

1704 Clairmont Dr. – Second-Story Addition (H23-083-COA)

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

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PROJECT SUMMARY

Applicant: Laura Lynn Hutton,
Architectural Designer

Property Owner: Daniel and Amy Yoder
(Exhibit A)

Property Address: 1704 Clairmont Dr.

Project Acreage: 0.5

Parcel Identification Number(s):
9569-43-6952

Current Parcel Zoning: R-10 Medium
Density Residential

Historic District: Druid Hills Historic
District

Project Type: Major Work (Rear second
story addition)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Laura Lynn Hutton, Architectural Designer (Applicant) Daniel and Amy Yoder (Property Owners) for the addition of a second floor room to be built above an existing rear room at the subject property located at 1704 Clairmont Dr.

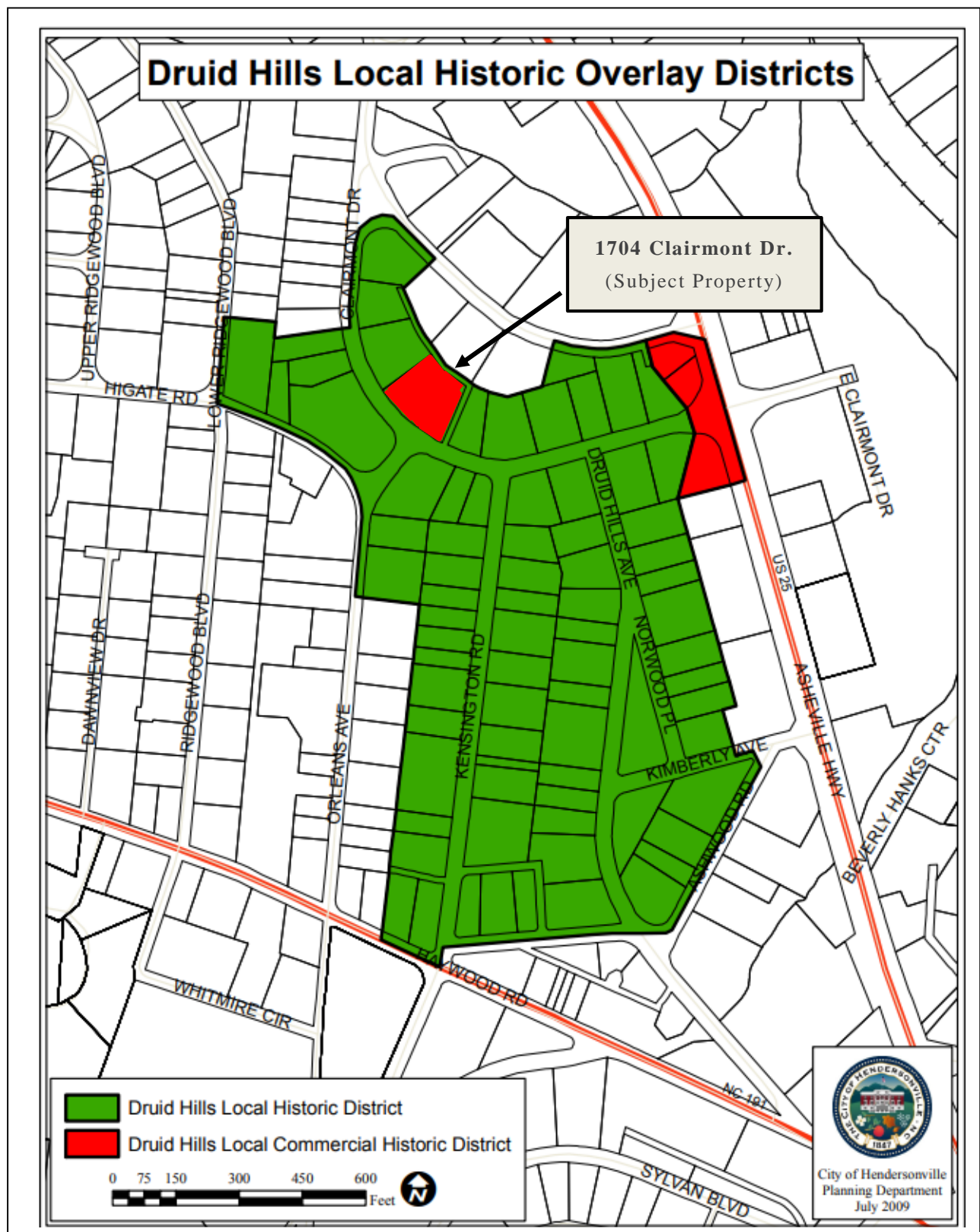
The subject property is a contributing, one-story bungalow with a hip roof and a basement level at the rear located in the Druid Hills Local Historic District.

The Applicant made the following statement related to their request:

“Proposed addition of a new, modest second floor master suite to be built above an existing room at the back of the home. The addition has been designed to reduce the height of the new ridge. Shed dormers to break the mass of the new addition on the front and side elevations. New dormer windows are scaled from the existing front windows, but are sized for a long bungalow shed dormer. The window/dormer trim and casing is designed to differentiate the new space from the original house and will be painted white.” (See Exhibit B)

Additionally, the Applicant has provide site images and a site plan for the proposed addition along with exterior elevations to supplement this application. The site images and site plan have been attached to this staff report as Exhibit C and Exhibit D respectively.

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



1704 Clairmont Dr. "Ella Ross House" Contributing, by 1926

One-story bungalow with a hip roof and a basement level at the rear. Wing at the rear projects to the northeast. Engaged wraparound porch has a projecting front gable over the entry area. Porch details include squire posts on brick piers and a simple balustrade. Wood siding on the upper level, brick on the basement level walls. Front gable end at the porch has paneled v-boards, possibly a

replacement of the original. Windows are six-over-one and the front door is six-light-over-panel. A garage is located below the porch at the southeast corner. Large lot, drops away to the rear, mature trees, perennial beds. Ella Ross, widow of Henry C. Ross, lived in this house from 1937 through `944. At that time, Miss Gladys Ross also lived in the house. Gladys Ross continued to live in the house through at least 1949. Good condition.

COA HISTORY

- November 14, 2007 – Staff approved COA for the removal of a spruce tree.
- April 1, 2015 – Staff approved COA for the removal of a maple tree.

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 4.2 Additions to Historic Buildings

Sec. 4.2.1 - Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.

Sec. 4.2.2 - Design new additions so that the overall character of the site, site topography, character-defining site features, and significant district vistas and views are retained.

Sec. 4.2.3 - Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.

Sec. 4.2.4 - Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.

Sec. 4.2.5 - Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.

Sec. 4.2.6 - Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.

Sec. 4.2.7 - Design an addition to be compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.

Sec. 4.2.8 - It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature, such as a mature tree.

Sec. 4.2.9 - It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site.

EXHIBITS

- Exhibit A – Henderson County Property Records
- Exhibit B – COA Application
- Exhibit C – Site Images
- Exhibit D – Site Plan & Elevations