

1619 Kensington Rd. – Addition of Shed (H23-079-COA)

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

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PROJECT SUMMARY

Applicant/Property Owner: Tatjana Kopp
(Exhibit A)

Property Address: 1619 Kensington Rd.

Project Acreage: 0.16

Parcel Identification Number(s):
9569-43-6385

Current Parcel Zoning: R-10 Medium
Density Residential

Historic District: Druid Hills Historic
District

Project Type: Major Work (Addition of a
shed)



SITE VICINITY MAP

Project Summary:

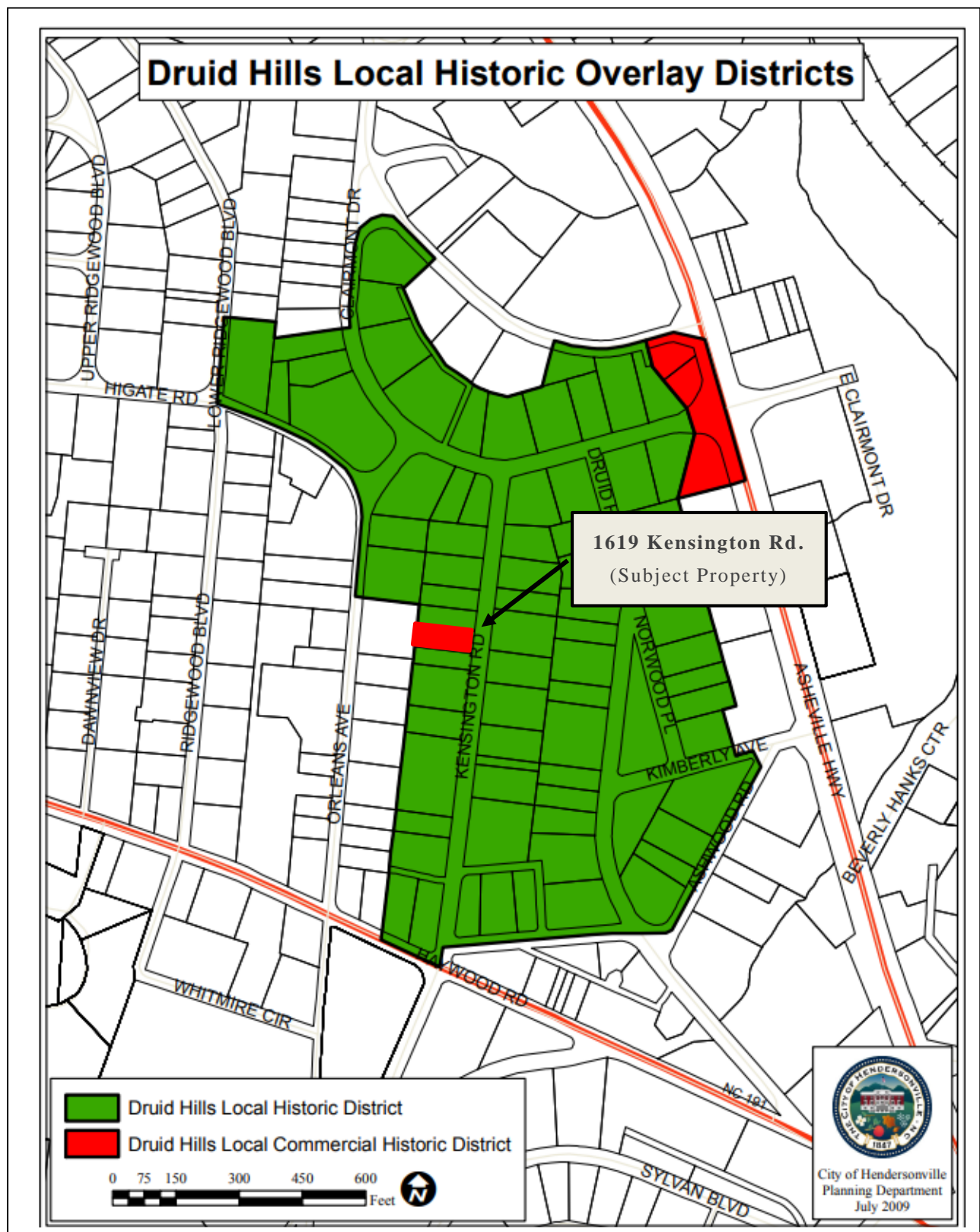
The City is in receipt of a Certificate of Appropriateness (COA) application from Tatjana Kopp (Applicant/Property Owner) for the addition of a shed at the subject property located at 1619 Kensington Rd.

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 wood 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.



CITY OF HENDERSONVILLE – DRUID HILLS HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY



1619 Kensington Road, ca. early 1950's

Non-contributing, one-story-plus basement style house with side gable roof and projecting front gable bay at the northeast corner. Wing on the south side has garage beneath. Walls are asbestos shingle with scalloped board panels in the gable ends, probably original to the house. Windows are six-over-six and the front door is modern. Small lot slopes away to the rear.

COA HISTORY

July 5, 2002 – Staff approved COA for the construction of a 12' x 24' rear deck.

July 17, 2002 – Commission approved COA for the partial enclosure of a deck with a gabled roof, double wood screen doors.

September 9, 2004 – Staff approved COA for the addition of a 4' wood picket fence ; repair of holes in driveway ; and replace front window with double hung window

September 13, 2005 – Staff approved COA for the removal of two cedar trees to be replaced with 3 species of trees crabapple, cherry, or redbud.

November 30, 2015 – Staff approved COA for the removal of one oak tree.

SITE IMAGES



SITE IMAGES CONT'D



PROPOSED SHED & SITE PLAN



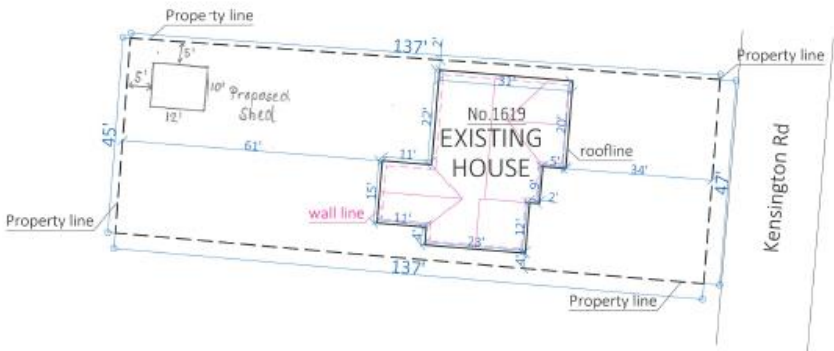
Specifications

Assembly	Do it Yourself
Brand	Yardline
Color	Brown
Dimensions (WxDxH)	12 ft. x 10 ft. x 10 ft.
Door Opening Dimensions: W x H	56 in. x 72 in.
Features	Lockable Doors
Features	Rust Resistant
Features	Weather Resistant
Material	Wood
Maximum Roof Load	25 Pound per Square Foot
Model	16549
Number of Doors	2
Number of Shelves	2 Shelves
Number of Vents	2
Number of Windows	4

(Images taken from [costco.com/Stonecroft-12'x10'-wood-storage-shed](https://www.costco.com/Stonecroft-12'x10'-wood-storage-shed))

SITE PLAN

1619 Kensington Rd
Hendersonville, NC 28791
Parcel ID: 9569436385
Lot area: 0.16 Acres
Paper Size: 11"x17"



Proposed Site Plan submitted by Applicant.

DESIGN STANDARDS CRITERIA

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

Section 2.5 Garages and Accessory Structures

Sec. 2.5.1 – Retain and preserve garages and accessory structures that contribute to the overall historic character of the individual building site or the district.

Sec. 2.5.2 – Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including foundations, roofs, siding, masonry, windows, doors, and architectural trim.

Sec. 2.5.3 – Maintain and when necessary repair, the character-defining materials, features, and details of historic garages and accessory buildings according to the pertinent guidelines.

Sec. 2.5.4 - If replacement of a deteriorated element or detail of a historic garage or accessory building is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original element or detail in design, dimension, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

Sec. 2.5.5 - If a historic garage or accessory building is missing or deteriorated beyond repair, replace it with a design based on accurate documentation or a new design compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. Maintain the traditional height and proportion of garages and accessory buildings in the district.

Sec. 2.5.6 - Locate and orient new garages and accessory buildings in locations compatible with the traditional relationship of garages and accessory buildings to the main structure and the site in the district.

Sec. 2.5.7 - It is not appropriate to introduce a prefabricated accessory building if it is not compatible in size, form, height, proportion, materials, and details with historic accessory structures in the historic district, or unless screened from view from the street.

Sec. 2.5.8 - It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site, or require removal of a significant building element or site feature, such as a mature tree.

Sec. 2.5.9 - It is not appropriate to introduce features or detail to a garage or an accessory building in an attempt to create a false historical appearance.

EXHIBITS

- Exhibit A – Application
- Exhibit B – Henderson County Property Records