

1420 RIDGECREST DR. – Driveway (H24-064-COA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT - HISTORIC PRESERVATION COA STAFF REPORT

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PROJECT SUMMARY

Applicant: Patsy Stewart

Property Owner: Patsy Stewart

Property Address: 1420 Ridgecrest Drive

Project Acreage: 0.35 Acres

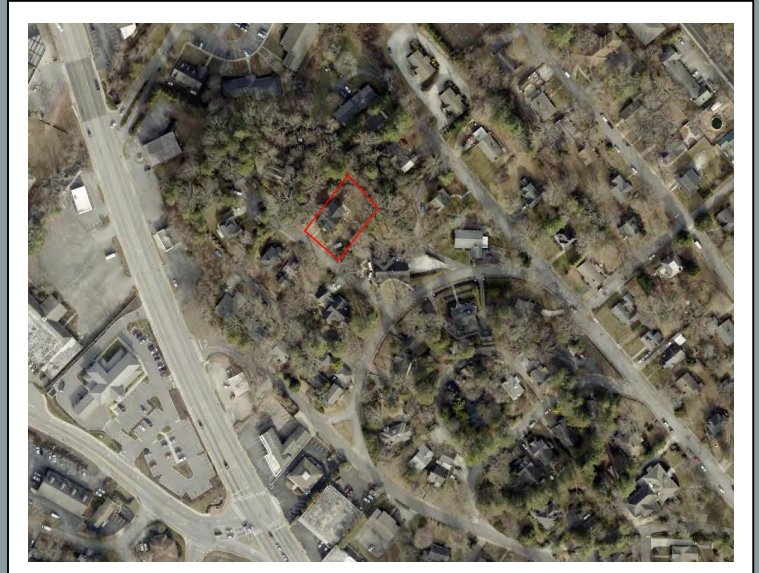
Parcel Identification Number(s):

9569-62-1692

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic Overlay District

Project Type: Installation of a new driveway (major work)



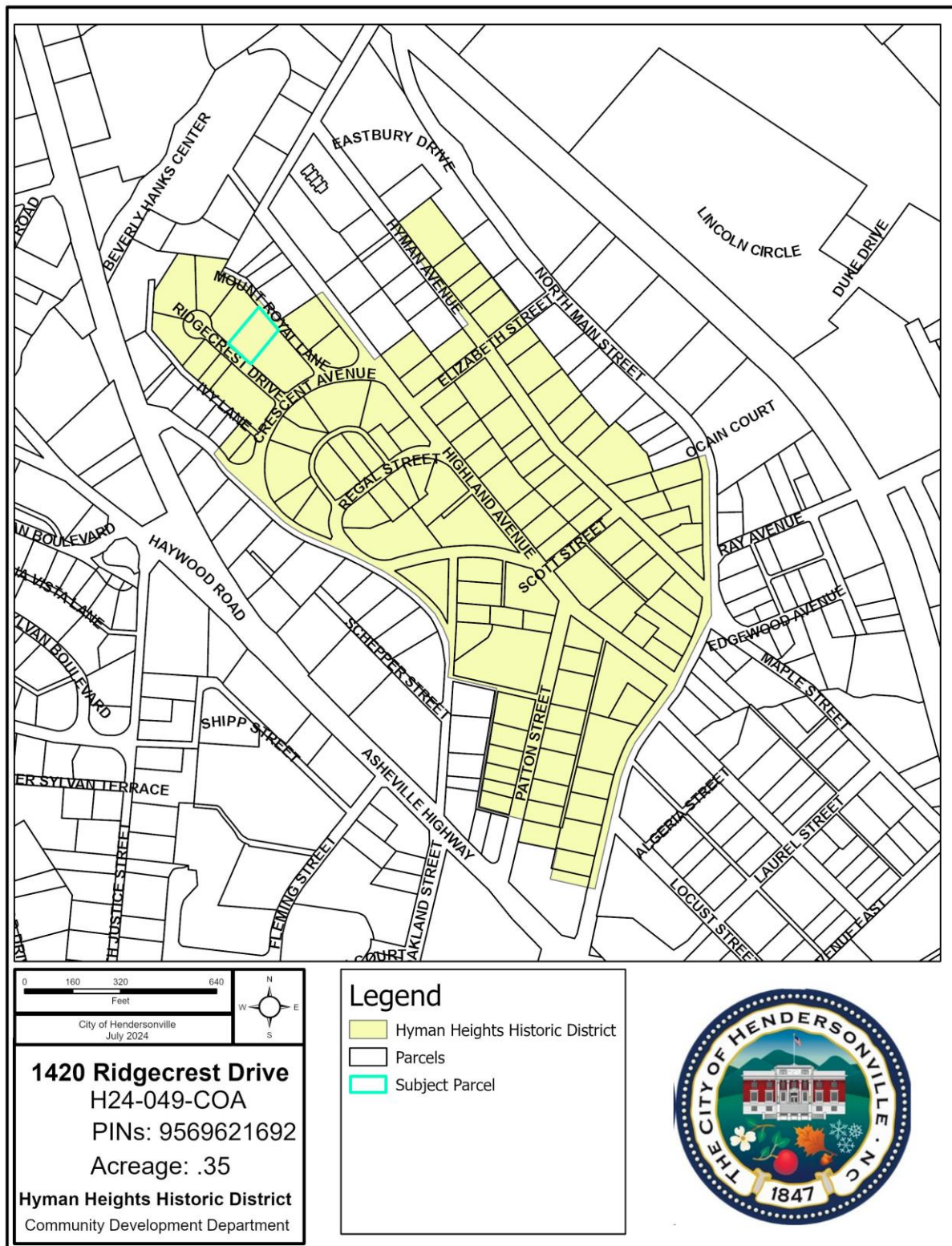
SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Patsy Stewart for the installation of a new driveway on the front and side of the residence at 1420 Ridgecrest Drive. The driveway will include a portion located to the right of the house made out of concrete and ending at the front right corner of the home, a section made out of crush and run that will continue down to the rear lower level of the home, and a circular drive that will be located in front of the home.

The current COA application is a Major Work according to the standards of Residential Design Guidelines.

PROJECT SUMMARY – CONTINUED



CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP

Columbus Few House

House. Contributing, by 1926.

Vernacular Bungalow style one-story plus basement house with an irregular floor plan, side gable roof, and a front gable dormer supported by knee braces. Entry stoop has a front gable roof and square posts. Walls are brick veneer with shingles in the gable ends and dormer. Windows are one-over-one. Heavily wooded lot drops away to the rear. Columbus Few, the postmaster, and wife Bessie lived here from 1939 to at least 1949. Fair to poor condition.

(Sanborn maps, city directories)

SITE IMAGES

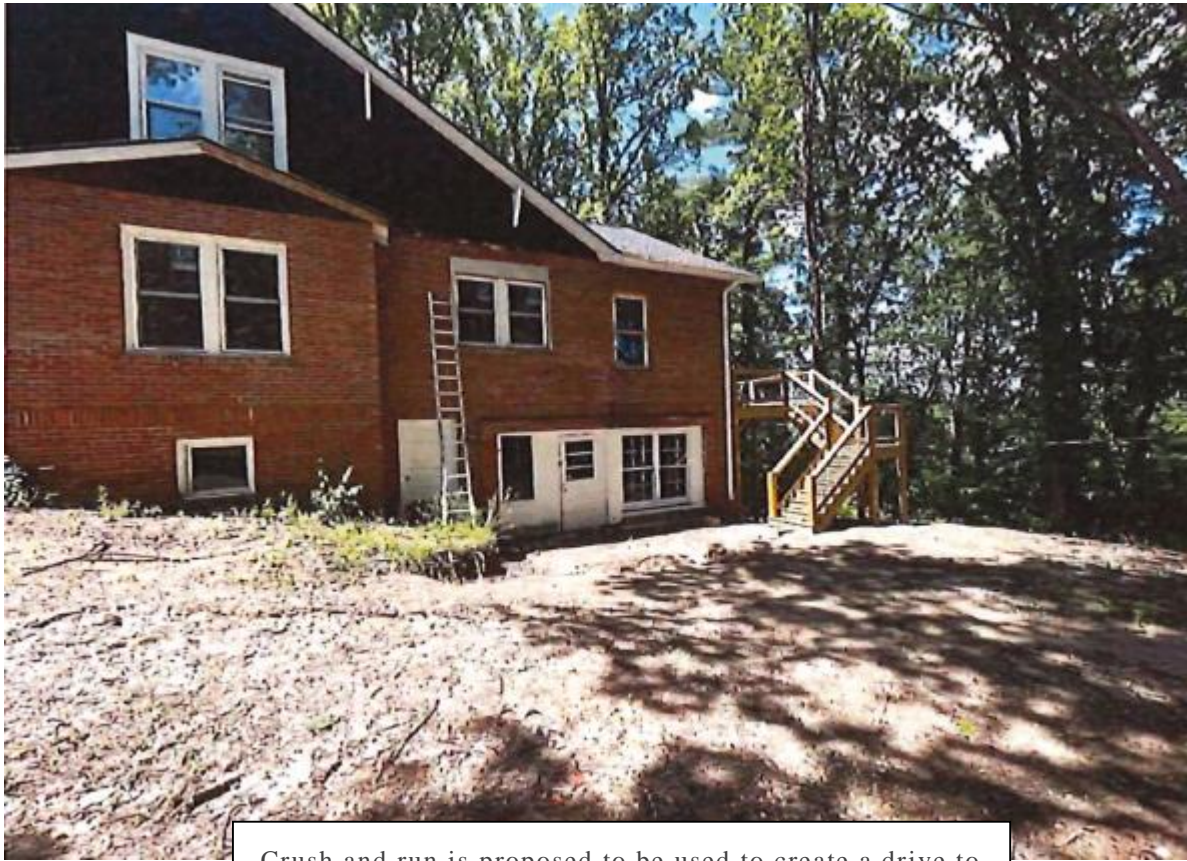


View of front façade of 1420 Ridgecrest Drive. The driveway is proposed to be located to the right of the home, as well as a curved drive in front of the home that will be centered on the front porch.



View looking to the left of 1420 Ridgecrest Drive. The curved drive will exit onto the street to the left of the mailbox.

SITE IMAGES



Crush and run is proposed to be used to create a drive to the rear of the house. The drive will end at the lower level door seen in this photo.

DESIGN STANDARDS CRITERIA

The proposed replacement door 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:

2.4 WALKWAYS, DRIVEWAYS, AND OFF STREET PARKING

- .1 Retain and preserve the topography, patterns, configurations, features, dimensions and materials of existing walkways, driveways, and off street parking areas that contribute to the overall historic character of individual building sites, the streetscape, and the historic district, if applicable.
- .2 Protect and maintain existing walkways, driveways, and off street parking areas through routine inspection and appropriate maintenance and repair procedures.
- .3 If replacement of a deteriorated section or element of an existing walkway, driveway, or off street parking area is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original section or element in design, dimension, texture, color, and material.
- .4 If a walkway or a driveway is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in location, configuration, dimension, scale and materials with the historic building site, streetscape, and district, if applicable.
- .5 Design new walkways, driveways, and off street parking areas to be compatible in location, patterns, spacing, configurations, dimensions and materials with existing walkways, driveways, and off street parking areas that contribute to the overall historic character of the streetscape and the district, if applicable.
- .6 Locate new walkways, driveways, and off street parking areas so that the topography of the building site and significant site features, including mature trees, are retained.
- .7 It is not appropriate to locate a new off street parking area in a district with residential character where it is visible from the street, where it will significantly alter the proportion of built area to green area on the individual site, or where it will directly abut the principal structure.
- .8 Maintain the continuity of sidewalks in the public-right-of-way when introducing new driveways.
- .9 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.
- .10 Introduce perimeter plantings, hedges, fences, or walls to screen and buffer new off street parking areas from adjacent properties. Subdivide new large parking areas

with interior planting islands to break up any large paved area.

- .11** In lighting walkways, driveways, and off street parking areas, follow the guidelines for lighting.