BEFORE THE HISTORIC RESOURCES COMMISSION OF ASHEVILLE AND BUNCOMBE COUNTY

) Application for
) Certificate of Appropriateness
) 315 Pearson Drive
)

This application for a Certificate of Appropriateness ("COA") requesting the enclosure of porch on the 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 315 Pearson Drive in the City of Asheville. The Owners/Applicants are TUTHILL COLLIN/Jessica Larsen (the "Applicant").

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

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 with the

following conditions: 1) Revised wood window and door specifications will be submitted for staff review and approval; and 2) Existing and proposed side elevations showing window opening modifications will be submitted for staff review and approval. 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