

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

## (H24-014-COA)

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

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## PROJECT SUMMARY

**Applicant:** Paul Donahue; Mountain Remodeling

**Property Owner:** David & Louise Sparks

**Property Address:** 1116 Highland Avenue

**Project Acreage:** 0.17 Acres

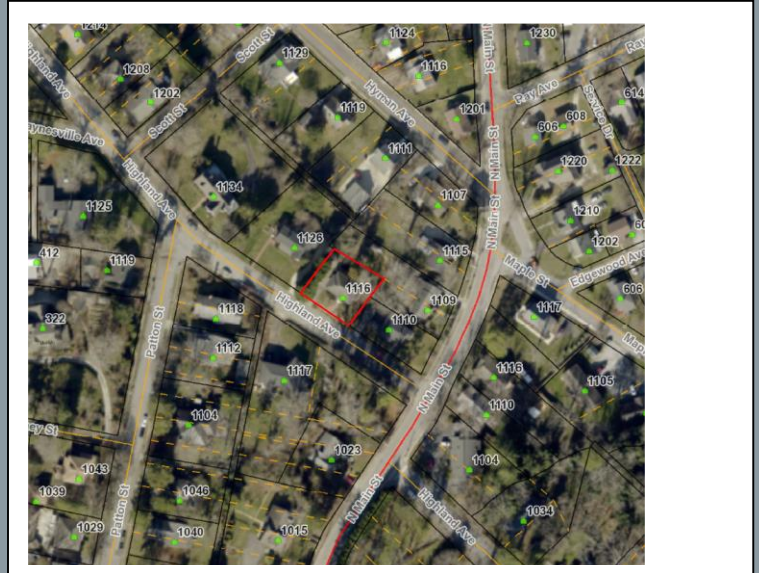
**Parcel Identification Number(s):**

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