



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



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** August 21, 2024

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

TITLE OF ITEM: 1420 Ridgecrest Drive – New Front Door, After-the-Fact Rear Double Doors
(H24-049-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 # H24-049-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:

Front Door:

1. The replacement door replicates the original door in-kind, matching the design and the dimension of the original architectural trim, detailing, and material. **(Sec. 3.7.6)**

Rear Door:

1. The new rear door is a new design compatible with the original opening and the historic character of the building. **(Sec. 3.7.7)**
2. The new rear door is located on the rear of the structure, which is a non-character-defining elevation of the building and does not compromise the architectural integrity of the building. The design is compatible with the overall design of the building and does not duplicate the original. **(Sec. 3.7.9)**
3. The original architectural character of the exterior wall is maintained with the addition of the doors. **(Sec. 3.6.8)**

1. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-049-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:

Front Door:

2. The front door of the house should be retained and preserved due to its contribution to the overall historic character of the building, including its functional and decorative features such as frame, surrounds, thresholds, and hardware. **(Sec. 3.7.2)**
3. The protection and maintenance of the wooden and architectural elements of the historic door should be done through appropriate methods. **(Sec. 3.7.3)**
4. The historic door and its distinctive features should be repaired using recognized preservation methods for patching, consolidating, splicing, and reinforcing. **(Sec. 3.7.4)**
5. When replacing the deteriorated door, only replace the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. **(Sec. 3.7.5)**

<p>[DISCUSS & VOTE]</p>	<p>Rear Door:</p> <ol style="list-style-type: none"> 1. The new rear door is located on a character-defining elevation of the building and compromises the architectural integrity of the building. (Sec. 3.7.9) 2. It is not appropriate to remove original doors, windows, shutters, hardware, and trim from a character-defining façade. (Sec. 3.7.13) 3. The original architectural character of the exterior wall is not maintained with the addition of the doors. (Sec. 3.6.8) <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. Staff Report</p> <p>B. COA Application</p> <p>C. Warranty Deed</p>