

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION
MINUTES OF REGULAR MONTHLY MEETING
November 19, 2008**

The **Black Mountain Historic Preservation Commission** held its regular monthly meeting on **Wednesday, November 19, 2008 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: Deborah Monley

Chair Cummins declared a quorum present with four regular members. The meeting was duly constituted and opened for business.

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

Bill Munn made a motion to adopt the minutes of August 20, 2008. Phillip Lamb seconded the motion and it passed unanimously.

IV. NEW BUSINESS –

a. Conservation District Review of Appropriateness (Minor Works) for a sign for JaVin

Deborah Monley said that her business (JaVin Art, Antiques, Coffee, Etc.) is located at 115 Black Mountain Avenue and she is requesting permission for an identification sign for her business. She said the rough sketch of the sign attached to the application is self explanatory. She anticipated that the design artist will not be able to complete the sign until the spring. The dimensions are 12 feet high by 10 feet wide. Ms. Monley said the sign will be hand painted on plywood. Rebecca Eberhardt, Zoning Administrator, said that up to 50% of the facade may be covered with the wall sign and be in compliance with the ordinance.

Chair Cummins asked if there were questions or comments from staff or the Commission. Elizabeth Teague, Planning Director, said the sign permit is considered a Minor Works decision. The applicant has come before the Commission because the business is located in the Conservation District and a review is required; however, recommendations or suggestions are not mandatory.

The Commission determined that the structure was originally a residential dwelling; the materials used to make the sign are in compliance with the Guidelines; the sign itself is in compliance with the Town's Zoning Ordinance with regard to size and scale; the sign is located in an appropriate area on the building; and the sign does not detract from the historic character or architectural style of the building.

Bill Munn asked about paint colors. Ms. Monley said the painting would be done by a professional artist. The colors will be similar to the colors on the sign at the front of the building.

Chair Cummins commented that the size of the sign appears to engulf half of the building but it is compliant with the ordinance in size and scale and will be placed in the area on the building that has been previously used for a sign.

Bill Munn made a motion to approve the sign request and issue a Certificate of Review. Susan Sellers seconded the motion and the Commission unanimously approved the application.

b. Discussion of further District Designation Study Montreat Road Corridor, or Church Street neighborhood (possible grant application opportunity and Zoning considerations)

Elizabeth Teague said the last discussion about the Inventory process was at the February 2008 meeting. She distributed maps showing the possible clustering of properties based on the Inventory. The Inventory Study identified two possible districts (a portion of Montreat Road and Church Street). The Commission previously discussed the Montreat Road area becoming endangered in terms of redevelopment and loss of architectural significance rather than the Church Street area. The districts mentioned are the two potential districts that meet the criteria for a Local Historic District Designation.

Ms. Teague recapped the first steps taken and said the Commission talked about following up with a survey or exploring ways to gauge interest in pursuing a Historic District. There are some grants available from the State Historic Office. The Commission may be able to get a consultant to prepare the District Guidelines. She could not guarantee that matching funds through the Town would be available because of the current financial situation.

Bill Munn said that his preference would be to pursue the Church Street area. He said that the Montreat Road area is scattered and feels that Church Street residents would be more receptive. Chair Cummins felt that a portion of Montreat Road could possibly be saved from commercialization. Ms. Teague said that Church Street is mostly residential and there is not much desire to change what is already there. She said that the State Historic Office recommended hiring a professional state historic consultant to pick up where the Inventory left off and pursue one area at a time.

The Commission determined that it would be more feasible to pursue designation for the Montreat Road area. The Commission discussed the impact of historic districts in the community. Phillip Lamb commented that we would probably see an increasing number of in-home businesses that will have an environmental impact. Susan Sellers made a motion that Ms. Teague follow up on the grant application process. Bill Munn seconded the motion and it passed unanimously.

V. NEW BUSINESS

- a. Old Depot Association on their Centennial Year Activities and consideration of an endorsement from the Historic Commission and standing approval of a temporary banner at the Depot**

Elizabeth Teague asked whether the Historic Commission would be willing to participate in a joint venture with the Old Depot Association in January or February 2009 in connection with the Centennial Year activities. The Commission expressed its eagerness to participate and will follow up with a proposed project depicting the history of Black Mountain through post cards on the Postcards for America website.

- b. Update on Wayfinding Signage Project**

Ms. Teague reported on the Wayfinding Program. She distributed a sketch of the design for a kiosk to be located in front of the garden at the Depot developed by the Tourism Development Authority. Two former Historic Commission members, Susan Robinson and Jane Reeves, have contributed to the design. She said that the Historic Preservation Commission advocated that our Historic District be added to the map and it will be included in the final sketch.

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

Ms. Teague reported that the new roof and repointing project on the Museum building has been completed. She encouraged members to stop by the Museum.

VII. PUBLIC COMMENTS - none

VIII. ADJOURNMENT

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

Martha Cummins, Chair

Bill Munn, Secretary

Rosa B. Hilbert
Senior Administrative Assistant

