



**CITY OF HENDERSONVILLE
AMENDED AGENDA ITEM
SUMMARY
PLANNING DIVISION**



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** July 17, 2024

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: 1420 Ridgecrest Drive – Retroactive Windows and Rear Deck
(H24-021-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-021-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

Windows:

1. The replacement windows match the original design and dimension and utilize a compatible substitute material. [Sec. 3.7.5]
2. The new window replace the original unit in kind, matching the design and the dimension of the original sash, panel, pane configuration, architectural trim, and detailing. Compatible substitute material was utilized. [Sec. 3.7.5]

Deck:

1. The location and construction of the deck does not damage or obscure the character-defining features and details of the structure. [Sec. 4.1.1]
2. The deck is located in an inconspicuous location at the rear of the building and is not visible from the street. [Sec. 4.1.2]
3. The design and detail of the deck, railings, and steps reflects the materials, scale, and proportions of the building. [Sec. 4.1.3]

5. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-021-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

Windows:

1. The retention and preservation of windows that contribute to the overall historic character of the building is not prioritized. [Sec. 4.2.6]
2. The property owner should replace only the deteriorated feature in kind rather than the entire unit. [Sec. 3.7.5]
3. The replacement windows are not replaced in kind, matching the design and the dimensions of the original design. The substitute material is incompatible with the original material. [Sec. 3.7.6]
4. The vinyl material is not an appropriate material for contributing properties. [Sec. 3.12.1]

Suggested Remedies:

- Replace all windows on the ground floor of the house with wooden windows.
- Replace the front and southwest windows with wooden windows.
- Other remedy.

<p>4. The deck aligns with the height of the buildings first-floor level. [Sec. 4.1.4]</p> <p>[DISCUSS & VOTE]</p>	<p>Deck:</p> <ol style="list-style-type: none"> 1. The location and construction of the deck damages the historic fabric and character-defining features and details of the structure. [Sec. 4.1.1] 2. The deck is not located in an inconspicuous location and can be seen from the street. [Sec. 4.1.2] 3. The design and details of the deck, associated railings, and steps do not reflect the materials, scale, and proportion of the building. [Sec. 4.1.3] <p>Suggested Remedies:</p> <ul style="list-style-type: none"> • Remove deck and stairs from rear of house. • Alter the stairs so they cannot be seen from the street. • Buffer the stairs with plantings so they are not as noticeable from the street. • Other remedy. <p>[DISCUSS & VOTE]</p>
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PROJECT/PETITIONER NUMBER:	H24-021-COA
PETITIONER NAME:	Patsy Stewart (Applicant and Property Owner)
EXHIBITS:	<p>A. COA Application</p> <p>B. Staff Report</p> <p>C. Warranty Deed</p>