



CITY OF HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
City Hall- Council Chambers | 160 Sixth Avenue E | Hendersonville, NC 28792
Wednesday, November 20, 2024 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PUBLIC COMMENT**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - A. Minutes of September 18, 2024
5. **NEW BUSINESS**
 - A. 322 Crescent Avenue – New Window Installation
(H24-074-COA) – *Sam Hayes / Planner II*
6. **OLD BUSINESS**
 - A. Approval of Findings of Fact H24-21-COA
 - B. Approval of Findings of Fact H24-49-COA
 - C. Approval of Findings of Fact H24-64-COA
 - D. Approval of Findings of Fact H24-057-COA
 - E. Approval of Findings of Fact H24-059-COA
7. **OTHER BUSINESS**
 - A. Committee Updates
 - B. Staff Update
8. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Meeting of September 18, 2024

Commissioners Present: Cheryl Jones, (Chair), Jane Branigan, Ralph Hammond-Green, Jim Welter (Vice-Chair), David McKinley

Commissioners Absent: Jim Boyd, John Falvo

Staff Present: Sam Hayes, Planner II, Lew Holloway, Community Development Director

I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:00 pm.

II **Public Comment:** No one had any public comment

III **Agenda.** Commissioner Hammond Green moved the Commission to amend the agenda to include the approval of the Findings of Fact. On motion of Commissioner Hammond- Green and seconded by Commissioner Branigan the revised agenda was approved.

IV **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Branigan the minutes of the meeting of August 21, 2024 were approved.

V **Findings of Fact.** On motion of Commissioner Branigan and seconded by Commissioner Hammond-Green the Findings of Fact File No. H24-50-COA were approved. Mr. Hayes gave an update on this application.

VI **New Business**

VI(A) **Certificate of Appropriateness** - Kate Montes, 112 2nd Avenue East (File No. H24-057-COA). Prior to the opening of the public hearing, Chair announced that there are three applications for COA's. Two applications in the Hyman Heights Historic District and one application in the Main Street Historic District. Any persons desiring to testify at any of the public hearings must first be sworn as witnesses and will be subject to cross-examination by parties or persons whose position may be contrary to yours. A copy of the procedure and rules for a quasi-judicial hearing is provided on the back table next to the agenda. Since this is a quasi-judicial hearing, it is very important that we have an accurate record of the hearing Therefore, we must ask that you refrain from speaking until recognized by the Chair and, when recognized, come forward to the podium and begin by stating your name and address. Anyone present who has knowledge of anything of value that has been given or promised in exchange for a position to be taken on these applications should disclose it now. Anyone wishing to speak during the public hearing should come forward and be sworn in. Chair swore in all potential witnesses. Those sworn in were Sam Hayes, Lew Holloway, Patsy Stewart, Lisa Duncan and Ricardo Montes and Isaiah Ornelas.

Chair opened the public hearing.

Sam Hayes, Planner II stated this is an application for the installation of the replacement of a store front on 2nd Avenue and for the installation of a window on King Street.

The applicant is Katie Montes. The PIN is 9568-78-3420. The property is .6 acres and is zoned C-1, Central Business District. The property is located in the Main Street Local Historic District.

An aerial image was shown marking where the window location and the storefront location are. This is included in the staff report and presentation.

A history of the subject property was given and is included in the staff report and presentation. The Sanborn map was shown and included in the staff report.

Mr. Hayes stated the applicant is requesting to install new storefront doors on the 2nd Avenue side of the building. The complete storefront would include two, 3'6" x 7' steel doors and side lights on either side of the doors and the glass will not be tinted. The door unit will fit into the existing opening therefore not requiring any change to the existing brick. They will be a similar design and color such as the doors on the 1st Avenue side. A photo was shown of the doors on 1st Avenue. The applicant is also proposing a window on the King Street side of the building. The window will be installed in an existing opening that currently has a temporary window in it. An operational garage door will be used for the installation and it will be constructed out of aluminum framing with the window inserts in each of the panels. A photo of a similar image was shown.

Photos of existing conditions of the property were shown and are included in the staff report and presentation. These doors are not original to the building. An image created by staff was shown of the 7' door. There will be no transom window installed above it. Staff is unsure what will be above it. The applicant is here and can speak to that.

The Design Standards that apply were included in the staff report and presentation.

Chair asked if there were any questions for staff.

Commissioner Hammond-Green stated he believed there was a COA for the King Street window during his tenure on the board and is that included in the record. Mr. Hayes stated he is not familiar with that. Commissioner Hammond-Green stated the plywood that is there now is recent. Mr. Hayes stated yes and staff has been aware of this and they have contacted the property owner who is different from this applicant a few times about this in particular.

Chair stated she knew we had approached them to stop because they did not have an application but she does not that they ever submitted one.

Chair asked if the garage door would fit into that space. It does not seem like it is going to fit. Mr. Hayes stated that would be a question for the applicant. Mr. Hayes stated in the specs he received from the applicant it did not give the specific measurements for that window.

Mr. Hayes explained that it would be two double doors with side lights going into that space. Instead of a single door it will be double doors.

Chair asked if what was being shown on the slide part of the application. Mr. Hayes stated the application included the specs without the rendering. The applicant did include photos of other doors but it did not include a rendering of what will be going in there.

The large opening to the right is not included in this application and they are not planning to change it.

Chair stated there are garage doors on this building on both the 1st and 2nd Avenue sides.

There were no further questions for staff.

Chair asked if the applicant or a representative would like to address the Commission.

Ricardo Montes, 112 2nd Avenue East stated the section in white shown on the building, that whole section is coming out and double doors will be going in that space. The garage door is custom made. It will be an infill and fit that spot. Chair asked if it would be window style garage door. Mr. Montes stated yes. They will both be black metal.

Chair clarified what the doors would look like and that they would be similar to what is on the 1st Avenue side. Mr. Montes stated that is correct. Chair asked if there would be a gap in the top of the door. Mr. Montes stated everything was custom made and the door will go all the way up.

The measurements of the door was discussed. The door is 7'8". The transom will be about a foot.

Chair stated since they had a discrepancy on the measurements she wanted confirmation that. She stated the proposal is that the door will go all the way flush with the transom and infill without gaps anywhere. Mr. Montes stated that is correct. They will not be cutting the brick.

Commissioner Hammond-Green stated the condition of the windows on the King Street need to be addressed. Chair stated that is not part of the application. Commissioner Hammond-Green asked if they could be part of the application so they did not have multiple applications. Mr. Hayes stated staff has reached out to the building owner after the City's event that took place there and they have replaced some of the window panes and that is maintenance so they do not need a COA for that. Staff is working with them.

Chair asked if anyone had any additional questions for the applicant. No one had any questions.

Chair asked if anyone would like to speak for or against the application. No one spoke.

Chair closed the public hearing.

The Commission discussed the application. The Commission was in favor of the application.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-057-COA and located within the Main Street 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 (Main Street) for the

following reasons: Storefront: 1. The original storefront no longer exists and therefore the retention of commercial character of the building is achieved through contemporary design which is compatible with the scale, design, materials, color, and texture of the historic building. (Sec. 3.1.7) 2. No historic photo was located of the historic storefront was found to show original characteristics and architectural details of the building, however, the original opening was utilized and no damage to the exterior brick was made. (Sec. 3.1.8) 3. The original architectural features and details that are character-defining elements of downtown structures are preserved, including the brickwork. (Sec. 3.4.1) Window: 1. The original window is no longer present. (Sec. 3.4.2.1) 2. The new window is compatible with existing units in proportion, shape, positioning, location, size, materials, and details. (Sec. 3.4.2.10) Commissioner Branigan seconded the motion which passed unanimously.

V(B) **Certificate of Appropriateness.** Rogelio Chavez, 117 S. Main Street (H24-059-COA)

Chair opened the public hearing.

Mr. Hayes stated the application is for an after the fact storefront replacement. The address is 117 S. Main Street. The applicant is Rogelio Chavez and the PIN for the property is 9568-77-9163. The property is .08 acres and is zoned C-1, Central Business District. The property is located in the Main Street Historic District.

A Historic District Overlay map was shown and is included in the staff report and presentation.

An aerial view of the property was shown and is included in the staff report and presentation.

A history of the subject property was given and is included in the staff report and presentation.

The applicant has proposed to replace the existing storefront door with a new metal and glass door. The new door will utilize the existing opening. It will be made from aluminum with a dark iodized finish. The door unit will also include side lights and a transom window, which was shown in the drawing.

Photos of before and after were shown and are included in the staff report and presentation.

The Design Standards that apply were included in the staff report and presentation.

Chair asked if there were any questions for staff.

Chair asked when this was installed. Mr. Hayes stated a little over a month ago. They have not made any other changes.

Commissioner Hammond-Green asked if the applicant had discussed the window to the right. Mr. Hayes stated he believes the only thing they are planning to do with that is painting probably black or a similar color.

Chair asked if they had to cut into the brick. Mr. Hayes stated it does not appear that they had to touch any of the brick. Across the top is all the same.

Commissioner Hammond-Green asked about the hole in the right top corner. Mr. Hayes stated he believes that was some sort of light fixture. That is not included in this application, to fill that. He stated once staff discovered this, all the work stopped on the exterior of this project.

Commissioner Hammond-Green stated it looks like some damage was left from where the circular awning was removed. Mr. Hayes stated he has plans to work with the applicant, separate from this application to restore that if possible. He stated it could also be potentially just a glue. Chair stated maybe they can just clean it and get it off.

Discussion was made on how this happens on Main Street without anyone noticing. Mr. Hayes stated on this particular one he walked by during the installation. Lew Holloway, Community Development Director stated the Building Inspections Department was issuing building permits for interior upfits and not always sending them to the city. We are now working with them on having all interior work obtaining a zoning permit so that we are aware of any changes to any buildings. There are also situations where building permits do not get pulled so when we become aware of these things we start acting on them such as this case. Mr. Hayes stated in this case they had already removed the door and so they had to put something in. Staff allowed them to do the install and seal it so there was no further water damage.

There were no further questions for staff.

Chair asked if the applicant would like to address the Commission.

Isaiah Ornelas, 117 S. Main Street stated he is speaking on behalf of his partners. He apologized to the Commission for having prematurely changed the door without knowing the rules prior. He stated there was no brick damaged or moved for the replacement of the door. The outline you see is caulking and glue and they have talked amongst themselves to see how they can fix that before they put the sign up and have it look nice. He would like to paint the windows to match the door. The hole will be addressed as well. Chair asked if it was a lighting fixture hole. Mr. Ornelas stated he thinks it is.

Commissioner Welter asked if possible when constructing the sign not to block the decorative brick work. Mr. Ornelas stated they may be able to find a way to not cover the decorative brickwork. He stated if they do it would only cover this middle part, right above the door. He does not have any confirmation on where the sign will go just yet. Chair asked that he try not to drill into the decorative brick because that is one of the detail features.

Chair asked that the applicant talk with staff concerning resources for cleaning the brick so that it is not damaged. Mr. Ornelas stated he would.

Chair stated just to confirm there are no gaps and the door is flush. Mr. Ornelas stated there are no gaps.

Commissioner Welter asked if he was the building owner or tenant. Mr. Ornelas stated he was the tenant and would be the General Manager of this location. This will be a restaurant.

Chair asked if anyone had any additional questions for the applicant. No one had any questions.

Chair asked if anyone would like to speak for or against the application. No one spoke.
Chair closed the public hearing.

The Commission discussed the application. Discussion was made on tenants not knowing the regulations.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-059-COA and located within the Main Street 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 (Main Street) for the following reasons: 1. The original storefront no longer exists and therefore the retention of commercial character of the building is achieved through contemporary design which is compatible with the scale, design, materials, color, and texture of the historic building. (Sec. 3.1.7) 2. No historic photo was located of the historic storefront was found to show original characteristics and architectural details of the building, however, the original opening was utilized and no damage to the exterior brick was made. (Sec. 3.1.8) 3. The original architectural features and details that are character-defining elements of downtown structures are preserved, including the brickwork. (Sec. 3.4.1.1) Commissioner McKinley seconded the motion which passed unanimously.

V(C) **Certificate of Appropriateness.** Patsy Stewart, 1420 Ridgecrest Drive (H24-064-COA).

Chair opened the public hearing.

Mr. Hayes stated the application is for the installation of a new driveway at 1420 Ridgecrest Drive. The property owner is Patsy Stewart and the PIN is 9569-62-1692. There is a vacant property owned by Ms. Stewart adjacent to this property and the PIN is 9569-62-1710. The property is 0.35 acres and is zoned R-6, High Density Residential. The Property is located in the Hyman Heights Local Historic District.

A Historic District Overlay map was shown and is included in the staff report and presentation.

An aerial view of the property was shown and is included in the staff report and presentation. Mr. Hayes stated Ms. Stewart owns the vacant adjacent parcel and part of the driveway will be on this parcel.

Staff met with the applicant last week and proposed some additional changes to the driveways. The proposed changes will reduce the amount of concrete as well as protect an existing tree on the property.

A description of the COA application was presented and included in the staff report and presentation.

The materials for the driveways will be concrete and the back/side drive will be crush and run gravel. The changes are a reduction of the front driveway width from 12' to 10' and a reduction on the right side drive from 18' to 14'.

Site photos were shown and are included in the staff report and presentation.

The Design Standards that apply were included in the staff report and presentation.

Chair asked if there were any questions for staff.

Commissioner Hammond-Green asked about the gap between the tree and the driveway. Mr. Hayes stated he did not measure it and the applicant can speak to that. Commissioner Hammond-Green stated if it is not very much and the tree will die anyhow.

Chair asked what was there before. What was the driveway? Mr. Hayes stated he doesn't have a good answer. It does appear there was a driveway there at some point on the right side.

Chair asked if what was being added is the half circle. Mr. Hayes stated yes.

Discussion was made on the distance between the driveway and the house. It was estimated to be 10 to 15 feet.

Commissioner Hammond-Green asked if that side drive was intended for vehicle use. Mr. Hayes stated yes.

Chair asked about the property line on the second lot. Mr. Hayes pointed the property line out on the map.

Commissioner Hammond-Green asked if the use of a permeable surface was considered. Mr. Hayes stated it was discussed and the applicant can speak to that.

There were no further questions for staff.

Chair asked if the applicant would like to address the Commission.

Patsy Stewart, 1420 Ridgecrest Drive stated there is not a lot of parking on their street. The neighbor across the street has no garage and is parking on the street. The neighbor to the right has a garage in the back behind the house. When she had the property surveyed it was discovered that the neighbor is actually parking on her property. She gave them a copy of the survey but they are parking two cars on her property.

Commissioner Hammond-Green stated he would encourage her, especially around that tree to use a permeable surface rather than straight concrete and that will enable that tree to continue to thrive. She could touch base with the Tree Board and see if they have any suggestions.

Ms. Stewart stated she would love to have a visit with the Tree Board and get their opinion on the older trees and the vines and what ground cover would work best. She doesn't want to kill the tree and she is willing to put down gravel.

Lisa Duncan, 44 Eastbury Drive, Apt. C stated the crush and run is probably two to three feet from the tree. When they met last week and moved the drive to the left it shifted it to at least six or seven feet from the tree. They did look at pavers and talked about gravel. They talked about a permeable concrete but that would increase the price by 40 to 50%. When they speak with the Tree Board maybe

they can advise on the distance they need to be from the tree. They might be fine after the suggested changes and new plan.

Chair stated that is a big consideration if it will already be six to seven feet off of the tree.

Commissioner Welter asked about their landscaping plans or if it will just be grass. Ms. Stewart discussed the moss and clay and how it holds water. She would like to plant grass.

Ms. Duncan stated they had an initial landscape plan but the cost was crazy. They would like to have a low maintenance yard but it does have big issues.

Chair asked about the drainage plan and adding concrete could make that worse. If there are drainage issues already what is being done to mitigate that? Ms. Duncan stated the front is fairly flat. The left side had issues from the last rain and they came in and moved some dirt around but it still shifts toward the house. The side driveway coming down will have a slight tilt to it to keep the water away from the house. There are two phases to the driveway. The narrow part will be crush and run gravel and she pointed out the area of concrete. She stated this area is required for her car charging station. Discussion was made on the charging location.

Ms. Stewart stated they want to have good drainage. She discussed an alley being behind the property but there were no houses. Commissioner Hamond-Green asked if they had thought about putting in a French drain. Ms. Stewart stated they are thinking about it.

Chair stated they had water damage before but they have a good slate to make it work. Ms. Stewart stated their goal is to make it last another 100 years.

The driveway was discussed and the finish of the concrete. Ms. Stewart stated she would look into having it an earthlike color. Commissioner Welter stated there are no other colored driveways in the Hyman Heights District.

There were no further questions for the applicant.

Chair asked if any would like to speak for or against the application. No one spoke.

Chair closed the public hearing.

The Commission discussed the motion.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-064-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: 1. The driveway is completely missing from the subject property, and therefore, is being replaced with a new feature based on accurate documentation of the original design. (Sec. 2.4.4) 2. A new design is proposed that is compatible in location, configuration, dimension, scale, and materials with the historic building site, streetscape, and district. (Sec. 2.4.5) 3. The location of the new

driveway allows for the retention of the topography of the building site and significant site features, including mature trees. (Sec. 2.4.6). Commissioner Hammond-Green seconded the motion which passed unanimously.

VII **Old Business.**

VIII **Other Business.**

VIII(A) **Community Outreach Subcommittee Report.** Discussion was made on the Cultural Heritage Award.

Commissioner Welter moved the Commission to establish a Cultural Heritage Award in honor of Crystal Cauley. The Commission unanimously approved the motion.

VIII(B) **Designation Subcommittee Report.** Commissioner Welter gave an update on the Inn Tour. Mr. Hayes discussed a potential landmark at 910 Locust Street. The Lenox Spring Designation is moving forward with obtaining the easement.

VIII(C) **Staff Update.** Mr. Hayes gave an update of the staff approved COA's. Staff discussed violations and working with Code Enforcement on this.

IX **Adjournment.** The Chair adjourned the meeting at 6:50 p.m.

Chair



CITY OF HENDERSONVILLE
AMENDED AGENDA ITEM
SUMMARY
PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** November 12, 2024
AGENDA SECTION: New Business **DEPARTMENT:** Community Development
TITLE OF ITEM: 322 Crescent Avenue – New Window Installation
(H24-074-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 # H24-074-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 Residential Design Standards for the following reasons:

1. The original architectural character of the exterior walls is maintained with the addition of the window. **(Sec. 3.6.7)**
2. The new window will be installed on a non-character-defining elevation of the building and does not compromise the architectural integrity of the building. The design of the unit is compatible with the overall design of the building. **(Sec. 3.7.9)**
3. The use of artificial material is limited, making the building compatible with the surrounding contributing properties. **(Sec. 3.12.3)**

[DISCUSS & VOTE]

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 # H24-074-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 Residential Design Standards for the following reasons:

1. The original architectural character of the exterior wall is not maintained with the addition of the window. **(Sec. 3.6.7)**
2. The new window is installed on a character-defining elevation of the building, therefore, compromising the architectural integrity of the building. The design of the unit is not compatible with the overall design of the building. **(Sec. 3.7.9)**
3. The use of artificial material is not compatible with the surrounding contributing properties. **(Sec. 3.12.3)**

[DISCUSS & VOTE]

PROJECT/PETITIONER NUMBER:	H24-074-COA
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PETITIONER NAME:	Madeline Dew (Applicant and Property Owner) and Kelley Dew (Applicant)
EXHIBITS:	A. Application B. Staff Report C. Warranty Deed



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: 16 OCT 2024

• PHASE 1 ... REPAIRS • PHASE 2 ... WINDOW ADDITION

Minor Work Major Work Major Work Resubmittal

Application Contact Information			
Applicant Name: <u>KELLEY DEW MADELINE DEW</u>	Property Address: <u>322 CRESCENT AVE HENDERSONVILLE NC</u>	Applicant Email: <u>WEDEWSCHOOLE@COMCAST.NET</u>	Phone Number: <u>(615) 476-4605</u>
Property Owner Name (if different from Applicant) <u>MADELINE D. DEW (MADDIE)</u>	Mailing Address: <u>SAME</u>	Owner Email: <u>MADDIEDEW12@GMAIL.COM</u>	Phone Number: <u>(615) 283-2276</u>

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.

ON FRIDAY, SEPT 27 A TREE FELL ACROSS THE REAR LENGTH OF MY HOUSE TAKING APPROXIMATELY 1/2 OF THE REAR SOFFIT, CRUSHING THE RIGHT REAR CORNER OF MY HOME, DAMAGING THE MASONRY, ROOF, JOISTS, DRYWALL, ETC. (SEE ATTACHED INTO 2 PHOTOS)

• PHASE 1 ... WE WOULD HOPE THE "NORMAL" REPAIRS COULD BEGIN IMMEDIATELY FOLLOWING YOUR APPROVAL

• PHASE 2 ... THE GARDEN WINDOW ADDITION: WE BELIEVE THAT THIS FALLS UNDER A MAJOR WORK, ALTHOUGH IT WOULD ENABLE OUR "NORMAL" REPAIRS TO BE MORE IN KEEPING WITH THE HISTORICAL NATURE OF THE HOME BY ALLOWING THE MASONRY REPAIRS TO BE COMPLETED WITH ORIGINAL BRICKS.



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.

MADYLINE DADY DEW
Printed Property Owner(s) Name

Madyline Dew
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: _____

Received By: _____

Application Complete: Y / N

Proposed HPC Meeting Date (if applicable): _____

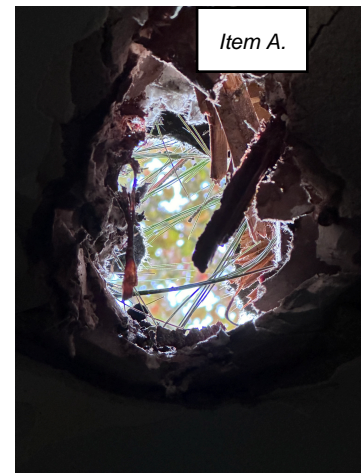
Notes:

Below is additional information for the COA for 322 Crescent Avenue, Hendersonville NC 28792.

COA Project Description:

On Friday, September 27, 2024 @ 7:10am a pine tree on my neighbors property fell across the length of this home, taking @1/2 of the rear soffit and crushing the right rear corner, damaging the exterior brick, roof, joists, drywall, etc. (See photos below)





While we believe the repairs needed for most of this work fall under Minor Works, (repairing and replacing damaged areas with in-kind materials) if at all, we would also like to apply as a Major Work to add a garden window in the wall to be repaired since at least partial new framing will be required anyway. (See above: new garden window would be installed to the right of the existing window, under the damaged drywall). My daughter Maddie, the owner, is an avid houseplant aficionado and having the additional light would be so beneficial to her enjoyment of small home in this beautiful historic neighborhood. Additionally, since the brick masonry was crushed along the right side and rear wall of the home, any brick removed to allow for the window could be used to repair the damaged area, instead of having a problem trying to match a vintage, historical brick creating a piecemeal look on the exterior per 3.2.1 of your Residential Guidelines.

Below I have included photos of the proposed window addition, a “sketch” of what the addition would look like, as well as explaining the placement, and general installation documents are attached. The garden window is 48”x48”, manufactured by JJJ Specialty Window Company.

Item A.



Please let us know if and what further information is required. We would love to get started with the repairs as soon as possible so this beautiful little house can be enjoyed once more.

Kelley Dew
Maddie Dew

The Garden window in question is manufactured by JJJ Specialty Company. We would like to order a 48" w x 48" h model. The depth of the proposed window falls within the current soffit with so the overall footprint on her home remains unchanged. Below are some window specs, info, and installation drawings. Maddie happened to notice in her walk that the neighbor behind her has a very similar window installed presently. See below... Hopefully this will work in our favor, as it is in keeping with previous improvements by other homes in the Hyman Heights historical overlay.



DIMENSIONS: ROUGH OPENING WIDTH X HEIGHT

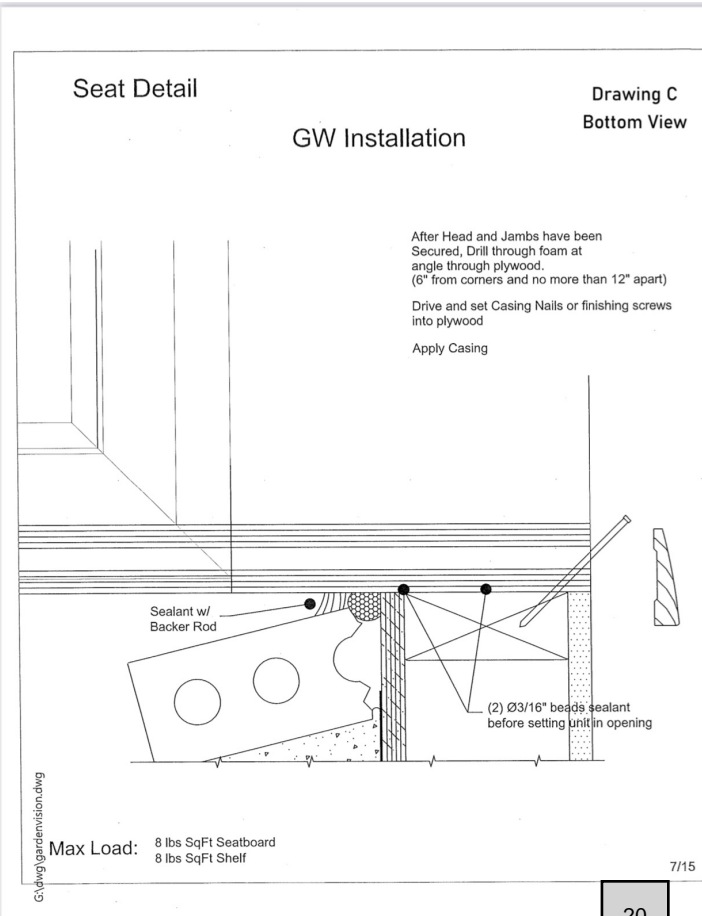
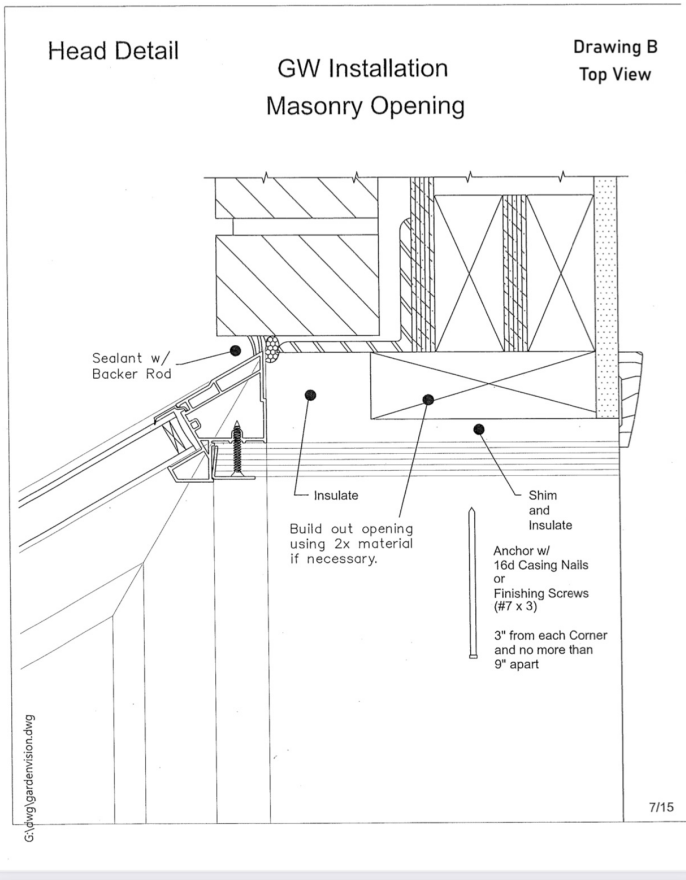
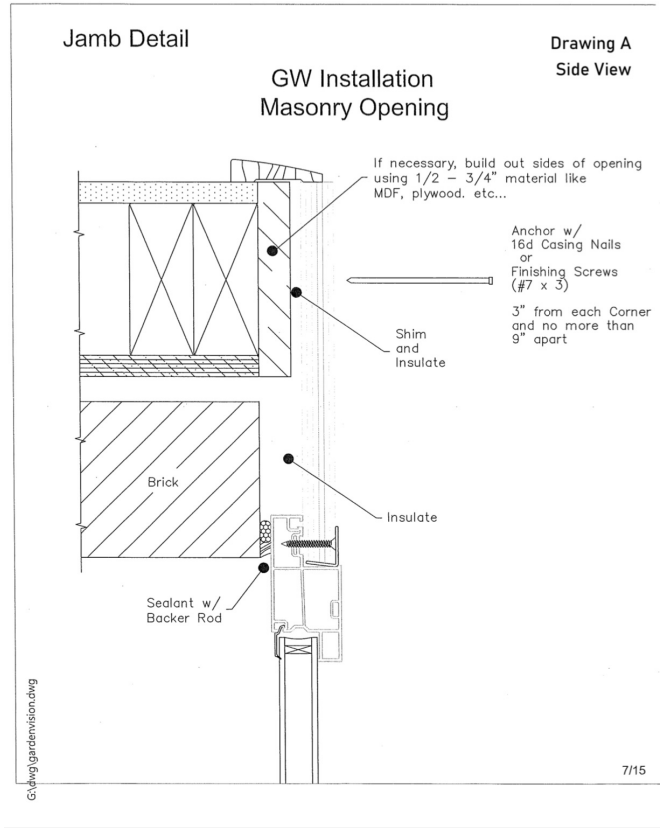
Design Features include:

- Front opening awning sash
- Triple sealed to keep out the elements
- Dual sash locks and roto operator with folding handle
- DP 80 water rating
- DP 60 structural rating
- 1-1/2" thick insulated oak seat board
- 10-1/4 " deep 3/8" thick annealed glass shelf with polished edges
- 17" Projection
- Removable fiberglass screen

21 standard sizes ranging from 24" X 30" up to 60" X

48" Rough Opening

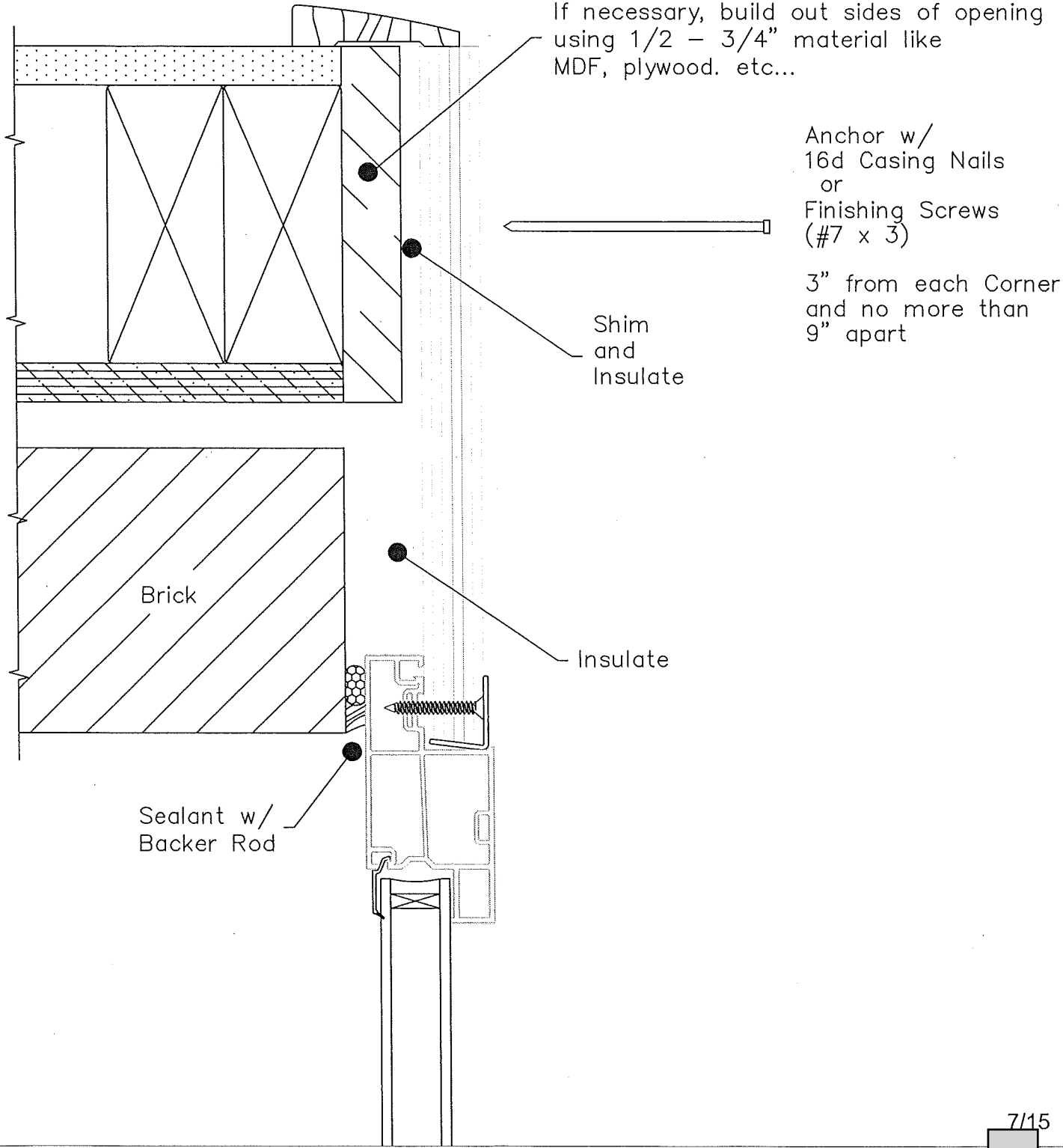
Custom sizes available



Jamb Detail

Drawing A Side View

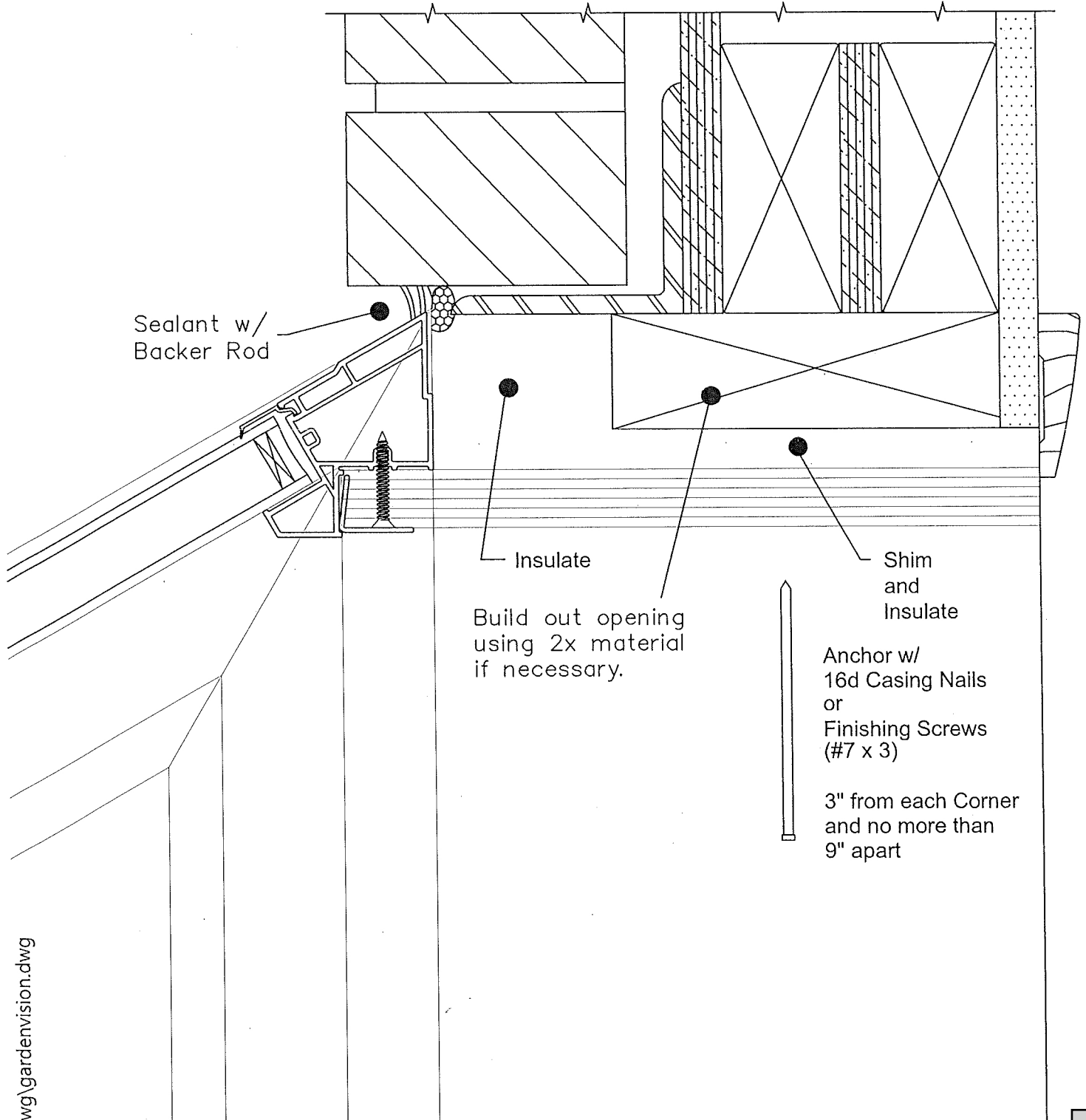
GW Installation Masonry Opening



Head Detail

GW Installation Masonry Opening

Drawing B Top View



Sealant w/
Backer Rod

Insulate

Build out opening
using 2x material
if necessary.

Shim
and
Insulate

Anchor w/
16d Casing Nails
or
Finishing Screws
(#7 x 3)

3" from each Corner
and no more than
9" apart

Seat Detail

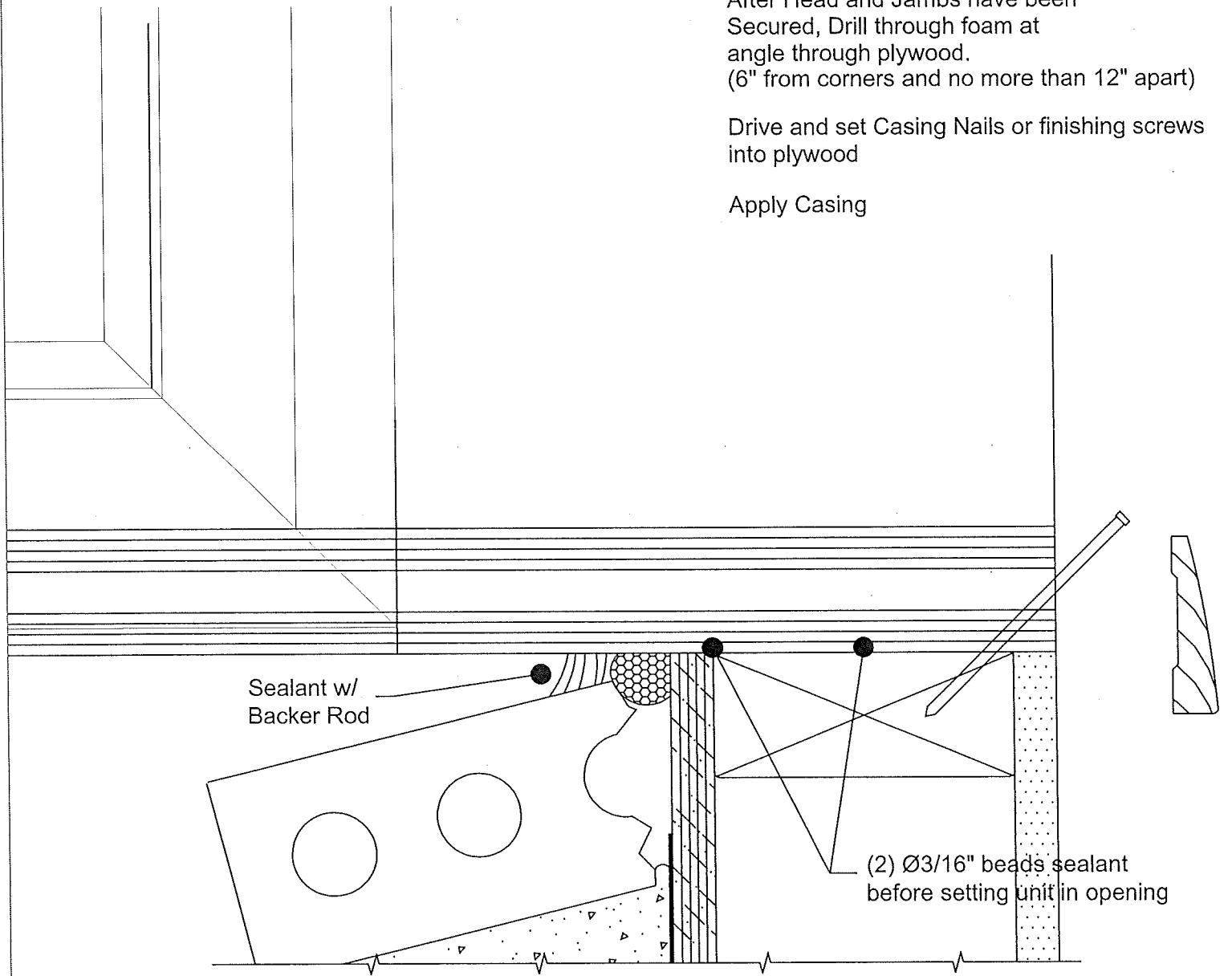
Drawing C Bottom View

GW Installation

After Head and Jambs have been Secured, Drill through foam at angle through plywood. (6" from corners and no more than 12" apart)

Drive and set Casing Nails or finishing screws into plywood

Apply Casing



G:\dwg\gardenvision.dwg

Max Load: 8 lbs SqFt Seatboard
8 lbs SqFt Shelf

322 Crescent Avenue – New Window Installation (H24-074-COA)

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

Staff Report Contents

PROJECT SUMMARY 2

SITE VICINITY MAP 2

CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP 3

HISTORY OF SUBJECT PROPERTY 4

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New Window Installation - DESIGN STANDARDS CRITERIA 6



PROJECT SUMMARY

Applicant: Madeline Dew, Kelley Dew

Property Owner: Madeline Dew

Property Address: 322 Crescent Avenue

Project Acreage: 0.19 Acres

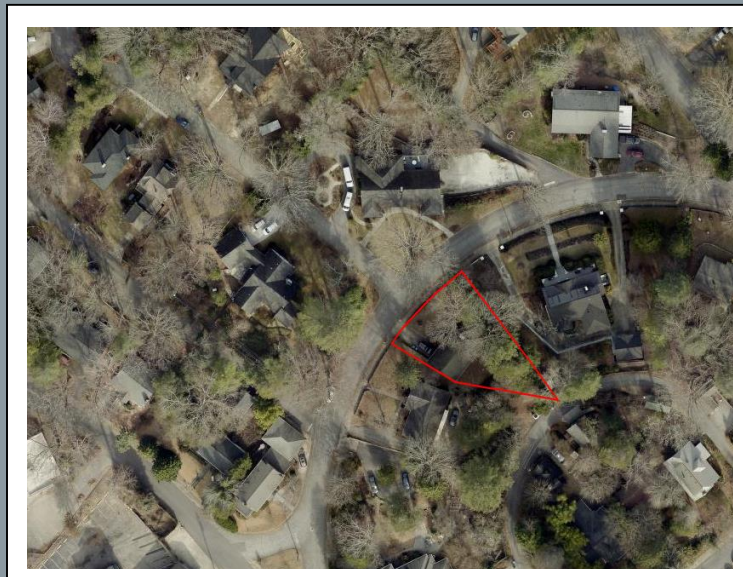
Parcel Identification Number(s):

9569-62-4411

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic Overlay District

Project Type: Major Work (Installation of a New Window on Rear of Home)



SITE VICINITY MAP

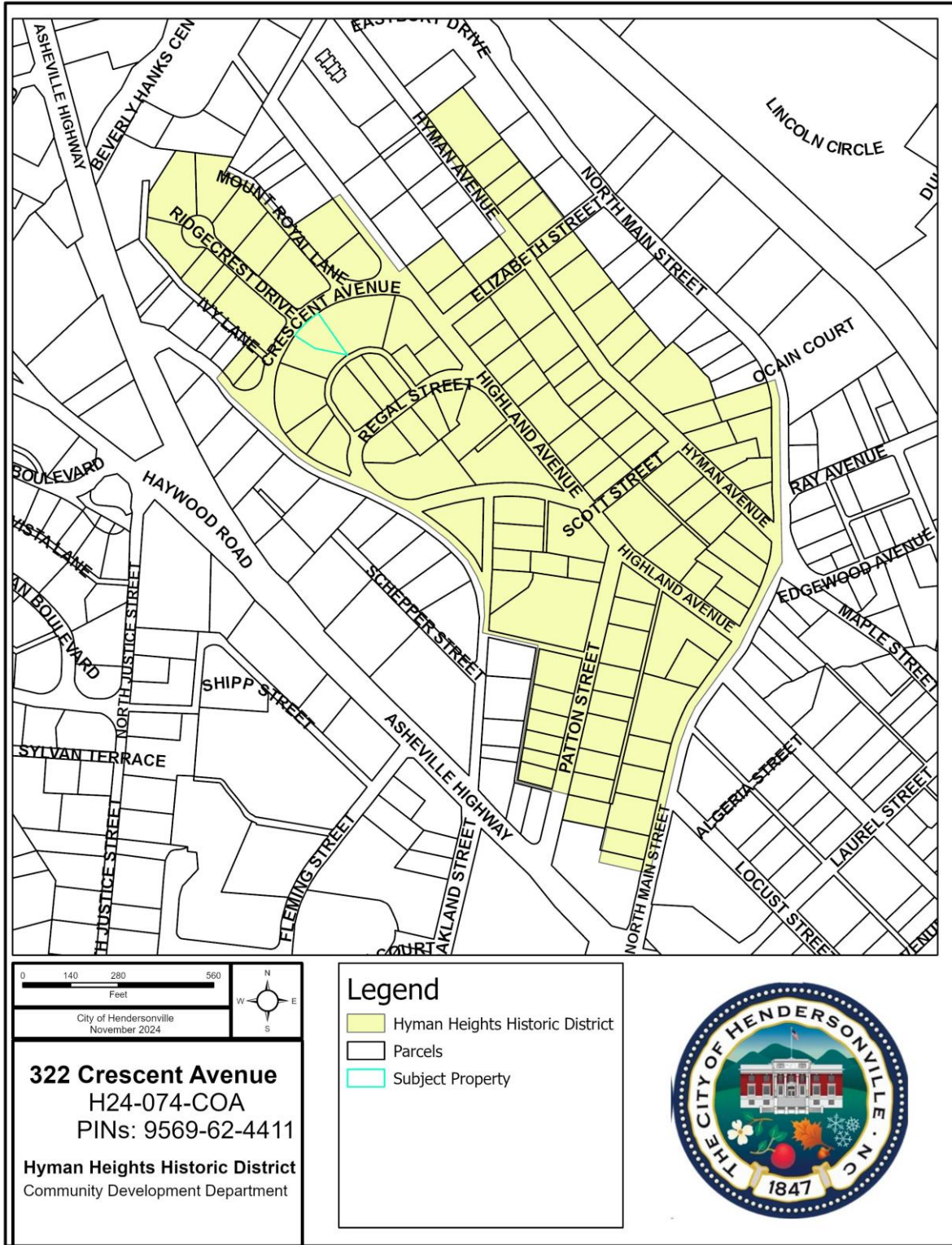
Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Madeline Dew and Kelley Dew for the installation of a new garden-style window on the rear of the home.

The home was damaged in the September 27th Hurricane Helene storm. A tree fell across the rear length of the house, significantly damaging the roof and southern corner of the home. Staff has already approved the repair of the roof with in-kind materials, and the repair of the rear corner of the home including masonry, roof, joists, the soffit, and eave.

The proposed new window is a vinyl-clad, wood-framed window. The window will be 48” wide by 48” high, and the depth will fall within the current soffit depth. Other specifications for the window were included by the applicant in their application.

PROJECT SUMMARY - CONTINUED



CITY OF HENDERSONVILLE - HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY

322 Crescent Avenue

House. Non-contributing, after 1954.

One of two houses on the same lot. Ranch style one-story plus basement house with side gable roof, brick veneer walls, garage beneath house on southwest corner. Screened porch on the northeast corner. Fixed-pane and double hung windows. Slanted granite slab retaining wall, typical of much of the Mount Royal subdivision, probably pre-dates the house. Good condition.

(Sanborn maps)

New Window Installation - SITE IMAGES



Damage from Hurricane Helene to southern corner of structure.



Rendering of proposed garden window on rear of home.

New Window Installation - 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:

3.6 EXTERIOR WALLS

- .1 Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including their functional and decorative features, such as cornices, foundations, bays, quoins, arches, water tables, brackets, entablatures, and storefronts.
- .2 Retain and preserve exterior wall materials that contribute to the overall historic character of a building, including brickwork, stucco, stone, wooden shingles, wooden siding, asbestos siding, and metal, wooden, or masonry trimwork.
- .3 Protect and maintain the material surfaces, details, and features of exterior walls through appropriate methods:
 - Inspect regularly for signs of moisture damage, vegetation, fungal or insect infestation, corrosion, and structural damage or settlement.
 - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along foundations.
 - Clean exterior walls as necessary to remove heavy soiling or to prepare for repainting. Use the gentlest methods possible.
 - Retain protective surface coatings, such as paint or stain, to prevent deterioration.
 - Reapply protective surface coatings, such as paint or stain, when they are damaged or deteriorated.
- .4 Repair exterior wall surfaces, details, and features using recognized preservation repair methods for the surface material or coating.
- .5 If replacement of a deteriorated detail or element is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If full replacement of an entire exterior wall or feature is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .7 If an exterior wall or feature is completely missing, replace it with a new wall or feature based on accurate documentation of the original or a new design compatible with the historic character of the building and district.
- .8 The original architectural character of exterior walls should be maintained when adding window or door openings, bays, vents, balconies, or chimneys.
- .9 It is not appropriate to remove or cover any material detail associated with exterior walls, including decorative shingles, panels, brackets, barge boards, and corner boards, unless an accurate restoration requires it.
- .10 It is not appropriate to cover historic wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or contemporary substitute materials.
- .11 It is not appropriate to introduce features or details to an exterior wall in an attempt to create a false historical appearance.
- .12 In accordance with the Artificial Materials guidelines (Section 3.12), it is not appropriate to replace existing artificial siding with new artificial siding on contributing structures. Existing artificial siding should be removed and the exterior walls should be restored using traditional materials as appropriate for the structure.
- .13 Existing artificial siding on non-contributing structures may be replaced in-kind.

3.7 WINDOWS AND DOORS

- .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.
- .2 Retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware.
- .3 Protect and maintain the wooden and architectural elements of historic windows and doors through appropriate methods:
 - Inspect regularly for deterioration, moisture damage, air infiltration, paint failure, and corrosion.
 - Clean the surface using the gentlest methods possible.
 - Limit paint removal and reapply protective coatings as necessary.
 - Reglaze sash as necessary to prevent moisture and air infiltration.
 - Weatherstrip windows and doors to increase energy efficiency.
- .4 Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- .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.
- .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.
- .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.
- .8 Replace deteriorated or missing wooden shutters with wooden shutters sized to fit the opening and mounted as the originals were. Early hardware should be retained. It is not appropriate to introduce shutters on a historic building if no evidence of earlier shutters exists.
- .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 not to duplicate the original.
- .10 If desired, introduce narrow-profile exterior or interior storm windows so that they do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or baked-enamel finish color that is compatible with the sash color. For double-hung windows, select operable storm windows with dividers that align with existing sash.
- .11 If desired, introduce full-light storm doors constructed of wood or aluminum with a baked-enamel finish that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked-enamel finish color that is compatible with the color of the existing door. Bare aluminum storm doors are not appropriate.
- .12 If desired and where historically appropriate, install fabric awnings over window, door, storefront, or porch openings with care to ensure that historic features are not damaged or obscured.
- .13 It is not appropriate to remove original doors, windows, shutters, hardware, and trim from a character-defining facade.
- .14 It is not appropriate to remove any detail material associated with windows and doors, such as stained glass, beveled glass, textured glass, or tracery, unless an accurate restoration requires it.
- .15 It is not appropriate to use snap-in muntins to create a false divided-light appearance.
- .16 It is not appropriate to replace clear glazing with tinted or opaque glazing.
- .17 In accordance with the Artificial Materials guidelines (Section 3.12), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.
- .18 Existing windows and doors on non-contributing structures should be replaced in-kind.

3.12 ARTIFICIAL MATERIALS POLICY

The majority of the structures in the City's local historic districts were built using traditional materials. In order to preserve the character of Hendersonville's local historic districts, the Historic Preservation Commission prefers the use of traditional materials in restoration and new construction projects. Since vinyl and other artificial materials were not utilized to construct most buildings in the historic districts, the Historic Preservation Commission intends to limit the use of artificial materials in order to preserve the architectural integrity and overall character of the district.

Properties and structures in a historic district are categorized as either contributing or non-contributing by the local designation report prepared for each district. Contributing properties contain structures that were typically over 50 years old at the time the designation report was prepared and add to the historic integrity or architectural qualities that make a district significant. Non-contributing properties contain structures that are generally less than 50 years old or have been altered so that their architectural qualities have been lost.

The Historic Preservation Commission may consider whether a structure is listed as contributing or non-contributing on the district's local designation report when reviewing an application to install artificial materials. The following guidelines apply to the use of artificial materials on contributing or non-contributing properties:

- .1 Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials.
- .2 Replace windows, doors, siding, trim and other exterior materials on non-contributing structures in-kind.
- .3 The use of artificial materials in new construction shall be limited so that the new building is compatible with the surrounding contributing properties.

BK 4168 PG 581 - 583 (3)

DOC# 1001015006

This Document eRecorded:

05/28/2024 11:22:44 AM

Fee: \$26.00

Henderson County, North Carolina

Tax: \$0.00

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 9974059

Mail/Box to: Law Office of Bridget D. Swing, PLLC, 101B Chadwick Square Court, Hendersonville, NC 28739

This instrument was prepared by: Law Office of Bridget D. Swing, PLLC, 101B Chadwick Square Court, Hendersonville, NC 28739. No title exam performed by preparer.

Brief description for the Index: 322 Crescent Ave.

THIS DEED made this 28 day of May 2024 by and between

GRANTOR	GRANTEE
Gregory Dale Dew (aka Gregory Bale Dew) and Kelley Gaines Dew, married to each other	Madeline Daley Dew, unmarried
Address: 3621 Thoroughbred Drive Hermitage, TN 37076	Address: 322 Crescent Ave Hendersonville, NC 28792

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in Henderson County, North Carolina and more particularly described as follows: **SEE EXHIBIT A**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4040 Page 321.

All or a portion of the property herein conveyed ___ does or _____ does not include the primary residence of a Grantor.

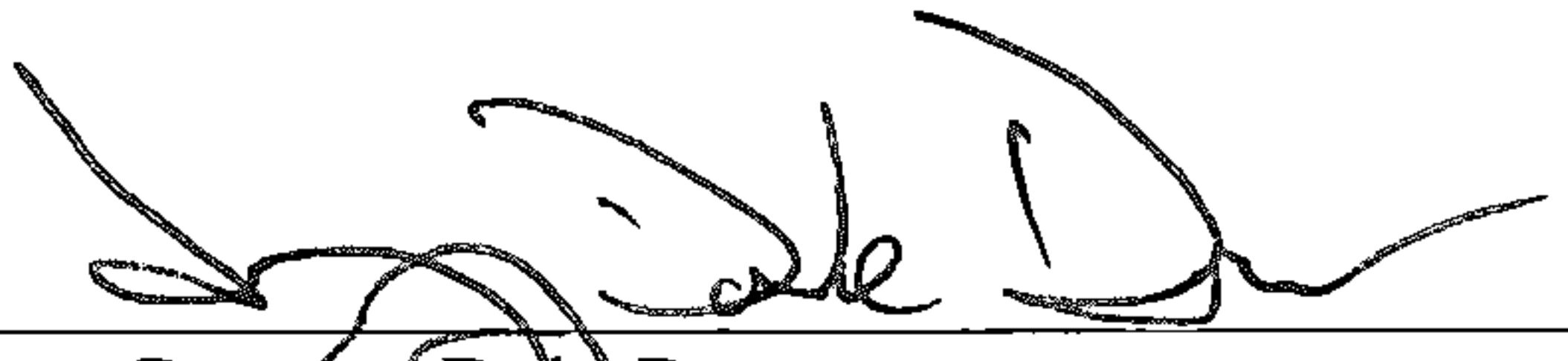
Submitted electronically by "Law Office of Bridget D. Swing PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Henderson County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

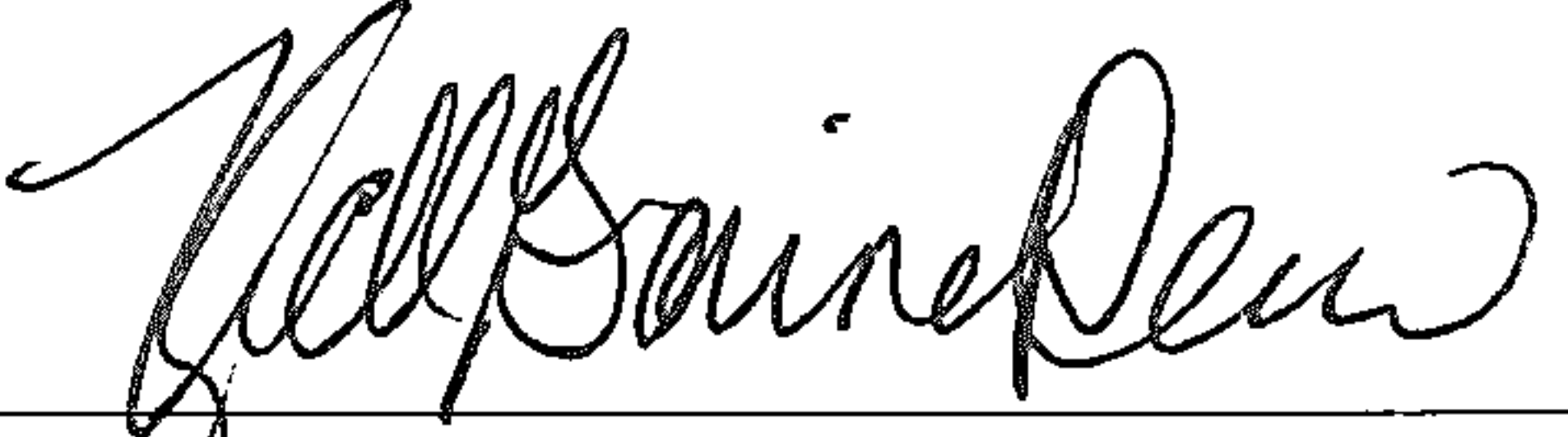
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Current tax year, and subsequent years, which are a lien on the subject property and to restrictions, easements, rights of way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

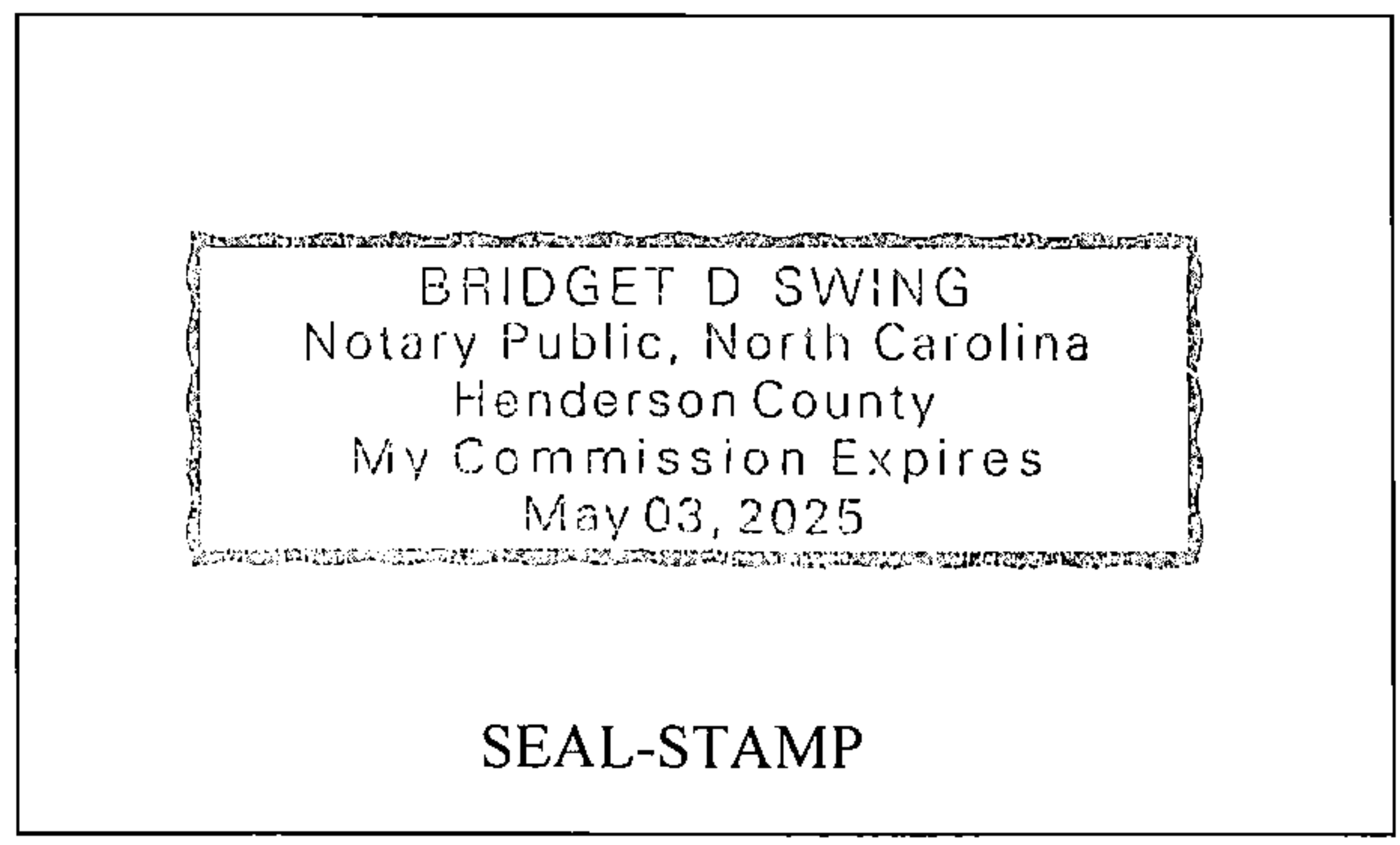


Gregory Dale Dew (SEAL)



Kelley Gaines Dew (SEAL)

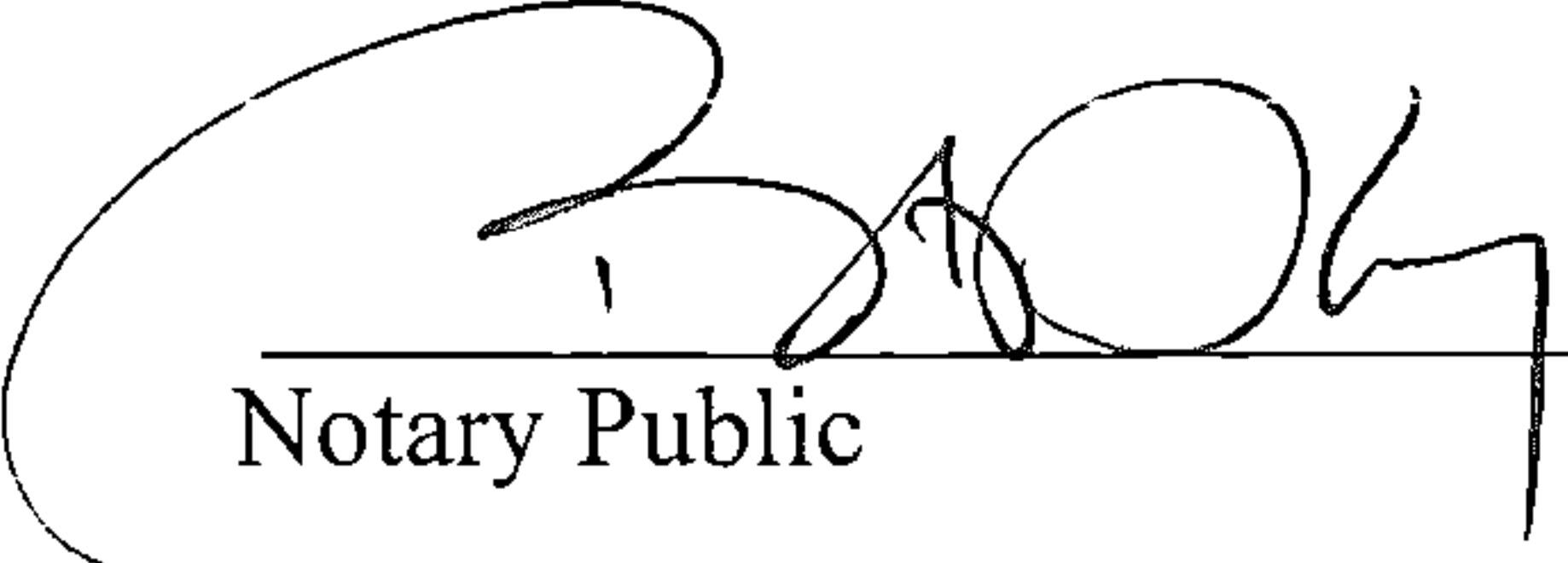
State of North Carolina County of Henderson



I, Bridget D Swing, the undersigned Notary Public of the County and State aforesaid, certify that **Gregory Dale Dew and Kelley Gaines Dew**, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 28 day of May 2024.

My Commission Expires:
May 3, 2025



Notary Public

Exhibit A

BEGINNING at an iron in found on the northwest side of Maiden Lane, a city street, said *BEGINNING* point standing at the easternmost corner of Lot 56 of Mount Royal Subdivision as shown by plat dated 15 July 1923 and recorded as Plat Book 1 at Page 91, Henderson County Registry; said *BEGINNING* point also standing at the most southern corner of property now or formerly owned by Kelly, whose property is described in a deed recorded in Deed Book 579 at Page 865, Henderson County Registry; and running thence a new line North 80 degrees 28 minutes 42 seconds West 95.84 feet to an iron pin set; and running thence a new line North 60 degrees 24 minutes 29 seconds West 69.13 feet to a PK nail set in the southeastern margin of the concrete sidewalk located along Crescent Avenue, a city street; and running thence with the southeastern margin of said sidewalk as the same runs in a northeasterly direction on a circle with a radius of 302.00 feet, a distance of 88.14 feet and a distance of 88.34 feet to an iron pin standing at the most westerly corner of said Kelly lot; and running thence South 39 degrees 38 minutes 05 seconds East 150.00 feet to the point and place of *BEGINNING*, containing 0.18 of an acre, more or less.

The above described property is conveyed *SUBJECT TO* rights of way and easements of record.

And being all of that property described in deed recorded in Deed Book 4040 page 321, Henderson County Registry.

**-STATE OF NORTH CAROLINA
HENDERSON COUNTY**

**BEFORE THE HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
FILE NO. H24-21-COA**

**IN RE THE APPLICATION OF
PATSY STEWART
FOR A CERTIFICATE OF
APPROPRIATENESS
PIN 9569-62-1692**

DECISION

This matter came before the Hendersonville Historic Preservation Commission on July 17, 2024 and August 21, 2024 for a quasi-judicial hearing on the application of Patsy Stewart for an after-the-fact certificate of appropriateness for a property located at 1420 Ridgecrest Drive, Hendersonville, NC, Hyman Heights Historic District, Hendersonville, PIN 9569-62-1692 (“Subject Property”) for the replacement of windows and addition of a deck on the rear of the property, with the application being dated June 17, 2024.

The subject property is identified as a contributing property in the Hyman Heights local designation report.

The file was submitted into the record. In addition Sam Hayes, Planner for the City; Patsy Stewart, property owner, Lisa Duncan, and Dan Chapman, Ms. Stewart’s contractor, all testified and/or presented evidence, after first being duly sworn.

Issues

The Historic Preservation Commission’s adopted Residential Historic District Design Standards and the Sectary of the Interior’s Standards are incorporated in these findings and conclusions by reference. The question presented was whether the relevant standards permit the replacement of windows and addition of a deck on the rear of the property as requested in the application.

The Residential Historic District Design Standards provides, in pertinent part, that:

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.

Section 4.1

- Sec. 4.1.1 -** Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.
- Sec. 4.1.2 -** Introduce decks in inconspicuous locations, usually on the building's rear elevation and inset from either rear corner, where they are not visible from the street.
- Sec. 4.1.3 -** Design and detail decks and associated railings and steps to reflect the materials, scale, and proportions of the building.
- Sec. 4.1.4 -** Align decks generally with the height of the building's first-floor level. Visually tie the deck to the building by screening its structural framing and posts with compatible foundation materials such as skirt boards, lattice, masonry panels, and dense evergreen foundation plantings.

Testimony

Testimony is accurately reflected in the minutes.

FINDINGS OF FACT

Based on the above testimony, the Board finds as follows:

1. The affected property is 1420 Ridgecrest Drive, Hendersonville.
2. The Subject Property is situated within the Hyman Heights Historic District
3. The Subject Property is listed as **contributing** in the Hyman Heights Local Designation Report.
4. The Subject Property is described in the Hyman Heights Historic District Local Designation Report as follows: "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."

5. Applicant has requested an after-the-fact Certificate of Appropriateness to replace windows on the first floor of the home and to construct a deck on the rear of the house.
6. The existing windows were replaced with vinyl replacement windows that match the existing in color and style.
7. The previous windows were wood and were severely deteriorated.
8. There was a deck on the rear of the property that was removed, it was also severely deteriorated.
9. The new deck is approximately 16 feet by 10 feet, it is larger than the previous deck.
10. The deck was constructed with treated lumber.
11. The base of the steps on the deck are the only portion that can be seen from the street.
12. The applicant agreed to fabricate a wooden trim around the new vinyl windows to cover as much of the vinyl as possible on the front and side facades.
13. The proposed certificate of appropriateness is **not incongruous** with the Hyman Heights Historic District because it meets the following Design Standards:
 - a. **Sec. 3.7.5** - The replacement windows, once the wooden trim is applied, match the original design and design and dimension and utilize a compatible substitute material.
 - b. **Sec. 3.7.5** - The new windows replace the original unit in kind, matching the design and the dimension of the original sash, panel, pane configuration, architectural trim, and detailing with the surround as noted above.
 - c. **Sec. 4.1.1** - The location and construction of the deck does not damage or obscure the character-defining features and details of the structure and may be removed without damage to the existing historic structure
 - d. **Sec. 4.1.2** - The deck is located in an inconspicuous location at the rear of the building and is not visible from the street
 - e. **Sec. 4.1.3** - The design and detail of the deck, railings, and steps reflects the materials, scale, and proportions of the building
 - f. **Sec. 4.1.4** - The deck aligns with the height of the buildings first-floor level

CONCLUSIONS OF LAW

Based on the above findings of fact, the Commission concludes as follows:

The replacement of existing windows, with the proposed wooden trim on the front and side facades, and construction of a 16' x 10' deck on the rear of the property, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards pursuant to Section 28-147 of the City Code, and the Certificate of Appropriateness should be **granted**.

DECISION

For the above reasons, the application for a certificate of appropriateness is granted subject to the conditions stated, and the certificate is ordered issued.

Done this 20th day of November, 2024.

Chair

**-STATE OF NORTH CAROLINA
HENDERSON COUNTY**

**BEFORE THE HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
FILE NO. H24-49-COA**

**IN RE THE APPLICATION OF
PATSY STEWART
FOR A CERTIFICATE OF
APPROPRIATENESS
PIN 9569-62-1692**

DECISION

This matter came before the Hendersonville Historic Preservation Commission on August 21, 2024 for a quasi-judicial hearing on the application of Patsy Stewart for a certificate of appropriateness for a property located at 1420 Ridgecrest Drive, Hendersonville, NC, Hyman Heights Historic District, Hendersonville, PIN 9569-62-1692 (“Subject Property”) 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, with the application being dated July 18, 2024.

The subject property is identified as a contributing property in the Hyman Heights local designation report.

The file was submitted into the record. In addition Sam Hayes, Planner for the City; Patsy Stewart, property owner, and Dan Chapman, Ms. Stewart’s contractor, all testified and/or presented evidence, after first being duly sworn.

Issues

The Historic Preservation Commission’s adopted Residential Historic District Design Standards and the Sectary of the Interior’s Standards are incorporated in these findings and conclusions by reference. The question presented was whether the relevant standards permit the replacement of a new front door and installation of double doors on the rear of the property.

The Residential Historic District Design Standards provides, in pertinent part, that:

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.

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.

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.

Testimony

Testimony is accurately reflected in the minutes.

FINDINGS OF FACT

Based on the above testimony, the Board finds as follows:

1. The affected property is 1420 Ridgecrest Drive, Hendersonville.
2. The Subject Property is situated within the Hyman Heights Historic District
3. The Subject Property is listed as **contributing** in the Hyman Heights Local Designation Report.
4. The Subject Property is described in the Hyman Heights Historic District Local Designation Report as follows: “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.”
5. Applicant has requested a Certificate of Appropriateness to replace the front door with a new door based on the original design and an after the fact request to install double doors on the rear of the home.
6. The proposed front door will be made of pine wood and is designed to be an exact replica of the original door. The new threshold will be black.
7. The double doors on the rear of the property accommodate the location of a newly constructed deck.
8. The rear double doors are made of vinyl. The opening is not covered and so wood is inappropriate there.

9. The proposed certificate of appropriateness is **not incongruous** with the Hyman Heights Historic District because it meets the following Design Standards:
- a. **Sec. 3.7.6** – the replacement door replicated the original door in-kind, matching the design and the dimension of the original architectural trim, detailing, and material.
 - b. **Sec. 3.7.7** – the new rear door is a new design compatible with the original opening and the historic character of the building
 - c. **Sec. 3.7.9** – 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
 - d. **Sec. 3.6.8** – the original architectural character of the exterior wall is maintained with the addition of the doors.

CONCLUSIONS OF LAW

Based on the above findings of fact, the Commission concludes as follows:

The replacement of the front door and installation of double doors on the rear of the property, if constructed according to the application and with the representations made by the applicant at the hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards pursuant to Section 28-147 of the City Code, and the Certificate of Appropriateness should be **granted**.

DECISION

For the above reasons, the application for a certificate of appropriateness is granted subject to the conditions stated, and the certificate is ordered issued.

Done this 20th day of November, 2024.

Chair

**STATE OF NORTH CAROLINA
HENDERSON COUNTY**

**BEFORE THE HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
FILE NO. H24-64-COA**

**IN RE THE APPLICATION OF
PATSY STEWART
FOR A CERTIFICATE OF
APPROPRIATENESS
PIN 9569-62-1692**

DECISION

This matter came before the Hendersonville Historic Preservation Commission on September 18, 2024 for a quasi-judicial hearing on the application of Patsy Stewart for a certificate of appropriateness for a property located at 1420 Ridgecrest Drive, Hendersonville, NC, Hyman Heights Historic District, Hendersonville, PIN 9569-62-1692 (“Subject Property”) for the installation of a new driveway in the front and side yards of the property, with the application being dated August 16, 2024.

The subject property is identified as a contributing property in the Hyman Heights local designation report.

The file was submitted into the record. In addition Sam Hayes, Planner for the City; Patsy Stewart, property owner, and Lisa Duncan, all testified and/or presented evidence, after first being duly sworn.

Issues

The Historic Preservation Commission’s adopted Residential Historic District Design Standards and the Sectary of the Interior’s Standards are incorporated in these findings and conclusions by reference. The question presented was whether the relevant standards permit the installation of a driveway in the front and rear yards of the property.

The Residential Historic District Design Standards provides, in pertinent part, that:

2.4 Walkways, Driveways, and Off-Street Parking

- .1** Retain and preserve the topography, patterns, configurations, features, dimensions and materials of existing walkways, driveways, and off street parking areas that contribute to the overall historic character of individual building sites, the streetscape, and the historic district, if applicable.
- .2** Protect and maintain existing walkways, driveways, and off street parking areas through routine inspection and appropriate maintenance and repair procedures.
- .3** If replacement of a deteriorated section or element of an existing walkway, driveway, or off street parking area is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original section or element in design, dimension, texture, color, and material.
- .4** If a walkway or a driveway is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in location,

- configuration, dimension, scale and materials with the historic building site, streetscape, and district, if applicable.
- .5 Design new walkways, driveways, and off street parking areas to be compatible in location, patterns, spacing, configurations, dimensions and materials with existing walkways, driveways, and off street parking areas that contribute to the overall historic character of the streetscape and the district, if applicable.
 - .6 Locate new walkways, driveways, and off street parking areas so that the topography of the building site and significant site features, including mature trees, are retained.
 - .7 It is not appropriate to locate a new off street parking area in a district with residential character where it is visible from the street, where it will significantly alter the proportion of built area to green area on the individual site, or where it will directly abut the principal structure.
 - .8 Maintain the continuity of sidewalks in the public-right-of-way when introducing new driveways.
 - .9 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
 - .10 Introduce perimeter plantings, hedges, fences, or walls to screen and buffer new off street parking areas from adjacent properties. Subdivide new large parking areas with interior planting islands to break up any large paved area.
 - .11 In lighting walkways, driveways, and off street parking areas, follow the guidelines for lighting.

Testimony

Testimony is accurately reflected in the minutes.

FINDINGS OF FACT

Based on the above testimony, the Board finds as follows:

1. The affected property is 1420 Ridgecrest Drive, Hendersonville.
2. The Subject Property is situated within the Hyman Heights Historic District
3. The Subject Property is listed as **contributing** in the Hyman Heights Local Designation Report.
4. The Subject Property is described in the Hyman Heights Historic District Local Designation Report as follows: “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.”
5. Applicant has requested a Certificate of Appropriateness to install a driveway in

the front and side yard of the home.

6. The driveway in the front yard and adjacent to the street will be concrete, the driveway along the side of the house will be crush and run gravel to improve drainage and to protect a nearby tree.
7. The width of the driveway varies from 10' to 14'.
8. The proposed certificate of appropriateness is **not incongruous** with the Hyman Heights Historic District because it meets the following Design Standards:
 - a. **Sec. 2.4.4** – The driveway is completely missing from the subject property, and therefore, is being replaced with a new feature based on accurate documentation of the original design.
 - b. **Sec. 2.4.5** – A new design is proposed that is compatible in location, configuration, dimension, scale, and materials with the historic building site, streetscape, and district
 - c. **Sec. 2.4.6** – The location of the new driveway allows for the retention of the topography of the building site and significant site features, including mature trees

CONCLUSIONS OF LAW

Based on the above findings of fact, the Commission concludes as follows:

The installation of a driveway in the front and side yards of the property, if constructed according to the application and with the representations made by the applicant at the hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards pursuant to Section 28-147 of the City Code, and the Certificate of Appropriateness should be **granted**.

DECISION

For the above reasons, the application for a certificate of appropriateness is granted subject to the conditions stated, and the certificate is ordered issued.

Done this 20th day of November, 2024.

Chair