



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



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** February 15, 2023

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: 1306 Hyman Ave. – Addition of Shed
(H23-005-COA) – *Alexandra Hunt / Planner 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 # H23-005-COA and located within the Hyman Heights 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 shed is compatible with the traditional relationship of accessory buildings to the main structure and the site in the district. [Sec. 2.5.7]
2. The shed is compatible in size, form, height, proportion, materials, and details with historic accessory structures in the historic district. [Sec. 2.5.8]
3. The shed is screened from view from the street. [Sec. 2.5.8]

[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 # H23-005-COA and located within the Hyman Heights 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 shed is not compatible with the traditional relationship of accessory structures to the main structure and the site in the district. [Sec. 2.5.7]
2. The shed is not compatible in size, form, height, proportion, materials, and details with historic accessory structures in the historic district. [Sec. 2.5.7]

[DISCUSS & VOTE]

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.

PROJECT/PETITIONER NUMBER:	H23-005-COA
PETITIONER NAME:	Eric Lombardo (Applicant)
EXHIBITS:	A. Staff Report B. COA Application C. Henderson County Property Records