

12 Irving Street, Asheville, NC

Summary of improvements by current owner

Acquired in 2019, a major renovation and upgrade to this 1924 structure began:

- **Foundation – the deteriorated foundation at the rear of the house was replaced with a masonry foundation of concrete block. Lengthwise wood beams were reinforced and leveled with interior blocking and an underground drain system to the house installed, draining to the fronting street, all work permitted, inspected by City of Asheville (COA). Neighbor to the rear, slightly uphill, installed (2023) a retaining wall and pipes runoff water through 12 Irving Street’s drainage to the fronting street. 12 Irving is flood proof as witnessed during the storm of 2024 and with no water infiltration.**
- **Removed Window Units and installed HVAC- Central Forced Air, Heat Pump and Furnace**
- **Roof - Reroofed 2020, John McClung Roofing (unanimous 5-star reviews), Asheville, NC with 35-year asphalt shingling.**
- **Water meter – removed from a neighbor’s property onto that of 12 Irving a new copper line run from meter to dwelling. Permitted by COA.**
- **Landscaping – existing overgrown shrubbery was completely removed with an eye toward keeping regular mowing to a minimum. Stonework was commissioned from noted local stone mason (<https://peterrocks.com>) to create a focal point entry on the**

N/W side of the house leading to the front door. New tree plantings include: Deodar Cedar, Parsley Hawthorne, Catalpa, Japanese Maple, Redbud, Silver Maple, Carolina Cypress and Arborvitae (Green Giants) create solid borders about the yard along with Nellie Stevens Hollies. Limelight hydrangeas line the front border of the home, backed by a line of shrub roses. Numerous daylilies and perennials dot the landscape in beds. New fencing installed along all borders creating privacy from neighboring properties.

- Dwelling exterior: painted with top of the line Ben Moore Aura Paint (White Diamond) in 2018, primed with oil base for long term adhesion. Custom made shutters, which are correctly attached, were added. Fenestration includes vintage wooden double hung windows which were stripped, primed, repainted and rehung along with Andersen top of the line energy efficient windows in parts of the house, particularly in what is now a “garden” room off the great room, formerly a screened-in porch. The two exterior doors contain stained glass panels appropriate to the era of the house and the full bath window was removed and re-glassed with a custom piece of stained glass (www.ashevillestainedglass.com)
- Interior renovation - layout: the original floorplan of the house was extensively modified to complement modern living. Rooms were “rotated” to create a vaulted great room with kitchen, dining and living combined. The attic above, basically unused space, was removed to create a 14’ peaked ceiling, greatly adding to the drama of the interior. An electric fireplace was added with vintage mantel. A formerly overly visible full bathroom is now neatly

tucked away en suite to the master bedroom and former “pass-through” space given over to the creation of a commodious walk-in closet, uncommon for this vintage home. The full bath features a heated floor and platform soaking tub. A half bath was added at the end of the residence that contains a second smaller bedroom.

- Interior renovation – finishes and ornamentation: All interior surfaces were repainted with either top of the line Ben Moore paint or full spectrum paint from Donald Kaufman. Crown moulding was added throughout, and wall paneling-style moulding was also installed. Ceilings in several rooms are either wall-papered or ornamented with plaster work. Window treatments are either fabric curtains or wooden blinds.
- Lighting and hardware – all lighting is vintage and hardware throughout the house is period-sourced and appropriate. Many light switch plate covers and each toilet paper holder is, for example, a style called “Carriage House” popularized by Amerock in the 1950s. Sconce lighting was installed four different locations, all of which are period. Cabinetry through features authentic vintage hardware.
- Appliances: all kitchen, including stove, refrigerator and dishwasher were replaced or installed within the timeframe of the 2020 renovation. New Samsung steam washer and dryer also installed. All plumbing fixtures are also new additions via the large renovation project.

- **Flooring – all original flooring is intact. The garden room and half bath were re-tiled with modern-era VCT appropriate to the era of the residence.**
- **Permitting – all major construction work was permitted and inspected by COA. All permitting paperwork is available.**

Sue G. Russell