

1306 Hyman Ave – Addition of Shed

(H23-005-COA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT - HISTORIC PRESERVATION

COA STAFF REPORT

Staff Report Contents

PROJECT SUMMARY.....	2
SITE VICINITY MAP	2
CITY OF HENDERSONVILLE – HYMAN HEIGHTS HISTORIC OVERLAY MAP.....	3
HISTORY OF SUBJECT PROPERTY.....	4
SITE IMAGES.....	4
SITE IMAGES CONT'D	5
DESIGN STANDARDS CRITERIA	6
- Exhibit A – Application.....	7
- Exhibit B – Henderson County Property Records.....	7



PROJECT SUMMARY

Applicant/Property Owner: Eric Lombardo (Exhibit A)

Property Address: 1306 Hyman Ave.

Project Acreage: 0.16

Parcel Identification Number(s): 9569-72-0812

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Major Work (Addition of a shed)



SITE VICINITY MAP

Project Summary:

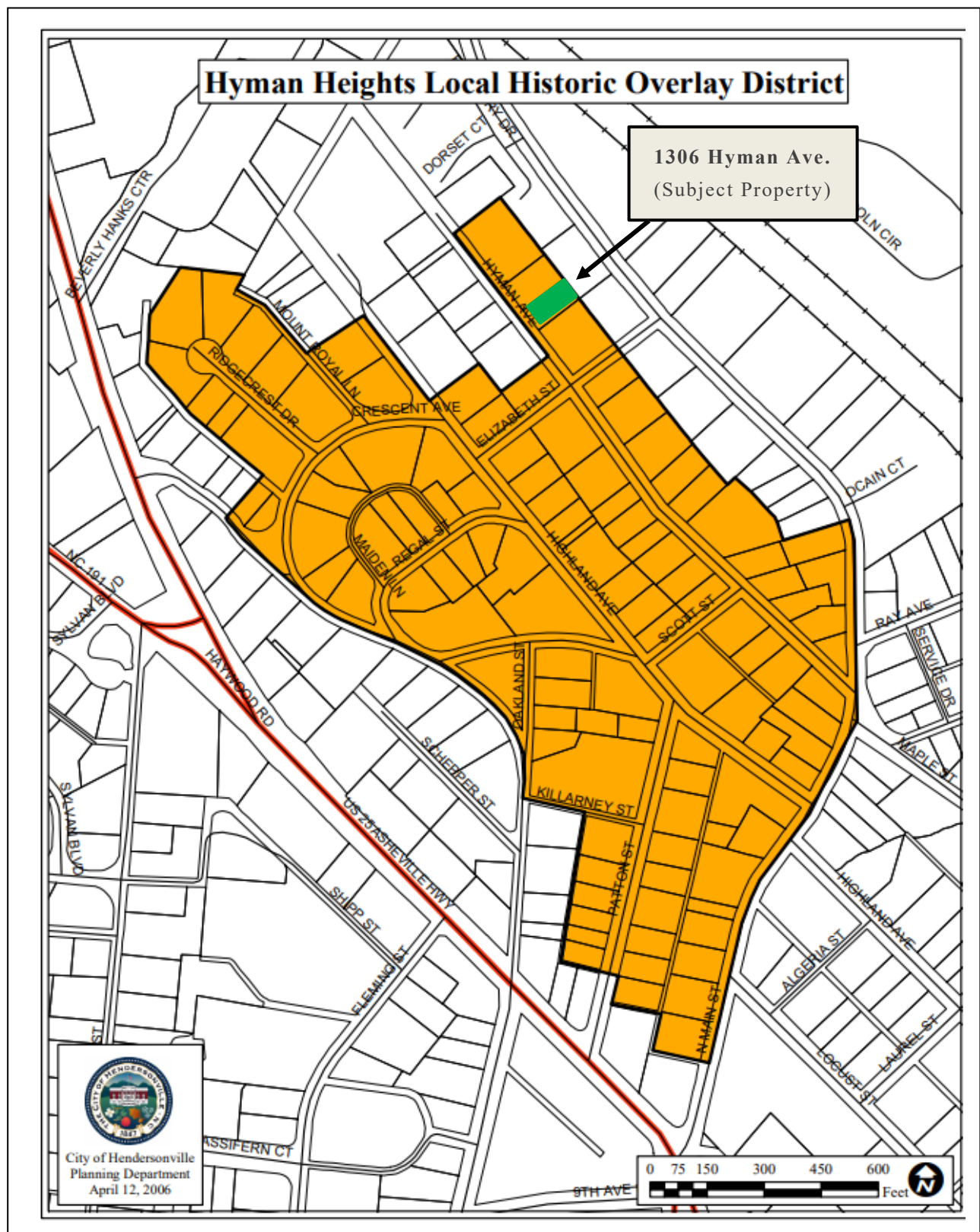
The City is in receipt of an after-the-fact Certificate of Appropriateness (COA) application from Eric Lombardo for the addition of a shed at the subject property located at 1306 Hyman Avenue.

The single-family dwelling located on the subject property was approved at the October 20, 2021, regular meeting (Exhibit B). Construction was completed in 2022 and later purchased by the Applicant.

On December 19, 2022, Staff notified the Applicant that an addition of a shed in the Hyman Heights Historic District requires a COA application and approval from the Historic Preservation Commission pursuant to Chapter 28 of the City Code of Ordinances. The Applicant then submitted an after-the-fact COA application for the addition of a shed and made the following statement related to their request:

“Addition of a 10’ x 12’ shed.” (See Exhibit C)

This COA application is considered a Major Work according to the standards of the Residential Historic District Design Standards.



CITY OF HENDERSONVILLE – HYMAN HEIGHTS HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY



(1922 Sanborn Map)

As of the 1922 Sanborn maps, no home is being shown as ever existing on the subject property until the construction of the current home.

SITE IMAGES



SITE IMAGES CONT'D



DESIGN STANDARDS CRITERIA

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Residential Historic Districts and Landmarks. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 2.5 Garages and Accessory Structures

Sec. 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.

Sec. 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.

Sec. 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.

Sec. 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.

EXHIBITS

- Exhibit A – Application
- Exhibit B – Henderson County Property Records