

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION
MINUTES OF REGULAR MONTHLY MEETING
August 20, 2008**

The **Black Mountain Historic Preservation Commission** held its regular monthly meeting on **Wednesday, August 20, 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
Bill Munn, Secretary
Susan Sellers

Absent:

Phillip Lamb
Mark Barker

Staff: Elizabeth Teague, Planning Director
Rae Eberhardt, Zoning Administrator
Rosa Hilbert, Senior Administrative Assistant

Others: David Boughner, Caminos Restaurant
Len Baker, The Old Depot Association
Gay Baker, The Old Depot Association

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

II. ADOPTION OF AGENDA

Bill Munn made a motion to adopt the agenda. Susan Sellers seconded the motion and it passed unanimously.

III. ADOPTION OF MINUTES

Bill Munn made a motion to adopt the minutes of July 10, 2007 Special Meeting with one correction noted. Susan Sellers seconded the motion and it passed unanimously.

IV. OLD BUSINESS - none

V. NEW BUSINESS

A. Conservation District Review of Appropriateness – 105 Black Mountain Avenue – Caminos Restaurant

Chair Cummins said the Commission has an application for review for a property located in the Conservation District at 105 Black Mountain Avenue. The applicant is requesting to build an accessory structure to the rear of the building. Elizabeth Teague, Planning Director, explained that the owner of the business was not aware of the process involved when a structure is erected in the Conservation District. She said that accessory structures are allowed under the Zoning Ordinance;

however, the property is in the Conservation District. When the Town Building Inspector tagged the building with a Stop Work Order for erecting a structure without a permit, it was already partially constructed and exposed to the weather. Mr. Boughner was authorized to build out the structure and put the roof on contingent upon the Conservation District Review by the Historic Preservation Commission.

David Boughner, owner of the business, addressed the Commission and explained that the actual color of the restaurant building is stucco. He said the accessory building can be stuccoed but he would like to paint it the same base color as the front of the main building and trim it out with green to match the shade of green on the remainder of the building. Bill Munn made a motion to approve the plans as submitted. Susan Sellers seconded the motion and it passed unanimously with a vote of 3 to 0. A Conservation District Certificate of Review will be mailed to Mr. Boughner.

B. Report from Beautification Committee on upcoming projects

Chair Cummins reported that the Beautification Committee and the Parks and Recreation Committee were exploring the possibility of a sculpture project in the Town. Some considerations were to put sculpture in various areas downtown, create an event to have sculpture at different places around Lake Tomahawk for walkers. They discussed several location for the sculptured art pieces at the Lake and downtown Black Mountain. Chair Cummins said that when the committees have a plan in place they would like to make a presentation to the Historic Commission.

C. Report from The Old Depot Association – Centennial Year Activities/Temporary Banners

Gaye Baker with The Old Depot Association gave some background information about the Association. She said the money received from fund raisers goes directly back to the Association for maintenance of the Old Depot building and assisting with arts programs in the public schools.

Ms. Baker said their research did not come up with an exact date when the building was constructed; however, there is evidence that it was constructed between 1907 and 1910 making the Centennial Year Celebration in 2008 or 2009. She said the Caboose Gallery next to the Old Depot has been repainted and now has an audio-visual feature giving the history of the caboose.

Ms. Baker briefly outlined the activities planned around the celebration and requested permission to put up temporary banners noting the Centennial Year Celebration on each end of the building. She asked about possibly putting up a sign across the front of the building but is not sure of the style or exact location. Ms. Baker said she understands that in accordance with the zoning ordinance, the sign can be up for only 30 days.

Susan Sellers made a motion that the Historic Preservation Commission endorse and support the Centennial Year Celebration and staff has been directed to assist and accommodate The Old Depot Association with its celebration activities. Bill Munn seconded the motion and it passed unanimously.

Ms. Teague said that the video in the Caboose gives a thorough history of Black Mountain and the construction of the railroad. She suggested that the Historic Commission may be interested in putting on a special program in conjunction with the Centennial activities.

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

Chair Cummins reported that the Minor Works Committee approved a blue steel roof and extension of the awning space at the back building of the Tyson Furniture building.

VII. PUBLIC COMMENTS

Ms. Teague reported that a committee is working with the National Parks service to establish a bicycle trail from Old Fort to Black Mountain as a Town greenway project. Several years ago the Town of Black Mountain, Montreat

VIII. ADJOURNMENT

Bill Munn made a motion to adjourn the meeting at 8:25 p.m. Susan Sellers seconded the motion and it passed unanimously.

Jane Reeves, Chair

Mark Barker, Secretary

Rosa B. Hilbert, Senior Administrative Assistant

