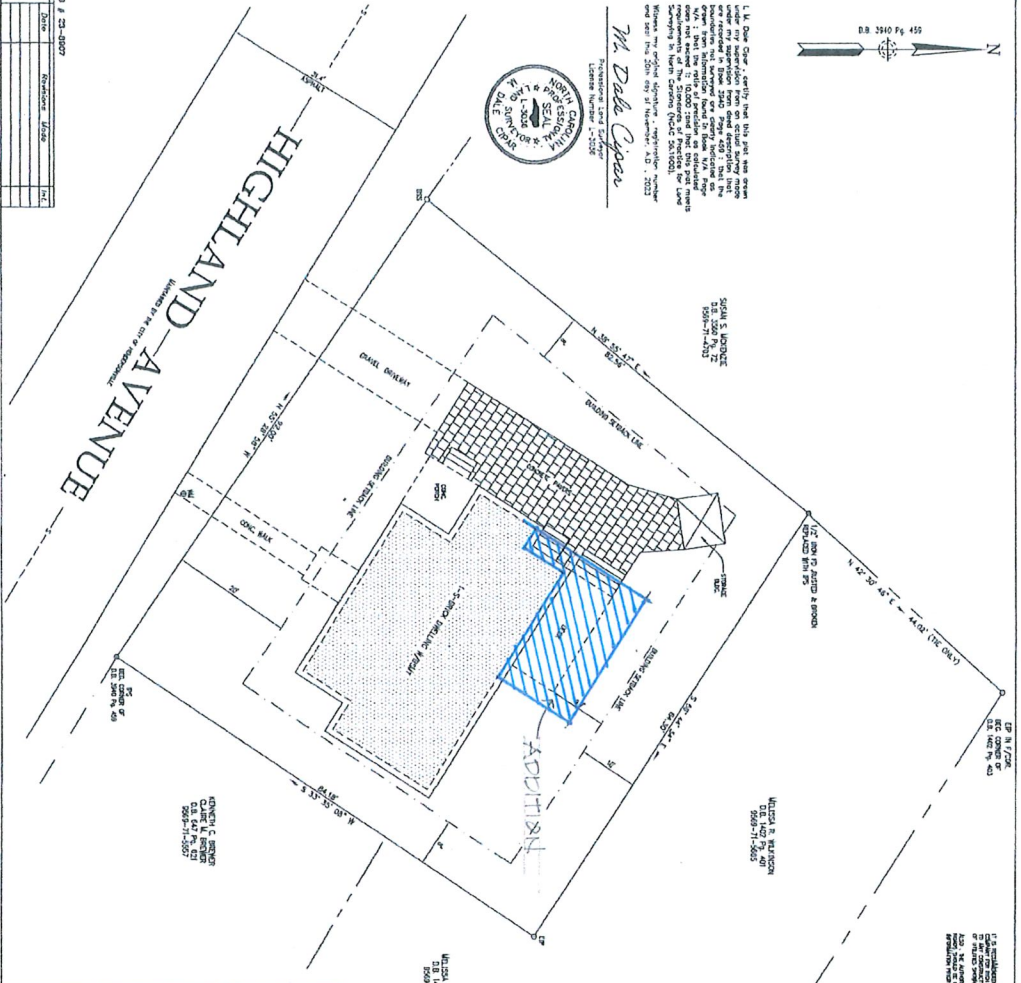


I, the State of North Carolina, do hereby certify that this plan was duly filed for record in the office of the Register of Deeds for the County of Henderson, North Carolina, on this 25th day of November, A.D. 2023.

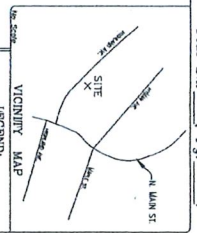
Mr. Dale Cooper
 License Number: 140202



REVISIONS	DATE	DESCRIPTION	BY



I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plan as filed in my office, and that the same is a true and correct copy of the original plan as filed in my office.



- LEGEND:**
- A - 20' setback from road
 - B - 10' setback from road
 - C - 5' setback from road
 - D - 0' setback from road
 - E - 10' setback from road
 - F - 15' setback from road
 - G - 20' setback from road
 - H - 25' setback from road
 - I - 30' setback from road
 - J - 35' setback from road
 - K - 40' setback from road
 - L - 45' setback from road
 - M - 50' setback from road
 - N - 55' setback from road
 - O - 60' setback from road
 - P - 65' setback from road
 - Q - 70' setback from road
 - R - 75' setback from road
 - S - 80' setback from road
 - T - 85' setback from road
 - U - 90' setback from road
 - V - 95' setback from road
 - W - 100' setback from road

NOTES:

1. All dimensions are in feet and inches.

2. All setbacks are from the centerline of the road.

3. All setbacks are to be maintained at all times.

4. All setbacks are to be maintained at all times.

5. All setbacks are to be maintained at all times.

6. All setbacks are to be maintained at all times.

7. All setbacks are to be maintained at all times.

8. All setbacks are to be maintained at all times.

9. All setbacks are to be maintained at all times.

10. All setbacks are to be maintained at all times.

REVISIONS:

1. 11/25/23 - Initial

2. 11/25/23 - Initial

3. 11/25/23 - Initial

4. 11/25/23 - Initial

5. 11/25/23 - Initial

6. 11/25/23 - Initial

7. 11/25/23 - Initial

8. 11/25/23 - Initial

9. 11/25/23 - Initial

10. 11/25/23 - Initial

David I. Sparks
 Louise M. Sparks

4116 HIGHLAND AVE.
 ZONING: LOCAL HISTORIC DISTRICT
 PERM. NUMBER: 24055-71-4874
 CITY OF HENDERSONVILLE
 HENDERSON COUNTY, N.C.
 NOVEMBER 23, 2023
 SCALE: 1" = 40'

City of Hendersonville, North Carolina
 279 N. MARKET ST.
 HENDERSONVILLE, NC 28733
 813.220.2237
 WWW.CITYOFHENDERSONVILLE.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

This sample is presented as a general reference only. The color of the brick as shown in this product is not guaranteed to meet current ASTM standards.

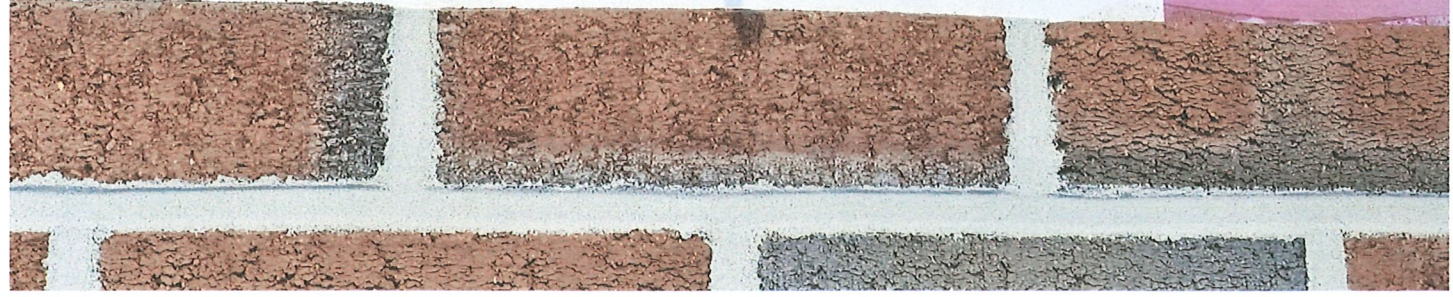
PLUS
Warranty

RED RUG FACE
Modular 130 Columbia 4

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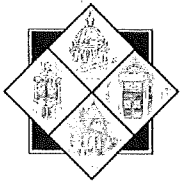
Triangle Brick

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





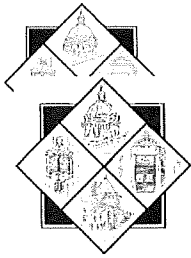




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Existing Stairs, Landing, Steps and Entryways	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed exterior stairs, landing, steps, or entryway styles
<input type="checkbox"/>	Material information 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)



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GENERAL APPLICATION REQUIREMENTS (FOR MINOR & MAJOR WORKS):	
Note: These items are <u>required</u> as part of a complete application package. Incomplete application packages <u>will not</u> move forward in the review process and will result in additional processing and review time.	
<input type="checkbox"/>	Pre-Application Meeting with City Staff (Required for Major Work only)
<input type="checkbox"/>	Detailed Project Description
<input type="checkbox"/>	Color/Labeled Photographs of Subject Property
<input type="checkbox"/>	Property Owner(s) Signature
MINOR WORK REQUIREMENTS	
Fences and Walls	
<input type="checkbox"/>	Site Plan showing proposed location of fencing or wall (include dimensions)
<input type="checkbox"/>	Rendering of proposed fence or wall style.
<input type="checkbox"/>	Material Information (i.e. brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron)
Landscaping Projects	
<input type="checkbox"/>	Site Plan showing location of proposed unit.
<input type="checkbox"/>	Mechanical Unit & Pad Specifications clearly indicating dimensions.
<input type="checkbox"/>	Image showing location of unit and any proposed lines.
<input type="checkbox"/>	Screening type - i.e. shrubbery, fencing, or other.
Rooftop Construction	
<input type="checkbox"/>	Manufacturer Specifications, including material color.
<input type="checkbox"/>	Roof Plan, showing location of rooftop mounted utility, access, or safety structures
Installation of Mechanical and Utility Equipment	
<input type="checkbox"/>	Site Plan, showing location of proposed equipment
<input type="checkbox"/>	Screening type, i.e. shrubbery, fencing, or other.
Foundation Repairs	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.
Masonry Repairs	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.
Awnings	
<input type="checkbox"/>	Rendering showing location of awning.
<input type="checkbox"/>	Material information, cloth, canvas, acrylic, or other
Removal of Artificial Siding	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Original siding information and description of work, repair, repaint or replacement of original siding



ZONING COMPLIANCE PERMIT
 City of Hendersonville
 Community Development Department
 100 N. KING STREET
 HENDERSONVILLE NC 28792

TO BE COMPLETED BY STAFF

PERMIT # 2023-0573
 Application Date: 12/15/2023
 Issuance Date: 12/15/2023

FEE \$ 50.00 CASH CHECK # 5164

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

CHECK ALL THAT APPLY:

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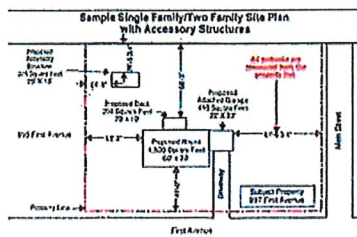
- Sidewalks or Fee In Lieu of Flood Plain Development Permit
 Change of Use – NC DOT Driveway Access Commercial Alterations – Cost \$ _____
 HPC – Certificate of Appropriateness - OVERLAYS Hyman Heights Druid Hills Main Street Historic

COMPLETE DESCRIPTION OF WORK TO BE PERFORMED:

interior remodel - adding bathroom, floors, dry wall

SITE SKETCH REQUIRED FOR THE PROPOSED STRUCTURE (ATTACH TO APPLICATION WITH ADDRESS/APPLICANT NAME/DATE ON TOP OF FORM)

- 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 ▼

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

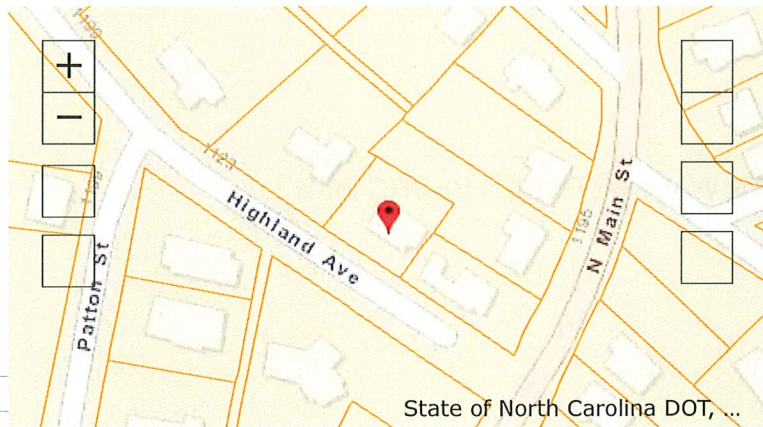
\$0⁰⁰

Additional fees may be required

▲ Project Information

Location

1116 HIGHLAND AVE	Parcel	Created	12/15/2023
HENDERSONVILLE, NC 28792	104424 (https://co-henderson-nc.smartgovcommunity.com:443/Parcels/ParcelDetail/Index/4b4fbddb-5392-4e26-a36e-aedf0174bb8d)	Submitted	12/15/2023
		Approved	12/15/2023
		Issued	12/15/2023
		Closed	--
		Permit Expires	2/11/2025



State of North Carolina DOT, ...

▲ 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