



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



SUBMITTER:	Sam Hayes, Planner II	MEETING DATE:	May 21, 2025
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	1521 Kensington Road, Demolition and Reconstruction of Front Steps (25-25-COA) – <i>Sam Hayes / Planner II</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 # 25-25-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 masonry features that contribute to the overall historic character of the building are retained. **(Sec. 3.2.1)**
2. The wing walls will be replaced in-kind, matching the original in design, detail, and dimensions. **(Sec. 3.2.7)**
3. The proposed wooden steps are a compatible substitute material. **(Sec. 3.2.7)**

Proposed Condition:

1. The applicant shall retain as much original brick as is technically feasible to be used when reconstructing the wing walls.

[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 # 25-25-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 original wing walls should be retained and preserved. **(Sec. 3.2.1)**
2. The steps should be replaced in-kind, matching the original material. **(Sec. 3.2.7)**

[DISCUSS & VOTE]

PROJECT/PETITIONER NUMBER:	25-25-COA
PETITIONER NAME:	Elizabeth Duffey (Applicant/Property Owner)
EXHIBITS:	<ul style="list-style-type: none">A. Staff ReportB. COA ApplicationC. Warranty Deed