BEFORE THE HISTORIC RESOURCES COMMISSION OF ASHEVILLE AND BUNCOMBE COUNTY

) Application for
) Certificate of Appropriateness
) 174 Montford Avenue
)

This application for a Certificate of Appropriateness ("COA") requesting the modification of roof line on rear elevation. (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 174 Montford Avenue in the City of Asheville. The Owners/Applicants are MILLAN CARLOS E;MILLAN KIRSTEN M/Kirsten Millan (the "Applicant").

2. The Application requests that the HRC grant a Certificate of Appropriateness 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 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 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, and the Application is consistent with these 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.

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