Staff Report
Hearing on Certificate of Appropriateness

Owner/Applicant:	ALL SOULS EPISCOPAL AKA THE CATHEDRAL OF ALL SOULS/ Lucy Moore/Beyer Blinder Bellet
Subject Property:	3 Angle Street
Hearing Date:	July 8, 2026
Historic District:	Biltmore Village
PIN:	9647696594
Zoning District:	Institutional

Property Description: 1.39 acre parcel containing All Souls Episcopal Church and Parish House - Designed by Richard Morris Hunt, All Souls Church is a Romanesque Revival-style brick, pebbledash, and wood trim building with an expansive tile roof constructed in 1896. The cruciform plan building includes a massive center tower. The interior displays pointed arches outlined with brick frames, a tongue-and groove ceiling, and round-arch stained-glass windows. Built of the same materials as the church, the one-and-a-half-story parish house has a hipped roof with wide eaves, dormers, and trefoil trim. In 1954, a one-story classroom wing was built to join the church and parish house.

Certificate of Appropriateness Request: Modification of existing structure, including infill of basement-level window openings with brick, installation of new gasketed metal entry door at basement-level on north elevation, construction of new limestone and brick ADA ramp and painted steel handrail adjacent to south elevation of front entry porch, elevation of existing porch floor by 9" to align with interior sanctuary floor level, removal of existing historic vestibule at front entry, resetting of brick herringbone porch flooring, removal of non-original handrails at front steps, construction of additional stone step around porch and shortening, installation of new painted steel handrails at steps, removal of existing ramp within vestibule, removal and storing of existing limestone base and cheekwall at front porch; modifications to north and east walls of library wing, including removal of multi-lite window and construction of new door opening, widening of two existing door openings; new doors will be _____; building repair, including restoration of damaged leaded glass in ambulatory, refinishing wood windows, doors and trim, cleaning and repointing masonry, and repairing and cleaning of damaged stucco and stone; installation of deployable flood protection system at garth and door openings. Site work, including construction of 34' x 16' x 4' tall brick flood wall enclosure adjacent to west elevation containing mechanical and electrical equipment; installation of two mechanical units mounted on _____ platforms within interior courtyard; installation of generator and mechanical unit within new __x__x 4' tall concrete flood wall enclosure adjacent to south elevation; repair as needed of existing brick walkways. All work will be in accordance with attached and approved drawings and plans. **All permits, variances, or approvals as required by law must be obtained before work may commence.**

HRC Staff Concerns per the Applicable Standards & Submittal Requirements:

1. Staff has concerns regarding the proposed front porch and entry modifications; avoid removing or altering any historic material or significant architectural features (Book 2 - #3, p. 6).

2. Staff has concerns regarding removal of the vestibule within the porch; preserve older alterations that have themselves achieved historic significance (Book 2 - #12, p. 8).
3. Staff has concerns regarding the proposed flood wall enclosure adjacent to the north elevation; locate equipment in the rear of the building (Book 2 - #17, p. 10); locate utility cabinets and service areas away from the view of the primary facade (Book 2 - #48, p. 23).

- Manufacturer specifications for new doors
- Number/size/location of gaskets to be installed for flood protection and information on any other related visual exterior change proposed
- Brick sample
- Mechanical unit platform material

The General Rehabilitation Standards found on p. 5-10 of Book 2, the standards for Rehabilitation of Landmark Buildings on p. 23-24 of Book 2, and the standards for Site Design on p. 23-34 of Book 1 of the Biltmore Village Historic District Design Review Standards, adopted October 1, 1988, as well as the standards for Accessibility found in the Secretary of the Interior's Standards for Rehabilitation, were used to evaluate this request.

Staff Recommendation - Staff does not recommend approval of the application for the following reasons:

1. There is an existing ADA entrance on a non-character defining facade of the building; the front porch and entryway are significant character defining features, and alteration of these features would be greatly detrimental to the historic character of the primary facades.
2. Proposed equipment enclosure would be greatly detrimental to the historic character of both the building and the site; equipment should be located to the rear of the building; utility cabinets and service areas should be located away from the view of a primary facade.

Staff Report
Hearing on Certificate of Appropriateness

Owner/Applicant: CITY OF ASHEVILLE/Jonathan Warner
Subject Property: 53 Birch Street
Hearing Date: July 8, 2026
Historic District: Montford
PIN: 9639826325
Zoning District: RS8

Property Description: 49.09 acre parcel containing Riverside Cemetery.

Certificate of Appropriateness Request: Site improvements for new burial area in southeastern section of existing cemetery property, including installation of stabilized granite fines paths, one (1) 3.25' tall stone veneer retaining wall, one (1) 4' tall stone retaining wall, two (2) 2' tall stone veneer free-standing walls, and one (1) ~6' tall stacked stone wall, installation of 40" tall section of black aluminum fencing, construction of a brown flagstone paved area with 9' 4" tall x 28' wide stained wood pergola and bench, and installation of landscaping; ground cover must be established within 15 days of completion of construction, and the remainder of the landscaping must be installed within three years; if archaeological resources are discovered during site work, work will cease until City staff and State archaeology staff have been notified and have inspected the site. All work will be in accordance with attached and approved drawings and plans. **All permits, variances, or approvals as required by law must be obtained before work may commence.**

HRC Staff Concerns per the Applicable Standards & Submittal Requirements:

1. A minimum landscape plan for new construction shall incorporate foundation plantings, driveway and parking area buffers and yard trees of native or regionally adapted plant species which are non-invasive (see recommended species list) (#5, p. 41); landscape plan should incorporate more plant materials identified in the Montford Recommended Species List.
2. Staff has asked the applicant to confirm whether any mature trees 6" or greater or any other existing landscape features will be impacted by the proposed scope of work.

The standards for Landscaping and Trees found on pages 40-41, Fences and Walls on pages 36-37, Archaeology on pages 32-33, and Walkways, Driveways and Off-Street Parking on pages 50-5 of the Montford Historic District Design Review Standards, adopted April 14, 2010 and amended May 13, 2026 were used to evaluate this request.

Staff Recommendation - Staff recommends approval of the request for the following reasons, provided concerns are addressed:

1. Landscape plan incorporates foundation plantings, driveway and parking buffers and yard trees of native and non-invasive plant species from the Montford Recommended Species List.

2. New landscape structures are compatible with the historic neighborhood in material and scale.
3. New fence will be metal and sited in a location that is compatible with the traditional historic relationship of fences to historic properties in the district.
4. New walls will be stone and site in locations that are compatible with the traditional historic relationship of walls to historic properties in the district.
5. New walkways will be stone and compatible with the site and district in terms of dimension, configuration, materials, color and texture.

Staff Report
Hearing on Certificate of Appropriateness

Owner/Applicant: PALMETTO MOON LP/Griffin Architects PA
Subject Property: 215 Cumberland Avenue
Hearing Date: July 8, 2026
Historic District: Montford
PIN: 9649131843
Zoning District: RS8

Property Description: 0.44 acre vacant parcel.

Certificate of Appropriateness Request: Construction of a two-and-a-half story, 6,968 square foot primary structure with brick veneer foundation, painted gravel-dash and smooth fiber cement shake siding with 5" reveal, two (2) brick veneer chimneys and GAF Timberline HDZ asphalt shingle roof in Hazelwood color; windows will be Marvin _____ SDL aluminum clad 9/1, 6/1, 8/1 and 2/1 double-hung and 9-lite casement; pedestrian doors will be wood 6-lite panel with sidelites and multi-lite transom, wood 3-lite and 9-lite panel, and Marvin Ultimate fiberglass multi-lite sliding; garage doors will be Cloplay Canyon Ridge paneled with multi-lite transom; front entry will be set within 347 square foot covered porch with _____ railings with ____ pickets spaced __" on center, ____ posts with brackets, _____ flooring and ceiling supported by brick piers screened with painted wood lattice; 321 square foot screened porch on north elevation will open to a ___ square foot patio with _____ surface; new dark brown pervious paver driveway with concrete apron will be constructed on the rear of the parcel; existing gravel driveway in front yard to be expanded to include a new turnaround area adjacent to northwestern corner of structure; construct 10' x 10' pervious paver pad in front yard; new 4' tall loop wire fencing with metal posts will be installed in rear and side yards; installation of two (2) mechanical units adjacent to south elevation; five (5) mature trees will be removed to accommodate construction; ground cover must be established within 15 days of completion of construction and the remainder of the landscaping must be installed within 3 years; if archaeological resources are discovered during site work, work will cease until City staff and State archaeology staff have been notified and have inspected the site. All work will be in accordance with attached and approved drawings and plans. **All permits, variances, or approvals as required by law must be obtained before work may commence.**

HRC Staff Concerns per the Applicable Standards & Submittal Requirements:

1. Staff has concerns regarding the overall consistency and compatibility of the proposed structure with surrounding structures and other historic structures in the district; design new primary structures so that the overall character of the adjacent streetscape and building site is maintained (#3, p.93); design new primary structure to be compatible in height, roof form, scale, massing, footprint, material, detail, fenestration and proportion with surrounding historic buildings and other historic buildings in the district (#4, p. 93).
2. Staff has concerns regarding the proposed fencing; design new fences in keeping with the architectural style of the house (#11, p. 37).
3. Staff has asked the applicant to provide the following additional items for review:

- Revised streetscape rendering with all portions of proposed structure shown in color
- Revised site plan showing all walkways and/or landings
- Porch railing detail
- Proposed patio material
- Manufacturer specifications for windows and mechanical units
- Clarification on location of proposed screened porch door

The standards for New Construction: Primary Structures found on pages 92-93, Walkways, Driveways and Off-Street Parking on pages 50-51, Landscaping and Trees on pages 40-41, Fences and Walls on pages 36-37, Utilities and Mechanical Systems on pages 82-83, Lighting on pages 42-43 and Archaeology on pages 32-33 in the Montford Historic District Design Review Standards, adopted April 14, 2010 and amended May 13, 2026, were used to evaluate this request.

Staff Recommendation - Staff recommends that the commission give feedback to the applicant.