

1521 Kensington Road – Demolition and Reconstruction of Front Steps

(25-25-COA)

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

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PROJECT SUMMARY

Applicant: Elizabeth Duffey

Property Owner: Elizabeth Duffey

Property Address: 1521 Kensington Road

Project Acreage: .27 acres

Parcel Identification Number(s):

9569-42-6834

Current Parcel Zoning: R-10

Historic District: Druid Hills Historic District

Project Type: Demolition and Reconstruction of Front Steps

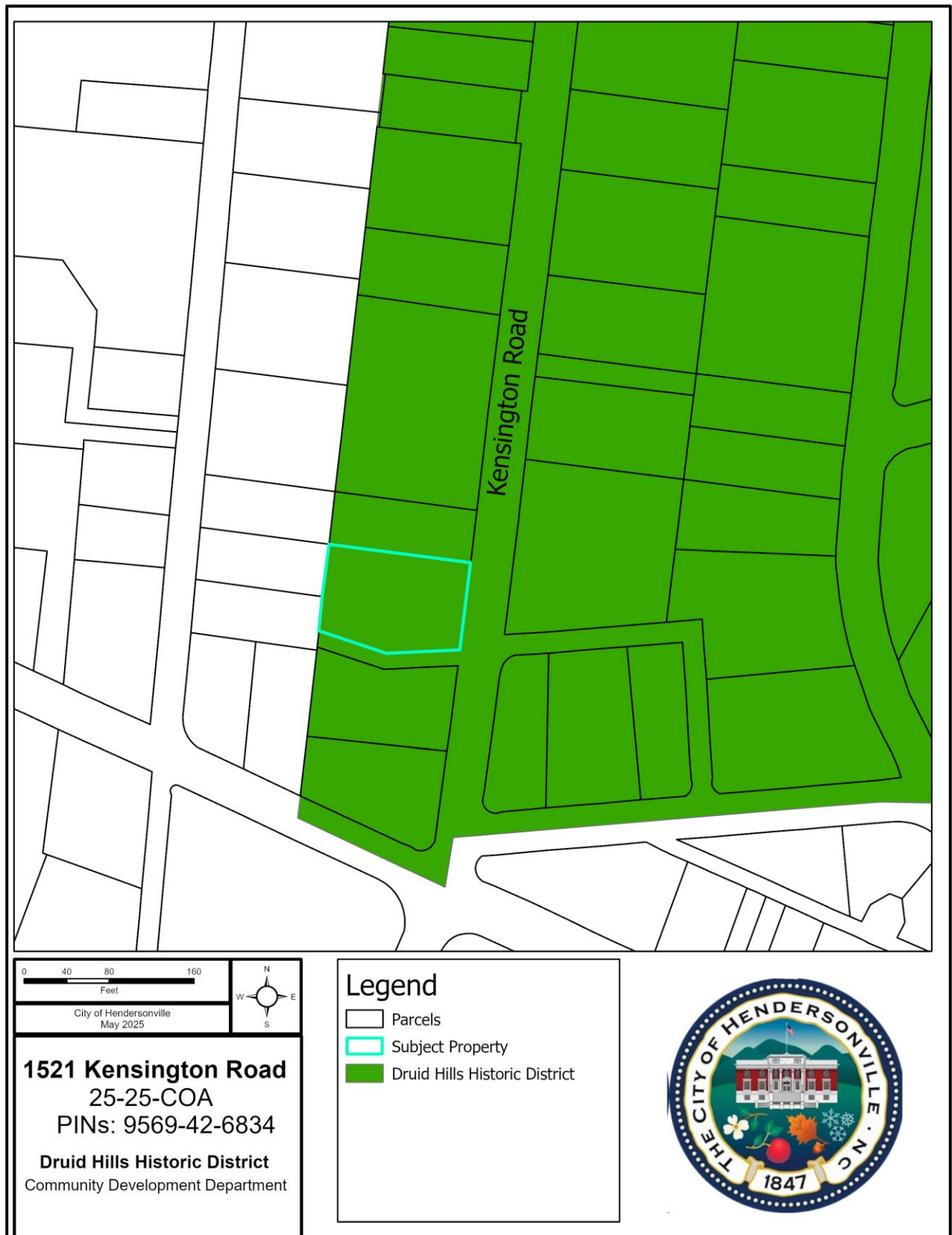


SITE VICINITY MAP

Project Summary:

The City of Hendersonville is in receipt of an application for a Certificate of Appropriateness (COA) from Elizabeth Duffey for the demolition and reconstruction of front stairs on a residential building in the Druid Hills Historic District. The applicant has detailed multiple events where individuals have slipped on the steps due to their sloped nature. The wing walls associated with the stairs have also experienced deterioration over the years.

CITY OF HENDERSONVILLE – DRUID HILLS HISTORIC OVERLAY MAP



HISTORY OF SUBJECT PROPERTY

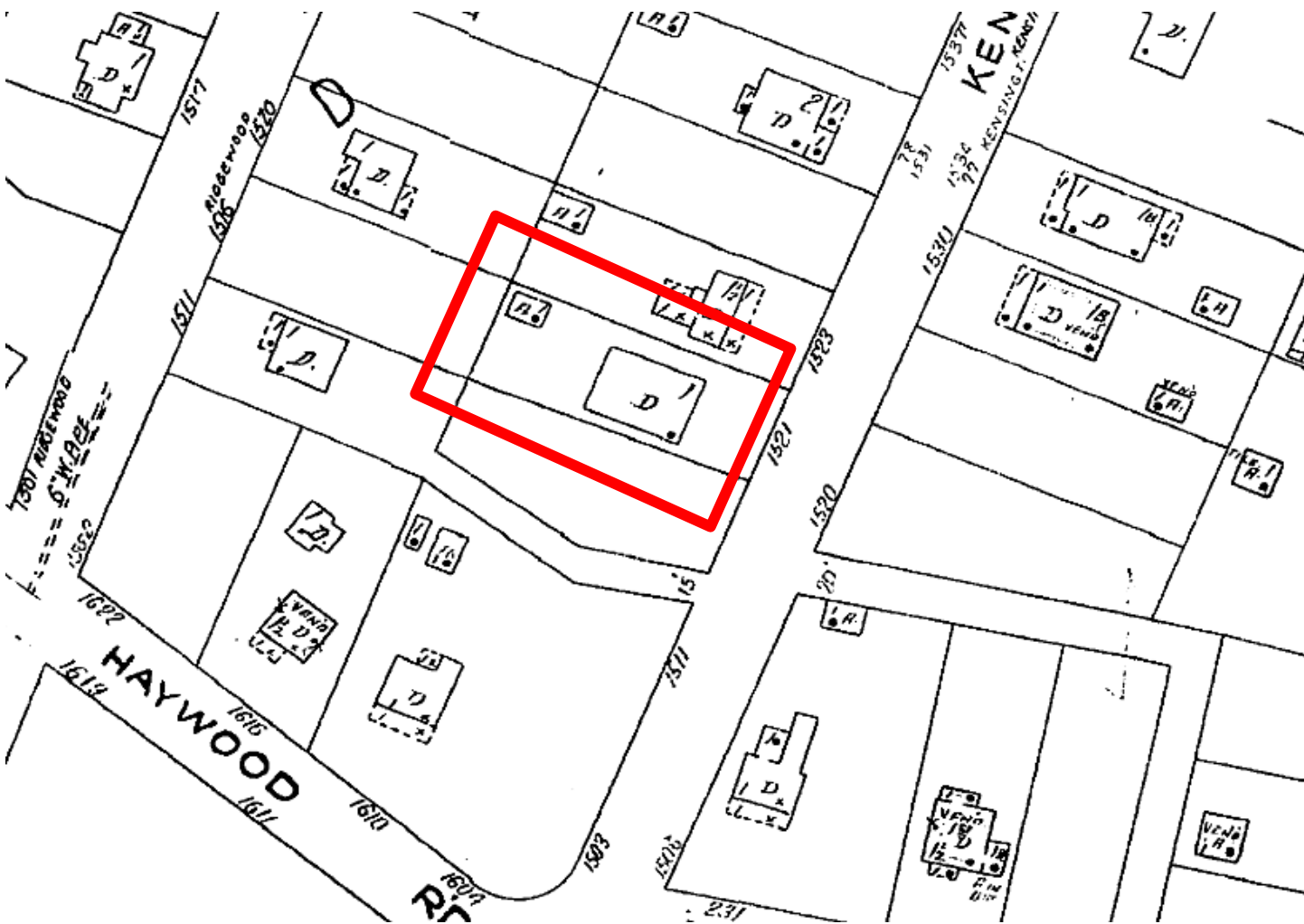
1521 KENSINGTON ROAD

House. Contributing, by 1926.

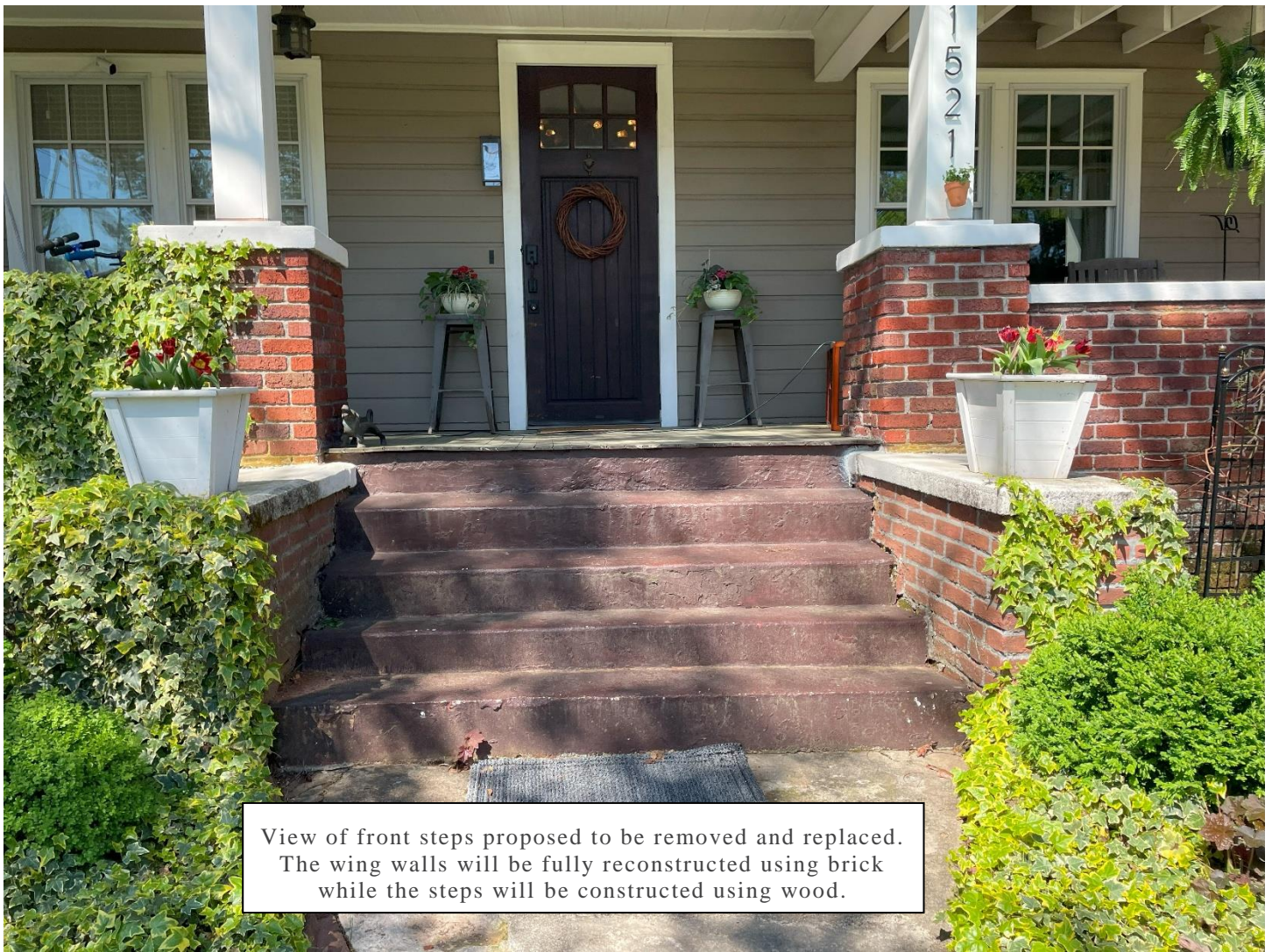
One and one-half story bungalow with German siding. Cross gable roof with side gable dormers and knee braces. Attached porch appears to be added, but soon after the original construction of the house. Porch details include square posts on brick piers, a front gable roof, and an extension to the north which covers the drive.

Windows are casement and double-hung. Deck added at rear. Dr. Robert E. Taylor, a veterinarian, and his wife Grace lived in the house from 1937 to at least the late 1940s. The house is owned by Rebecca Andersen and recently remodeled. Good condition.

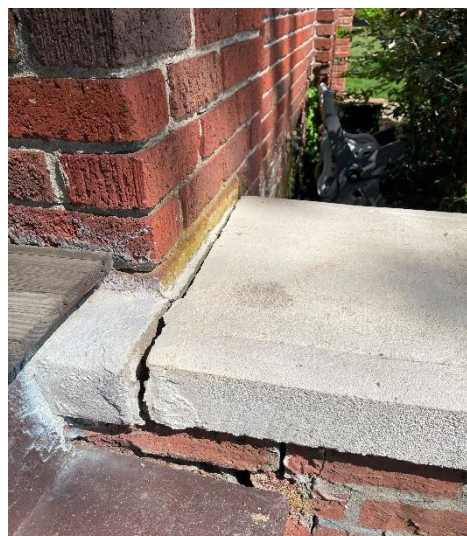
(Sanborn maps, city directories)



SITE IMAGES

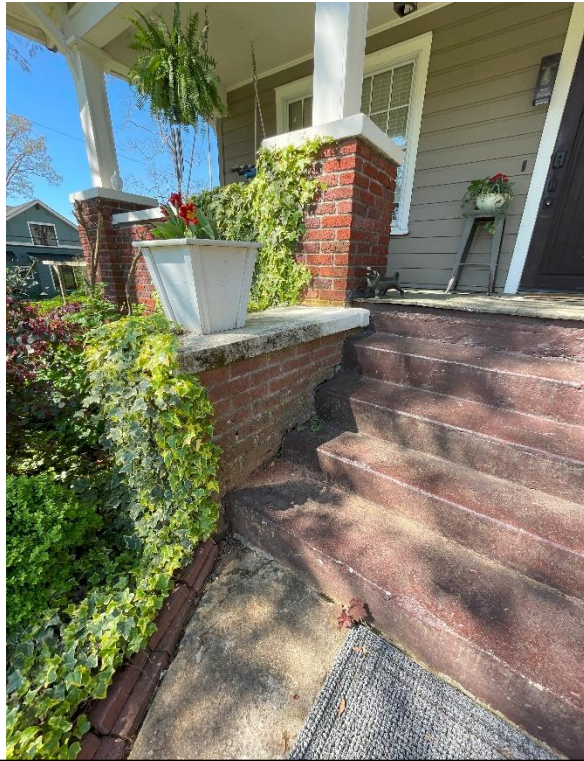


View of front steps proposed to be removed and replaced. The wing walls will be fully reconstructed using brick while the steps will be constructed using wood.



Caps on right wing wall cracked and separated from porch masonry.

SITE IMAGES



Left wing wall.



Right wing wall. Mortar has significantly eroded from in between the bricks.

DESIGN STANDARDS CRITERIA

The residential property is governed by the *Hendersonville Historic Preservation Commission Druid Hills Historic District Design Standards*, which is applied to the City's residential historic districts. The following sections are applicable to the proposed Certificate of Appropriateness application:

3.2 MASONRY

.1 Retain and preserve masonry features that contribute to the overall historic character of a building and a site, including walls, foundations, roofing materials, chimneys, cornices, quoins, steps, buttresses, piers, columns, lintels, arches, and sills.

.2 Protect and maintain historic masonry materials, such as brick, terracotta, limestone, granite, stucco, slate, concrete, cement block, and clay tile, and their distinctive construction features, including bonding patterns, corbels, water tables, and unpainted surfaces.

.3 Protect and maintain historic masonry surfaces and features through appropriate methods:

- Inspect surfaces and features regularly for signs of moisture damage, vegetation, structural cracks or settlement, deteriorated mortar, and loose or missing masonry units.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces, collecting on decorative elements or along foundations and piers, and rising through capillary action.
- Clean masonry only when necessary to remove heavy soiling or prevent deterioration. Use the gentlest means possible.
- Repaint painted masonry surfaces when needed.

.4 Repair historic masonry surfaces and features using recognized preservation methods for piecing-in, consolidating, or patching damaged or deteriorated masonry.

.5 Repoint masonry mortar joints if the mortar is cracked, crumbling, or missing or if damp walls or damaged plaster indicate moisture penetration. Before repointing, carefully remove deteriorated mortar using hand tools. Replace the mortar with new mortar that duplicates the original in strength, color, texture, and composition. Match the original mortar joints in width and profile.

.6 If replacement of a deteriorated detail, module, or element of a masonry surface or feature is necessary, replace only the deteriorated portion in kind rather than the entire surface or feature. Consider compatible substitute materials only if using the original material is not technically feasible.

.7 If replacement of a large masonry surface or entire feature is necessary, replace it in kind, matching the original in design, detail, dimension, color, pattern, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

.8 If a masonry feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible with the scale, size, material, and color of the historic building and district.

.9 Test any cleaning technique, including chemical solutions, on an inconspicuous sample area well in advance of the proposed cleaning to evaluate its effects. It is not appropriate to clean masonry features and surfaces with destructive methods.

3.8 ENTRANCES, PORCHES, AND BALCONIES

.1 Retain and preserve entrances, porches, and balconies that contribute to the overall historic character of a building, including such functional and decorative elements as columns, pilasters, piers, entablatures, balustrades, sidelights, fanlights, transoms, steps, railings, floors, and ceilings.

.2 Protect and maintain the wooden, masonry, and architectural metal elements of entrances, porches, and balconies through appropriate surface treatments:

- Inspect regularly for signs of moisture damage, rust, structural damage or settlement, fungal or insect infestation.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along foundations.
- Clean soiled surfaces using the gentlest methods possible.
- Recaulk wooden joints properly to prevent moisture penetration and air infiltration.

- Retain protective surface coatings, such as paint or stain, to prevent damage from ultraviolet light or moisture.

- Reapply protective coatings, such as paint or stain, when they are damaged or deteriorated.

.3 Repair historic entrances, porches, and balconies and their distinctive features and materials using recognized preservation methods for patching, consolidating, splicing, and reinforcing.

.4 If replacement of a deteriorated detail or element of an entrance, porch, or balcony feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

.5 If replacement of an entire entrance, porch, or balcony feature is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

.6 If a feature or an entire entrance, porch, or balcony is missing, replace it with a new feature based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.

.7 Consider the enclosure of a historic porch to accommodate a new use only if the enclosure can be designed to preserve the historic character of the porch and the building. It is not appropriate to enclose a front porch or a front balcony.

.8 It is not appropriate to remove any detail material associated with entrances and porches, such as graining, spindle work, beveled glass, or beaded board, unless an accurate restoration requires it.

.9 Original porches should be screened in a manner that supports the architectural character of the original feature.

.10 Original entrances or porches shall be retained. New entrances or porches on a primary facade shall support the architectural character of the original structure.

.11 It is not appropriate to introduce features or details to a historic entrance, porch, or balcony in an attempt to create a false historical appearance.

3.11 ACCESSIBILITY, HEALTH, AND SAFETY CONSIDERATIONS

.1 In considering changes to a historic building, review accessibility and lifesafety code implications to determine if the proposed change is compatible with the building's historic character and setting or will compromise them.

.2 Meet accessibility and life-safety building code requirements in such a way that the historic site and its character-defining features are preserved.

.3 Meet accessibility and life-safety building code requirements in such a way that the historic building's character-defining facades, features, and finishes are preserved.

.4 Determine appropriate solutions to accessibility with input from historic preservation specialists and local disability groups.

.5 If needed, introduce new or additional means of access that are reversible and that do not compromise the original design of a historic entrance or porch.

.6 Work with code officials in exploring alternative methods of equal or superior effectiveness in meeting safety code requirements while preserving significant historic features.

.7 Locate fire doors, exterior fire stairs, or elevator additions on rear or non-character-defining elevations. Design such elements to be compatible in character, materials, scale, proportion, and finish with the historic building.

.8 Required safety additions to historic structures may be screened with shrubbery, etc.