

# 1420 RIDGECREST DR. – Replacement Front Door, After-the-Fact Rear Double Doors (H24-049-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

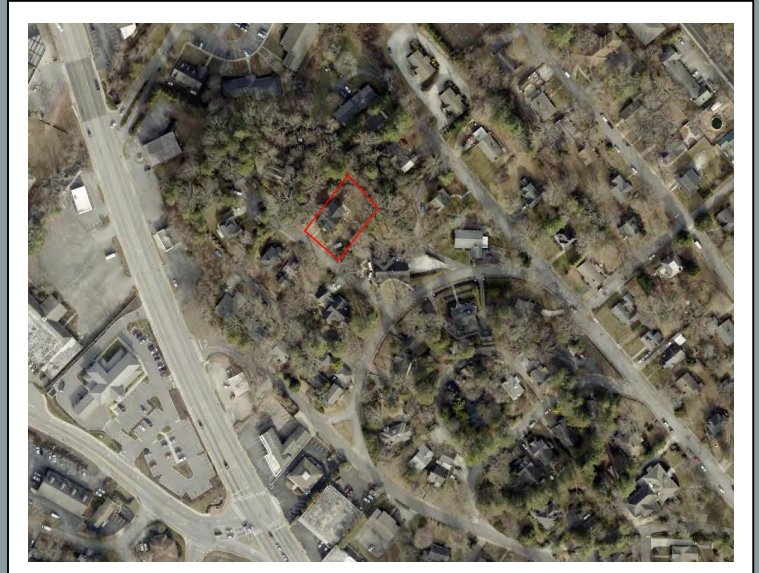
**Parcel Identification Number(s):**

9569-62-1692

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

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

**Project Type:** Major Work (Installation of a new front door, after the fact approval of windows)



SITE VICINITY MAP

### **Project Summary:**

The City is in receipt of a Certificate of Appropriateness (COA) application from Patsy Stewart for the installation of a new front door and an after-the-fact request for the installation of double doors on the rear of the house.

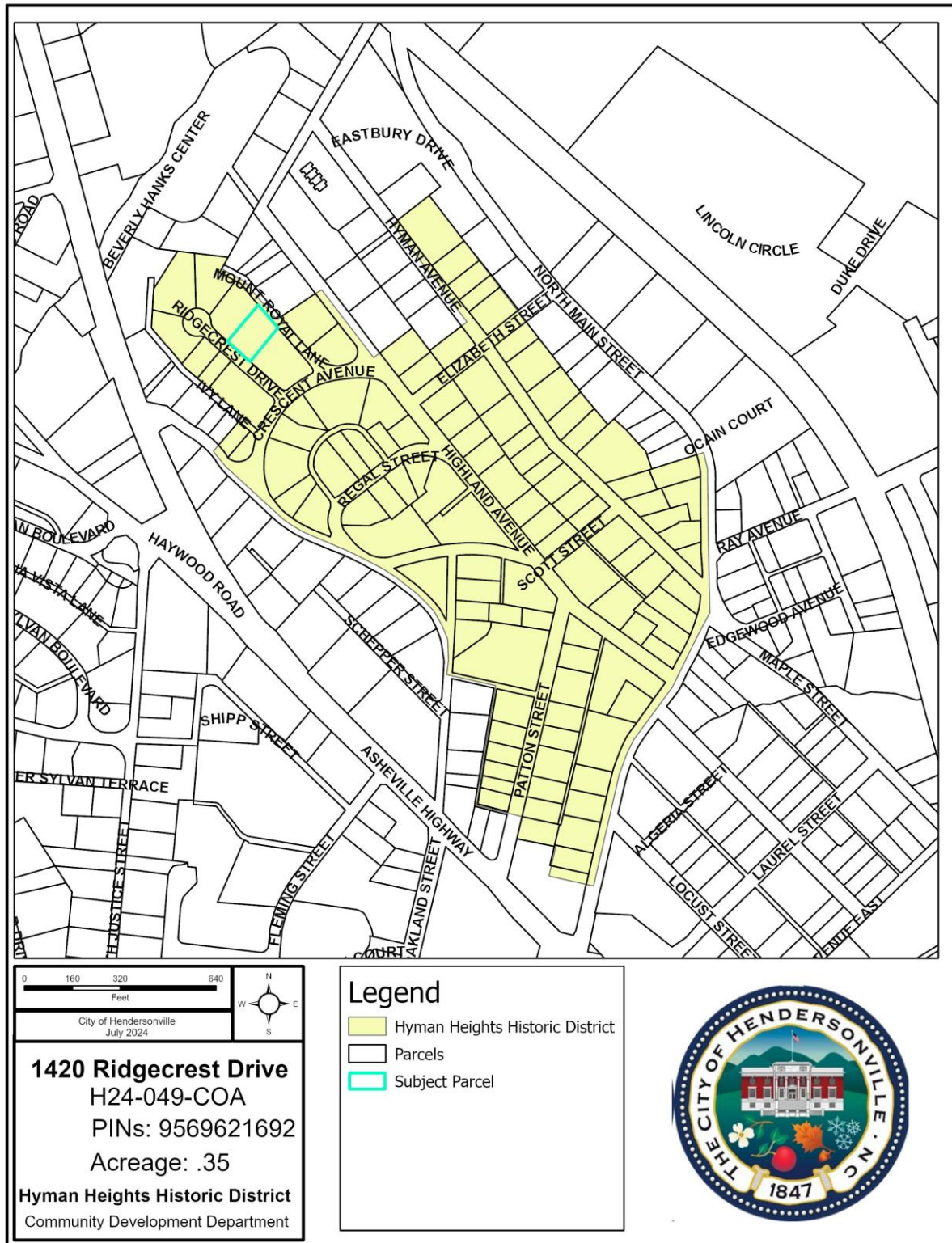
The property owner purchased the home in 2023. The sale of the home occurred after the Historic Preservation Commission commenced demolition by neglect of the property. Since the purchase of the property, the owner has received a staff approved COA for a full roof replacement in-kind and repair to the 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 Front Door.** The applicant is seeking approval for a new front door, to be based on the current front door's design.

**REQUEST II: After-the-Fact Rear Double Doors.** The applicant is seeking after-the-fact approval for double doors that were installed on the rear of the house. The double doors are located where two windows were previously located.

PROJECT SUMMARY – CONTINUED



CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP

## Columbus Few House

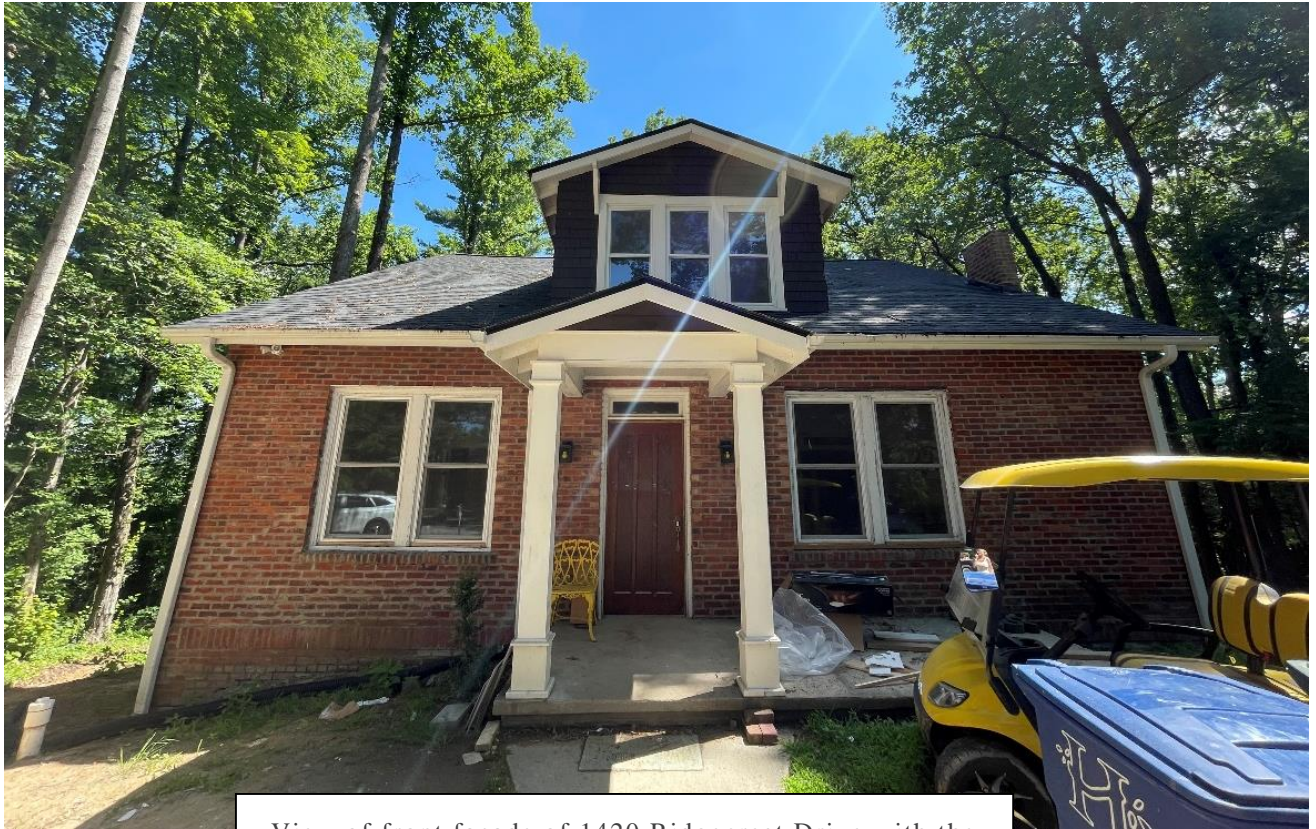
**House. Contributing, by 1926.**

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 FRONT DOOR - SITE IMAGES



View of front façade of 1420 Ridgecrest Drive with the existing front door.



Close up of front door.



Damage to interior of front door.

## REQUEST I: REPLACEMENT WINDOWS - DESIGN STANDARDS CRITERIA

The proposed replacement door 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 WINDOWS AND DOORS**

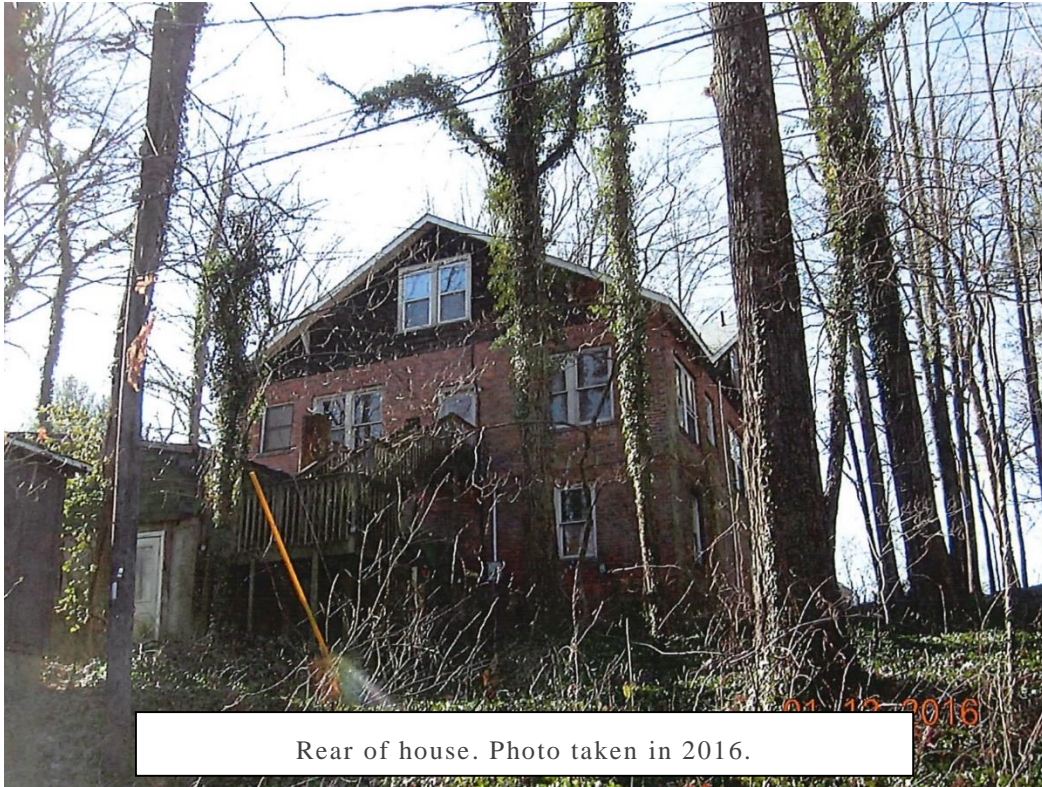
**Sec. 3.7.4** – Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.

**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.



REQUEST II: AFTER-THE-FACT REAR DOUBLE DOORS



Rear of house before double windows were replaced with double doors.





Double doors replaced the spot previously occupied by two windows on the rear of the house.

## REQUEST II: AFTER-THE-FACT REAR DOUBLE DOORS - DESIGN STANDARDS CRITERIA

The proposed double doors on the rear of the house are 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 3.6 EXTERIOR WALLS**

**Sec. 3.6.8** – The original architectural character of exterior walls should be maintained when adding window or door openings, bays, vents, balconies, or chimneys.

### **Section 3.7 WINDOWS AND DOORS**

**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. 3.7.7** – If a window or door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.

**Sec. 3.7.9** – If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining elevation of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but do not duplicate the original.