



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** August 17, 2022

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

TITLE OF ITEM: 1401 Highland Ave. – Addition of Detached Garage (H22-059-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 # H22-059-COA and located within the Hyman Heights Historic District, if replaced 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 proposed garage is located and oriented in a location compatible with the traditional relationship of garages to the main structure and the site in the district. [Sec. 2.5.6]
2. The proposed garage is compatible in size, form, height, proportion, materials and details within the historic district. [Sec. 2.5.7]
3. The proposed garage is partially unseen from the view of the street. [Sec. 2.5.7]
4. The proposed garage does not detract from the overall historic character of the principal building and will not require removal of a significant building element or site feature. [Sec. 2.5.8]
5. The proposed garage is 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. [Sec. 4.3.6]
6. The materials and finishes for the proposed garage are compatible with historic materials

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 # H22-059-COA and located within the Hyman Heights 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:

2. The proposed garage is not located and oriented in a location compatible with the traditional relationship of garages to the main structure and the site in the district. [Sec. 2.5.6]
3. The proposed garage is not compatible in size, form, height, proportion, materials and details within the historic district. [Sec. 2.5.7]
4. The proposed garage does detract from the overall historic character of the principal building and will not require removal of a significant building element or site feature. [Sec. 2.5.8]
5. The proposed garage is not 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. [Sec. 4.3.6]
6. The materials and finishes for the proposed garage are not compatible with historic materials and finishes found in the historic district. [Sec. 4.3.9]

and finishes found in the historic district. [Sec. 4.3.9] [DISCUSS & VOTE]	[DISCUSS & VOTE]
--	------------------

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/PETITIONER NUMBER:	H22-059-COA
PETITIONER NAME:	John Kneedler (Applicant)
EXHIBITS:	A. Staff Report B. COA Application C. Henderson County Property Records D. Site Plan