

1401 Highland Ave. – Addition of Detached Garage

(H22-059-COA)

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

Staff Report Contents

PROJECT SUMMARY..... 2

SITE VICINITY MAP 2

CITY OF HENDERSONVILLE – HYMAN HEIGHTS HISTORIC OVERLAY MAP..... 3

HISTORY OF SUBJECT PROPERTY..... 4

PAST COA APPROVALS 4

SITE IMAGES CONTINUED 6

SITE IMAGES CONT'D 7

PROPOSED GARAGE DESIGN..... 8

DESIGN GUIDELINES CRITERIA..... 9

- Exhibit A – Application..... 10

- Exhibit B – Henderson County Property Records..... 10

- Exhibit C – Site Plan..... 10



PROJECT SUMMARY

Applicant: John Kneedler

Property Owner: Lisa & John Kneedler
(Exhibit B)

Property Address: 1401 Highland Ave

Project Acreage: 0.38 Acres

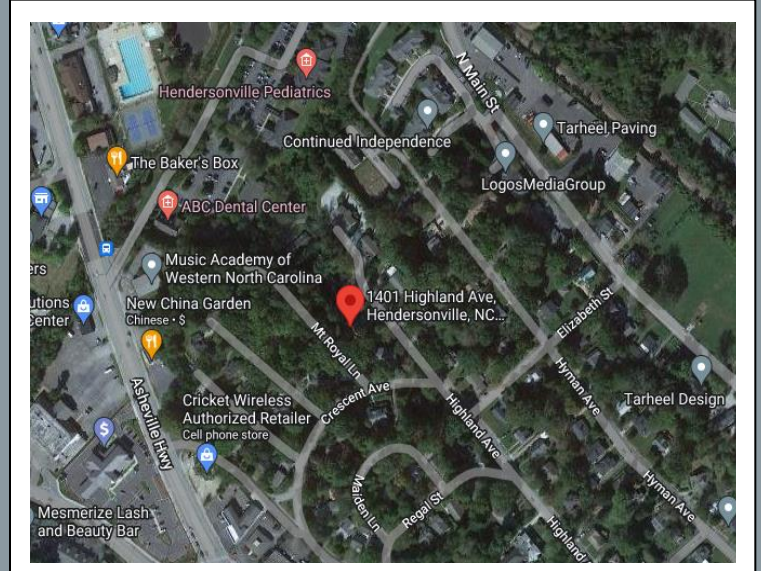
Parcel Identification Number(s):

9569-62-3678

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Major Work (Addition of detached garage)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from John Kneedler (Applicant/Property Owner) for the addition of a detached garage the subject property located at 1401 Highland Ave.

The subject property is a contributing building that was constructed after ca. 1923 and known as the William T. Egerton House.

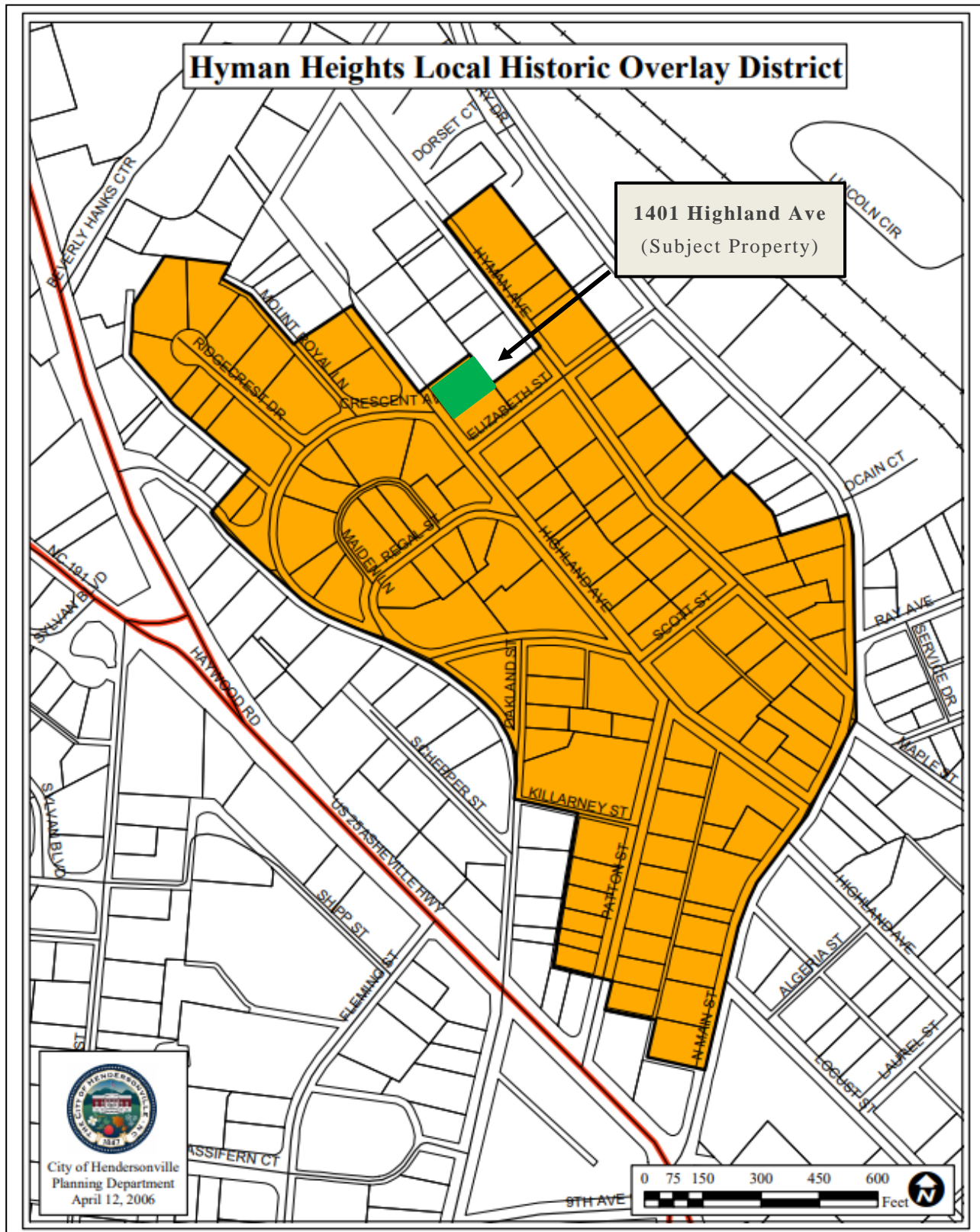
The Applicant is making the following statement related to their request:

“A carport/garage with cedar siding to match the house to be constructed in the back of the property where it will not detract from the historic views of Highland and Crescent Ave. The garage will be the same historic style.” (Exhibit A)

The Applicant also submitted a site plan indicating the location of the garage and showing that it will meet the setback requirements of the City of Hendersonville Zoning Ordinance. (Exhibit C)

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

PROJECT SUMMARY – CONTINUED



CITY OF HENDERSONVILLE – HYMAN HEIGHTS HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY

According to the HPC website :

1401 Highland Avenue **William T. Egerton House**



Contributing, after 1923.

Shingle Style two-story house with a steeply pitched cross gable roof. Notable stone front exterior chimney. Windows are six-over-one. House sits high on the hill above street with steps leading up to it. Notable stone retaining wall. Front door may be a modern replacement. William T. Egerton, a lawyer, and wife

Annette lived here from 1941 to 1944. Virgil M. Kunkle, a salesman at Hendersonville Hardware Company, and wife Mildred lived here from 1945 to at least 1949. This house was built as part of the Mount Royal subdivision, platted on July 15, 1923. It was originally Lot 38. Good condition.

Source:
www.hendersonvillehpc.org

PAST COA APPROVALS

February 17, 2005 – Two COA's were approved by Staff, for a roof replacement and for the replacement of the two smaller dormers on the rear of the house with one large shed dormer.

March 30, 2012 – In July of 2010, the Commission approved the construction of an uncovered wood deck. That approval expired in July 2011 and the applicant re-submitted an application for the uncovered deck. A COA was Staff approved for the expansion of the rear deck as the Commission had previously approved a deck of a similar size.

June 16, 2016 – A COA was approved by Staff for the removal and replacement of a dead/diseased oak tree located at the east corner of the property.

February 2, 2017 – A COA was approved by Staff for the removal and replacement of a diseased oak tree located at the northeast corner of the property.

SITE CONDITIONS - SITE IMAGES



View of subject property from Highland Ave.



View of driveway and proposed location of the garage from Highland Ave.

SITE IMAGES CONTINUED



View of location of the proposed garage from driveway of subject property.



View of location of the proposed location from further up the driveway.

SITE IMAGES CONT'D



View looking down the driveway to Highland Ave. from the location of the proposed garage.



View of location of proposed garage from Mt. Royal Lane (running behind subject property) looking towards Highland Ave.

PROPOSED GARAGE DESIGN

The Applicant submitted the following image of the proposed design of the garage:



The Applicant indicated on the submitted application that the garage will have “cedar siding to match the house” and will that have the “same historic style” as the existing home. (Exhibit B)

DESIGN GUIDELINES 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

Section 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.

Section 2.5.7 - 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.

Section 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.

Section 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.

Section 4.3 New Construction

Section 4.3.1 - 1 Site new construction to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of setback, orientation, spacing, and distance from adjacent buildings.

Section 4.3.2 - Design new construction so that the overall character of the site, site topography, character-defining site features, and significant district vistas and views are retained.

Section 4.3.6 - Design new buildings to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportion and roof shape.

Section 4.3.9 - Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the historic district in terms of composition, scale, module, pattern, detail, texture, finish and sheen.

Section 4.3.10 - Design new buildings so that they are compatible with but discernible from historic buildings in the district. It is not appropriate to design new buildings that attempt to duplicate historic buildings.

EXHIBITS

- Exhibit A – Application
- Exhibit B – Henderson County Property Records
- Exhibit C – Site Plan