

1723 MEADOWBROOK TERRACE – Replacement Windows, Re-Introducing Windows, Addition of Double Doors on Rear

(25-13-COA)

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

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PROJECT SUMMARY

Applicant: Caryn Alexander

Property Owner: Caryn Alexander

Property Address: 1723 Meadowbrook Terrace

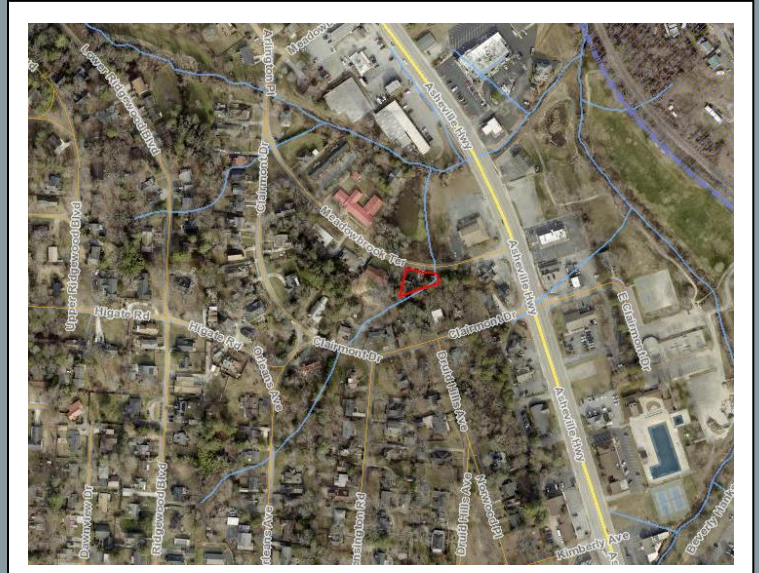
Project Acreage: 0.15 Acres

Parcel Identification Number(s):
9569-43-9989

Current Parcel Zoning: R-10 Medium Density Residential

Historic District: Druid Hills Historic District

Project Type: Major Work (Installation replacement windows and double doors)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Caryn Alexander for the installation of replacement windows, new windows, and new double doors on the rear of the house.

The property owners is actively working on restoring her home from Hurricane Helene damage. The only items relevant to the COA are the requests for rear windows replacement and the creation of double doors where previously there had been windows. The proposed windows and doors mimic the original in design and are constructed out of wood with fiberglass applied to the exterior.

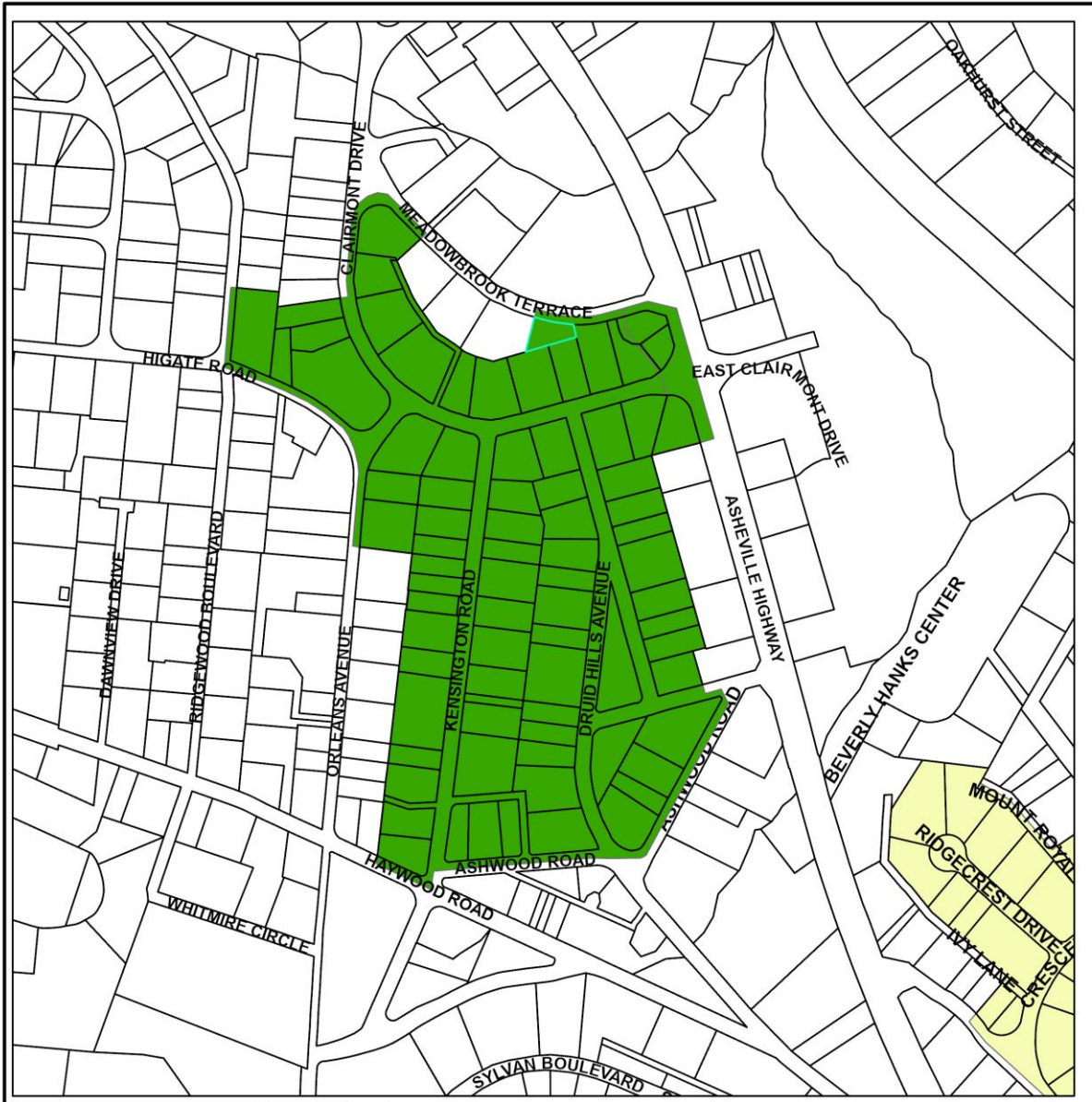
The current COA application is a Major Work according to the standards of Residential Design Guidelines.

REQUEST I: Replacement Rear Kitchen Windows. The applicant is seeking approval to replace three rear windows. The applicant has proposed replacement windows that mimic the original windows in-kind.

REQUEST II: Replacement Casement Windows. In doing restoration work to the interior of the home, the applicant uncovered casement windows that previously were boarded up. The applicant is seeking approval to expose the casement windows and replace the existing windows with replicas.

REQUEST III: Introducing Double Doors to Rear of Home. The applicant is seeking approval to introduce double doors to the rear of the home. The applicant would be removing two windows on a side sunporch to create the opening for the double doors.

CITY OF HENDERSONVILLE - DRUID HILLS HISTORIC DISTRICT OVERLAY



1723 Meadowbrook Terrace
25-13-COA-COA
PINs: 9569-43-9989

Druid Hills Historic District
 Community Development Department

Legend

-  Subject Property
-  Druid Hills Historic District
-  Hyman Heights Historic District
-  Parcels



G. Florence Boyle House

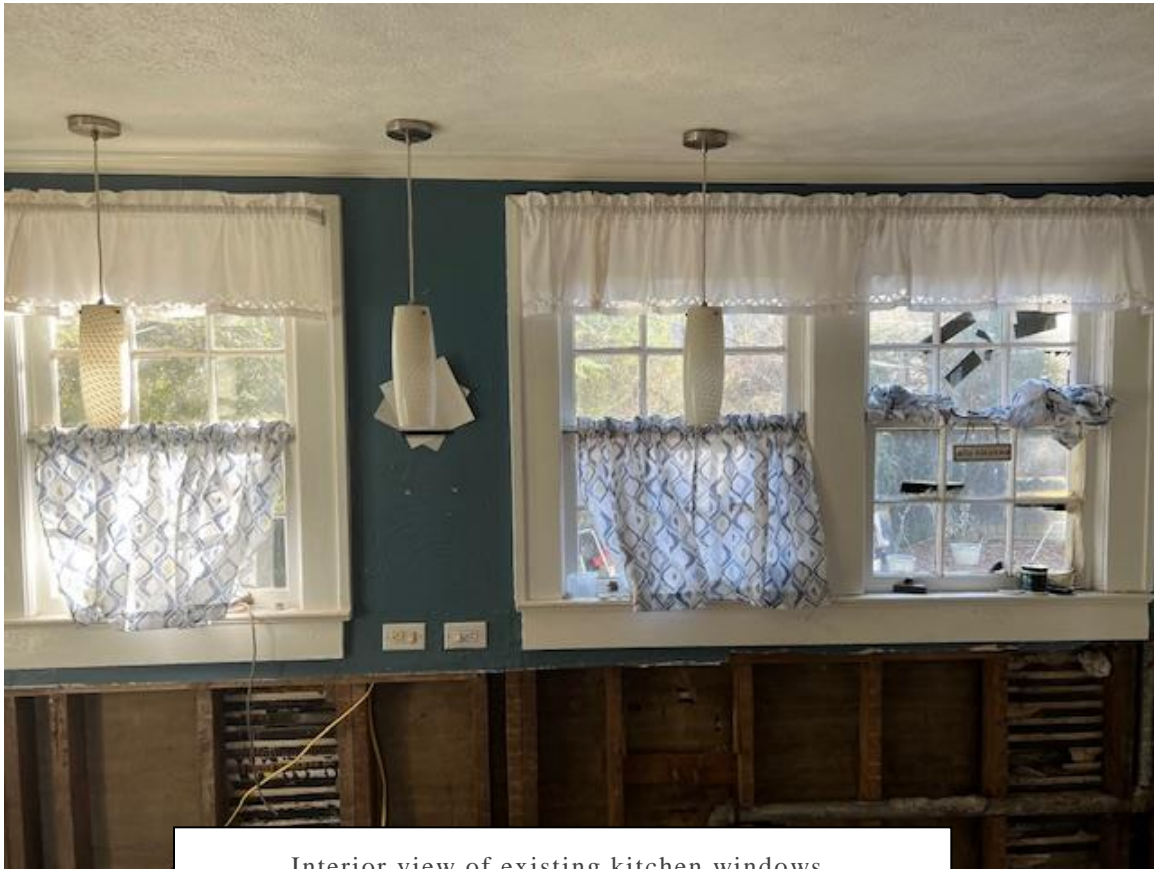
Contributing, by 1926.

Two-story Tudor Revival with a side gable roof and sweeping front gable projecting wings to the front. Windows are either double or triple six-over-six, and the front door is a single light over panel. The front door is set within an arched opening. Attached one-story former garage on the east side has been converted to a room with exterior French doors. Shed roof one-story wing on the west. Wooded lot, with a terraced front lawn. Central concrete stairs and walkway; lower stairs are brick. Mrs. G. Florence Boyle lived here from 1940 to 1941. James D. Sloan, a manager at Duke Power Company, and his wife Lilli M. lived here from 1942 to at least 1949. Good condition.

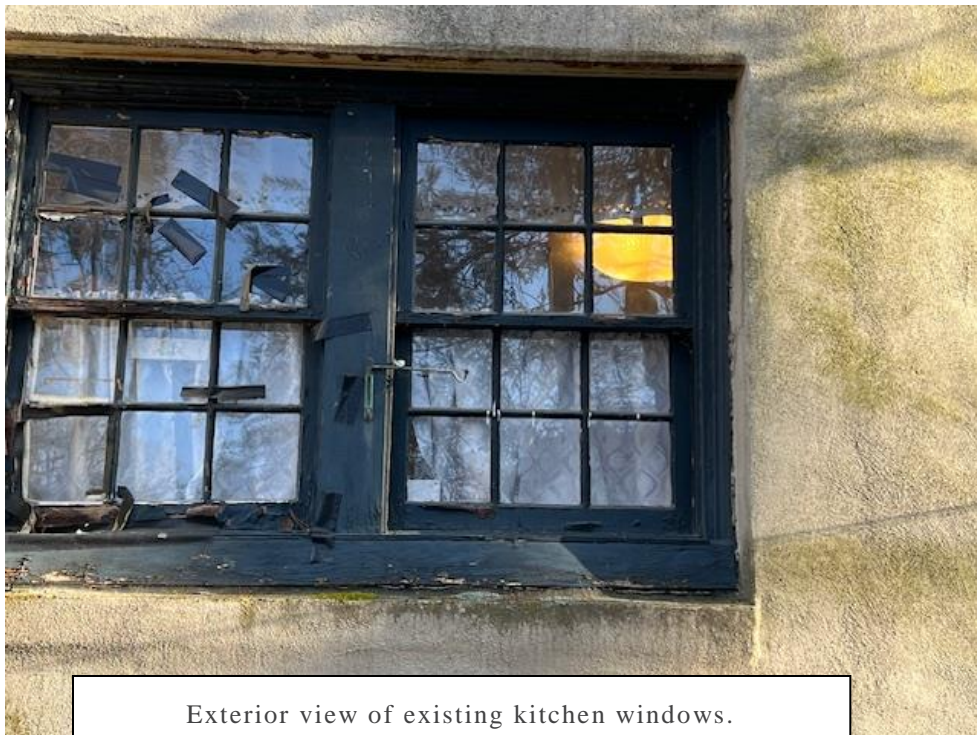
(Sanborn maps, city directories)



REQUEST I: Replacement Rear Kitchen Windows - Site Images



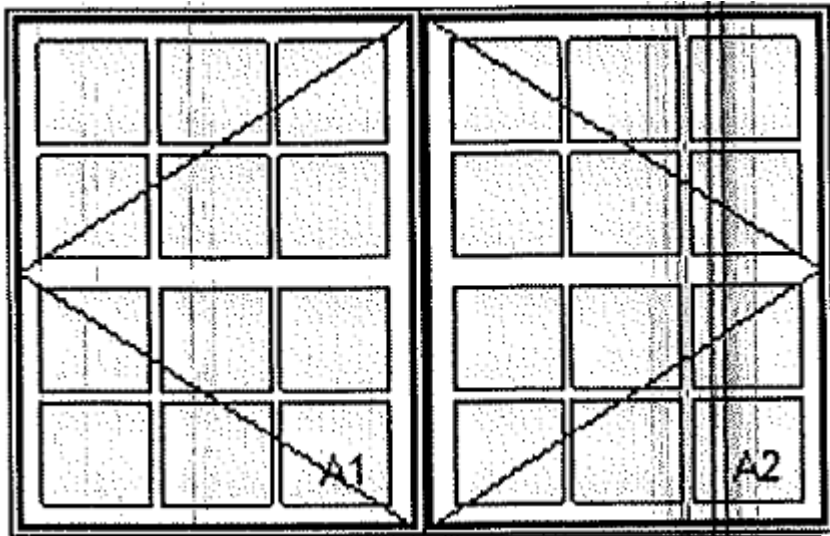
Interior view of existing kitchen windows.



Exterior view of existing kitchen windows.



Exterior view of existing kitchen windows.



Rendering of exterior of proposed windows.

REQUEST I: Replacement Rear Kitchen Windows

The proposed replacement windows are governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Druid Hills Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

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.

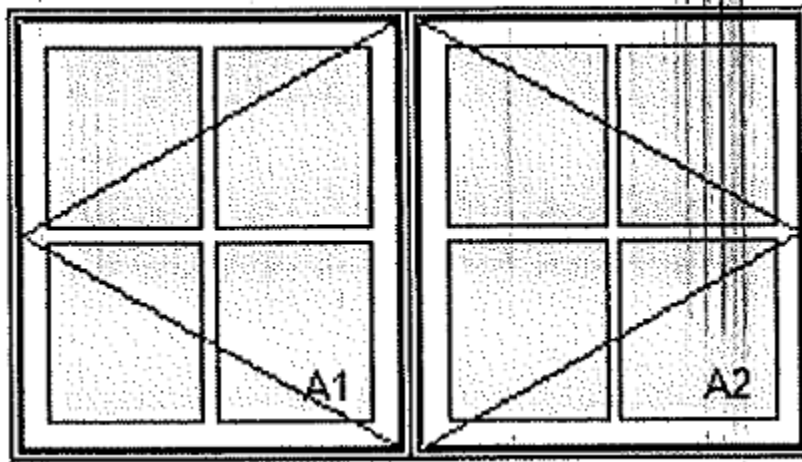
Sec. 3.7.5 – If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is 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.

REQUEST II: Replacement Casement Windows – Site Photos



Casement windows exposed during renovations inside the home.



Rendering of proposed casement windows.

REQUEST II: Replacement Casement Windows - DESIGN STANDARDS CRITERIA

The proposed replacement windows are governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Druid Hills Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 3.6 EXTERIOR WALLS

Sec. 3.6.7 – If an exterior wall or feature is completely missing, replace it with a new wall or feature based on accurate documentation of the original or a new design compatible with the historic character of the building and district.

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.

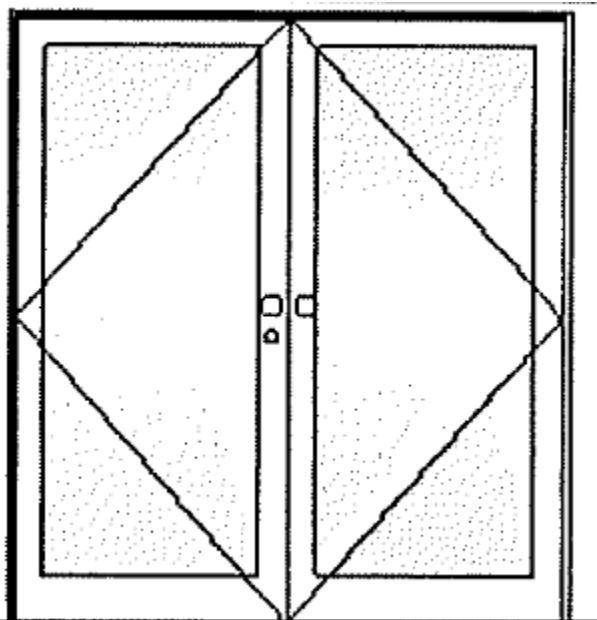
REQUEST III: Introducing Double Doors to Rear of Home - Site Photos



Exterior photo of windows proposed to be replaced with double doors.



Interior photos of windows proposed to be removed and replaced with double doors.



Rendering of proposed double door.

REQUEST III: Introducing Double Doors to Rear of Home - DESIGN STANDARDS CRITERIA

The proposed double doors on the rear of the house are governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Druid Hills Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

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.

Section 3.7 WINDOWS AND DOORS

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. 3.7.7 – 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.