



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



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** November 15, 2023

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

TITLE OF ITEM: 1704 Clairmont Dr. – Second-story addition (H23-083-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 # H23-083-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 new addition creates the least possible loss of historic fabric and does not destroy, damage, or obscure character-defining features of the historic building. [Sec. 4.2.1]
2. The new addition is located on the rear of the building. [Sec. 4.2.5]
3. The size and scale of the addition does not diminish or visually overpower the building. [Sec. 4.2.6]
4. The design of the addition is compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls and is discernible from the original. [Sec. 4.2.7]
5. The new addition does not detract from the overall historic character of the principal building and the site [Sec. 4.2.8]

[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 # H23-083-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 size and scale of the addition diminishes or visually overpowers the building. [Sec. 4.2.6]
2. The design of the addition is not compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls and is not discernible from the original. [Sec. 4.2.7]
3. The new addition detracts from the overall historic character of the principal building and the site. [Sec. 4.2.8]

[DISCUSS & VOTE]

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.

PROJECT/PETITIONER NUMBER:	H23-083-COA
PETITIONER NAME:	Laura Lynn Hutton (Applicant) Daniel & Amy Yoder (Property Owners)
EXHIBITS:	A. Staff Report B. Henderson County Property Records C. COA Application D. Site Images E. Site Plan & Exterior Elevations