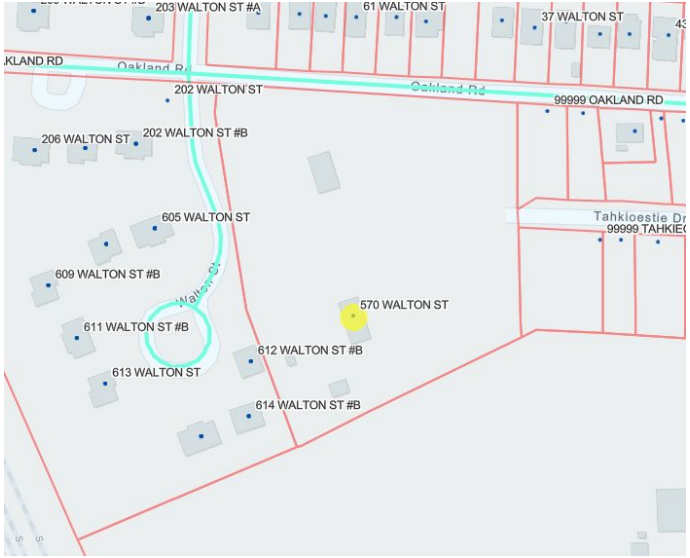
Walton St Park (570 Walton St)

Site & Structure Alterations


203 WALTON ST #A
61 WALTON ST
37 WALTON ST
KLAND RD
Oakland Rd
202 WALTON ST
Oakland Rd
99999 OAKLAND RD
206 WALTON ST
202 WALTON ST #B
605 WALTON ST
Tahkioestie Dr
99999 TAHKIE
609 WALTON ST #B
570 WALTON ST
611 WALTON ST #B
612 WALTON ST #B
613 WALTON ST
614 WALTON ST #B


© 2025 Google


Waltonstreet
pool


WALT







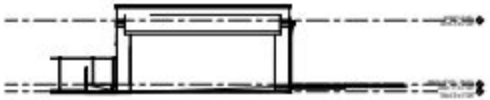

WALTON



E2 NORTH ELEVATION - EXISTING



E1 EAST ELEVATION - EXISTING



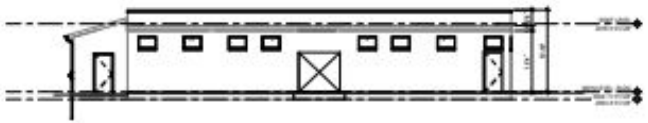
E4 SOUTH ELEVATION - EXISTING



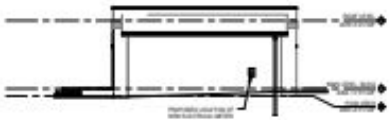
E3 WEST ELEVATION - EXISTING



2 NORTH ELEVATION - NEW



1 EAST ELEVATION - NEW



4 SOUTH ELEVATION - NEW

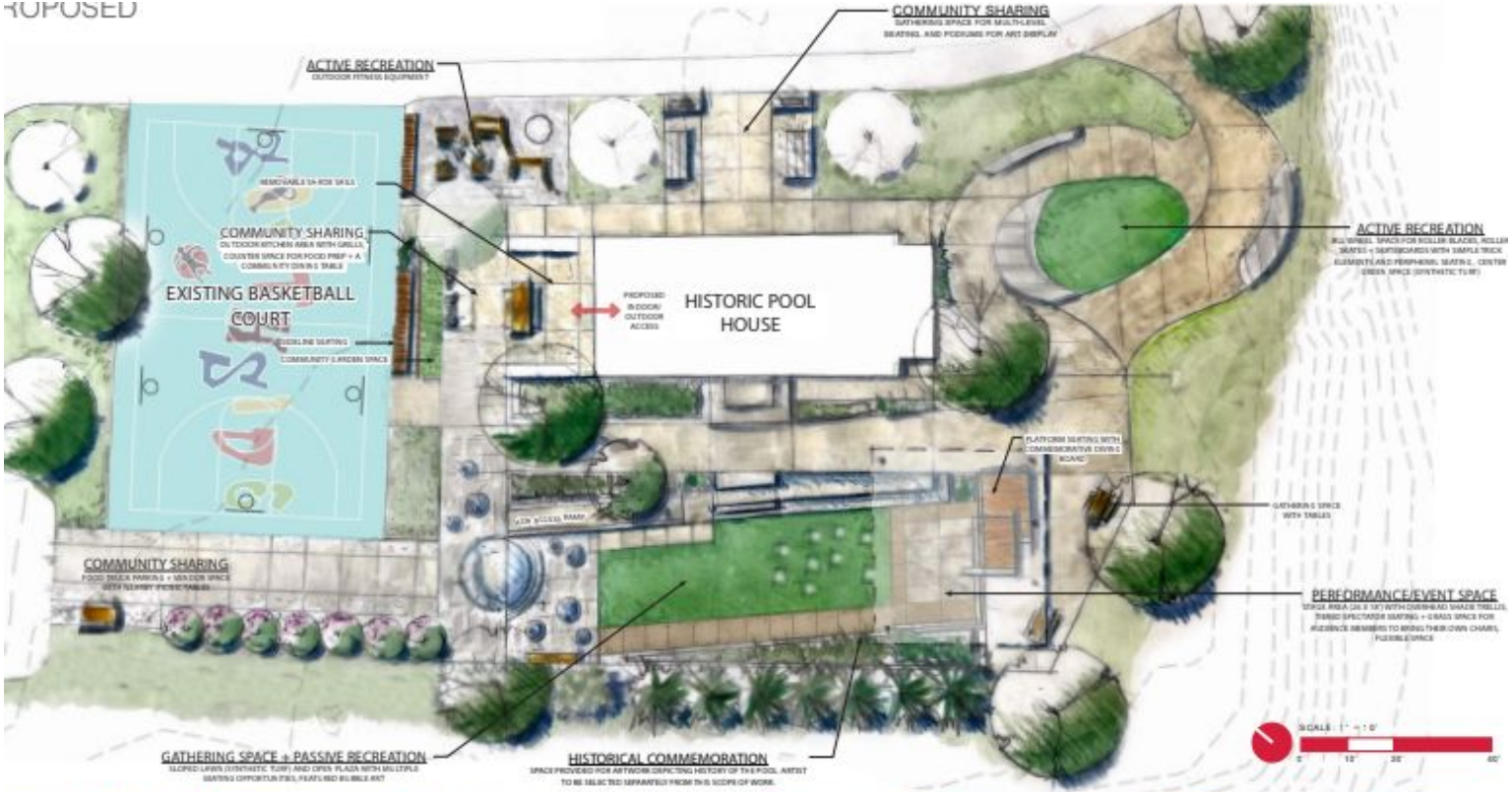


3 WEST ELEVATION - NEW


6
5
3
1
2
4


6
5
3
1
2
4

ROPOSED


COMMUNITY SHARING
ACTIVE RECREATION
ACTIVE RECREATION
COMMUNITY SHARING
EXISTING BASKETBALL COURT
HISTORIC POOL HOUSE
COMMUNITY SHARING
PERFORMANCE/EVENT SPACE
GATHERING SPACE + PASSIVE RECREATION
HISTORICAL COMMEMORATION


ERCISE


GATHER

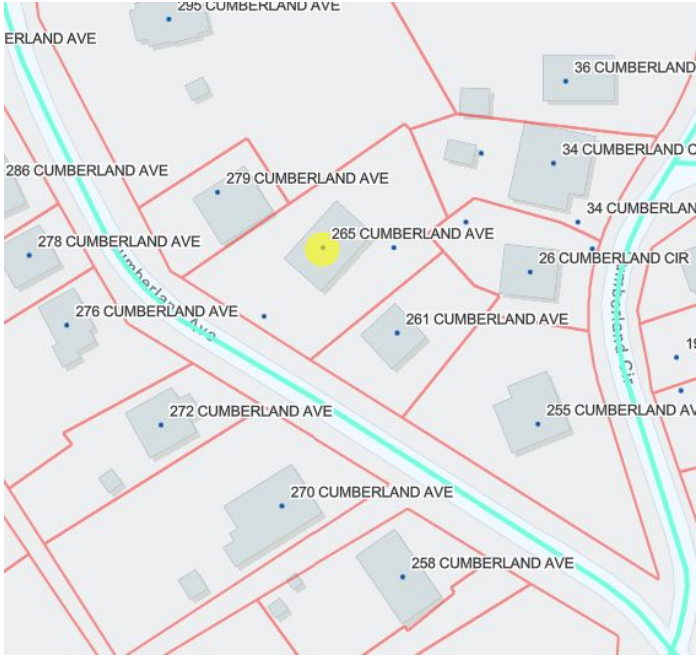

RELAX


CONTEMPLATE


CELEBRATE

265 Cumberland Avenue

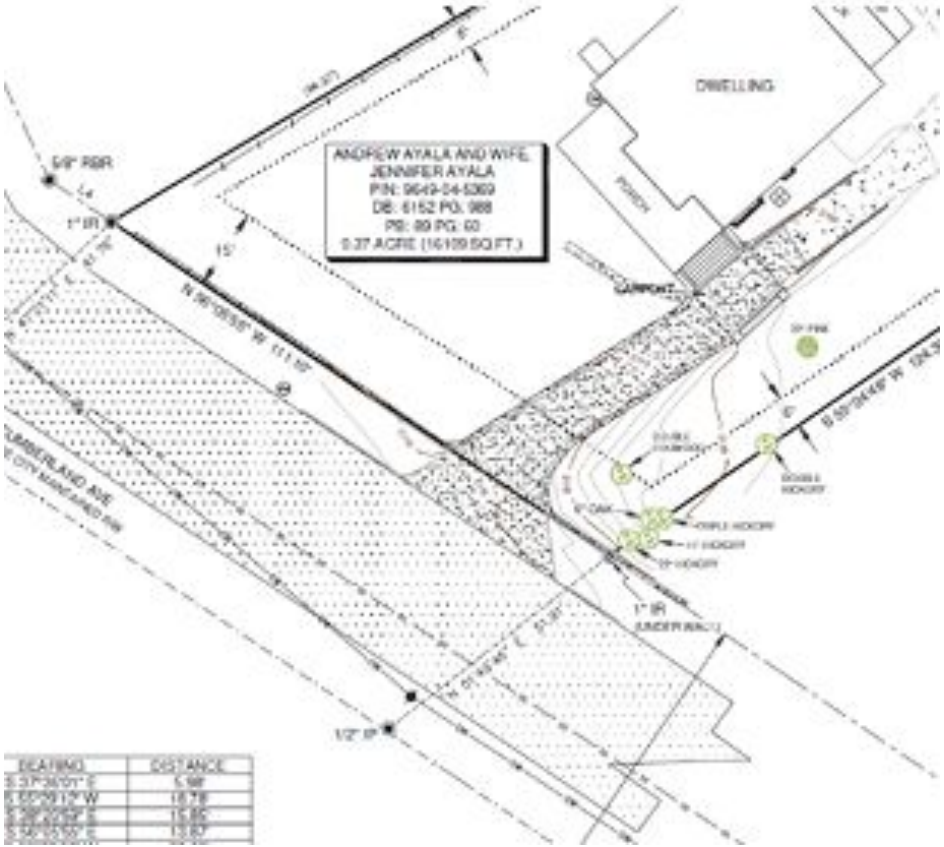
Driveway/Retaining Wall Modification

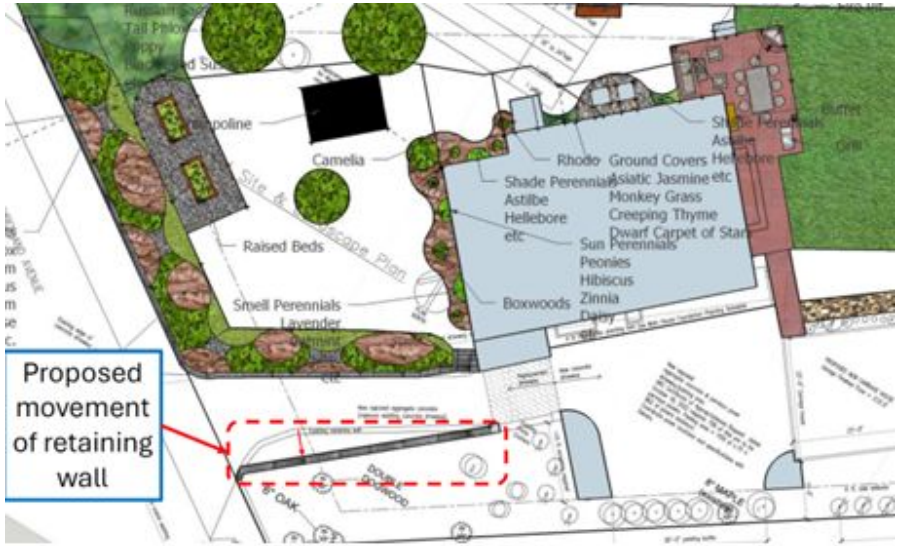

295 CUMBERLAND AVE
ERLAND AVE
36 CUMBERLAND
34 CUMBERLAND C
286 CUMBERLAND AVE
279 CUMBERLAND AVE
34 CUMBERLAN
278 CUMBERLAND AVE
265 CUMBERLAND AVE
26 CUMBERLAND CIR
276 CUMBERLAND AVE
261 CUMBERLAND AVE
272 CUMBERLAND AVE
255 CUMBERLAND AV
270 CUMBERLAND AVE
258 CUMBERLAND AVE



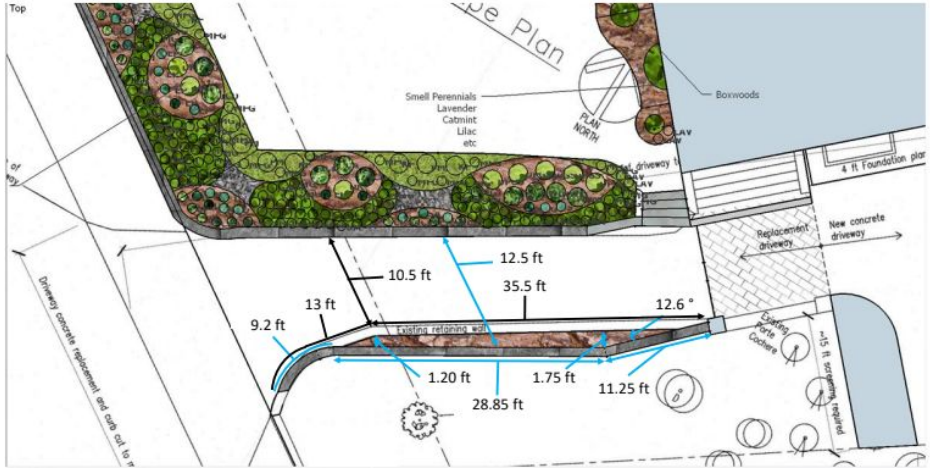





DWELLING
ANDREW AYALA AND WIFE
JENNIFER AYALA
PIN: 9649-04-5369
DB: 6152 PG. 988
PB: 89 PG. 60
0.37 ACRE (16109 SQ.FT.)
1/2" RBR
1" IR
15'
CARPORT
1" IR
1/2" IP
BEARING
DISTANCE


Trampoline
Camelia
Rhodo
Ground Covers
Asiatic Jasmine etc
Shade Perennials
Astilbe
Hellebore
etc
Monkey Grass
Creeping Thyme
Dwarf Carpet of Stars
Raised Beds
Sun Perennials
Peonies
Hibiscus
Zinnia
Daisy
Boxwoods
Smell Perennials
Lavender
Site & Landscape Plan
Proposed movement of retaining wall
DOUBLE PLYWOOD
8" OAK

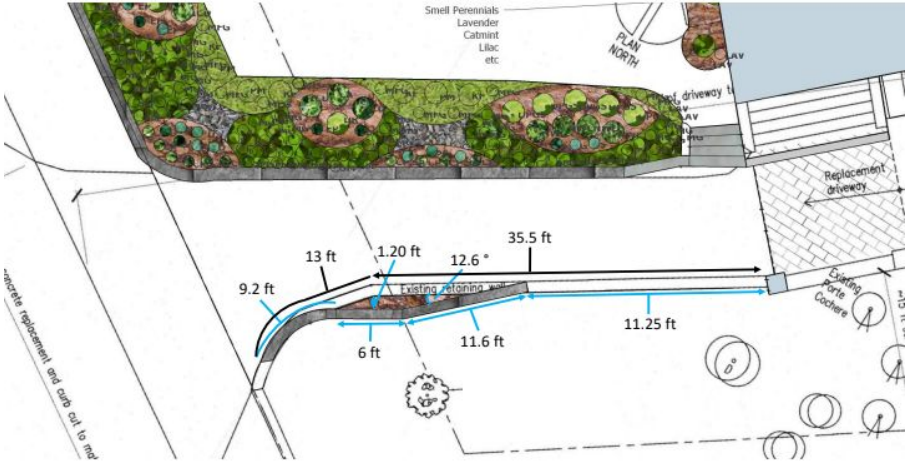
Version 2 of retaining wall with dimensions



Version 2 of retaining wall rendering



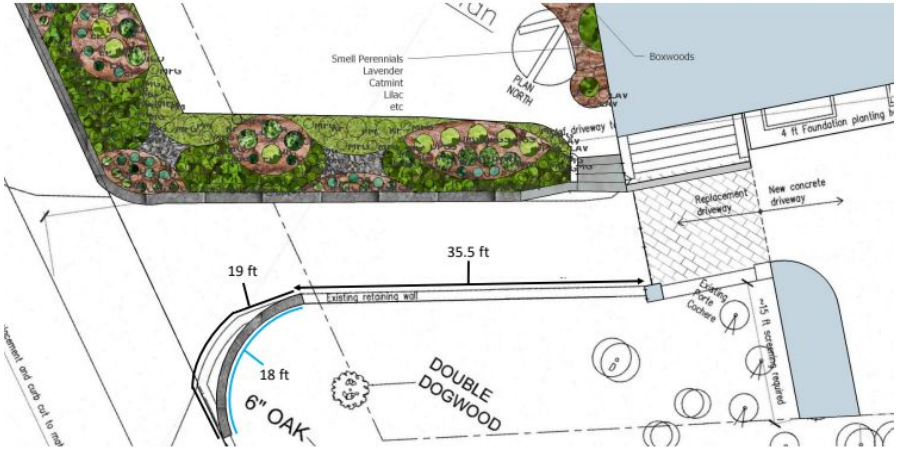




Version 4 of retaining wall with dimensions



Version 5 of retaining wall with dimensions



30 Lodge St

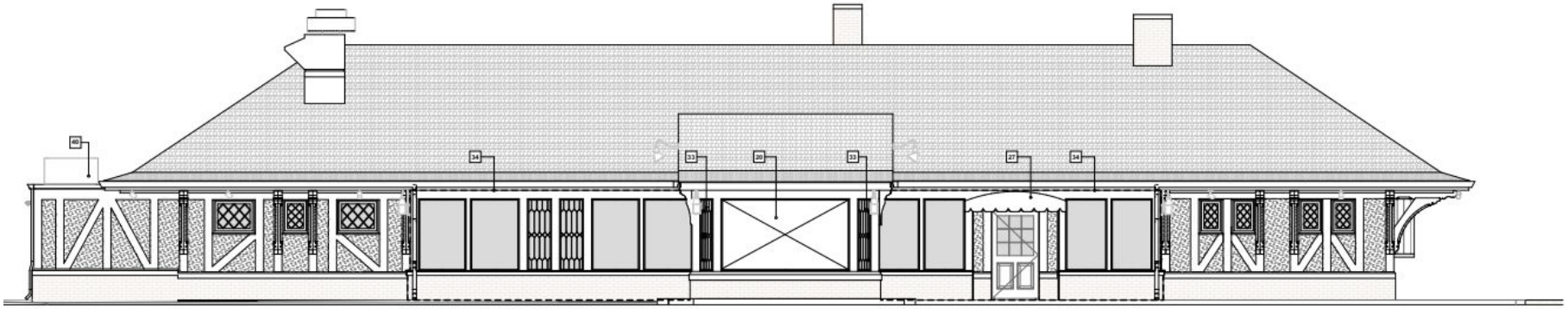
Post-Helene Building Restoration


Garfield St
Village Wayside
Bar & Grille
Porter & Prince
Lodge St
Lodge St
Historic Biltmore
Village
Boston Way
Broad St
Hendersonville Rd


FOR SALE
Jason Burk, ccim
828-674-2130



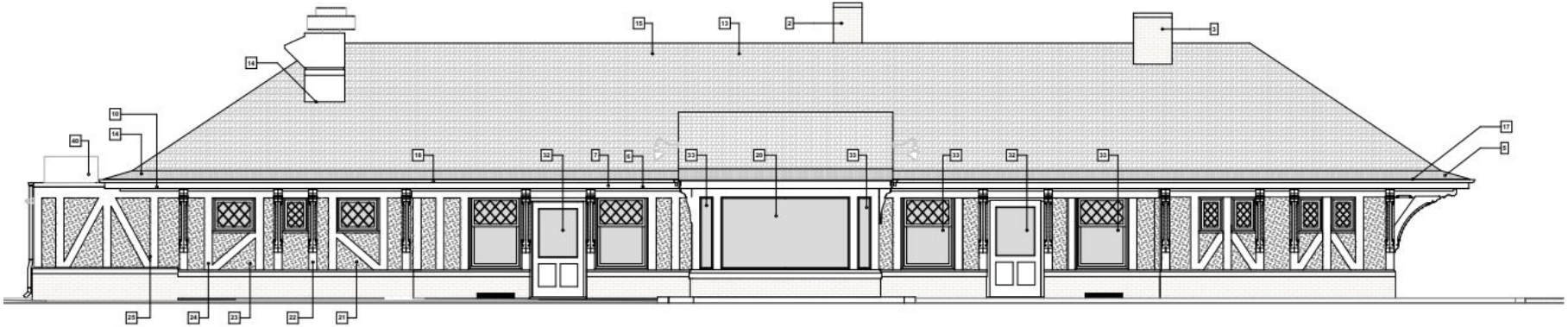




EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

2
A-201



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1
A-201



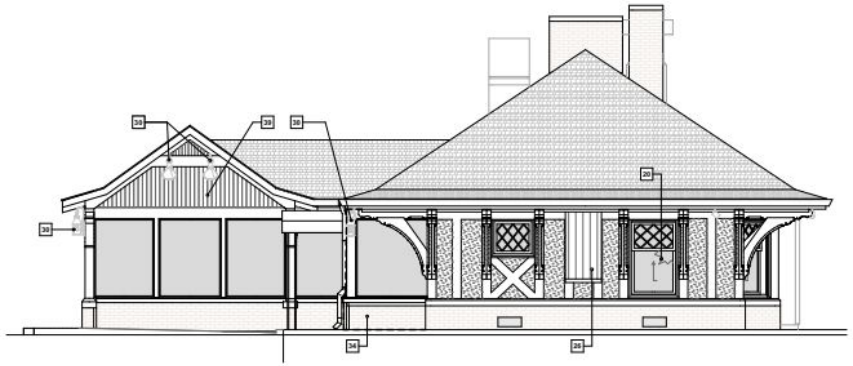
EXISTING SECTION DIAGRAM THROUGH FRONT AREA

SCALE: 1/4" = 1'-0"



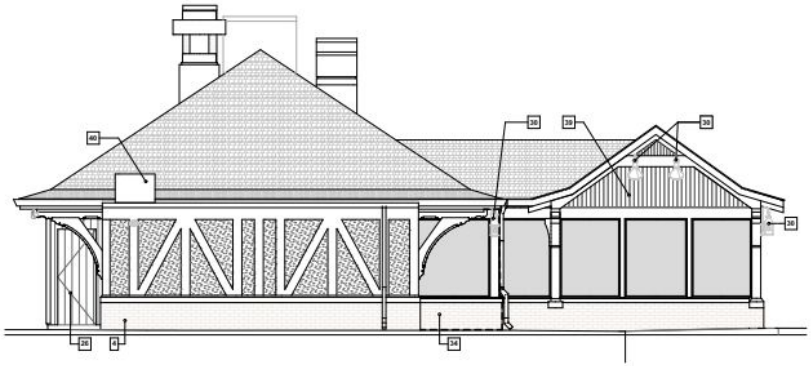
PROPOSED SECTION DIAGRAM THROUGH FRONT AREA

SCALE: 1/4" = 1'-0"



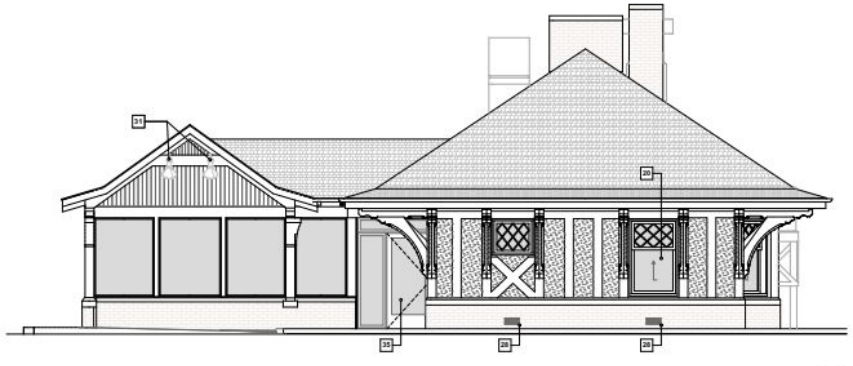
EXISTING EAST ELEVATION

4 A-203



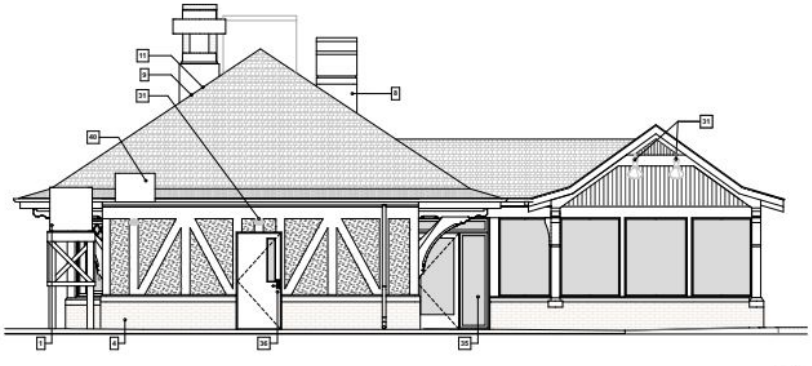
EXISTING WEST ELEVATION

2 A-203



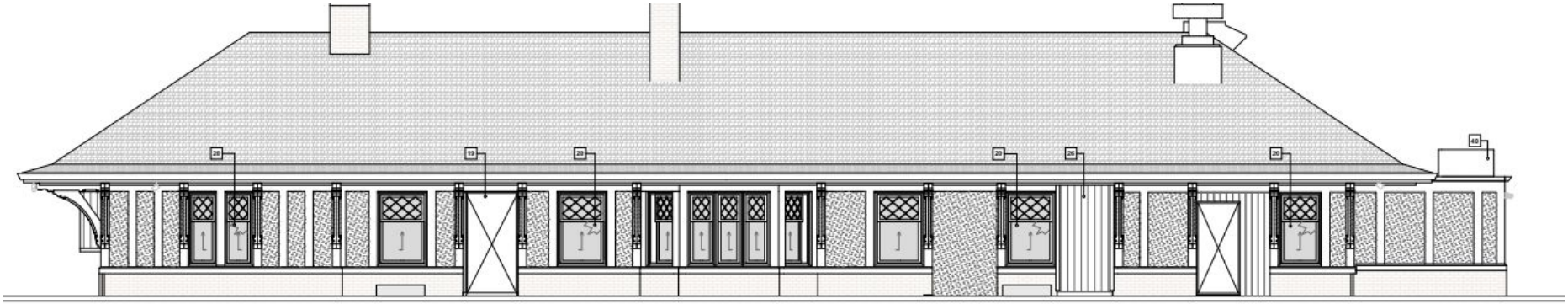
PROPOSED EAST ELEVATION

3 A-203



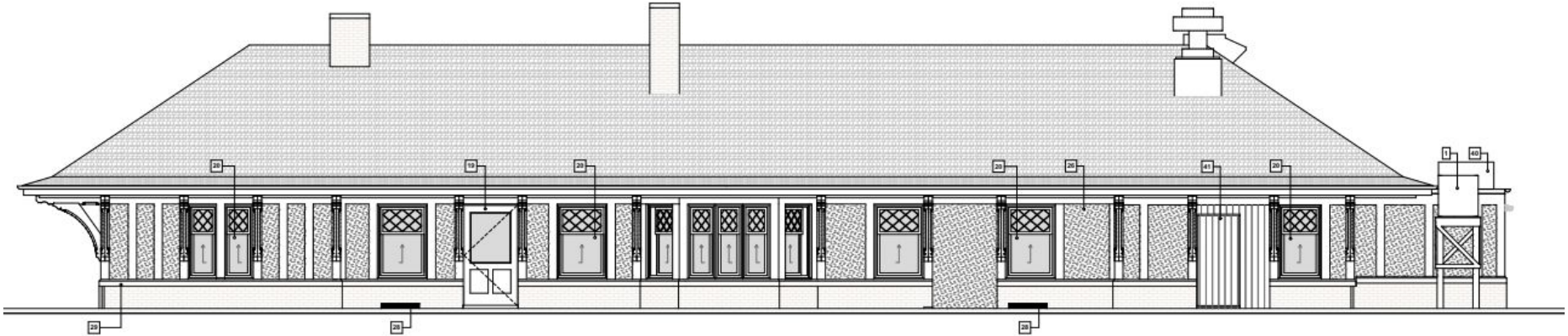
PROPOSED WEST ELEVATION

1 A-203



EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION

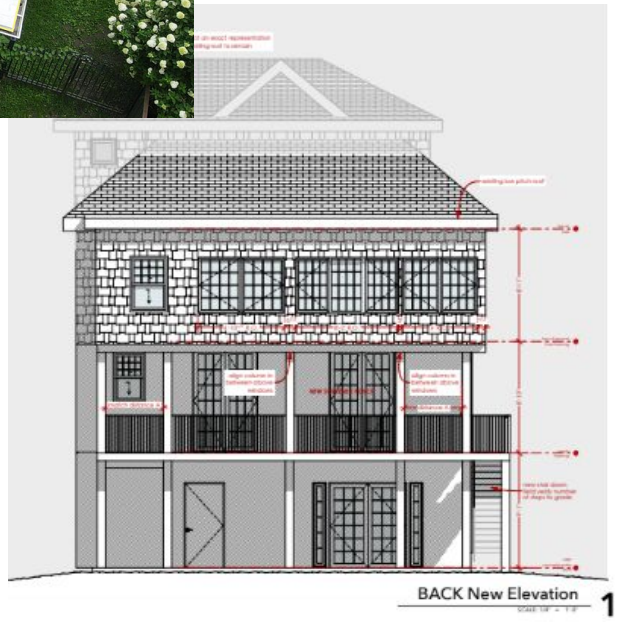
174 Montford Ave

Roof Modification

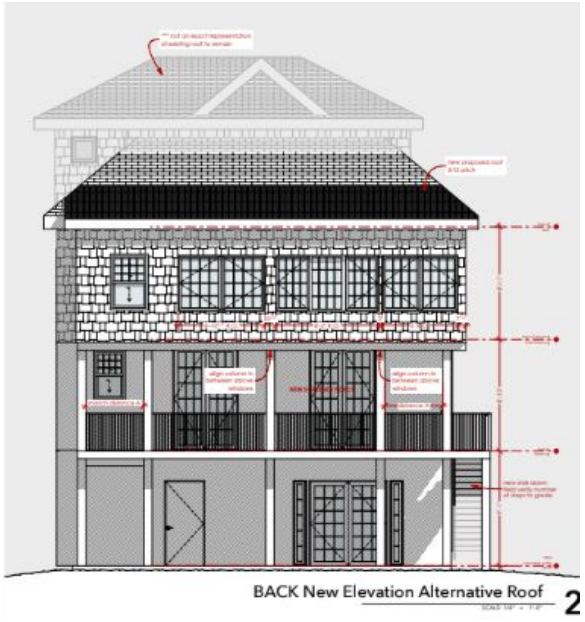

Mumford Ave
W Chestnut St
W Chestnut St
Private Rd
Tall John's







BACK New Elevation 1

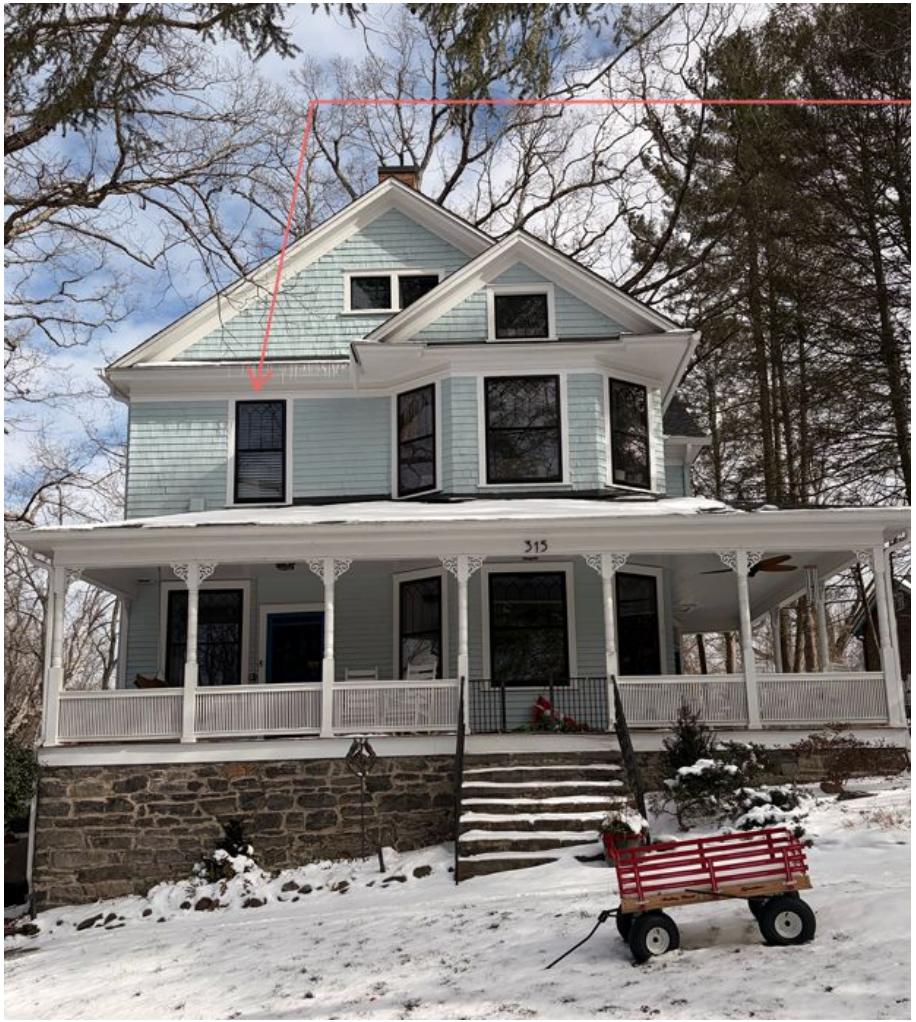


BACK New Elevation Alternative Roof 2

315 Pearson Dr

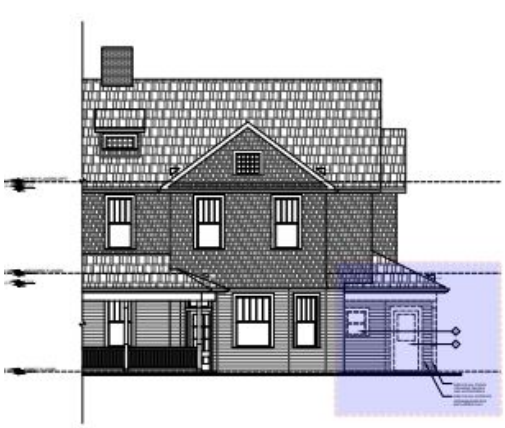
Porch Enclosure & Window Modifications

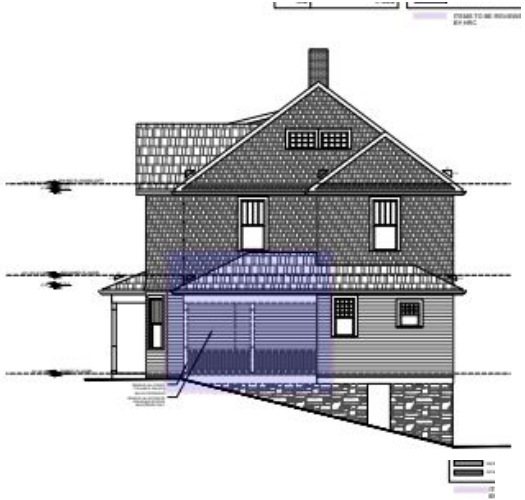

Pearson Dr

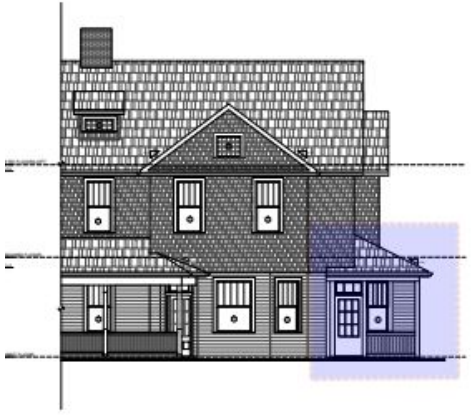

315



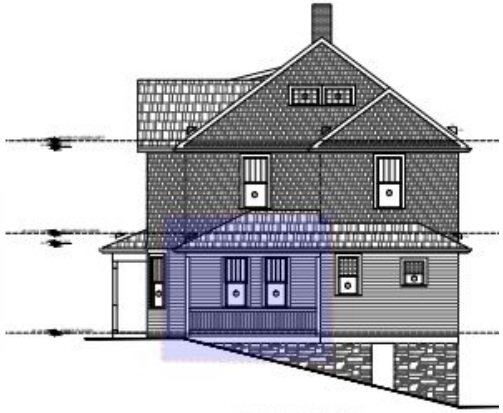








1| SOUTH ELEVATION



2| EAST ELEVATION

FRONT ELEVATION (WEST)



Requesting either a window modification or, alternatively, retaining the existing window with the lower portion enclosed on the interior side.

SIDE ELEVATION (SOUTH)

Requesting a window modification





Requesting either a window modification or, alternatively, retaining the existing window with the lower portion enclosed on the interior side.



Timeline

- **Early 2024** - Several Montford residents proposed amendments to the design standards for changes to the standards on additions, solar, windows and fencing.
- **April 2024** - HRC considered proposed amendments at their regular meeting; recommendation for the HRC Executive Committee to meet/consider amendments and make recommendations to the full commission.
- **June-August 2024** - HRC Executive Committee met to analyze proposed amendments as compared to other peer NC cities.
- **September 2024** - First HRC special work session to share recommendations was scheduled; canceled due to Tropical Storm Helene.
- **Summer/Fall 2025** - HRC Executive Committee convened to resume consideration of proposed amendments.
- **November 2025** - HRC special work session.
- **February 2026 -** Survey published.
- **April 2026 -** Executive Committee - final recommendations and 2nd special work session.
- **May 2026 -** HRC Regular Meeting with public comment and vote

HRC Executive Committee

- Comprised of annually elected members of the commission (Chair, Vice-Chair, 2nd Vice-Chair, 3rd Vice-Chair)
- Current members: Will Hornaday - Chair, Sioux Oliva - Vice-Chair, Celesta Gorman - 2nd Vice-Chair, Shannon Watkins - 3rd Vice-Chair
- Although Executive Committee membership changed over the course of consideration of the proposed amendments, the recommendations stayed the same.

Design Standard Amendment Process

- ∫ 160D-947(c)(ii). Certificate of appropriateness required.
  - Preservation must prepare and adopt design standards (whenever a district is formally designated).
  - No provisions in NC GS or UDO dictate a specific process for amendment considerations.
  - Proposed amendments may be presented by the public, commission members, and/or staff.
  - In this case, the proposed amendments were submitted to the commission by 4 (four) Montford property owners.
  - Typical process regardless of initiator: presentation to HRC, analysis of proposed amendments if needed, community engagement, additional presentation of findings to the HRC with public comment, and HRC formal decision on proposed amendments.

Proposed Amendment 1 - Purpose & Applicability (p. 11)

- The design standards are rooted in the narrative description of the historic character of the neighborhood included in the Montford Area Historic District National Register nomination; the committee's recommendation is to include clarifying language on this topic in this section.

Proposed Amendment 2 - Fences in Front Yards (p. 36-37)

- The committee supports continuing review of fences in front yards on a case by case basis via major work application, and is only recommending eliminating some confusing verbiage and addition of some clarifying language in this section.

Proposed Amendment 3 - Additions (p. 88)

- The committee supports more substantive amendments to the standards for additions that would allow for additions to side elevations in some cases.