BEFORE THE HISTORIC RESOURCES COMMISSION OF ASHEVILLE AND BUNCOMBE COUNTY

) Application for
) Certificate of Appropriateness
) 52 Cumberland Circle
)

This application for a Certificate of Appropriateness ("COA") requesting replacement of screening on rear porch with 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 52 Cumberland Circle in the City of Asheville. The Owners/Applicants are Jane Middleton Haverty Revocable Trust / Mike Romero (the "Applicant").

2. The Application requests that the HRC grant a Certificate of Appropriateness for replacement of existing deck screening and door on rear elevation with new wood single lite windows and single lite wood door; windows

and doors will be trimmed with wood matching existing materials. 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 and Porches, Entrances and Balconies on pages 72-73 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. New windows and door will be wood.

b. Materials, details and color of porch enclosure are compatible with the existing structure.

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. All necessary permits and variances required by law must be obtained before work may commence.

This the 11th day of March, 2026.



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