



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



SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** May 18, 2022

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

TITLE OF ITEM: 1420 Ridgecrest Dr. – Demolition by Neglect (H21-31-DEM) – *Alexandra Hunt / Planner I*

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Commission, based on the findings made in this report identified as file # H21-31-DEM and as outlined in Section 28-191 of the Code of Ordinances of the City of Hendersonville, to file a petition with the Zoning Administrator for Demolition by Neglect of the structures located at 1420 Ridgecrest Drive in the Hyman Heights Historic District for the following reasons:

1. The deterioration of the exterior masonry in several areas and cracks in the foundation masonry (**Sec. 28-190(1)**)
2. The deterioration and presence of missing exterior mortar (**Sec. 28-191(4)**)
3. The presence of rotted wood window frames and large gaps between the window and unpainted and exposed wood trim around windows (**Sec. 28-191(5)**)
4. The presence of rot on window frames and eaves (**Sec. 28-191(7-8)**)
5. The presence of erosion under the exterior concrete stairs (**Sec. 28-191(9)**)
6. The deterioration of the foundation and wall of the former boiler room and/or greenhouse (**Sec. 28-191(10)**)

[DISCUSS & VOTE]

1. For Recommending Denial:

(No action will be taken in the absence of a motion)

SUMMARY:

Staff requests that the Historic Preservation Commission (HPC) consider “filing a petition with the City” charging that the structure located at 1420 Ridgecrest Drive (herein after “Subject Property”) undergo Demolition by Neglect as set out under Section 28-191 of the City of Hendersonville Code of Ordinances. The history of the property as it relates to Demolition by Neglect is detailed in the timeline attached as Exhibit 1. Staff conducted a cursory investigation into the condition of the subject property on September 21, 2021, and found that the structure contained defects that significantly impaired the integrity of the structure as set out in the standards defined in Section 28-190. Staff last presented the findings from the cursory inspection to the HPC during the October 2021 regular meeting. This item has been continued from the October 2021 regular meeting.

FILE NUMBER:	H21-31-DEM
PETITIONER NAME:	Historic Preservation Commission
EXHIBITS:	<ol style="list-style-type: none">1. Staff Report2. Timeline of Demolition by Neglect / COA Actions3. Email from Mr. Alexander4. Photos from September 21, 2021 Cursory Inspection5. Photos from ROW dated April 25, 2022