



# CERTIFICATE OF APPROPRIATENESS APPLICATION REQUIRED MATERIALS CHECKLIST

Community Development Department  
100 N King St.  
Hendersonville, NC 28792  
828-697-3010

## Procedures for Reviewing Applications for Certificates Appropriateness

The City's Historic Preservation Ordinance provides that no one may erect, alter, restore, move, or demolish the exterior portion of any building or other structure, nor undertake significant modifications to landscaping and other site features, without a Certificate of Appropriateness (COA) which must be approved prior to the commencement of work. The COA application is processed through the city of Hendersonville Planning Department by the Commission Coordinator (828-697-3010).

All COA applications are **due 30 days prior** to the next regular Commission meeting date. The Historic Preservation Commission meets the **third Wednesday of each month at 5pm in the 2nd Floor Meeting Room located at City Hall (160 6th Ave E.).**

## Application Submittal Requirements and Required Materials Checklist

Design Standards, HPC Meeting Schedule and Staff Contact Information can be found on the City of Hendersonville Historic Preservation Commission Website: [www.hendersonvillehpc.org](http://www.hendersonvillehpc.org)

Date: 6-17-24

☒ Minor Work

☒ Major Work

☐ Major Work Resubmittal

### Application Contact Information

<b>Applicant Name:</b> Patsy Stewart	<b>Property Address:</b> 1420 Ridgecrest Drive, Hendersonville, NC 28792	<b>Applicant Email:</b> p.s.patsystewart@gmail.com	<b>Phone Number:</b> 828-220-2428
<b>Property Owner Name (if different from Applicant)</b>	<b>Mailing Address:</b> PIN 9569.62.1692	<b>Owner Email:</b>	<b>Phone Number:</b>

### COA Project Description – The burden of proof is on the Applicant to prove the proposed work is in keeping with the historical character of the district. Please list specific references in the Design Standards that support your application.

We respectfully submit the following proposed alterations for review and approval by the Hendersonville Historic Preservation Commission. See brief summary below and included presentation for full details:

Windows: The windows on the main level of the home have been replaced, matching the existing style to maintain the historical integrity.

Exterior Stairs/Deck: The existing stairs and deck, deemed hazardous, has been replaced to ensure safety and functionality, adhering to the historical context of the property. Completed by Dan Chapman.

We have already completed the replacement of the windows and the deck, recognizing the need for approval for these modifications. We are committed to preserving the historical character of the property while making necessary improvements for safety and functionality.

Thank you for your consideration.



## CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department  
100 N King St.  
Hendersonville, NC 28792

### Property Owner Signature

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six (6) months. Certificates can be extended for six (6) months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Patsy Stewart

Printed Property Owner(s) Name

*Patsy Stewart*  
Property Owner(s) Signature

Printed Company Name (if applicable)

\*LLC, Inc., Trust

Property Owner Title (if applicable)

\*Member, Manager, Register Agent, etc.

### Community Development Use Only

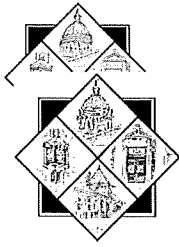
Date Received: 6/17/23

Received By: Sam Hayes

Application Complete: (X) Y / N

Proposed HPC Meeting Date (if applicable): July 17, 2024

Notes:



# CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department  
100 N King St.  
Hendersonville, NC 28792

## GENERAL APPLICATION REQUIREMENTS (FOR MINOR & MAJOR WORKS):

Note: These items are required as part of a complete application package. Incomplete application packages will not move forward in the review process and will result in additional processing and review time.

<input checked="" type="checkbox"/>	Pre-Application Meeting with City Staff (Required for Major Work only)
<input checked="" type="checkbox"/>	Detailed Project Description
<input checked="" type="checkbox"/>	Color/Labeled Photographs of Subject Property
<input checked="" type="checkbox"/>	Property Owner(s) Signature

## MINOR WORK REQUIREMENTS

### Fences and Walls

<input type="checkbox"/>	Site Plan showing proposed location of fencing or wall (include dimensions)
<input type="checkbox"/>	Rendering of proposed fence or wall style.
<input type="checkbox"/>	Material Information (i.e. <i>brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron</i> )

### Landscaping Projects

<input type="checkbox"/>	Site Plan showing location of proposed unit.
<input type="checkbox"/>	Mechanical Unit & Pad Specifications clearly indicating dimensions.
<input type="checkbox"/>	Image showing location of unit and any proposed lines.
<input type="checkbox"/>	Screening type - i.e. shrubbery, fencing, or other.

### Rooftop Construction

<input type="checkbox"/>	Manufacturer Specifications, including material color.
<input type="checkbox"/>	Roof Plan, showing location of rooftop mounted utility, access, or safety structures

### Installation of Mechanical and Utility Equipment

<input type="checkbox"/>	Site Plan, showing location of proposed equipment
<input type="checkbox"/>	Screening type, i.e. shrubbery, fencing, or other.

### Foundation Repairs

<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.

### Masonry Repairs

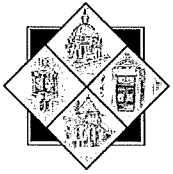
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.

### Awnings

<input type="checkbox"/>	Rendering showing location of awning.
<input type="checkbox"/>	Material information, cloth, canvas, acrylic, or other

### Removal of Artificial Siding

<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Original siding information and description of work, repair, repaint or replacement of original siding



# CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department  
100 N King St.  
Hendersonville, NC 28792

<b>Existing Stairs, Landing, Steps and Entryways</b>	
<input checked="" type="checkbox"/>	Photographs showing existing conditions.
<input checked="" type="checkbox"/>	Rendering of proposed exterior stairs, landing, steps, or entryway styles
<input checked="" type="checkbox"/>	Material information for any new material.
<b>Replacement of Missing Details</b>	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed siding, trim, porch floors, ceilings, columns & balustrade or other architectural features
<input type="checkbox"/>	Material information for any new material.
<b>Replacement of Upper Façade Windows (Main Street Local Historic District)</b>	
<input type="checkbox"/>	Photographs showing existing conditions and number of windows to be replaced
<input type="checkbox"/>	Material information for any new material.
<b>Removal of Accessory Buildings (not original to the site)</b>	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Site Plan indicating location of accessory building
<b>Accessibility</b>	
<input type="checkbox"/>	Site Plan indicating location of temporary structure.
<input type="checkbox"/>	Material Information
<b>Decks (Main Street Local Historic District)</b>	
<input type="checkbox"/>	Existing and Proposed Site Plans (drawn to scale; include entire site).
<input type="checkbox"/>	Existing and Proposed Elevation Drawings (drawn to scale; side and rear elevations).
<input type="checkbox"/>	Railing Detail Drawing
<input type="checkbox"/>	Material Information
<b>Other Miscellaneous Work Not Listed</b>	
<input type="checkbox"/>	Contact City Staff if you are not sure what is required for your scope of work.
<b>MAJOR WORK REQUIREMENTS</b>	
<b>New Construction, Additions &amp; Accessory Structures</b>	
<input checked="" type="checkbox"/>	Materials Worksheet (Not required for Additions)
<input checked="" type="checkbox"/>	Existing & Proposed Site Plans (drawn to scale)
<input type="checkbox"/>	Existing & Proposed Floor Plans (drawn to scale)
<input checked="" type="checkbox"/>	Existing & Proposed Elevation Drawings (drawn to scale)
<input type="checkbox"/>	Tree Removal & Protection Plan (drawn to scale)
<input type="checkbox"/>	Landscaping Plan
<input checked="" type="checkbox"/>	Streetscape Rendering (Required for new structures sited adjacent to a right of way))
<input checked="" type="checkbox"/>	Manufacturer Specifications for All Materials (Including but not limited to windows, doors, siding, roofing, lighting, mechanical)

# Certificate of Appropriateness Application

## 1420 Ridgcrest Dr.

### **Window Replacement - Main Level**

We are seeking retroactive approval for the replacement of the windows on the main level of the home. The new custom-made vinyl windows replicate the appearance of the original windows and match the existing style, ensuring continuity with the home's historical design. Additionally, the original window framing was preserved and repaired to maintain the historic integrity of the property.

#### **Window Specifications:**

- 22 windows on the main level of the home were replaced with the following:
  - Manufacturer: JELD-WEN
  - Type: Builders vinyl double-hung windows
  - Double-glazing with LowE
  - Class R-PG35
  - Design Pressure: +35/-35 psi
  - Conforms to AAMA/WDMA/CSA 101/I.S.2/A440-08
  - U-Factor: 0.35 (U.S./I-P)
  - Solar Heat Gain Coefficient: 0.50
  - Visible Transmittance: 0.60
  - Air Leakage: < 0.3 (I.S. /I-P)

These windows were custom-made to match the original windows, preserving the historical appearance of the home. However, we acknowledge that according to historic preservation guidelines, it is typically acceptable to replace windows with ironclad or wood frames, whereas these replacements are vinyl. We respectfully request the department's consideration and approval of these vinyl windows, as they replicate the appearance of the original windows while offering enhanced durability and energy efficiency. By preserving and repairing the original framing, we have maintained the historical character of this contributing two-story vernacular bungalow style house in the Hyman Heights Historic District.

**The above information was pulled from the detailed window sticker which has been included. For full details on all of the replaced windows and exact size measurements please see the included INVOICE.**

**ORIGINAL DAMAGE TO WINDOW FRAMES:**



**ORIGINAL WINDOWS**



**NEW WINDOWS**



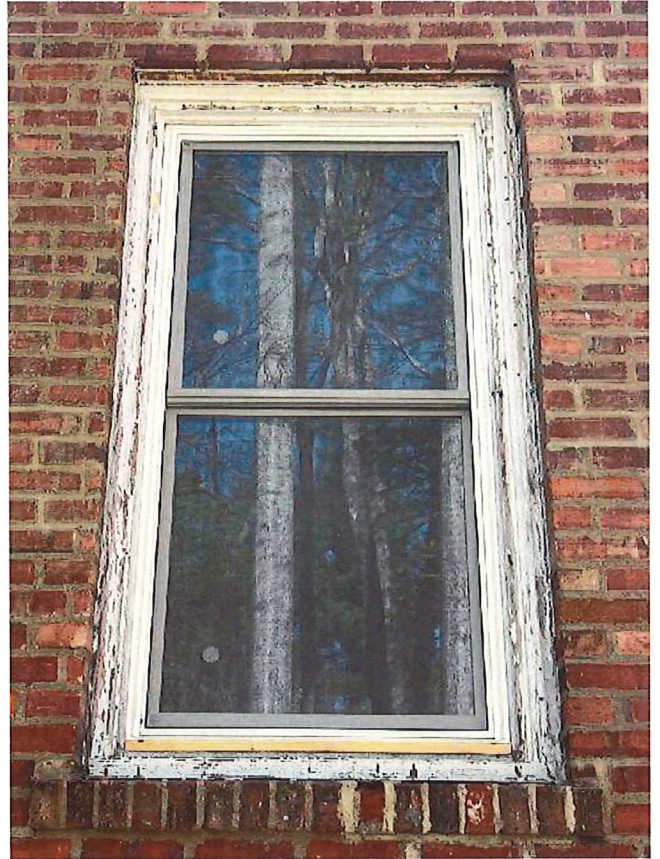
**NEW WINDOWS WITH OLD FRAMES: FRONT LEFT**



**NEW WINDOWS WITH OLD FRAMES: FRONT RIGHT**



**ADDITIONAL EXAMPLES OF THE NEW WINDOWS WITH OLD FRAMES:**



Thank You  
for Choosing  
JELD-WEN



National Fenestration  
Rating Council®

**CERTIFIED**

**JELD-WEN**  
WINDOWS & DOORS  
Builders Vinyl Double Hung  
Double-glazing with LowE  
JEL-A-725-11730-00001

**ENERGY PERFORMANCE RATINGS**  
EVALUACION DE RENDIMIENTO ENERGETICO

U-FACTOR FACTOR-U	SOLAR HEAT GAIN COEFFICIENT COEFICIENTE GANANCIA DE ENERGIA SOLAR
0.35 (U.S./I-P)   1.99 (Metric/SI)	0.50

**ADDITIONAL PERFORMANCE RATINGS**  
EVALUACION SUPLEMENTARIA DE RENDIMIENTO

VISIBLE TRANSMITTANCE TRANSMISION DE LUZ VISIBLE	AIR LEAKAGE INFILTRACION DE AIRE
0.60	≤ 0.3 (U.S./I-P)   ≤ 1.5 (Metric/SI)

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.  
Este fabricante estipula que estos valores cumplen con los procedimientos aplicables de NFRC para determinar el rendimiento total del producto. Los valores usados por NFRC son determinados por un conjunto fijo de condiciones ambientales y un tamaño de producto específico. NFRC no recomienda ningún producto y no garantiza que el producto sea adecuado para un uso específico. Consulte con el folleto del fabricante para el uso apropiado de este producto.  
[www.nfrc.org](http://www.nfrc.org)



**American Architectural  
Manufacturers Association**

Manufacturer of Certified Products

Manufacturer stipulates conformance to the applicable standards

**JELD-WEN Windows & Doors**

**Builders Vinyl Double Hung**

**Class R-PG35 - Size Tested 38x74 in**

**Design Pressure = +35/-35 psf**

**Conforms To: AAMA/WDMA/CSA 101/I.S.2/A440-08**



WARNING: This product can expose you to wood dust, which is known to the State of California to cause cancer. For more information go to [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov).

ADVERTENCIA: Este producto puede exponerle a polvo de madera, que es conocido(a) por el Estado de California como causante de cáncer. Para mayor información, visite [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov).

1187679 7

010911124V

V30034

01/09/24



Please Remit To:  
PO Box 402616  
ATLANTA GA 30384-2616

DATE	INVOICE NO.
01-17-24	69811099

828-252-2481 **INVOICE** \*\*\*REPRINT\*\*\* \*\*INVOICE\*\* PG 1

S 387915  
O DANIEL CHAPMAN  
L 272 SUGAR HOLLOW RD  
T  
O HENDERSONVILLE, NC 28739

S 471644  
H DANIEL CHAPMAN MW SL  
I 1420 RIDGECREST DR  
P PATSY STEWART  
T  
O HENDERSONVILLE, NC 28792

(HEREINAFTER REFERRED TO AS CUSTOMER)

JOB NO.	CUST. ORDER NO.	COST CODE	DATE SHIPPED	SALES ORDER #	TERMS
STEWART	WINDOWS		01-17-24	72062014	N10TH

ORDERED	SHIPPED	B/O	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENSION
SF				JELD-WEN - PA1187679 J/W BLDERS VINYL - WHITE EXT & INT - SUNFLOW CLEAR - WHITE HARDWARE - SLOPE SILL ADAPTOR LOOSE - W/SCREENS			
2	2		37742513.30	*1 - LIV RM - 34-1/4 X 66-1/4 - DH	EA	365.25	730.50 T
2	2		37742513.40	*2 - LIV RM - 28-1/4 X 46 - DH	EA	291.74	583.48 T
2	2		37742513.50	*3 - DIN RM - 34-1/4 X 66 - DH	EA	365.25	730.50 T
2	2		37742513.60	*4 - DIN RM - 34-1/4 X 53-1/2 - DH	EA	334.11	668.22 T
2	2		37742513.70	*5 - DIN RM - 34-1/4 X 66 - DH	EA	365.25	730.50 T
2	2		37742513.80	*6 - LAUNDRY - 34-1/4 X 66- DH	EA	365.25	730.50 T
2	2		37742513.90	*7 - LAUNDRY - 34-3/4 X 66- DH	EA	365.25	730.50 T
2	2		37742513.100	*8 - MST BDRM 2 - 34-1/4 X 66 - DH	EA	365.25	730.50 T
1	1		37742513.110	*9 - MST BATH 1 - 34-1/4 X 66 - DH	EA	365.25	365.25 T
1	1		37742513.120	*10 - MST BATH 1 - 34-1/4 X 66 - TEMPERED - DH	EA	528.88	528.88 T
3	3		37742513.130	*11 - MST BDRM 1 - 34-1/2 X 66-1/4 - DH	EA	365.25	1,095.75 T
1	1		37742513.140	*12 - ADDED ON - 33-1/4 X 66-1/2 - DH	EA	365.25	365.25 T
2	2		37742513.160	33-3/4 X 65-3/4 - SCREEN - DH	EA	0.00	.00 T
2	2		37742513.170	27-3/4 X 45-1/2 - SCREEN - DH	EA	0.00	.00 T
8	8		37742513.180	33-3/4 X 65-1/2 - SCREEN - DH	EA	0.00	.00 T
2	2		37742513.190	33-3/4 X 53 - SCREEN - DH	EA	0.00	.00 T
2	2		37742513.200	33-3/4 X 65-1/4 - SCREEN - DH	EA	0.00	.00 T
2	2		37742513.210	34-1/4 X 65-1/2 - SCREEN - DH	EA	0.00	.00 T

TAX CODE	SHIPPED FROM	SALES AMOUNT	SALES TAX	SHIPPING CHARGE	MISCELLANEOUS	cont . . . TOTAL

TERMS & CONDITIONS can be found at [www.blr.com/terms](http://www.blr.com/terms)

**DUE DATE**



Please Remit To:  
PO Box 402616  
ATLANTA GA 30384-2616

DATE	INVOICE NO.
01-17-24	69811099

828-252-2481 **INVOICE** \*\*\*REPRINT\*\*\* \*\*INVOICE\*\* PG 2

S 387915  
O  
L DANIEL CHAPMAN  
D 272 SUGAR HOLLOW RD  
T  
O HENDERSONVILLE, NC 28739

S 471644  
H  
I DANIEL CHAPMAN MW SL  
P 1420 RIDGECREST DR  
T PATSY STEWART  
O HENDERSONVILLE, NC 28792

(HEREINAFTER REFERRED TO AS CUSTOMER)

JOB NO.	CUST. ORDER NO.	COST CODE	DATE SHIPPED	SALES ORDER #	TERMS
STEWART	WINDOWS		01-17-24	72062014	N10TH

ORDERED	SHIPPED	B/O	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENSION
SF							
3	3		37742513.220	34 X 65-3/4 - SCREEN - DH	EA	0.00	.00 T
1	1		37742513.230	32-3/4 X 66 - SCREEN - DH	EA	0.00	.00 T
HENDERSON COUNTY, NC 6.75%							
NC045	HENDNCYD	7,989.83	539.31	.00	AXD017HX	8,529.14	
TAX CODE	SHIPPED FROM	SALES AMOUNT	SALES TAX	SHIPPING CHARGE	MISCELLANEOUS	<b>TOTAL</b>	

TERMS & CONDITIONS can be found at [www.bldr.com/terms](http://www.bldr.com/terms)

P053146 MICHAEL SCOTT LEWIS  
BUYER:  
ENT BY: Karen Detweiler

**DUE DATE** 02-10-24

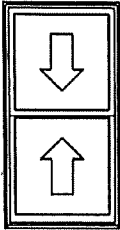
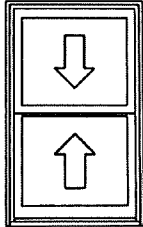
HEIDI CURRIE  
2324 Asheville Highway Hendersonville NC 28791

QUOTE BY : HEIDI CURRIE  
SOLD TO : DAN CHAPMAN  
PO# : 37742513  
Ship Via : Ground

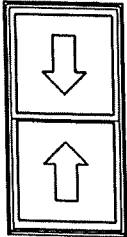
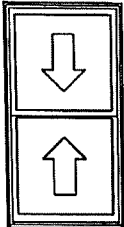
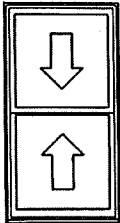
QUOTE # : JW231100RX8 - Version 0  
SHIP TO :  
PROJECT NAME: 1420 RIDGE CREST DR  
REFERENCE :

U-Factor Weighted Average: 0.35

SHGC Weighted Average: 0.5

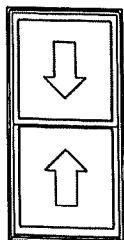
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	LIVING ROOM	Frame Size: 33 3/4 x 65 3/4			
	Rough Opening : 34 1/4 X 66 1/4	Actual Size: 33 3/4 -in X 65 3/4 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 1/8 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.5h, 6sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$365.25	2	\$730.50
Line 2	LIVING ROOM	Frame Size: 27 3/4 x 45 1/2			
	Rough Opening : 28 1/4 X 46	Actual Size: 27 3/4 -in X 45 1/2 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 23 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 1 Lock, *Does Not Meet Egress*, , Clear Opening 23.7w, 19.4h, 3.1sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$291.74	2	\$583.48

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 3	DINING ROOM	Frame Size: 33 3/4 x 65 1/2			
	Rough Opening : 34 1/4 X 66	Actual Size: 33 3/4 -in X 65 1/2 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int, Vent Height = 33 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.4h, 6sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-725-11730-00001			
	Viewed from Exterior. Scale: 1/2" =1'	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$365.25	2	\$730.50
Line 4	DINING ROOM	Frame Size: 33 3/4 x 53			
	Rough Opening : 34 1/4 X 53 1/2	Actual Size: 33 3/4 -in X 53 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int, Vent Height = 26 3/4 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Does Not Meet Egress*, , Clear Opening 29.7w, 23.1h, 4.7sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-725-11730-00001			
	Viewed from Exterior. Scale: 1/2" =1'	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$334.11	2	\$668.22
Line 5	DINING ROOM	Frame Size: 33 3/4 x 65 1/4			
	Rough Opening : 34 1/4 X 65 3/4	Actual Size: 33 3/4 -in X 65 1/4 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int, Vent Height = 32 7/8 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.2h, 6sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-725-11730-00001			
	Viewed from Exterior. Scale: 1/2" =1'	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$365.25	2	\$730.50

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 6	LAUNDRY	Frame Size: 33 3/4 x 65 1/2			
	Rough Opening : 34 1/4 X 66	Actual Size: 33 3/4 -in X 65 1/2 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.4h, 6sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" =1'		\$365.25	2	\$730.50
Line 7	LAUNDRY	Frame Size: 34 1/4 x 65 1/2			
	Rough Opening : 34 3/4 X 66	Actual Size: 34 1/4 -in X 65 1/2 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 30.2w, 29.4h, 6.1sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" =1'		\$365.25	2	\$730.50
Line 8	MST BDRM #2	Frame Size: 33 3/4 x 65 1/2			
	Rough Opening : 34 1/4 X 66	Actual Size: 33 3/4 -in X 65 1/2 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.4h, 6sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" =1'		\$365.25	2	\$730.50

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 9	MST BATH #1	Frame Size: 33 3/4 x 65 1/2			
	Rough Opening : 34 1/4 X 66	Actual Size: 33 3/4 -in X 65 1/2 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All			
		Floors)*, , Clear Opening 29.7w, 29.4h, 6sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-725-11730-00001			
		PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$365.25	1	\$365.25
Line 10	MST BATH #1	Frame Size: 33 3/4 x 65 1/2			
	TEMPERED	Actual Size: 33 3/4 -in X 65 1/2 -in			
	Rough Opening : 34 1/4 X 66	Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 ,			
		SunFlow Clear Tempered ,			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All			
		Floors)*, , Clear Opening 29.7w, 29.4h, 6sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.49, VT: 0.60, CR: 52.00, ER: 23.00, CPD: JEL-A-725-11730-00003			
		PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$528.88	1	\$528.88
Line 11	MST BDRM #1	Frame Size: 34 x 65 3/4			
	Rough Opening : 34 1/2 X 66 1/4	Actual Size: 34 -in X 65 3/4 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 1/8 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All			
		Floors)*, , Clear Opening 29.9w, 29.5h, 6.1sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-725-11730-00001			
		PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$365.25	3	\$1,095.75

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 12	ADDED ON	Frame Size: 32 3/4 x 66			
	Rough Opening : 33 1/4 X 66 1/2	Actual Size: 32 3/4 -in X 66 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White			
		Int , Vent Height = 33 1/4 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All			
		Floors)*, , Clear Opening 28.7w, 29.6h, 5.9sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-			
		725-11730-00001			
	Viewed from Exterior. Scale: 1/2" =1'	PEV 2023.4.0.4591/PDV 7.360 (11/30/23)PA			
			\$365.25	1	\$365.25
			<b>Total:</b>		\$7,989.83
			<b>NC (6.7500%):</b>		\$539.31
			<b>Net Total:</b>		\$8,529.14
			<b>Total Units:</b>		22



# Certificate of Appropriateness Application

## 1420 Ridgcrest Dr.

### **Replacement of Back Deck and Stairs**

We are also seeking retroactive approval for the replacement of the back deck and stairs. The existing structure was deemed hazardous, necessitating its replacement to ensure safety and functionality. The new back deck and stairs have been carefully designed and constructed by Dan Chapman to adhere to the historical context of the property.

#### Back Deck Specifications:

- 10' x 16' back deck with 14-step staircase
- 6 x 6 posts on concrete footings
- 2 x 10 joists
- 5/4 decking boards
- 2 x 6 handrails
- All wood is pressure treated
- Metal spindles for added support

In summary, we have already completed the replacement of the back deck and stairs, recognizing the need for approval for these modifications. It should be noted that the deck did pass all necessary structural and safety inspections. We are committed to preserving the historical character of the property while making necessary improvements for safety and functionality. Therefore, we respectfully request retroactive approval for these essential updates.

**ORIGINAL DECK:**



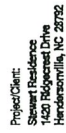
ALL MEASUREMENTS TAKEN FROM  
OWNER SUPPLIED SURVEY.

PLEASE CONFIRM ALL MEASUREMENTS  
ON SITE, INCLUDING PROPERTY LINES,  
BUILDING LOCATION & GRADES.

DESIGN IS A CONCEPTUAL DRAWING  
AND NOT TO BE USED AS  
CONSTRUCTION DOCUMENTS.

PLACEMENT OF NEW PLANT MATERIAL  
TO BE ADJUSTED ON SITE AS NEEDED

BASE PLAN	10.5.23
REVISION/ISSUE	2.8.24



Project Landscape Plan	Sheet Landscape Plan 001
Date: 02.08.24	

Back of House

Deck 16' x 10'

12'

16'

5'

3'

6' x 6'

9' x 5'

Deck  
16, x 10'

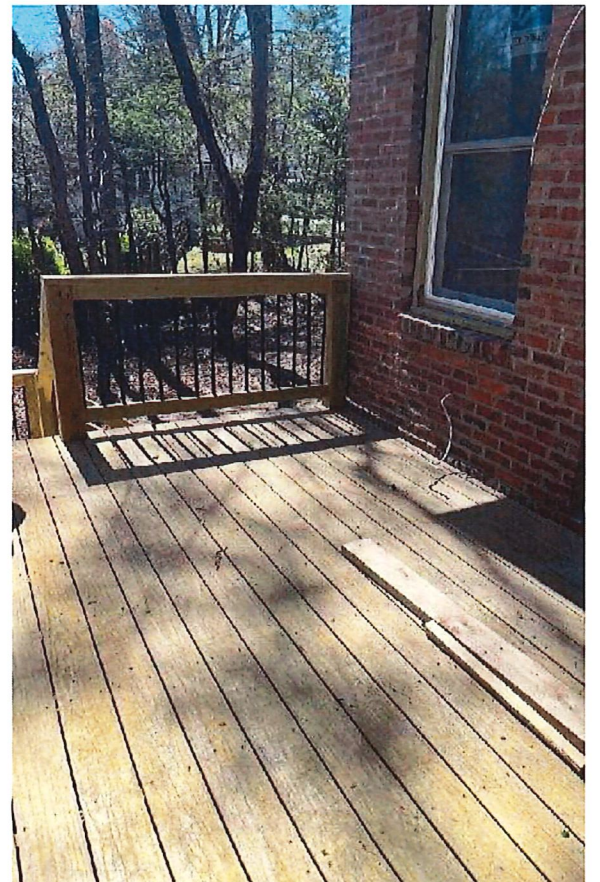
971  
2056  
X

5

31

191

## NEW DECK:



### VIEW OF DECK FROM STREET:



These photos show the visibility of the deck from the street view. As seen in the images, only a small portion of the stairs is visible from the front of the house. This limited visibility can be easily managed through proper plant placement and landscape design, ensuring that the historic character of the property remains intact while providing the necessary functionality.

**NOTE: See site plan indicating the location of the deck relative to the house and also a more detailed elevation drawing to follow.**

Thank you for your time and consideration of our application. Please let us know if you have any questions or require additional information. We appreciate your assistance in preserving the historical integrity of this property.

Best Regards,  
Patsy Stewart