

1420 Ridgcrest – Addition of Circular Driveway & Entrance to Basement Garage (H23-056-COA)

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

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PROJECT SUMMARY

Applicant/Property Owner: Patsy Stewart
(Exhibit A)

Property Address: 1420 Ridgecrest Dr.

Project Acreage: 0.35

Parcel Identification Number(s): 9569-62-1692

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Major Work (Addition of Circular Driveway & Entrance to Garage Basement)



SITE VICINITY MAP

Project Summary:

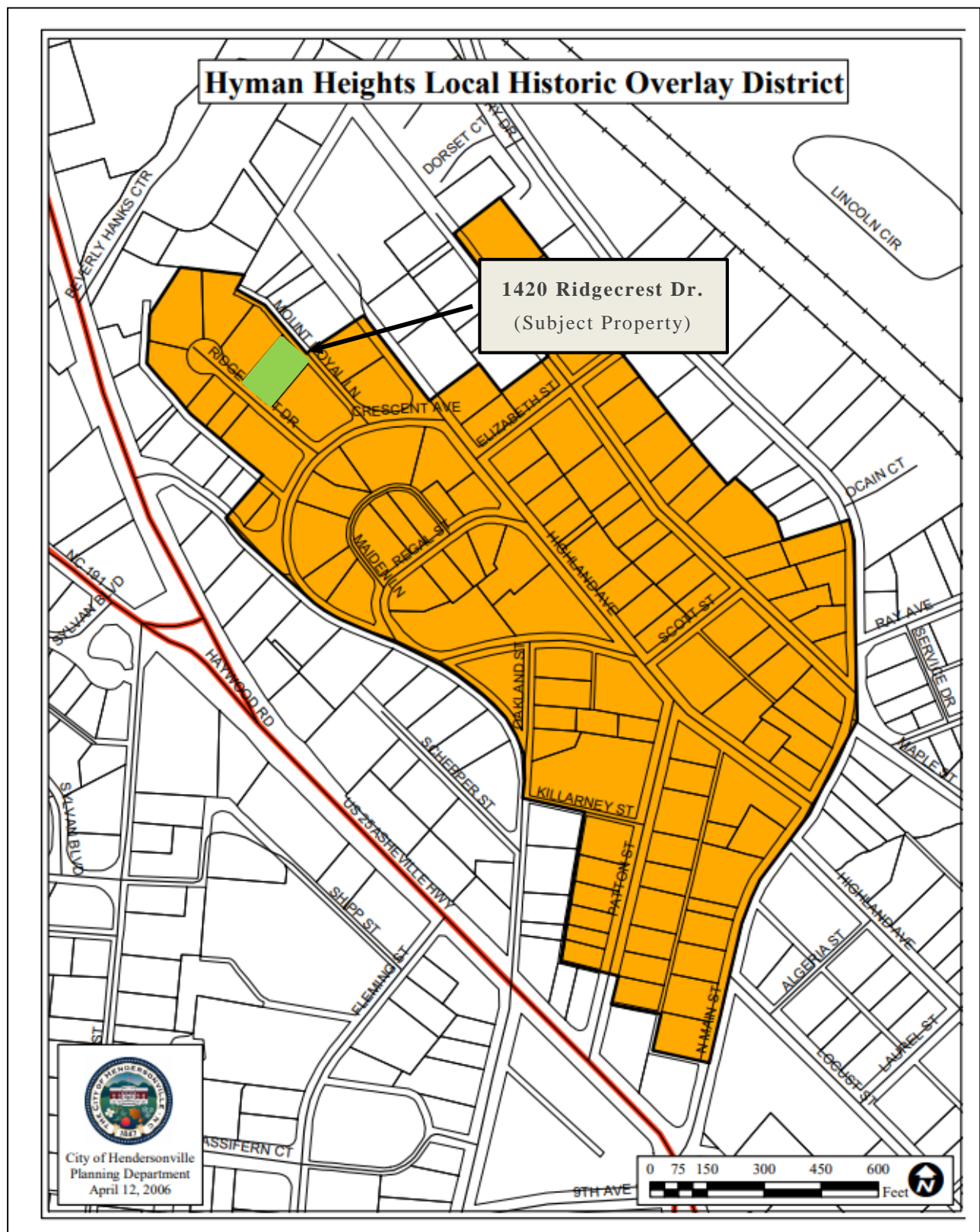
The City is in receipt of a Certificate of Appropriateness (COA) application from Patsy Stewart for the replacement of the existing front door at the subject property located at 1420 Ridgecrest Dr.

The subject property is a contributing Vernacular Bungalow style one-story plus basement house, located within the Hyman Heights Historic District.

The Applicant submitted a COA application for the addition of a circular driveway and entrance to the garage basement and made the following statement related to their request:

“I am requesting approval for a circular driveway and to restore the previous side-driveway at 1420 Ridgecrest.” (*See Exhibit B*) The Applicant also stated that “a circular driveway is needed as my husband is disabled and requires assistance to getting to and from the car.” (*Id.*)

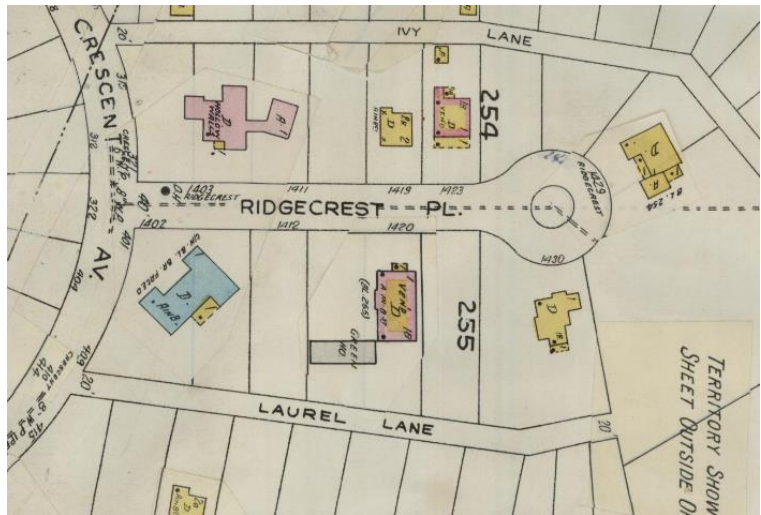
This COA application is considered a Major Work according to the standards of the Residential Historic District Design Standards.



CITY OF HENDERSONVILLE – HYMAN HEIGHTS HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY

The subject property is a contributing 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. (Source: www.hendersonvillehpc.org/hyman-heights)



(Image: 1926 Sanborn Map)

COA HISTORY

- **November 21, 2006** – COA application for the greenhouse repairs of greenhouse structure and glass
- **May 19, 2014** – COA application for roof replacement
- **June 18, 2014** – COA application for the demolition of greenhouse glass and frame
- **June 30, 2015** – COA application to replace rotted shingles, rotten/damaged wood; and replace damaged fascia
- **July 1, 2015** – COA application for new roof shingles and repair of existing shingles
- **August 15, 2018** – COA application to replace fence
- **October 18, 2018** - Order to Repair issued for water in crawl space; exterior masonry; cracks in the chimney, windows, doors, bricks, and foundation; moisture and insect damage; replace missing gutters and roof sheathing boards.
- **March 22, 2019** – Staff approved COA application for replacement of two basement windows on the left side of the house
- **October 28, 2022** – Order to Repair issued to repair cracks in exterior masonry; replace missing mortar; repair and/or replace deteriorated windows; repair or replace deteriorated sections of roof
- **May 23, 2023** – Staff approved COA application for full roof replacement in-kind with no change in materials; and repair of foundation

SITE IMAGES



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 2.4 Walkways, Driveways, and Off-Street Parking

2.4.1 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.

2.4.4 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.

2.4.5 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.

2.4.6 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.

2.4.7 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.

2.4.9 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.

2.4.10 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.

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

EXHIBITS

- Exhibit A – Warranty Deed
- Exhibit B – COA Application