

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION
MINUTES OF REGULAR MONTHLY MEETING
July 19, 2006**

The **Black Mountain Historic Preservation Commission** held its regular monthly meeting on Wednesday, July 19, 2006 at 7:00 p.m. in the Public Safety Building, 106 Montreat Road.

I. CALL TO ORDER

The meeting was called to order with the following members present:

Susan Robinson, Chair
Jane Reeves, Vice Chair
Gay Currie Fox
Bill Munn

Absent:

Martha Cummins

Staff present:

Elizabeth Teague, Planning Director
Rosa Hilbert, Senior Administrative Assistant

Others present:

Sybil Bowers, Consultant
Becca Johnson, Division of Historical Resources Western Office
Elizabeth Lovejoy
Kenneth Pittman

Chair Robinson declared a quorum present consisting of five regular members. The meeting was duly constituted and opened for the transaction of business.

II. ADOPTION OF AGENDA

Gay Fox made a motion to adopt the agenda as written. Bill Munn seconded the motion and it passed unanimously.

III. ADOPTION OF MINUTES

Vice Chair Reeves made a motion to adopt the minutes of June 21, 2006 with a correction noted on page 3. Bill Munn seconded the motion and it passed unanimously.

IV. OLD BUSINESS

Scope of Work and Approaches for CLG Inventory Process

Elizabeth Teague said the TPP (Time-Product-Payment) schedule is a method that the state approves which helps to monitor the CLG contract agreements. Each time an objective is reached it is reviewed by Becca Johnson from the local historic office, Town staff and then forwarded to the Raleigh office for remittance to Sybil Bowers.

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Ms. Teague said the start date on the TPP will probably change. She explained that the grant application required a copy of the Town's Conflict of Interest Policy which will be presented to the Board of Aldermen for adoption at the next Board meeting in August. She added that the State is changing their procedure for processing inventories to a digital format. A revised Appendix D will also be included in the application process as part of the contract agreement. She said the CLG packet would be complete pending receipt of the Conflict of Interest policy and Appendix D. Ms. Teague said that Ms. Bowers and Ms. Johnson are supportive of the preliminary procedures.

Becca Johnson encouraged the Commission to pursue their objectives with an initial time frame to identify priorities, organize a preliminary ride-around, and involve the community. She recommended a second ride-around with the Commission as an informational gathering event.

Chair Robinson said the Museum is sponsoring two urban walks with the first walk-around letter carrier in Black Mountain in July. Vice Chair Reeves said that the first walk will encompass the downtown and the following week will include the Church Street neighborhood. Chair Robinson said that the second walk would be beneficial for the Commission and Ms. Bowers. Ms. Teague will confirm the time schedule and coordinate with the Commission.

Sybil Bowers said that she is comfortable with periodically submitting a progress update on the inventory survey to the Historic Commission. Chair Robinson recommended that a press release including a picture of Ms. Bowers be published in the Black Mountain News.

V. NEW BUSINESS

Certificate Of Appropriateness – Old Depot project (Historic District)

Chair Robinson called the public hearing to order. She said the Commission has been presented with a request to review and approve a Certificate of Appropriateness for landscape improvements to the Old Depot which is in the downtown Black Mountain Historic District.

Ken Pittman with Appalachian Landscape Planning and Design located at 118-D Cherry Street, Black Mountain presented the Commission with landscaping plans for the Old Depot. He said that the Old Depot received a grant to refurbish the caboose and to construct a garden between the caboose and the Old Depot. He presented a copy of the proposed plans and the elevation extending north to south. Mr. Pittman pointed out the brick pavers, and planting beds lined with timbers which help hold the bricks together; planting areas would be slightly raised. He said they ruled out the use of railroad ties because they are cumbersome and have an odor; however, the timbers would be representative of the railroad ties and in keeping with the theme.

Mr. Pittman said that the fountain near the bus stop and the other end of the building would be incorporated in the plan. He pointed out on the plans the two entrances into the garden from Sutton Street. There will be a brick basin for the fountain but it will not be a basin for the pool. He said it would be a means of collecting and recycling the water from a hidden

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reservoir. Chair Robinson asked about the tree in the drawing. Mr. Pittman said the tree in the drawing is a new tree and he suggested a flowering Cherry to replace the previous tree. He said the first phase of construction would include everything except the iron fence and the gate which would be a future project. He said the wiring would be in place for the two lamps and would be completed when the funds are available. Ken pointed to the elevations referencing the brick pavers and said there is a slope downward but it is flush at the edge of the pavement. He said the brick pavers would be on a sand base and will be easy to rise to meet whatever the new grade and drainage requirements would be for Sutton Avenue in the future.

Mr. Pittman presented a sample of the brick that would be used. He said that one side of the brick could be engraved with the patron's name which would be placed near the front of the depot. He said that the improvements to the depot will give pedestrians an area to be safe, get out of the traffic, and get back across the street. There will be a mulched area below the stairs near the step-down behind the caboose where children can play. Gay Fox asked about benches for seating. Ken said there is space for benches and as people make donations, the appropriate furniture to accentuate the architecture can be added. Chair Robinson asked whether there could be space on the patio for displaying some of the history of the downtown. Ken recommended that the Commission discuss ways to utilize the space to include some interpretative information about the Depot and the Town with the Depot Association.

The Commission came to a consensus that the evidence presented meets the Historic District Guidelines. Gay Fox made a motion to approve the request for a Certificate of Appropriateness. Vice Chair Reeves seconded the motion. The motion passed unanimously. Chair Robinson declared that a Certificate of Appropriateness for landscaping renovations for a garden area between the caboose and the depot is granted by the Historic Preservation Commission.

VI. HISTORIC COMMISSION/STAFF COMMENTS

Reports and Communications, Community Announcements, Future Agenda Items

Ms. Teague reported that the Board of Alderman approved the allocation of funds for the traffic study on Sutton Avenue from NC Highway #9 to Black Mountain Avenue. She said the main focus is traffic safety but will also consider parking; establishing pedestrian areas on the depot side of Sutton Avenue, and improve crossings. She said the consultant will talk with Business-To-Business and coordinate with Ken Pittman to tie in his development recommendations at the Depot.

Ms. Teague recommended that interested Commission members attend a lecture on Urban Development presented by Terry Shook, founding partner in Urban Design. The lecture will be at the Diana Wortham Theatre on Wednesday, July, 26, 2006 at 6:30 pm. She said the lecture will address issues on building heights, site density, and mixed-use developments. The need for building higher than the current 35-foot limit will be challenged as land becomes more expensive. She said the Planning Board will be discussing the building height concerns at their upcoming meeting. She added that the reason for the current building height

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regulation in Black Mountain is because the Town Fire Department does not own a ladder truck and building are not higher than 35 feet.

Ms. Teague said that the Land Use Codes draft is available on the Town website. It is also available on CD and interested persons should contact her office.

VII. PUBLIC COMMENTS

At this time, the Commission members, Sybil Bowers, and staff reviewed targeted areas on the map for the CLG inventory. Some of the areas mentioned were: McCoy Building, the rock building/oldest structure, Byrd Street, North Park Lane, Church Street, North Dougherty, Vance Avenue, In The Oaks house, Montreat Road, Camp Merri-Mac, Black Mountain Inn, Runion House, Black Forest Lodge, Monte Vista Hotel, Avena Road, Juke Joint/Flat Creek Road, Thomas Chapel, Alexander Hill Road, Morgan Manufacturing plant, Black Mountain Center buildings, Tomohawk railroad structure. Ms. Teague emphasized the importance of letting folks know why the inventory is being done and explaining the differences between national register and local designations.

VIII. ADJOURNMENT

Vice Chair Reeves made a motion to adjourn the meeting at 8:00 p.m. Bill Munn seconded the motion and it passed unanimously.

Susan Robinson, Chair

Martha Cummins, Secretary

Rosa B. Hilbert
Administrative Assistant