BEFORE THE HISTORIC RESOURCES COMMISSION OF ASHEVILLE AND BUNCOMBE COUNTY

) Application for
) Certificate of Appropriateness
) 265 Cumberland Avenue
)

This application for a Certificate of Appropriateness ("COA") requesting an alteration of an existing retaining wall in the front yard. (the "Application") came before the Historic Resources Commission of Asheville and Buncombe County (the "HRC") on May 13, 2026. The HRC held a quasi-judicial hearing and, based on the competent, material and substantial evidence presented at the hearing, voted unanimously to approve the Application. In support of that decision, the HRC makes the Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

1. The property at issue (the "Property") is located at 265 Cumberland Avenue in the City of Asheville. The Owners/Applicants are AYALA ANDREW;AYALA JENNIFER/Jennifer & Andrew Ayala (the "Applicant").

2. The Application requests that the HRC grant a Certificate of Appropriateness to widen the existing driveway and relocation of existing concrete retaining wall in front yard; removal of existing ~8" DBH dogwood tree in front

yard to accommodate wall relocation. All work will be in accordance with the drawings and plans entered into evidence at the hearing.

3. The Property is located in the Montford Historic District, and the design standards found on pages 50-51 and Fences and Walls on pages 36-37 of the Montford Historic District Design Review Standards, adopted April 14, 2010 and amended December 11, 2019, were used to evaluate this request, and the Application is consistent with these standards for the following reasons:

a. Historic walls that contribute to the overall historic character of a building or site are being retained and preserved.

b. Location, configuration and materials of intact character defining historic driveways that contribute to the overall historic character of the site, streetscape and district are being retained and preserved.

CONCLUSIONS OF LAW

Based on the foregoing FINDINGS OF FACT, the HRC makes the following CONCLUSIONS OF LAW:

1. The Application is congruous with the special character of the Montford Historic District. Therefore, the CA is hereby approved. All necessary

permits and variances required by law must be obtained before work may commence.

This the 8th day of July, 2026.

Celesta Gorman

Celesta Gorman, Chair
Historic Resources Commission
of Asheville & Buncombe County