

# 1420 RIDGECREST DR. – Retroactive Approval of Windows and Rear Deck

## (H24-021-COA)

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

### Staff Report Contents

PROJECT SUMMARY.....	2
SITE VICINITY MAP .....	2
CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP .....	3
HISTORY OF SUBJECT PROPERTY.....	4
REQUEST I: REPLACEMENT WINDOWS - SITE IMAGES.....	5
REQUEST I: REPLACEMENT WINDOWS - DESIGN STANDARDS CRITERIA.....	11
REQUEST II: REPLACEMENT DECK – REPLACEMENT DECKS IN DISTRICT .....	12
REQUEST II: REPLACEMENT DECK - DESIGN STANDARDS CRITERIA .....	14
EXHIBITS .....	14



## PROJECT SUMMARY

**Applicant:** Patsy Stewart

**Property Owner:** Patsy Stewart

**Property Address:** 1420 Ridgecrest Drive

**Project Acreage:** 0.35 Acres

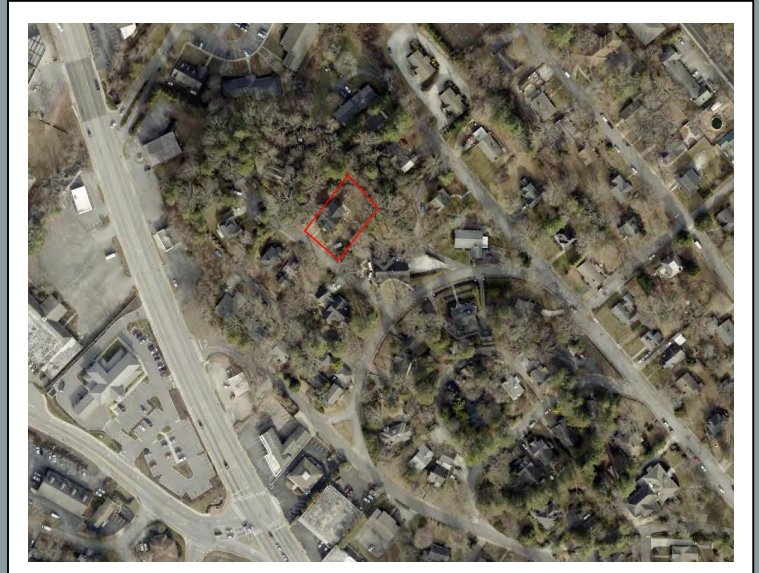
**Parcel Identification Number(s):**

9569-62-1692

**Current Parcel Zoning:** R-6 High Density Residential

**Historic District:** Hyman Heights Historic Overlay District

**Project Type:** Major Work (retroactive approval of windows and rear deck)



SITE VICINITY MAP

### **Project Summary:**

The City is in receipt of a Certificate of Appropriateness (COA) application from Patsy Stewart for the retroactive approval of replacement windows and a rear deck at 1420 Ridgecrest Drive.

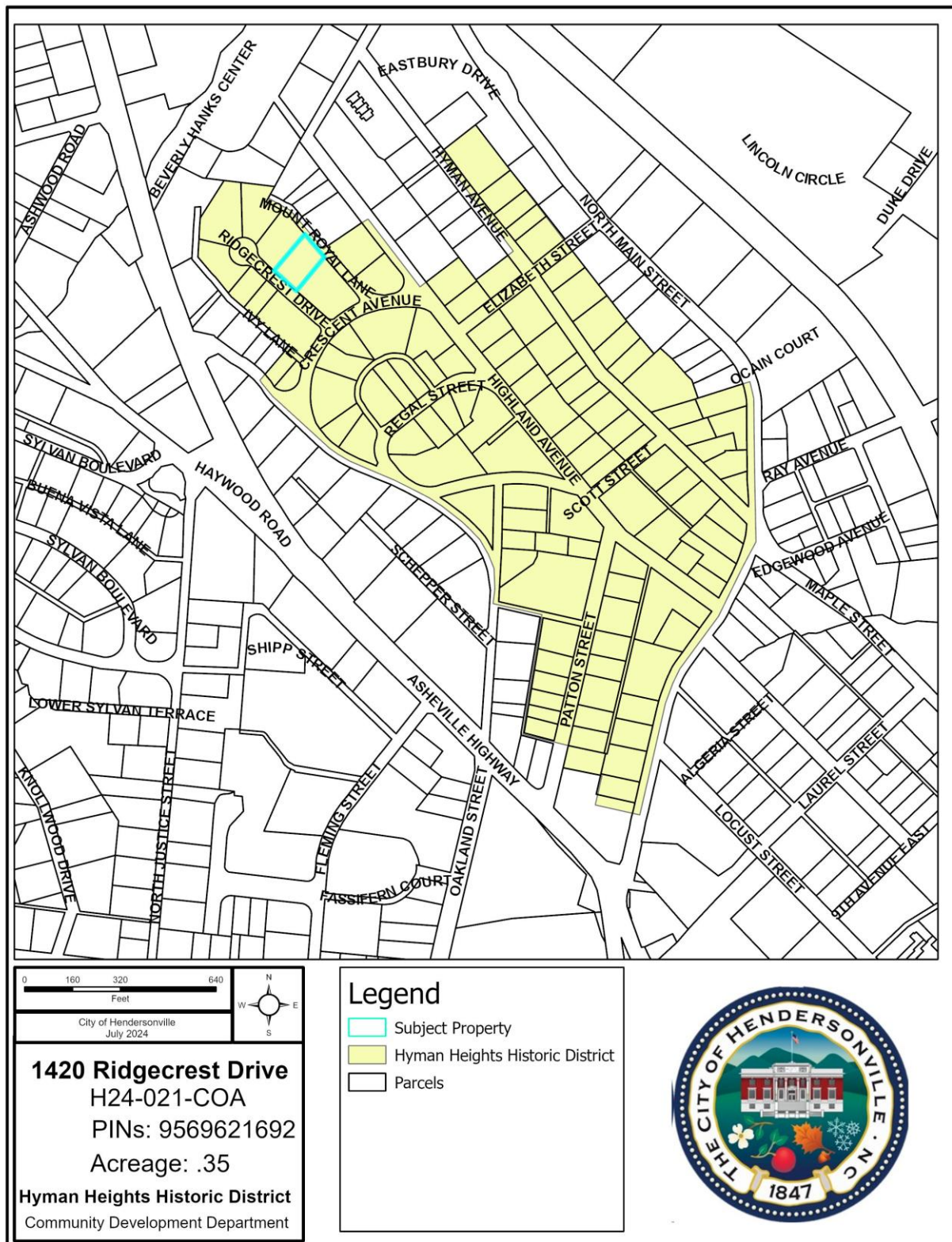
The property owner purchased the home in 2023. The sale of the home occurred after the Historic Preservation Commission commenced demolition by neglect of the property. Since the purchase of the property, the owner has received a staff approved COA for a full roof replacement in-kind and repair to the foundation. Both projects have been completed.

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

**REQUEST I: Replacement Windows.** The applicant is seeking retroactive approval for windows they replaced on the main level (first floor) of the home. The previous windows were replaced with vinyl replacement windows that match in *style* and *color* to the original.

**REQUEST II: Replacement Deck.** The applicant is seeking retroactive approval for a replacement deck that was constructed on the rear of the house. The deck was enlarged to 16' x 10', moved to the southeast rear corner of the home, and a new set of steps were constructed off the side of the deck that wrap around to the back corner of the house. The base of the steps is the only part of the deck that can be seen from the street.

PROJECT SUMMARY – CONTINUED



CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP



## Columbus Few House

**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.

*(Sanborn maps, city directories)*

REQUEST I: REPLACEMENT WINDOWS - SITE IMAGES

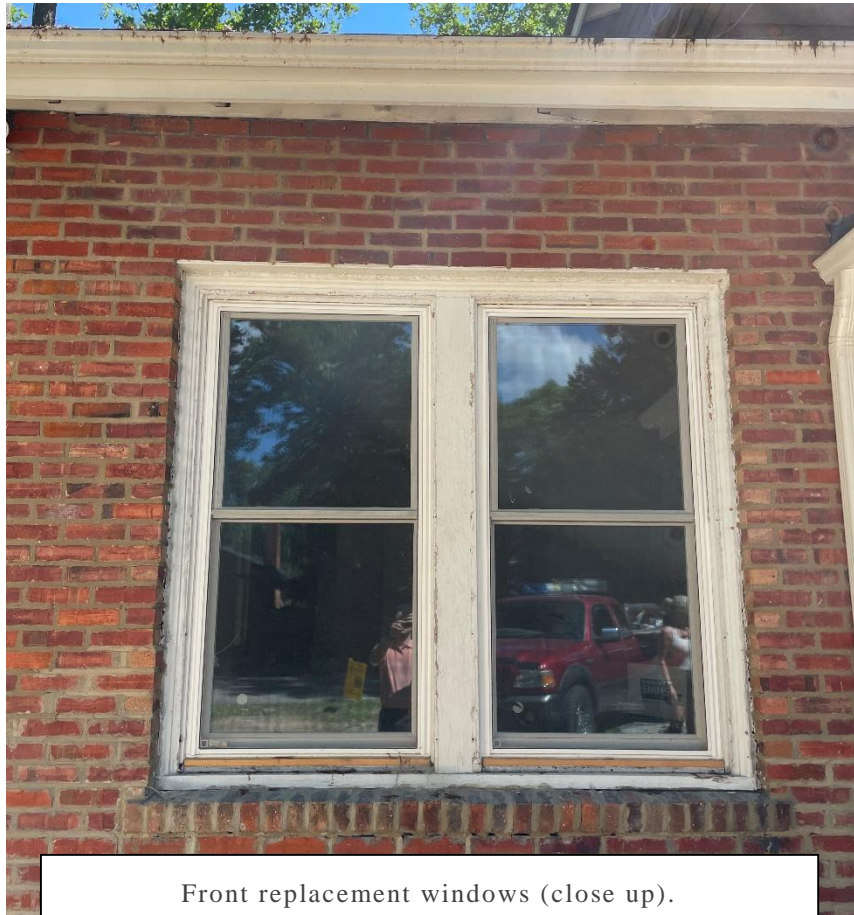


View of front façade of 1420 Ridgecrest Drive with the **previous windows.**

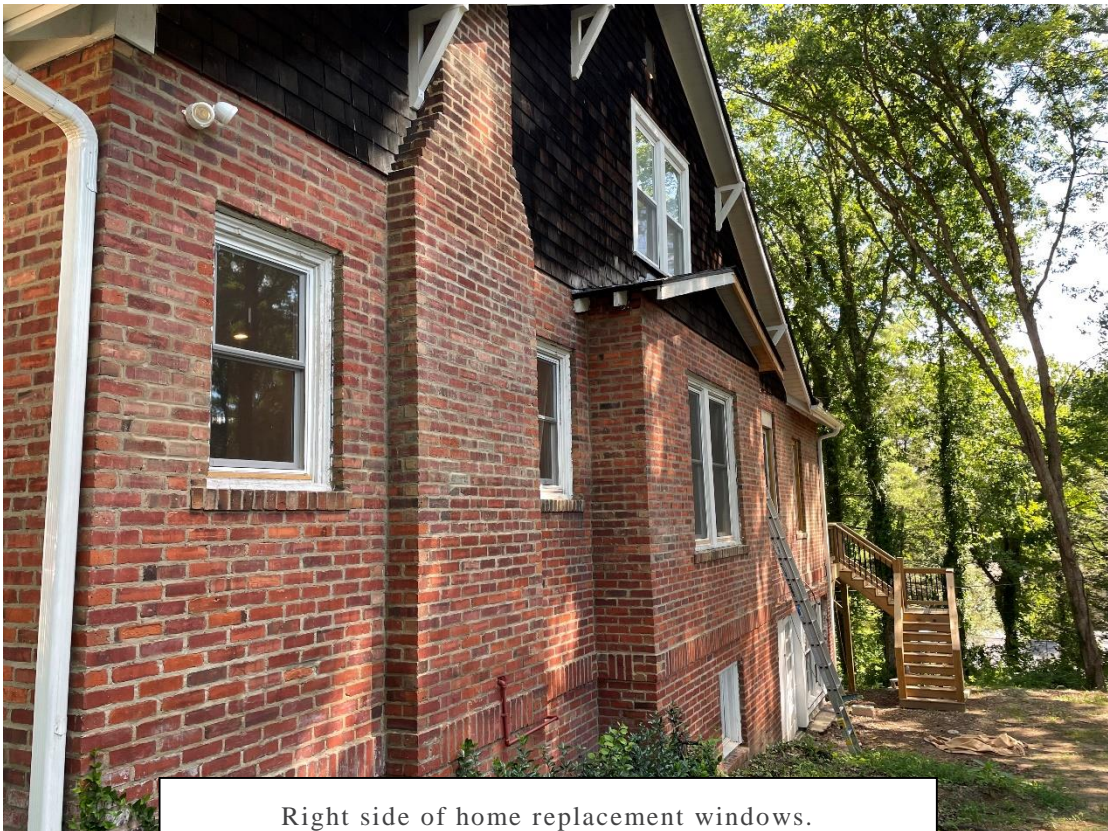


View of front façade of 1420 Ridgecrest Drive with the **replacement windows.**



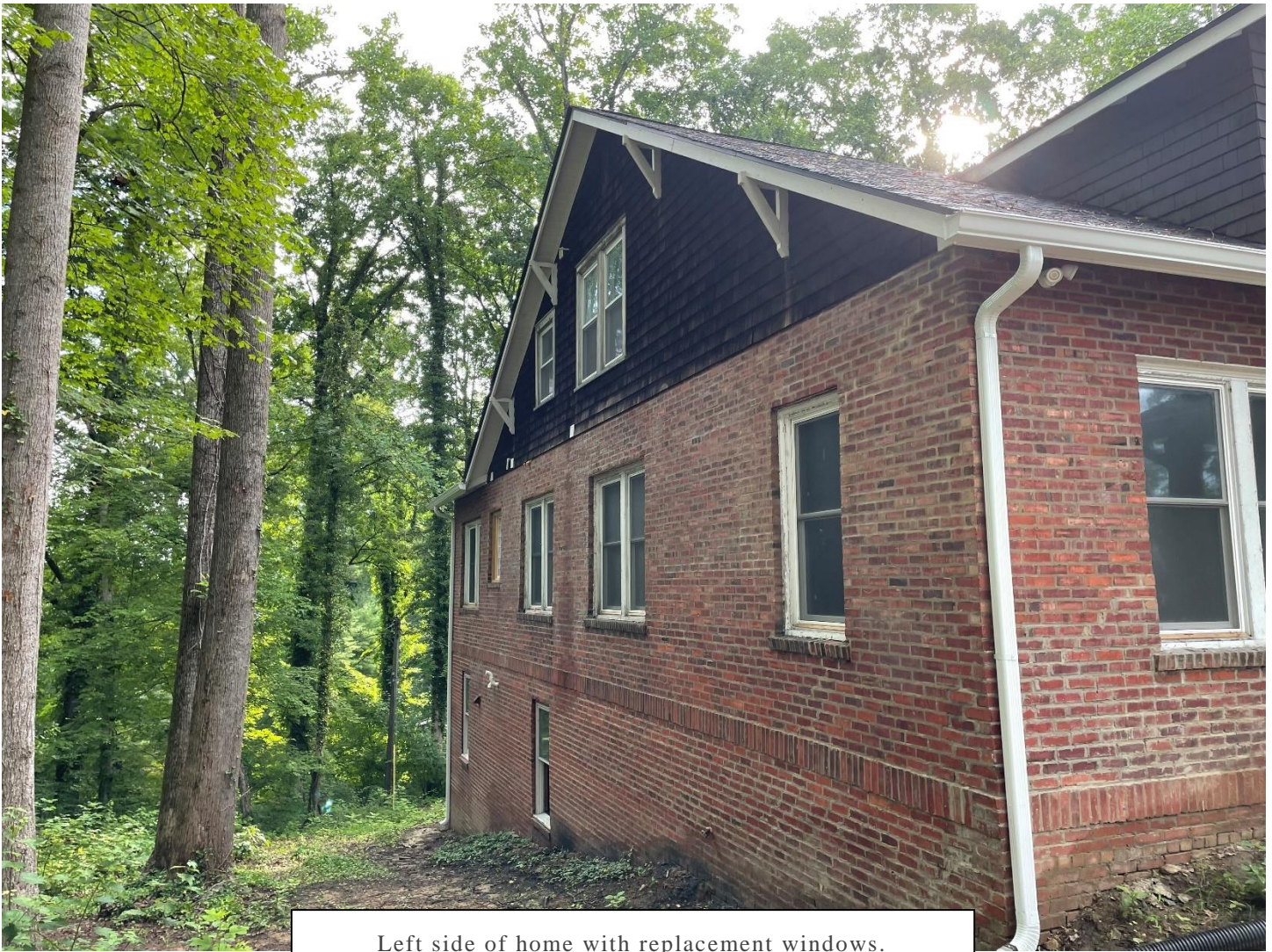


Front replacement windows (close up).



Right side of home replacement windows.





Left side of home with replacement windows.

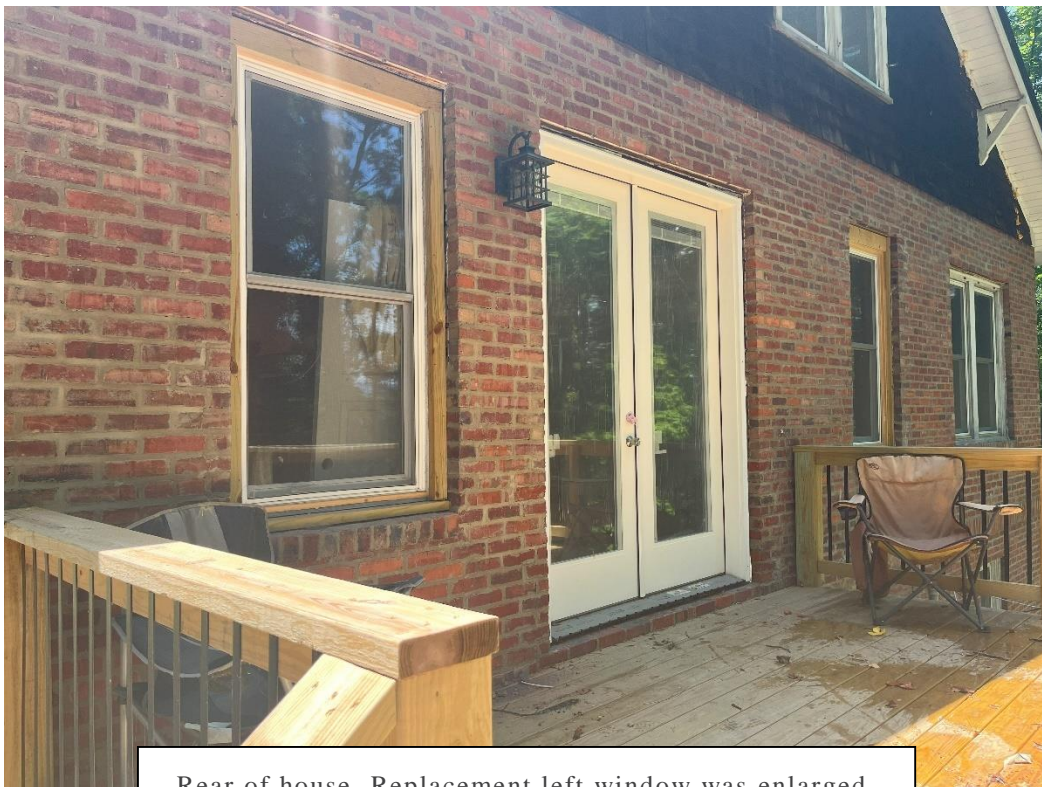


Previous window replaced with glass block window on left side of home.



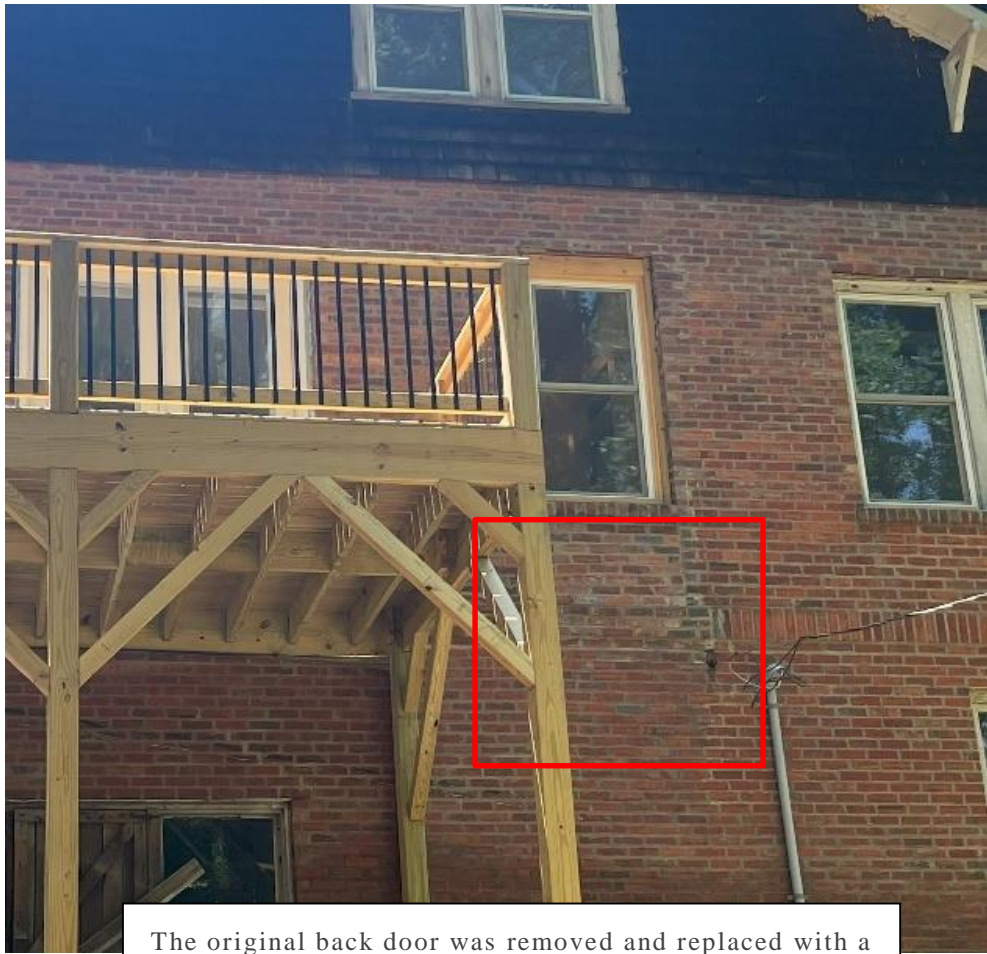


Rear of house. Photo taken in 2016.



Rear of house. Replacement left window was enlarged. Window to the right of the double doors replaced the spot previously occupied by the back door.





The original back door was removed and replaced with a window. Brick was used to fill in underneath the window.



Left window opening on rear of house was increased in size to allow for a larger window.





**Note on rear double doors:**

The double doors on the rear of the house are located where two windows previously were. The property owner did not submit a COA for the double doors. Staff became aware of the doors while reviewing the current application and has requested the applicant submit an additional COA for the doors to be reviewed at the next HPC meeting.



## REQUEST 1: REPLACEMENT WINDOWS - DESIGN STANDARDS CRITERIA

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

### **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**

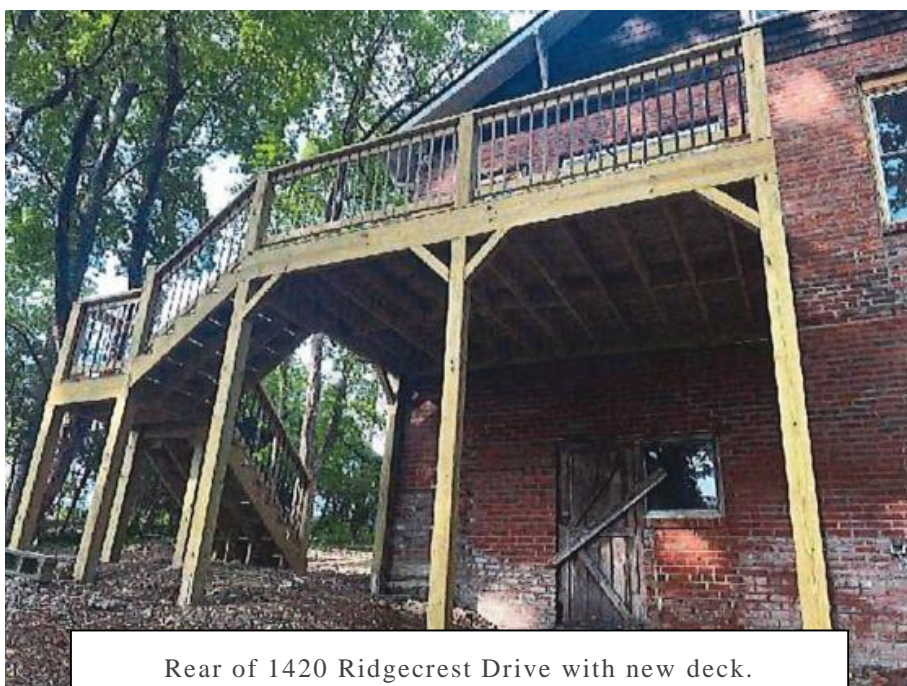
**Sec. 3.12.1** - Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials.



REQUEST II: REPLACEMENT DECK – REPLACEMENT DECKS IN DISTRICT

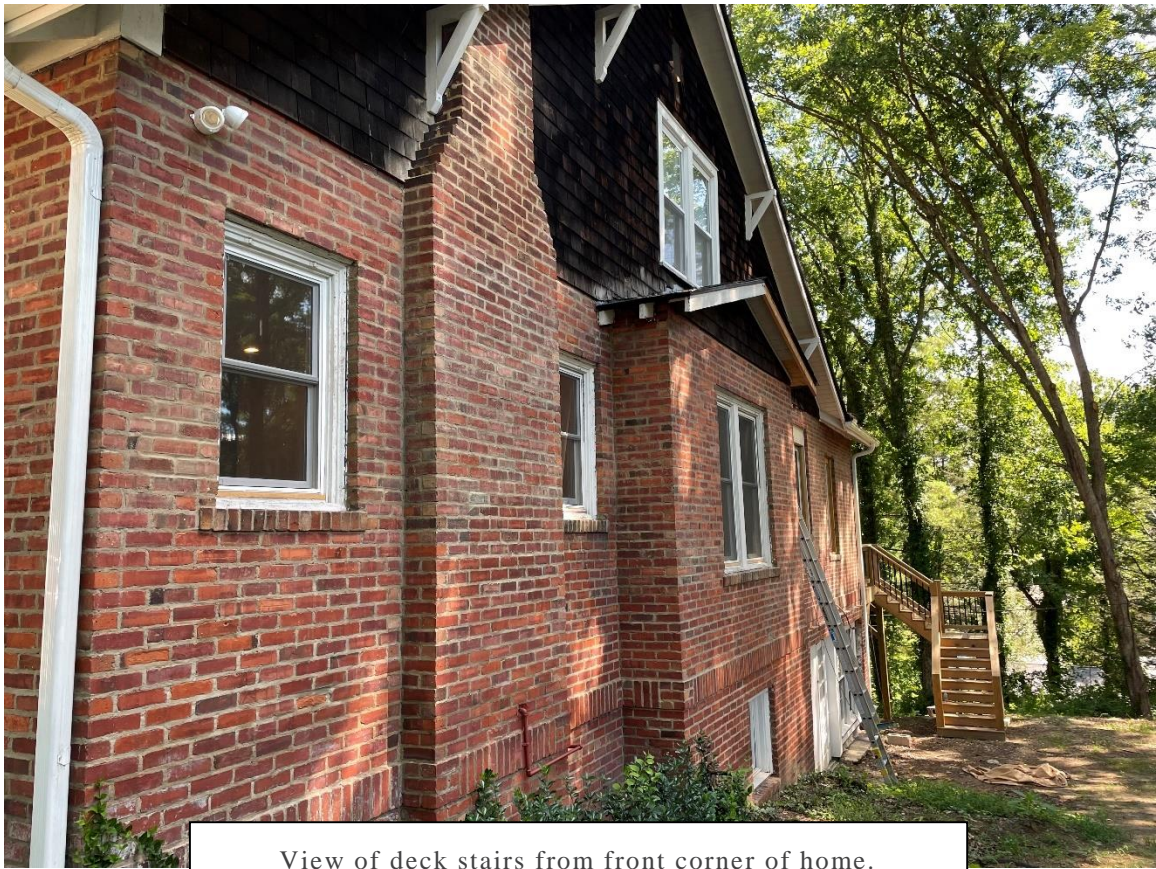


Rear of 1420 Ridgecrest Drive with previous deck and steps.



Rear of 1420 Ridgecrest Drive with new deck.





View of deck stairs from front corner of home.



Side view of stairs and deck.



## REQUEST II: REPLACEMENT DECK - DESIGN STANDARDS CRITERIA

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

### **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.

## EXHIBITS

- Exhibit A – Staff Report
- Exhibit B – COA Application
- Exhibit C – Warranty Deed