

**STATE OF NORTH CAROLINA
HENDERSON COUNTY**

**BEFORE THE HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
FILE NO. H23-79-COA**

**IN RE THE APPLICATION OF
TATJANA KOPP FOR
A CERTIFICATE OF
APPROPRIATENESS
PIN 9569-43-6385**

DECISION

This matter came before the Hendersonville Historic Preservation Commission on October 18, 2023 for a quasi-judicial hearing on the application of Tatjana Kopp for a certificate of appropriateness for a property located at 1619 Kensington Road, Hendersonville, NC, Druid Hills Historic District, Hendersonville, PIN 9569-43-6385 (“Subject Property”) for the addition of a shed in the rear yard, with the application being dated August 12, 2023.

The subject property is identified as a non-contributing property in the Druid Hills designation report.

The file was submitted into the record. In addition Alexandra Hunt, Planner and Tatjana Kopp, applicant/property owner testified and/or presented evidence, after first being duly sworn.

Issues

The Historic Preservation Commission’s adopted Residential Historic District Design Standards and the Secretary of the Interior’s Standards are incorporated in these findings and conclusions by reference. The question presented was whether the relevant standards permit addition of a shed in the rear yard as requested in the application.

Section 2.5 of the Residential Historic District Design Standards provides that:

2.5 Garages and Accessory Structures

- 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.
- 2.5.7 - 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.
- 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.
- 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 of the Residential Historic District Design Standards provides that:

Section 4.3 New Construction

- 4.3.1 - 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.
- 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.
- 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.
- 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.
- 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.

Testimony

Testimony is accurately reflected in the minutes.

FINDINGS OF FACT

Based on the above testimony, the Board finds as follows:

1. The affected property is 1619 Kensington Rd, Hendersonville.
2. The Subject Property is situated within the Druid Hills Historic District
3. The Subject Property is listed as **non-contributing** in the Druid Hills Local Designation Report.
4. The Subject Property is described in the Druid Hills Historic District Local Designation Report as follows: “Non-contributing, one-story-plus basement style house with side gable roof and projecting front gable bay at the northeast corner. Wing on the south side has garage beneath. Walls are asbestos shingle with scalloped board panels in the gable ends, probably original to the house. Windows are six-over-six and the front door is modern. Small lot slopes away to the rear.”
5. Applicant has requested a Certificate of Appropriateness to place a 10’ x 12’ shed in the rear yard..
6. The proposed location of the shed will not be easily visible from the street, because it is behind the house and the yard slopes downward away from the street.
7. The proposed shed will match the colors of the existing house, and will be constructed with wood and siding.
8. The proposed shed will meet the applicable zoning setbacks.

9. The proposed shed is **not incongruous** with the Druid Hills Historic District because it meets the following Design Standards:
- a. **Sec. 2.5.7** – The shed is compatible with the traditional relationship of accessory buildings to the main structure and the site in the district.
 - b. **Sec. 2.5.8** – The shed is compatible in size, form, height, proportion, materials and details with historic accessory structures in the historic district and the shed is screened from view from the street.

CONCLUSIONS OF LAW

Based on the above findings of fact, the Commission concludes as follows:

The placement of a shed in the rear yard as described in the application, and with the representations made by the applicant at the hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards pursuant to Section 28-147 of the City Code, and the Certificate of Appropriateness should be **granted**.

DECISION

For the above reasons, the application for a certificate of appropriateness is granted subject to the conditions stated, and the certificate is ordered issued.

Done this 20th day of December, 2023.

Chair