

1401 Highland Avenue – Carports and Covered Porch (25-63-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 LOCAL HISTORIC OVERLAY MAP	3
HISTORY OF SUBJECT PROPERTY.....	3
1230 OAKLAND STREET.....	Error! Bookmark not defined.
SITE IMAGES.....	4
SITE IMAGES.....	6
SITE IMAGES.....	7
SITE IMAGES.....	Error! Bookmark not defined.
SITE IMAGES.....	Error! Bookmark not defined.
DESIGN STANDARDS CRITERIA	8



PROJECT SUMMARY

Applicant: Christy Thompson

Property Owner: Christy Thompson

Property Address: 1401 Highland Avenue

Project Acreage: .38 acres

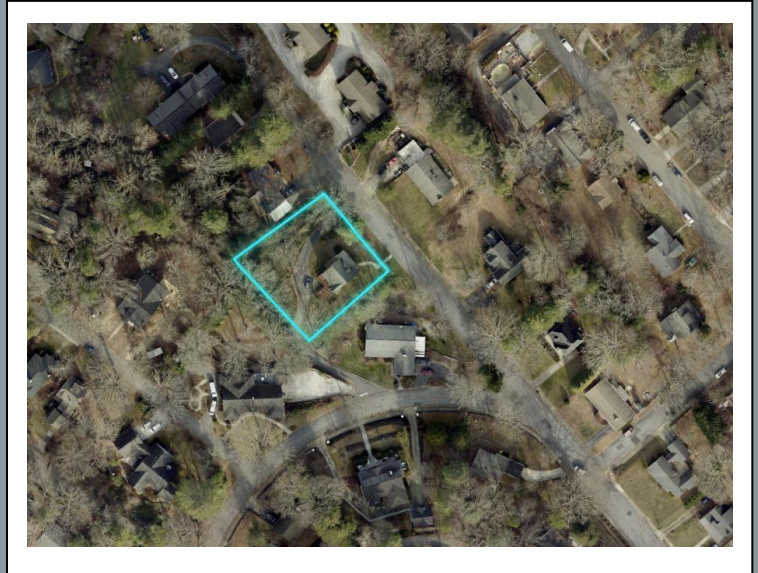
Parcel Identification Number(s):

9569-62-3678

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Carports and Covered Porch



SITE VICINITY MAP

Project Summary:

The City of Hendersonville has received a Certificate of Appropriateness (COA) application from Christy Thompson for three proposed improvements to her property at 1401 Highland Avenue.

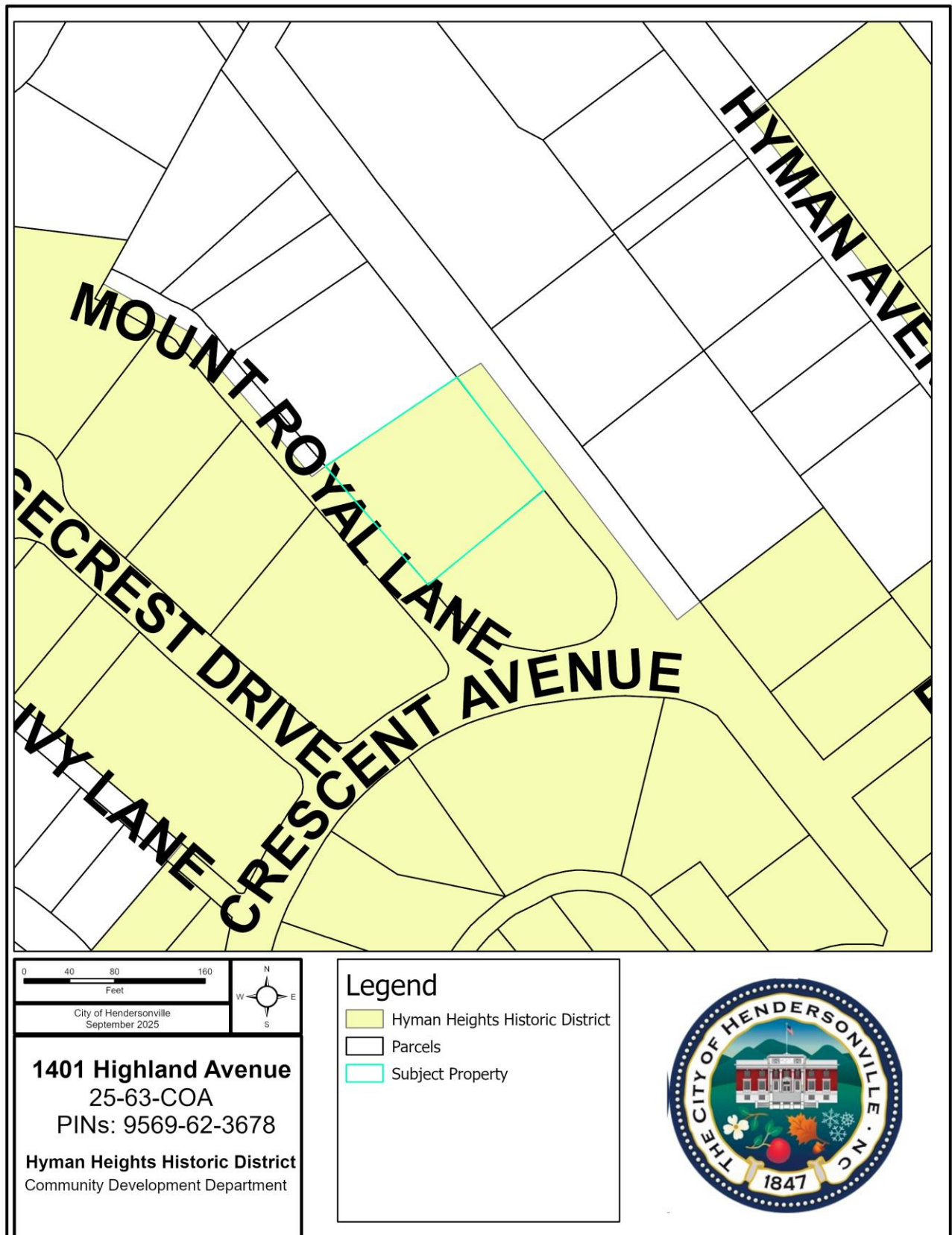
Item 1 is the construction of a carport on the southeastern side of the home. The carport is proposed to measure 20 feet long by 15 feet wide and will be connected to the rear porch by a covered walkway.

Item 2 involves adding a covered porch roof to the rear of the home. The porch will measure 17 feet 4 inches long by 13 feet 6 ½ inches wide. The new roof will be added over an existing rear deck and integrated into the structure of the home.

Item 3 is the installation of a carport on the northwestern side of the property.

Both carports will be visible from the front of the property. The carports will incorporate materials that match the existing home, as well as synthetic materials.

CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP



HISTORY OF SUBJECT PROPERTY

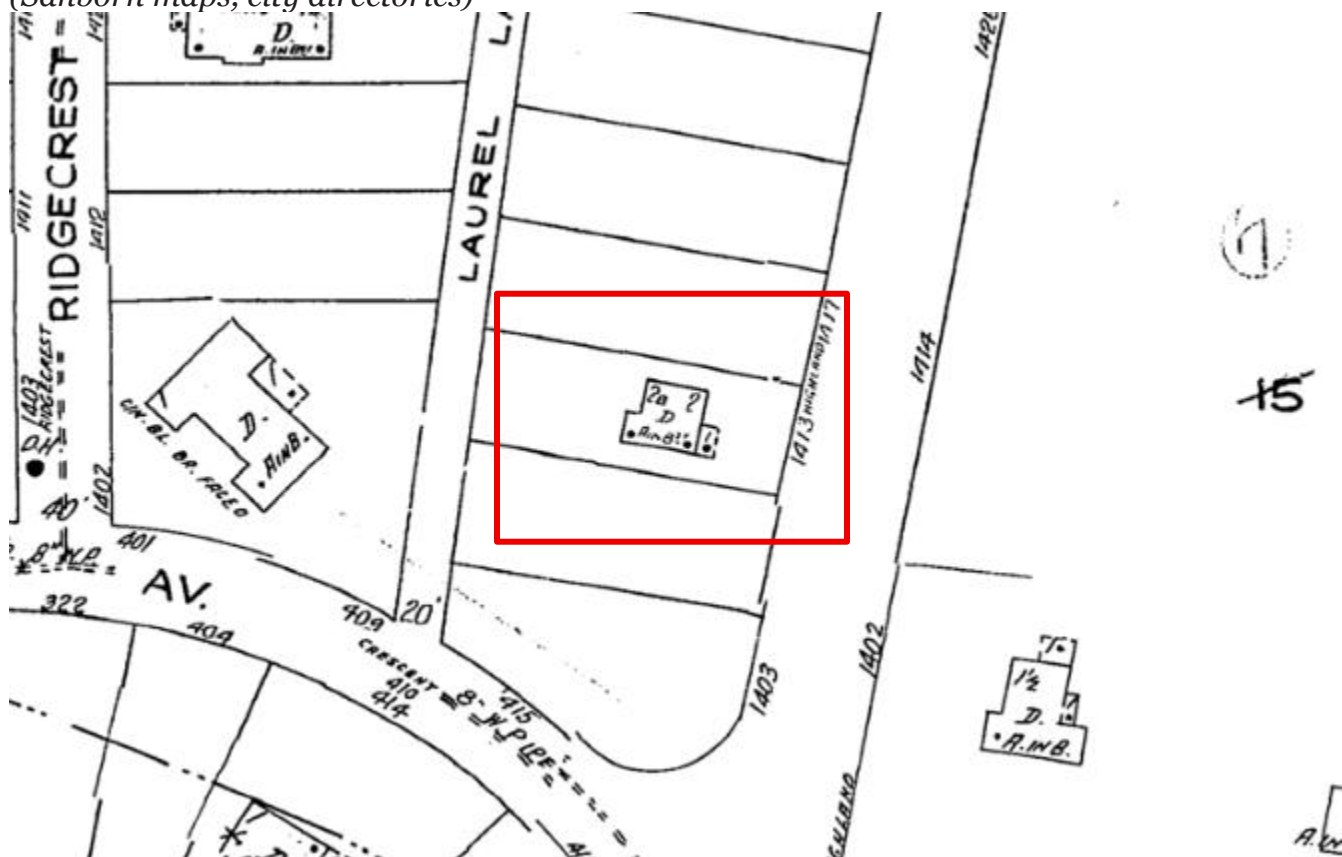
1401 HIGHLAND AVENUE

William T. Egerton House

Contributing, after 1923.

Shingle Style two-story house with a steeply pitched cross gable roof. Notable stone front exterior chimney. Windows are six-over-one. House sits high on the hill above street with steps leading up to it. Notable stone retaining wall. Front door may be a modern replacement. William T. Egerton, a lawyer, and wife Annette lived here from 1941 to 1944. Virgil M. Kunkle, a salesman at Hendersonville Hardware Company, and wife Mildred lived here from 1945 to at least 1949. This house was built as part of the Mount Royal subdivision, platted on July 15, 1923. It was originally Lot 38. Good condition.

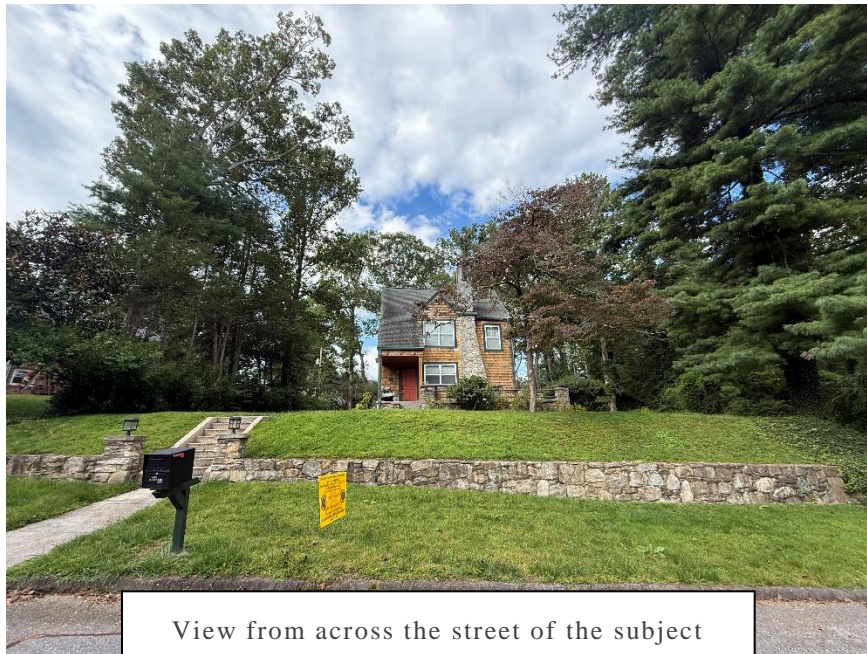
(Sanborn maps, city directories)



SITE IMAGES



View from street of 1401 Highland Avenue. The carport will be located to the left of the home.



View from across the street of the subject property.

SITE IMAGES



View of right side of property. The second carport will be positioned on the right side of the property as designated by the red box.



Gravel area where second carport will be placed.

SITE IMAGES



Rear of home. The carport adjacent to the home will be located where the grass is. The covered porch roof will go above the existing deck projecting from the doorway on the rear of the home. The carport will be connected with a covered walkway.



View of entire backyard where scope of work is proposed.

DESIGN REVIEW ADVISORY COMMITTEE

The Design Review Advisory Committee did not review this plan.

DESIGN STANDARDS CRITERIA

The proposed work is governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Hyman Heights Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

2.5 GARAGES AND ACCESSORY STRUCTURES

- .1 Retain and preserve garages and accessory structures that contribute to the overall historic character of the individual building site or the district.
- .2 Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including foundations, roofs, siding, masonry, windows, doors, and architectural trim.
- .3 Maintain and when necessary repair the character-defining materials, features, and details of historic garages and accessory buildings according to the pertinent guidelines.
- .4 If replacement of a deteriorated element or detail of a historic garage or accessory building is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original element or detail in design, dimension, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .5 If a historic garage or accessory building is missing or deteriorated beyond repair, replace it with a design based on accurate documentation or a new design compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. Maintain the traditional height and proportion of garages and accessory buildings in the district.
- .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.
- .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.
- .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.
- .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.

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.

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.

4.3 NEW CONSTRUCTION

- .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.

- .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.
- .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 Conform to the pertinent guidelines regarding district character in developing a proposed site plan.
- .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.
- .7 Design the proportion of the proposed new building's front elevation to be compatible with the front elevation proportion of surrounding historic buildings.
- .8 Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the overall character of the historic district.
- .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.

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.