HEARING ON CERTIFICATE OF APPROPRIATENESS

Owner/Applicant: AYALA ANDREW;AYALA JENNIFER/Jennifer & Andrew Ayala
Subject Property: 265 Cumberland Avenue
Hearing Date: May 13, 2026
Historic District: Montford
PIN: 9649045369
Zoning District: RS8

MOTION TO APPROVE/DENY CERTIFICATE OF APPROPRIATENESS

Chairman, based upon the evidence presented to this Commission, including Exhibit A - application, photos, and plans (12 pages); Exhibit B - revised application (1 page - received February 24, 2026); Exhibit C - revised site plans (9 pages - received February 24, 2026); and the Commission's actual inspection and review of subject property by all members except _____;

I move that this Commission **approve/deny** the Certificate of Appropriateness based on the following:

1. That the application is 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 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.**

2. That the standards Walkways, Driveways and Off-Street Parking 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.

3. This application **does/does not** meet the design 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.

4. That the action and improvements proposed in the application before us for a Certificate of Appropriateness **are/are not** congruous with the special historic character of the Montford Historic District.

Motion by:

Second by:

Vote for:

Vote against: _____

Based upon the foregoing findings and for the reasons set forth therein, I move that a Certificate of Appropriateness be **issued/denied**.
With the following conditions: (if applicable)

1.
2.
3.

Motion by:

Second by:

Vote for:

Vote against:

HEARING ON CERTIFICATE OF APPROPRIATENESS

Owner/Applicant: SAIR PROPERTIES LLC/Chris Renno
Subject Property: 30 Lodge Street
Hearing Date: May 13, 2026
Historic District: Biltmore Village
PIN: 9648607352
Zoning District: Community Business II

MOTION TO APPROVE/DENY CERTIFICATE OF APPROPRIATENESS

Chairman, based upon the evidence presented to this Commission, including Exhibit A - application (3 pages); Exhibit B - floor plans and elevations (8 pages); Exhibit C - materials (3 pages); Exhibit D - photos (16 pages); Exhibit E - mechanical unit screening (received May 8, 2026); and the Commission's actual inspection and review of subject property by all members except _____;

I move that this Commission **approve/deny** the Certificate of Appropriateness based on the following:

1. That the application is to remove non-historic glass and brick enclosed areas and awning and metal supports from front elevation; installation of new wood entry doors with sidelites and transoms on either side of porte-cochere; installation of two (2) new custom-made single-lite wood entry doors in existing openings on front elevation; replacement of non-historic leaded glass from windows with new glass; reinstallation of original wood single-lite door in opening on rear elevation; infill of one (1) door opening on rear elevation - exterior wall will be finished with vertical siding; construction of new door opening with wood door on non-original bump-out on west elevation; construction of new 3.5' wide x 10.5' tall painted wood platform and mechanical unit screened with 4' tall painted wood fencing on rear elevation - paint color to match trim; replacement of existing asphalt shingle roof with new IKO asphalt shingle roof in Monaco Red color. 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.**

2. That the standards for the Biltmore Village Historic District Design Review Standards, adopted October 1, 1988, were used to evaluate this request.

3. This application **does/does not** meet the design standards for the following reasons:
    a. Some alterations that have occurred to the building are being restored to their original state.
    b. The original design character of the building is being respected.
    c. Existing significant stylistic elements of the building are being maintained and protected.

d. Materials similar to those employed historically are being used where feasible.
e. Mechanical equipment will be screened with painted wood picket fencing.

4. That the action and improvements proposed in the application before us for a Certificate of Appropriateness **are/are not** congruous with the special historic character of the Biltmore Village Historic District.

Motion by:

Second by:

Vote for:

Vote against: _____

Based upon the foregoing findings and for the reasons set forth therein, I move that a Certificate of Appropriateness be **issued/denied**.
With the following conditions: (if applicable)

1. Revised wood door specifications will be submitted for staff review and approval.
2.
3.

Motion by:

Second by:

Vote for:

Vote against:

HEARING ON CERTIFICATE OF APPROPRIATENESS

Owner/Applicant: MILLAN CARLOS E;MILLAN KIRSTEN M/Kirsten Millan
Subject Property: 174 Montford Avenue
Hearing Date: May 13, 2026
Historic District: Montford
PIN: 9649028665
Zoning District: RM8

MOTION TO APPROVE/DENY CERTIFICATE OF APPROPRIATENESS

Chairman, based upon the evidence presented to this Commission, including Exhibit A - application and project description (2 pages); Exhibit B - proposed elevation drawings (1 page); Exhibit C - photos (5 pages); and the Commission's actual inspection and review of subject property by all members except _____;

I move that this Commission **approve/deny** the Certificate of Appropriateness based on the following:

1. That the application is to alter existing roofline over sleeping porch on rear elevation to change from a flat roof with TPO membrane roofing to 3/12 pitch with asphalt shingle roofing matching existing. 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.**

2. That the standards for Roofs found on pages 74-75 of the Montford Historic District Design Review Standards, adopted April 14, 2010 and amended December 11, 2019, were used to evaluate this request.

3. This application **does/does not** meet the design standards for the following reasons:
    a. Changes to the configuration of the existing roof will be confined to the rear of the house and will not be visible from any public primary right of way.
    b. New roofing material will be asphalt shingle and dark in color, matching existing roof material.

4. That the action and improvements proposed in the application before us for a Certificate of Appropriateness **are/are not** congruous with the special historic character of the Montford Historic District.

Motion by:

Second by:

Vote for:

Vote against: _____

Based upon the foregoing findings and for the reasons set forth therein, I move that a Certificate of Appropriateness be **issued/denied**.
With the following conditions: (if applicable)

1.
2.
3.

Motion by:

Second by:

Vote for:

Vote against:

HEARING ON CERTIFICATE OF APPROPRIATENESS

Owner/Applicant: TUTHILL COLLIN/Jessica Larsen
Subject Property: 315 Pearson Drive
Hearing Date: May 13, 2026
Historic District: Montford
PIN: 9639854065
Zoning District: RS8

MOTION TO APPROVE/DENY CERTIFICATE OF APPROPRIATENESS

Chairman, based upon the evidence presented to this Commission, including Exhibit A - application and project description (5 pages); Exhibit B - existing and proposed floor plans (4 pages); Exhibit C - existing and proposed elevation drawings (2 pages); Exhibit D - door and window schedule (1 page); Exhibit E - photos (5 pages); Exhibit F - 1951 Sanborn Fire Insurance Map (1 page - added by staff May 4, 2026); and the Commission's actual inspection and review of subject property by all members except _____;

I move that this Commission **approve/deny** the Certificate of Appropriateness based on the following:

1. That the application is to enclose the existing porch on rear elevation with wood lap siding matching existing, Miratec board and batten siding, 4/1 wood TDL double-hung windows and 9-lite wood door with 3-lite transom; all trim and corner boards will be wood. Modification of two (2) window openings on north elevation; all new trim will be wood and match existing. 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.**

2. That the standards for Porches, Entrances and Balconies found on pages 72-73 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.

3. This application **does/does not** meet the design standards for the following reasons:
    a. New windows and door will be on the rear elevation, and will be wood and compatible with the overall design of the building.
    b. Porch to be enclosed is on the rear elevation, and the enclosure is designed so that the historic character and features of the porch are preserved.

4. That the action and improvements proposed in the application before us for a Certificate of Appropriateness **are/are not** congruous with the special historic character of the Montford Historic District.

Motion by:

Second by:

Vote for:

Vote against: _____

Based upon the foregoing findings and for the reasons set forth therein, I move that a Certificate of Appropriateness be **issued/denied**.
With the following conditions: (if applicable)

1. Revised wood window and door specifications will be submitted for staff review and approval.
2. Existing and proposed side elevations showing window opening modifications will be submitted for staff review and approval.
3.

Motion by:

Second by:

Vote for:

Vote against: