



MONTFORD

THE NEWSLETTER OF ASHEVILLE'S MOST HISTORIC NEIGHBORHOOD
Vol. 24 No. 5
MAY '19



Montford's Biggest Spring Celebration!

The 16th Annual Montford Music & Arts Festival
Saturday, May 18 from 10:00 AM – 7:00 PM

--- Details on page 3 inside ---



Whitewater Bluegrass Company



Buncombe Turnpike



Powder Keg



Billy Jonas



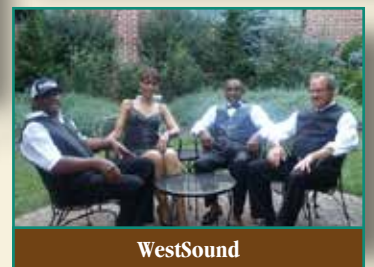
Mystik Montford Krewe



Free Flow Band



Snake Oil Medicine Show



WestSound

Live on the Stage!

TEMPIE AVERY MONTFORD CENTER

EVERY WEEK

Badminton—Join this active group of players Thursday nights 5:30pm - 8:00pm, Saturday mornings 8:30am - 11am.

Capoeira—Learn the Afro – Brazilian art which combines martial arts, dance, and culture. Saturdays 10am - noon.

Table Tennis—Meets every Monday 5:30pm - 8pm, Wednesday 11am - 2pm and Saturday 11am - 2pm.

Ukulele—Mondays 6pm - 8pm. This self-led group welcomes all levels of talent including beginners.

Martial Arts—Tuesday nights 5:30pm.

Open Basketball—Sundays 5pm - 7pm and Tuesdays 6pm - 8pm. Free.



Wednesday Line Dancing—Wednesdays 1:30pm-2:30pm. Free. Instructor donation accepted.

Saturday Line Dancing— May 4, June 22, 2:30pm - 5:30pm. Free. Instructor donation accepted

Open Gym—Mondays noon - 3pm , Tuesdays Thursdays & Fridays 9am - 3pm, Wednesdays 9am - 11pm (*may change due to occasional special events or rentals*)

SPECIAL EVENTS

The Tempie Avery Montford Playground is now open!

Tempie Avery Montford Center thanks the Montford Neighborhood Association for continued donations to pay for those in afterschool and summer camp who are in need of financial assistance!

May 31: Outdoor Movie at Montford Park. Free

Raiders of the Lost Ark. 8:30pm. Costume contest for best 80's costume youth and adult and best Raiders of the Lost Ark costume overall. Free. Bring your own chair / blanket and snacks. (*The event will be cancelled in case of inclement weather.*)

For information regarding any of our programs, facility hours or special events, call 253-3714 or email skriewall@ashevillenc.gov Shana Kriewall, Facility Manager, Tempie Avery Montford Center

April 20th Egg Hunt in Montford Park

A little rain. Nothing could stop these determined egg hunters from having fun.



Join Us!

The Montford Neighborhood Association presents the **16th Annual Montford Music & Arts Festival, Saturday, May 18 from 10:00am – 7:00pm** on Montford Avenue in Asheville. Performers include Billy Jonas Band, Snake Oil Medicine Show, WestSound, Buncombe Turnpike, Free Flow Band, Whitewater Bluegrass Company, Powder Keg, Mystic Knights, Asheville Morris Men, and Ashgrove Garland, Budo Mountain Family Martial Arts, and Chinese Lion Dance by the Mountain Dragon Gong Fu School.

The first “Montford Arts Festival” was held on March 21, 2004, inside Pyper’s Place, which is now Nine Mile Restaurant, and Sweet Heaven Ice Cream Shop, which is now a real estate office. Ira Bernstein coordinated the music for the festival founder, Sharon Fahrer. The first performer that day was Peggy Seeger. What followed was a collection of music made by the musicians who called Montford home. Though the festival has grown quite a bit over the years, that central theme has remained constant. All of the acts booked to perform at the Montford Festival feature performers who are connected in some way to the Montford neighborhood, usually as current or former residents. “Our neighborhood has a history that’s deep and diverse,” says Ben Scales, festival co-director, “and this is the music of our neighborhood.”

Visit montfordfestival.org

Help Support The Festival

Volunteers

It takes many months of planning and organization by the committee and at least 70 volunteers to make it happen when the time comes. **Call Shana at 253-3714** or visit: www.montfordfestival.org/?q=recruit_volunteers

Sponsors

We couldn’t put this festival on without you! Find out all the ways we need money, and how much we’d appreciate you giving it to us.

www.montfordfestival.org/?q=2019_sponsors



Breaking News!

The Montford Bus Stop Campaign—WE DID IT!!!

I can now announce that we have succeeded! Montford came through! The bus stop will be back; plans are being made for the reconstruction.

- Lewis Rothlein

Read more > <http://montford.org/we-did-it-montford-bus-stop-campaign/>

MPP Announces 2019 Season, New Development Director

This article originally appeared in the April issue of The Laurel of Asheville.

By Emma Castleberry

Montford Park Players (MPP) has announced the lineup for their 2019 theater season. The first of these free productions at the Hazel Robinson Amphitheatre will be *Shakespeare in Love*, followed *Henry IV, Part I*; *Robin Hood: Quest for Justice*; *Romeo and Juliet*; *A Winter's Tale*; and *16 Years Tried*. MPP will also host a special holiday performance of *A Christmas Carol* in December.

In the midst of planning their 2019 season, MPP also hired a new director of donor relations to spearhead their capital campaign. Beth Coakley will assist the organization in raising \$2.3 million to complete the renovation of the Hazel Robinson Amphitheatre and hire as many as 15 full-time staff members for theatre production and administration. Coakley, who has a long

career history as a nonprofit fundraiser, was inspired to apply for the position after seeing last year's MPP performance of *Robin Hood*. "As a fundraiser, you have to believe in the mission of the organization you are advocating for," she says. "Montford Park Players struck me as a beloved Asheville tradition with an established history and a mission worthy of supporting."

For more than 45 years, MPP has been sharing free Shakespeare with Asheville and it is committed to

continuing that mission.

"However, it takes money to run a quality enterprise," says Coakley. "The Board has a vision for MPP's future with enhancements to the stage, sound system, lighting, seating, parking options, and permanent staff, crowned by an accessible walkway leading

to a welcome center. We are in the beginning stages of a capital campaign and hope others will support an Asheville institution that makes our city such a great place to live."

Hazel Robinson Amphitheatre is located at 92 Gay Street in Asheville. For more information, go to MontfordParkPlayers.org or call 828.254.5146.



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→ REMINDER ←

Get Ready for Native Plant Swap in May

Charlotte Caplan

The day after the Montford Festival, there'll be a huge Native Plant Swap at Charlotte Caplan's house on Courtland Avenue.



Plant swaps are a great way to diversify your garden collection at no cost. Now is the time to separate your perennials, dig up self-seeded "volunteers", or take cuttings. Pot them up, keep them watered, and bring them to the event. For each plant you bring, you can take one away, for free. No plants to contribute? No problem. We'll have a surplus for sale at modest prices.

The emphasis will be on plants that are native to the Southern Appalachians, so expect to see bloodroot, bee-balm, mountain mint, green and gold, joe-pye weed, little bluestem, rose pinks, sweetshrub, pawpaws, and more. But we'll accept other non-invasive plants too, and even houseplants.

When: Sunday, May 12, 9am—2pm

Where: 39 Courtland Avenue

Parking: On the street, or at the North Star Academy on Montford & Courtland

Questions: ccaplannc1@juno.com (contact me if you want to pick up some free pots)

Proceeds will support the Blue Ridge Naturalist Network, a 501(c)(3) non-profit "Connecting people who love the natural world". Visit us at www.brnnetwork.org or facebook.com/groups/BRNNmembers.

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Historic Resources Commission of Asheville and Buncombe County

Montford Action Agenda Apr 10, 2019

Members present: Chair Bryan Moffitt, William Eakins, Woodard Farmer, Gail Lazaras, Emily Kite, Charles “Ed” Flowers, Valeria Watson, and Craig Cline

Staff present: Stacy Merten, Alex Cole, Jannice Ashley

Item, Summary and Action

72 Woodlawn Avenue—After the fact approval request to regrade area of yard adjacent to driveway and construct a boulder retaining wall.

Action—Continued

50 West Chestnut Street— After the fact approval request to remove original concrete walkway in front yard, install new pebble walkway with stone edging, construct stone retaining wall.

Action—Continued

4 Birch Street—Modify primary structure: replace all non-original windows with new wood windows, remove stair, entry door and windows from bump out on east elevation, replace deck on rear elevation, install new French doors rear elevation. Replace asphalt shingle roofs of primary and accessory structures with new asphalt shingle roofs. Resurface existing driveway with dark colored gravel. Remove one mature tree in front yard.

Action—Approved with conditions

Please refer to the website
www.ashevillenc.gov

for the full approved minutes after the following month’s meeting.



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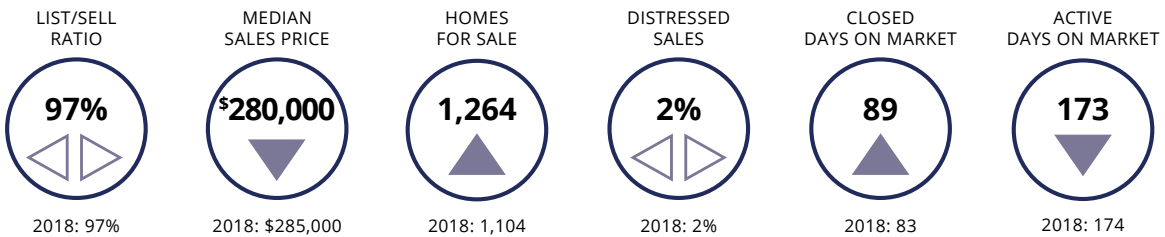
ONE CLICK FIX 828-318-8558

The Market is Closer to Equilibrium than it's been in Nearly a Decade

BUNCOMBE COUNTY INSIGHTS

Taken as a whole, the Buncombe County real estate market is flattening out and becoming less volatile. According to MLS data, the median sales price, average list price, and list/sell ratio remained similar with 2018. Overall, the number of homes for sale increased by 14%, but increases in inventory were most pronounced in upper price points. Sales of homes priced over \$1M increased by 67% (six units).

BUNCOMBE COUNTY VITAL SIGNS 2019 FIRST QUARTER



If you have any questions about your home or property value, reach out to me. Call, email, or text me for a copy of our Quarterly Market Report.

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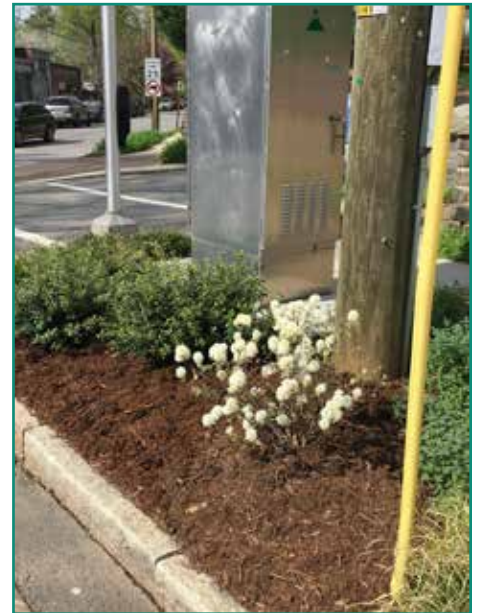


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Thank You Spruce-up Day Volunteers!

Randy Hall

Thanks to each of you, who participated in Spruce-up Day. I'm amazed at how much was accomplished by such a small group. All common areas at the Montford/Cullowhee/Soco intersection were weeded and mulched. Volunteers also planted shrubs, mulched and weeded the Montford garden at Waneta and Montford, while others picked up litter around Soco, Cullowhee, Montford and Cumberland.



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Did You Know

Sybil H. Argintar,

My last column focused upon Investment Tax Credits available for homeowners of historic properties, for non-income-producing uses (owner-occupied). I'd like to feature this time, some info for you if you are the owner of an eligible historic property that you are getting ready to renovate or are underway renovating for income-producing purposes (apartments, the whole house, rental cottage, b&b or office use if allowed, etc.) This can be the main home or that historic outbuilding you're using for monthly or other long-term rentals. As you know, short term residential rental (less than thirty days) is not legally allowed within the Asheville city limits. But the investment tax credit program can help you for those longer-term rental properties.

As with the home-owner tax credits, you must be the owner of a property that is either individually listed in the National Register of Historic Places, or one that is a contributing property in the Montford Historic District. In this instance, unlike the lower \$10,000 threshold for renovating a non-income-producing property, you must meet the adjusted basis of the property for your work. Check with your accountant on this, but generally, this is the improvement value on a property (separate from the land value). For example, if your property, in tax records, is listed at a value of \$350,000, a portion of that is for the land. If the land is worth \$150,000, the improvement (buildings) value would be \$200,000. If there is an outbuilding on the property, this is given a separate value from the main house. You must exceed this value by \$1 to qualify for the income-producing credits (in this case meaning spending \$201,000 on the renovation work). Perhaps the outbuilding is worth \$15,000, so what you would need to spend is \$15,001, minimum, to qualify. These income-producing tax credits are required to be substantial rehabilitations, so the thresholds are a bit different.

If you meet this threshold for substantial rehabilitation, you could apply for this process. The same set of design standards apply, The Secretary of Interior's Guidelines for Rehabilitation,

as for the owner-occupied properties, and the application is in three parts—certification the building is contributing, with before rehab photos, description of the work, and photos of the completed work. Even if you are underway, as long as you have good photo documentation from before the work began, you can apply. There are some time limits that the IRS imposes for reviewing a property after a project is completed. If you spend, as an example, \$100,000 renovating a property, and meet the design standards, you are eligible for a 20% tax credit on Federal taxes owed, and an additional 15% credit on State taxes owed, for a total of \$35,000. There is no Federal equivalent for owner-occupied houses (as we discussed in a previous article), but the State tax credits are available for both non-income-producing and income-producing properties.

There is a three-part application that must be submitted to the State Historic Preservation Office, which includes a history of the building (to certify it still qualifies as a contributing building), a description of the work to be done with detailed photos of pre-rehab conditions, and a final piece when all work is completed. All work within the footprint of the building is eligible, including electrical, HVAC, plumbing, etc.

Again, as with any renovations, in Montford, as a local historic district in addition to being a National Register Historic District, that the Historic Resources Commission of Asheville and Buncombe County will also review the project, but just for any proposed exterior work. That is a separate application that will need to be submitted concurrently to the Commission with the investment tax credit application. This is another great financial incentive for you to explore!

Sybil Argintar is a Montford resident and has owned and operated her historic preservation planning consulting business, Southeastern Preservation Services, in Asheville, since 1985. She has worked with several owners in Montford who have utilized these tax credit programs. Feel free to give her a call or an email! sybil.argintar@yahoo.com (828) 230-3773

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Mike is not about selling or pushing – he is all about earning trust & developing a relationship. He respected my thoughts during the negotiating process & represented us well. As a lifelong Asheville resident Mike had excellent recommendations on folks to help out with inspections, survey, closing attorneys & more (including restaurants & music venues). His team at Town and Mountain Realty is professional and friendly. Going to their office is a cross between visiting a real estate office & visiting someone's home. You cannot go wrong working with Mike Miller! - Don K.



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Green Corner

Mitch Russell



It's spring and time for gardening and cutting grass. I enjoy gardening, but not grass and its maintenance because it is incredibly water intensive and we've allowed ourselves to become "dependent" on fertilizing.

Have hope, there are green versions that aren't as harmful to the environment, our pets, kids or us. I haven't used any and don't like promoting items, but feel if it helps the soil, water & air then its worth it.

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Resource Directory

House Histories

Learn the story of your house. Who lived there, who owned it and what they did for a living.

- For more information call Sharon at 777-1014

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Stroll the neighborhood or downtown. Walking tours of historic Montford, Riverside Cemetery, Biltmore Village and downtown Asheville, call 777-1014.

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- Call your neighbors, Leslie and David Humphrey 277-5164

Join the Montford listserv.

The Montford listserv is a neighborhood discussion list. This is a place where you can exchange news about the neighborhood. Visit Montford.org to learn more.