

**TOWN OF BLACK MOUNTAIN BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION**

Meeting Date: June 14, 2010

SUBJECT: Call for a public hearing on August 16th, 2010 to hear public comment on Historic District Nominations for the South Montreat Road and Dougherty Heights Neighborhoods for the National Register of Historic Places, enabling property owners to take advantage of available state and federal rehabilitation tax benefits.

AGENDA INFORMATION

Agenda Location: Consent Agenda
Item Number: 5-E
Department: Planning and Development Services
Contact: Elizabeth Teague, Planning & Development Services Director
Presenter: Marcy Onieal, Town Manager

BRIEF SUMMARY: The Historic Preservation Commission worked with ACME Preservation Services, Inc. to develop applications for two neighborhoods in Black Mountain to be considered for nomination by the NC Dept of Cultural Resources to the National Register of Historic Places. This designation will recognize the value and uniqueness of these neighborhoods and provide eligible property owners a tax credit toward rehabilitation costs. The proposed designation is **non-regulatory** and will not impact building permit requests for new construction. This designation differs from the Downtown Historic District, which, in addition to being a recognized historic district, was also designated through a different process as a zoning overlay district with certain restrictive guidelines. Montreat Road and Dougherty Heights property owners, who do not wish to take advantage of the benefits offered by this designation may opt out of the National Register nomination by simply filing a form with the State Historic Preservation Office. This work is pursuant to the Historic Inventory completed in 2007 and is funded in part by a Grant from the North Carolina Office of Archives and History under the Certified Local Government Program. Nominations are scheduled to go before the state nominating committee in October.

RECOMMENDED MOTION AND REQUESTED ACTIONS: To call for a public hearing on a **Resolution of Support** for two, non-regulatory Historic District Nominations, to be held on Monday, August 16, 2010 at 6:00 p.m., or as soon thereafter as possible, in the Meeting Room of the Town Hall located at 160 Midland Avenue.

FUNDING SOURCE: \$3,960 in NC-CLG Funding; \$4,600 in Grant match previously allocated by the board in FY 09-10.

ATTACHMENTS: 1) National Register Designation Information Sheet; 2) Registration form for South Montreat Historic District; 3) Registration form for Dougherty Heights Historic District; 4) Historic Preservation Commission Resolutions of Support

MANAGER'S COMMENTS AND RECOMMENDATIONS: The nomination process does not require a formal public hearing, but as requested at the last meeting of the Board of Aldermen, we are calling for a public hearing to allow residents and board the opportunity to learn about the benefits of historic district designation. The BoA previously approved receipt of grant monies that funded the application process, which was recommended and initiated by the Black Mountain Historic Preservation Commission. Staff has communicated with Mr. Neal Orange, representing the First Baptist Church, who raised concerns about the church's inclusion in the district. He now understands that the church (or any property owner for that matter) may opt out of inclusion in the District. **This non-regulatory designation will allow property owners, within the designated districts, to take advantage of federal and state tax credits for rehabilitation activities, if they choose to do so. Approval is recommended by staff, town manager and Historic Preservation Commission.**