

H24-064-COA



CERTIFICATE OF APPROPRIATENESS APPLICATION REQUIRED MATERIALS CHECKLIST

Community Development Department
100 N King St.
Hendersonville, NC 28792
828-697-3010

Procedures for Reviewing Applications for Certificates Appropriateness

The City's Historic Preservation Ordinance provides that no one may erect, alter, restore, move, or demolish the exterior portion of any building or other structure, nor undertake significant modifications to landscaping and other site features, without a Certificate of Appropriateness (COA) which must be approved prior to the commencement of work. The COA application is processed through the city of Hendersonville Planning Department by the Commission Coordinator (828-697-3010).

All COA applications are **due 30 days prior** to the next regular Commission meeting date. The Historic Preservation Commission meets the **third Wednesday of each month at 5pm in the 2nd Floor Meeting Room located at City Hall (160 6th Ave E.).**

Application Submittal Requirements and Required Materials Checklist

Design Standards, HPC Meeting Schedule and Staff Contact Information can be found on the City of Hendersonville Historic Preservation Commission Website: www.hendersonvillehpc.org

Date: 8-16-24

☐

Minor Work

☒

Major Work

☐

Major Work Resubmittal

Application Contact Information			
Applicant Name: Patsy Stewart	Property Address: 1420 Ridgecrest Drive, Hendersonville, NC 28792	Applicant Email: p.s.patsystewart@gmail.com	Phone Number: 828-220-2428
Property Owner Name (if different from Applicant)	Mailing Address: PIN 9569.62.1692	Owner Email:	Phone Number:

COA Project Description – The burden of proof is on the Applicant to prove the proposed work is in keeping with the historical character of the district. Please list specific references in the Design Standards that support your application.

Proposal for Driveway Addition at 1420 Ridgecrest Dr.

Submitted for Review and Approval by the Hendersonville Historic Preservation Commission

Overview:

We are submitting a revised proposal for the addition of a half-circle driveway and a side driveway at 1420 Ridgecrest Dr., within the Hyman Heights Historic District. This proposal addresses concerns raised during the previous review and incorporates adjustments to better align with the Hendersonville Historic Preservation Commission Design Standards. Specifically, we have modified the driveway materials and design to reduce the impact on green space and to enhance compatibility with the historic character of the property and the surrounding district while also ensuring accessibility for the homeowner, Patsy Stewart.



CERTIFICATE OF APPROPRIATENESS APPLICATION

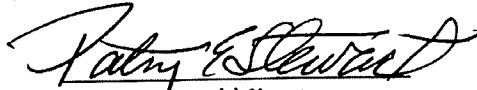
Community Development Department
100 N King St.
Hendersonville, NC 28792

Property Owner Signature

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six (6) months. Certificates can be extended for six (6) months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Patsy Stewart

Printed Property Owner(s) Name


Property Owner(s) Signature

Printed Company Name (if applicable)

*LLC, Inc., Trust

Property Owner Title (if applicable)

*Member, Manager, Register Agent, etc.

Community Development Use Only

Date Received:

8/19/24

Received By:

Sam Hayes

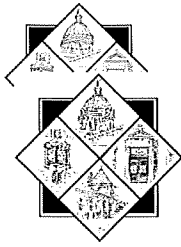
Application Complete: Y / N

Proposed HPC Meeting Date (if applicable):

9/18/24

Notes:

check# 2879



CERTIFICATE OF APPROPRIATENESS APPLICATION

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Hendersonville, NC 28792

GENERAL APPLICATION REQUIREMENTS (FOR MINOR & MAJOR WORKS):

Note: These items are required as part of a complete application package. Incomplete application packages will not move forward in the review process and will result in additional processing and review time.

<input type="checkbox"/>	Pre-Application Meeting with City Staff (Required for Major Work only)
<input type="checkbox"/>	Detailed Project Description
<input type="checkbox"/>	Color/Labeled Photographs of Subject Property
<input type="checkbox"/>	Property Owner(s) Signature

MINOR WORK REQUIREMENTS

Fences and Walls

<input type="checkbox"/>	Site Plan showing proposed location of fencing or wall (include dimensions)
<input type="checkbox"/>	Rendering of proposed fence or wall style.
<input type="checkbox"/>	Material Information (i.e. <i>brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron</i>)

Landscaping Projects

<input type="checkbox"/>	Site Plan showing location of proposed unit.
<input type="checkbox"/>	Mechanical Unit & Pad Specifications clearly indicating dimensions.
<input type="checkbox"/>	Image showing location of unit and any proposed lines.
<input type="checkbox"/>	Screening type - i.e. shrubbery, fencing, or other.

Rooftop Construction

<input type="checkbox"/>	Manufacturer Specifications, including material color.
<input type="checkbox"/>	Roof Plan, showing location of rooftop mounted utility, access, or safety structures

Installation of Mechanical and Utility Equipment

<input type="checkbox"/>	Site Plan, showing location of proposed equipment
<input type="checkbox"/>	Screening type, i.e. shrubbery, fencing, or other.

Foundation Repairs

<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.

Masonry Repairs

<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.

Awnings

<input type="checkbox"/>	Rendering showing location of awning.
<input type="checkbox"/>	Material information, cloth, canvas, acrylic, or other

Removal of Artificial Siding

<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Original siding information and description of work, repair, repaint or replacement of original siding



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Existing Stairs, Landing, Steps and Entryways	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed exterior stairs, landing, steps, or entryway styles
<input type="checkbox"/>	Material information for any new material.
Replacement of Missing Details	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed siding, trim, porch floors, ceilings, columns & balustrade or other architectural features
<input type="checkbox"/>	Material information for any new material.
Replacement of Upper Façade Windows (Main Street Local Historic District)	
<input type="checkbox"/>	Photographs showing existing conditions and number of windows to be replaced
<input type="checkbox"/>	Material information for any new material.
Removal of Accessory Buildings (not original to the site)	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Site Plan indicating location of accessory building
Accessibility	
<input type="checkbox"/>	Site Plan indicating location of temporary structure.
<input type="checkbox"/>	Material Information
Decks (Main Street Local Historic District)	
<input type="checkbox"/>	Existing and Proposed Site Plans (drawn to scale; include entire site).
<input type="checkbox"/>	Existing and Proposed Elevation Drawings (drawn to scale; side and rear elevations).
<input type="checkbox"/>	Railing Detail Drawing
<input type="checkbox"/>	Material Information
Other Miscellaneous Work Not Listed	
<input type="checkbox"/>	Contact City Staff if you are not sure what is required for your scope of work.
MAJOR WORK REQUIREMENTS	
New Construction, Additions & Accessory Structures	
<input type="checkbox"/>	Materials Worksheet (Not required for Additions)
<input checked="" type="checkbox"/>	Existing & Proposed Site Plans (drawn to scale)
<input type="checkbox"/>	Existing & Proposed Floor Plans (drawn to scale)
<input type="checkbox"/>	Existing & Proposed Elevation Drawings (drawn to scale)
<input type="checkbox"/>	Tree Removal & Protection Plan (drawn to scale)
<input type="checkbox"/>	Landscaping Plan
<input type="checkbox"/>	Streetscape Rendering (Required for new structures sited adjacent to a right of way))
<input type="checkbox"/>	Manufacturer Specifications for All Materials (Including but not limited to windows, doors, siding, roofing, lighting, mechanical)

Proposal for Driveway Addition at 1420 Ridgecrest Dr.

Submitted for Review and Approval by the Hendersonville Historic Preservation Commission

Overview:

We are submitting a revised proposal for the addition of a half-circle driveway and a side driveway at 1420 Ridgecrest Dr., within the Hyman Heights Historic District. This proposal addresses concerns raised during the previous review and incorporates adjustments to better align with the Hendersonville Historic Preservation Commission Design Standards. Specifically, we have modified the driveway materials and design to reduce the impact on green space and to enhance compatibility with the historic character of the property and the surrounding district while also ensuring accessibility for the homeowner, Patsy Stewart.

CURRENT SITE IMAGES - 1420 Ridgecrest Dr.



Proposed Design:

The proposed driveway design includes the following key elements:

1. Half-Circle Driveway (Front Section) – Concrete:

- The front portion of the property will feature a half-circle driveway constructed of concrete. This design ensures easy access to the home for Patsy Stewart, who has knee issues and requires a hard surface to walk on. The half-circle driveway allows for convenient drop-off and pick-up, minimizing the distance she needs to walk to enter the home. The concrete material is chosen for its durability, low maintenance, and compatibility with the historic character of the home.

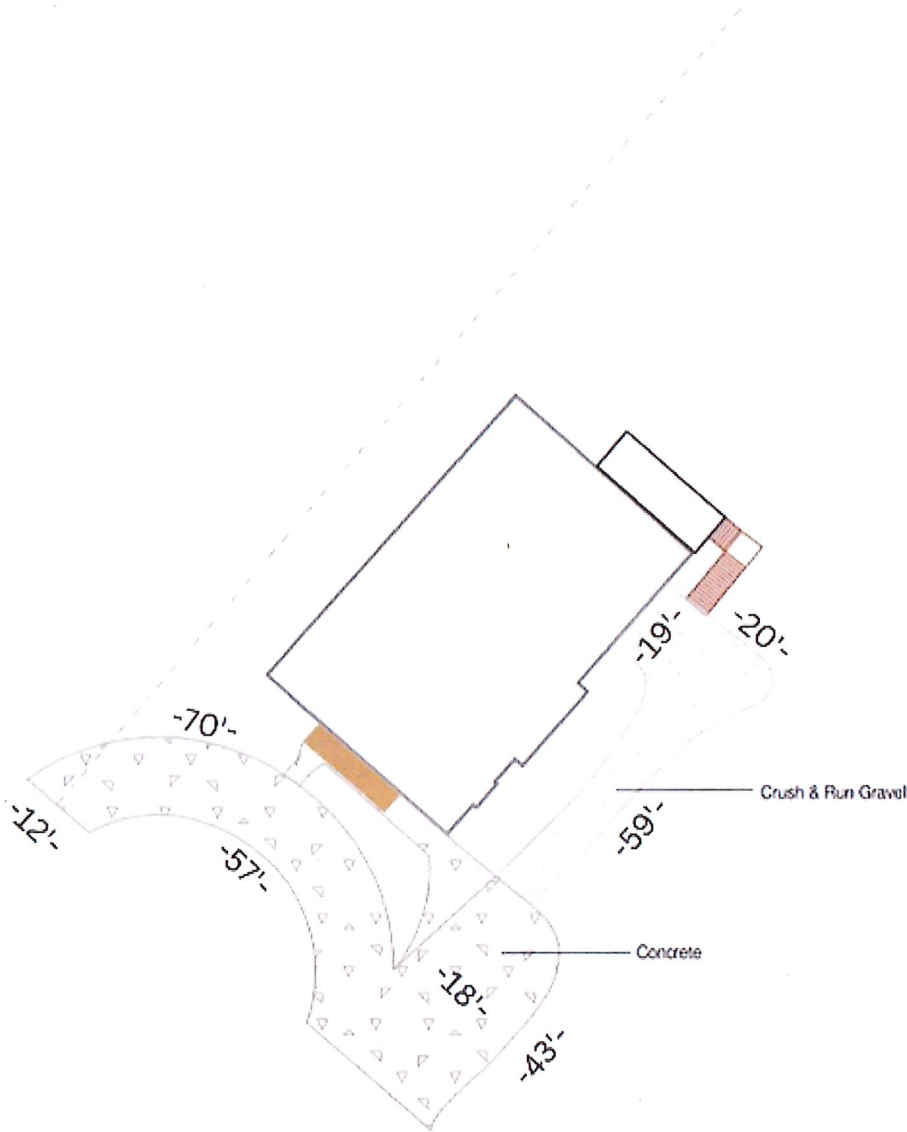
2. Side Driveway (Old Driveway – Front Section) – Concrete:

- The front portion of the existing side driveway, extending from the street to the corner of the home, will also be constructed of concrete. This section is slightly wider than the original driveway to provide closer access to the home for Patsy's electric car charging. The widened concrete surface ensures that Patsy can park and charge her vehicle closer to the entrance, reducing the need for her to walk long distances, which is critical given her mobility challenges.

3. Side Driveway (Rear Section) – Gravel/Crush-and-Run:

- From the corner of the home, the side driveway will transition to a gravel/crush-and-run surface as it extends down the side of the home toward the old garage entry at the rear of the property. This change in material reduces the overall amount of impermeable surface, promoting better water drainage and less impact on the natural landscape. The gravel/crush-and-run material is historically appropriate and blends well with the rustic elements of the property, offering a softer, more historically resonant alternative to an all-concrete drive.

Half-Circle Driveway + Side Driveway



Contextual Precedent:

- It's important to note that several homes in the Hyman Heights Historic District already feature half-circle or full-circle driveways, as well as side driveways, constructed of various materials, including concrete, asphalt, and gravel. The following houses in Hyman Heights specifically document circular driveways, demonstrating that such driveway configurations are consistent with the established character of the neighborhood:

#1 - 1401 Crescent Avenue (house next door to the right)



#2 - 1242 Hyman Avenue



#3 - 415 Crescent Avenue



#4 - 1210 Oakland Street



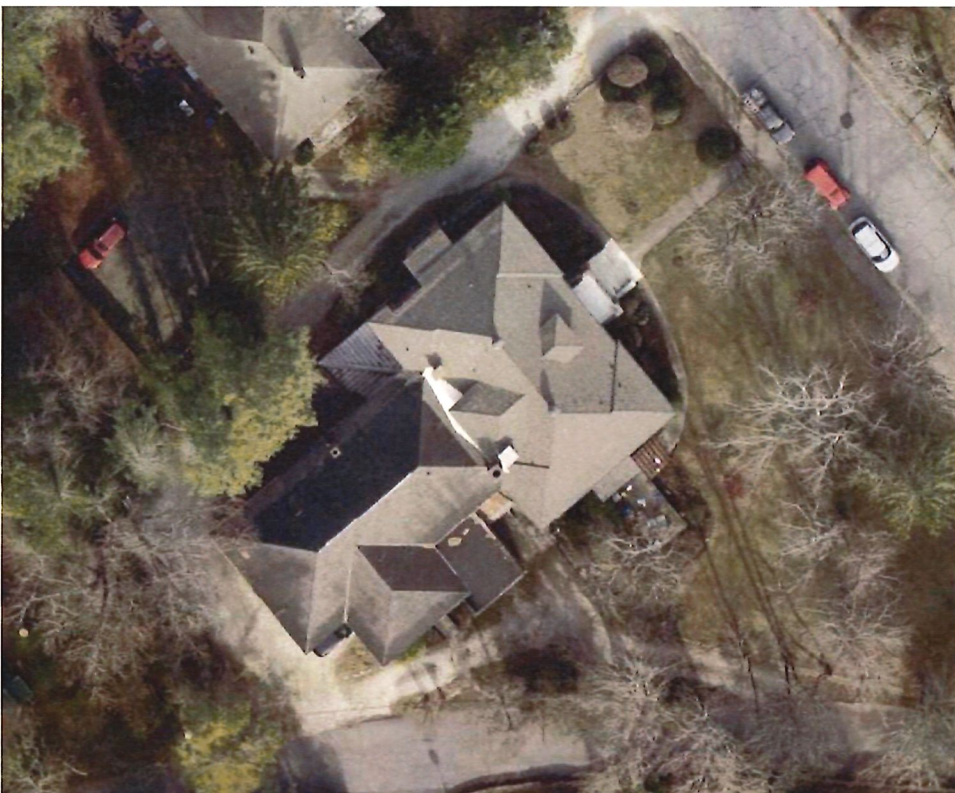
#5 - 1324 Oakland Street



#6 - 322 Killarney Street (the Killarney House)



#7 - 1225 Highland Avenue



Addressing Commission Concerns:

We understand the commission's concerns regarding the proportion of built area to green space (Section 2.4.7). The revised design with a combination of concrete and gravel addresses this by:

Minimizing Impervious Surface:

- The revised design strategically combines concrete and gravel/crush-and-run materials to reduce the overall impact of impervious surfaces on the property. By limiting the use of concrete to the areas where it is most needed—such as the half-circle driveway in the front and the front portion of the side driveway—we maintain essential access while minimizing the environmental footprint. The use of gravel/crush-and-run for the rear section of the side driveway promotes better water infiltration and helps preserve the natural landscape, ensuring that the design remains sensitive to both the historic and ecological context of the property.

Impact on Historic Relationships:

- We recognize that the size of the proposed driveway does take up a significant portion of green space. However, we believe that the revised design—especially with the inclusion of the gravel portion—strikes a balance between the need for functional access to the home and the preservation of open, green areas. The design ensures that the driveway is compatible (as can best be determined) in location, configuration, scale, and materials with the historic building site, though we acknowledge the impact on green space. In time, plantings will be added around the driveway to soften its presence and help integrate it into the landscape without overwhelming the historic character of the property. *As per the Historic Preservation Commission Guidelines we intend to use allowable low level ground plants and shrubbery native to the area. It is our understanding that this does not require COA approval. We do understand that if we intend to plant trees or larger landscape elements in the future that a proper approval process is needed.*

Preserving Historic Character (Sections 2.4.1, 2.4.4, & 2.2):

- The design ensures that the driveway remains compatible with the historic character of the property and the district. The concrete front portion provides the necessary functionality and access, while the gravel rear section respects the property's historic character and the district's overall aesthetic.

Accessibility and Practicality:

- The half-circle driveway is critical for providing easy and safe access to the home, especially considering Patsy Stewart's mobility issues. The concrete surface ensures that she has a stable, hard surface to walk on, reducing the risk of falls or difficulty moving around the property. The widened concrete portion of the side driveway also accommodates her electric car charging needs, allowing her to park closer to the home and minimizing the distance she needs to walk. This design choice not only meets her current accessibility needs but also future-proofs the property for continued ease of access as she ages

Compliance with Guidelines: This proposal aligns with the Hendersonville Historic Preservation Commission's Design Standards for walkways, driveways, and off-street parking as follows:

- **Section 2.4.1 & 2.4.4:** While the proposed driveway may not contribute directly to the historic character of the property itself, it is in keeping with the character of the Hyman Heights neighborhood. The driveway is consistent with other homes in the district that feature similar circular driveways, thus preserving the overall historic integrity and aesthetic of the area. The design is compatible with the location, configuration, and materials commonly found in the historic district.
- **Section 2.4.7:** While the size of the driveway does impact green space, the use of gravel/crush-and-run in the rear section mitigates this effect, helping to maintain a balance between built and natural spaces.
- **Section 2.2:** Plantings will be utilized to enhance the historic landscape without requiring major alterations or approvals, protecting the overall historic character of the property.

Conclusion:

This revised proposal for the half-circle and side driveway at 1420 Ridgecrest Dr. represents a thoughtful, historically sensitive approach that addresses the commission's concerns while meeting the practical needs of the property. By balancing concrete and gravel materials, incorporating appropriate plantings, and acknowledging the driveway's impact on green space, we believe this design merits approval and will enhance both the property and the historic district as a whole.

We appreciate your consideration and look forward to your approval of this proposal.

Minimum Option Request: Side Driveway + Sidewalk Replacement

In the event that the full proposal is not approved, we request consideration for the following minimum option:

Side Driveway (Old Driveway):

- **Front Section (Concrete):** The front portion of the existing side driveway will be concrete, extending up to the corner of the home. This concrete section is essential for Patsy Stewart's easy access to her home due to age-related mobility issues and the need for a solid surface to charge her electric car.
- **Rear Section (Gravel Crush-and-Run):** The portion of the side driveway extending from the corner of the home down to the old garage entry will be surfaced with gravel crush-and-run material. This approach balances accessibility with the preservation of green space by minimizing additional impervious surface.

Sidewalk Replacement:

- Replace the existing sidewalk from the home all the way to the street, ensuring a safe and cohesive pathway that complements the overall design and historic character of the property.

