BEFORE THE HISTORIC RESOURCES COMMISSION OF ASHEVILLE AND BUNCOMBE COUNTY

) Application for
) Certificate of Appropriateness
) 3 Angle Street
) The Cathedral of All Souls

This application for a Certificate of Appropriateness ("COA") requesting modification of front entry porch, including raising the front porch floor height, shortening of columns and vestibule, and construction of new ADA ramp; modification of windows and doors; site work, including construction of new brick free-standing walls and installation of new mechanical/electrical equipment (the "Application") came before the Historic Resources Commission of Asheville and Buncombe County (the "HRC") on July 8, 2026. The HRC held a quasi-judicial hearing and, based on the competent, material and substantial evidence presented at the hearing, voted 6-3 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 3 Angle Street in the City of Asheville. The Owners/Applicants are ALL SOULS EPISCOPAL AKA THE CATHEDRAL OF ALL SOULS/Lucy Moore of Beyer Blinder Bellet (the "Applicant").

2. The Application requests that the HRC grant a Certificate of Appropriateness for the modification of the existing structure, including infill of basement-level window openings with brick, installation of new gasketed metal entry door at basement-level on north elevation, construction of new limestone and brick ADA ramp and painted steel handrail adjacent to south elevation of front entry porch, elevation of existing porch floor by 9" to align with interior sanctuary floor level, resetting of brick herringbone porch flooring, removal of non-original handrails at front steps, construction of additional stone step around porch and shortening, installation of new painted steel handrails at steps, removal of existing ramp within vestibule, removal and storing of existing limestone base and cheekwall at front porch; modifications to north and east walls of library wing, including removal of multi-lite window and construction of new door opening, widening of two existing door openings; new doors will be TBD; building repair, including restoration of damaged leaded glass in ambulatory, refinishing wood windows, doors and trim, cleaning and repointing masonry, and repairing and cleaning of damaged stucco and stone; installation of deployable flood protection system at garth and door openings. Site work, including construction of 28.5' x 12' x 4' tall pebbledash and brick flood wall enclosure adjacent to west elevation containing mechanical and electrical equipment; installation of two mechanical

units within interior courtyard; installation of generator and mechanical unit within new 4' tall pebbledash and brick flood wall enclosure adjacent to south elevation; installation of backflow preventer cabinet adjacent to south elevation - cabinet will be painted color TBD; repair as needed of existing brick walkways. 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 General Rehabilitation Standards found on p. 5-10 of Book 2, the standards for Rehabilitation of Landmark Buildings on p. 23-24 of Book 2, and the standards for Site Design on p. 23-34 of Book 1 of the Biltmore Village Historic District Design Review Standards, adopted October 1, 1988, as well as the standards for Accessibility found in the Secretary of the Interior's Standards for Rehabilitation, were used to evaluate this request, and the Application is consistent with these standards for the following reasons:

a. Alterations to historic materials and significant architectural features will be the minimum necessary to meet current building code.

b. Utility cabinets and service areas will be located away from the view of the primary facade.

c. Utility equipment will be screened by flood walls and landscaping; backflow preventer housing will be painted to blend with the structure and landscape.

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) Vestibule modifications will be submitted at a later date for review and approval by the commission; 2) Manufacturer specifications for new doors will be submitted for staff review and approval; 3) Brick sample will be submitted for staff review and approval; 4) Paint colors will be submitted for staff review and approval; and 5) All limestone material being removed from front porch will be retained, preserved and stored on site. All necessary permits and variances required by law must be obtained before work may commence.

This the 12th day of August, 2026.

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Amy Moxley, Vice Chair
Historic Resources Commission
of Asheville & Buncombe County