CITY OF HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
City Hall| 160 6th Ave East |2nd Floor Meeting Room
Wednesday, October 21, 2026 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PUBLIC COMMENT**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
   - A. Minutes of September 16, 2026
5. **NEW BUSINESS**
   - A. 1040 Patton Street – Rehabilitation and Repair of Historic Residence (26-70-COA) – *Sam Hayes | Planner II*
   - B. Landmark Nomination – Columbus Mills Pace House (26-01-LL) – *Sam Hayes, Planner II*
6. **OLD BUSINESS**
   - A. Historic Markers and Plaques Program Adoption
7. **OTHER BUSINESS**
   - A. Adoption of Annual Meeting Dates for 2027
   - B. Approval of the Annual Meeting Date for the Designation Sub-Committee
   - C. Approval of the Annual Meeting Date for the Community Affairs Sub-Committee
   - D. Staff Report
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 Regular Meeting of September 16, 2026

Commissioners Present: Ralph Hammond-Green, Cheryl Jones, (Chair), Stan Smith, Jim Welter, (Vice-Chair), John Falvo, Lauren Matoian, Edward Sine

Commissioners Absent: Jim Brewer, Jim Boyd

Staff Present: Sam Hayes, Planner II, Daniel Heyman, Assistant City Attorney, 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.**

III **Agenda.** The agenda was amended to include the approval of the Findings of Fact. On motion of Commissioner Hammond Green and seconded by Commissioner Welter the agenda was revised to include the approval of the Findings of Fact and approved.

IV **Minutes.** On motion of Commissioner Welter and seconded by Commissioner Hammond-Green the minutes of the regular meeting of August 19, 2026 were approved. (Chair abstained from the vote).

V **Findings of Fact – 128 3rd Avenue East (26-42-COA)**

On motion of Commissioner Hammond-Green and seconded by Commissioner Matoian the Findings of Fact for File No. 26-42-COA were approved.

VI **New Business.**

VII **Old Business.**

VIII **Other Business.**

VIII(A) **Historic Markers Program.**

Sarah McLaurin presented a comprehensive historic marker program policy based on research from other cities like Winston-Salem and Apex, outlining application processes, funding criteria, review procedures, and different types of markers. The Commission provided feedback on various aspects including funding mechanisms, location requirements, and the distinction between public and private markers. No action was taken.

DRAFT

VIII(B) **Downtown Design Overlay Presentation.**

Matthew Manley presented the Downtown Design Overlay Ordinance, which would implement design standards from the downtown master plan across a broader area of downtown Hendersonville, covering new construction and additions with specific requirements for building setbacks, height limits, materials, and public realm improvements including alley utilization and streetscape elements. The Commission discussed concerns about the impact on historic preservation, particularly regarding buffer zones between historic districts and new development and raised questions about materials requirements and the integration of bike facilities.

VIII(C) **Staff Report.**

Mr. Hayes gave two updates concerning the Preservation in the Neighborhood event to be held September 26th and the second session of the Historic Preservation Training series to be held October 2nd.

IX ***Adjournment.*** **The Chair adjourned the meeting at 7:18 p.m.**

_____
Chair

DRAFT

CITY OF HENDERSONVILLE

AMENDED AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER:	Sam Hayes, Planner II	**MEETING DATE:**	October 21, 2026
AGENDA SECTION:	New Business	**DEPARTMENT:**	Community Development
TITLE OF ITEM:	1040 Patton Street – Rehabilitation and Repair of Historic Residence (26-70-COA) – *Sam Hayes | Planner II*		

SUGGESTED MOTION(S):

1. **For Recommending Approval:**	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 # 26-70-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 application provides for in-kind replacement of all materials including the roof, wood siding, stucco, and other wood details. (Sections 3.5.5, 3.1.4, 3.1.5) 2. The location and design of the side and rear decks are appropriate and do not detract from the historic character of the structure. (Section 4.1.1 and 4.1.3) 3. The application provides for a minimally invasive approach that aligns with preservation standards when conducting repairs to the residence. Proposed conditions: 1. The character defining exposed rafters and the eave brackets shall be retained and preserved. 2. When repairing the siding, the least amount of replacement that is technically feasible	I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 26-70-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 Design Standards (Residential) for the following reasons: 1. The location of the side porch is not appropriate and will detract from the historic character of the structure. (Section 4.1.1 and 4.1.3) 2. The application does not align with best preservation practice when repairing certain elements of the home. **[DISCUSS & VOTE]**

shall be pursued. All replacement siding shall match the existing German siding. **[DISCUSS & VOTE]**	

PROJECT/PETITIONER NUMBER:	26-70-COA
PETITIONER NAME:	Surge Resources, LLC (Applicant) Christopher Casey (Owner)
EXHIBITS:	A. COA Application B. COA Application Supplement C. Staff Report D. Staff Analysis E. Warranty Deed

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,

PARTIES

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

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Certificate of Appropriateness

City of Hendersonville | Community Development Department

160 6th Ave E.

Hendersonville, NC 28792

planning@hvlnc.gov

Procedures for Reviewing Applications for Certificates of Appropriatness
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 struc and will not be visible from the exterior upon completion. The work will not alter the building's exterior appearance, archite 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.

Zoning-Applicant (Developer) Company Information

City of Hendersonville | Community Development D t
160 6th Ave E.
Hendersonville, NC 28792
planning@hvlnc.gov

Applicant (Developer) Company Information	
Authorized Representative Name: Erik Millush	Company Name (if applicable, check corresponding box below) Surge Resources, LLC

Company Type:

- ☐ Corporation:
- ☑ Limited Liability Company:
- ☐ Trust:
- ☐ Partnership:
- ☐ Other:

If other:

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)
VP of Construction

Zoning-Property Owner Company Information

City of Hendersonville | Community Development Department
160 6th Ave E.
Hendersonville, NC 28792
planning@hvlnc.gov

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:
- ☑ Limited Liability Company:
- ☐ Trust:
- ☐ Partnership:
- ☐ Other:

If other:

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)
VP of Construction

Surge Resources, LLC
emillush@surgeresourcesgroup.c
www.surgeresourcesgroup.com
(910) 340-3729

Hendersonville Historic Preservation Commission
Certificate of Appropriateness Application

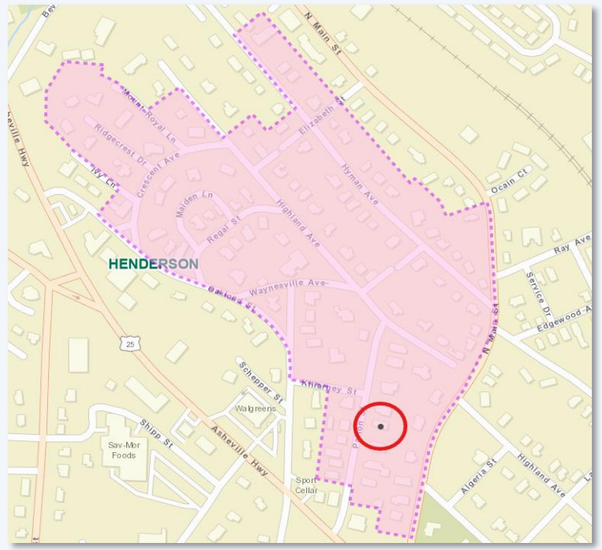
Required Attachments

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

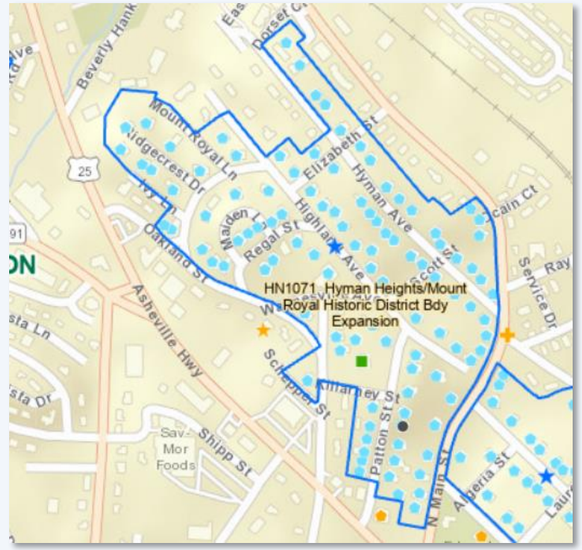
Proposed Historic Property Rehabilitation at: 1040 Patton St, Hendersonville North Carolina 28792

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, 2026, and acknowledge the due execution of the forgoing permission form. Witness my hand and official seal,

CRYSTAL D WATKINS
Notary Public
Henderson
County
My Comm. Exp.
11-01-2030
NORTH CAROLINA

SEAL

My commission expires November 1, 2030

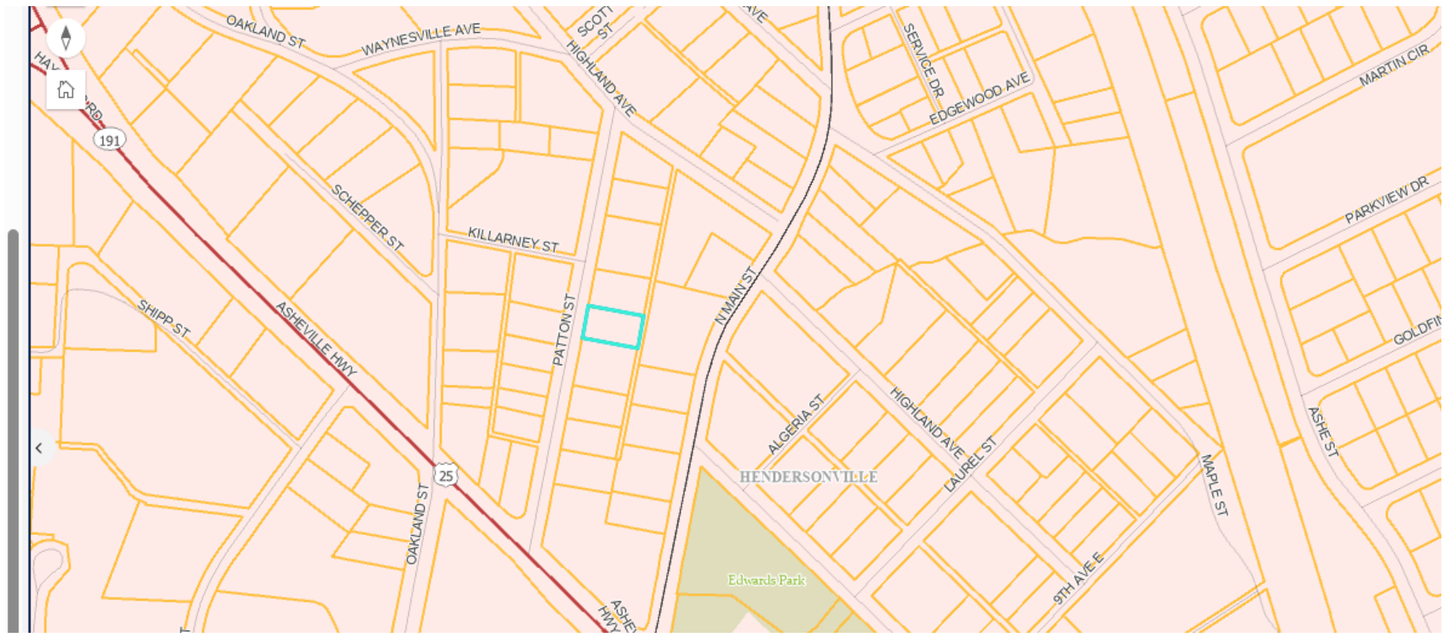
Description of the Proposed Rehabilitation of Historic Property - 1040 Patton Street – Contributing Property, c. 1922

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

Front Elevation





Left Elevation





Photographs of Subject Property

Rear Elevation



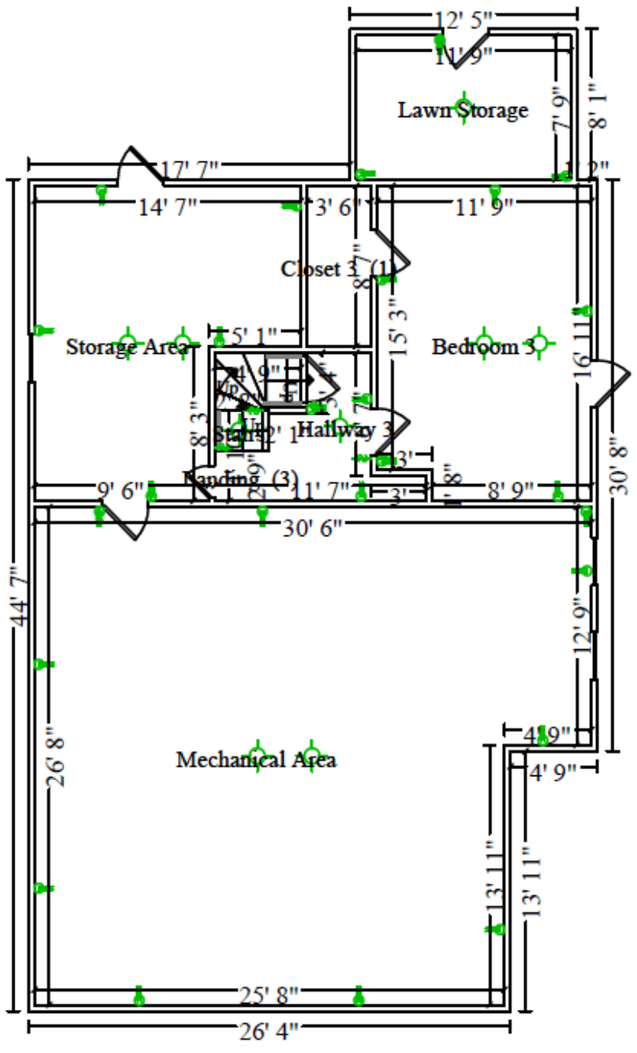


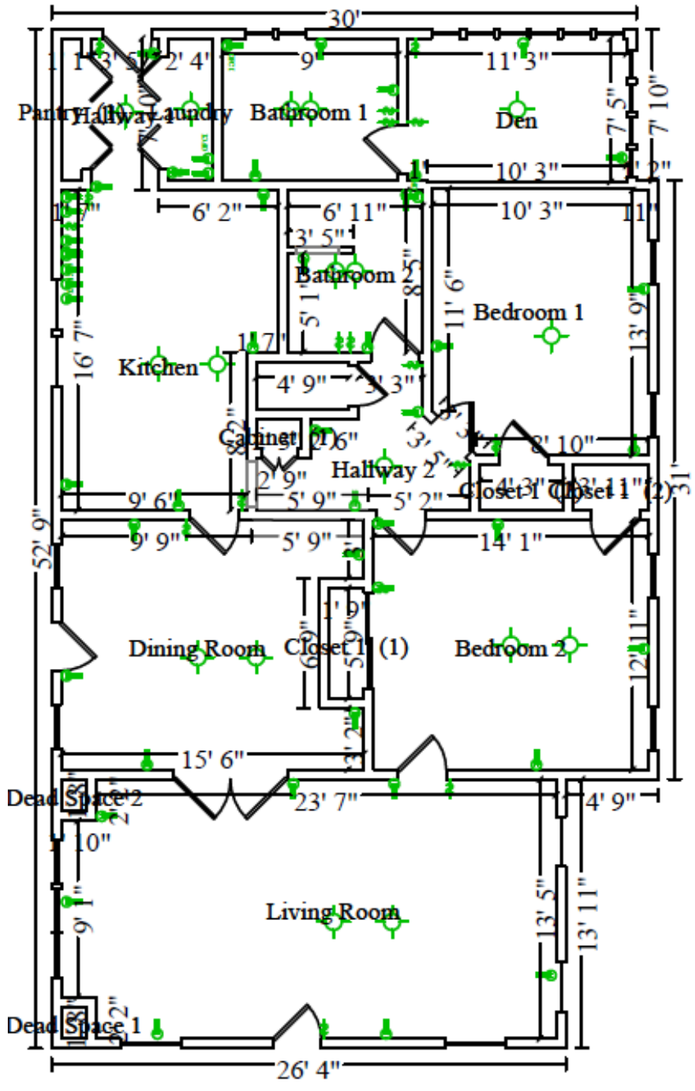
Right Elevation

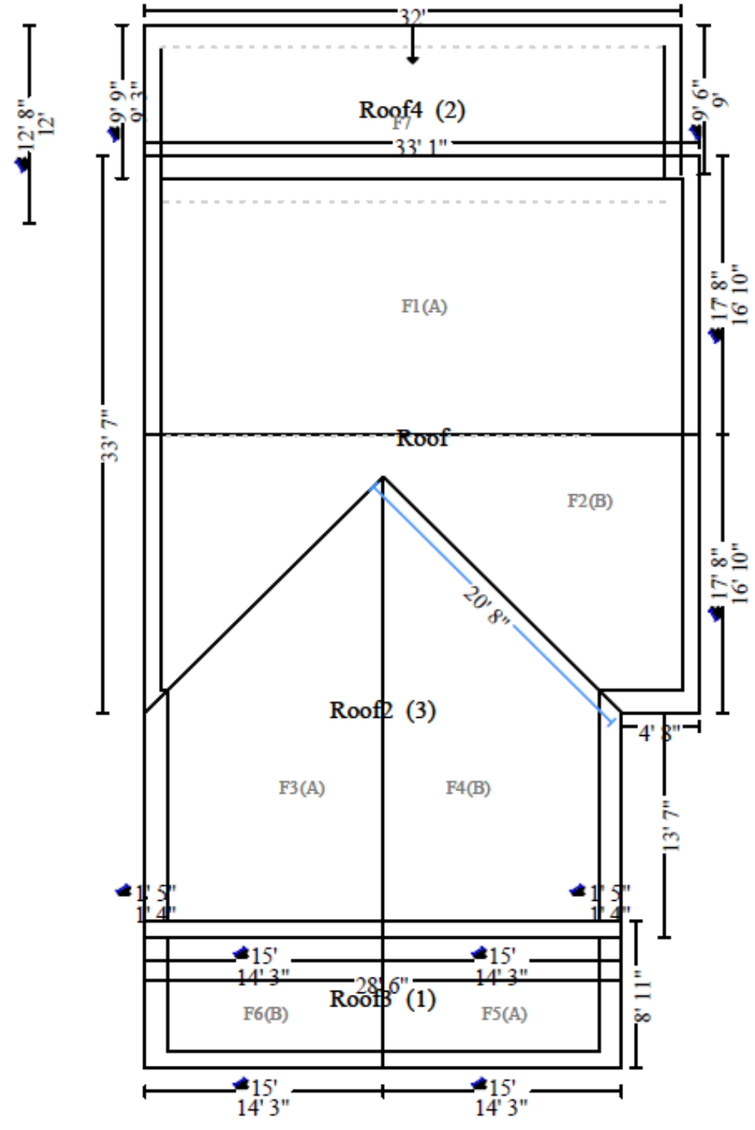




Floor Plans


12' 5"
11' 9"
Lawn Storage
7' 9"
8' 1"
1' 2"
17' 7"
14' 7"
3' 6"
11' 9"
Closet 3 (1)
8' 7"
5' 3"
15' 3"
16' 11"
Storage Area
5' 1"
Bedroom 3
4' 9"
Stairs
2' 1"
Hallway 3
8' 3"
Landing (3)
9' 6"
11' 7"
3"
1' 8"
8' 9"
30' 8"
30' 6"
44' 7"
26' 8"
12' 9"
4' 9"
Mechanical Area
4' 9"
13' 11"
13' 11"
25' 8"
26' 4"


30'
1' 3"
5' 2"
2' 4"
9"
11' 3"
Party Hallway
Laundry
Bathroom 1
Den
7' 5"
7' 10"
10' 3"
6' 2"
6' 11"
10' 3"
3' 5"
Bathroom 2
5' 1"
8' 5"
11' 6"
Bedroom 1
13' 9"
16' 7"
Kitchen
4' 9"
3' 3"
Cabinet 1
8' 10"
2' 9"
Hallway 2
Closet 1
Closet 1 (2)
9' 6"
5' 9"
5' 2"
9' 9"
5' 9"
14' 1"
52' 9"
31'
1' 9"
5' 9"
Dining Room
Closet 1 (1)
Bedroom 2
12' 11"
15' 6"
23' 7"
4' 9"
Dead Space 2
2' 10"
9' 1"
Living Room
13' 5"
13' 11"
Dead Space 1
26' 4"


32'
12' 8"
12'
9' 9"
9' 3"
Roof4 (2)
F7
33' 1"
9' 6"
9'
F1(A)
17' 8"
16' 10"
33' 7"
Roof
F2(B)
20' 8"
Roof2 (3)
4' 8"
F3(A)
F4(B)
13' 7"
1' 5"
1' 4"
15'
14' 3"
28' 6"
Roof3 (1)
F6(B)
F5(A)
8' 11"
15'
14' 3"

PROPOSED SCOPE OF WORK

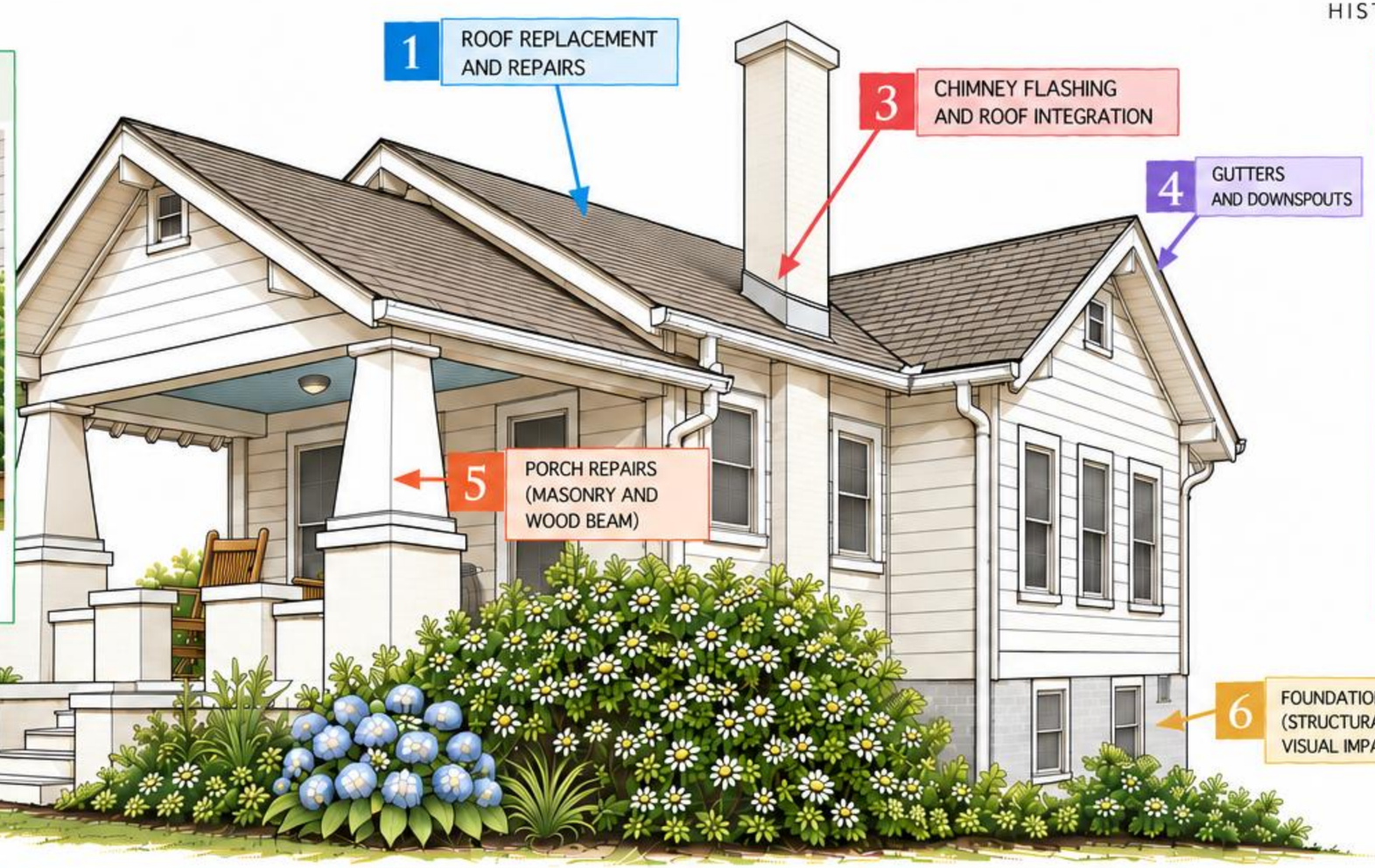
SUMMARY DIAGRAM

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.



7 REAR DECK AND STAIRS (REAR ELEVATION)



New wood deck, stairs and railing at rear elevation.

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 guters 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.

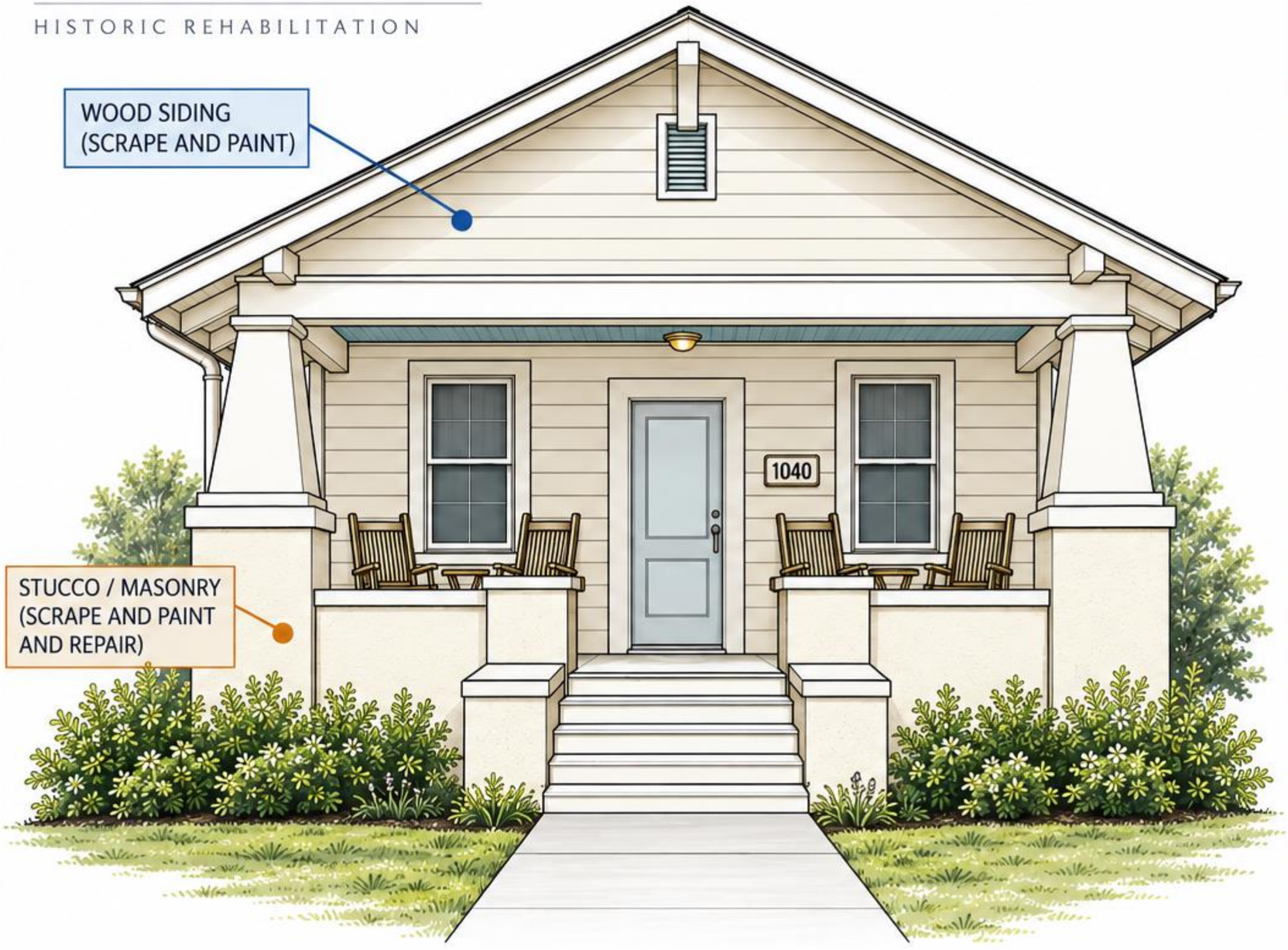
NOTE: All work will be completed in accordance with the Hendersonville Historic Preservation Commission Design Standards and will retain the building's historic character.

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

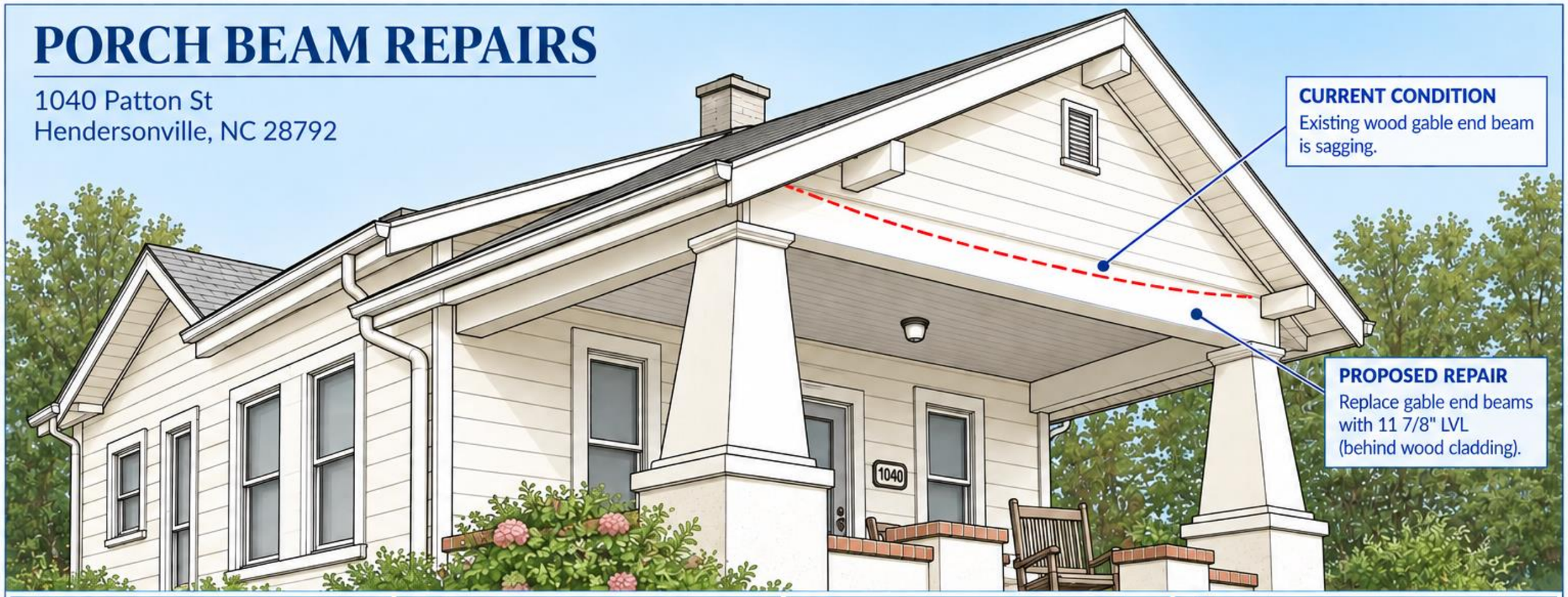
- Retain and preserve existing historic materials and character-defining features.
- Repair rather than replace deteriorated wood, stucco, and masonry.
- Scrape, clean, and repaint previously painted surfaces using the gentlest means possible.
- Replace only the deteriorated portion, in kind, when repair 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.

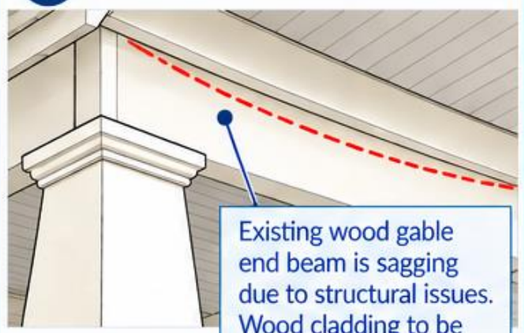
1040 Patton Street
Hendersonville, NC

PORCH BEAM REPAIRS

1040 Patton St
Hendersonville, NC 28792



1 EXISTING CONDITION



2 REMOVE WOOD CLADDING



Carefully remove the wood cladding from the gable end beams to provide access for beam replacement.

3 INSTALL 11 7/8" LVL BEAMS



Install new 11 7/8" LVL beams at the gable ends following structural design. Secure connections per code.

4 REINSTALL WOOD CLADDING AND FINISH



Reinstall the original wood cladding and repair/paint as needed to match existing materials and finishes.

PRESERVE | REPAIR | STRENGTHEN

Consistent with **§3.8.1, Entrances, Porches, and Balconies**

Front Porch Repair and Material Information

1040 PATTON STREET, HENDERSONVILLE, NC

RENEW NC PROGRAM | CASE ID NC-HHH-076917

EXISTING CONDITIONS – SOFFIT/BEAM



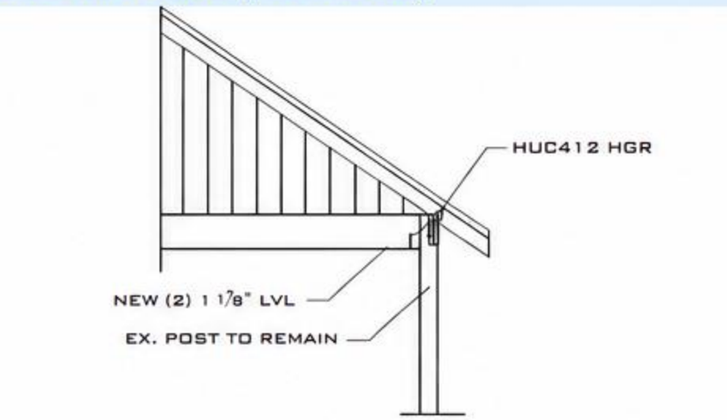
Existing front porch soffit and beam.

EXISTING CONDITIONS – GABLE/RAKE



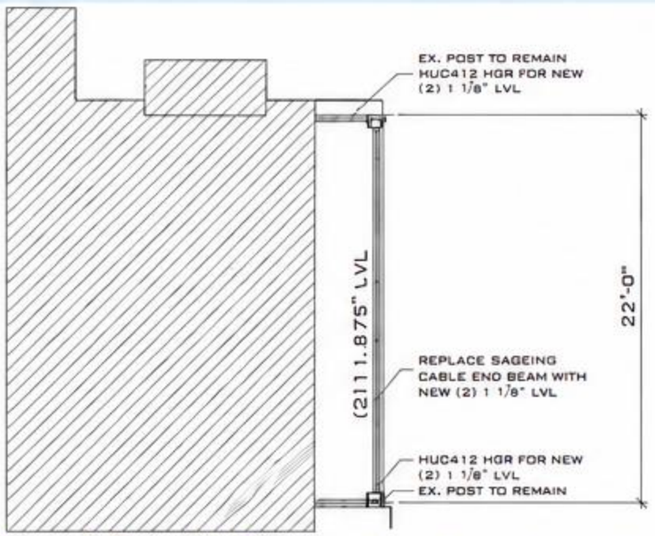
Existing front gable and rake board with deteriorated wood elements.

SECTION DETAIL (REFERENCE)



D / S3 BEAM TO POST DETAIL
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) 11/8" LVL beams as indicated in the details.

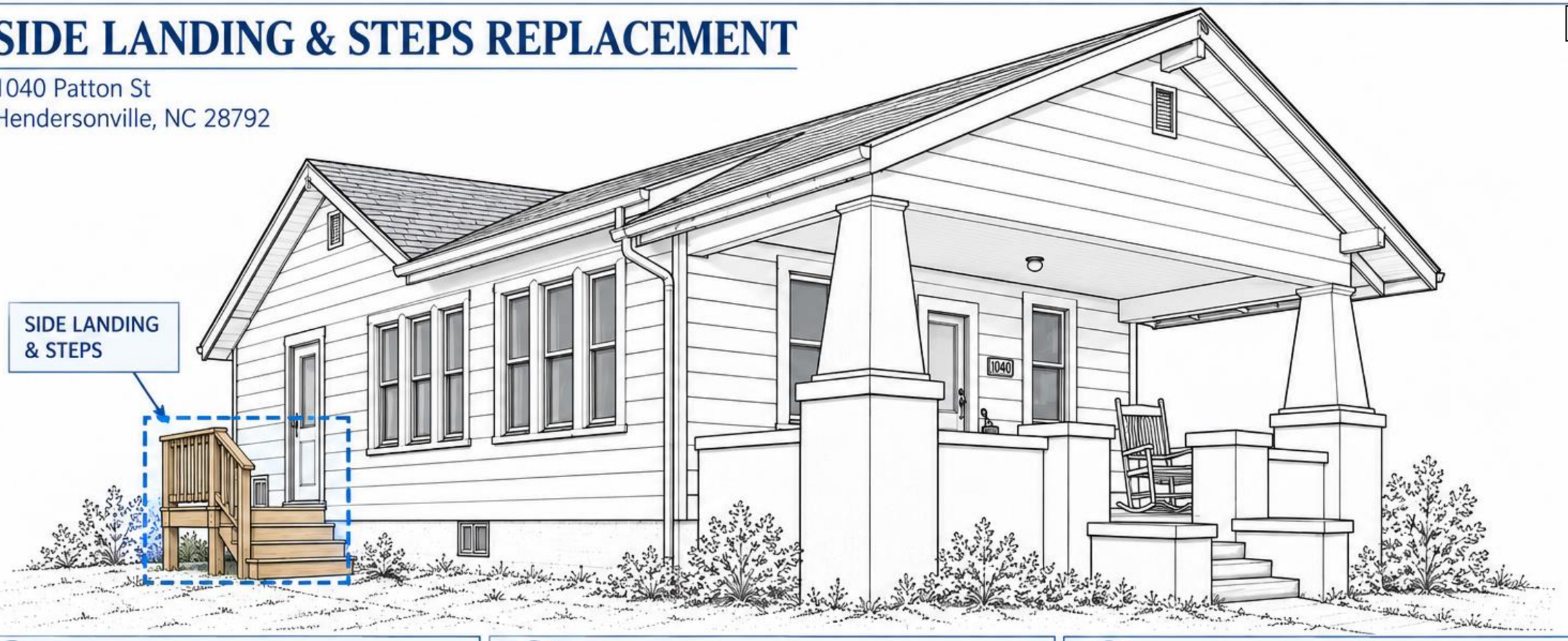
NOTES

- 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



Consistent with **Residential Design Standards §3.8 – Entrances, Porches, and Balconies**

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.

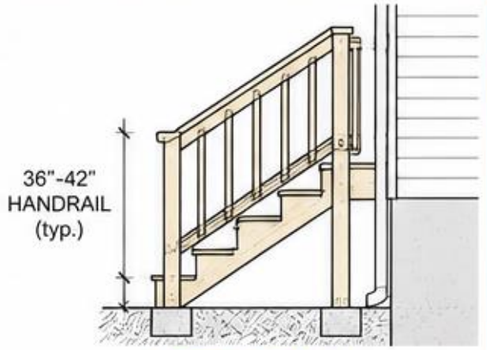


Concrete Footings
Install new concrete footings as required per project drawings and structural requirements.

PLAN AND ELEVATION (REFERENCE)



PLAN VIEW (REFERENCE)



SIDE ELEVATION (REFERENCE)

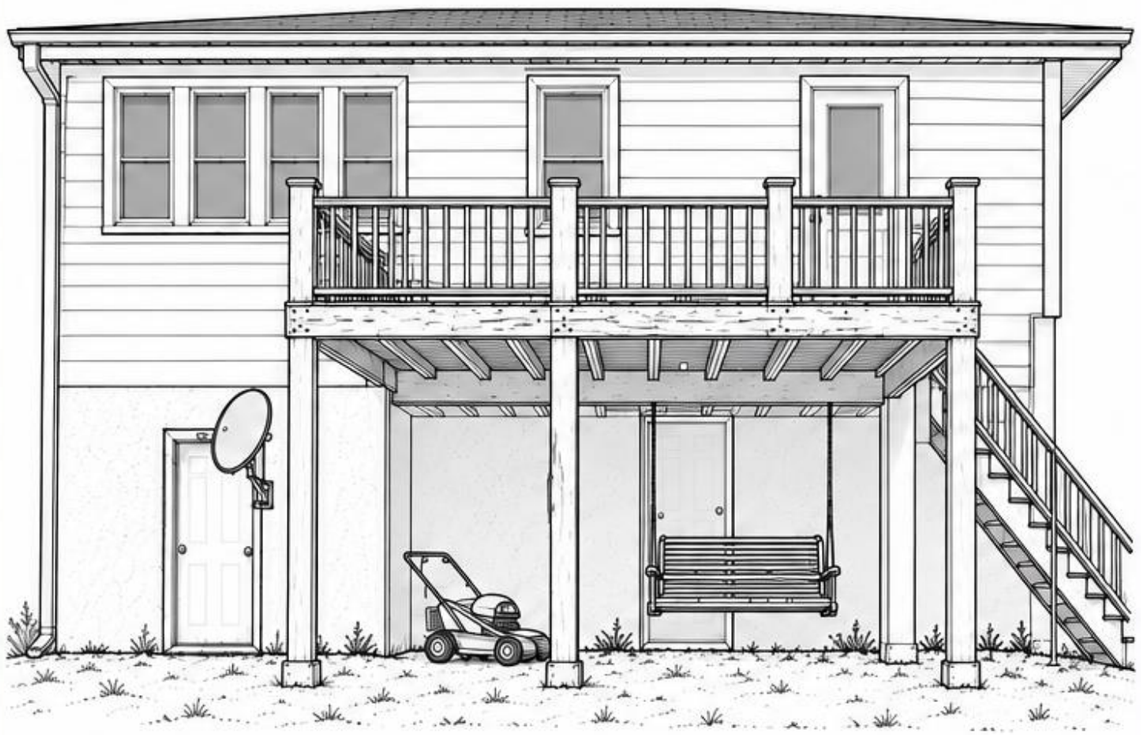
NOTES

- 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)



PROPOSED REPAIRS
(AFTER 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:

- 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

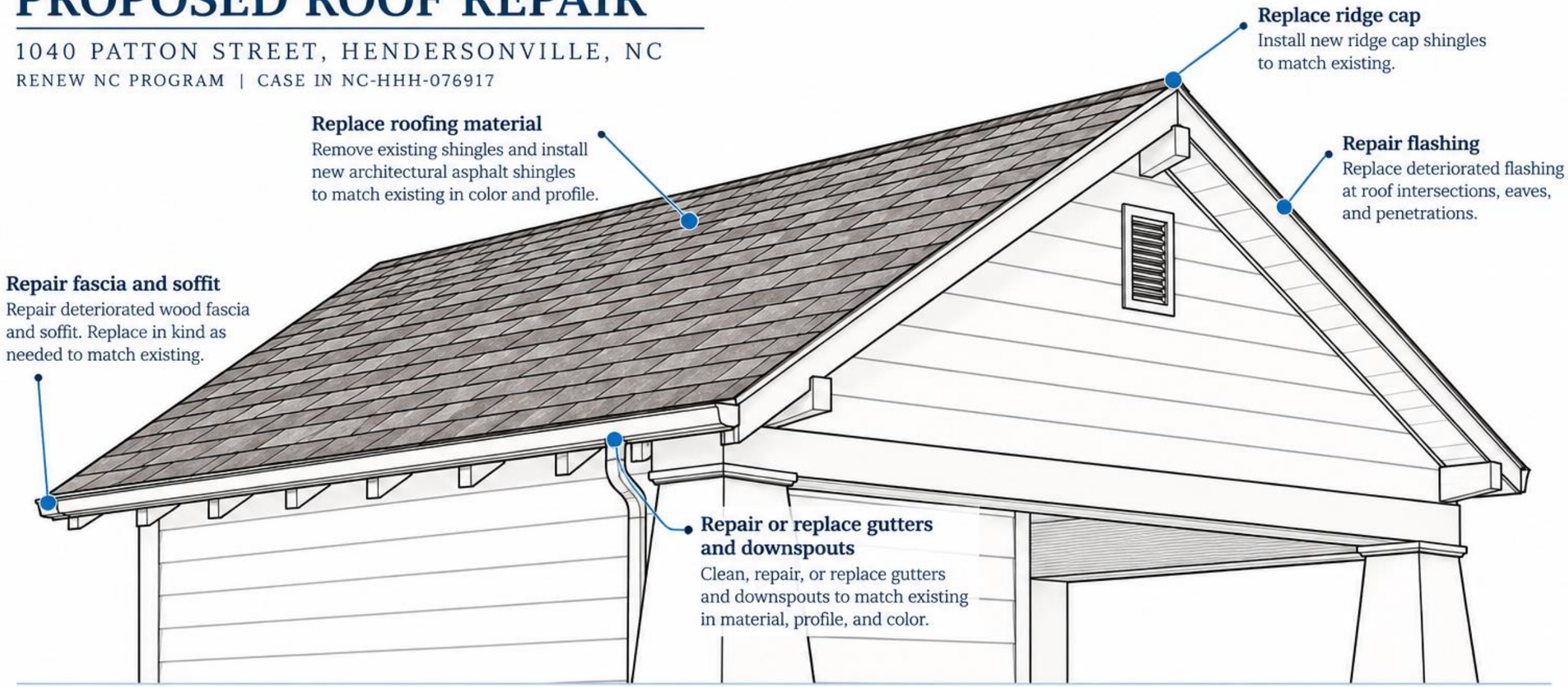
- Remove and replace deteriorated deck, stairs, railings, and support posts.
- New wood deck and stairs will match the existing design, location, and dimensions.
- Use pressure-treated lumber and exterior-grade, corrosion-resistant fasteners.

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



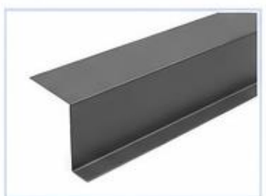
PROPOSED MATERIALS (MATCH EXISTING)



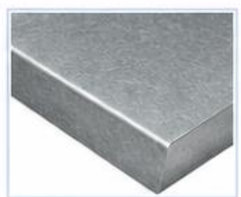
Architectural Asphalt Shingles
Match existing color and profile.



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.

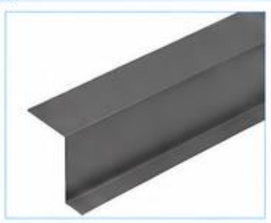
PROPOSED MATERIALS (MATCH EXISTING)



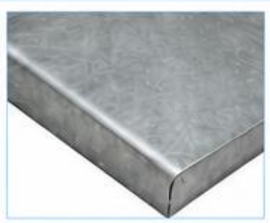
Timberline HDZ® Pewter Gray Shingles
Match existing style and profile.



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/Square[1]	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



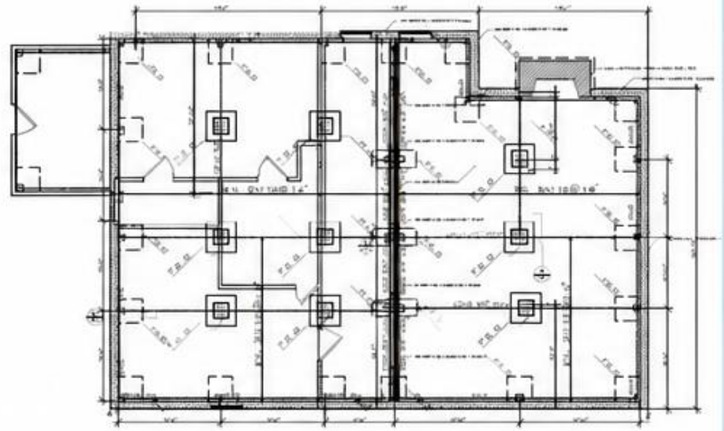
Existing crawl space showing masonry piers and soil floor.

EXISTING CONDITIONS – BASEMENT



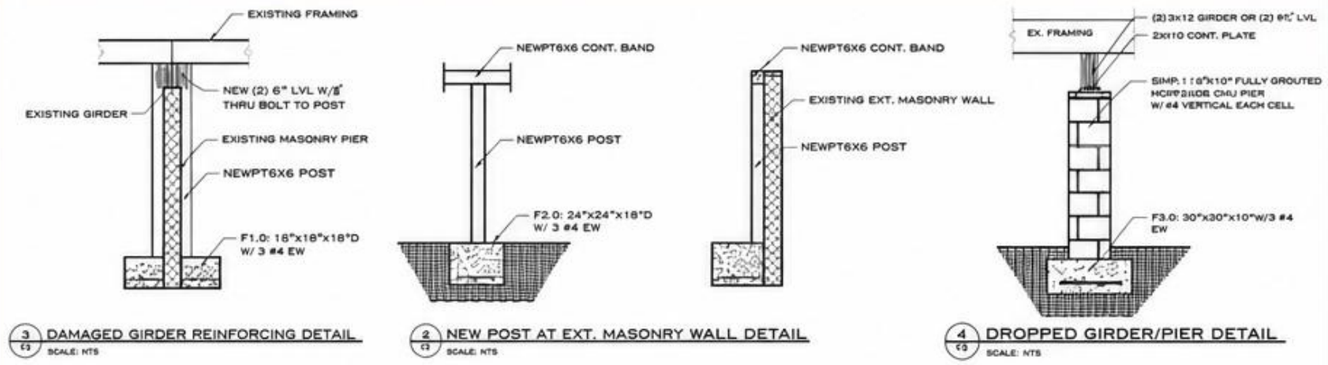
Existing basement showing masonry walls and interior conditions.

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 AWPA 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.

JEROME RUFARO REDMOND, PE HEREBY CERTIFY THAT I HAVE MONITORED OBSERVED CONSTRUCTION TO THESE PLANS AND SPECIFICATIONS DURING CONSTRUCTION METHODS, OR PROCEDURES SHOWN ON THESE PLANS. NOTHING BRANDS THE ARCHITECT WITH RESPONSIBILITY FOR UNAUTHORIZED USE OF ARCHITECTURAL INSTRUMENT BY OTHERS. I PROVIDED TYPE B STRUCTURAL OBSERVATION AS REQUIRED BY THE NORTH CAROLINA RESIDENTIAL CODE. THIS SITE. THIS CERTIFICATION IS LIMITED TO THE CONSTRUCTION OF THE PROJECT AS SPECIFIED HEREIN, ON THE DATE AT THE LOCATION.

JEROME RUFARO REDMOND, PE
CONSULTING ENGINEER
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N. MYRTLE BEACH, SC 29582
910.915.6529
JREDN5@YAHOO.COM

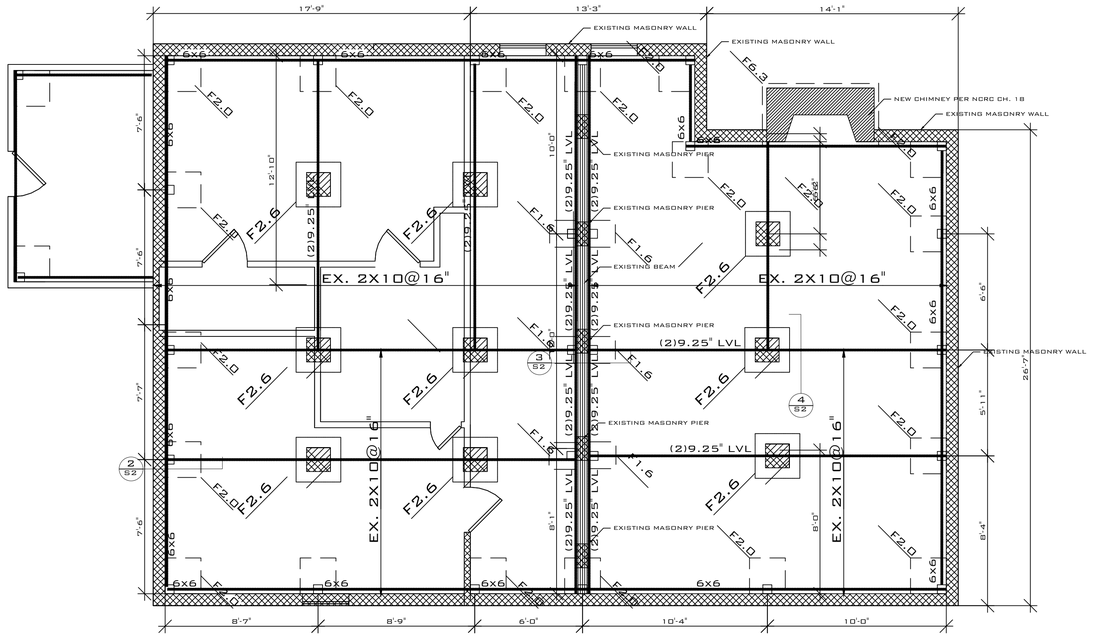
RENEWNC RENOVATION
1040 PATTON ST
HENDERSONVILLE, NC

DRAWING TITLE
STRUCTURAL NOTES

NORTH CAROLINA PROFESSIONAL SEAL 032705 REGISTERED ENGINEER JEROME RUFARO REDMOND

MARK	DATE	REVISION

DRAWN BY:	JRR
CHECKED BY:	JRR
SCALE:	AS SHOWN
DATE:	10.30.25
PROJECT	SU026056
SHEET	S1

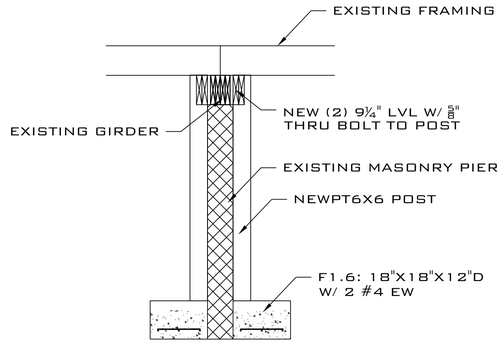


FRAMING/FOUNDATION REPAIR PLAN

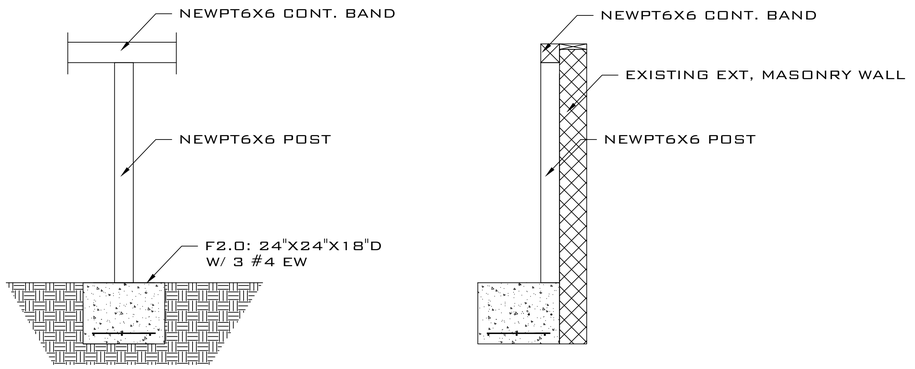
SCALE: ¼" = 1'-0"

NOTE:

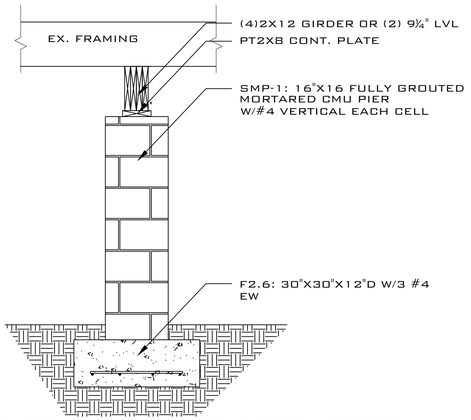
1. FLOOR LIVE LOAD 40 PSF
2. ROOF LIVE 20 PSF
3. WOOD: SPF NO. 2 OR HIGHER
4. PEA GRAVEL GROUT: 2500 PSI
5. MASONRY: f'_M = 1500 PSI
6. ASSUMED SOIL BEARING: 2000 PSF
7. F2.6 - 30"X30"X12" FTG W/3 #4 EW
8. F2.0 - 24"X24"X18" W/3 #4 EW
9. F1.6 - 18"X18"X12"D CONT. FTG W/ 2 #5 EW MINIMUM FROST DEPTH OF 18"
10. F6.3 - 6'6"X3'6"X18"D FTG FOR CHIMNEY WITH #4@12" EW
11. INSTALL NEW CHIMNEY PER NCRC CHAPTER 18 REQUIREMENTS
12. SMP-1: 16X16 FULLY GROUTED MORTARED PIER
13. SMP-2: 8X16 FULLY GROUTED MORTARED PIER
14. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS
15. CONTRACTOR TO PROVIDE ALL NECESSARY SHORING AND BRACING



3 S2 DAMAGED GIRDER REINFORCING DETAIL
SCALE: NTS



2 S2 NEW POST AT EXT. MASONRY WALL DETAIL
SCALE: NTS



4 S2 DROPPED GIRDER/PIER DETAIL
SCALE: NTS

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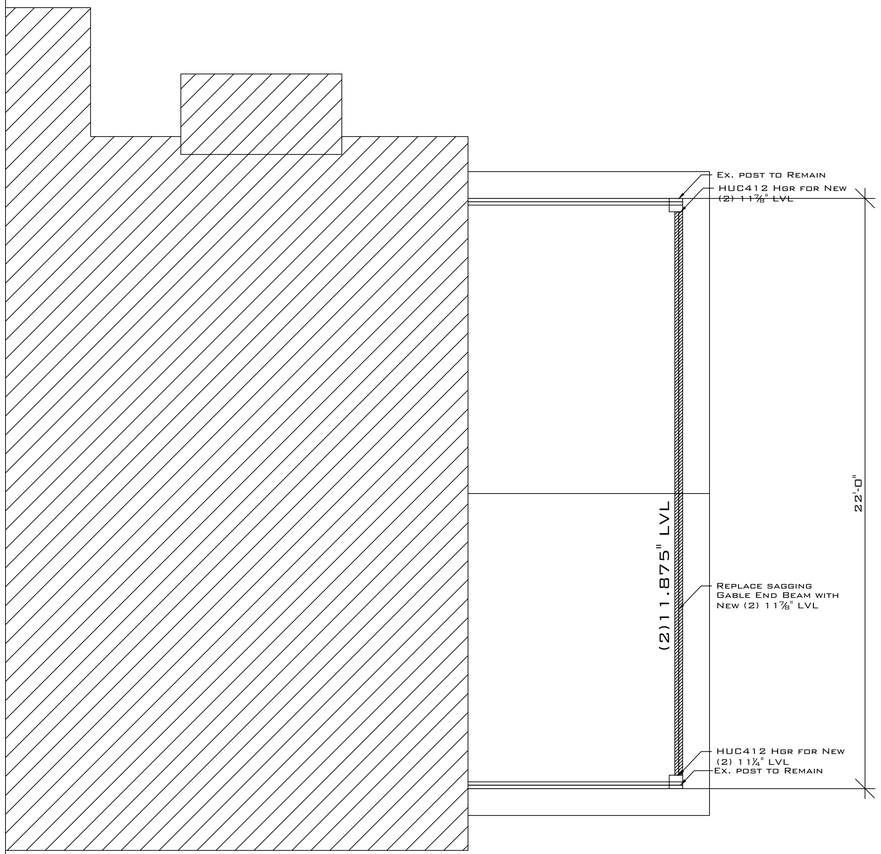
RENEWNC RENOVATION
1040 PATTON ST
HENDERSONVILLE, NC

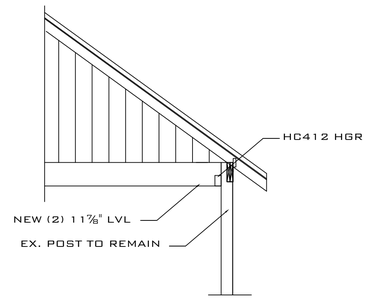
DRAWING TITLE
FOUNDATION PLAN AND DETAILS

DRAWN BY:	JRR
CHECKED BY:	JRR
SCALE:	AS SHOWN
DATE:	02.16.26
PROJECT	SU026070
SHEET	S2

NORTH CAROLINA PROFESSIONAL SEAL 032705 ENGINEER JEROME RUFARO REDMOND

MARK	DATE	REVISION





D S3 BEAM TO POST DETAIL
SCALE: NTS

FRONT PORCH FRAMING REPAIR LAYOUT

SCALE:⅜" = 1'-0"
1. ROOF LIVE LOAD: 20 PSF
2. CEILING LIVE LOAD: 10 PSF
SCOPE: REPLACE EXISTING GABLE END BEAMS WITH NEW (2) 11⅞" LVL

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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	SU026070
SHEET	S3

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032705 JEROME RUFARO REDMOND

MARK	DATE	REVISION

Surge Resources, LLC
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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.

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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.

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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.

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- ## 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

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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.

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- ## 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.**

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
RSL 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 insultation 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 facia.
    - 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 jennifer.cathey@dncr.nc.gov
Sam Hayes, Hendersonville HPC shayes@hvlnc.gov

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: Christpher 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:

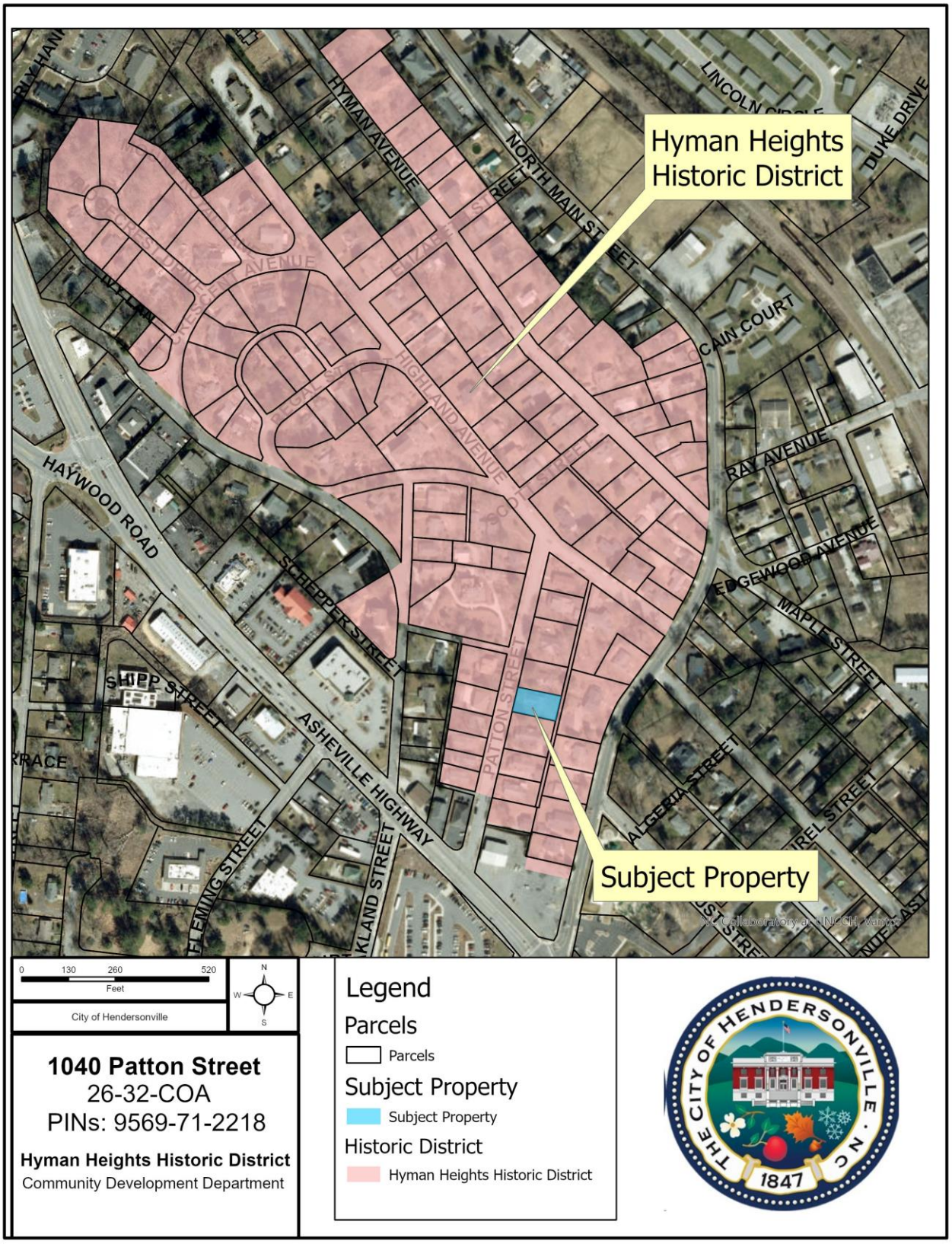
The City of Hendersonville has received a Certificate of Appropriateness (COA) application for the rehabilitation and repair work at 1040 Patton Road. The application is submitted by Surge Resources, LLC, a contractor hired as part of the Renew NC home rebuilding and rehabilitation program as part of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



PHOTOS



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.

Staff Analysis

HPC Certificate of Appropriateness Application

File Number/Name: 26-70-COA, 1040 Patton Street – Rehabilitation and Repair of Historic Residence

Applicable Standards

Sections	*Applicable Standards*	*Description of Work*
3.1 Wood	3.1.1, 3.1.2, 3.1.3, 3.1.4, 3.1.5, 3.1.7, 3.1.8	• Repair front porch utilizing existing or in-kind replacement of wood • Repair wood siding using in-kind replacement if necessary
3.2 Masonry	3.2.1, 3.2.2, 3.2.3, 3.2.4	• Repairs to brick foundation, while also re-stuccoing the foundation
3.5 Roofs	3.5.1, 3.5.2, 3.5.3, 3.5.5, 3.5.8	• Re-roofing using in-kind replacement of asphalt shingles
3.6 Exterior Walls	3.6.1, 3.6.2, 3.6.4	• Repair wood siding using in-kind replacement if necessary
3.8 Entrances, Porches, and Balconies	3.8.1, 3.8.2, 3.8.3, 3.8.4, 3.8.5, 3.8.10	• Repair front porch without changing footprint or design and using in-kind replacement materials • Removal of side entrance landing and replacement with wood deck and steps
4.1 Decks	4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.5, 4.1.6, 4.1.7	• Removal of existing rear deck and replacement with

		smaller deck and stairs

Congruity Analysis:

Per the Applicable Standards & Submittal Requirements:

Item 1: Roof Repair

- The applicant proposed to replace the existing roof utilizing similar asphalt shingles and proposes no changes to the pitch, roofline, or configuration. (Section 3.5.1, 3.5.3, and 3.5.5)

Item 2: Fascia, Soffits, Gable Vents, Exterior Trim, gutters and Downspouts

- The applicant's proposal is to repair and repaint all elements including wood fascia, soffits, wood gable vents, and exterior wood trim. The gutters will be repaired and in some instances replaced, however, they will remain in their current configuration. (Section 3.1.1, 3.1.3, 3.1.4)
- The application is silent whether the decorative brackets will also be repairs, replaced, or removed. The brackets are a character-defining feature of the craftsman style, and should be repaired. (Section 3.1.4 and 3.1.5)
- Though it does not appear to be the intention of the applicant, it is not appropriate to enclose the exposed rafter tails under the eaves.

Item 3: Exterior Walls – German Siding

- The application proposing leaving the existing German siding in place and making repairs. However, it does indicate that there may be the need to replace some siding. The least amount of full replacement should be sought to align with the design standards, and any replacement should match the current siding. (Section 3.1.4, 3.6.1. 3.6.3, 3.6.4, 3.6.5)

Item 4: Stucco and Masonry

- The proposal to repair the stucco and masonry aligns with the design standards. (Section 3.2.1, 3.2.2, 3.2.3, 3.2.4, and 3.2.5)

Item 5: Front Porch

- The proposal to restore the front porch aligns with the design standards because it uses a minimally invasive technique to make repairs, while preserving as much of the original materials or using in-kind replacement materials when necessary. Additionally, no physical alterations are being proposed that would change the appearance of the porch. (Section 3.1.1, 3.8.1, 3.8.2, 3.8.3, and 3.8.4)

Item 6: Decks

- The side deck is located on a non-character defining side of the house and will be constructed in place of an existing concrete landing. The concrete landing, which appears to be a later addition, will be removed and the deck will fit within the footprint of the current landing. Given the location and design, the deck aligns with the design standards. (Section 4.1.1 and Section 4.1.3)
- The current rear deck, which does not appear on the 1926 Sanborn map but does appear in the 1949 Sanborn map is not visible from Patton Street other than the steps. The proposal is to demolish the current deck. The new design does meet many of the design standards due to it being situated in an inconspicuous location and will not materially alter the structure of the historic property. (Section 4.1.1, 4.1.2, 4.1.3)

Item 7: Foundation Repairs

- The foundation repairs are all beneath and within the structure, not visible from the exterior. The foundation repairs are necessary for the long-term viability of the structure.

Proposed Conditions:

Based on the congruity analysis and staff concerns, the following conditions are suggested for consideration by the Commission, should the Commission choose to approve the application:

1. The character defining exposed rafters and the eave brackets shall be retained and preserved.
2. When repairing the siding, the least amount of replacement that is technically feasible shall be pursued. All replacement siding shall match the existing German siding.

BOOK 4210 PAGE 248 (2)

1001020336

This document presented and filed:
09/17/2024 02:31:37 PM

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: $0.00

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: $0.00

Parcel Identifier No. 114595 Verified by _____ County on the ____ day of _____, 2021____
By: _____

→Mail/Box to: Hogan & Brewer, PLLC - 229 North Main Street, Hendersonville, NC 28792

This instrument was prepared by: Sherri L. Brewer - DEED PREP ONLY - TITLE NOT EXAMNINED

Brief description for the Index: 1040 Patton Street

THIS DEED made this 13 day of September, 2024, by and between

GRANTOR	GRANTEE
Renee R. Casey, separated	**Christopher B. Casey, separated**
	1040 Patton St. 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 or parcel of land situated in the Henderson County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A.

This conveyance is made pursuant to N.C.G.S. 39-13.3, N.C.G.S. 52-10 and N.C.G.S. 52-10.1 in order to vest title to the within described property solely in the Grantee herein, free and clear of any right, title and interest of the Grantor herein. (For purpose of this provision, the "Grantor" shall mean any Grantor other than the individual Grantee spouse in whom title is to remain vested herein). This conveyance is made after full disclosure of all assets, both real and personal, of each spouse to the other, as between Grantee and Grantee's spouse Grantor. For this purpose, by execution of this deed, the Grantor hereby waives, releases and quitclaims forever unto the Grantee all and every right to elect to take a life estate in said real estate upon the death of the Grantee and all and every right to dissent from the will of the Grantee as it pertains to this property, and any and all other rights and interests

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in said real estate which the Grantor now has or may hereafter have or acquire arising out of accruing to said Grantor by reason of past, current or future marital relationship between said parties.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 954 Page 561.

All or a portion of the property herein conveyed __ includes or X__ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Slide _____.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

Subject to Henderson County ad valorem taxes.
Subject to the City of Hendersonville ad valorem taxes.
Subject to Restrictions, Easements, and Rights of Way of Record.

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

_____ Renee R. Casey (SEAL)

State of North Carolina - County of Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify that Renee R. Casey 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 13th day of September, 2024.

HANNAH FRY BURGIN
NOTARY PUBLIC
Polk County, North Carolina
My Commission Expires April 14, 2029

(Affix Seal)

My Commission Expires:
04-14-2029

_____ Notary Public

Notary's Printed or Typed Name Hannah Fry Burgin

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Book 4210

Page 249 A

EXHIBIT A

TRACT ONE:

BEGINNING at a stake in the East margin of Patton Avenue, said stake standing North 11 ½ deg East 315 ½ feet from the intersection of the North margin of a 10 foot alley in Block 10, with the East margin of Patton Avenue and running with the East margin of said Patton Avenue North 11 ½ deg East 17 feet to a stake; thence North 78 ½ deg East 125 feet to a stake in the West margin of a 10 foot alley; thence South 11 ½ deg West 17 feet to a stake, corner of lot conveyed to Chas. Rozzelle by E. H. Davis; thence with the Northern boundary line of said lot South 78 ½ deg West 123 feet to the BEGINNING, and being the Northern portion of lot conveyed by Chas. Rozzelle to E. H. Davis by deed of date February 3, 1922 and of record in Book 115, Page 190 of the Records of Deeds for Henderson County.

TRACT TWO:

BEGINNING at a stake in the East margin of Patton Avenue, said stake standing North 11 ½ deg East 332 ½ feet from the intersection of the North margin of a 10 foot alley in Block 10 with the East margin of Patton Avenue and running with the East margin of Patton Avenue North 11 ½ deg East 52 ½ feet to a stake in the corner of Lot #9 in Block 10 of Hyman Heights, map hereinafter referred to; thence with the Southern boundary of said Lot #9 South 78 ½ deg East 125 feet to a stake in the West margin of an alley; thence with the West margin of said alley and parallel with Patton Avenue South 11 ½ deg West 52 ½ feet to a stake; thence North 78 ½ deg West 125 feet to the BEGINNING, and being the Northern half of Lot 11 and all of Lot 10 of Block 10 of the Hyman Heights Subdivision as shown on the plat recorded in the Office of the Register of Deeds for Henderson County, North Carolina in Book 57 at Page 418.

ALSO SUBJECT to easements and rights of way for ingress, egress and regress to and from the above by means of those roads shown in the above-referenced plat.

The above two tracts also being the property conveyed by deed recorded in Deed Book 954 at Page 561 in the Office of the Register of Deeds for Henderson County, North Carolina.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER:	Sam Hayes – Planner II	**MEETING DATE:**	August 19, 2026
AGENDA SECTION:	New Business	**DEPARTMENT:**	Community Development

TITLE OF ITEM: Landmark Nomination – Columbus Mills Pace House (26-01-LL) – *Sam Hayes, Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:	**For Recommending Denial:**
I move the Historic Preservation Commission accept the designation report prepared for the Columbus Mills Pace House and direct staff to submit the report to the Department of Cultural Resources for review. **[ADD, IF APPLICABLE, "WITH THE FOLLOWING MODIFICATIONS"]**	I move the Historic Preservation Commission [amend, reject, or recommend further study] the designation report for the Columbus Mills Pace House. **[INSERT REASONS].**

PROJECT/PETITIONER NUMBER:	26-01-LL
PETITIONER NAME:	Carol and Charles Hilton (Owner) Sybil Argintar (Applicant)
ATTACHMENTS:	1. Designation Report 2. Designation Report Photographs 3. Application

Columbus Mills Pace House
813 Fifth Avenue West
Hendersonville, North Carolina

Local Landmark Report

Prepared by
Sybil H. Argintar
Southeastern Preservation Services
Asheville, North Carolina

August 25, 2026
Revised October 8, 2026



Name of Designated Landmark
Columbus Mills Pace House

Property Address
813 Fifth Avenue West
Hendersonville, North Carolina 28739

PIN#/REID
9568-48-7241/9968353

Deed Book and Page Number
3175, 436

Zoning
R-15 Medium Density Residential

Acreage to be designated:
1 acre

Interior to be designated:
Staircase all three levels and crown and picture molding on the first and second floor

Property Owner Contact Information
Hilton Family Trust
c/o Carol and Charles R. Hilton, Trustees
813 Fifth Avenue West
Hendersonville, North Carolina 28739
(Carol) 949-310-2449
Mail4hilton@gmail.com

Applicant Contact Information
Sybil H. Argintar
Southeastern Preservation Services
166 Pearson Drive
Asheville, North Carolina 28801
(828) 230-3773
Sybil.argintar@yahoo.com

Abstract

Statement of Significance

The Columbus Mills Pace House should be designated a local landmark for several reasons. First, the house is associated with Columbus Mills Pace, first elected to the position of Clerk of Superior Court for Henderson County in 1868, and continuing in that position until his death in 1925. Pace lived in this house from ca. 1872 through 1925, for the majority of his career. While known far and wide for his work as Clerk, Pace was also involved in real estate development in Hendersonville, including the development of Laurel Park. In addition to this highly important historic association with Columbus Mills Pace, the house exhibits a high degree of craftsmanship in its finish details, including the hand-planing of the floor boards and staircase, the mantels, and the well-crafted crown molding throughout the house.

Archaeological Comments

After review by Assistant State Archaeologist Michael Nelson at the State Historic Preservation Office, the following archaeological statement relates to the house:

Based on the Office of State Archaeology's (OSA) current records, there are no previously recorded archaeological sites, surveys, or cemeteries on or immediately adjacent to the property. However, given the relatively long residential use (beginning ca. 1860s) of the property, there is the potential that intact cultural deposits associated with the construction and use of the property as a residential estate during Hendersonville's early development still exist. Additionally, it is possible that remnants of distinct landscape features associated with the property such as fence lines, pathways, and decorative features still exist on the property. As a result, I recommend a statement of archaeological potential for this locally designated historic property. The potential for buried cultural resources should be considered in any future development of these properties.

Integrity Statement (Location, Design, Setting, Workmanship, Materials, Feeling, Association)

The Columbus Mills Pace house retains a great deal of integrity in terms of its location, design, setting and workmanship. The house has not been moved, and for the most part retains its original materials. The main exceptions to this are the replacement of original windows with more energy-efficient ones, with the configuration of the original windows remaining intact, and the addition of vinyl siding. The addition to the west side of the kitchen area and the enclosure of the porch on the south side of the original kitchen is a change to the building overall, but it is not highly visible from the street and it does not affect the main body of the house where most of the original design and craftsmanship remains intact. The den at the north side of the house, while also a change, again does not affect the main block of the house since it was originally a porch. The one-story rear addition currently under construction will also not affect the integrity of the main house. The feeling and association of the house,

despite these changes, remains intact, since the original floor plans and finishes of the main block of the house have not been changed.

Proposed Boundary Justification

The lot encompasses all of the property associated with the house from at least the early twentieth century. Pace owned most of the land around the house which he sold off through the years, but the land around his own house has remained intact.

Maps and Floor Plans

Site Plan and Boundary



10/7/2026, 8:44:48 AM

Columbus Mills Pace House Site Plan
Boundary — · —

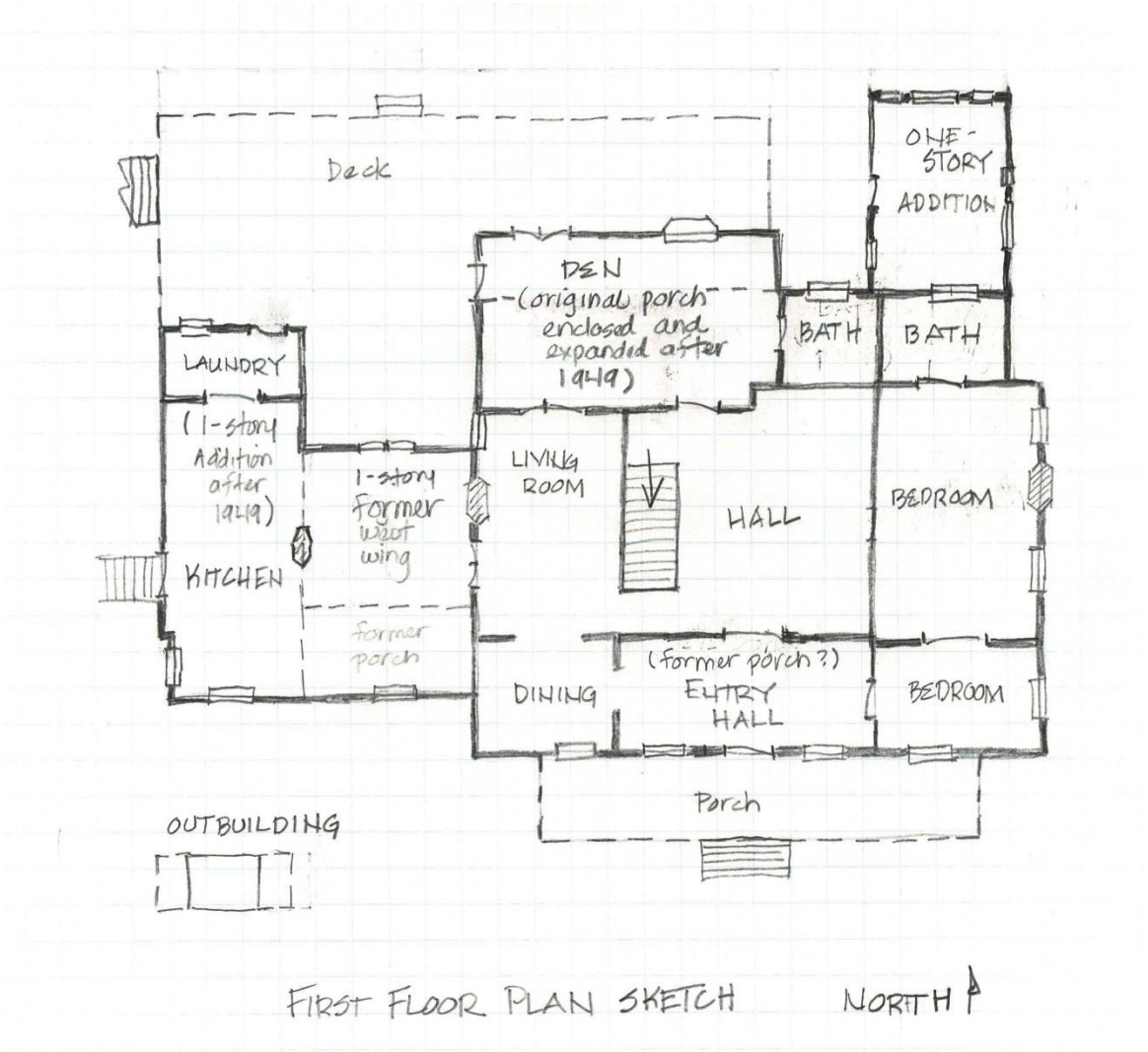
A Main House
B Historic Outbuilding
C Non-historic garage
D Non-historic shed
E Stone Wall

1:1,128
0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km

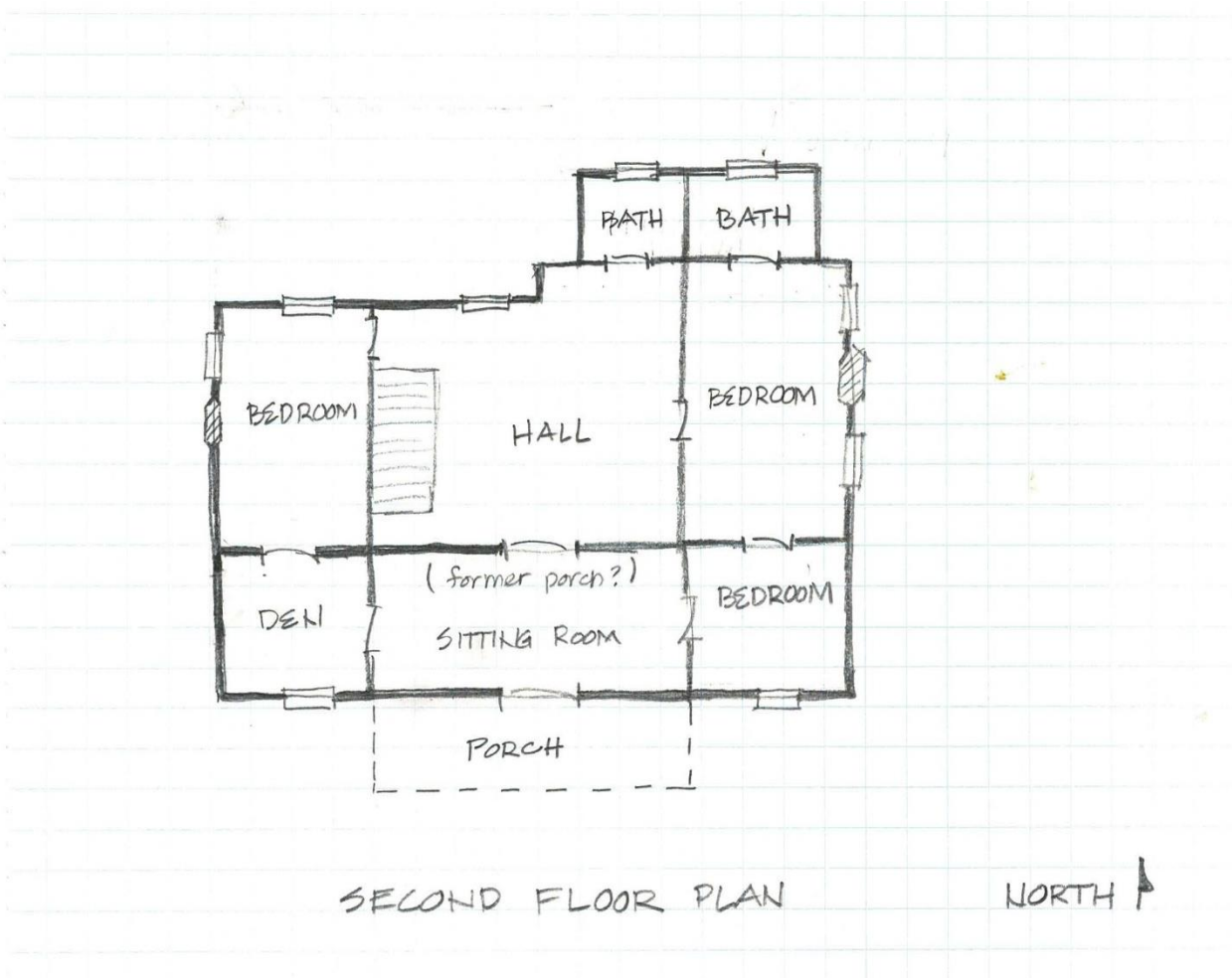
State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NC Center for Geographic Information and Analysis (NCCGIA), NC

North Carolina State Historic Preservation Office

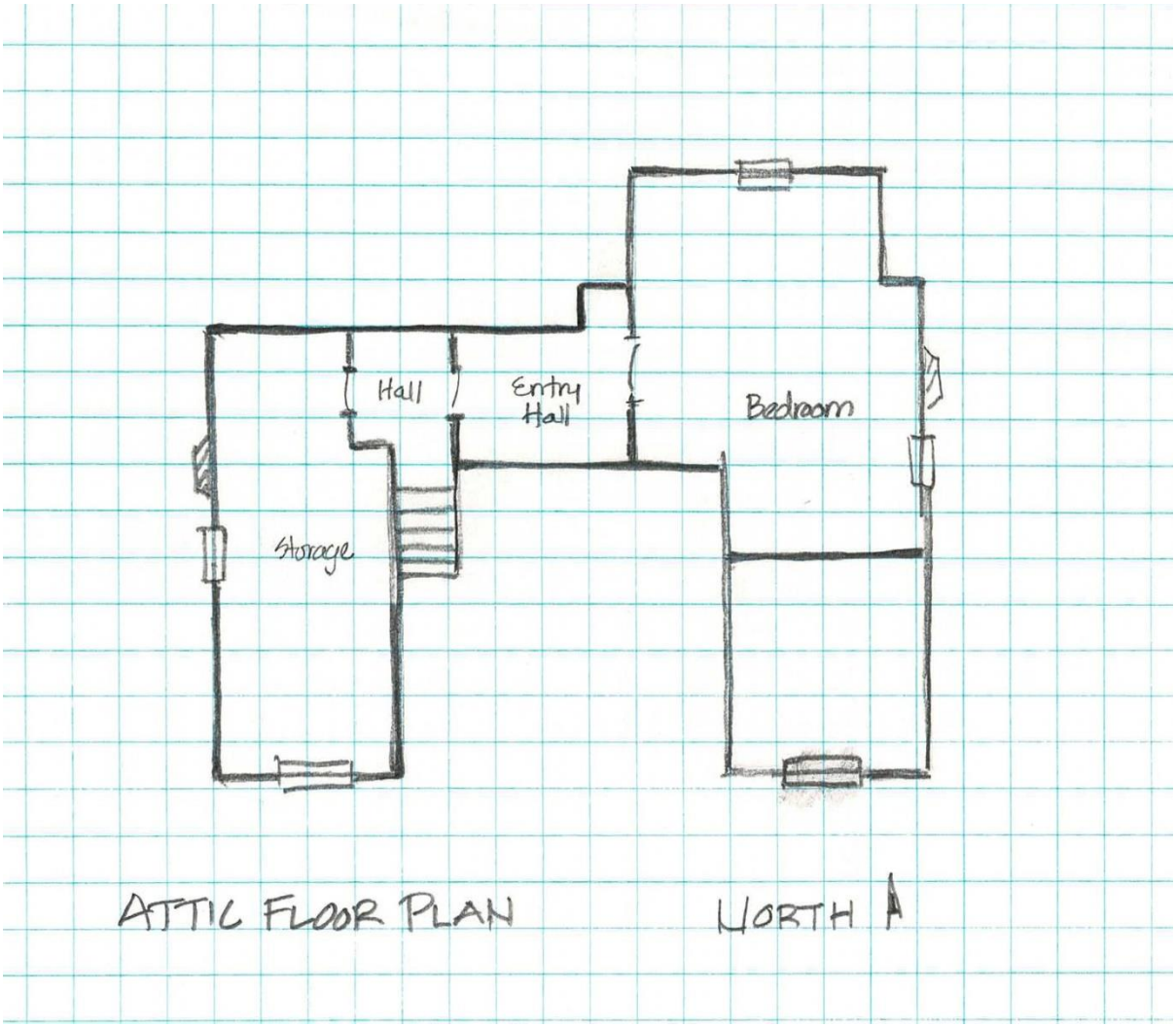
First Floor Plan



Second Floor Plan



Attic Floor Plan



Architectural Assessment

Columbus Mills Pace House. ca. 1872-1873.

Set on a one-acre lot, the ca. 1872-1873 Columbus Mills Pace House, the first built in the West Side Historic District, faces south onto Fifth Avenue West (formerly Broad Street), with a non-historic entry gravel walkway with a central fountain, leading to the front porch. To the southwest of the main house is an original historic stone outbuilding. At the front of the lot, on the south edge, is an original stone retaining wall which breaks in the center for concrete steps with metal railing. To the west of this wall is a concrete drive leading to the carriage house, and near the west boundary of the lot is a non-historic gravel driveway leading to the non-historic garage at the northwest edge of the lot. To the east of this garage is a non-historic storage shed. Originally there were several additional outbuildings located on the west side of the property,

but these were removed previous to the current owner, as they were in severely deteriorated condition.

The original ca. 1872 – 1873 main block of this Classically-inspired, two-and-one-half-story, central hall plan house, clad in vinyl siding, has a single-shoulder exterior end brick chimney on the east and west sides, a metal-clad side gable roof, and front gable dormers. While not fully documented, it is possible the dormers were added later, but do appear to fall within the period of significance and are a historic feature. This main block of the house is roughly square in configuration, with a front-gable-roof two-story original wing at the northeast corner. The current porches on the front of the house were likely added soon after the house was built, in the 1880s, as the family grew and the original recessed porches were enclosed to create additional rooms. To the west of this wing is a former original porch on the first level that has now been enclosed and expanded to the north, a change made after 1949, likely under the ownership of the Chamison family when the house was in use for a brief time as a rooming house.[1] To the west of the main block of the house there originally was a one-story kitchen wing and porch. The porch has been incorporated into the existing kitchen along with another small non-historic addition to the west of the original kitchen wing. These changes were likely completed by the Self family ca. 2006. The addition to the north of the original two-story wing at the northeast corner of the property has been added by the current owners.

While not fully documented, it is highly likely that materials to build the house were available on site, including heart pine and chestnut framing. The railroad did not arrive in Hendersonville until 1879, so local skilled craftsmen likely built the house including the hand-planed wide board floors, staircase, and crown molding throughout since milled materials that could be transported by rail were not as readily available at the time the house was built.

On the front of the house (south elevation) there is a nearly full-width porch on the first level and a central porch on the second level, both with scrollwork brackets on narrow wood posts, and a simple balustrade with 2 x 2 balusters. It appears that the original house form was a U-shape plan on this elevation with the central bay on both levels a recessed porch. This recessed porch likely helped to ventilate the rooms on either side at the front of the house. While not fully documented, it appears that both of the existing porches were added in the late nineteenth century, based on their style and the physical evidence in the house. The physical evidence of this design change includes the fact that the floor boards run in a different direction on the inside on both levels, and on the second floor, the original weatherboard siding around this space is still in place. There is also physical evidence, on the exterior and the interior, that

[1] Sanborn Maps from 1949 indicate this porch still existed.

this central section was enclosed on both levels. At the time these enclosures happened, likely needed as the family grew, the two exterior porches were added. This is a historic change that was done fairly early in the evolution of the house, likely in the 1880s.

To the west of the house is a one-story wing, visible on Sanborn maps and on the first floor plan, a portion of which is likely to be original to the house, but definitely built by 1922. This original wing consisted of a small room with a porch.[2] This likely served as a kitchen for the house, since it was separate from the main block of the house, with an original brick chimney still in place along what would have been the west wall. This one-story wing has now been turned into a large kitchen space, a change made previous to the current owners, likely by the Self family when they ran an inn on the property, along with an addition on the west side. The only structural change to the kitchen space made by the current owners was the removal of a pantry at the northwest corner of the room, along with leveling of the floors and the current floor finish of ceramic tile. To the rear of the house is a large deck, added to the house by the current owners. Windows throughout the house are replacements, installed by the current owners, but in the same configurations as the original windows, including nine-over-nine and six-over-six. New doors and windows on the first level around the kitchen wing and in the den at the rear of the main house were also added by the owners previous to the current owner, ca. 2006.

The front, south elevation of the house, is five bays on the first level and three bays on the second, with the nearly full-width front porch as noted. Beginning on the west end of the first floor, there is a single window, with the four-panel front door with transom lights flanked by single windows. There is a second single window on the east end. The front-gable dormers flank either side of the centrally-located porch. On the second floor, there are single windows on either end, with the four-panel door with transom and sidelights in the center, and the centrally-located front porch extending out from the door bay.

The east elevation of the house consists of three single windows on the first floor, two of which flank the brick chimney, and two single windows on the second floor, flanking the chimney. There is a single window in the gable end at the attic level.

The rear of the house (north elevation), beginning with the two-story wing on the east end, consists of two single windows on each floor, and a single window in the gable end at the attic. The remainder of the main block of the house includes two single windows on the second level.

[2] The current owners have documentary photographs that show the floorboards ran in a different direction in the area of the former porch, with a slight slope to the floor.

The original shed-roof porch, now enclosed and expanded on the first floor, has a bay window on the east end and a modern double-leaf glass door in the center.

The west elevation of the enclosed porch consists of a single glass door on the north end. The west elevation of the main body of the house has a single window on the first floor, to the north of the brick chimney, with the remainder of the first floor covered by the west wing addition. The second floor has a single window, and there is a single window in the gable end at the attic level.

The former kitchen wing and addition on the west side of the main block of the house has, on the south elevation, a casement window on the east end and a single multi-light window on the west end. The west elevation has a single window on the south end and a multi-light door opening onto a front-gable-roof entry stoop with square posts and simple wooden balustrade, gated at the base of the stairs leading up to the stoop. The north elevation of the added wing has an added sliding glass door on the east end, and a shed-roof over the multi-light door and single window on the west end. The only other change to the overall house configuration is that the current owners are in the process of adding a one-story wing at the rear of the house which is not visible at all from the main elevation.

The original interior of the main block of the house and the two-story wing at the northeast corner has changed very little. Framing of the house is chestnut. Original wide-board heart pine floors remain, as does the original staircase on all three levels. Evidence of hand-planing of wood elements, including on the floors and the staircase, are visible. Notable crown molding featuring egg-and-dart motifs, dentil blocks, and corner blocks, remains in place on the first and second floors. Wide baseboards remain throughout the house. The configuration of the rooms has not changed, but baths were likely added in the two-story wing, possibly during the time the Chamison family operated Locust Lodge, from 1945-1957. The den on the first floor, a former porch, now enclosed and expanded sometime after 1949, has narrow tongue-and-groove oak floors, and modern replacement doors and windows. The change at the den and the modern interior of the former kitchen wing and addition are both recent changes, but they do not significantly impact upon the architectural detailing and floor plan configuration of the main house block. All three levels of the house have finished spaces, including the staircase which extends to the attic, and all of the original craftsmanship of the is still evident.

The first floor consists of the central stair hall, with two bedrooms to the east and the living and dining rooms to the west. There are two small baths located within the two-story wing at the rear. The den (former porch) is located to the north of the main block of the house, and the kitchen is located to the west of the main block. Crown molding, unusual in its design and likely

hand-crafted remains in all of the rooms on this floor. The wide-board heart pine floors exhibit evidence of hand-planing. The staircase newel post is tapered, and along with the narrow balusters and rounded banister, creates a unique design that still retains evidence of hand planning in its construction and on the stair treads. In the bedroom on the east side of the house, the mantel is relatively plain and simple, with a paneled section just below the shelf with decorative molding. The fireplace surround is painted stone and the hearth is a solid granite block. The mantel in the living room is more elaborate, with a bracketed shelf with cornice molding, a panel below the shelf, pilasters, and a granite block hearth. Walls throughout the first floor are plaster or sheetrock, and ceilings are plaster. The ceiling in the entry hall has a wood grid below the plaster. The front door is four-panel, with a transom, and the entry into the stair hall, likely originally the front door, retains the original transom lights.[3]

The second floor consists of the stair hall with four bedrooms, two on each side, and two baths within the two-story wing at the rear. There is a room on the south end, as noted, which likely was a former porch, with weatherboard siding remaining on three walls, and different siding in evidence where the south wall was enclosed. Doors are four-panel, with simple surrounds and the original hardware. Floors here are also the wide-board heart pine, and both crown and picture molding remain in all of the rooms, although not as elaborate in design as on the first floor. An unusual feature is that the picture molding, on both floors, is set within the plaster walls, rather than applied to the surface. The mantel in the bedroom on the east side is simple in design, with a plain shelf, a recessed panel, and some decorative scrollwork, and a solid granite block hearth. The mantel on the west bedroom also has a recessed pane, with some decorative molding along the shelf and a granite block hearth. The door onto the upper level porch retains its original transom and sidelights.

The attic has a central stair hall with one room on each side. The attic is finished space, with the finely crafted staircase extending up onto this level. Floors are wide heart pine, and walls and ceilings are plaster. There is one two-panel door opening into the bedroom, with original hardware.

The Columbus Mills Pace House was listed as a contributing building in the West Side Historic District (NR 2001; Period of Significance 1860s – 1951)). At that time, the changes to the exterior of the kitchen wing, the addition to the kitchen on the west, the addition of vinyl siding, and the enclosure of the porch at the rear had already been completed. The stone outbuilding, along with another frame outbuilding, remained. Before the current owners bought the

[3] The current owners have been told by local residents that the entry to the house originally might have been on the north side, where a road was located, but this has not been documented. There are remnants of a road to the north side of the property, which may have been a drive into the property or a more public road.

property the frame outbuilding had been torn down. The current owners, since 2017, have replaced the windows throughout the house, remodeled the interior of the kitchen wing, added the deck at the rear, added the metal roof, and are in the process of building a one-story addition at the rear northeast corner of the house. They also built the current garage and added the storage building.

Outbuilding. ca. 1872-1873.

Located southwest of the house, this one-story stone building with a side-gable, shake roof, has a recessed porch on either end. Facing south, there are two bays on the south elevation, one of which is an eclosed door that has a window added in the upper portion, and the other being a five-panel wood door. There are fixed-light replacement windows on the north elevation, deeply recessed, with wood sills. The porches are located on the east and west sides, with the roof supported by narrow wood posts and no balustrade. In the West Side Historic District, this building was noted as a well house. According to the current owners, this building was used as a carriage repair for those traveling along what is now Fifth Avenue West. It is the only remaining historic outbuilding.

Stone Retaining Wall. ca. 1872 – 1873

Located on the south edge of the property, this wall is built of stone with beaded mortar joints and a granite cap over the portion on the west side of the central stairs.

Non-historic garage. ca. 2018

Located at the northwest corner of the property, this wood frame, one-and-one-half-story building has a steep side-gable roof, front-gable dormers, and several garage bay openings on the south elevation.

Non-historic storage shed. ca. 2018

Located to the east of the garage, this wood-frame, gambrel-roof storage shed is clad in T1-11 siding.

Historic Background

Built ca. 1872-1873, the house at 813 Fifth Avenue West was built for Columbus Mills Pace and his wife Leona Allen Pace. Columbus Mills Pace was born on September 9, 1845, in Saluda, North Carolina, also in Henderson County, to Leander J. and Louvina Morris Pace. As a young man, at the age of sixteen, Columbus Mills joined the Confederate Army and did not return to

Henderson County until 1865, when the war ended.[4] He then finished his education at Mountain Page near Saluda, followed by studies at Blue Ridge Academy.[5] Pace studied law, but he was never an attorney. In 1868 Pace was elected to and was sworn in as Clerk of the Superior Court for Henderson County, a position he continued to hold for fifty-seven years, until his death in 1925. In the early 1870s, Pace also served as a Commissioner in Hendersonville.[6]

Known as "Judge" by everyone in Henderson County, Pace presided over many different types of cases throughout his career, overseeing the execution of untold numbers of wills, orders, and judgments.[7] In addition to his work as Clerk of the Superior Court, Pace was involved in real estate development in Hendersonville. He began acquiring land in the 1870s, according to Henderson County Deed records, including a large amount of acreage west of downtown around Fifth Avenue West. Over time Pace sold much of his original land holdings for smaller subdivisions in the current West Side neighborhood.[8] Pace was also a partner in the development of Laurel Park in the late 1880s, with William A. Smith. Together the partners opened the "dummy line" trolley that ran along Fifth Avenue to Laurel Park. In its early years, Laurel Park was a summer recreation community that included ball fields, picnic areas, hiking and riding trails, an observation tower, a casino, and two man-made lakes. Pace and Smith began selling home lots in 1911, and sold all of their interest in the property in 1922.[9]

"Judge" Pace married Leona Allen (- 1929) on October 24, 1872. While some records, including the *West Side Historic District* National Register nomination (NR2001), note that the house at 813 Fifth Avenue (formerly Broad Street) was built in the 1860s, this seems unlikely since Pace was away at the war and did not even begin acquiring property in Hendersonville until the 1870s. It is more likely that the house was built ca. 1872-1873, when he married. It is not known if there was an architect involved in the design of the house, but the house exhibits a high level of skilled craftsmanship. With his prominent position in the county, it is highly likely that Pace employed the best carpenters and craftsmen available. The area west of downtown Hendersonville was not mapped before 1922, but Sanborn maps at that time indicate the house form as basically square in configuration, with a porch on the south side, a porch and one-story wing at the northeast corner, and a one-story wing with a porch extending to the west of the house. This wing likely was used as a kitchen since it was separate from the main body of the house and originally included a chimney on the west side which is still in place. Five

[4] Patton, Sadie Smathers. *The Story of Henderson County*, Asheville: Miller Printing Company, 1947, p. 244.
[5] Patton, Sadie Smathers. *The Story of Henderson County*, Asheville: Miller Printing Company, 1947, p. 244.
[6] Patton, Sadie Smathers. *The Story of Henderson County*, Asheville: Miller Printing Company, 1947, p. 237.
[7] "Columbus Mills Pace Was Life-time Clerk of Court", *The Times-News*, July 29, 1938.
[8] Bowers, Sybil Argintar. *West Side Historic District*. National Register Nomination, 2001, p. 7-37.
[9] Helsley, Alexia Jones and Dr. George A. Jones. *A Guide to Historic Henderson County, North Carolina.* Charleston: The History Press, 2007, p. 72.

outbuildings were part of the property, but only the use of the largest building at the southwest corner of the house is known. The current owners were informed by local residents that this was in use originally for repairing carriages. The house configuration and number of outbuildings did not change through the last available Sanborn map from 1949. Physical evidence in the house, as noted in the architectural description, would indicate that the original configuration might have been a U-shape configuration on both levels on the south side of the house, with rooms to the east and west of a porch. This may have been built for ventilation through the house, with these porches later enclosed as the family grew.

Columbus Mills and Leona Pace had nine children, several of which died at a young age. Children included Campbell Herbert (1873-1875); Otis Leroy (1876-1952); Nina Belle (1878-1919); Lalla May (1881-1973); Claude Morris (1883-1947); Cora Lee (1886-1887); Merritt Hodges (1888-1889); Clara Leona (1890-1924); and Neva Pauline (1893-1966). [10] Columbus Mills Pace died at his home in 1925. In respect to him on the day of his funeral, all stores in Hendersonville closed, and hundreds gathered at his residence on Fifth Avenue West to honor him in a service. His body lay in state at the courthouse before he was interred in Oakdale Cemetery.[11]

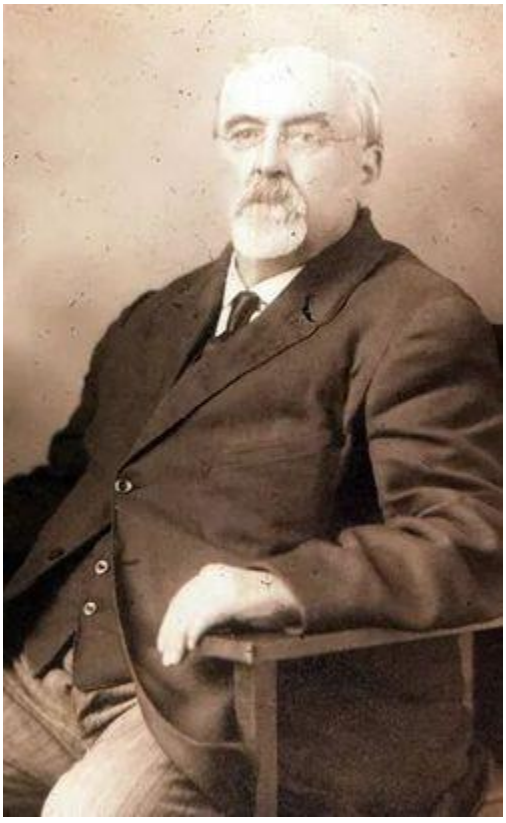
After Columbus Mills Pace died in 1925 his widow Leona continued to live in the house on Fifth Avenue West until she passed on July 15, 1929.[12] Deed records note that in 1934, daughter Lalla May Pace Hawkins (1881-1973), wife of A. Homer Hawkins (1879-1948), a local merchant and jeweler in Hendersonville, bought out all interest in her father's original properties in Hendersonville from her remaining siblings or their spouses, and became sole owner of 813 Fifth Avenue West and other properties in town that had been owned by her mother Leona Pace upon her death in 1929. Lalla Hawkins bought one-fifth interest from Claude M. and wife Clingman Pace; one-fifth from O. L. and wife Amanda Pace; one-fifth from Neva Pace Bass and husband O. E. Bass; and one-fifth from deceased sister Nina Pace Rhodes' husband Claude Morris Rhodes. Apparently, all properties had been equally divided among the living children when Leona Pace, heir to Columbus Pace, died.[13]

City directories note that the house remained vacant from 1929 – 1942.[14] From 1943-1944 there were some renters in the house, Miss Betty L. Macy, employed at Ecusta Paper Corporation, and Mrs. Katherine W. Quinn, widow of Edwin Quinn, Jr., along with several

[10] *The Heritage of Henderson County, North Carolina, Volume I.* Hendersonville: Genealogical Society, 1985, pp. 219-220.
[11] "Stores Close in Respect to Late Judge C. M. Pace", *Asheville Citizen-Times*, March 28, 1925.
[12] "Mrs. C. M. Pace Dies In Hendersonville*", Asheville Citizen-Times*, July 16, 1929.
[13] Henderson County Deed Book 208, p. 73. March 20, 1934.
[14] Hendersonville City Directories 1926-1927; 1937-1938; 1941-1942; 1945-1946; 1948-1949; 1956-1957.

children.[15] None of the Pace children lived in the house after their mother died, and in 1944 Lalla and A. H. Hawkins sold the house to Harold C. Chamison (1892-1969) and Darline E. Chamison (1894 – 1967).[16] Harold Chamison worked as a mechanical engineer, and his wife Darline operated the house as a boarding house from 1945 – 1957, calling it Locust Lodge. The Chamisons had two daughters, Alice Elizabeth, and Sara Ellen. The home reverted back to a single family residence by 1958.[17] Sara Ellen lived in the house until her death.[18]

The house remained in the Chamison family until June 19, 2006, when it sold out of the estate of daughter Sara Ellen Chamison to AT 128 LLC.[19] AT 128 LLC only owned the house for a few months, selling it on November 8, 2006 to Ruth and Robert Self. The Self family owned the property until the current owners bought it in 2017.[20]



Columbus Mills Pace

[15] Hendersonville City Directory, 1943-1944.
[16] Henderson County Deed Book 252, p. 149. June 1, 1944. Chamison birth and death dates from death certificates on Ancestry.com
[17] Hendersonville City Directory 1958.
[18] Email from current owner to Sybil H. Argintar, July 16, 2026. Information from a family descendent who visited the home.
[19] Henderson County Deed Book 1278, p. 350.
[20] Henderson County Deed Books 1296, p. 198 and 3128, p. 603.

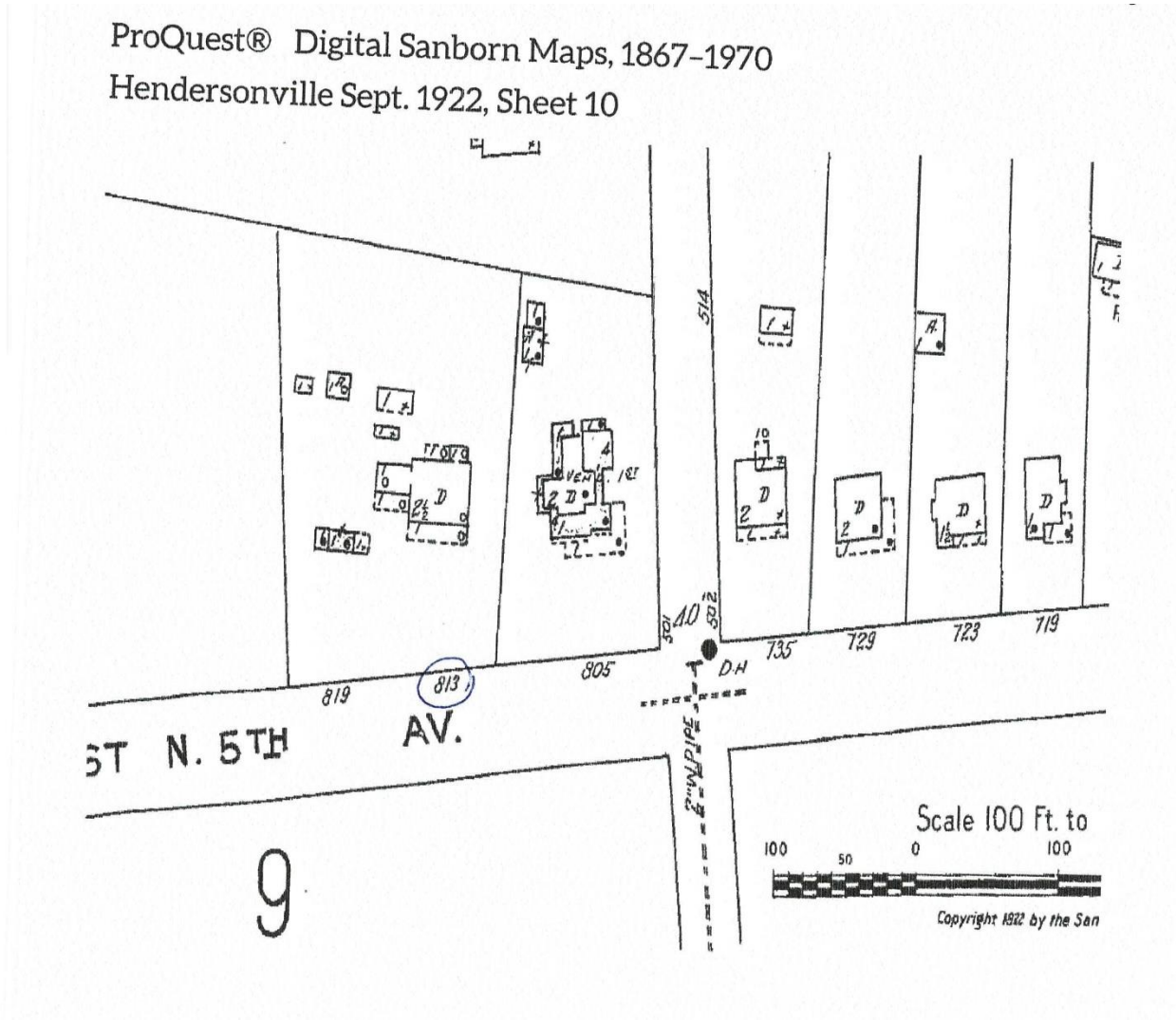


Lalla May (Pace) Hawkins



Alfred Homer Hawkins

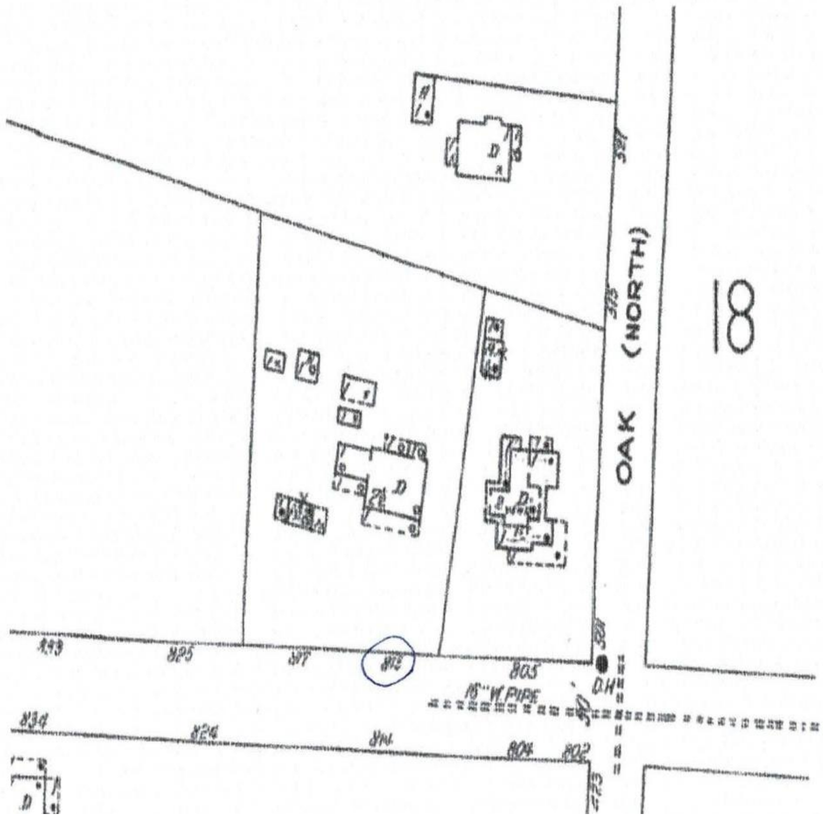
Sanborn Fire Insurance Maps 1922 – 1949



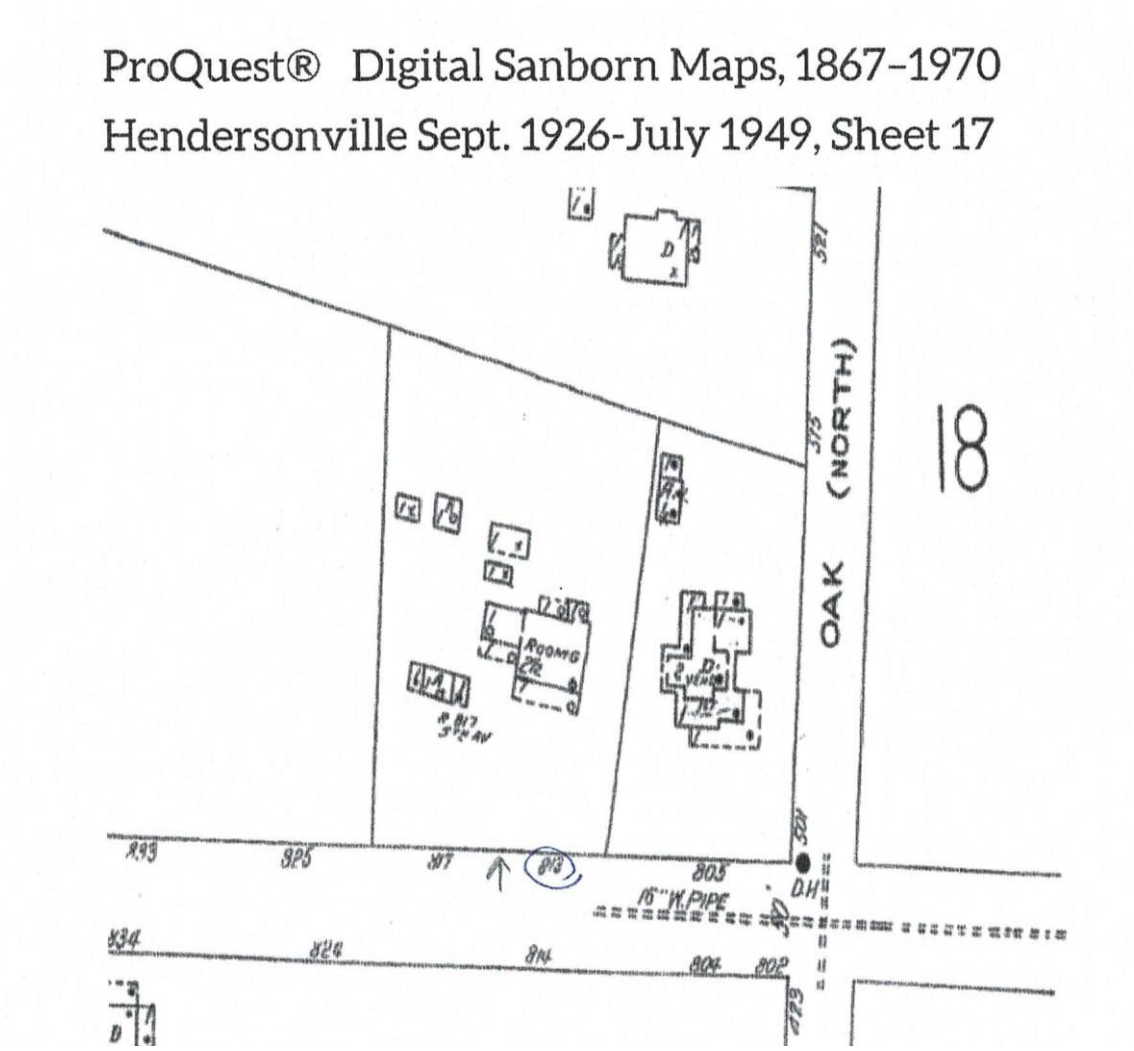
1922

ProQuest® Digital Sanborn Maps, 1867–1970

Hendersonville Sept. 1926, Sheet 17



1926



1949

Bibliography

Ancestry.com including census records, death records, marriage records

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Hendersonville City Directories

Henderson County Deed Books

Henderson County Tax Records

Newspaper articles:

"Columbus Mills Pace Was Life-time Clerk of Court", *The Times-News*, July 29, 1938.

"Mrs. C. M. Pace Dies In Hendersonville", *Asheville Citizen-Times*, July 16, 1929.

"Stores Close in Respect to Late Judge C. M. Pace", *Asheville Citizen-Times*, March 28, 1925.

Patton, Sadie Smathers. *The Story of Henderson County*, Asheville: Miller Printing Company, 1947.

Sanborn Fire Insurance Maps for Hendersonville, 1922, 1926, 1949.

The Heritage of Henderson County, North Carolina, Volume I. Hendersonville: Genealogical Society, 1985.

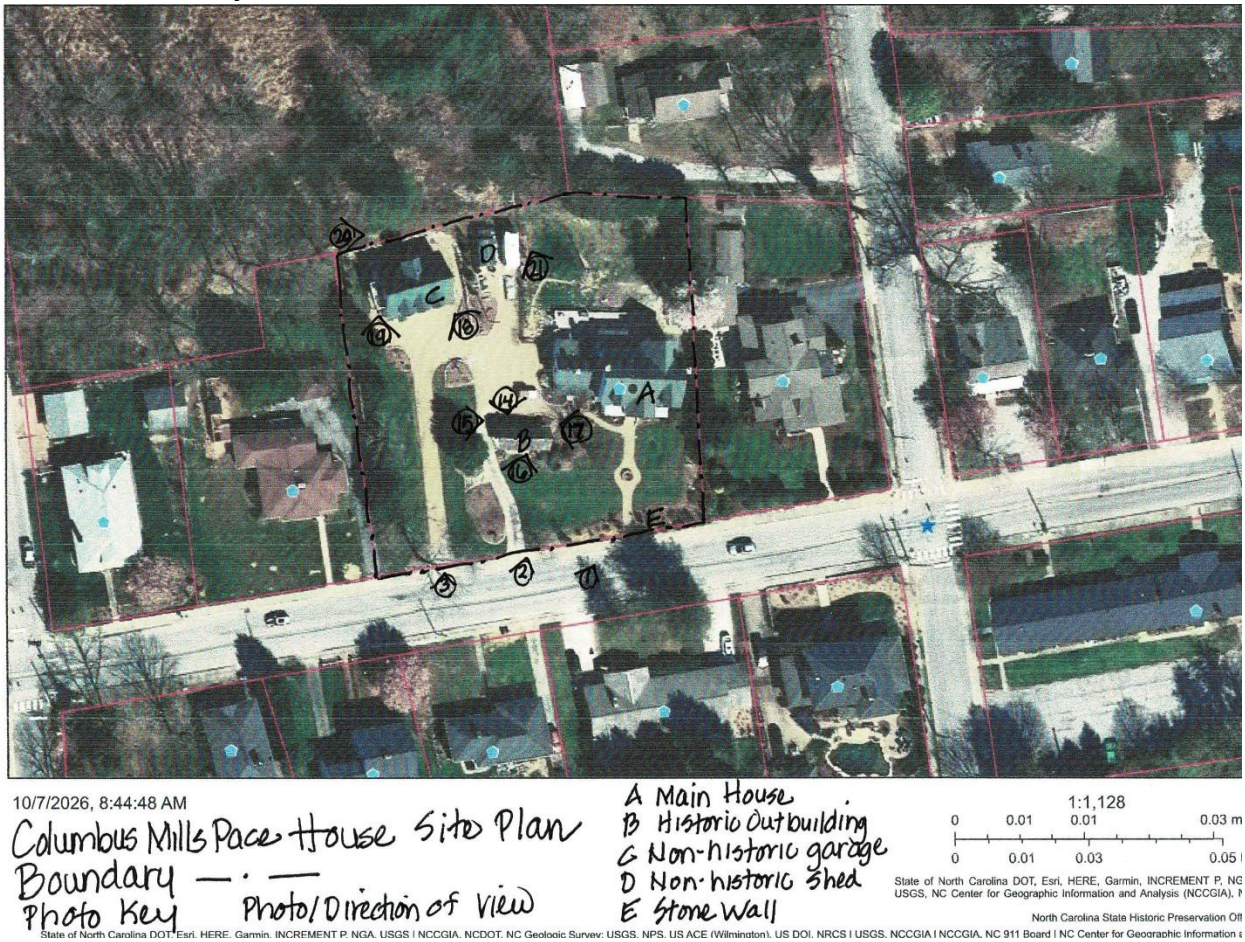
Supporting Photographs

NOTE: *Photos are for internal review only. Not for public access, per request by owner.*

Photos are submitted as a separate PDF document and on a thumb drive

Photo keys to site and floor plans are included here.

Site Plan Photo Key



First Floor Plan Photo Key

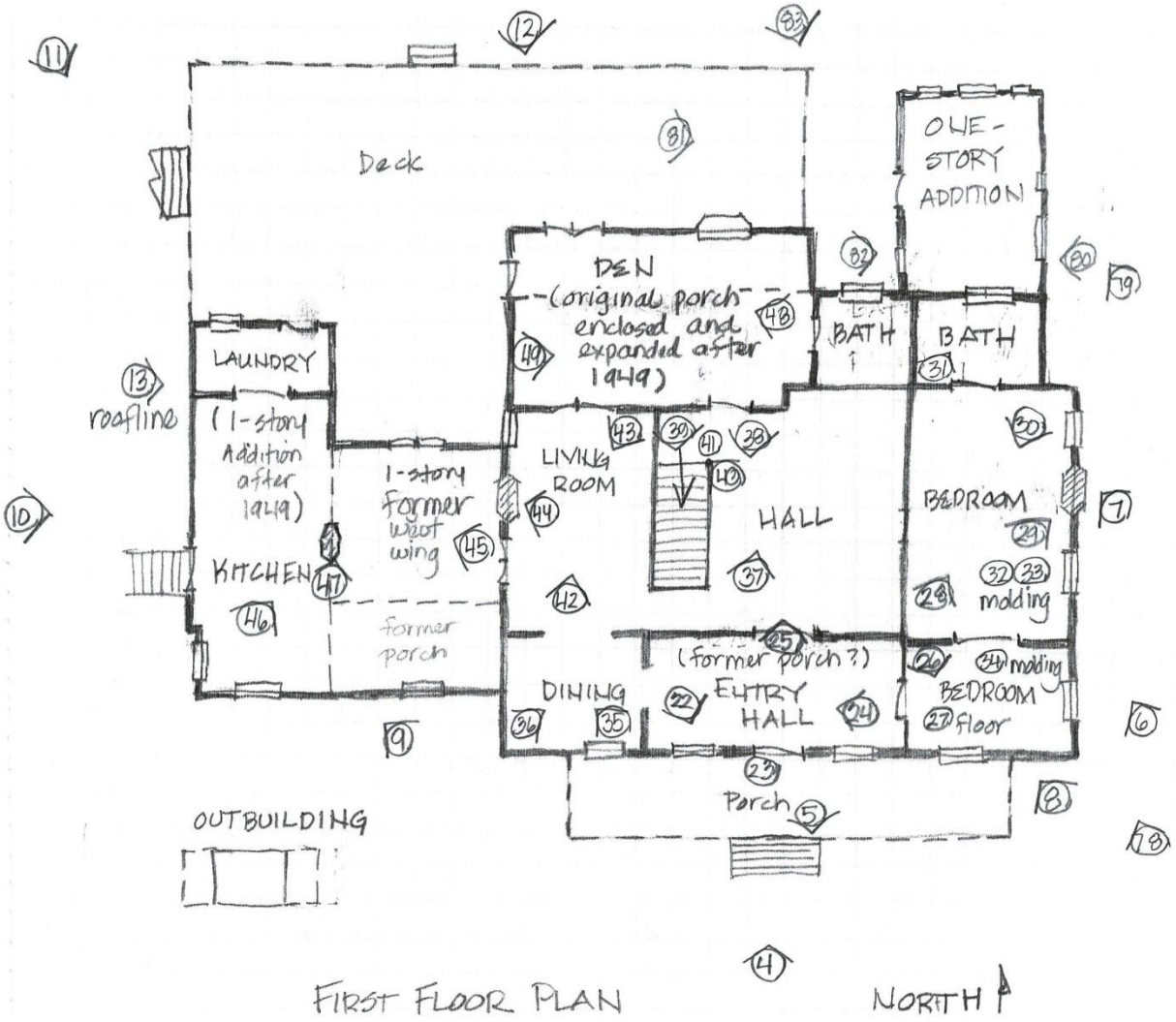
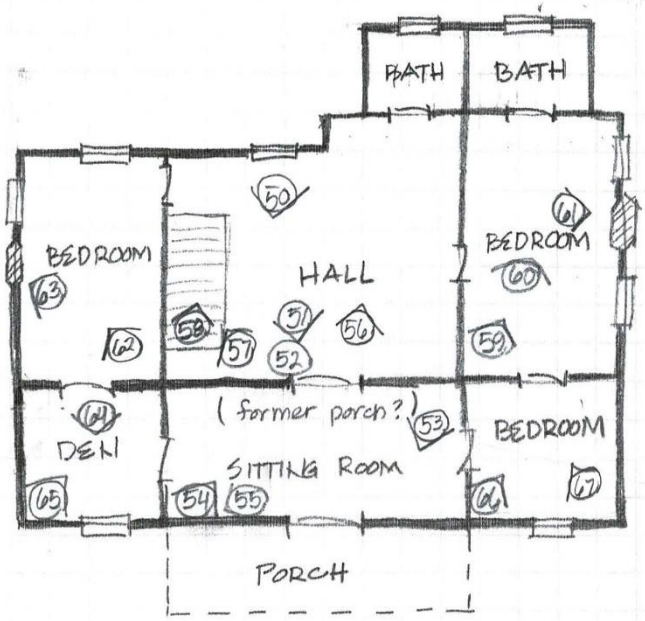


Photo Key
Photo/ Direction of View ①

Second Floor Plan Photo Key

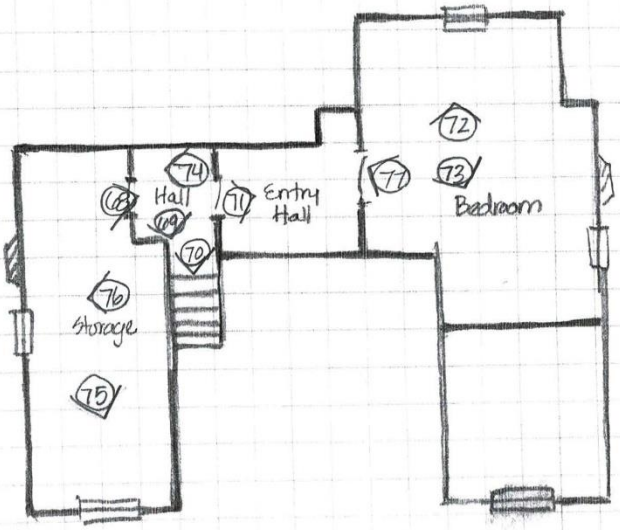


SECOND FLOOR PLAN NORTH

Photo Key

Photo / Direction of View (1)

Attic Plan Photo Key



ATTIC FLOOR PLAN NORTH

PHOTO KEY
Photo / Direction of View (1)

North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office
Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela Brewington Cashwell

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

September 24, 2026

Sam M. Hayes
Planner II
Hendersonville Historic Preservation Commission
160 6th Ave. E
Hendersonville, NC 28792

Email: shayes@hvlnc.gov

RE: Proposed Designation of the **Columbus Mills Pace House, 813 Fifth Avenue West, Hendersonville, Henderson County.**

Dear Mr. Hayes:

Thank you for the report we received on the proposed designation of the Columbus Mills Pace House, 813 Fifth Avenue West, Hendersonville, Henderson County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, the Columbus Mills Pace House is of special local significance because it is associated with Columbus Mills Pace, first elected to the position of Clerk of Superior Court for Henderson County in 1868, and continuing in that position until his death in 1925. Pace lived in this house from ca. 1872 through 1925, for the majority of his career. While known far and wide for his work as Clerk, Pace was also involved in real estate development in Hendersonville, including the development of Laurel Park. In addition to this highly important historic association with Columbus Mills Pace, the house exhibits a high degree of craftsmanship in its finish details, including the hand-planing of the floorboards and staircase, the mantels, and the well-crafted crown molding throughout the house.

Assistant State Archaeologist Michael Nelson noted that there is the potential that cultural deposits and remnants of distinct landscape features still exist. The potential for buried cultural resources should be considered in any future development of the property.

We have shared recommendations with staff to make minor revisions, including clarification about dates of changes to the property and information about the stone retaining wall at the front of the property. With these edits we believe the designation report will provide the preservation commission and local governing board with sufficient information to determine whether the Columbus Mills Pace House possesses the requisite special local significance and integrity for local historic landmark designation.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. If designated, any substantial changes in design, materials, and appearance to the property are subject to the design review procedures of the preservation commission. The owner may receive an annual deferral of up to fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 105-278 *et seq*.).

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore nonbinding. Once the governing board has received a recommendation from the Hendersonville Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please notify our office.

This letter serves as our comments on the proposed designation of the Columbus Mills Pace House. Please contact me at Kristi.brantley@dncr.nc.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,

Kristi Brantley

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure

APPLICATION FOR LOCAL HISTORIC LANDMARK DESIGNATION

160 6th Ave. E. ~ Hendersonville, NC ~ 28792
Phone (828)697-3010 ~ Fax (828) 697-6185
www.hendersonvillenc.gov

HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

The following are required to constitute a complete application:
~ This form including the property owner's signature.
~ A designation report with information required by City Code 28-77(c).

Date 4/7/2026

Property Common Name COLUMBUS MILLS PACE HOUSE

Other Name(s) LOCUST LODGE ANGELIQUE INN

Address of Property 813 5TH AVE W HENDERSONVILLE NC 28739

PIN 9568-78-8041

Ownership: ☐ Public ☒ Private

Property Owner: Name CARol + CHARLES HILTON

Mailing Address 813 5TH AVE W HENDERSONVILLE NC 28739

Phone 949-310-2449

E-mail mail4hilton@gmail.com

Category: ☒ Building ☐ Other structure ☐ Object/Artistic feature ☐ Site ☐ District

Brief description of property including historic use, current use, and features to be including in designation.

FIRST HOME BUILT IN WEST SIDE HISTORIC DISTRICT CIRCA 1865 COLUMBUS MILLS PACE WHO BUILT THE HOUSE WAS THE FIRST JUSTICE OF THE PEACE IN HENDERSON COUNTY AND COUNTY COMMISSIONER. THIS HOUSE HAS A RICH HISTORY AS DOES THE BUILDER C.M.P., WHO IS BURIED IN OAKDALE CEMETARY. STONE BUILDING TO THE FRONT WAS A BUGGY HOUSE, REPAIRING BUGGYS FOR TRAVELERS. CURRENTLY A PRIVATE RES.

Signature of the property owner(s) acknowledges that if City Council adopts an ordinance designating the property a local historic landmark the property will be bound by the requirements of City Code Chp. 28 and any other applicable regulations, including the requirement to obtain a Certificates of Appropriateness permit prior to any changes to the landmark.

Owner's Signature _____ Owner's Signature _____

Printed Name CARol HILTON Printed Name CHARLES HILTON

Official Use:
DATE RECEIVED: _____ **BY** _____

Hendersonville Historic Marker and Plaque Program Policy

Introduction

The Hendersonville Historic Marker and Plaque Program is designed to provide guidelines and criteria to facilitate the approval and placement of historic Markers and Plaques which share concise accounts of Hendersonville's history at key locations adjacent to or on historic structures and sites within the City's jurisdiction. The Program will provide funding for approved Markers and Plaques as City resources allow. The Program is a voluntary recognition and educational program. A historic Marker or Plaque awarded under this Program is an honorary form of recognition only. The award of a Marker or Plaque does not designate the associated property as a historic landmark, does not create a historic district, and does not impose any land-use restriction, demolition-delay requirement, certificate-of-appropriateness requirement, or other regulatory control on the recognized property or its owner.

Definitions

The following terms have the meanings set forth below when used in this Policy:

Commission. The Hendersonville Historic Preservation Commission, which gives final approval to Markers and Plaques under this Policy.

Committee. The Historic Designation Committee, a sub-committee of the Commission, which reviews and scores applications and recommends them to the Commission. If the City or the Commission designate another public body with authority related to administering this Policy, then Committee shall refer to said public body.

Marker. A freestanding outdoor display mounted on a vertical pole that shares a brief historical summary and is intended to provide an educational narrative for a site or structure. A Marker is placed in a right-of-way or otherwise within the public view. Unless the context indicates otherwise, references in this Policy to a "marker" or "single post sign" mean a Marker.

Plaque. A small sign permanently attached to a building or other structure that shares brief details, such as a title, date, and a sentence or two, about an event, person, or architectural history. A Plaque typically identifies a historic event or site without providing an extended educational narrative.

Self-Funded Marker. A Marker or Plaque for an eligible site for which a private property owner, nonprofit organization, or governmental department or agency pays all purchase, shipping, and installation costs, in the same format as City-funded markers and plaques.

Applications

Applications for the placement of historic markers and plaques shall be made on forms provided by the City. Applications to the Commission may come from Hendersonville residents, City Staff, or as a request from Hendersonville City Council. There are separate applications for historic markers and historic plaques, and applicants should consider which form of recognition is most appropriate for the site. See the application documents for details on required materials. Applications that may be eligible for recognition via the North Carolina Highway Historical Marker Program may be encouraged to apply for the state program.

Review Process

Upon receipt of an application, Staff will determine whether the request meets the Qualifying Criteria set forth in Section A. If the application is deemed complete, the Historic Designation Committee will review and score the applications using the criteria set in Section B. Applications for markers are required to attend the Historic Designation Committee meeting and make a brief presentation on the application and achieved criteria. Applications for the plaques are encouraged to attend to respond to questions and provide a brief history to the Committee. The top scoring applications will be recommended to the Historic Preservation Commission for final approval and potential funding.

A. Qualifying Criteria

If the application fails to meet all the following criteria it will be considered ineligible for a historic marker or plaque.

1. Structure, neighborhood, site, event, or organization must be over 50 years old.
2. Topic not currently marked in Hendersonville by any other marker program, either public or private.
3. A historic marker is found to be the appropriate form of recognition for the site.
4. Proposed marker location must be in the public view.

B. Priority Evaluation System

If the application meets the Qualifying Criteria, the application will be brought to an annual Historic Designation Committee meeting. The Committee will evaluate each application using the Evaluation Criteria below. The top scoring applications will be presented to the Historic Preservation Commission for final approval. Applications which fail to meet the minimum point requirements of any priority will be considered ineligible for a historic marker or plaque. After reviewing each application, the Committee will have the opportunity to ask questions, and the public will have an opportunity to comment in support of, or opposition to, the application.

Historic Plaque Evaluation Criteria

Applicants are encouraged to attend the Historic Designation Committee meeting to provide a brief history of the proposed plaque and respond to any questions.

1. Priority One: Each criterion met is given up to 5 points (20 maximum, 10 minimum)
    a. Plaque location is in the public view.
    b. Lesser-known historic structure, neighborhood, site, event, or organization
    c. Topic of historical or cultural significance that has been demolished.
    d. Historic or cultural event at a specific site.
2. Priority Two: Each criterion met is given up to 3 points (15 maximum, 7 minimum)
    a. Plaque topic is broadly significant to the history of Hendersonville.
    b. Endangered or threatened structure, neighborhood, or site.
    c. Existing structure or neighborhood with historical or cultural significance.
    d. Historic designed landscape, such as a cemetery, farm, garden, or park.
    e. Organization with historical or cultural significance.
3. Priority Three: Each criterion met is given up to 1 point (5 maximum, 2 minimum)
    a. Topic fills a gap in the narratives covered by existing historic markers.

b. Contributes to an even geographic distribution of markers and plaques.
c. Helps create a sense of place or identify an area.
d. Recognizes a preserved or restored structure, neighborhood, or site.
e. Application is from the rollover list.

Historic Marker Evaluation Criteria

At the Historic Designation Committee meeting the applicant shall make a brief presentation to the Committee outlining the proposed Marker and achieved criteria.

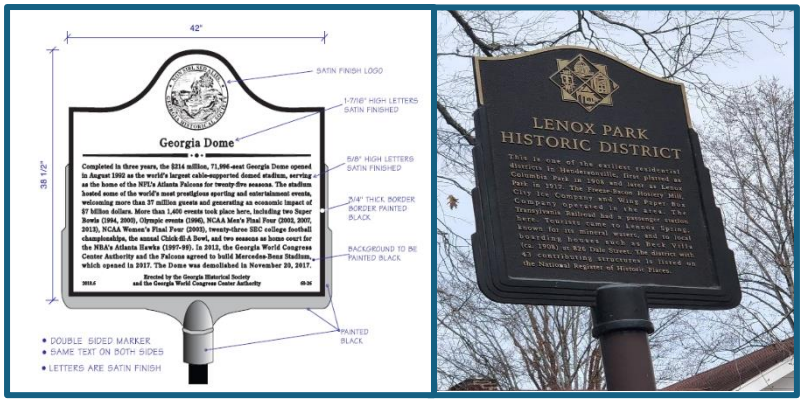
1. Priority One: Each criterion met is given up to 5 points (20 maximum, 10 minimum)
    i. Marker topic has the potential to educate the public.
    ii. Lesser-known historic structure, neighborhood, site, event, or organization.
    iii. Topic of historical or cultural significance that has been demolished.
    iv. Historic or cultural event at a specific site.
2. Priority Two: Each criterion met is given up to 3 points (15 maximum, 7 minimum)
    i. Marker topic is broadly significant to the history of Hendersonville.
    ii. Endangered or threatened structure, neighborhood, or site.
    iii. Existing structure or neighborhood with historical or cultural significance.
    iv. Historic designed landscape, such as a cemetery, farm, garden, or park.
    v. Organization with historical or cultural significance.
3. Priority Three: Each criterion met is given up to 1 point (5 maximum, 2 minimum)
    i. Topic fills a gap in the narratives covered by existing historic markers.
    ii. Contributes to an even geographic distribution of markers.
    iii. Helps create a sense of place or identify an area.
    iv. Recognizes a preserved or restored structure, neighborhood, or site.
    v. Application is from the rollover list.

Marker Type and Design

Each marker will be of a roadside marker format and will be the same size and design, unless otherwise determined by the Commission. Applications should consider what type of marker is most appropriate to recognize the historic item.

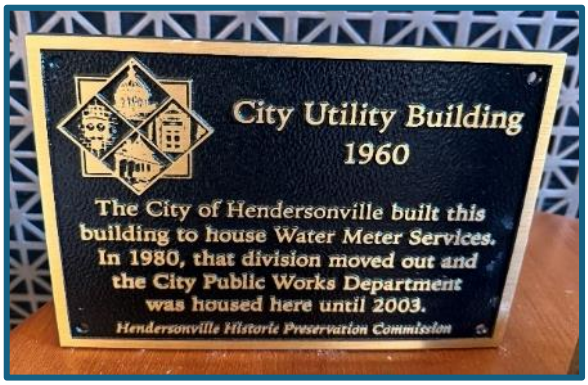
Single Post Historic Signs

A freestanding outdoor display mounted on a vertical pole which shares a brief historical summary. Markers are most appropriate when providing an educational narrative for the site or structure. A Marker holds approximately 400 characters and shall be placed in a nearby right-of-way or, where the situation warrants and a right-of-way location is not suitable, on an easement dedicated to the City within the public view.



Historic Plaques

A small sign permanently attached to a building or structure which shares brief details about an event, person, or architectural history. Plaques are most appropriate for quickly identifying a historic event or site without an educational narrative. Plaques may contain a title, date, and a sentence or two. Priority is given to plaques which can be placed within the public view, but applications for plaques to be mounted on homes or private buildings are also eligible for funding.



Inscriptions

Titles and text inscriptions should be drafted as a part of the application. This language will be reviewed by the Historic Designation Committee who will provide feedback and edits before the final recommendations are approved by the Historic Preservation Commission. Commission and Committee staff do not editorialize or speculate, the text will only include widely acknowledged historical facts. Additionally, space limitations due to the size and configuration of the markers require concise statements. Review the current application for character limits.

Location, Ownership, & Maintenance

Ownership, installation, and maintenance responsibilities will be finalized in writing prior to approval and funding of any marker or plaque, as set out below. As set out hereinabove, markers and plaques awarded under this Program remain a form of honorary recognition and do not create any land-use restriction, landmark designation, or other regulatory control over the recognized property.

No marker or plaque may be placed on private property, including a Plaque mounted on a building façade, without the written consent of the property owner.

Markers

Each marker is owned and maintained by the City, regardless of funding source. A Marker shall be placed in a nearby right-of-way, in a location to be determined by the City. Alternatively, where a right-of-way location is not available or suitable and the situation warrants, the City may, in its sole discretion, consider acquiring an easement by dedication from the property owner to place and maintain the Marker. Markers shall be installed by the City, regardless of where the Marker is place and whether the Marker is self-funded.

Where a Marker is proposed within a street or highway right-of-way that is under the jurisdiction of the North Carolina Department of Transportation (NCDOT), the City shall obtain the authorization required for use of that right-of-way before installation. If the City in unable to obtain said authorization, the City may consider, but shall not have the obligation, to consider acquiring an easement for the placement of the Marker.

Plaques

A Plaque attached to a building or other structure remains the property of the City, unless the Plaque is self-funded. The property owner installs the Plaque on the building or structure. The City may

provide the property owner with basic information and resources on how to install the Plaque appropriately for the applicable building material, which information shall not constitute a warranty or create any liability for defective installation on the part of the property owner.

Funding

Historic markers and plaques will be funded by the City as resources allow each year. For the avoidance of doubt, this Policy does not create an obligation for the City to fund any minimum number of markers and/or plaques. The Historic Designation Committee may consider allotted funding along with the number and type of applications received.

Private property owners, nonprofit organizations, or governmental departments/agencies may apply for self-funded markers for eligible sites. Historic Preservation Commission staff will assist with ordering all self-funded markers, but applicants are responsible for the payment of all costs, including purchase, shipping, and installation costs. All markers and plaques will be in the same format outlined above.

Maintenance, Replacement, Relocation, and Removal

The City owns and maintains each Marker, regardless of funding. The City owns, but has no specific maintenance obligation for each City-funded Plaque. The City does not retain an ownership interest in self-funded plaques. If an approved marker or plaque is damaged and must be replaced, the Historic Preservation Commission may approve the purchase of a replacement as funding allows. Replacement markers and plaques shall match the established format. Reinstallation of a replacement will be managed by Historic Preservation Commission members and Staff and, for a Plaque, installed by the property owner in the same manner as the original.

A marker or plaque may need to be relocated or removed, for example, to preserve or repair the marker, to accommodate construction, renovation, or a transportation project, to address an unsafe condition, or at the documented request of the property owner on whose building a Plaque is mounted. A Marker located in an NCDOT right-of-way may also be subject to relocation or removal under the terms of the applicable encroachment agreement and governing right-of-way rules.

Because markers and plaques awarded under this Program are intended to be permanent commemorative objects, some may qualify as an “object of remembrance” subject to State-law limitations on the permanent removal or relocation of such objects on public property. Before permanently removing or relocating any City-owned marker or plaque that may be subject to those limitations, Staff shall confirm that the proposed action is permitted under, and is carried out consistent with, applicable State law, including any requirement to return a temporarily relocated object to its original location within the required period and to relocate a permanently removed object to a site of similar prominence within the City’s jurisdiction. This Program does not authorize any removal or relocation that applicable law prohibits. See. N.C.G.S. 100-2.1.

Marker Rollover List

At the written request of the applicant, applications that are not selected by the Historic Preservation Commission, meet the minimum scoring criteria, and choose not to pursue a self-funded Marker or Plaque, will be placed on a rollover list to be considered the following year. Applicants for Markers

must be prepared to make a presentation to the Designation Committee each year to ensure full consideration. Inclusion on the list is not a guarantee that the application will be selected in the future.

Implementation/Timing

The schedule below represents the anticipated annual schedule for consideration of applications made pursuant to this Policy. With the exception of the application deadline, the schedule below is a general guideline only and may change from time to time at the discretion of the City, provided that meetings of the Committee and the Commission shall comply with applicable open meetings laws.

September 1st – Application deadline

October – Qualifying applications are considered by the Historic Designation Committee at their monthly meeting. Committee will make recommendations which shall be presented to the Commission.

November – Historic Preservation Commission to consider the Committee's recommended applications.

May of following year – Unveiling ceremonies scheduled for Historic Preservation Month. Staff will coordinate with applicants for unveiling ceremonies.

An opportunity for public comments regarding markers and plaques under consideration will be provided at both the Committee and Commission meetings.

NOTICE

City of Hendersonville Historic Preservation Commission 160 Sixth Avenue E. Hendersonville, NC 28792

NOTICE OF HISTORIC PRESERVATION COMMISSION REGULAR MEETINGS

Regular Meetings of the City of Hendersonville Historic Preservation Commission are held on the **Third Wednesday** of each month beginning at **5:00 p.m.** **2nd Floor Meeting Room inside City Hall located at 160 Sixth Avenue East, Hendersonville NC** unless otherwise noticed*. The following regular meetings have been scheduled for 2027:

January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027
October 20, 2027
November 17, 2027
December 15, 2027

_____
Cheryl Jones
Chair

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 a particular accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

Adopted: 10/21/2026
https://www.hendersonvillenc.gov

NOTICE

City of Hendersonville Historic Preservation Commission 160 Sixth Avenue E. Hendersonville, NC 28792

NOTICE OF HISTORIC PRESERVATION COMMISSION DESIGNATION SUB-COMMITTEE MEETINGS

The City of Hendersonville Historic Preservation Commission Designation Sub Committee Meetings are held on the **Second Wednesday** of each month beginning at **4:15 p.m.** in the Community Development Department 3rd Floor Meeting Room **located at 160 Sixth Avenue East, Hendersonville NC** unless otherwise noticed*. The following subcommittee meetings have been scheduled for 2027:

January 13, 2027
February 10, 2027
March 10, 2027
April 14, 2027
May 12, 2027
June 9, 2027
July 14, 2027
August 11, 2027
September 8, 2027
October 13, 2027
November 10, 2027
December 8, 2027

Cheryl Jones
Chair

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 a particular accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

Adopted: 10/21/2026
https://www.hendersonvillenc.gov

NOTICE

City of Hendersonville Historic Preservation Commission 160 Sixth Avenue E. Hendersonville, NC 28792

NOTICE OF HISTORIC PRESERVATION COMMISSION COMMUNITY AFFAIRS SUB-COMMITTEE MEETINGS

The City of Hendersonville Historic Preservation Commission Community Affairs Sub Committee Meetings are held on the **First Wednesday** of each month beginning at **11:00 a.m.** in the Community Development Department 3rd Floor Meeting Room **located at 160 Sixth Avenue East, Hendersonville NC** unless otherwise noticed*. The following subcommittee meetings have been scheduled for 2027:

January 6, 2027
February 3, 2027
March 3, 2027
April 7, 2027
May 5, 2027
June 2, 2027
July 7, 2027
August 4, 2027
September 1, 2027
October 6, 2027
November 3, 2027
December 1, 2027

_____
Cheryl Jones
Chair

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 a particular accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

Adopted: 10/21/2026
https://www.hendersonvillenc.gov