

**-STATE OF NORTH CAROLINA
HENDERSON COUNTY**

**BEFORE THE HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
FILE NO. H24-21-COA**

**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 July 17, 2024 and August 21, 2024 for a quasi-judicial hearing on the application of Patsy Stewart for an after-the-fact 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 replacement of windows and addition of a deck on the rear of the property, with the application being dated June 17, 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, Lisa Duncan, 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 windows and addition of a deck on the rear of the property as requested in the application.

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

Section 3.7 -

- Sec. 3.7.1 -** Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.
- 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.

Section 3.12. Artificial Materials Policy Sec.

3.12.1 - Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials.

Section 4.1

Sec. 4.1.1 - Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.

Sec. 4.1.2 - Introduce decks in inconspicuous locations, usually on the building's rear elevation and inset from either rear corner, where they are not visible from the street.

Sec. 4.1.3 - Design and detail decks and associated railings and steps to reflect the materials, scale, and proportions of the building.

Sec. 4.1.4 - Align decks generally with the height of the building's first-floor level. Visually tie the deck to the building by screening its structural framing and posts with compatible foundation materials such as skirt boards, lattice, masonry panels, and dense evergreen foundation plantings.

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 an after-the-fact Certificate of Appropriateness to replace windows on the first floor of the home and to construct a deck on the rear of the house.
6. The existing windows were replaced with vinyl replacement windows that match the existing in color and style.
7. The previous windows were wood and were severely deteriorated.
8. There was a deck on the rear of the property that was removed, it was also severely deteriorated.
9. The new deck is approximately 16 feet by 10 feet, it is larger than the previous deck.
10. The deck was constructed with treated lumber.
11. The base of the steps on the deck are the only portion that can be seen from the street.
12. The applicant agreed to fabricate a wooden trim around the new vinyl windows to cover as much of the vinyl as possible on the front and side facades.
13. The proposed certificate of appropriateness is **not incongruous** with the Hyman Heights Historic District because it meets the following Design Standards:
 - a. **Sec. 3.7.5** - The replacement windows, once the wooden trim is applied, match the original design and design and dimension and utilize a compatible substitute material.
 - b. **Sec. 3.7.5** - The new windows replace the original unit in kind, matching the design and the dimension of the original sash, panel, pane configuration, architectural trim, and detailing with the surround as noted above.
 - c. **Sec. 4.1.1** - The location and construction of the deck does not damage or obscure the character-defining features and details of the structure and may be removed without damage to the existing historic structure
 - d. **Sec. 4.1.2** - The deck is located in an inconspicuous location at the rear of the building and is not visible from the street
 - e. **Sec. 4.1.3** - The design and detail of the deck, railings, and steps reflects the materials, scale, and proportions of the building
 - f. **Sec. 4.1.4** - The deck aligns with the height of the buildings first-floor level

CONCLUSIONS OF LAW

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

The replacement of existing windows, with the proposed wooden trim on the front and side facades, and construction of a 16' x 10' deck on the rear of the property, 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 20th day of November, 2024.

Chair