Staff Report
Hearing on Certificate of Appropriateness

Owner/Applicant: CITY OF ASHEVILLE/Progressive Companies
Subject Property: 570 Walton Street
Hearing Date: May 13, 2026
Historic District: Local Landmark
PIN: 9648122845
Zoning District: RM8

Property Description: 4.37 acre park containing the Walton Street pool and poolhouse (both are contributing resources to the site, an asphalt parking area, basketball court, covered picnic shelter, playground equipment, and a walking track.

Certificate of Appropriateness Request: Alterations to existing poolhouse structure, including replacement of existing _____ windows with new _____ Pella fiberglass windows, removal of existing entry doors and modification of door openings on west elevation, construction of new entryway and installation of new _____ doors on north elevation, removal of existing entry doors on east elevation, replacement of all other pedestrian doors with _____, removal of existing concrete ramp and handrail on west elevation and construction of new concrete entry landing, replacement of existing membrane and asphalt shingle roofing with _____ and installation of eight (8) 36" x 72" skylights on roof. Site work, including construction of new concrete walkways around pool and poolhouse, construction of a multi-purpose paved skating area adjacent to south elevation of poolhouse, installation of exercise equipment area adjacent to northeast elevation of poolhouse; installation of landscaping, construction of new concrete ramp and walls, astroturf surfaced area, public art, and _____ 26' x 18' covered _____ stage within existing pool space; existing pool steps and diving board will be retained and preserved. Demolition of existing pool pump house. 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 proposed replacement of existing windows.
2. Staff has concerns regarding proposed removal of existing doors and modifications to existing openings.
3. Staff has concerns regarding the proposed new door openings on the north elevation.
4. Staff has asked the applicant to provide the following additional information for review:

    - Revised project description listing out all items included for HRC review
    - Additional information on existing windows and doors (i.e. existing materials, conditions assessment/need for replacement)
    - Additional information on proposed parapet wall cap (i.e. dimension and visibility)
    - Manufacturer specifications for new windows, doors, skylights and roofing
    - Drawing and material information for stage, kitchen area and other miscellaneous site furniture/features
    - Landscaping plan

The standards for Roofs, Windows, Doors, Entrances and Porches, Building Site, and Setting found in the Secretary of the Interior's Standards for Rehabilitation were used to evaluate this request.

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

1. Existing windows are damaged beyond repair; design, dimension and material of new windows will match existing as closely as possible
2. Existing door openings are being preserved.
3. Existing rectangular swimming pool shape and dimensions will be retained and preserved; existing diving board and steps will be retained and preserved.
4. New door opening will be on a secondary, less-visible elevation, and new doors will be compatible with the building.
5. New site features have been designed so as to retain the historic relationship between the buildings and the landscape, and are compatible with the historic character of the property.

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:	June 10, 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 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 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
- Additional information on proposed van accessible parkin

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 recommends the commission provide feedback to the applicant.

Staff Report
Hearing on Certificate of Appropriateness

Owner/Applicant:	VANREGENMORTER CHRISTINA J;VANREGENMORTER JESSICA C/ Jessica VanRegenmorter
Subject Property:	70 Cherokee Road
Hearing Date:	June 10, 2026
Historic District:	Albemarle Park
PIN:	9649740774
Zoning District:	RS4

Property Description: 0.38 acre parcel containing Brown Bear - a two-and-a-half-story shingle house of pseudo-colonial style built on a stone foundation set on a stone terrace constructed in 1940.

Certificate of Appropriateness Request: Installation of new 1.5" diameter custom metal handrail along patio adjacent to front elevation. 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:

Staff has no concerns.

The standards for Paths and Handrails found on page 32 of the Albemarle Park Local Historic District Landscape Design Standards, adopted July 8, 2015, were used to evaluate this request.

Staff Recommendation - Staff recommends approval of the request for the following reasons:

1. Handrail is required per NC building code, and handrail will be constructed of dark colored metal.

Staff Report
Hearing on Preliminary Subdivision Approval

Owner/Applicant: 7 MPP LLC/Vicki Koons
Subject Property: 7 Montford Park Place
Hearing Date: June 10, 2026
Historic District: Montford
PIN: 9649051128
Zoning District:

Property Description: 0.23 acre parcel containing an early 20th century one-and-a-half story vernacular cottage with Montford brackets, aluminum siding, turned balusters and simple details, and a two bay carport.

Certificate of Appropriateness Request: Subdivision of existing 0.23 acre parcel into one (1) 0.111 acre parcel and one (1) 1.105 acre parcel.

HRC Staff Concerns per the Applicable Standards & Submittal Requirements:

1. The existing carport must be removed prior to final subdivision approval; a separate minor work certificate of appropriateness is required for this scope of work.

The standards for New Construction: Primary Structures found on pages 92-93 of the Montford Historic District Design Review Standards, adopted April 14, 2010 and amended December 11, 2019, and the standards for Subdivisions found in Unified Development Ordinance (UDO) Ch. 7-15-1 (i)(11), were used to evaluate this request.

Staff Recommendation - Staff recommends approval of the request for the following reasons:

1. Subdivision of lots would allow for new development features, at a minimum, to be built in a manner that is congruous with the special character of the historic district as it relates to building setbacks, orientation and consistency with the historic development pattern.
2. New lot with existing structure will retain its congruency with the historic pattern in terms of building orientation, setback, retention of green space and spacing between structures.

Staff Report
Hearing on Certificate of Appropriateness

Owner/Applicant:	ANTHONY WOLFF LIVING TRUST;JOHANNE RATELLE LIVING TRUST/Tony Wolff
Subject Property:	112 Pearson Drive
Hearing Date:	June 10, 2026
Historic District:	Montford
PIN:	9649031309
Zoning District:	RS8

Property Description: 0.33 acre parcel containing a one-story brick ranch-style house.

Certificate of Appropriateness Request: Construction of a 188 square foot porch on rear elevation; porch will have ___ reveal white smooth fiber cement lap siding, _____ painted trim, dark colored screening, two (2) ____ and screen doors, painted wood steps, Trex composite flooring and asphalt shingle roof matching existing; two (2) ___ x ___ Velux skylights will be installed on roof of porch. Removal of seven (7) dead or deteriorated Eastern white pine (Pinus strobus) trees; trees of same or similar species from the Montford Recommended Species List will be planted prior to the end of the Fall 2026 planting season. 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. Exterior steps should be painted; alterations and additions to non-contributing buildings shall be compatible with the size, scale, color, material and character of the neighborhood, the building and its environment (#3, p. 69).
2. Staff has asked the applicant to provide the following additional items for review:

    - Reveal dimension for siding
    - Screen door material information
    - Trim material information
    - Skylight dimensions

The standards for Non-Contributing Structures found on pages 68-69 and Landscaping and Trees on pages 40-41 of the Montford Historic District Design Review Standards, adopted April 14, 2010 and amended December 11, 2019, were used to evaluate this request.

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

1. Every effort has been made to maintain the architectural integrity of the structure.
2. Alterations and additions to the structure will be compatible with the size, scale, color, material and character of the neighborhood, the building and its environment.

3. Trees to be removed are dead or deteriorated; replacement trees will be same or similar species from the Montford Recommended Species List.

Staff Report
Hearing on Certificate of Appropriateness

Owner/Applicant: BROWN RICHARD A;EGGERTON SUSAN/Sarah Brown & Bryan Clift
Subject Property: 207 Pearson Drive
Hearing Date: June 10, 2026
Historic District: Montford
PIN: 9639943018
Zoning District: RM8

Property Description: Galliard S. Tennent House. Early 20th century 1 1/2-2 story vernacular stucco dwelling. Recessed porch, slate roof, bay window, clipped dormer, simple details. (R. S. Smith architect?) 1903-1907

Certificate of Appropriateness Request: Amendment to major work CA #26-01053PZ for removal of existing deck and addition on rear elevation and construction of a ~~~450~~ 525 square foot two-story addition with pebbledash siding, wood brackets and asphalt shingle roof matching existing; five (5) existing wood windows will be ~~reused~~ replaced with new Jeld-wen wood TDL 6/1 double-hung windows, and two (2) new wood diamond lite window will be installed on addition; one (1) pair of Pella Lifestyle wood single-lite doors will be installed on rear of addition; construction of 13' 5" x 19' 8" deck and stair with KDAT flooring and painted wood railing with 1" square pickets spaced 4" on center on rear elevation. All work will be completed in accordance with approved and attached 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. New windows should be wood with true divided lites to match existing historic windows; design new window units to be compatible with the overall design of the building (#6, p.85).

The standards for Additions found on pages 88-89, Decks on pages 38-39 and Windows and Doors on pages 84-85 of the Montford Historic District Design Review Standards, adopted April 14, 2010 and amended December 11, 2019, were used to evaluate this request.

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

1. Addition will not impact an existing porch, entryway, exterior chimney or other character-defining features, the proposed addition is clearly subordinate to the existing building and sufficiently set back from the front/primary building plane, and a sufficiently sized side yard exists.
2. Existing wood windows being replaced will be retained and preserved on site.