



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

Date: 7-18-24

☒ Minor Work

☐ Major Work

☐ Major Work Resubmittal

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

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.
<p>We respectfully submit the following proposed alterations for review and approval by the Hendersonville Historic Preservation Commission:</p> <p>Front Door Replacement: We seek approval to replace the deteriorated front door, which exhibits significant damage including dog scratches, numerous holes from old hardware, and structural issues such as rotting corners and light infiltration. The new door will match the original in design and material, ensuring it aligns with the historic character of the home.</p> <p>Retroactive Approval for French Doors: We request retroactive approval for the installation of French doors on the back of the home. The original small door providing access to the previous deck was replaced with a small window, and a double window was removed to accommodate the new French doors. This alteration was necessary due to the reconfiguration of the back deck, which provided improved structural integrity and access. The installation of French doors enhances both functionality and aesthetics while complying with historical preservation guidelines.</p> <p>Thank you for your consideration of these requests. Additional details and supporting documentation are provided within the attached PDF.</p>



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: 7/18/24

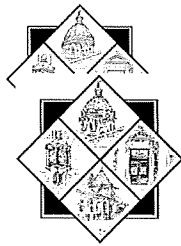
Received By: Sam Hayes

Application Complete: Y/N

Proposed HPC Meeting Date (if applicable): Aug. 21, 2024

Notes:

Applicant incorrectly labeled this as minor work. These two projects should be labeled major work.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
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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 type="checkbox"/>	Pre-Application Meeting with City Staff (Required for Major Work only)
<input type="checkbox"/>	Detailed Project Description
<input type="checkbox"/>	Color/Labeled Photographs of Subject Property
<input 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. brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron)

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



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Existing Stairs, Landing, Steps and Entryways	
<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.
Replacement of Missing Details	
<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.
Replacement of Upper Façade Windows (Main Street Local Historic District)	
<input type="checkbox"/>	Photographs showing existing conditions and number of windows to be replaced
<input type="checkbox"/>	Material information for any new material.
Removal of Accessory Buildings (not original to the site)	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Site Plan indicating location of accessory building
Accessibility	
<input type="checkbox"/>	Site Plan indicating location of temporary structure.
<input type="checkbox"/>	Material Information
Decks (Main Street Local Historic District)	
<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
Other Miscellaneous Work Not Listed	
<input type="checkbox"/>	Contact City Staff if you are not sure what is required for your scope of work.
MAJOR WORK REQUIREMENTS	
New Construction, Additions & Accessory Structures	
<input type="checkbox"/>	Materials Worksheet (Not required for Additions)
<input type="checkbox"/>	Existing & Proposed Site Plans (drawn to scale)
<input type="checkbox"/>	Existing & Proposed Floor Plans (drawn to scale)
<input 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 type="checkbox"/>	Streetscape Rendering (Required for new structures sited adjacent to a right of way))
<input 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.

Front Door Replacement

Reason for Replacement: The existing pine door has sustained extensive damage over time, making repair impractical and replacement necessary. Below is a detailed list of the specific issues compromising the door's integrity:

- **Significant Dog Scratches:** The interior left side of the door has very deep and widespread scratches from dogs, affecting its aesthetic and structural soundness.
- **Numerous Holes:** There are multiple holes from old hardware and peepholes that compromise the door's appearance and security.
- **Rotting Corner:** The lower corner of the door is rotting, causing the door to shrink and allowing light to shine through.
- **Door Shrinkage:** The door itself has shrunk, causing a noticeable gap on the left side where light can be seen coming through.
- **Overall Structural Degradation:** These damages collectively render the door beyond feasible repair, impacting both its function and historic appearance.

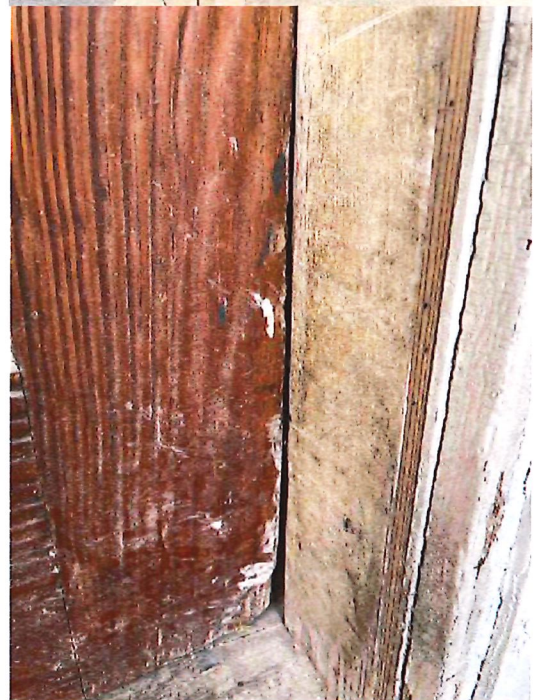
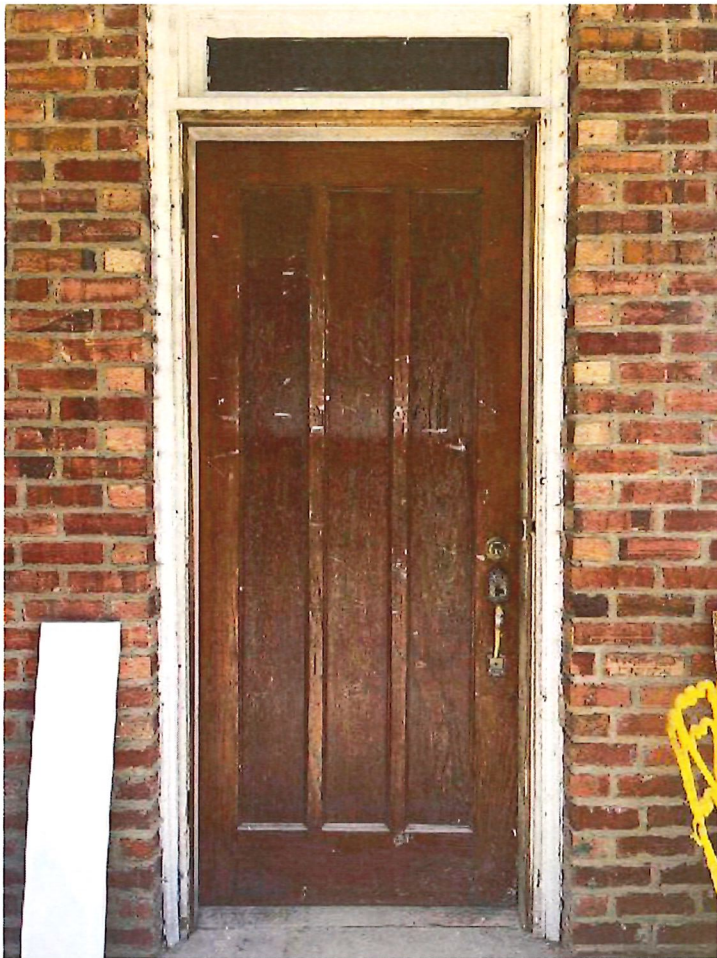
Given the extent of the damage, replacing the door is the most practical solution. The new door will be crafted from the same pine material to exactly resemble the old one. The only change will be a black threshold, which will not be visible from the road, ensuring that the historic character of the building is preserved.

Compliance with Preservation Standards: We understand that the Hendersonville Historic Preservation Commission's guidelines require maintaining the historical integrity of the property by using materials that closely match the original.

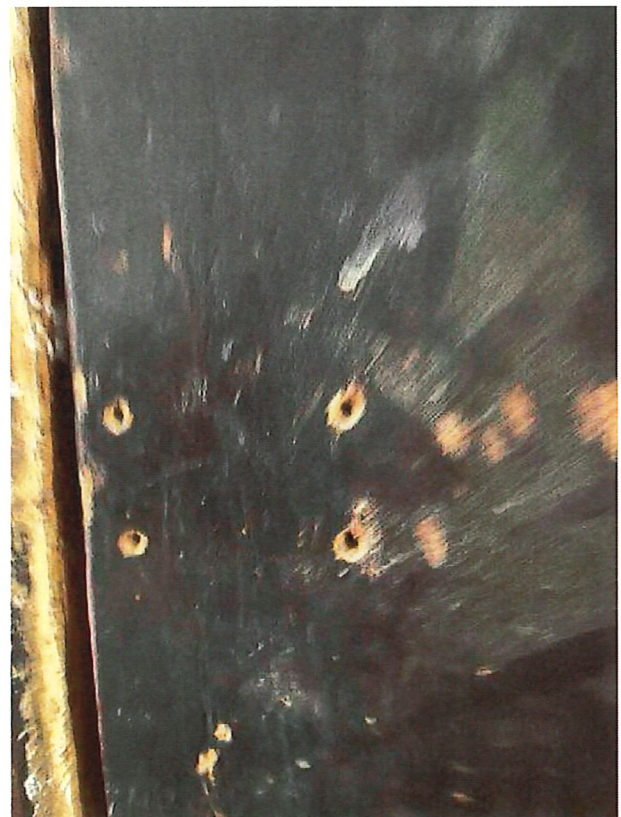
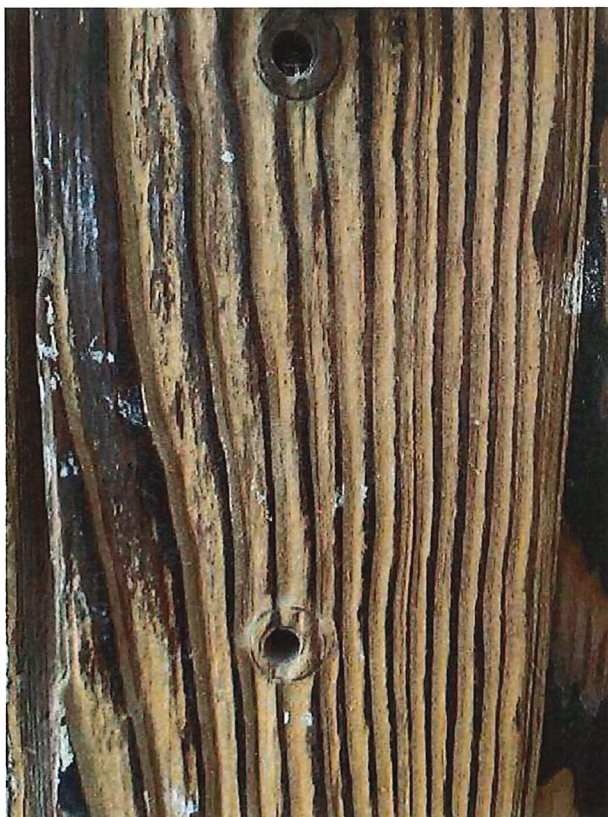
- **Guidelines Reference:** As per sections 3.7.2 and 3.7.6, we are committed to retaining and preserving doors that contribute to the overall historic character of the building and, if replacement is necessary, matching the design, dimension, and material of the original.
- **Additional Guidelines Reference:** Section 3.8.5 states that if replacement of an entire entrance feature is necessary because of deterioration, it should be replaced in kind, matching the original in design, dimension, detail, texture, and material. The new pine door will match the original in every aspect, ensuring the historical character is preserved while addressing the significant structural issues.

Conclusion: The replacement of the front door will maintain the aesthetic integrity of the property while addressing the significant wear and structural issues that make repair unviable. We respectfully request approval for this replacement to ensure compliance with the Hendersonville Historic Preservation Commission's guidelines.

Damage to Existing Front Door (Outside)



Damage to Existing Front Door (Inside)



New Front Door - Information and Specifications

The new door will be designed to maintain the historical integrity of the building. Specifications for the new door include:

- **Material:** Pine wood, matching the original door.
- **Design:** Exact replica of the original door, ensuring historical accuracy.
- **Threshold:** Black, which will not be visible from the road.

Detailed information and specifications for the new door are included and outline the materials, dimensions, and design features to be used in the fabrication of the replacement door. This ensures compliance with the Hendersonville Historic Preservation Commission's guidelines and preserves the architectural integrity of the property.

ESTIMATE SHEET



PH: 828-694-0665 / FX: 828-694-0745

2324 ASHEVILLE HWY

HENDERSONVILLE, NC 28791

Abstract

CUSTOMER / JOB NAME: <u>DAN CHAPMAN - ENTRY DOOR - HARRIS</u>		DATE: <u>07/10/24</u>
ADDRESS: <u>SIMPSON</u>		
***LEAD TIME 8-10 WEEKS ***		

[illegible]

ESTIMATE BASED ON JOB SITE DELIVERY - 20 MILE RADIUS FROM STORE.

THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MAT'L'S CONTAINED HEREIN
ARE SUBJECT TO AVAILABILITY FROM MFR OR SUPPLIER. QTY, EXTENSION,
OR ADDITION ERRORS SUBJECT TO CORRECTION.

CREDIT TERMS SUBJECT TO APPROVAL BY PRO-Build's CREDIT DEPT.

BFS IS A SUPPLIER OF MATERIALS ONLY AND DOES NOT ENGAGE IN THE PRACTICE OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. BFS DOES NOT ASSUME ANY RESPONSIBILITY FOR DESIGN, ENGINEERING, OR CONSTRUCTION; FOR THE SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS; OR FOR COMPLIANCE WITH ANY BUILDING CODES OR STANDARD OF WORKMANSHIP.

8-10 week lead time



CERTIFIED DOOR QUOTE
BFS Kyndle

Tom Williams
Harris Door & Millwork

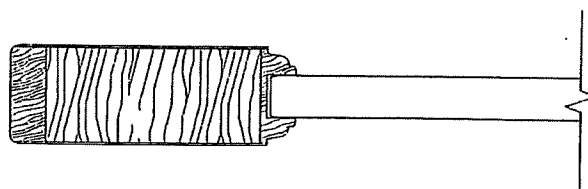
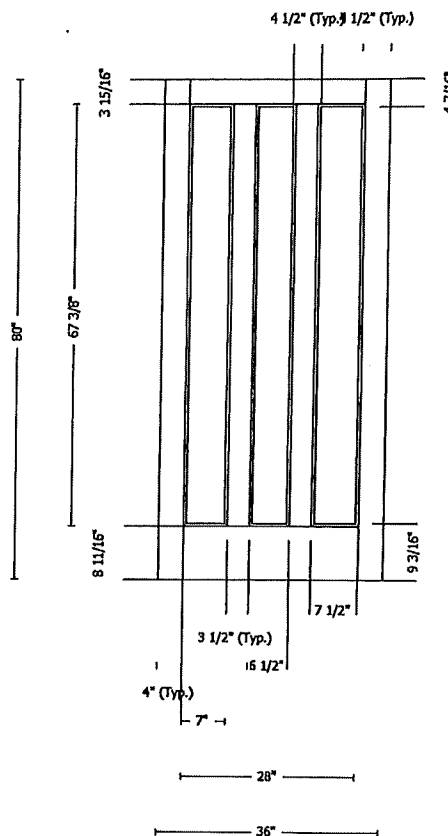
QUOTE #: P5318494-100-1
Quote valid for 30 days. Prices may change.

7230 Traditional

SERIES: Traditional Exterior Doors
DOOR DESIGN: 7230
QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Fir
WOOD GRADE: Select
WIDTH: 3'-0"
HEIGHT: 6'-8"
THICKNESS: 1 3/4"
PROFILE: Ovolo Sticking
PANEL: 3/4" Flat
ADDITIONAL OPTIONS:
UltraBlock® Technology
Cartoned
PYD



Approved _____

Date _____

SIMPSONDOOR.COM

1.800.SIMPSON

Simpson®
Door Company

INSPIRATION
AT YOUR DOOR

CERTIFIED DOOR QUOTE
BFS Kyndle

Tom Williams
Harris Door & Millwork

CERTIFIED DOOR QUOTE SUMMARY

100-1 7230 Traditional Fir 3-0" x 6-8" x 1 3/4"

Quantity: 1

Approved _____

Date _____

SIMPSONDOOR.COM

1.800.SIMPSON

Certificate of Appropriateness Application

1420 Ridgecrest Dr.

Retroactive Approval of French Doors

Retroactive Approval Request: We are seeking retroactive approval for the installation of French doors at the rear of the home. Detailed specifications, a receipt for the purchased and installed French doors, and a rendering with all necessary measurements are included to provide thorough documentation for the committee's review. The new deck and all new windows were submitted in a separate Certificate of Appropriateness (COA) application for review at the July 17, 2024, meeting. The deck was approved at the Historic Preservation Committee meeting on July 17, 2024.

Project Background: When the back deck of the home was reconfigured, a small door providing access to the previous deck was removed. In its place, a larger deck was built with French doors providing access to this new deck. The old deck was structurally unsound and very small, essentially a landing with stairs leading down to the backyard. The new deck offers structural soundness and integrity and was relocated off the kitchen and great room area instead of a hallway, enhancing the home's functionality and safety.

The old single entry door was replaced with a small window, and an old double window was removed and replaced with French doors. This change was driven by structural issues and the need to provide appropriate access to the new, larger deck.

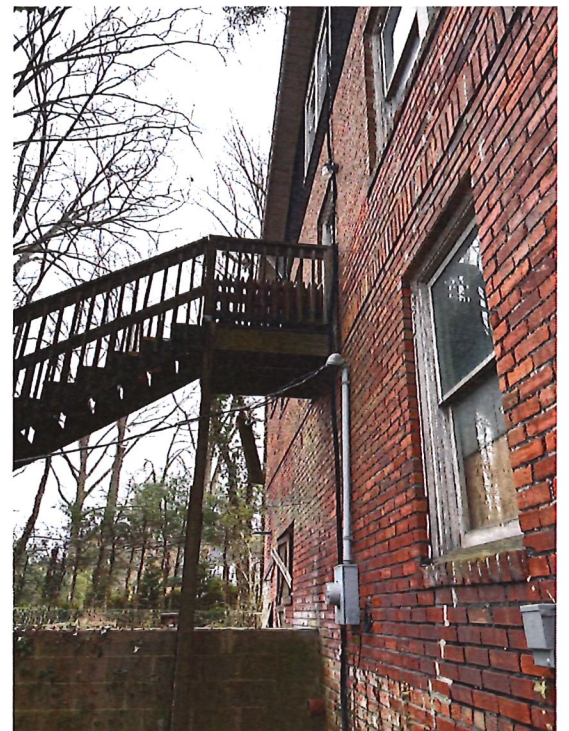
Compliance with Preservation Standards: The decision to install French doors aligns with the Hendersonville Historic Preservation Commission's guidelines by maintaining the architectural integrity of the building while addressing necessary structural improvements.

- **Guidelines Reference:** According to section 3.8.5 of the guidelines, if replacement of an entire entrance feature is necessary because of deterioration, it should be replaced in kind, matching the original in design, dimension, detail, texture, and material. The French doors were installed to replace a deteriorated feature, ensuring the historical character is preserved while improving the building's functionality and safety.
- **Additional Guidelines Reference:** Section 3.7.9 states that if additional windows or doors are necessary for a new use, they should be installed on a rear or non-character-defining elevation of the building, provided they do not compromise the

architectural integrity. The French doors were installed on the rear elevation, ensuring the historical character is preserved while improving the building's functionality and safety.

Conclusion: The installation of the French doors enhances the property's usability and safety without compromising its historic character. The new doors maintain the architectural integrity of the building while providing necessary structural improvements. We respectfully request retroactive approval for this installation to ensure compliance with the Hendersonville Historic Preservation Commission's guidelines.

Old Back of Home - Double Window & Single Door

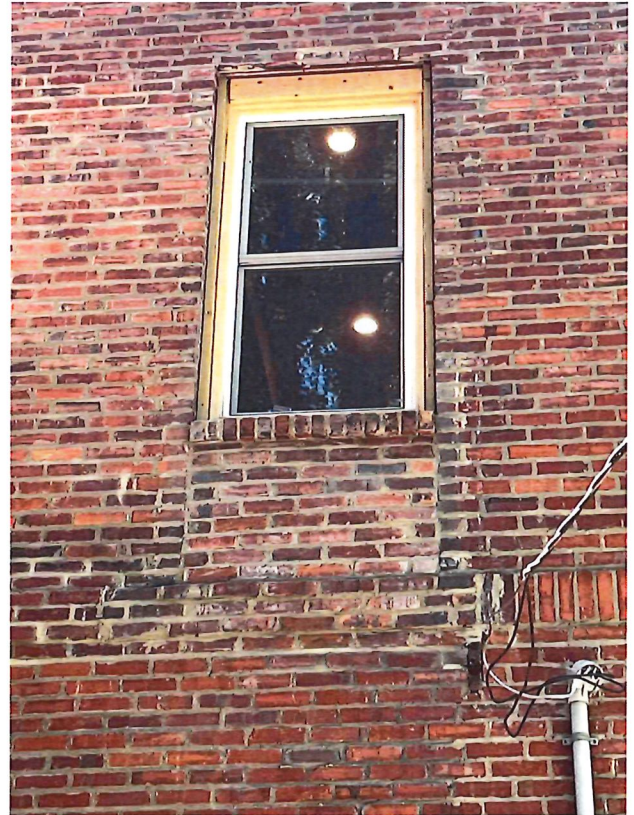


New Back of Home - French Doors & Window





NEW French door entrance



OLD entrance now a window



REPRINT

DATE	SO NUMBER
04-11-24	73981836

SALES ORDER

SPECIAL ORDER Page 1

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

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

JOB NO.	CUSTOMER PO	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
STEWART	INTERIOR DOOR		04-25-24	kad0	HENDNCYD SP
QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
SF 1	38389808.10	<p>REEB 722984B1</p> <p>5068 DBL W/1'0 TRANSOM ABOVE -</p> <p>DOORS: 15 LT TDL PRIMED -</p> <p>FULL VIEW</p> <p>TRANS: 1 LT PRIMED</p> <p>- 4-9/16 PRIMED JAMBS -</p> <p>NO CASING - SATIN NICKEL</p> <p>HINGES & BALL CATCHES</p> <p>PLEASE PICK UP EXTRA DOORS</p> <p>& PLACE IN THE RESALE BIN</p> <p>= = = = =</p>	EA	675.00	675.00

NC045 HENDERSON COUNTY, NC 6.75%

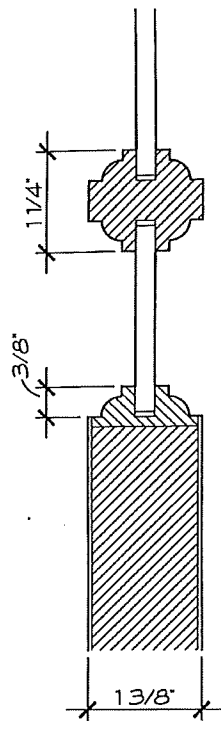
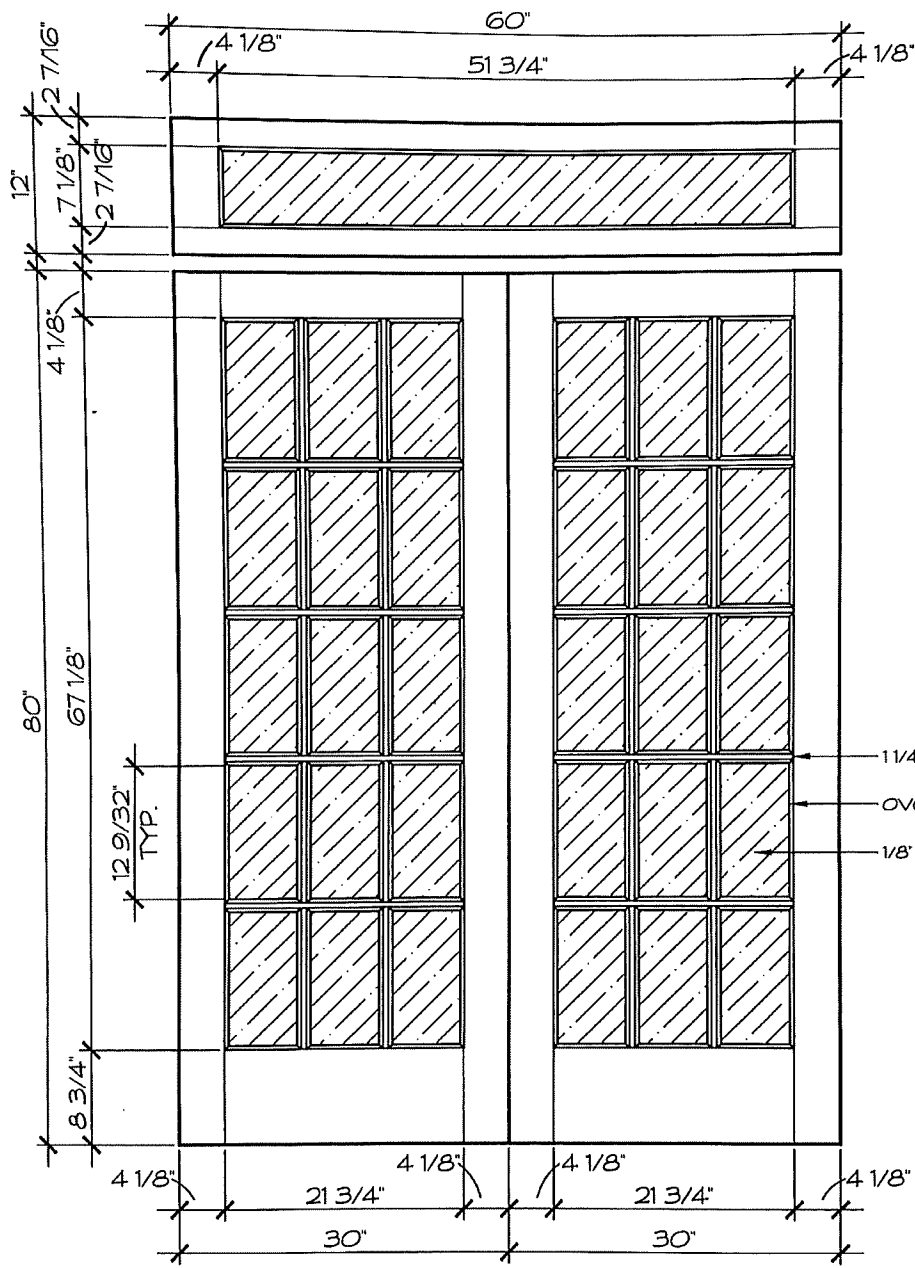
SALESPERSON: P053146

BUYER:

L ON ASH HWY - L ON OAKLAND ST - L ON CRESCENT AVE - L ON RIDGECREST
- ON RIGHT - 828-606-3276

SUBTOTAL	TAX	TOTAL
675.00	45.56	720.56

Unless otherwise specified herein, all prices shown shall only be valid for materials delivered for or received by the Purchaser within 14 days from the date of this order.



DOOR DETAIL
 SCALE: 3/4" = 1'-0"

APPROVED _____ DATE _____
 WHEN PLACING ORDERS, PLEASE SIGN BOTH QUOTE AND ALL SUPPLIED DRAWINGS TO PREVENT DELAYS IN ORDER PROCESSING.

NOTE:
 DRAWING DEPICTED AS VIEWED FROM EXTERIOR
 STICKING IS NOT INCLUDED IN STILE & RAIL DIMENSIONS
 DRAWINGS ARE FOR GENERAL REFERENCE ONLY AND MAY NOT BE BUILT TO THE EXACT DETAIL SHOWN

DOOR: PR8015
 TRANOM: PRTO01



ORDER #722984B1 / LINE 1

PROPOSED DOOR UNIT FOR
BUILDERS FIRSTSOURCE
 2324 ASHEVILLE HIGHWAY
 HENDERSONVILLE, NC 28791
 JOB:

DWG. #722984B1
 DATE: 7/12/2024
 DRAWN: K. APGAR

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1000 MALONEY CIRCLE
 BETHLEHEM, PA 18015
 OFFICE: 610-867-6160
 WEB: WWW.REEB.COM



I appreciate the Hendersonville Historic Preservation Commission's time and consideration in reviewing my request for approval of the front door replacement and the retroactive approval for the French doors on the back side of the home. Your understanding and support in preserving the historical integrity of my property while addressing necessary structural improvements are invaluable to me. Thank you for your attention to these matters.

Sincerely,

Patsy Stewart

