



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



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** October 18, 2023

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

TITLE OF ITEM: 1619 Kensington Rd – Addition of Shed
(H23-079-COA) – *Alexandra Hunt / Planner 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 # H23-079-COA and located within the Druid Hills 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 shed is compatible with the traditional relationship of accessory buildings to the main structure and the site in the district. [Sec. 2.5.7]
2. The shed is compatible in size, form, height, proportion, materials, and details with historic accessory structures in the historic district. [Sec. 2.5.8]
3. The shed is screened from view from the street. [Sec. 2.5.8]

[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 # H23-079-COA and located within the Druid Hills 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 shed is not compatible with the traditional relationship of accessory structures to the main structure and the site in the district. [Sec. 2.5.7]
2. The shed is not compatible in size, form, height, proportion, materials, and details with historic accessory structures in the historic district. [Sec. 2.5.7]

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of a Certificate of Appropriateness (COA) application from Tatjana Kopp (Applicant/Property Owner) for the addition of a shed at the subject property located at 1619 Kensington Rd.

The subject property is a non-contributing, one-story-plus-basement style house located in the Druid Hills Local Historic District.

The Applicant made the following statement related to their request:

“I would like to place a shed in my backyard. The shed is 10’ x 12’. It will be hidden behind the house, not visible from the street. I made an effort to find a shed that fits well into the style of the neighborhood. I plan to paint it in the same colors of my house. It will be made of would like my house.” (See Exhibit B)

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

PROJECT/PETITIONER NUMBER:	H23-079-COA
PETITIONER NAME:	Tatjana Kopp (Applicant/Property Owner)
EXHIBITS:	A. Staff Report B. COA Application C. Henderson County Property Records