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# City of Asheville Staff Report

## Design Review Committee Meeting Date: May 21, 2026

## Staff Resources: Will Palmquist, AICP, Principal Planner

## Action Requested: Design Review for 26 Battery Park Ave (PIN 9649-30-2356)

## Project Location and Contacts:

- 26 Battery Park Ave (PIN 9649-30-2356)
- Applicant: Ian Jones

## Project Summary:

### Project Site:

- The project site at 26 Battery Park Ave (PIN 9649-30-2356) consists of a 0.05 acre lot with an existing three-story, attached commercial structure with a limestone and marble facade and awning. The nomination for the Downtown Asheville National Register Historic District describes the property as: “26-26 ½ Battery Park Avenue. Ca 1940. 3-story reinforced concrete commercial building faced with veined marble and limestone and with a marble spandrel. Elliptical pattern cutouts ornament the upper windows. Shopfronts altered” (p. 30 of Downtown Asheville National Register Historic District nomination); the building is identified as a contributing historic structure to the district.

### Overall Project Proposal:

- The proposed facade modification work includes the removal of the existing/original marble material on the front elevation, and replacement with limestone block to match the existing limestone material on the building’s front facade.

## Design Review and Guidelines

- The proposal is **not** consistent with the design guidelines in the following ways:
    - Rehabilitation, Maintenance & Additions
        - Recommendation 1D: The basic material characteristics of the building have been maintained, uncovered, or replaced with a similar material. (p. 32)

    - Recommendation 1B: Original sizes, shapes and locations of storefronts, recessed entries, kick plates, transoms, upper story windows, roof forms, façade ornamentation, and details should be maintained. Changes should be done in a way that can be easily reversed in the future. (p. 32);
        - The marble material is an original, character defining feature of the building and removal is not reversible, and will impact the building's status as a contributing structure to the district.
    - Recommendation 1C: Renovations that eliminate all original characteristics are discouraged. (p. 32);
        - Remaining original characteristics of the building are limited to the exterior siding on the front elevation.

## Staff Recommendation:

- Staff defers on providing a recommendation in support or against the proposed exterior rehabilitation at 26 Battery Park Avenue noting that while the project proposes material consistent with the existing facade, the removal of the marble elements of the facade would constitute removal of character defining features of a contributing structure within the Downtown Asheville National Historic District and would likely result in the building losing its status as a contributing structure.

## Motion to Approve:

- I move to approve the exterior rehabilitation at 26 Battery Park Avenue and as presented based on elevations and materials submitted and discussions heard during this review and find that the project meets the intent of the Downtown Design Guidelines (subject to the following conditions . . . if any).

## Motion to Deny:

- I move to deny the exterior rehabilitation at 26 Battery Park Avenue and as presented based on elevations and materials submitted and discussions heard during this review and find that the project **does not** meet the intent of the Downtown Design Guidelines.

## Attachment(s):

- This document contains the commercial alteration permit application - Commercial Alteration Permit Application
- This document contains the elevation drawings - Elevation Drawing
- This document contains the Downtown Asheville Historic District - National Register of Historic Places Inventory - Downtown Asheville Historic District - National Register of Historic Places Nomination
- This document is a photograph of the existing building: Photo 1
- This document is a photograph of the existing building: Photo 2
- This document is a photograph of the existing building: Photo 3
- This document is a photograph of the existing building: Photo 4