BEFORE THE HISTORIC RESOURCES COMMISSION OF ASHEVILLE AND BUNCOMBE COUNTY

) Application for
) Certificate of Appropriateness
) 30 Lodge Street
)

This application for a Certificate of Appropriateness ("COA") requesting the demolition of non-original enclosed entryways on front elevation, installation of new doors, new mechanical equipment and repainting. (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 30 Lodge Street in the City of Asheville. The Owners/Applicants are SAIR PROPERTIES LLC/Chris Renno (the "Applicant").

2. The Application requests that the HRC grant a Certificate of Appropriateness to remove non-historic glass and brick enclosed areas and awning and metal supports from the 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 in accordance with the drawings and plans entered into evidence at the hearing.

3. The Property is located in the Biltmore Village Historic District, and the design 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, and the Application is consistent with these 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.

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 Biltmore Village Historic District. Therefore, the CA is hereby approved with the following conditions: 1) Revised wood door specifications 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