

**IN RE THE APPLICATION OF  
PATSY STEWART  
FOR A CERTIFICATE OF  
APPROPRIATENESS  
PIN 9569-62-1692**

**DECISION**

This matter came before the Hendersonville Historic Preservation Commission on August 21, 2024 for a quasi-judicial hearing on the application of Patsy Stewart for a certificate of appropriateness for a property located at 1420 Ridgecrest Drive, Hendersonville, NC, Hyman Heights Historic District, Hendersonville, PIN 9569-62-1692 (“Subject Property”) for the installation of a new front door and an after-the-fact request for the installation of double doors on the rear of the house, with the application being dated July 18, 2024.

The subject property is identified as a contributing property in the Hyman Heights local designation report.

The file was submitted into the record. In addition Sam Hayes, Planner for the City; Patsy Stewart, property owner, and Dan Chapman, Ms. Stewart’s contractor, all testified and/or presented evidence, after first being duly sworn.

**Issues**

The Historic Preservation Commission’s adopted Residential Historic District Design Standards and the Sectary of the Interior’s Standards are incorporated in these findings and conclusions by reference. The question presented was whether the relevant standards permit the replacement of a new front door and installation of double doors on the rear of the property.

The Residential Historic District Design Standards provides, in pertinent part, that:

**Section 3.7 – Windows and Doors**

- Sec. 3.7.4 -** Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing
- Sec. 3.7.5 -** If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- Sec. 3.7.6 -** If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.

**Sec. 3.7.7 -** If a window or door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.

**Sec. 3.7.9 -** If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining elevation of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but do not duplicate the original.

### **Section 3.6 – Exterior Walls**

**Sec. 3.6.8 –** The original architectural character of exterior walls should be maintained when adding window or door openings, bays, vents, balconies, or chimneys.

#### **Testimony**

Testimony is accurately reflected in the minutes.

#### **FINDINGS OF FACT**

Based on the above testimony, the Board finds as follows:

1. The affected property is 1420 Ridgecrest Drive, Hendersonville.
2. The Subject Property is situated within the Hyman Heights Historic District
3. The Subject Property is listed as **contributing** in the Hyman Heights Local Designation Report.
4. The Subject Property is described in the Hyman Heights Historic District Local Designation Report as follows: “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.”
5. Applicant has requested a Certificate of Appropriateness to replace the front door with a new door based on the original design and an after the fact request to install double doors on the rear of the home.
6. The proposed front door will be made of pine wood and is designed to be an exact replica of the original door. The new threshold will be black.
7. The double doors on the rear of the property accommodate the location of a newly constructed deck.
8. The rear double doors are made of vinyl. The opening is not covered and so wood is inappropriate there.

9. The proposed certificate of appropriateness is **not incongruous** with the Hyman Heights Historic District because it meets the following Design Standards:
- a. **Sec. 3.7.6** – the replacement door replicated the original door in-kind, matching the design and the dimension of the original architectural trim, detailing, and material.
  - b. **Sec. 3.7.7** – the new rear door is a new design compatible with the original opening and the historic character of the building
  - c. **Sec. 3.7.9** – The new rear door is located on the rear of the structure, which is a non-character defining elevation of the building and does not compromise the architectural integrity of the building. the design is compatible with the overall design of the building and does not duplicate the original
  - d. **Sec. 3.6.8** – the original architectural character of the exterior wall is maintained with the addition of the doors.

### CONCLUSIONS OF LAW

Based on the above findings of fact, the Commission concludes as follows:

The replacement of the front door and installation of double doors on the rear of the property, if constructed according to the application and with the representations made by the applicant at the hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards pursuant to Section 28-147 of the City Code, and the Certificate of Appropriateness should be **granted**.

### DECISION

For the above reasons, the application for a certificate of appropriateness is granted subject to the conditions stated, and the certificate is ordered issued.

Done this 20<sup>th</sup> day of November, 2024.

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Chair