



WORKSPACE INFORMATION

Application number 26-70-Planning	Category Certificate of Appropriateness - Major Work, Commission Approved	Workspace state In review
Workspace created 09/18/2026, 2:56:28 PM EDT	Application submitted 09/21/2026, 4:46:14 PM EDT	
Assignee	Package generation date 10/09/2026, 11:52:43 AM EDT	

LOCATION INFORMATION

Address 1040 PATTON ST, Hendersonville, NC	Property information 9569712218,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Erik Millush Surge Resources, LLC	Cherrywood Way 212 Asheville [REDACTED] [REDACTED]	Applicant
CASEY, CHRISTOPHER B	1040 PATTON ST HENDERSONVILLE NC 28792	Property owner

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160 6th Ave E.

Hendersonville, NC 28792

planning@hvlnc.gov

Procedures for Reviewing Applications for Certificates of 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.			
Contact Information			
Applicant Name Erik Millush	Email Address emillush@surgeresourcesgroup.com	Phone Number (910) 340-3729	Property Address 1040 Patton Street, Hendersonville, NC 28792
Property Owner Name (If Different From Above) Christopher Casey	Property Owner Email	Property Owner Phone	Property Owner Mailing Address
Project Description			
Please provide a detailed description of your proposed work. The proposed project consists of the rehabilitation and repair of the historic residence at 1040 Patton Street, Hendersonville, NC, as part of the Renew NC Program, Case ID NC-HHH-076917. Work includes repairs to the roof, wood clapboard siding and trim, stucco and masonry, porch, chimney, foundation, side landing and steps, and rear deck. Historic materials and character-defining features will be retained and repaired where feasible, with deteriorated components replaced in kind or with compatible materials matching the existing design, dimensions, profile, texture, and appearance. The proposed work will address existing deterioration and structural conditions while preserving the historic character, architectural form, and overall exterior appearance of the residence.			

Design Standard Conformance

In this section, must explain how your project complies with the Design Standards adopted by the Historic Preservation Commission.

If your property is located within the Druid Hills Historic District or the Hyman Heights Historic District, please use the Residential Design Standards: <https://www.hendersonvillehpc.org/coa-process/residential-guidelines>

If your property is located within the Main Street Historic District, please use the Main Street Design Standards: <https://www.hendersonvillehpc.org/coa-process/main-street-guidelines>

When completing this section, identify the specific design standard(s) that apply to your project and explain how your proposal meets those standards.

Example:

The proposed project involves the renovation of a storefront in the Main Street Historic District. The applicant cites Section 3.1.5 of the Main Street Design Standards, which states:

"When reconstructing a historic storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions, and architectural elements."

The applicant explains that they located a historic photograph of the storefront and used that image as the basis for the proposed design. Because the proposal is informed by historical documentation and seeks to restore the storefront's original appearance, the applicant argues that the project complies with Section 3.1.5.

Design Standard Compliance Statement

Proposed Rehabilitation of Historic Residence – Project Description and Design Standards Compliance The proposed project consists of the rehabilitation and repair of the existing historic residence at 1040 Patton Street, Hendersonville, NC 28792, to address deterioration and damage, including damage associated with Hurricane Helene as part of the Renew NC Program (Case ID: NC-HHH-076917). The scope of work has been designed to retain the existing architectural character, form, materials, proportions, and character-defining features of the residence. Where exterior materials or architectural components require replacement because of deterioration or structural conditions, replacements will be in kind and will match the existing/original materials in design, dimensions, profile, texture, and appearance. The Design Plans, Diagrams, and material information for the proposed rehabilitation have been uploaded to the COA Application as supporting documents.

Roof Repair Proposed Repairs: The existing roof will be rehabilitated while retaining the existing cross-gable roof form, configuration, pitch, and overall architectural character. Work includes removal and replacement of deteriorated composition shingles; replacement of deteriorated roof sheathing only where required; installation of new weather barrier/underlayment, drip edge, valley flashing, ridge and hip caps; and repair/replacement of chimney and step flashing. No alteration to the existing roofline, pitch, or configuration is proposed.

Applicable Design Standards – §3.5, Roofs: The proposed work is consistent with Hendersonville Residential Design Standards §3.5.1–3.5.5, §3.5.7, and §3.5.12–3.5.13, which support retention of historic roof forms and character-defining features; repair of deteriorated roof components using recognized preservation methods; and, where replacement is necessary, in-kind replacement matching the existing roof in scale, detail, pattern, design, material, and color. No changes to the existing roofline, form, or overall architectural configuration are proposed.

Fascia, Soffits, Gable Vents, Exterior Trim, Gutters and Downspouts Proposed Repairs: The existing wood fascia, soffits, wood gable vents, and exterior wood trim will remain in place and will be repaired and repainted as required. Deteriorated areas will be repaired using appropriate preservation methods, with limited in-kind replacement only where material is beyond repair. Existing gutters and downspouts will be detached and reset where necessary to complete repairs and will maintain their existing location and configuration.

Applicable Design Standards – §3.1, Wood and §3.5, Roofs: Retain and preserve historic wood elements and roof-related architectural features. Repair deteriorated materials whenever feasible and limit replacement to deteriorated portions, matching the original design, dimensions, profile, material, and appearance.

Exterior Walls – German Siding Proposed Repairs: The original wood German siding will remain in place. Deteriorated siding will be repaired using recognized preservation methods. Exterior wood surfaces that tested positive for lead-based paint will receive LBP mitigation, including appropriate surface preparation, scraping, and repainting. Work will follow applicable EPA and HUD lead-based paint requirements while using methods compatible with preservation of the historic wood substrate.

Applicable Design Standards – §3.1, Wood; §3.4, Paint and Paint Color; and §3.6, Exterior Walls: This approach is consistent with Residential Design Standards §3.6, Exterior Walls, particularly §3.6.1–3.6.2, which call for retention and preservation of exterior walls and historic wall materials that contribute to a building's character; §3.6.4, which supports repair using recognized preservation methods.

Stucco and Masonry Proposed Repairs: Deteriorated stucco and masonry will be repaired in place. Damaged synthetic stucco at the exterior foundation will be repaired, and a compatible fog coat will be applied to provide a uniform finish. Masonry will be repaired by patching, splicing, consolidating, or otherwise reinforcing deteriorated areas using recognized preservation methods. Limited replacement in kind will occur only where existing material cannot be repaired.

Applicable Design Standards – §3.2, Masonry and §3.6, Exterior Walls: Protect and maintain historic masonry materials, including brick, stucco, and concrete. This treatment is consistent with §3.2, Masonry, including §3.2.2, which calls for protection and maintenance of historic masonry materials, specifically including stucco, concrete, brick, and other masonry materials.

Front Porch Proposed Repairs: The existing front porch will be retained in its current configuration. Repairs include repair and painting of existing masonry and structural repair of the deteriorated/sagging wood gable-end beam assembly. An appropriately sized 11-7/8-inch LVL structural member will be installed as part of the structural repair. Existing visible wood cladding will be retained and reinstalled. The historic porch remains intact in its existing configuration. Structural intervention is limited to the deteriorated beam assembly, while the visible historic architectural components are retained. Existing columns, knee walls, trim, and other character-defining porch components will remain.

Applicable Design Standards – §3.8, Entrances, Porches, and Balconies: This approach is consistent with §3.8.1, Entrances, Porches, and Balconies, which calls for retaining and preserving historic porches and their columns, piers, steps, railings, floors, ceilings, and related elements. Sections 3.8.3–3.8.5 further favor repair and, where replacement is necessary, replacement of deteriorated elements in kind rather than alteration of the entire historic feature.

Decks Rear Deck Replacement Proposed Repairs: At the rear elevation, the existing deteriorated and damaged deck will be removed and replaced with a substantially smaller 5-foot by 5-foot wood deck/landing with wood stairs and guardrails, as illustrated in the submitted proposed-condition drawings. Locating this replacement at the rear minimizes its visibility from the public right of way.

Applicable Design Standards – Decks and associated exterior features: Residential Design Standards §4.1.1–4.1.3, Decks, support locating and constructing decks so historic fabric and character-defining features are not damaged or obscured, placing decks in inconspicuous locations such as the rear elevation, and designing railings and steps to reflect the materials, scale, and proportions of the historic building.

Side Landing and Concrete Steps Replacement Proposed Repairs: The existing damaged concrete steps located at the left elevation must be removed to address water infiltration that damaging the original masonry foundation wall. The existing deteriorated concrete steps, landing, and associated support walls will be removed and replaced with a wood landing and wood steps with compatible wood guardrails and handrails. The replacement will maintain the functional relationship of the existing side entrance while using a simple design, scale, proportions, and detailing compatible with the historic character of the residence and surrounding district.

Applicable Design Standards – Residential Design Standards §3.8 – Entrances, Porches, and Balconies, The proposed work is supported by the Hendersonville Historic Preservation Commission Design Standards for Exterior Stairs, Landings, Steps and Entryways, which recognize painted wood, masonry, rock, or comparable materials similar to styles found within the District as appropriate materials for the repair or replacement of exterior stairs and landings. The work is also consistent with Residential Design Standards §3.8 – Entrances, Porches, and Balconies,

which emphasizes preservation of the character of historic entrances and associated architectural features. Foundation Repairs Proposed Repairs: The proposed foundation repairs will be performed within the existing foundation and beneath the structure and will not be visible from the exterior upon completion. The work will not alter the building's exterior appearance, architectural character, or visible historic features. Applicable Design Standards – §3.2, Masonry: The proposed work is consistent with the Hendersonville Historic Preservation Commission Foundation Repair Standards, which support repair or replacement of masonry foundations where the original material is retained or new material matches the original as closely as possible, and Residential Design Standards §3.2.2 – Masonry, which calls for the protection and maintenance of historic masonry materials and their distinctive construction features. Because the repairs are structural in nature and will not be visible from the exterior, they will stabilize the historic residence without adversely affecting its historic appearance or character. Overall Rehabilitation Approach Proposed Repairs: All rehabilitation work will prioritize the retention and repair of existing historic materials and character-defining features. Where deterioration or structural conditions make replacement necessary, replacement will be limited to the affected material or component and completed in kind, matching the existing/original material in design, dimensions, profile, texture, and appearance. Applicable Design Standards – Secretary of the Interior's Standards for Rehabilitation: Historic materials and features that characterize a property should be retained and preserved, with repair prioritized over replacement and compatible replacement used when deterioration makes repair infeasible. This repair-first approach also aligns with the City's stated preservation emphasis on maintaining the historic form, materials, character, and integrity of significant structures.



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Applicant (Developer) Company Information	
Authorized Representative Name: Erik Millush	Company Name (if applicable, check corresponding box below) Surge Resources, LLC
Company Type: ☐ Corporation: ☐ Partnership: ☒ Limited Liability Company: ☐ Other: ☐ Trust:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) VP of Construction	



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Property Owner Company Information (if different from Applicant)	
Authorized Representative Name: Erik Millush	Company Name (if applicable, check corresponding box below) Surge Resources, LLC
Company Type: ☐ Corporation: ☐ Partnership: ☒ Limited Liability Company: ☐ Other: ☐ Trust:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) VP of Construction	