Staff Report
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

Property Description: 0.36 acre parcel containing the Dr. J. E. Cocke House - an early 20th-century vernacular German sided cottage with irregular roofline and porte-cochere.

Certificate of Appropriateness Request: Widening of 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 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. Retain and preserve historic walls that contribute to the overall historic character of a building or site (#1, p. 37); retain and preserve the location, configuration and materials of intact character defining historic driveways that contribute to the overall historic character of the site, streetscape and district (#1, p. 51); widening of existing driveway and wall relocation will alter the character of the site, streetscape and district.

The standards for 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.

Staff Recommendation - Staff does not recommend approval of the request for the following reasons, provided concerns have been addressed:

1. Historic walls that contribute to the overall historic character of a building or site should be retained and preserved.
2. Location, configuration and materials of intact character defining historic driveways that contribute to the overall historic character of the site, streetscape and district should be retained and preserved.

Staff Report
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

Property Description: 0.17 acre parcel containing the Southern Railway Passenger Depot: a one-story building with half-timbering, pebbledash siding and brick water table, designed by renowned architect Richard Morriss Hunt.

Certificate of Appropriateness Request: Removal of non-historic glass and brick enclosed areas and awning and metal supports from front elevation; installation of new aluminum single-lite 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 hollow metal door on non-original bump-out on west elevation; construction of new ___ x __ x ___ _____ platform and mechanical unit screened with _____ on rear elevation; replacement of existing asphalt shingle roof with new IKO asphalt shingle roof in Monaco Red color. 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 material and contemporary appearance of the new metal doors proposed on the structure; respect the original design character of the building (#1, p. 5 of Book 2); use materials similar to those employed historically where feasible (#10, p. 8 of Book 2).
2. Staff has concerns regarding the lack of screening provided for the mechanical unit and platform; minimize the visual impact of mechanical and electrical equipment (#17, p. 10 of Book 2).
3. Staff has asked the applicant for the following additional information for review:

    - Clarification on the outdoor dining areas illustrated on the plans; if this application is requesting approval for those features, specifications for the site furniture will need to be submitted for review and approval
    - Mechanical unit platform dimensions, specifications and screening type
    - Clarification on proposed siding for proposed door opening infill on rear elevation

The standards for General Rehabilitation found on pages 5-10 and Rehabilitation of Landmark Structures on page 23 of Book 2 and the standards for Site Design found on pages 23-34 and

Color on pages 43-44 of Book 1 of the Biltmore Village Historic District Design Review Standards, adopted October 1, 1988, were used to evaluate this request.

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

1. Some alterations that have occurred to the building are being restored to their original state.
2. The original design character of the building is being respected.
3. Existing significant stylistic elements of the building are being maintained and protected.
4. Materials similar to those employed historically are being used where feasible.
5. Mechanical equipment will be screened with _____.

Staff Report
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

Property Description: 0.27 acre parcel containing an early 20th-century two-and-a-half story vernacular dwelling with bungaloid details, shingle over stucco siding, and irregular roof with Montford brackets and clipped dormers, constructed prior to 1910.

Certificate of Appropriateness Request: Alteration of 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 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 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.

Staff Recommendation - Staff does recommend approval of the request for the following reasons:

1. 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.
2. New roofing material will be asphalt shingle and dark in color, matching existing roof material.

Staff Report
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

Property Description: 0.34 acre parcel containing the Ben Jones House: a late 19th-century two-and-a-half story vernacular Queen Anne dwelling with shingles over weatherboard siding, high stone foundation, turned porch posts, multiple gables, shed dormers, other notable details; constructed prior to 1917.

Certificate of Appropriateness Request: Enclosure of 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 three (3) window openings on north elevation and one (1) window opening on west 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:

1. Staff has concerns regarding the proposed modification of window openings; adding or changing original window and door openings shall not be permitted on the primary facade; if additional window or door openings are desired, they should be installed on a rear or non-character defining facade; design such units to be compatible with the overall design of the building (#6, p. 85).
2. Staff has concerns regarding the proposed door and window materials; new or replacement windows and doors on existing historic homes should be wood (#7, p. 85).

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.

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

1. New windows and door will be on the rear elevation, and will be wood and compatible with the overall design of the building.
2. 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.