

26-70-COA – REHABILITATION AND REPAIR OF HISTORIC RESIDENCE

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 HISTORIC DISTRICT OVERLAY 3

HISTORY OF SUBJECT PROPERTY..... 3

PHOTOS..... 4



PROJECT SUMMARY

Applicant: Surge Resources, LLC

Property Owner: Christopher Casey

Property Address: 1040 Patton Street

Project Acreage: .2 Acres

Parcel Identification Number(s): 9569-71-2218

Current Parcel Zoning: R-6 Zoning District

Historic District: Hyman Heights Historic District

Project Type: Rehabilitation and Repair of Historic Residence (Major Work)



SITE VICINITY MAP

Project Summary:

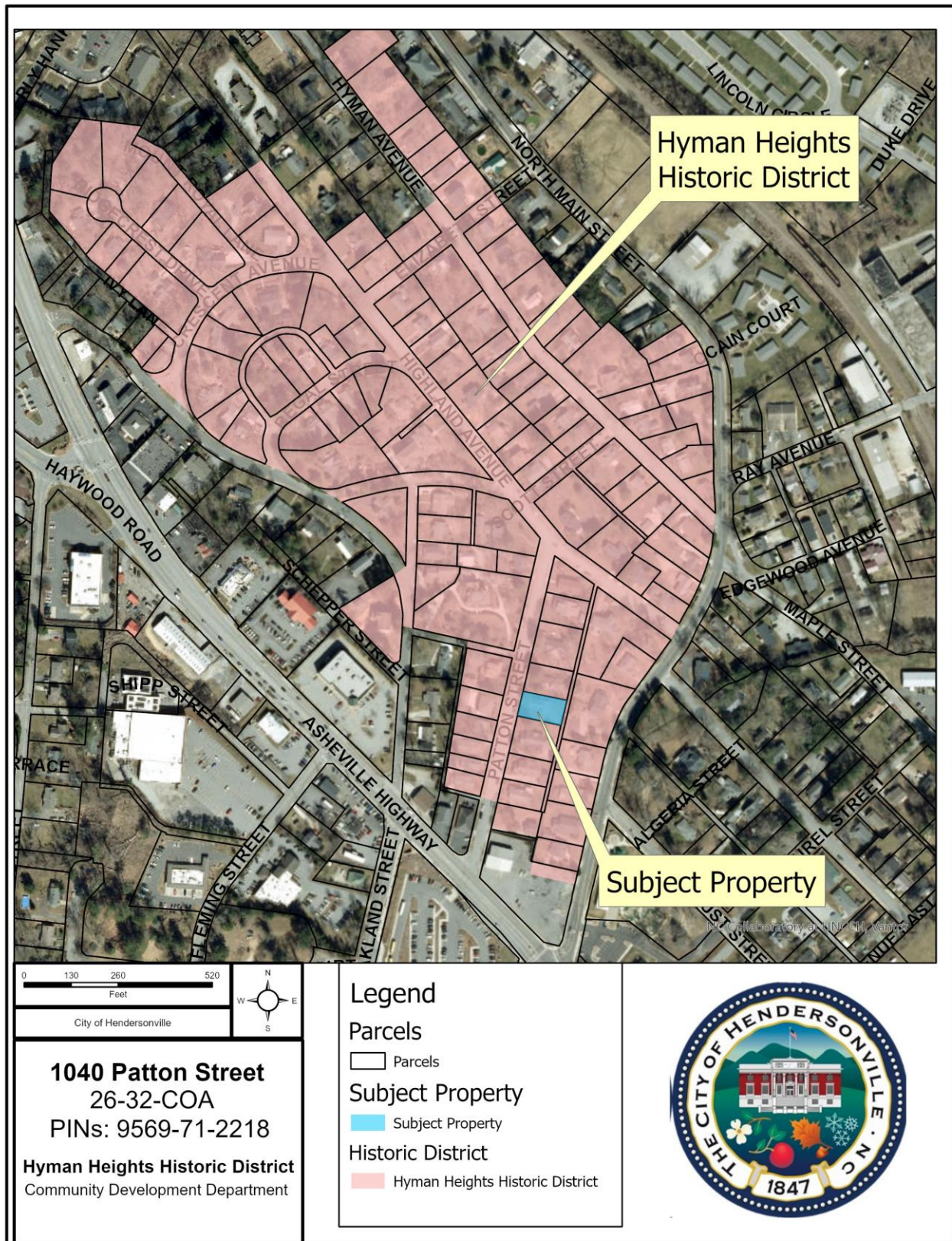
The City of Hendersonville has received a Certificate of Appropriateness (COA) application for the rehabilitation and repair work at 1040 Patton Road. The application is submitted by Surge Resources, LLC, a contractor hired as part of the Renew NC home rebuilding and rehabilitation program as part of the Hurricane Helene recovery efforts.

The application includes several projects that all require different levels of approval. Staff have detailed each of the requests and detailed the required approvals.

1. Roof replacement and repairs (minor work but staff is deferring to the commission for review)
2. Side steps and landing demolition and reconstruction (major work)
3. Chimney flashing and roof integration (minor work but staff is deferring to the commission for review)
4. Gutters and downspouts (normal maintenance and minor work, but staff is deferring to the commission for review)
5. Porch repairs (normal maintenance)
6. Foundation repairs (minor work but staff is deferring to the commission for review)
7. Rear deck demolition and reconstruction (major work)

The State Historic Preservation Office reviewed this application as part of the required environmental review as a result of using federal funds for this program. It determined that there may be some adverse impacts which staff have incorporated into their analysis and conditions have been proposed.

CITY OF HENDERSONVILLE – HYMAN HEIGHTS HISTORIC DISTRICT OVERLAY



HISTORY OF SUBJECT PROPERTY

1040 PATTON STREET HISTORY

Warren L. Katzenmoyer House

House. Contributing, by 1922.

Bungalow style one-story plus basement house with a cross gable roof. Small rear addition. Walls are German siding. Attached front porch has battered posts on brick piers which have been stuccoed. Windows are one-over-one, with some casement at the basement level. Front door is a single light. Lot drops sharply to the rear. Warren L. Katzenmoyer, a dyer at Chipman-LaCrosse Hosiery Mills, and wife Lois lived here from 1939 to 1940. Roy L. Degan, a fixer at Chipman-LaCrosse Mills, and wife Pauline lived here from 1941 to 1942. Albert G. and Mary R. Zang lived here from 1943 to 1944. From 1945 to 1946, this house was listed as a "tourist" house, probably meaning it was a boarding house. From 1948 to 1949 Jack and Evelyn Schulman, who owned a women's wear store, lived here. Most of these occupants were probably renters. Good condition.

(Sanborn maps, city directories)





Photo 1 : View of 1040 Patton Street from Sidewalk.



Photo 2 : View of subject property looking down the northern side of the property. The concrete porch and steps is proposed to be demolished and a wooden deck and steps is proposed.