

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION
MINUTES OF REGULAR MONTHLY MEETING
January 21, 2009**

The **Black Mountain Historic Preservation Commission** held its regular monthly meeting on **Wednesday, January 21, 2009 at 7:00 p.m.** in the Public Safety Building, 106 Montreat Road, Black Mountain, North Carolina.

I. CALL TO ORDER

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

Martha Cummins, Chair
Phillip Lamb, Vice Chair
Bill Munn, Secretary
Susan Sellers

Absent:

Mark Barker

Staff:

Elizabeth Teague, Planning Director
Rebecca Eberhardt, Zoning Administrator
Rosa Hilbert, Senior Administrative Assistant

Others: Allison Amatangelo Mildred Kennedy
Gaye Baker Susan Robinson
Len Baker Fred Selph
Bill Gilham Jessie Sherrill
Daniel Gilham Carlos Showers
Dot Jones

II. ADOPTION OF AGENDA

Bill Munn made a motion to adopt the agenda. Phillip Lamb seconded the motion and it passed unanimously.

III. ADOPTION OF MINUTES

Susan Sellers made a motion to adopt the minutes of November 19, 2008. Bill Munn seconded the motion and it passed unanimously.

IV. OLD BUSINESS –

- Update on the (SVM) Swannanoa Valley Museum

Susan Robinson reported that the Swannanoa Valley Museum has been engaged in a Capital Campaign to raise money to restore the museum building. She said they anticipate putting an addition at the rear of the building in the future. Last fall they were able to use funds from the Janure Foundation plus other funds to re-point the building and install a new roof and those renovations have stabilized the building.

Ms. Robinson said that sometime in the 1970's, the original front doors and windows were removed and poor quality replacements were installed. She said they now have enough funds to replace the doors and window on front façade with ones that are close to the original. Ms. Robinson pointed to a drawing of the building to illustrate what the original façade looked like. She said they cannot identify the original materials that were used but will be replaced with aluminum clad wood windows that are low maintenance on the outside. They want to get as close to the original as possible while meeting the program and energy efficiency needs of the 20th century. Large doors at the bottom would be replaced

with fixed custom made mahogany doors for its durability. The contract for the renovations was awarded to Ewing and McConaughy. Ms. Teague said that no action from the commission was needed at this time. She said the SVM applied for a Certificate of Appropriateness; however, staff approval was all that was needed for the renovations.

- **CLG Grant Application for District Nomination**

Ms. Teague gave an update on the CLG Grant application for district nomination. She said that the inventory recognized two potential districts that included areas on Montreat Road and along State Street that would qualify as historically significant districts because the structures retained their architectural integrity. This Commission felt that the Montreat Road area was more threatened because of some new development along Montreat Road. The Commission requested that the Board of Aldermen pursue the CLG Grant Application and consider a district nomination. The Board of Aldermen approved the request at their last meeting. If awarded, it would start July, 1st in the next fiscal year. She said that the application process does not require that the Board of Aldermen commit to the funding right now.

V. NEW BUSINESS

- **Public Comment and Consideration of Support for Nomination of Thomas Chapel to the National Register of Historic Places**

Ms. Teague said that the president and members of the committee who worked on the nomination were present. She introduced Carlos Showers, President of the Thomas Chapel AME Zion Church. Mr. Showers praised the community leaders who came together to form this committee. He said the church brings a lot of history to the valley. He introduced Mr. Bill Gilham who has done the restoration work. Mr. Gilham said he noticed that the structure had been in disrepair for a long time and wanted to volunteer to help with the restoration. He repaired the roof, and walls; and the restoration has been done in the original materials. He said that working on the project was a humbling experience and he is proud that the end results have been favorable to the community.

Susan Sellers made the following statement for the record. We, the CLG Commission, have reviewed and discussed the nomination for the Thomas Chapel A.M.E. Zion Church and find that the property meets the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, recommend that the property be submitted for listing in the Register. The Historic Commission unanimously approved support of this nomination. Ms. Teague said the next step is to present this recommendation to the Board of Aldermen at its February meeting and the CLG will forward documentation of local support for the nomination at the Historic Commission level. Ms. Teague said the recommendation is on the agenda for the state nominating committee and they need local response. She said the Board of Aldermen will send documentation for the nomination.

- **Presentation from the Depot Association**

Ms. Teague said that The Old Depot Association has previously made presentation to the Commission and have returned to share more thoughts and ideas about the activities planned for the Centennial Celebration. She introduced Len and Gaye Baker and other members of The Old Depot Association. Allison Amatangelo said The Old Depot Association is a volunteer organization that maintains the depot building which is 100 years old. They have planned a years' worth of activities beginning in October of 2008. Ms. Amatangelo distributed a brochure that lists the activities. She said that The Old Depot Association's primary mission is to protect and maintain Black Mountain's historic Train Depot by the railroad tracks. In 1975 Southern Railroad discontinued passenger service with plans to remove the building. She said that 3 women in the Town set up The Old Depot Association and in order to raise money they established the craft shop which is still in operation. The Town became involved in the project and pays the rent on the building which is \$600 per year. She said they have made enough money

to maintain the building for the past two years. They have also had enough money left over in the past two years to give the local school \$7,000 for the arts program.

In 2006 and 2008 they have applied for grants to refurbish the caboose and put together a DVD about the history of Black Mountain. They sold bricks and used the money to refurbish the garden between the depot and the caboose. Ms. Amatangelo encouraged everyone to visit the building. She said there is signage on the building denoting the Centennial Year celebration. During this time in the meeting, the Historic Commission and audience watched the video of the History of Black Mountain.

Ms. Teague said that the Greenways Commission and a committee of different jurisdiction have been working to create a trail connection from Old Fort Depot to Black Mountain Depot. She reported that the first piece was completed. She said the next step is to get from the Black Mountain Depot to the Asheville Depot.

**VI. HISTORIC COMMISSION/STAFF COMMENTS – REPORTS,
COMMUNICATIONS, COMMUNITY ANNOUNCEMENTS, FUTURE AGENDA ITEMS**

- Update on the Draft Land Use codes for the Town of Black Mountain

Ms. Teague said that the draft Land Use Codes was presented to the Board of Aldermen with revisions to the zoning, building and subdivision regulations. She said the Planning Board incorporated several recommendations from the Historic Commission in its revisions. The draft is available on the Town website.

VII. PUBLIC COMMENTS - none

VIII. ADJOURNMENT

Phillip Lamb made a motion to adjourn the meeting at 8:15 pm. Bill Munn seconded the motion and it passed unanimously.

Martha Cummins, Chair

Bill Munn, Secretary

Rosa B. Hilbert
Senior Administrative Assistant