BEFORE THE HISTORIC RESOURCES COMMISSION OF ASHEVILLE AND BUNCOMBE COUNTY

) Application for
) Certificate of Appropriateness
) 1 Woodlawn Avenue
)

This application for a Certificate of Appropriateness ("COA") requesting modifications to rear elevation, including removal of existing windows, installation of new French doors, and construction of a new deck (the "Application") came before the Historic Resources Commission of Asheville and Buncombe County (the "HRC") on February 11, 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 1 Woodlawn Avenue in the City of Asheville. The Owners/Applicants are Thomas Nelson Brugh; Lisa Flowers Brugh / Robert Barrett (the "Applicant").

2. The Application requests that the HRC grant a Certificate of Appropriateness for modification of rear elevation, including enclosure of existing covered porch, removal of four existing windows and one door, installation of two

pairs of wood multi-lite French doors and construction of a 24' 4" x 14' 9" wood deck with wood railing with square pickets spaced 4” on center ; all new siding and trim will 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 found on pages 84-85, Porches, Entrances and Balconies on pages 72-73, Decks on pages 38-39 and Utilities and Mechanical Systems on pages 82-83 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. Porch being enclosed is on the rear elevation; enclosure is designed so that the historic character and features of the porch are preserved.
b. Existing windows and doors being removed will be retained and preserved on site.
c. New doors will be wood.
d. Deck will be located on the rear elevation and inset from the rear building corners by at least 12 inches.
e. Deck is designed to be compatible in scale, proportion, materials and detail with the historic building without directly duplicating details;

deck railings are compatible in material, color, scale and detail with the historic building.

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 handrail drawing and 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 11th day of March, 2026.



_____

Sioux Oliva, Vice-Chair
Historic Resources Commission
of Asheville & Buncombe County