



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela B. Cashwell

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

September 18, 2026

MEMORANDUM

TO: Daniel Herrera Daniel.Herrera@commerce.nc.gov
Renew NC Single Family Housing Program
NC Department of Commerce

FROM: Ramona M. Bartos, Deputy State Historic Preservation Officer *RMB for Ramona M. Bartos*

SUBJECT: Rehabilitate (Case ID NC-HHH-076917): 1040 Patton Street, Hendersonville, Henderson County, ER 25-2361

Thank you for submittal of rehabilitation plans for the house at 1040 Patton Street in Hendersonville. Our office records this house as the Warren L. Katzenmoyer House (HN0564), a contributing resource within the Hyman Heights/Mount Royal National Register Historic District.

Most of the items outlined in the proposal meet the *Secretary of the Interior's (SOI) Standards for Rehabilitation* under Section 106 of the National Historic Preservation Act, except for three items:

- Replacement of all exterior siding (likely also driving the replacement of all exterior trim) for the purpose of retrofitting wall insulation.
 - *SOI Standards* require conservation of sound material, and various NPS guidance on insulation states that loss of sound original siding for the purpose of insulating does not meet the *Standards*. Further, replacement siding will be yellow pine, which is less durable and less long-lasting than the existing siding and trim. The submittal does not indicate if they would reproduce the profile of the German siding.
- Replacement of all soffit and fascia.
 - Submittal does not indicate any plan for preservation of the character-defining bungalow-style eave brackets.
- Attic vent replacement.
 - Current vents are louvered wood; if new vents are to be prefabricated metal instead of wood, then this would potentially impact exterior integrity.

We would also like to note that the photographs in the submittal are dark and pixelated, making it difficult to get a clear view of the details and conditions of the materials.

The State Historic Preservation Office does not concur that the above items would not adversely affect the character-defining features of the historic resource. Federal grant-funded rehabilitation projects must meet the *Secretary of the Interior's (SOI) Standards for Rehabilitation* under

Section 106 of the National Historic Preservation Act, a program which is administered by the North Carolina Historic Preservation Office (SHPO).

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@dncr.nc.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Jennifer Cathey, NCDNCR/SHPO/WO
Sam Hayes, Hendersonville HPC

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