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City of Asheville Staff Report

Historic Resources Commission Meeting Date: August 12, 2026

Staff Resources: Alex Cole, Urban Planner III - Historic Preservation

Project Location and Contacts:

- 29 Elizabeth St (9649226978)
- Owner: BILLIE MICHAEL JON;GREENBAUM LOIS BRENDA
- Applicant: Michael Billie
- Historic District: Montford
- Zoning: RM8

Property Description:

- 0.08 acre parcel containing a two-story structure with off-set front porch constructed ca. 2002.

Certificate of Appropriateness Request:

- Install 4' tall black aluminum picket fencing in front and side yards. 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 Concerns per the Applicable Standards & Submittal Requirements:

- Staff has no concerns.
- The standards for Fences and Walls on pages 36-37 of the Montford Historic District Design Review Standards, adopted April 14, 2010 and amended July 8, 2026, were used to evaluate this request.

Staff Recommendation:

- Staff recommends approval of the request for the following reasons:
    1. Fence will be constructed of metal pickets and will be no taller than 4' from grade.

2. Fence will be sited in locations that are compatible with the traditional historic relationship of fences to historic properties in the district.
3. New fence is designed to be in keeping with the historic character of the neighborhood and architectural style of the house.