

1523 Druid Hills Ave – Screen Porch Addition

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

Staff Report Contents

SITE VICINITY MAP	2
PROJECT SUMMARY.....	2
City of Hendersonville - Druid Hills Historic District Map.....	3
SITE CONDITIONS – SITE IMAGES	4
DESIGN GUIDELINES CRITERIA	5
AERIAL VIEW	6
REAR OF HOUSE.....	7
SITE PLAN	8
RENDERING	9
ATTACHMENTS	9
- Application	9



PROJECT SUMMARY

Applicant: Steve White (contractor)

Property Owner: Doyle Barnes

Property Address: 1523 Druid Hills Ave

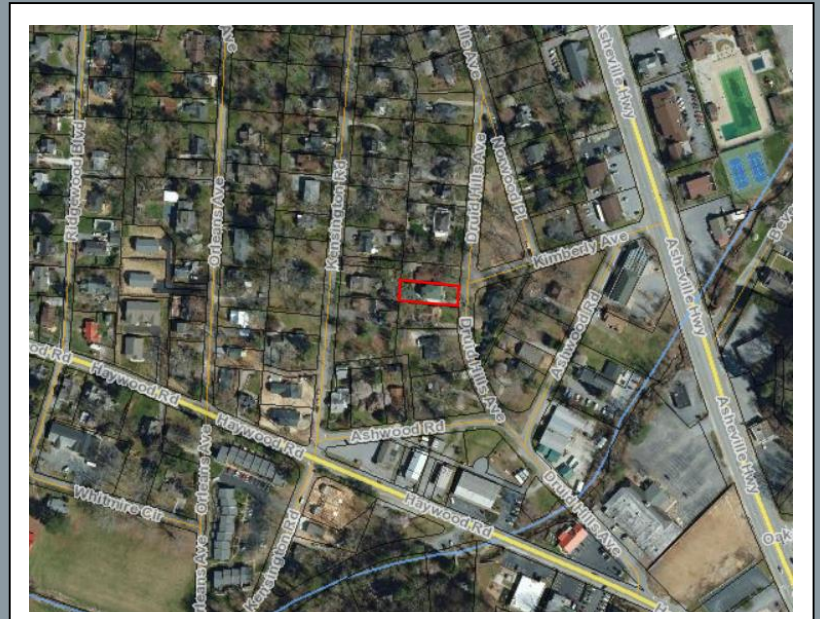
Project Acreage: 0.17 Acres

Parcel Identification Number(s):
9569429977

Current Parcel Zoning: R-10

Historic District: Druid Hills

Project Type: Major Work (Addition of
Covered Porch)



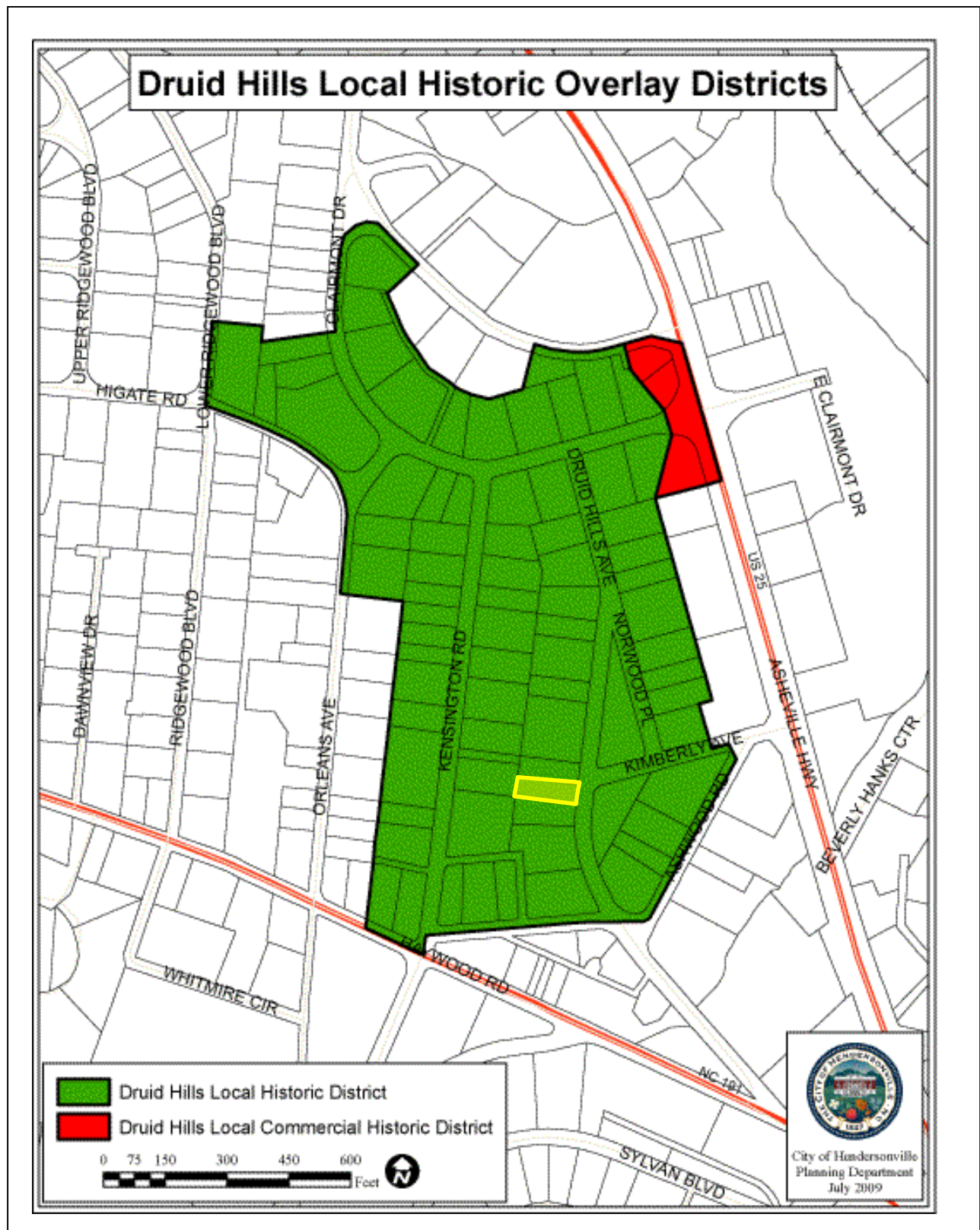
SITE VICINITY MAP

The City is in receipt of a Certificate of Appropriateness application for 1523 Druid Hills Ave for the construction of an addition to the rear of the structure. The addition would be sited over an existing patio. The proposal is to extend the building line of the existing principal structure west utilizing the same setback as the existing northern wall. The Board of Appeals considered this for a variance at their meeting on June 8, 2021 and the variance was granted to reduce the setback from the required 15' to 5'.

The covered porch would have very limited visual impact from the street in the winter time and is less visible in the summer due to current vegetation growth.

The materials for the project will be treated wood and a metal roof (color to be determined) to compliment the existing shingles on the principal structure.

PROJECT SUMMARY – CONTINUED



City of Hendersonville - Druid Hills Historic District Map

SITE CONDITIONS – SITE IMAGES

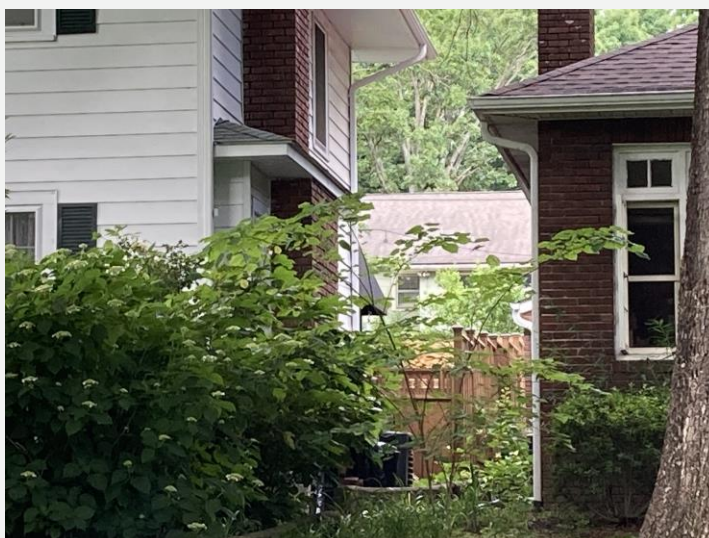
*View of front of
principal structure*



*View from the
street of side
where covered
porch is proposed
to be constructed*



*Zoomed view of
side where covered
porch is proposed
to be constructed.
Existing black
awning is visible.*



The proposed addition is governed by the *Hendersonville Historic Preservation Commission Design Guidelines*, which is applied to the City's Residential Historic Districts and Landmarks. Specifically, Chapter 4 – Additions and New Construction provides the most pertinent guidance for this proposal.

4.2 ADDITIONS TO HISTORIC BUILDINGS

- .1** Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.
- .2** Design new additions so that the overall character of the site, site topography, character-defining site features, and significant district vistas and views are retained.
- .3** Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
- .4** Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .5** Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.
- .6** Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.
- .7** Design an addition to be compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.
- .8** It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature, such as a mature tree.
- .9** It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site.

The siding material and windows on this addition are not appropriate for this building.



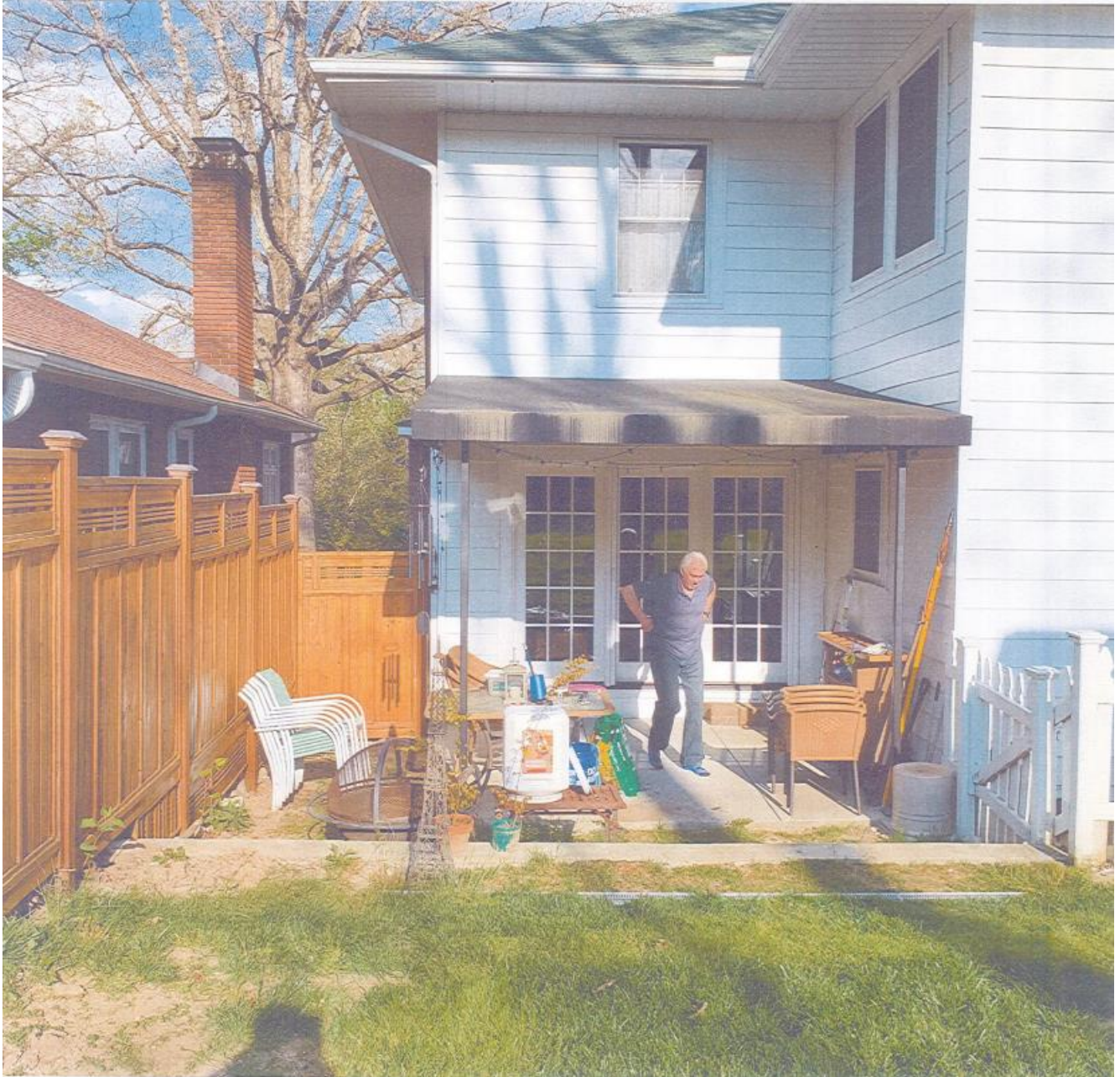
The addition on this home would have been more successful with a roofline that related to the original structure.



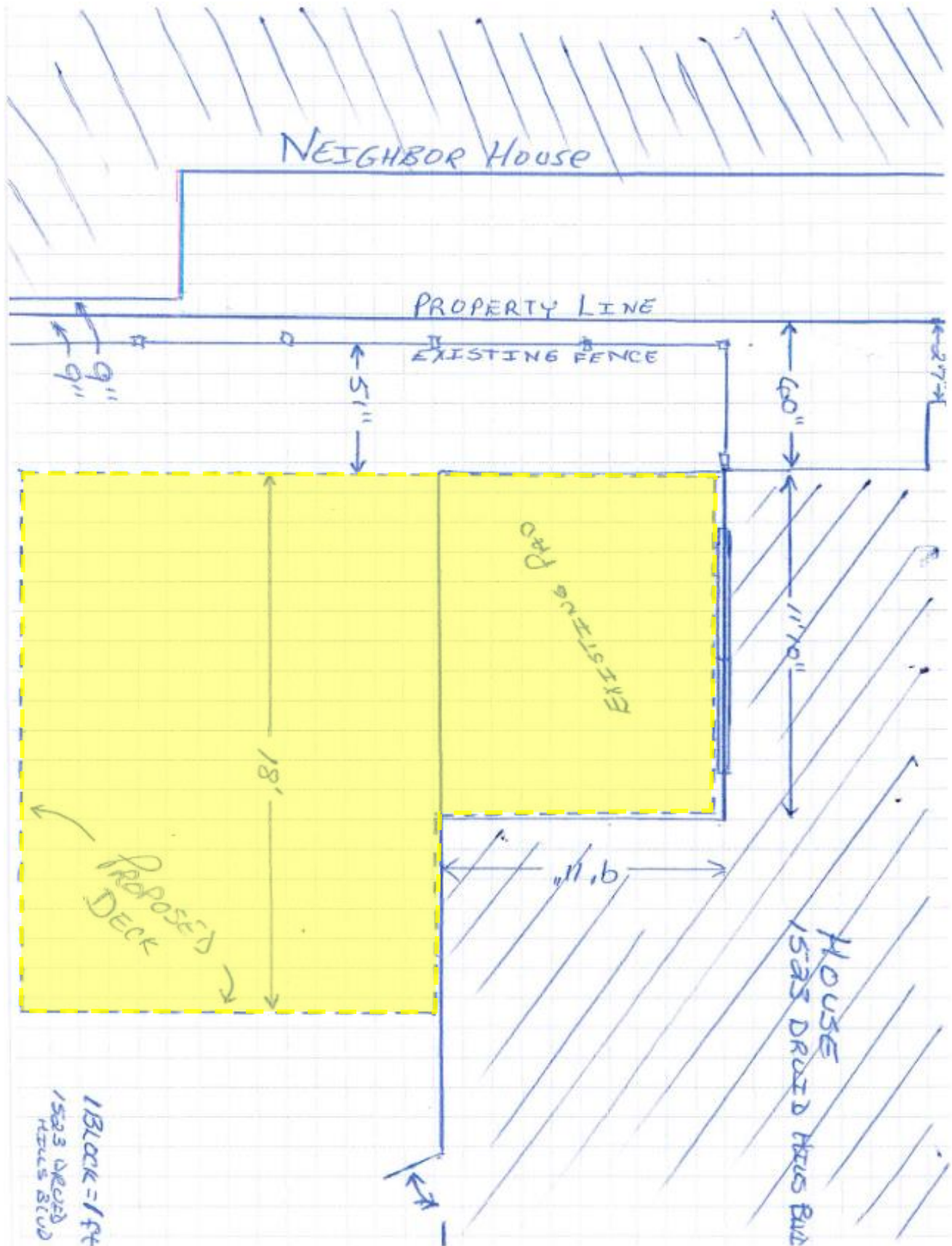
AERIAL VIEW



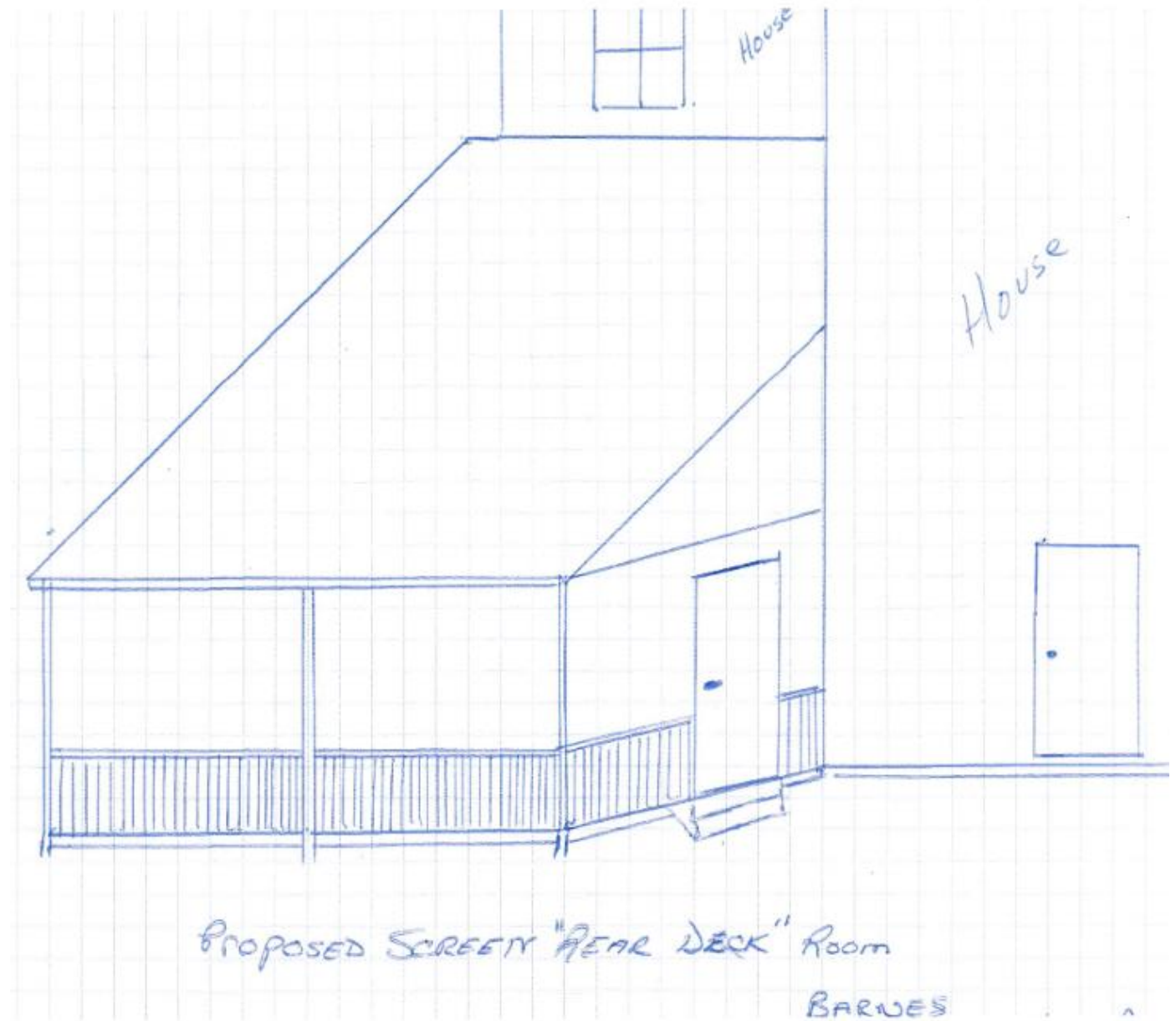
REAR OF HOUSE



SITE PLAN



RENDERING



ATTACHMENTS

- Application