BEFORE THE HISTORIC RESOURCES COMMISSION OF ASHEVILLE AND BUNCOMBE COUNTY

) Application for
) Certificate of Appropriateness
) 5 All Souls Crescent
)

This application for a Certificate of Appropriateness ("COA") requesting replacement of existing vinyl double-hung windows with new wood double-hung windows (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 5 All Souls Crescent in the City of Asheville. The Owners/Applicants are Sedgefield Properties LLC / Josh Scala (the "Applicant").

2. The Application requests that the HRC grant a Certificate of Appropriateness for the replacement of existing double-hung vinyl windows with

new wood double-hung TDL windows. 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 Guidelines found on pages 5-10 and Rehabilitation of Cottage Type Structures on pages 17-20 of Chapter 2, Book 2 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. Existing windows were damaged by flooding from Helene, and are not original to the structure or historic.

b. New windows will be wood, true divided light "TDL" and similar to the original in design and material.

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 TDL window 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