



# MONTFORD

THE NEWSLETTER OF ASHEVILLE'S MOST HISTORIC NEIGHBORHOOD  
Vol. 28 No. 9

SEPTEMBER '23

• 25TH YEAR OF THE •



## Montford



• HOLIDAY TOUR OF HOMES •

SATURDAY  
12 · 09 · 2023  
1 - 5PM  
TICKETS - \$30

FOR MORE INFO:  
[WWW.MONTFORDTOUR.COM](http://WWW.MONTFORDTOUR.COM)

HELP US WELCOME BACK THIS  
TREASURED NEIGHBORHOOD  
EVENT! WE ARE WORKING TO  
PUT ALL THE PIECES  
TOGETHER TO CREATE A DAY  
FULL OF HOLIDAY CHEER!  
PARTICIPATE! VOLUNTEER! SPONSOR!  
PROCEEDS HELP SUPPORT  
NEIGHBORHOOD PROJECTS

*September is here!*  
*Looking Forward to the Holiday Season!*

TEMPIE AVERY MONTFORD CENTER

**Calendar**

**AfterSchool Program Youth and Teen**

Monday-Friday from 2:30pm-6:00pm - Program runs through June 7, 2024

**Art & Soul**

Fridays, September 1 & 22, October 6, November 3 & 17, and December 15 from 6:30pm-7:30pm Ages 50 and older Fee: FREE

**TAM Game Nights**

Fridays, September 15, October 20 & December 8 from 6:30pm-8:00pm - Fee: FREE

**Toddler Craftin' Through the Season**

Wednesdays, September 6 & 20, October 4 & 18, November 1 & 15, and December 6 & 20 from 5:30pm-6:30pm Fee: FREE

**Teen Cuisine**

Fridays, September 8 & 29, October 20, December 1 & 22 from 6:00pm-7:30 pm Ages- 13-18  
Fee:\$10/per class

**Book Tok**

Tuesdays, September 5, October 3, November 7, and December 5 from 6:00pm-7:30 pm FREE

**For more Information Contact:**

Seth Jackson  
Recreation Facility Supervisor  
Tempie Avery Montford Center  
Asheville Parks and Recreation  
(828) 253-3714-office  
(828)575-4532-cell

**Fall PLANTS, Gourds, & Pumpkins Sale!**

**Saturday, October 7th, 9AM to 3PM**

\* Mums, Asters, Montauk Daisies, Ugly Gourds & Pumpkins of all Sizes \*

**Montford North Star Academy PTO**

An Asheville City Schools Public Middle School

90 Montford Avenue • Next to the Chamber of Commerce

Grown by and supporting the residential recovery program at **First Step Farm of WNC, LLC**, in Candler, NC

**Save 10% with Quantity + Save 10% with Your Go Local Card**

Pumpkins ~ Individually Priced ~ buy 3 for quantity discount

Ugly Gourds ~ Individually Priced ~ buy 6 for quantity discount

8" Mum Pot ~ Mums, Asters, Montauk Daisies

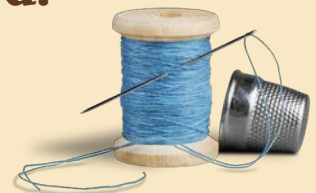


Photos Courtesy of First Step Farm of WNC, LLC, & Pexels.com



**Hello Montford!**

When I hear of the wonderful activities going on or being initiated in the Tempie Avery Montford Center, then read requests emailed by Montford residents for advice on services needed, I say to myself, hey, self.. can these parties meet in the middle? For instance. A lady wrote to Montford email recipients of her need for someone to take care of simple sewing repairs. I thought, can some Center kids be roused to learn those skills, taking them on as an afternoon activity? Who can come teach them? Reckon there are supplies sitting around in Montford that can cheerfully be donated? The Tempie Avery Montford Center can be a model for fun AND practical intergenerational transformations. Let's ask for some parameters.



**Cathryn McLeod**

# DO YOU KNOW HOW THE HRC GUIDELINES AFFECT YOUR HOME?

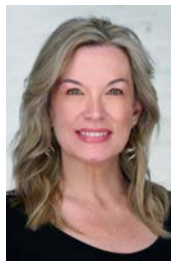
## Montford Historic District Design Review Guidelines



Adopted April 14, 2010  
Amended December 14, 2016  
Asheville, NC

HRC meetings are held on the second Wednesday of each month at 4 p.m. in the North Conference Room of Asheville City Building at 70 Court Plaza.

For a digital or bound copy of the Montford Historic District Design Guidelines, email [Millie@PremierSIR.com](mailto:Millie@PremierSIR.com) or call 828.215.5543.



# MILLIE

## MILLIE FARMER

828.215.5543

[Millie@PremierSIR.com](mailto:Millie@PremierSIR.com)

[MillieFarmer.PremierSothebysRealty.com](http://MillieFarmer.PremierSothebysRealty.com)

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## Forever Montford

### Plant a tree for Montford!

Fall is the best time to plant that tree you've been dreaming about, and the MNA will help pay for it. A tree will provide beauty and shade, help lower your summer energy costs, clean the air around you, control storm water run-off, provide forage and shelter for wildlife, and increase the value of your home. It can take many years for a tree to reach maturity, so plan now to protect our future canopy.

The MNA will pay up to 50% of the cost for planting a tree on your property - up to \$150 per tree and up to \$300 total per household. Any Montford property owner, renter or local organization may apply.

Here's how to complete an application and receive reimbursement:

1. Visit [Montford.org](https://montford.org) and the "Links" pull-down tab for a copy of the grant application.
2. Complete and submit the grant application as instructed on grant form.
3. Wait for approval of grant.
4. Purchase and plant your tree/trees (or contract the project).
5. Send an email when project is complete (to [lynn.raker@gmail.com](mailto:lynn.raker@gmail.com)).

When selecting your trees, think native. An integral part of nature's food chain, Native tree species are more beneficial to our ecosystem. A list of native canopy and understory trees, evergreen and deciduous, may be found at the end of in the Montford Historic District Design Review Standards:

[https://drive.google.com/file/d/1shfSDGJQ\\_r0cjzCrtLnh017Mg8GCip6F/view](https://drive.google.com/file/d/1shfSDGJQ_r0cjzCrtLnh017Mg8GCip6F/view)

Make your tree-planting plans soon! Award of grants is at the discretion and funding availability of the MNA.



**Mark your calendar**—for  
December 9, 2023 for the  
**Holiday Tour of Homes.**  
Stay tuned for details!

*Forever Montford*

**WELCOME PACKET**

**Dan & Judith Sanford**

Forever Montford, a committee of the Montford Neighborhood Association (MNA) has created a Welcome Packet for new Montford residents. The packet contains information such as a brief history of Montford, a list of MNA board members along with contact information, Montford listserv, Montford newsletter, neighborhood parks, events, restaurants, maps, volunteer opportunities and much more. Packets are being delivered by MNA board and Forever Montford committee members upon learning of new residents. Recipients of the Welcome Packet have shown great appreciation with one neighboring writing, "Looks like we lucked out in the neighbor and neighborhood department! I appreciate the history and local information. Well done, and thank you for your thoughtfulness."



If you are new to Montford or know of a new resident, please contact one of the below, and we will coordinate delivery of a Welcome Packet.

- Dan Sanford: [sanford.danielj@gmail.com](mailto:sanford.danielj@gmail.com)
- Judith Sanford: [sanford.judith@gmail.com](mailto:sanford.judith@gmail.com)
- Leslie Humphrey: [leslieinmontford@gmail.com](mailto:leslieinmontford@gmail.com)
- Ashima Nair: [ashimanair@gmail.com](mailto:ashimanair@gmail.com)



**Montford  
Convenience Store**  
*Your local neighborhood store*

**Hours:**  
Monday thru Saturday - 8am to 11pm  
Sunday - 9am to 10pm  
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□  
Asheville



We appreciate Archetype Brewery offering a vibrant setting for the Montford Neighborhood Association meetings.





## Historic Resources Commission of Asheville and Buncombe County

### Montford Action Agenda 09/14/23

**Present:** Chair Sioux Oliva, Emily Kite, Will Hornaday, Maria Delsasi, Claire Thomas, Annie McDoland, Alexander Ellenbogen, and Amy Moxley

**Staff Present:** Alexandra Cole, Jannice Ashley, Stephanie Dahl and Jackson Marks

#### Item, Summary and Action

**246 Cumberland Avenue** - After the fact approval request to replace the metal picket fence surrounding the swimming pool in the rear yard with brick walls and brick paving for pool decking.

**Action**—Denied after the fact request to replace metal fence in rear yard brick walls.

Approved after the fact request to change pool decking material from pavers to brick.

**134 Flint Street** - Construction of new door opening and crawl space/basement access doors on north elevation.

**Action**—Approved: Unanimous

**185 Pearson Drive** - Modifications to rear elevation, including demolition of small section of exterior wall and construction of a new enclosed porch and deck; modifications to several windows on side and rear elevations.

**Action**—Approved: Unanimous

### HRC Application Portal

The city is now accepting HRC applications digitally via the Development Portal at this address:

<https://develop.ashevillenc.gov/>

Please refer to the website ([www.ashevillenc.gov](http://www.ashevillenc.gov)) for the full approved minutes after the following month's meeting.

## Resource Directory

### Historic Walking Tours

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

• 777-1014.

### Raven Invasive Plant Management

Saving trees and native plants from non-native invasives. Raven IPM is a local, organic, woman veteran-owned business specializing in mechanical removal of invasive plants. No chemicals, just hard work. • (828)866-3200 • RavenNC.com

### Smart Feller Tree Works

Down trees got you down? Contact us for all your tree removal and pruning needs! We are locally licensed and insured. Please call for free estimates. Montford references available. Thanks.

• 828.545.5503

### Square Peg Construction Inc.

Add beautiful custom woodwork to your historic home: New upgrades like wood paneling, built-in cabinetry, trim, doors, stairs and railings. Small details add big impact! Montford references.

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



Paul Dixon  
828.215.7772

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1980

MORGANKEEFE.COM



**AFTER**



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**GrizzlybearArborcare.com**

**GRIZZLYBEAR  
ARBORCARE**

*tough love for trees*

## Historic Tax Credits NC HPO

Rehabilitation tax credits can do a lot for a historic neighborhood like Montford. The credits aim to keep what makes a historic property special—the “they just don’t build like that anymore” features— while providing an economic incentive to help offset costs related to owning an older building. Montford is a great example of a collection of historic properties, both residential and commercial, that contribute to a diverse and dynamic community character. Tax credits may help ensure that authentic historic character is preserved as owners maintain, repair, and update their properties.

Owners of historic properties in North Carolina may take advantage of two different tax credit programs (three including mill properties, but we’ll keep it simple here). The homeowner tax credit program offers a 15% state tax credit for rehabilitations of owner-occupied residential properties. Homes must contribute to a National Register Historic District such as Montford, or be listed in the National Register individually. The North Carolina Historic Preservation Office’s HPOWeb ([gis.ncdcr.gov/](http://gis.ncdcr.gov/)) will help you figure out if your home qualifies.

The rehabilitation of a home must cost more than \$10,000 over a 24-month period. Eligible rehab expenses must be incurred within that 24-month period, although the project may take longer than that. Eligible rehabilitation expenses are limited to \$150,000, meaning homeowners spending

at least \$150,000 of eligible expenses may claim a maximum tax credit of \$22,500. Homeowners are advised to consult an accountant or tax advisor related to state Department of Revenue regulation, and to verify how tax credits will apply.

Randy Hall, a Montford resident, has completed two homeowner tax credit projects for his property. When asked what he would tell his neighbors about why the credits are worth it, he shared, “the process was easy to do. It’s a great tax credit to offset the cost of owning an older home.”

Aside from the tax credits for owner-occupied residential properties, there are also combined federal and state income tax credits that offset repair and rehabilitation costs for depreciable, income-producing properties that are listed in the National Register of Historic Places. Parallel to the homeowner program, the federal tax credit program requires an application that documents the building and proposed work. Interior and exterior building work must meet preservation standards and guidelines, and there are specific IRS requirements for claiming the credits.

All projects using the tax credits must meet the Secretary of the Interior’s Standards for Rehabilitation. The Standards are a basic blueprint of 10 principals that guide a historic rehabilitation project. Because the tax credits are

for rehabilitations, not restorations, homeowners aren’t expected to return the house to how it originally looked, i.e. if the original clay tile roof on your 1920 home was



**Baker House Flint Street - BEFORE**



**Baker House Flint Street - AFTER**



replaced with asphalt shingles 20 years ago, you won't be forced to replace the shingle roof with clay tiles to qualify for the credits. You should, however, make sure that any existing distinctive materials, features, or finishes remain and are repaired when possible, rather than replaced. The Historic Preservation Office can help you figure out if your project meets the Standards.

To determine if your home repair or rehab project qualifies for historic rehab tax credits, or if you have questions about the program, please reach out to Meghan Sullivan, Homeowner Tax Credit Coordinator at the NC Historic Preservation Office, at [meghan.sullivan@dncr.nc.gov](mailto:meghan.sullivan@dncr.nc.gov). For commercial tax credit questions or other historic preservation-related questions, please contact Jennifer Cathey, the Restoration Specialist for Buncombe County, at [jennifer.cathey@dncr.nc.gov](mailto:jennifer.cathey@dncr.nc.gov).



The NC Historic Preservation Office's Restoration Services Branch is here to help you, whether it is guiding you through a tax credit project or providing free technical advice, on-site building evaluations, or specialist referrals. Visit [hpo.nc.gov](http://hpo.nc.gov) for more information.

**Montford Neighborhood Association**



**What bears are doing now**

***September at a Glance:***

- Bears enter hyperphagia in September and may look for food up to 20 hours a day.
- Berries, nuts and acorns are important fall bear foods.
- Bears can gain two to three pounds a day.
- Even bears that don't hibernate eat as if they're going to.
- Moms-to-be look for a good birthing den and nursery.

Read more: <https://bearwise.org/what-bears-do-in-september/>





## Pack Memorial Library 67 Haywood Street in downtown Asheville

*“The only thing that you absolutely have to know, is the location of the library.” —Albert Einstein*

Are you new to the neighborhood or has it been a long time since you last visited Pack Memorial Library in downtown Asheville? There are endless resources to explore or to discover:

- **Over 150,000 items available for browsing and lending.** These resources include books, periodicals, CDs, DVDs, and research materials. The library also participates in statewide resource sharing and offers inter-library loans.
- **Free internet access, public computing, and Wi-Fi.** Photocopy and printing services are available for a small fee.
- **Free laptop and hotspot lending program.** Laptops and hotspots are now available for a free 30 day loan with a library card.

- **Free tickets to local attractions.** Use your library card to sign up for Zoom passes, which are free tickets to local attractions like the WNC Nature Center, the NC Arboretum, or the Asheville Museum of Science.
- **Free digital audiobooks, e-books, magazines, and movies.** The Libby app from Overdrive provides downloads of these items to your smart phone, tablet, or computer. It's like an Audible subscription service, but free with your library card.
- **A vibrant and inviting children's library.** The library has books for all ages and reading levels, and board games, and sporting equipment available to lend.
- **Thousands of unique local historical records, photographs, maps, and memorabilia.** The Buncombe County Special Collections Library provides researchers the resources and expertise they need to understand and interpret the history of Western North Carolina.
- **Bookends Used Bookstore offers bargain prices for a wide variety of books and media, including vintage and collectible materials and bestselling fiction.** Proceeds from the sales benefit the library programming.

For more information, visit the library or their website: <https://www.buncombecounty.org/governing/depts/library/branch-locations/pack-memorial.aspx>

Parking in the Civic Center parking ramp is free for the first hour. The library is also walkable from the Montford neighborhood.



## *Join The Montford Listserve*

The Montford listserv is a neighborhood discussion list. This is the place where you can exchange news about the neighborhood.

Visit <https://montford.org/montford-listserve/> to join.

## Green Corner

### Erin Hiatt

Nearly a third of greenhouse gas ([GHG emissions in the US](#)) come from transportation.

Two of the largest sources of that third are light-duty trucks, which include sport utility vehicles, pickup trucks, and minivans (37%) and passenger cars (21%). Especially with cooler weather on the way, consider avoiding emissions and saving some money by exploring other ways to get around:



### Walking

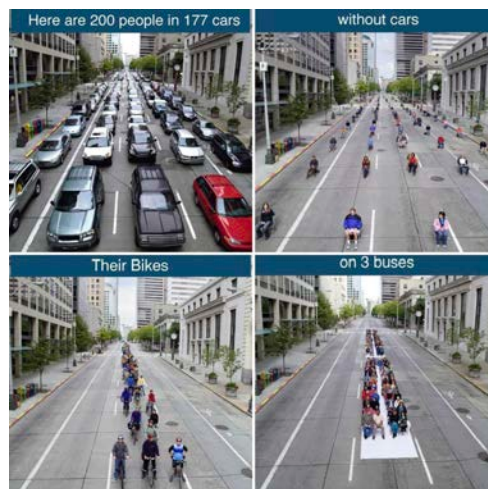
While Asheville overall may not get the best [walkability score](#), several areas (including Montford of course) provide the opportunity to exercise and get around emissions-free.

### Biking

Distances between several main areas in Asheville are ideal for biking, though road design and hills can make it challenging. If road biking is intimidating, explore where you could get largely via [greenways](#) and [bike lanes](#). And while adding a battery does significantly bump up the GHG footprint of bikes, e-bikes may be a great fit to tackle otherwise preventative inclines more carbon efficiently than cars. Consider buying refurbished/used! It makes a huge difference on the environmental impact.

### Busing

Check out this image that helps illustrate the impact buses can have on road congestion relative to other modes. Leveraging Asheville's bus system may take a little planning ahead, but it connects to an impressive number of destinations at very reasonable fare.



### Carpooling

About [38%](#) of personal vehicle trips in the US are single-occupant to transport just the driver. Sites like [Share the Ride NC](#) and [CarpoolWorld](#) are a great way to consider if any of your regular trips provide an opportunity to join or start a carpool.

### Driving

Buncombe county has the third most [electric vehicles \(EVs\) registered](#) across NC counties. EVs are currently not without their own [environmental challenges](#) and some [tradeoffs](#), but they are critical technology to drive reductions in transportation emissions. Leverage [current incentives to offset cost](#) and consider buying used for the lowest footprint.

### *Keeping your combustion engine vehicle for a while?*

Here are a few common fuel economy tips you might not know are myths or now outdated:

“[Idling is better than turning the engine off then on again](#)”: Unless you have a vintage car, it's better to turn your car off than to idle for more than 10 seconds. That's why many new cars have start-stop technology.

“Windows down at higher speeds uses more fuel than running A/C”: [Windows down, even at higher speeds, is the more efficient choice](#) - but of course consider driver safety and alertness.

“Idle the car to warm up in cold weather”: Once any ice is clear for safety, [driving your car helps it warm up faster than idling](#). Also, most auto manufacturers recommend [against idling](#) even on the coldest days.

Happy Exploring!

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Historic Window and Door Restoration specialist

*The Montford Newsletter* is published online by the Montford Neighborhood Association, P.O. Box 7181, Asheville, NC 28802, for the residents of Asheville's first historic neighborhood. We welcome articles and advertising by the 20th of the month.

Note: Opinions expressed in this newsletter by contributing authors do not necessarily reflect the official policy or position of the MNA.

Contact Editor Kelly Ross Terry at [krtGraphicDesign@gmail.com](mailto:krtGraphicDesign@gmail.com), 230-7439 for more information.