

Hendersonville Historic Preservation Commission Certificate of Appropriateness Application

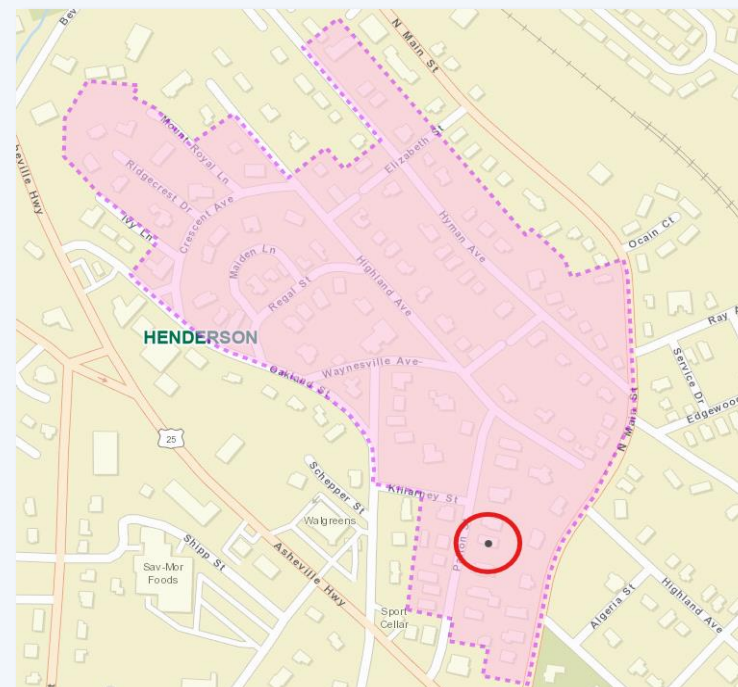
Required Attachments

Program Name: Renew NC Single-Family Housing Program
Case ID: NC-HHH-076917

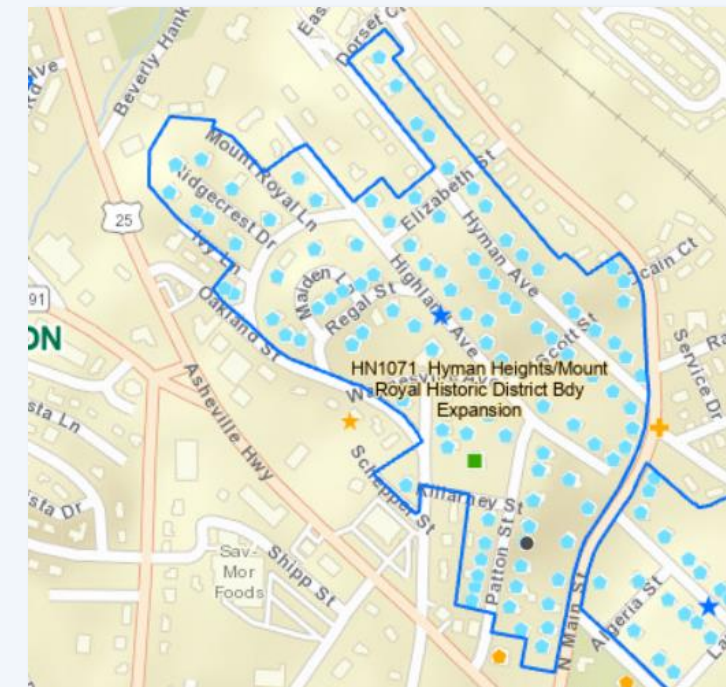
Proposed Historic Property Rehabilitation at: 1040 Patton St,
Hendersonville North Carolina 28792

Included Attachments:

- Property Owner Authorization Letter
- Description of the Proposed Rehabilitation of Historic Property - 1040 Patton Street
- Photographs of Subject Property
- Floor Plans
- Proposed Scope of Work Summary Diagram
- Exterior Siding & Walls Repairs Diagram
- Exterior Walls: Siding, Stucco and Masonry – Material Information
- Porch Beam Repairs Diagram and Material Information
- Side Landing & Steps Replacement Diagram and Material Information
- Rear Elevation: Deck Replacement Diagram and Material Information
- Roof Repairs Diagram and Material Information
- Foundation Repairs Diagram and Material Information
- Foundation and Front Porch Repairs – Engineer Desing Plans
- COA Project Description



Hyman Heights Local Historic District



Hyman Heights / Mount Royal Historic District

Building Type: Single-Family

Parcel ID: 114595

Municipal ID: 7538

Year Built: 1922

Contributing Resource of: NRHP listed Hyman Heights/Mount Royal Historic District and the Hyman Heights Local Historic District

Property Owner: Christopher Casey

Surge Resources Group, LLC
15315 Kanis Rd
Unit #4
Little Rock, AR 72223
910-340-3729



PROPERTY OWNER AUTHORIZATION LETTER

I, Christopher Casey, hereby authorize Erik Millush, a representative of Surge Resources Group, LLC, to prepare and submit, on my behalf, the following applications for review:

- **Certificate of Appropriateness (COA) Permit Application** to the Hendersonville Historic Preservation Commission.
- **Zoning Compliance Permit Application** to the City of Hendersonville – Community Development Department.

These applications will include the proposed Scope of Work for the property located at 1040 Patton Street, Hendersonville, NC 28792, of which I am the registered owner. The proposed work is being completed as part of the **Renew NC Program** (Case ID: NC-HHH-076917).

I further authorize Erik Millush to submit these applications, along with any supporting documentation necessary for their review and processing, on my behalf.

Property Owner: Christopher Casey

Phone Number: 828-778-6570

Property Owner Signature: Christopher Bryant Casey

Date: 9-17-2026

Permission for Agent and/or Attorney to act on behalf of Owner(s)

Date:

Henderson County Site Development
240 Second Avenue East
Hendersonville, NC 28792

Dear Henderson County Office :

As you may know, I am acting as Agent / Attorney for Christopher B. Casey to apply for all permits pertaining to development and construction associated with property located at 1040 Patton St, Hendersonville, NC 28792 but more legally known at Property Identification Number (PIN) 9569712218 documented at the Henderson County Courthouse Land Records Office located at 85 Grove Street, Hendersonville, NC 28792.

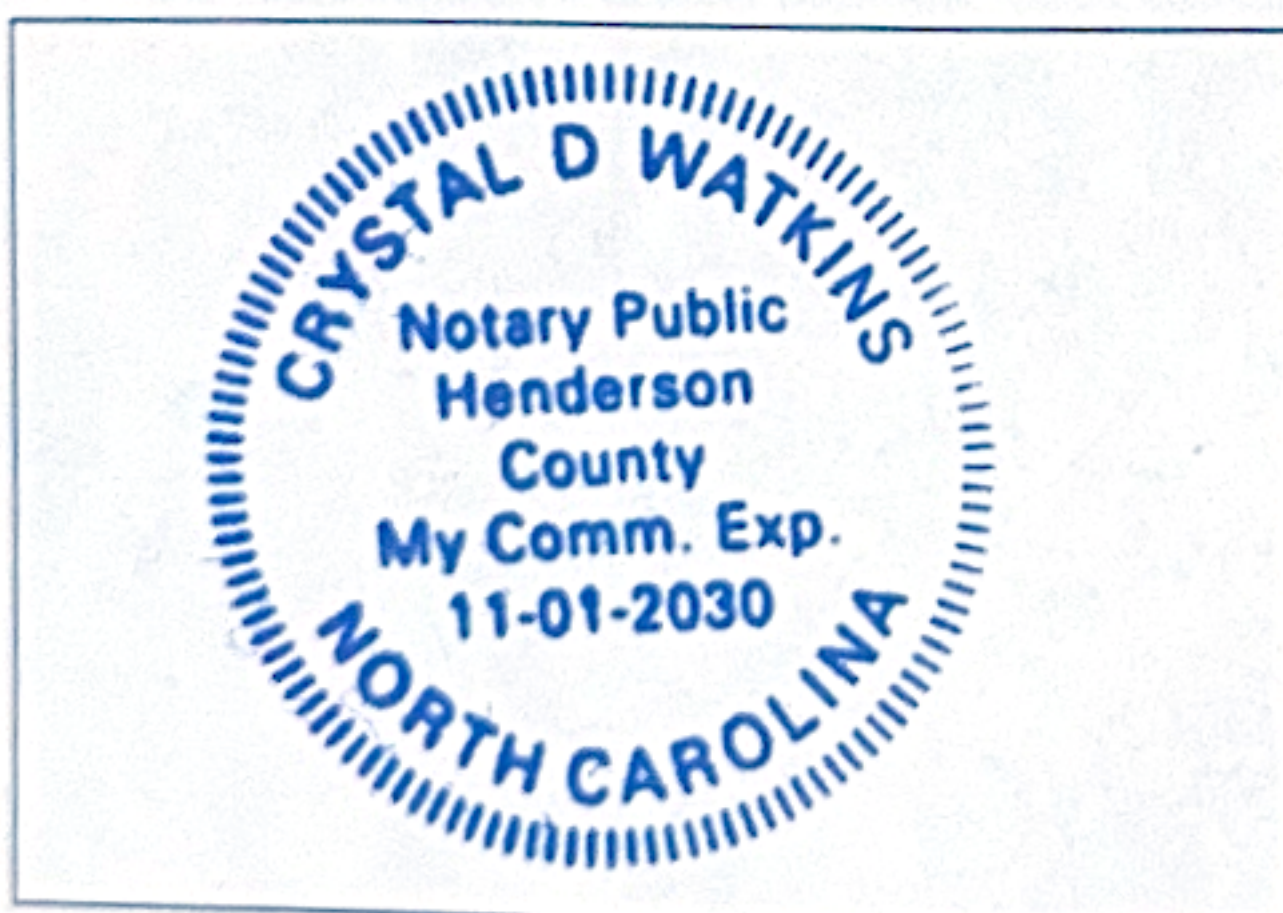
I hereby give my / our permission to Sierge Resources Group, LLC to submit any plans or apply for permits required for this project. I / We are also giving permission for any land disturbing activity to take place on our property without our presence, but understand it is our ultimate responsibility if any damage is caused during construction to this property or any other property.

Signed by property owner (s),

Christopher B. Casey Signed _____

Land Owner of Record (Spell out exactly as on land records)

I, Crystal D Watkins, a Notary Public for the State of North Carolina, County of Henderson, do hereby certify that Christopher Bryant Casey personally appeared before me this 17th day of September, 2020, and acknowledge the due execution of the forgoing permission form. Witness my hand and official seal,



SEAL

My commission expires November 1, 2030

[Signature]

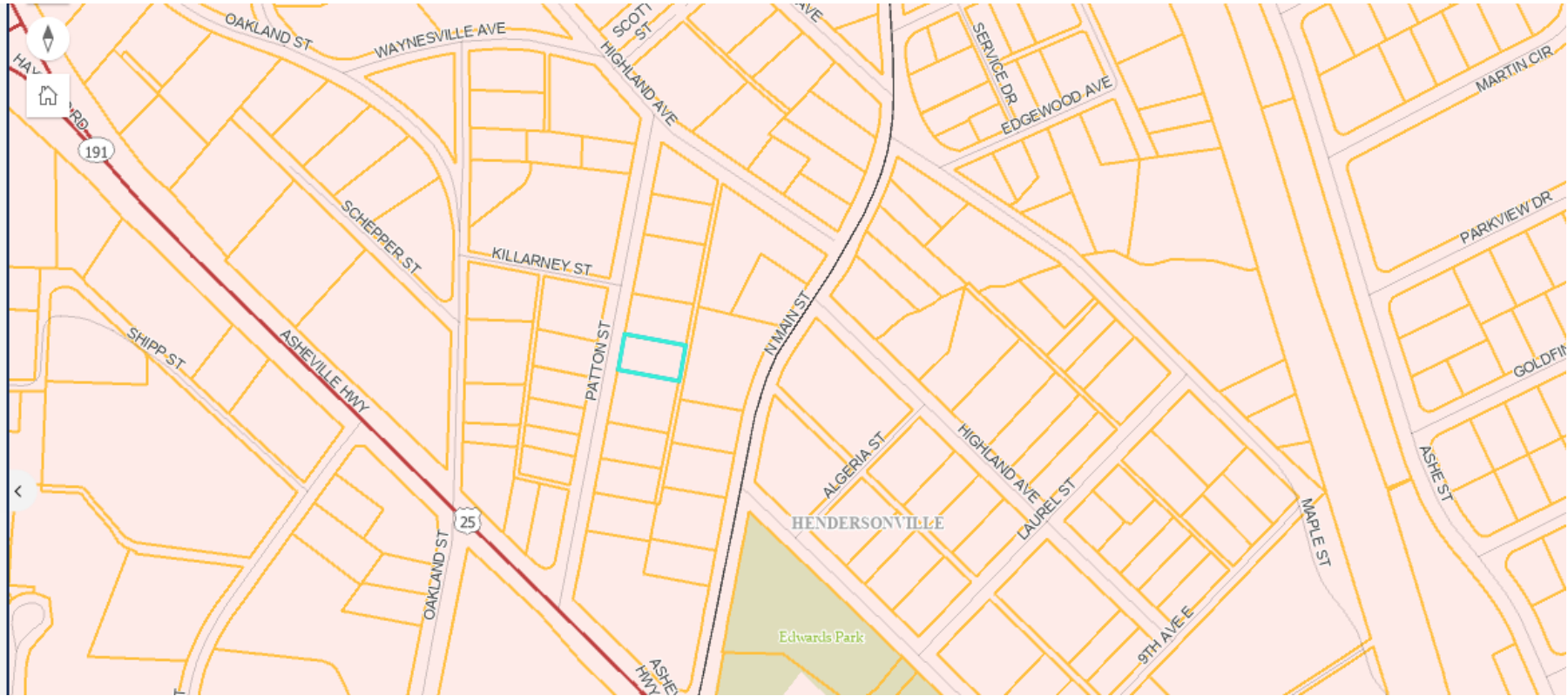
Description of the Proposed Rehabilitation of Historic Property - 1040 Patton Street – Contributing Property, c. 1922

The property at **1040 Patton Street, Hendersonville, Henderson County**, also known as the **Warren L. Katzenmoyer House (HN0564)**, is located within the National Register-listed **Hyman Heights/Mount Royal Historic District** and the **Hyman Heights Local Historic District**. It is a **contributing residential building constructed circa 1922**. The residence is a **one-story-over-basement bungalow** characterized by a **cross-gable roof and original wood German siding**.

The property owner, **Christopher Casey**, is seeking **Community Development Block Grant–Disaster Recovery (CDBG-DR)** funds through the **Renew NC Single-Family Housing Program** for rehabilitation associated with damage from **Hurricane Helene (2024)**. The program is funded by HUD and administered through the North Carolina Department of Commerce.

The **Certificate of Appropriateness (COA)** application has been prepared and submitted on behalf of the property owner by the Program General Contractor, **Surge Resources Group, LLC**. The proposed scope of work prioritizes the **retention and repair of existing historic materials and character-defining features**, including the original German siding, fascia, and soffits. Where deterioration or structural conditions require replacement, work will be **limited to the affected areas and completed in kind**, matching the existing/original materials in **design, dimensions, profile, texture, and appearance**.

REID:	114595
PIN:	9569712218
Acreage:	0.2
Owner Information:	CASEY, CHRISTOPHER B 1040 PATTON ST HENDERSONVILLE NC 28792
Physical Address:	1040 PATTON ST
Property Description:	PATTON STREET LO:10, PT11
Municipality:	HENDERSONVILLE
Tax District:	
Deed Link:	004210/00248
Plat Link:	
Date Recorded:	9/17/2024
County Zoning:	Cities
Flood Zone?:	No



Photographs of Subject Property

Proposed Historic Property Rehabilitation at: 1040 Patton St,
Hendersonville North Carolina 28792

Front Elevation



Left Elevation



Photographs of Subject Property

Proposed Historic Property Rehabilitation at: 1040 Patton St,
Hendersonville North Carolina 28792

Rear Elevation

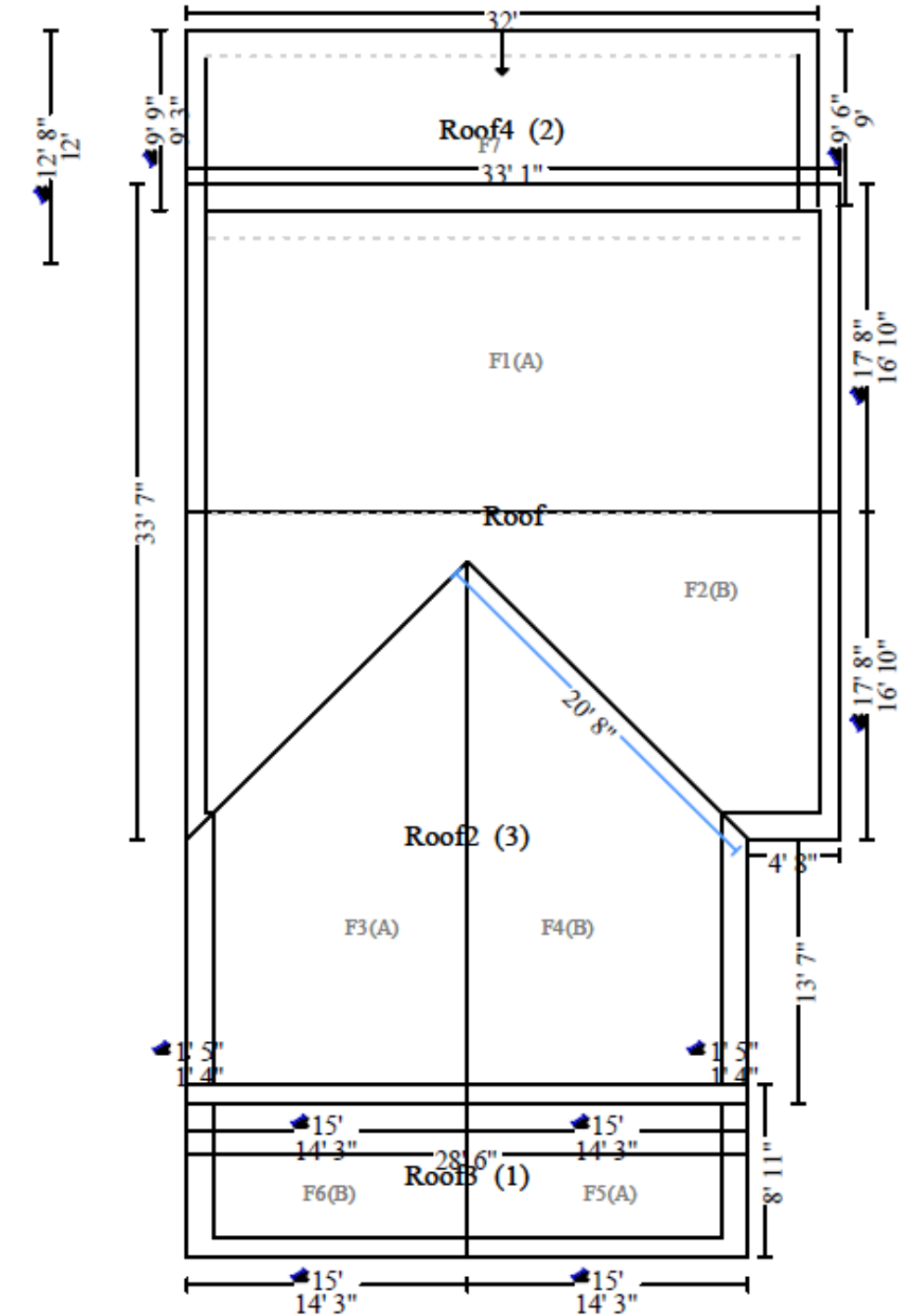
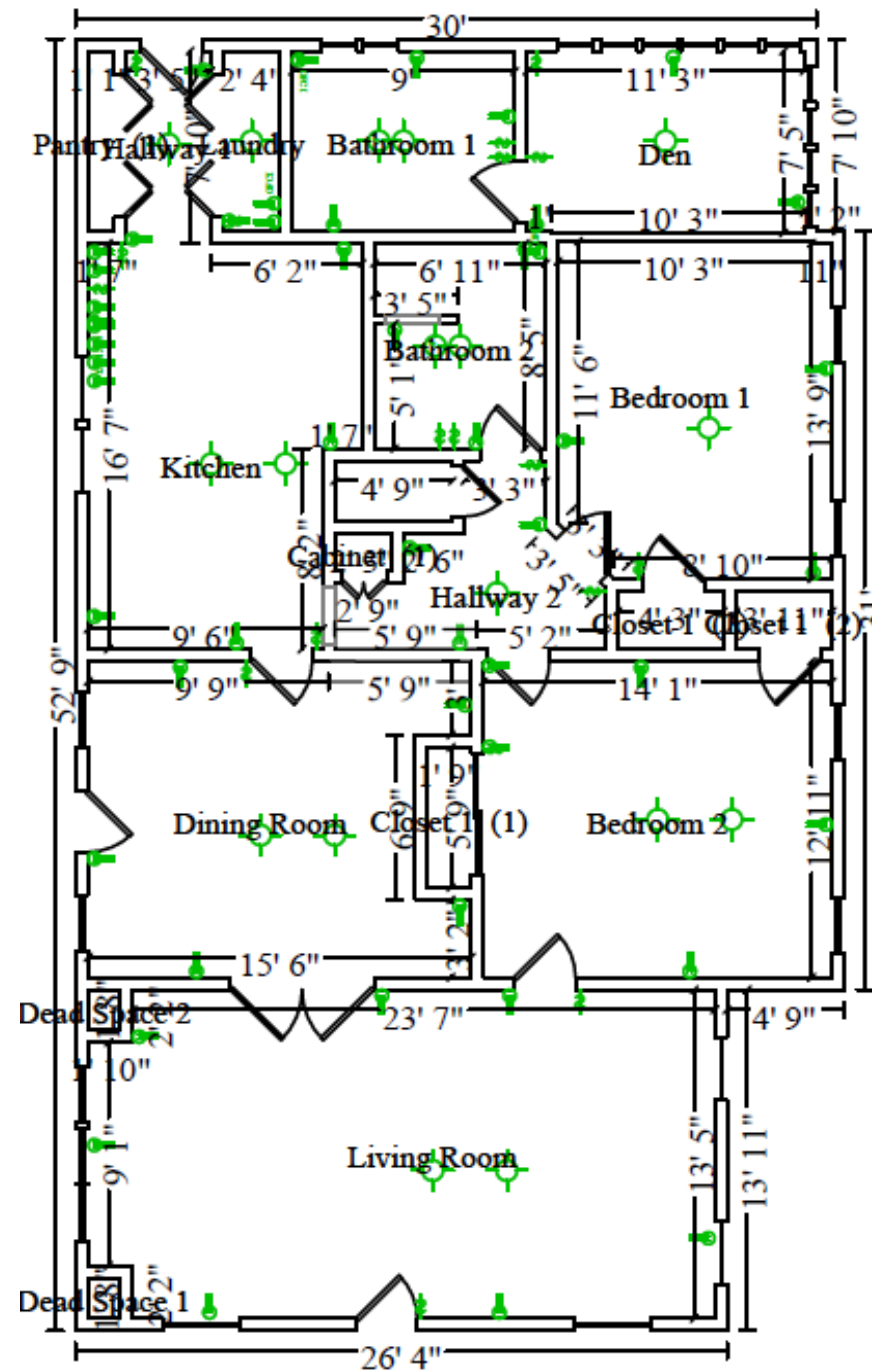
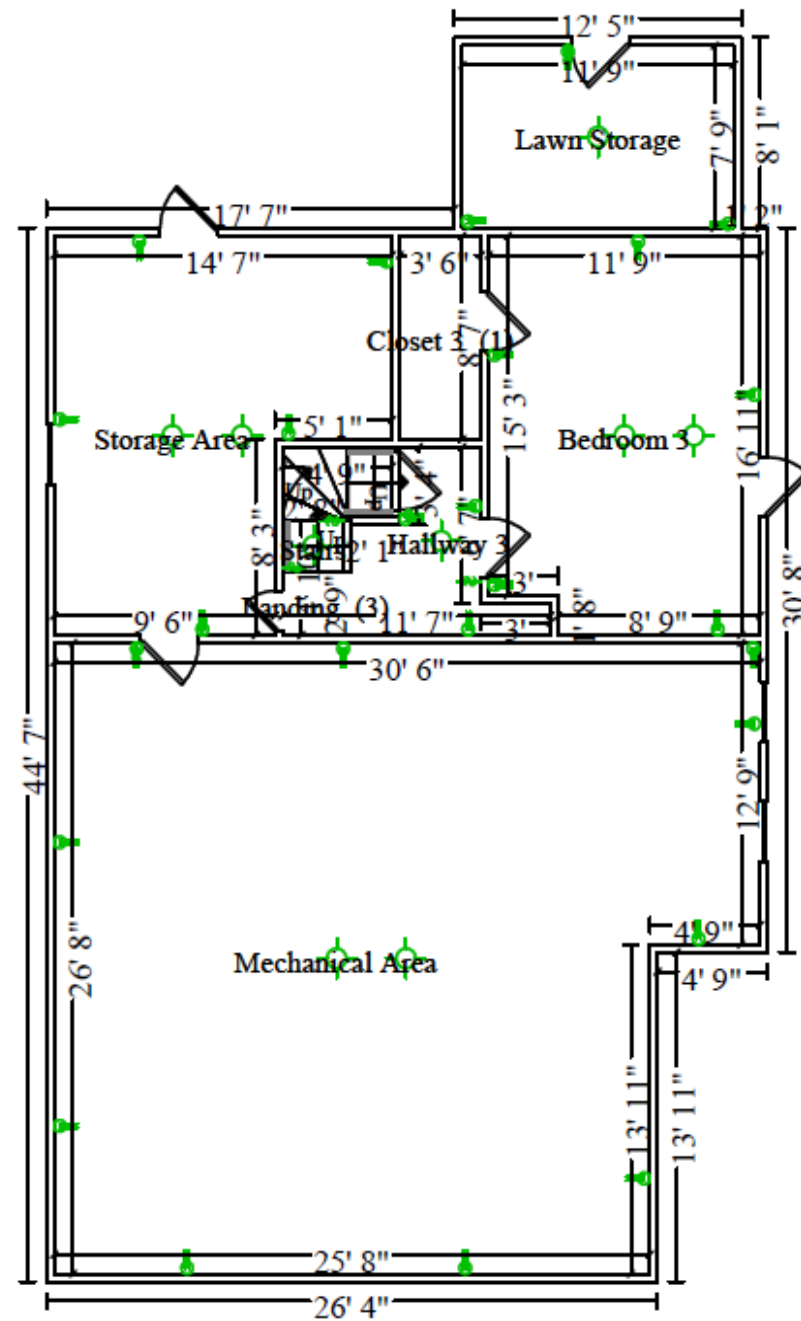


Right Elevation



Floor Plans

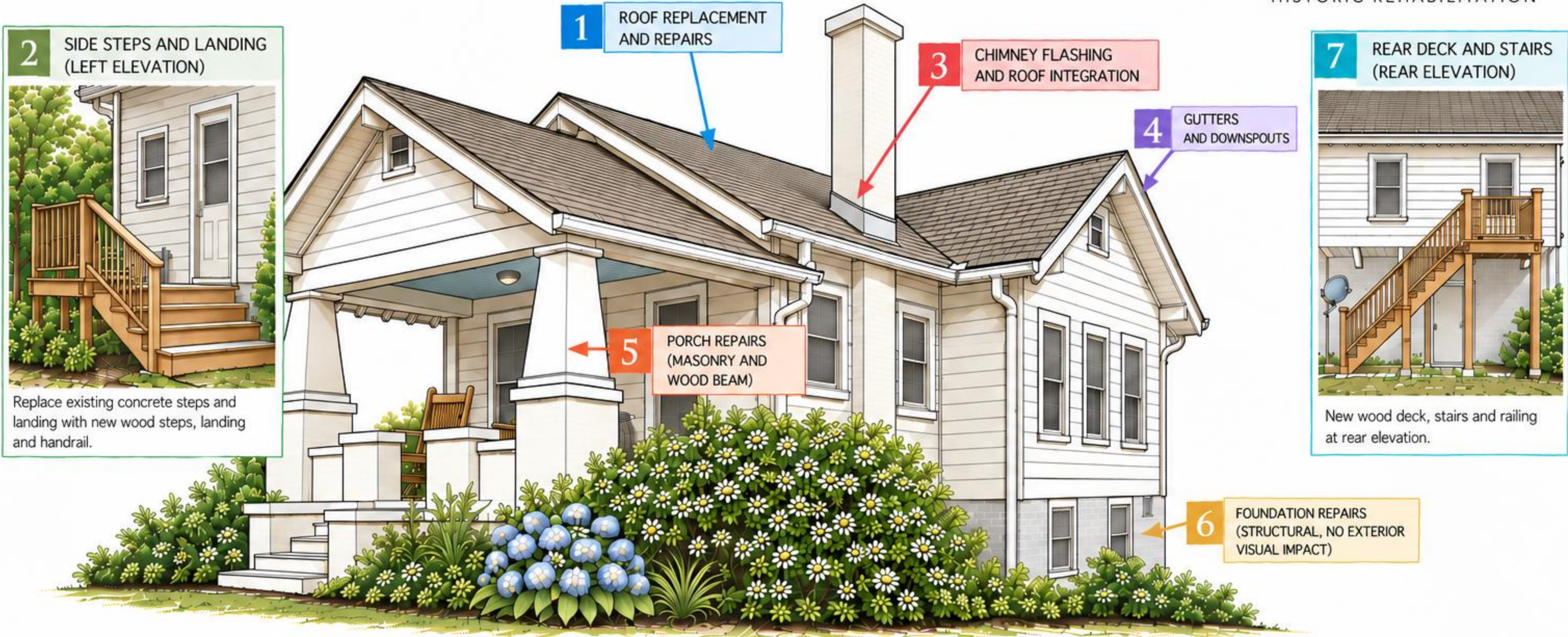
**Proposed Historic Property Rehabilitation at: 1040 Patton St,
Hendersonville North Carolina 28792**



PROPOSED SCOPE OF WORK

SUMMARY DIAGRAM

1040 PATTON STREET
HENDERSONVILLE, NC
HISTORIC REHABILITATION



2 SIDE STEPS AND LANDING (LEFT ELEVATION)



Replace existing concrete steps and landing with new wood steps, landing and handrail.

1 ROOF REPLACEMENT AND REPAIRS

3 CHIMNEY FLASHING AND ROOF INTEGRATION

4 GUTTERS AND DOWNSPOUTS

7 REAR DECK AND STAIRS (REAR ELEVATION)



New wood deck, stairs and railing at rear elevation.

5 PORCH REPAIRS (MASONRY AND WOOD BEAM)

6 FOUNDATION REPAIRS (STRUCTURAL, NO EXTERIOR VISUAL IMPACT)

1 ROOF REPLACEMENT AND REPAIRS

- Replace composition shingles
- Replace underlayment, drip edge, valley metal and ridge/hip caps
- Chimney and step flashing
- Localized framing repairs (if needed)

2 SIDE STEPS AND LANDING (LEFT ELEVATION)

- Demolish existing concrete steps and landing
- Install new wood steps, landing, handrail and guardrail

3 CHIMNEY FLASHING AND ROOF INTEGRATION

- Install new chimney flashing and sealant at roof intersection

4 GUTTERS AND DOWNSPOUTS

- Detach and reset existing gutters and downspouts
- Replace as needed with compatible profile

5 PORCH REPAIRS

- Repair and paint masonry (ceiling, columns, railings and trim)
- Repair wood gable end beam

6 FOUNDATION REPAIRS

- Structural repair and stabilization of existing foundation and piers
- Work performed within existing foundation and beneath the structure
- No exterior visual impact or change to the building's appearance

7 REAR DECK AND STAIRS

- Construct new wood deck, stairs and railing at rear elevation
- Match materials and scale to the house
- Paint or stain as appropriate



EXTERIOR PAINT (LEAD-BASED PAINT)

- Exterior walls that tested positive for lead based paint on all four elevations will be scraped and repainted in accordance with the Secretary of the Interior's Standards for Historic Properties and EPA guidance.

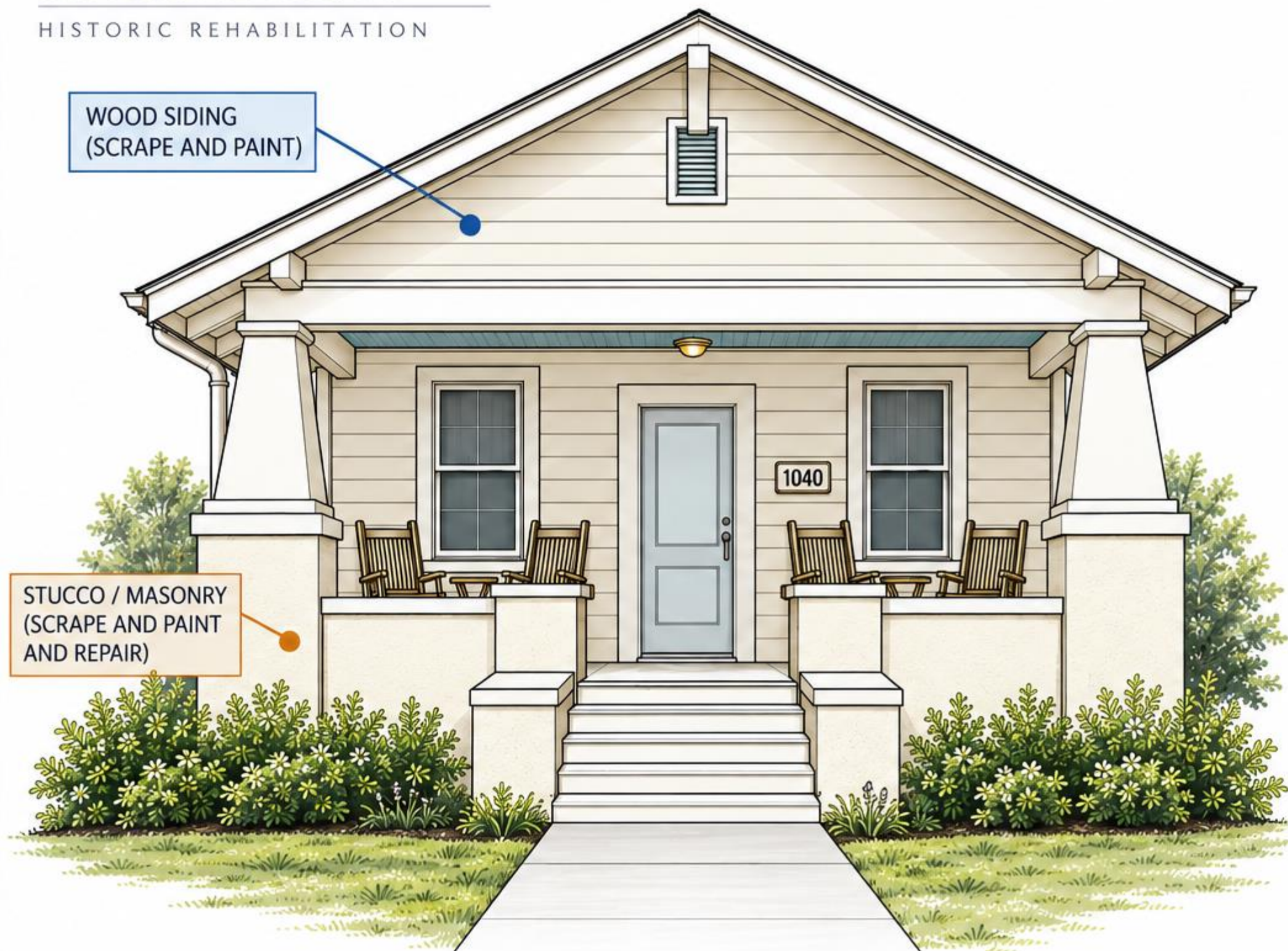
NOTE: All work will be completed in accordance with the Hendersonville Historic Preservation Commission Design Standards and will retain the building's historic character.

Images are not to scale and are meant for illustrative purposes only.

PROPOSED EXTERIOR WALL REPAIRS

1040 PATTON STREET
HENDERSONVILLE, NC

HISTORIC REHABILITATION



PROPOSED REPAIRS



WOOD SIDING

- Scrape and repaint wood siding surfaces that tested positive for lead-based paint following the Secretary of the Interior's Standards for Historic Properties and EPA guidance.



STUCCO / MASONRY

- Scrape and repaint stucco and masonry surfaces that tested positive for lead-based paint following the Secretary of the Interior's Standards for Historic Properties and EPA guidance.
- Repair damaged synthetic stucco with application of a compatible fog coat.

APPLICABILITY

- The above repairs are proposed for all four elevations of the house (front, rear, left and right).

NOTE: Images are not to scale and are meant for illustrative purposes only.

All work will be completed in accordance with the Hendersonville Historic Preservation Commission Design Standards and will retain the building's historic character.

EXTERIOR WALLS – EXISTING CONDITIONS

1040 PATTON STREET
HENDERSONVILLE, NC

HISTORIC REHABILITATION – HYMAN HEIGHTS LOCAL HISTORIC DISTRICT



EXISTING CONDITION
(PARTIAL ELEVATION)



EXISTING CONDITION
DAMAGED STUCCO / EXPOSED MASONRY



EXISTING CONDITION
DETERIORATED STUCCO / EXPOSED MASONRY

MATERIAL INFORMATION



Wooded siding, fascia and soffits
LBP mitigation and paint. The original wooden German siding, wooden fascias, and wooden soffits will remain in place.



Stucco (Synthetic)
New stucco and a fog coat will be applied to the exterior foundation.



Masonry
Repair by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods. Repair may include the limited replacement in kind.

APPLICABLE DESIGN STANDARDS

Hendersonville Historic Preservation Commission
Residential Design Standards (applicable to Hyman Heights Local Historic District)

§1.5	Secretary of the Interior's Standards for Rehabilitation
§3.1	Wood
§3.2	Masonry
§3.4	Paint and Paint Color
§3.6	Exterior Walls
§3.11	Accessibility, Health, and Safety Considerations

KEY SUPPORTIVE ITEMS FROM STANDARDS

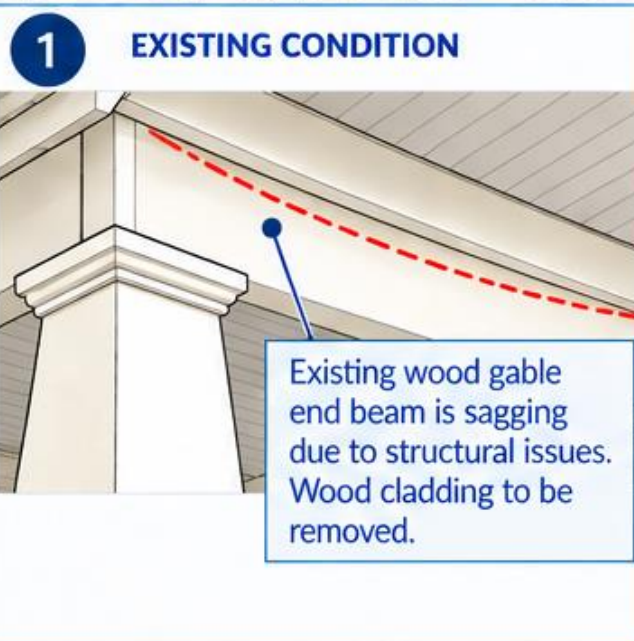
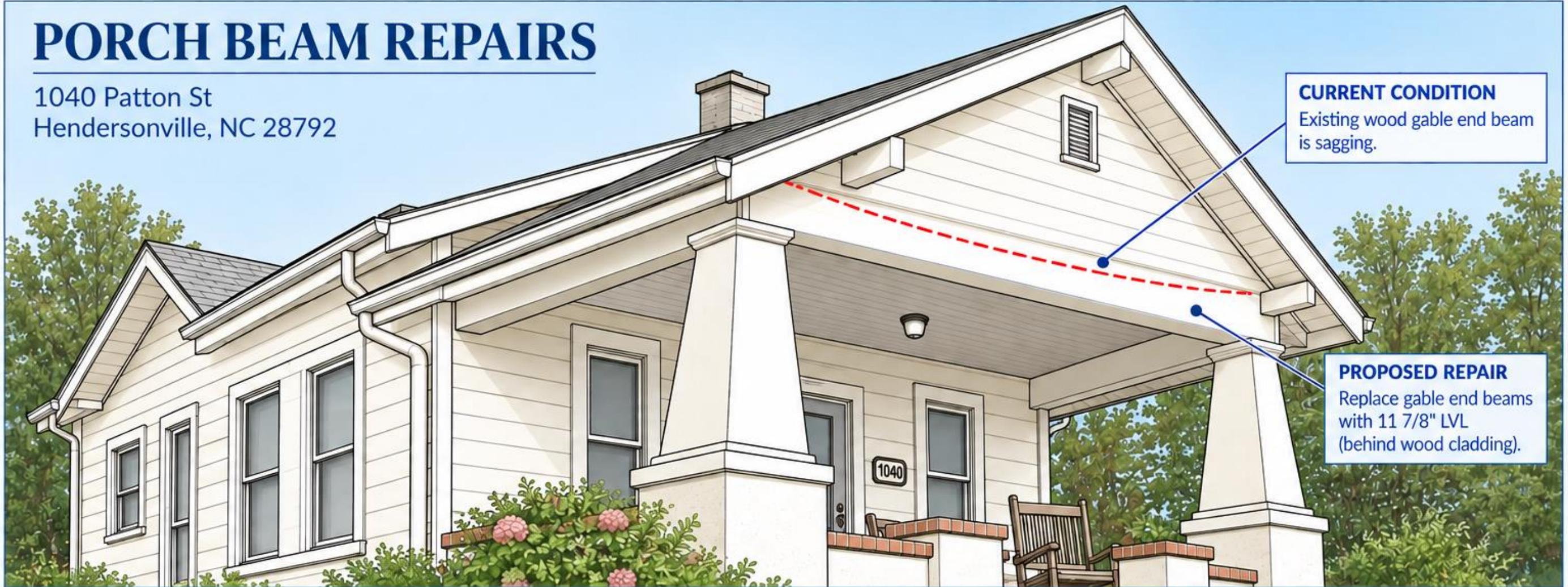
- Retain and preserve existing historic materials and character-defining features.
- Repair rather than replace deteriorated wood, stucco, and masonry.
- Scrape, clean, and repaint previously painted surfaces using the gentlest means possible.
- Replace only the deteriorated portion, in kind, when repair is not feasible.
- Use compatible materials and finishes.
- Avoid destructive cleaning methods (e.g., sandblasting or high-pressure washing).

NOTE: These images show existing conditions and are meant for illustrative purposes only.
Proposed repairs will follow the Hendersonville Historic Preservation Commission Residential Design Standards and the Secretary of the Interior's Standards for Rehabilitation.
Work is proposed for all four elevations.

1040 Patton Street
Hendersonville, NC

PORCH BEAM REPAIRS

1040 Patton St
Hendersonville, NC 28792



PRESERVE | REPAIR | STRENGTHEN

Front Porch Repair and Material Information

1040 PATTON STREET, HENDERSONVILLE, NC
RENEW NC PROGRAM | CASE ID NC-HHH-076917

EXISTING CONDITIONS – SOFFIT/BEAM



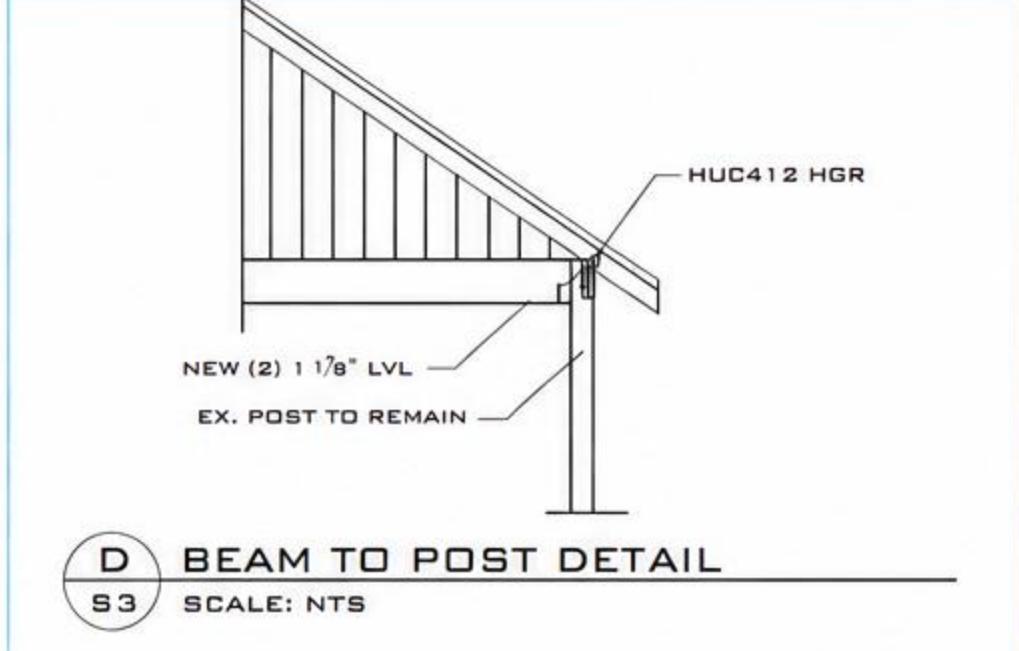
Existing front porch soffit and beam.

EXISTING CONDITIONS – GABLE/RAKE



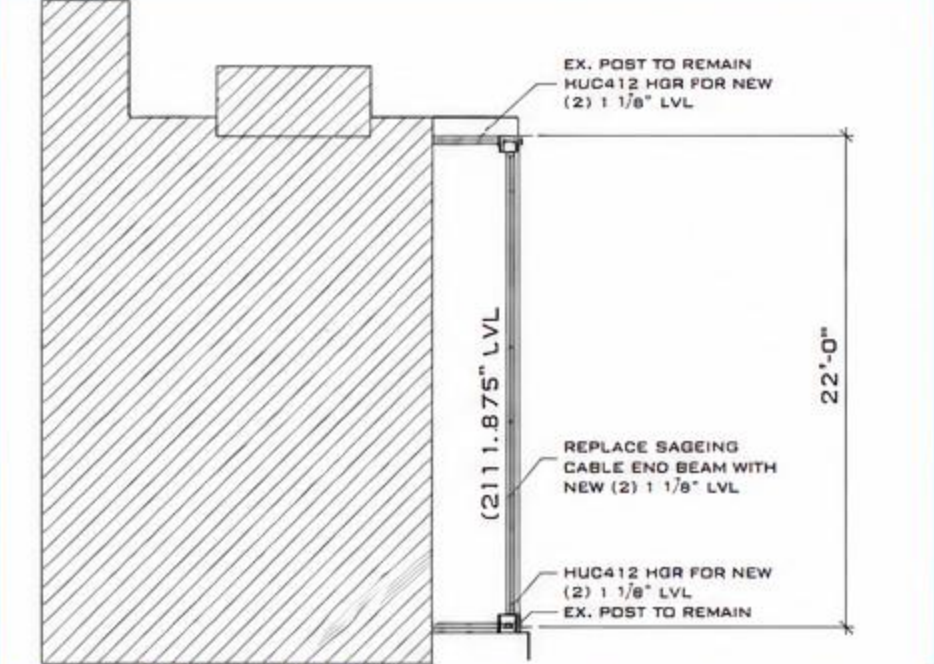
Existing front gable and rake board with deteriorated wood elements.

SECTION DETAIL (REFERENCE)



D BEAM TO POST DETAIL
S3 SCALE: NTS

ELEVATION DETAIL (REFERENCE)



Front porch elevation detail showing replacement beam and connection to existing post.

MATERIAL INFORMATION



Pressure-Treated Lumber
Use exterior, pressure-treated lumber suitable for outdoor conditions for new beam and framing members.



HUC412 HGR
Simpson Strong-Tie HUC412 heavy-gauge hanger for new beam-to-post connection.



1 1/8" LVL (Laminated Veneer Lumber)
Use new (2) 1 1/8" LVL beams as indicated in the details.

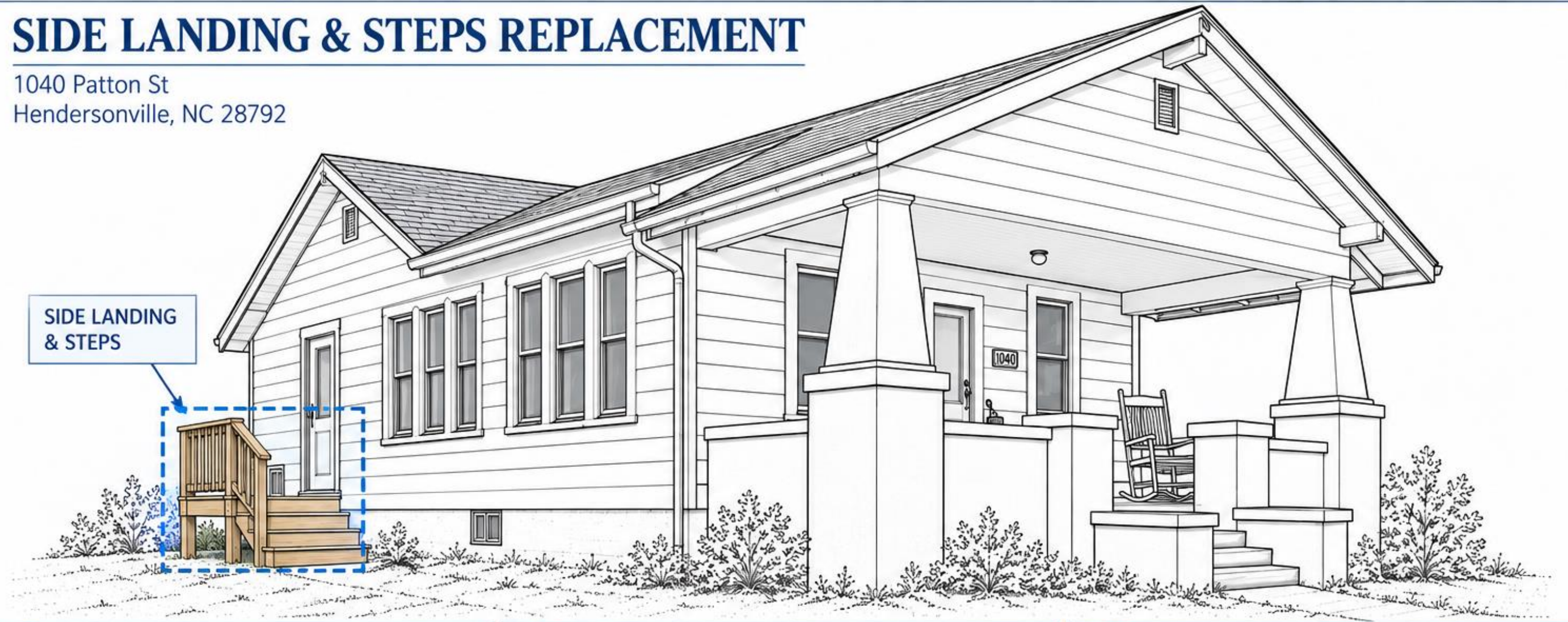
NOTES

- Install new (2) 1 1/8" LVL beam with HUC412 heavy-gauge hangers, as shown in the details.
- The original beam wood cladding will be preserved and reinstalled.
- Use exterior, pressure-treated lumber and corrosion-resistant hardware.
- Match existing dimensions, profile, and appearance.
- Repairs will be limited to the porch structure and will maintain the existing design.

NOTE: All proposed work will match existing materials, dimensions, profile, texture, and appearance.

SIDE LANDING & STEPS REPLACEMENT

1040 Patton St
Hendersonville, NC 28792



1 EXISTING CONDITION



Existing concrete side landing and steps.

2 NEW WOOD LANDING, STEPS AND HANDRAIL



Replace with wood landing, steps and handrail.

3 DETAIL VIEW



Side Concrete Steps Repair and Material Information

1040 PATTON STREET, HENDERSONVILLE, NC

RENEW NC PROGRAM | CASE ID NC-HHH-0769177

EXISTING CONDITIONS



Existing concrete steps and platform to be removed.

DETAIL OF DAMAGE



Example of concrete cracking and deterioration on side steps contributing to water infiltration at the foundation wall.

PROPOSED REPLACEMENT (REFERENCE)



New 5-foot by 5-foot wood landing with wood stairs and handrails (similar configuration). Exact dimensions and design to be verified in field.

MATERIAL INFORMATION



Pressure-Treated Lumber
Use exterior, pressure-treated lumber for landing, stairs, handrails, and posts.



Post Bases and Anchors
Use exterior-grade, corrosion-resistant fasteners and anchors.



Exterior Deck Screws
Use corrosion-resistant screws suitable for pressure-treated lumber.

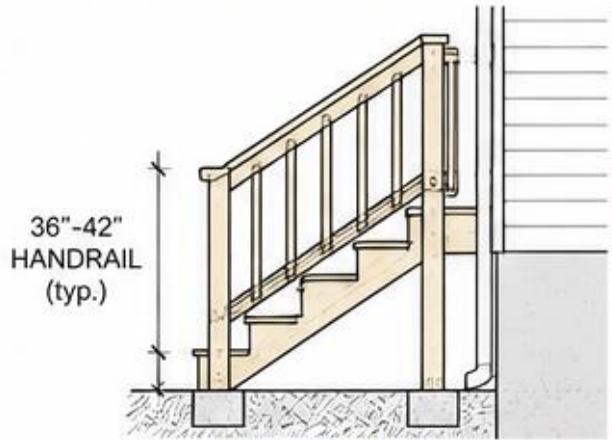


Concrete Footings
Install new concrete footings as required per project drawings and structural requirements.

PLAN AND ELEVATION (REFERENCE)



PLAN VIEW (REFERENCE)



SIDE ELEVATION (REFERENCE)

NOTES

- Existing concrete steps and landing will be removed and replaced with a 5-foot by 5-foot wood landing with wood stairs and handrails.
- The existing damaged concrete steps located on the left elevation must be removed to address water infiltration that is damaging the original masonry foundation wall.
- Use exterior, pressure-treated lumber and corrosion-resistant hardware.
- New construction will match the existing location and provide safe access while maintaining the existing design intent.

REAR ELEVATION – DECK REPAIRS

1040 PATTON STREET, HENDERSONVILLE, NC 28792

EXISTING CONDITION (BEFORE REPAIRS)



EXISTING CONDITION:

- Existing wood deck is deteriorated and damaged.
- Structural elements, decking, and railing are in poor condition.
- Deck will be removed.

PROPOSED REPAIRS (AFTER REPAIRS)



PROPOSED REPAIRS:

- Remove existing damaged deck located on the rear elevation.
- Install new wooden 5' x 5' deck with wood railing and stairs, as shown.

Rear Deck Repair and Material Information

1040 PATTON STREET, HENDERSONVILLE, NC
RENEW NC PROGRAM | CASE ID NC-HHH-076917

EXISTING CONDITIONS – REAR ELEVATION



Existing rear elevation showing deteriorated deck.

EXISTING CONDITIONS – DECK AND STAIRS



Existing deck and stairs with deterioration.

ELEVATION (REFERENCE)



Rear elevation showing existing deck configuration (for reference).

PROPOSED REPAIR



Replace existing deck with a new 5-foot by 5-foot wood deck/landing with wood stairs and handrails.

MATERIAL INFORMATION



Pressure-Treated Lumber (Decking, Stairs, and Framing)
Use exterior, pressure-treated lumber suitable for outdoor conditions.



Railings and Balusters
Wood railings and balusters to match existing style and dimensions.



Fasteners
Use exterior-grade, corrosion-resistant fasteners.

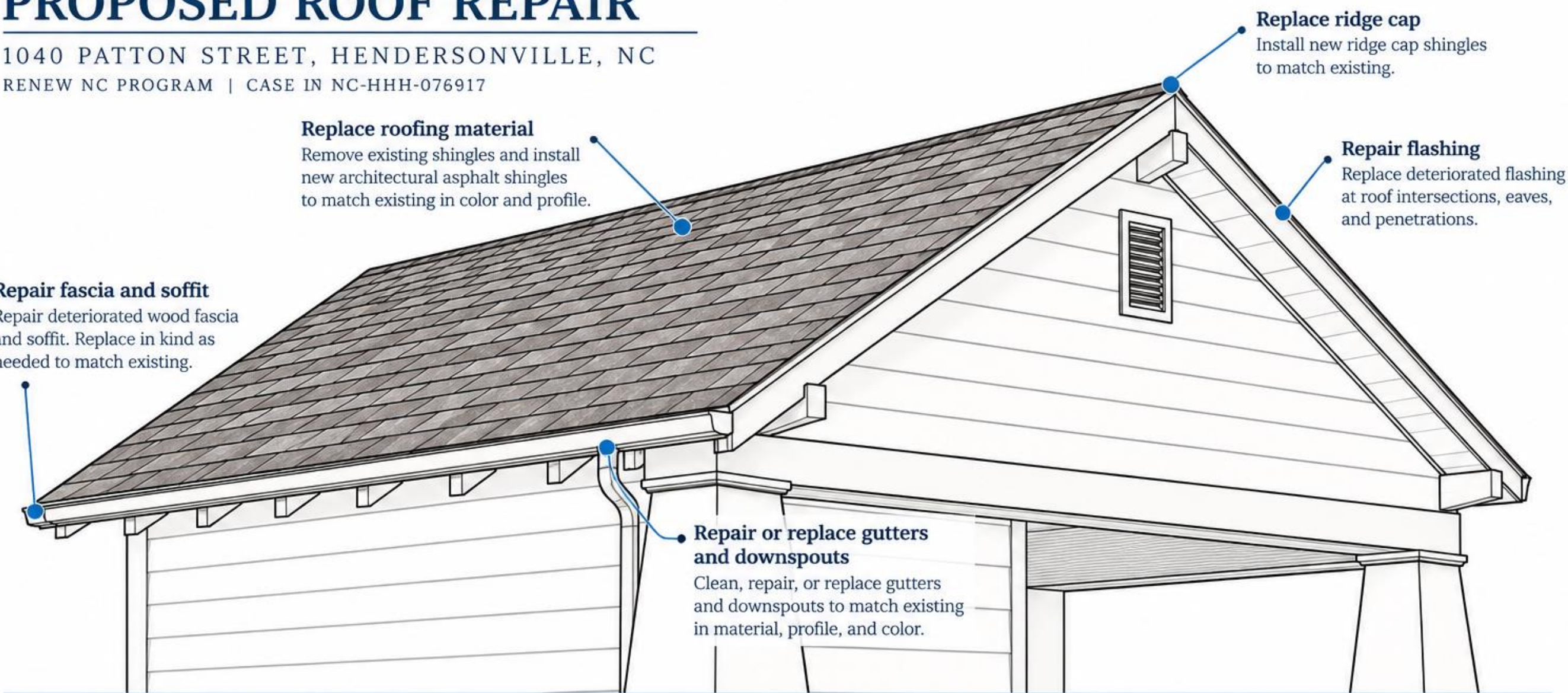
NOTES

- Remove and replace deteriorated deck, stairs, railings, and support posts.
- New wood deck and stairs will match the existing design, location, and dimensions.
- Use pressure-treated lumber and exterior-grade, corrosion-resistant fasteners.

NOTE: All proposed work will match existing materials, dimensions, profile, texture, and appearance.

PROPOSED ROOF REPAIR

1040 PATTON STREET, HENDERSONVILLE, NC
RENEW NC PROGRAM | CASE IN NC-HHH-076917



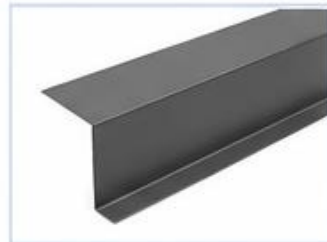
PROPOSED MATERIALS (MATCH EXISTING)



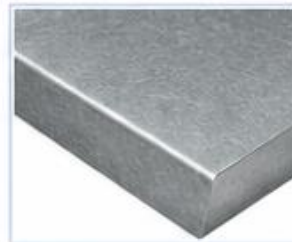
Architectural Asphalt Shingles
Match existing color and profile.



Ridge Cap Shingles
Match existing.



Drip Edge
Match existing.



Flashing
Match existing.



Wood Fascia
Repair or replace in kind.



Wood Soffit
Repair or replace in kind.



Gutters and Downspouts
Match existing in material, profile, and color.

NOTE: The existing roof form, pitch, and configuration will remain unchanged. All proposed work will match existing materials, dimensions, profile, texture, and appearance.

Roof Repairs and Material Information

1040 PATTON STREET, HENDERSONVILLE, NC

RENEW NC PROGRAM | CASE ID NC-HHH-076917

EXISTING CONDITIONS



DETAIL

Existing roof with deteriorated shingles, fascia, and chimney flashing.

EXISTING CONDITIONS



DETAIL

Existing roof with deteriorated shingles and fascia.

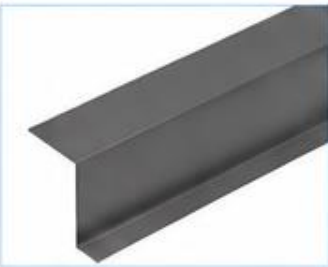
PROPOSED MATERIALS (MATCH EXISTING)



**Timberline HDZ®
Pewter Gray Shingles**
Match existing style and profile.



Ridge Cap Shingles
Match roofing material
(Timberline HDZ® Pewter Gray).



Drip Edge
Match existing.



Flashing
Match existing.



Wood Fascia
Repair or replace in kind.



Wood Soffit
Repair or replace in kind.



Gutters and Downspouts
Match existing in material, profile, and color.

SHINGLE SPECIFICATIONS



GAF Timberline HDZ® Pewter Gray

High-definition architectural shingles with a dimensional look and long-lasting performance. The Pewter Gray color will match the existing roof in style, color, and profile.

Specs & Codes

Specifications (All Dimensions Are Nominal)	
Pieces/Square	64
Bundles/Square	3
Nails/Square¹	256
Exposure	5 5/8"
Dimensions	13 1/4" x 39 3/8"

NOTE: The existing roof form, pitch, and configuration will remain unchanged. All proposed work will match existing materials, dimensions, profile, texture, and appearance.

Foundation Repair and Material Information

1040 PATTON STREET, HENDERSONVILLE, NC
RENEW NC PROGRAM | CASE ID NC-HHH-076917

EXISTING CONDITIONS – CRAWL SPACE



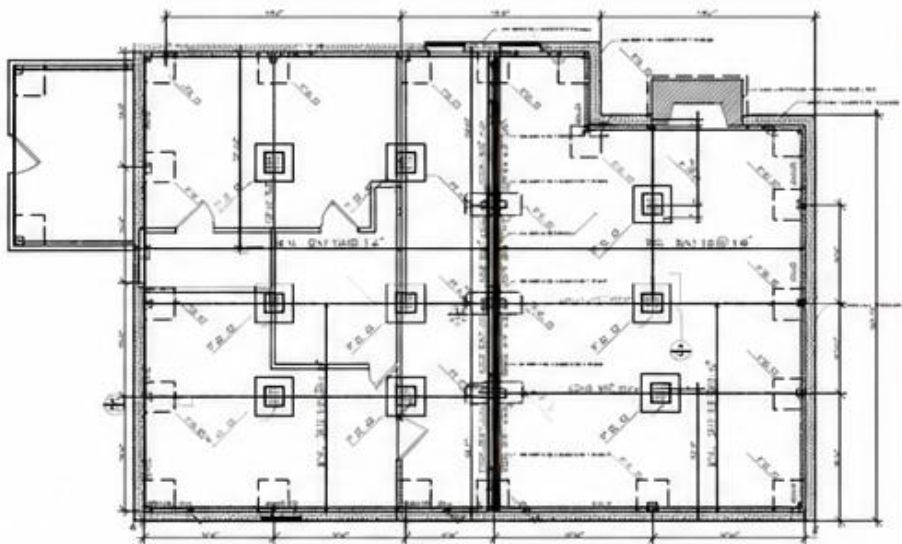
Existing crawl space showing masonry piers and soil floor.

EXISTING CONDITIONS – BASEMENT



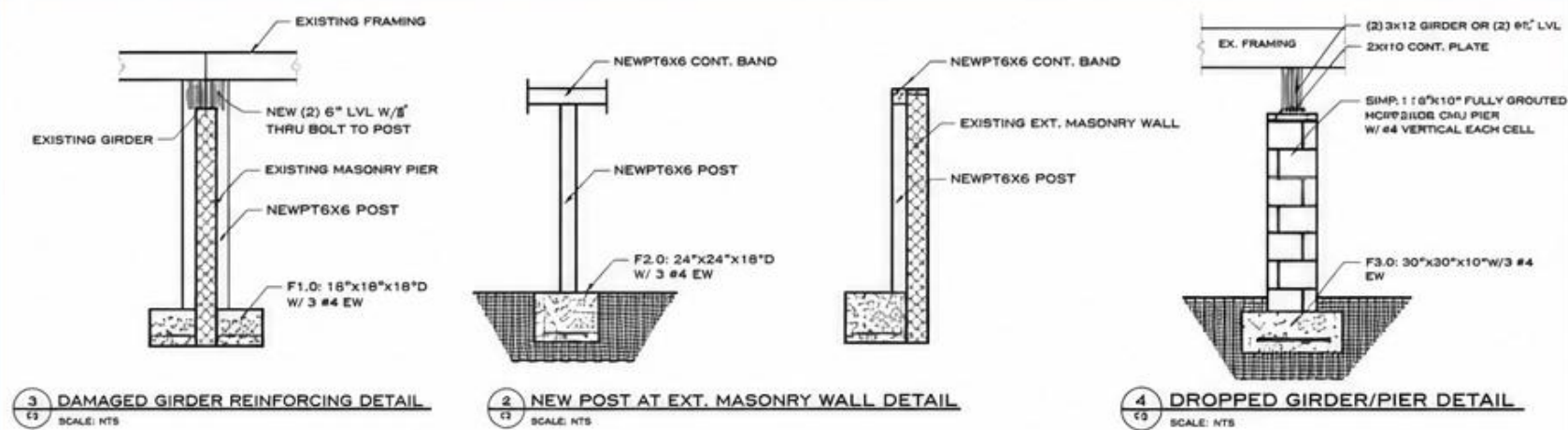
Existing basement showing masonry walls and interior conditions.

FOUNDATION PLAN (REFERENCE)



Foundation plan showing existing footer and pier locations (for reference).

DETAILS (REFERENCE)



MATERIAL INFORMATION



Pressure-Treated Lumber
Posts, beams, and framing.
Use exterior, pressure-treated
lumber suitable for ground
contact.



Concrete Masonry Units (CMU)
Solid or fully grouted CMU
piers as required.



Fasteners and Anchors
Use exterior-grade,
corrosion-resistant
fasteners and anchors.

NOTES

- Install new 6x6 pressure-treated wood posts, beams, and girders as required, following details.
- Construct new concrete footings and CMU piers per project drawings and structural requirements.
- Reinforce or replace damaged girders as indicated.
- Use exterior, pressure-treated lumber suitable for ground contact and corrosion-resistant fasteners.
- **All foundation repairs will be performed within the crawl space or basement and will not be visible on the property exterior.**

GENERAL NOTES:

GENERAL: ALL NOTES ARE FOR SUPPLEMENTING THE PLANS AND SPECIFICATIONS AND ARE IN NO WAY TO BE CONSIDERED AS EXCLUDING ANY ITEM IN THEM.

CONTRACTOR TO OBTAIN ALL MISC. UTILITIES AND UTILITY CLEARANCES AND EXCAVATION PERMITS.

CODE: DESIGN AND CONSTRUCTION TO BE IN ACCORD WITH THE 2018 NC RESIDENTIAL CODE (NCRC) AND THE PARTICULAR CODES AS REFERENCED IN NCRC.

DESIGN CRITERIA:	
FLOOR LIVE:	40 PSF
ROOF LIVE:	20 PSF
ATTIC LIVE:	20 PSF
CEILING LIVE:	10 PSF
WIND SPEED:	115 PSF
THERMAL ZONE:	4A
WINDOWS:	DP30/U-.35
ATTIC INSULATION	R-38
WALL INSULATION	R-15
ELEVATION:	2379 FT

FOUNDATION: MATERIAL SATISFACTORY FOR CONTROLLED FILL AND BACKFILL MATERIAL AROUND AND ABOVE FOOTINGS SHALL INCLUDE CLEAN SOIL OR BANKRUN SAND AND GRAVEL (GW, GC, SC, SM, ML & CL), BUT EXCLUDE HIGHLY PLASTIC CLAYS (MH & CH) OR HIGH SHRINK SWELL SOILS. THE FILL MATERIALS SHALL BE FREE FROM TOPSOIL, ORGANIC CONTAMINATED SOIL AND ROCK FRAGMENTS HAVING A MAJOR DIMENSION GREATER THAN FOUR (4) INCHES, AND SHALL CONTAIN NO ICE OR SNOW.

FOOTINGS ARE DESIGNED FOR AN ASSUMED SOIL BEARING PRESSURE OF 2000 PSF.

CARE SHOULD BE TAKEN TO ASSURE THAT DURING PLACING OF CONCRETE FOOTINGS ON GRADE NO ORGANIC MATTER, SALTS, OR CLAYS ARE MIXED WITH THE CONCRETE.

CONCRETE: REINFORCED CONCRETE TO HAVE THE FOLLOWING COMPRESSIVE STRENGTH (F_c)

FOOTINGS: 3000 PSI

EXPOSED CONCRETE SHALL BE AIR-ENTRAINED.

REINFORCING STEEL: ASTM A615 GRADE 60.WELDED WIRE FABRIC SHALL CONFORM TO ASTM A- 185.

REINFORCING STEEL MARKED CONTINUOUS (CONT.) SHALL BE LAPPED 48 X BAR DIAMETER AT SPLICES. ALL REINFORCING STEEL SHALL BE HELD SECURELY IN PLACE TO PREVENT DISLOCATION DURING THE POURING OPERATION.

DETAILING OF ALL CONCRETE STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (A.C.I. 315).

NO CONCRETE SHALL BE PLACED UNTIL ALL EMBEDDED WORK HAS BEEN INSTALLED, TESTED AND INSPECTED.

EXCEPT AS OTHERWISE SHOWN, MINIMUM PROTECTION (CONCRETE COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

CONCRETE SURFACES EXPOSED TO SOIL: 1 1/2" FOR SLABS 3" FOR FOOTINGS

INTERIOR CONCRETE SURFACES: 3/4" FOR SLABS

CONCRETE SURFACES EXPOSED TO WEATHER: 1 1/2" FOR SLABS MASONRY: LOAD BEARING CONCRETE MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH ASCE 5/ACI 530/TMS 402, “BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES”, AND ASCE 6/ACI 530.1/TMS/602, SPECIFICATIONS FOR MASONRY STRUCTURES.” BEARING WALLS AND PIERS TO CONSIST ENTIRELY OF LOAD BEARING UNITS.

PROVIDE DUR_O WAL OR EQUAL EVERY BLOCK COURSE BELOW FINISHED FLOOR AND EVERY OTHER COURSE ABOVE FINISHED FLOOR UNLESS OTHERWISE SHOWN ON THE ARCHITECTURAL SECTION. ALL HORIZONTAL WALL REINFORCING TO BE TRUSSED AND GALVANIZED. AT CORNERS AND INTERSECTIONS HORIZONTAL WALL REINFORCING TO BE FULLY LAPPED WITH TRUSSED GALVANIZED CORNERS AND TEES.

HOLLOW LOAD BEARING MASONRY UNITS SHALL CONFORM TO ASTM C90 REGULAR WEIGHT (UNLESS NOTED OTHERWISE). SOLID LOAD BEARING CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C145. THE UNIT MASONRY SHALL HAVE A NET UNIT COMPRESSIVE STRENGTH OF 2,000 PSI. THE COMPRESSIVE STRENGTH OF THE UNITS SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C140 70, STANDARD METHODS OF SAMPLING AND TESTING CONCRETE MASONRY UNITS. A 28 DAY PRISM STRENGTH VALUE OF 1500 PSI HAS BEEN USED IN THE DESIGN.

MORTAR FOR CONCRETE MASONRY SHALL CONFORM TO THE REQUIREMENTS OF THE ASTM SPECIFICATION FOR MORTAR UNIT MASONRY ASTM C270, TYPE M OR S. GROUT SHALL CONFORM TO ASTM C476. CONCRETE GROUT USED TO FILL CORES IN MASONRY UNITS SHALL HAVE A 28 DAY STRENGTH OF 3,000 PSI MIN. ALL MASONRY TO BE LAID WITH FULL HEAD AND BED JOINT.

WOOD: ALL EXPOSED WOOD TO BE PRESSURE TREATED SOUTHERN YELLOW PINE (SYP) NO. 2 OR HIGHER. PRESERVATIVE PRESSURE TREATMENT TO BE IN ACCORDANCE WITH AWWA STANDARD M4-06 & U1-07. MINIMUM PRESERVATION TREATMENTS: PILES: UC4A ALL OTHER WOOD MEMBERS: UC3B

PLYWOOD SUBFLOOR SHALL BE 3/4" T. & G. PLYWOOD WITH #8 SCREWS AT 6" O.C. AT ALL SUPPORTED PERIMETER EDGES & INTERIOR SUPPORTS.

ALL MULTI-PLY LAMINATED VENEER LUMBER (LVL) HEADERS LINTELS & STUD COLUMNS SHALL BE CONNECTED SUCH THAT THEY ACT AS A SINGLE MEMBER. LVL SPECS: Fb=2900 PSI Fv=285 PSI E=2,100,000 PSI

FASTENER SCHEDULE

CONNECTION	3" x 0.131" NAIL	3" x 0.120" NAIL
JOIST TO SILL PLATE	(4) TOE NAILS	(4) TOE NAILS
SOLE PLATE TO JOIST / BLOCKING	NAILS @ 8" OC (TYPICAL) (4) PER 16" SPACE (AT BRACED PANELS)	NAILS @ 8" OC (TYPICAL) (4) PER 16" SPACE (AT BRACED PANELS)
STUD TO SOLE PLATE	(4) TOE NAILS	(4) TOE NAILS
TOP OR SOLE PLATE TO STUD	(3) FACE NAILS	(4) FACE NAILS
RIM JOIST OR BAND JOIST TO TOP PLATE OR SILL PLATE	TOE NAILS @ 6" OC	TOE NAILS @ 4" OC
BLOCKING BETWEEN JOISTS TO TOP PLATE OR SILL PLATE	(4) TOE NAILS	(4) TOE NAILS
DOUBLE STUD	NAILS @ 8" OC	NAILS @ 8" OC
DOUBLE TOP PLATES	NAILS @ 12" OC	NAILS @ 12" OC
DOUBLE TOP PLATES LAP (24" MIN LAP LENGTH)	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT
TOP PLATE LAP AT CORNERS AND INTERSECTING WALLS	(3) FACE NAILS	(3) FACE NAILS
OPEN-WEB TRUSS BOTTOM CHORD TO TOP PLATES OR SILL PLATE (PARALLEL TO WALL)	NAILS @ 6" OC	NAILS @ 4" OC
BOTTOM CHORD OF TRUSS TO TOP PLATES OR SILL PLATE (PERPENDICULAR TO WALL)	(3) TOE NAILS	(3) TOE NAILS

SEE TABLE R602.3(1) FOR ADDITIONAL STRUCTURAL-MEMBER FASTENING REQUIREMENTS.

DETAILS AND NOTES ON DRAWINGS GOVERN.

RENEWNC RENOVATION, LLC SHALL BE RESPONSIBLE FOR ANY CHANGES TO THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

JEROME RUFARO REDMOND, PE
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JREDNC5@YAHOO.COM

RENEWNC RENOVATION
1040 PATTON ST
HENDERSONVILLE, NC

DRAWING TITLE
STRUCTURAL NOTES

DRAWN BY: JRR

CHECKED BY: JRR

SCALE: AS SHOWN

DATE: 10.30.25

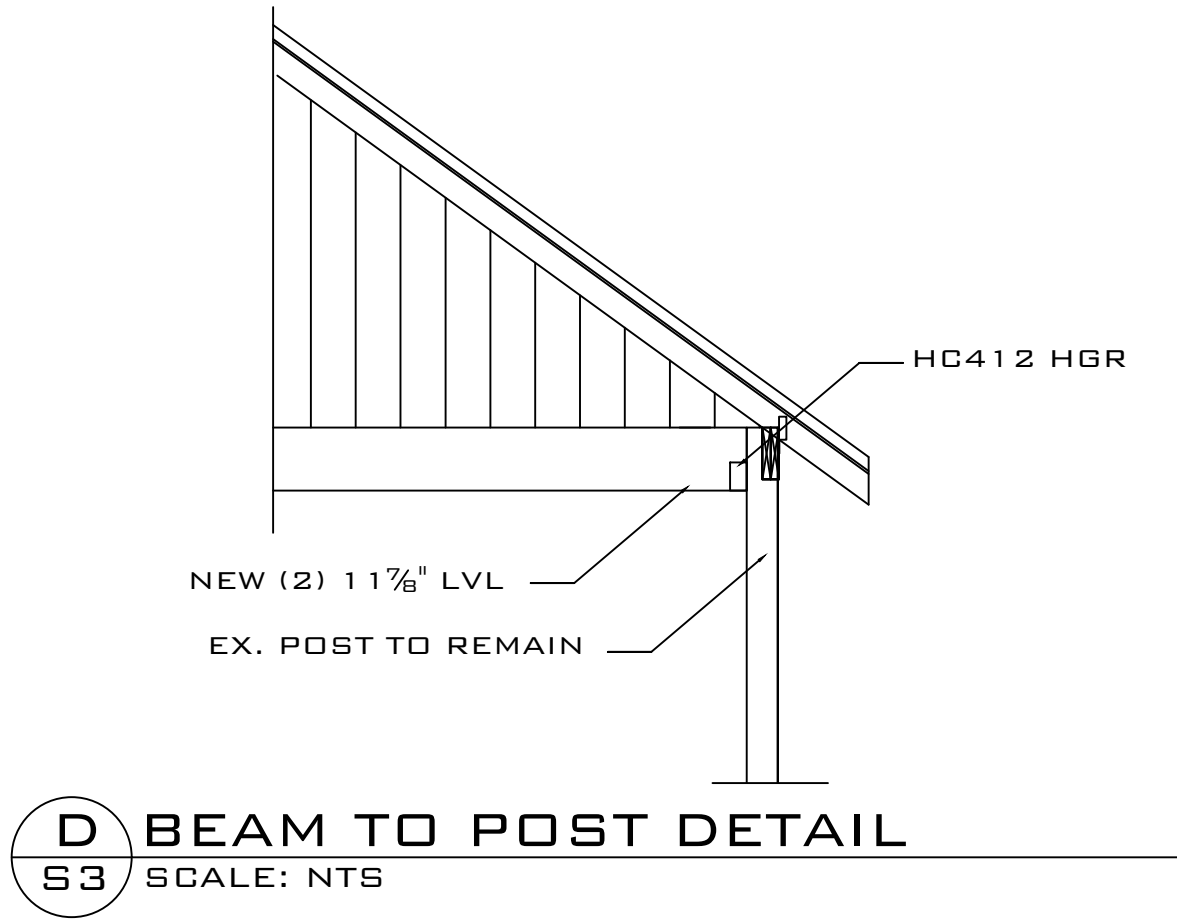
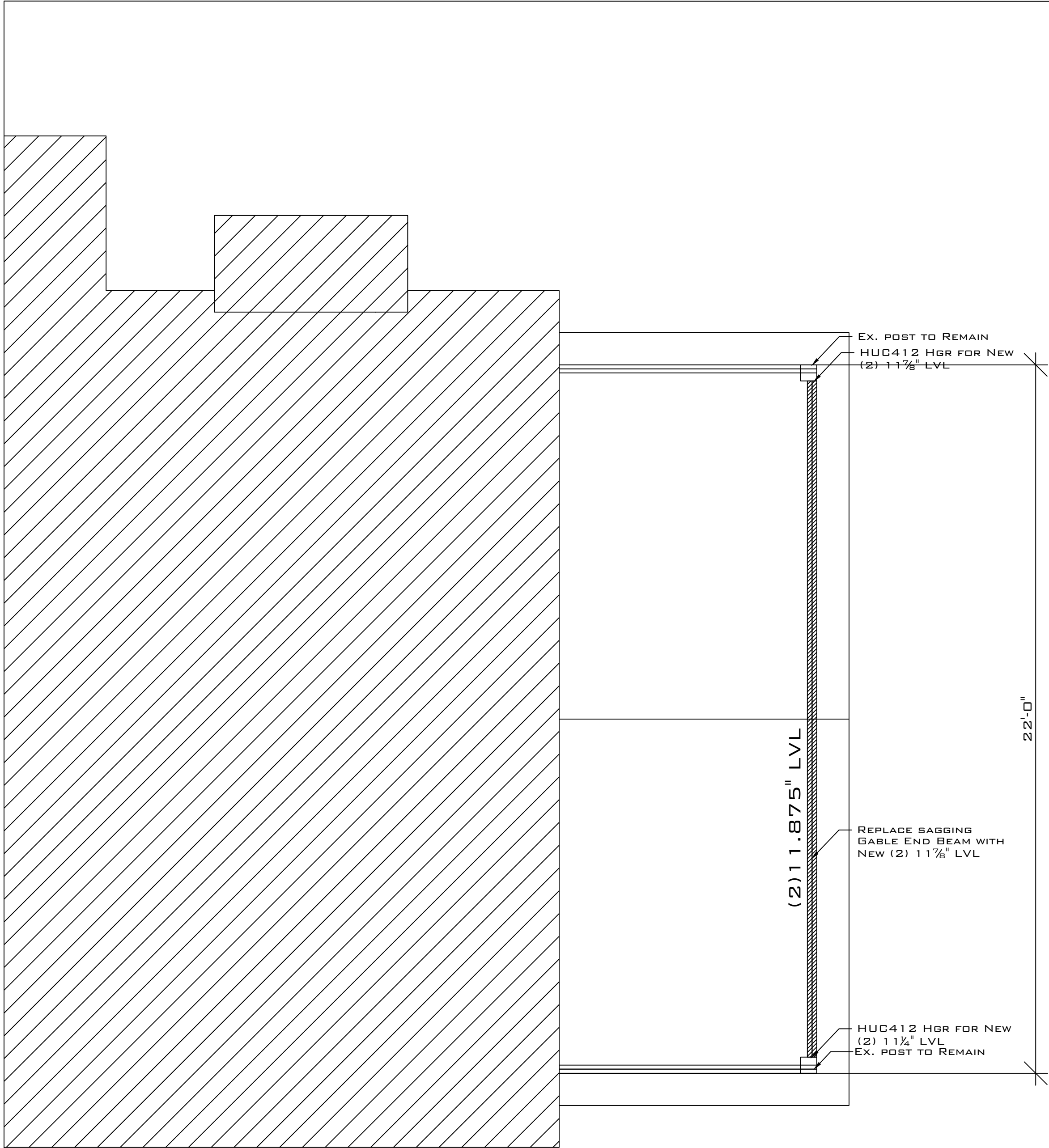
PROJECT
SU026056

SHEET
S1



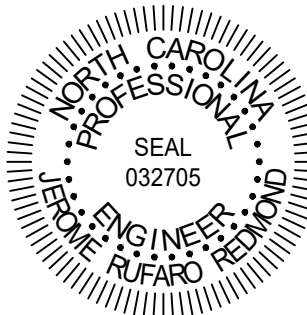
MARK	DATE	REVISION

PROJECT SU026070	SHEET S2
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FRONT PORCH FRAMING REPAIR LAYOUT

SCALE: $\frac{3}{8}$ " = 1'-0"
1. ROOF LIVE LOAD: 20 PSF
2. CEILING LIVE LOAD: 10 PSF
SCOPE: REPLACE EXISTING GABLE END BEAMS WITH NEW (2) 1 1⁷/₈" LVL



MARK	DATE	REVISION

RENEWNC RENOVATION
1040 PATTON ST
HENDERSONVILLE, NC

DRAWING TITLE
CEIL. FRAMING PLAN
AND MISC. DETAILS

DRAWN BY: JRR
CHECKED BY: JRR
SCALE: AS SHOWN
DATE: 10.31.25

PROJECT SHEET
SU026070 **S3**

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JEROME RUFARD REDMOND, PE
A PROFESSIONAL ENGINEER
LICENSED IN THE STATE OF NORTH CAROLINA
LICENSE NO. 032705
I HEREBY CERTIFY THAT THE
DESIGN AND CALCULATIONS
ON THESE DRAWINGS WERE
PREPARED BY ME OR UNDER
MY CLOSE PERSONAL SUPERVISION
AND THAT I AM A duly
licensed Professional Engineer
in the State of North Carolina.
DATE: 10/31/25
LOCATION:



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.

1. Roof Repair

a. 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.

b. 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.



2. Fascia, Soffits, Gable Vents, Exterior Trim, Gutters and Downspouts

a. 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.

b. 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.

3. Exterior Walls – German Siding

a. 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.

b. 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.



4. Stucco and Masonry

a. 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.

b. 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.

5. Front Porch

a. 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.

b. 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**

- a. **Rear Deck Replacement**

- i. **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.

- ii. **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.

- b. **Side Landing and Concrete Steps Replacement**

- i. **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.

- ii. **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**

- a. **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.

- b. **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.**