

1420 RIDGECREST DR. – After the Fact Approval of Windows

(H24-021-COA)

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

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PROJECT SUMMARY

Applicant: Patsy Stewart

Property Owner: Patsy Stewart

Property Address: 1420 Ridgecrest Drive

Project Acreage: 0.35 Acres

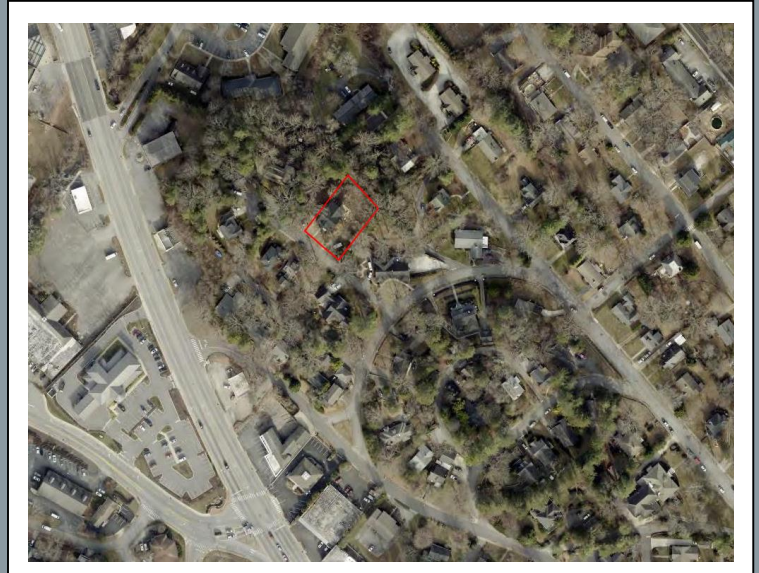
Parcel Identification Number(s):

9569-62-1692

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic Overlay District

Project Type: Major Work (after the fact approval of windows)



SITE VICINITY MAP

Project Summary:

The City of Hendersonville is in receipt of a Certificate of Appropriateness (COA) application from Patsy Stewart for an after-the-fact approval of replacement windows.

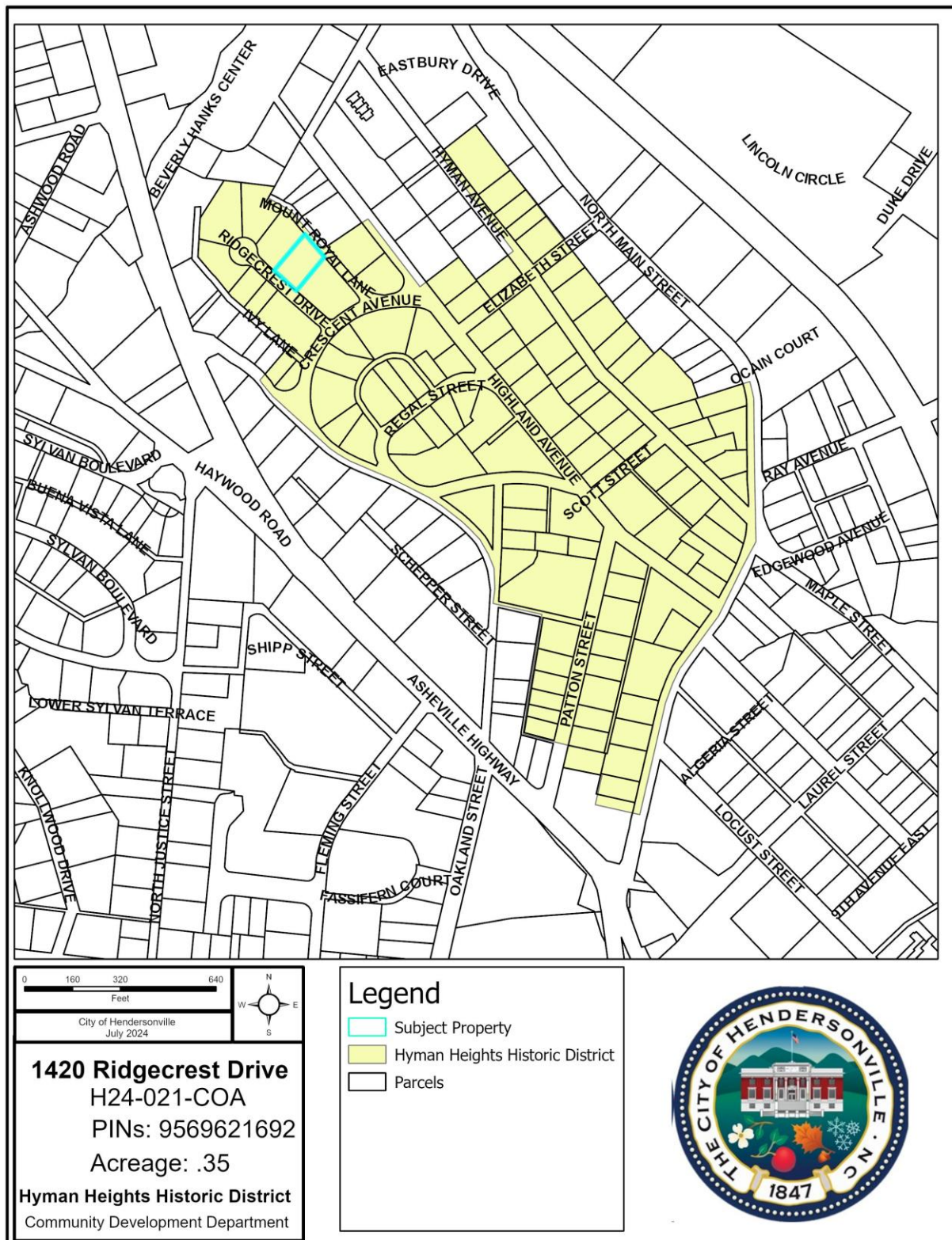
The property owner purchased the home in 2023. The sale of the home occurred after the Historic Preservation Commission commenced demolition by neglect of the property. Since the purchase of the property, the owner has received a staff approved COA for a full roof replacement in-kind, repair to the foundation,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

In July 2024, the applicant also received after-the-fact approval by the Historic Preservation Commission for a new deck on the rear of the house.

The current COA application is a Major Work according to the standards of Residential Design Guidelines. The Historic Preservation Commission heard testimony on the replacement windows at the July 2024 meeting but agreed to continue the hearing in August to allow the applicant time to propose a solution.

Replacement Windows. The applicant is seeking retroactive approval for windows 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.

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)

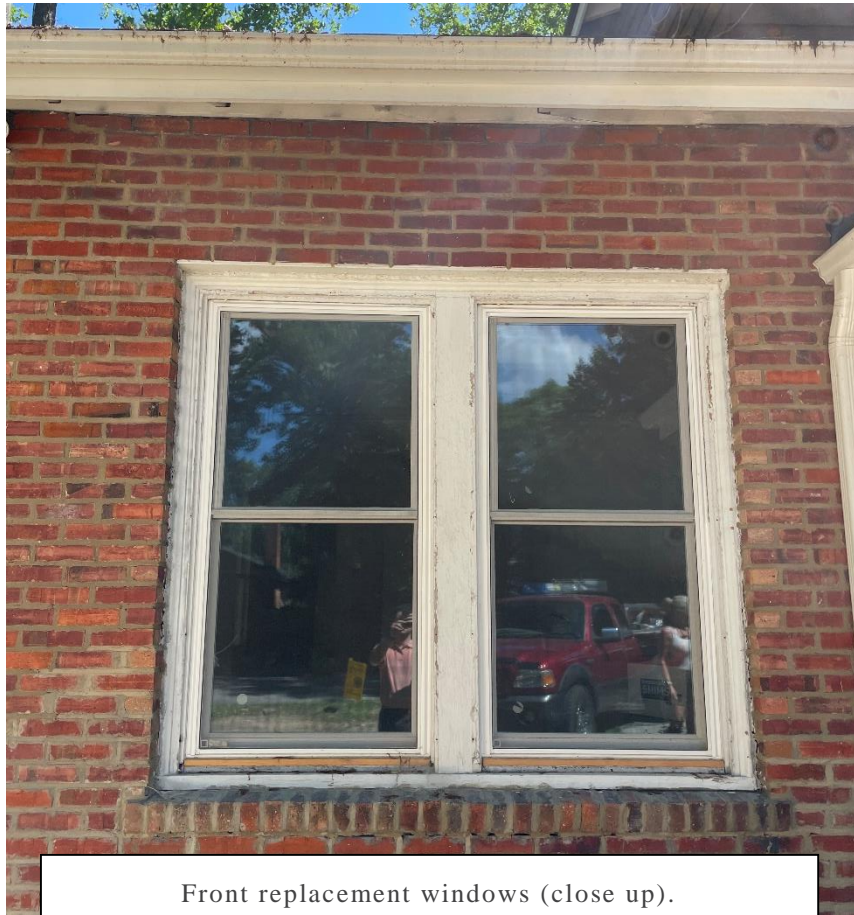
REPLACEMENT WINDOWS - SITE IMAGES



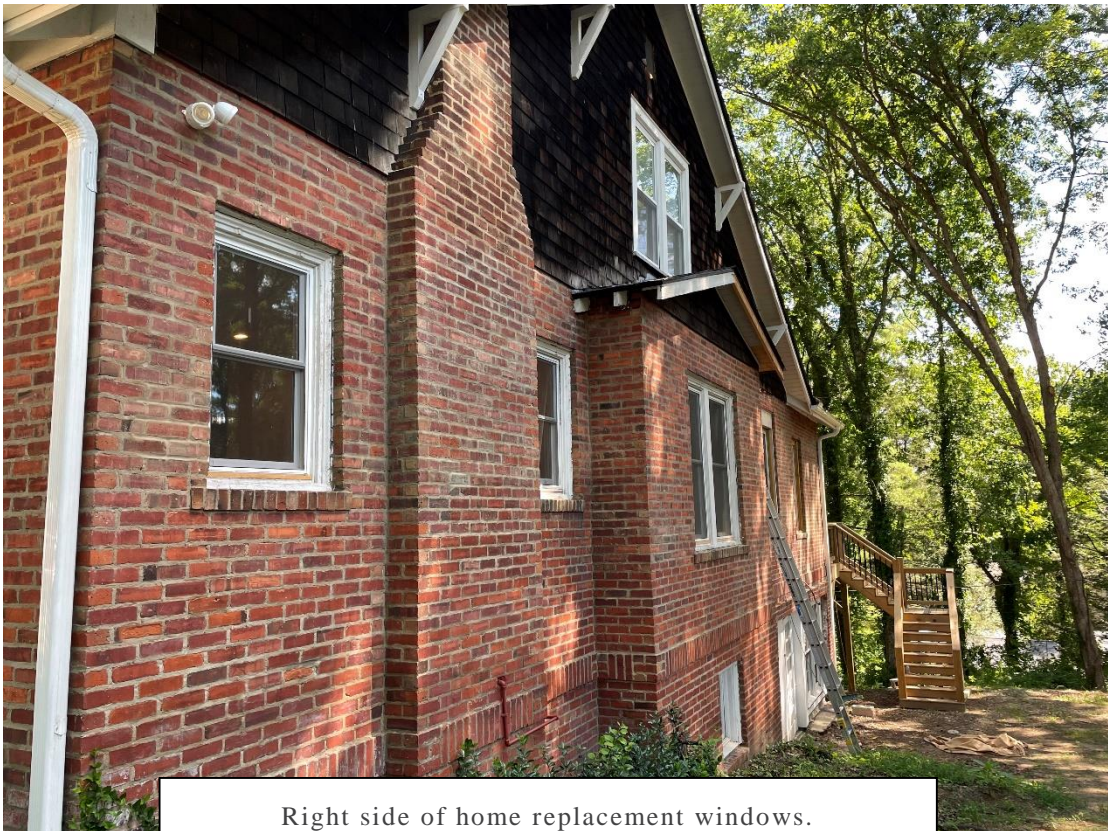
View of front façade of 1420 Ridgecrest Drive with the **previous windows.**



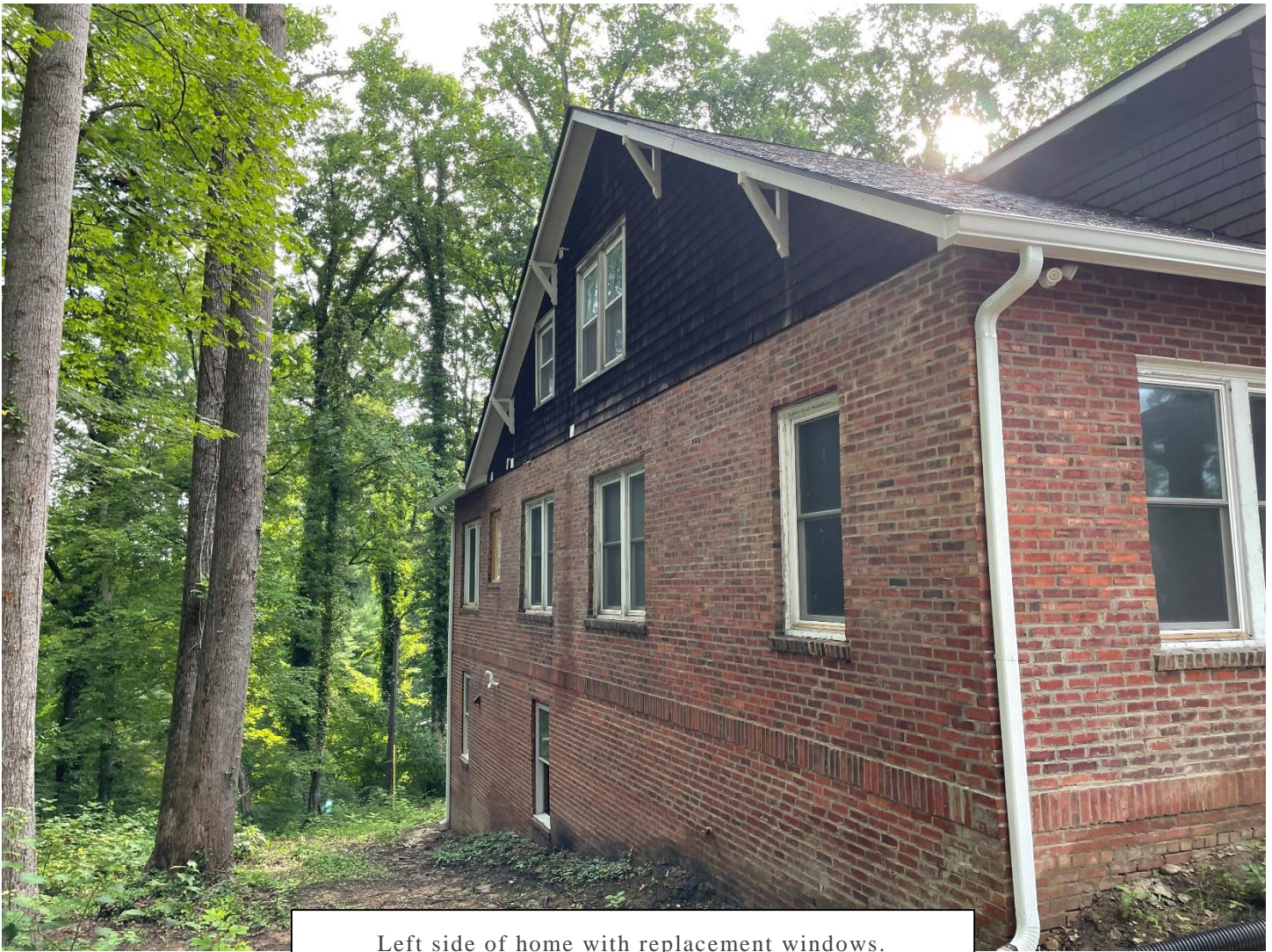
View of front façade of 1420 Ridgecrest Drive with the **replacement windows.**



Front replacement windows (close up).



Right side of home replacement windows.



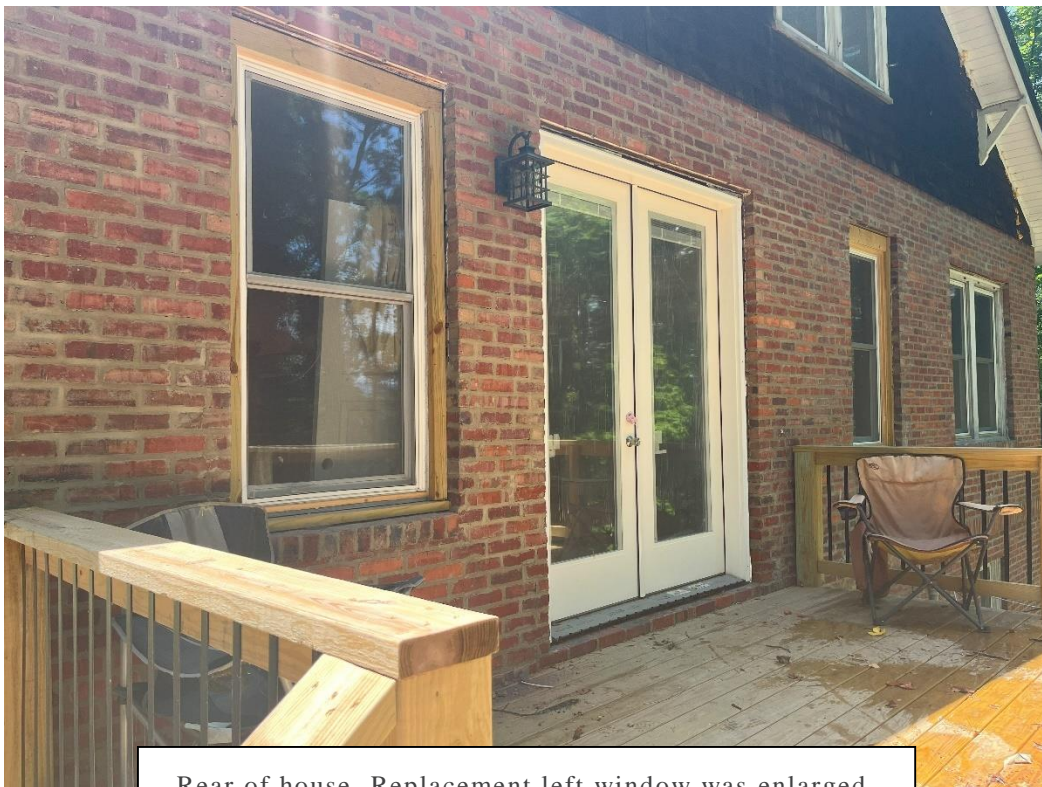
Left side of home with replacement windows.



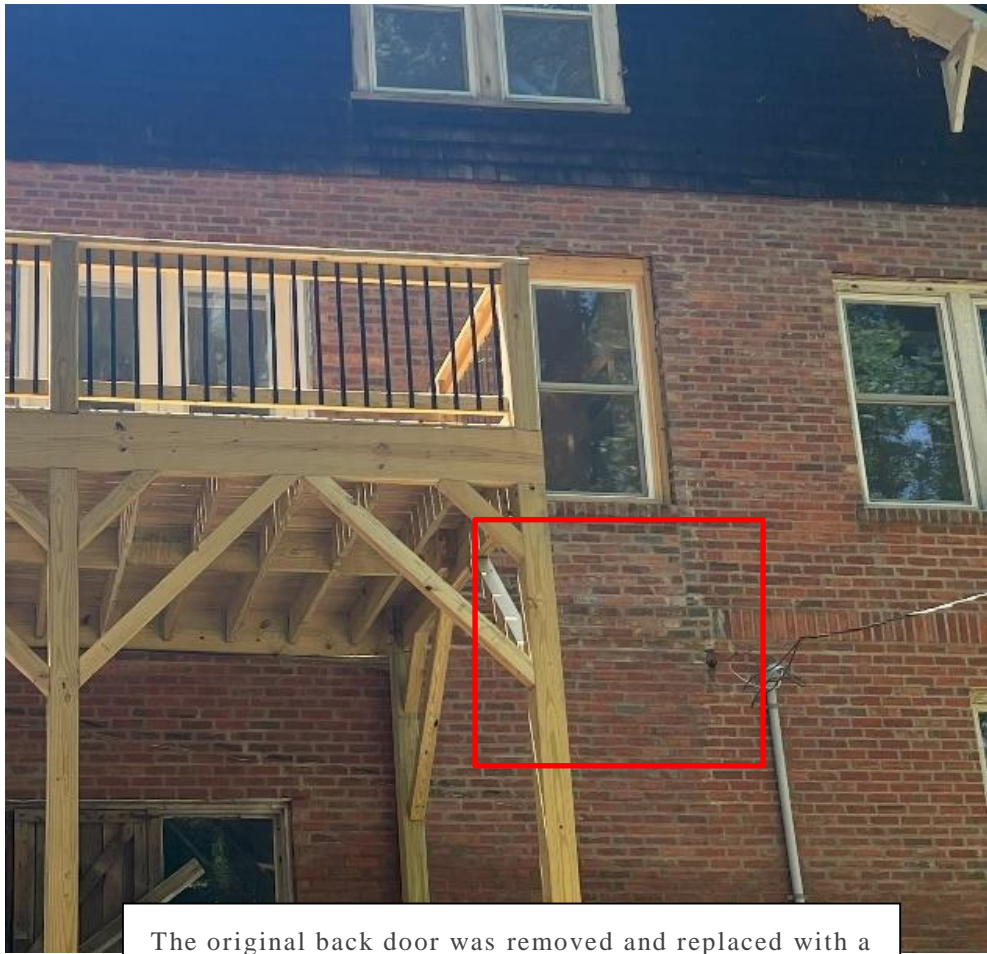
Previous window replaced with glass block window on left side of home. The trim has since been painted white.



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.



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.