

**STATE OF NORTH CAROLINA
HENDERSON COUNTY**

**BEFORE THE HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
FILE NO. H24-64-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 September 18, 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 driveway in the front and side yards of the property, with the application being dated August 16, 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 Lisa Duncan, 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 installation of a driveway in the front and rear yards of the property.

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

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.

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 install a driveway in

the front and side yard of the home.

6. The driveway in the front yard and adjacent to the street will be concrete, the driveway along the side of the house will be crush and run gravel to improve drainage and to protect a nearby tree.
7. The width of the driveway varies from 10' to 14'.
8. The proposed certificate of appropriateness is **not incongruous** with the Hyman Heights Historic District because it meets the following Design Standards:
 - a. **Sec. 2.4.4** – The driveway is completely missing from the subject property, and therefore, is being replaced with a new feature based on accurate documentation of the original design.
 - b. **Sec. 2.4.5** – A new design is proposed that is compatible in location, configuration, dimension, scale, and materials with the historic building site, streetscape, and district
 - c. **Sec. 2.4.6** – The location of the new driveway allows for the retention of the topography of the building site and significant site features, including mature trees

CONCLUSIONS OF LAW

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

The installation of a driveway in the front and side yards 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 20th day of November, 2024.

Chair