

**TOWN OF BLACK MOUNTAIN  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF REGULAR MONTHLY MEETING  
April 18, 2007**

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The **Black Mountain Historic Preservation Commission** held its regular monthly meeting on Wednesday, April 18, 2007 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  
Martha Cummins

Absent:

Gay Fox  
Bill Munn

Staff:

Rosa Hilbert, Administrative Assistant

Consultant:

Sybil Argintar

Other (s)

Tom Motzko

Chair Robinson declared a quorum present with three regular members and the meeting was duly constituted and opened for business.

**II. ADOPTION OF AGENDA**

Chair Robinson amended the agenda to remove the Walking Tour of Black Mountain Report from New Business; Old Business, Update on Inventory from Sybil Argintar first followed by C of A draft checklist; Historic Commission Reports and Communications to include a report from the Minor Works Committee. Martha Cummins made a motion to adopt the agenda as amended. Vice Chair Reeves seconded the motion and it passed unanimously.

**III. ADOPTION OF MINUTES**

Vice Chair Reeves made a motion to adopt the minutes of March 21, 2007. Martha Cummins seconded the motion and it passed unanimously.

**IV. OLD BUSINESS**

Update on Inventory Project – Sybil Argintar

Sybil Argintar reported that there are 327 properties surveyed so far. She pointed out the priority areas on the map and areas most likely to show up as historic districts. Study list applications will be compiled for the June National Register Advisory Committee in Raleigh. She is researching three historic districts focusing around Church Street, Connally and New Bern Avenue; another district includes a portion of Montreat Road on the south side and may pick up First through Fourth Streets adjacent to Montreat Road. She said that a third district will be along the Vance Avenue area. She said that those areas have the most contributing properties

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together. Ms. Argintar pointed out the Kerlee Heights area and said it is sporadic but she is continuing to map the area to determine where properties are clustered together. She distributed an outline of the written report, which will take in the background, methodology, potential Historic Districts, potential individual properties and future assessment.

Certificate of Appropriateness checklist

Chair Robinson suggested that in reviewing applications for a C of A that the Commission should have a checklist of the criteria to determine appropriateness as stated in the Zoning Ordinance and a copy of the Secretary of the Interior Standards for Rehabilitation. Vice Chair Reeves said the guidelines are the legal basis for the Commission to make a determination for a C of A. Chair Robinson said the Historic District Design Guidelines are available on the Town website [www.townofblackmountain.org](http://www.townofblackmountain.org).

**V. NEW BUSINESS**

Recruitment of new Commission members for appointment

Chair Robinson asked whether there were any new member recommendations. She said that two positions would be vacant because of expiring terms in 2007. The requirements are that a member must be a resident of the Township of Black Mountain and possess historical experience; two members must own property in either the Historic or Conservation District. Chair Robinson encouraged the Commission to continue to actively pursue membership possibilities.

**VI. HISTORIC COMMISSION/STAFF COMMENTS – Reports and Communications,**

Community Announcements, Future Agenda Items, Minor Works Reports

Chair Robinson reported on three minor works committee approvals for signage:

- (1) Conservation District -Drapery Connection on Broadway (Conservation District) – new signboard above their awning, which included their logo. The awning has been changed from the original striped design that was approved to solid black. The Minor Works Committee recommendation was to allow for two courses of brick to show above and below the signboard; and adding their logo on the awning was unnecessary.
- (2) Historic District -Treasures and Trivia new location near My Father's Pizza (Historic District) – new window lettering. Window lettering not controlled by the Historic District Guidelines. There will be a 4 x 8 signboard at the end of the building facing Cherry Street that will be repainted with the business sign and logo. There were no recommendations from the Minor Works Committee.
- (3) Historic District - C.W. Moose Company on the corner of State Street and Cherry Street – window signage that will feature an oval and moose head on two of the windows; erect a signboard on the wall above the awning. The signage has an angled façade so that approx. 6 feet of signage will face Cherry Street and approx. 20 feet of signage would face State Street. The existing flat awning on the State Street side will be removed; however, there were no sketches available of the replacement awning. The Minor Works Committee recommended that the signboard is not wrapped around the angle façade. The preferable construction is for separate signboards on the facades so they do not wrap around the angle.

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**VII. PUBLIC COMMENT**

Chair Robinson said that the Reunion will be held at the Swannanoa Valley Museum on Saturday, May 19, 2007. She asked for participating and representation from the Historic Commission for this event if possible, as she will be out of town on that weekend.

**VIII. ADJOURNMENT**

Chair Robinson said the next meeting will be on Wednesday, May 16, 2007 at 7:00 p.m. Martha Cummins made a motion to adjourn the meeting at 8:20 p.m. Vice Chair Reeves seconded the motion and it was approved unanimously.

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Susan Robinson, Chair

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Martha Cummins, Secretary

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Rosa B. Hilbert  
Senior Administrative Assistant  
Planning & Development