

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION
MINUTES OF REGULAR MONTHLY MEETING
March 21, 2007**

The **Black Mountain Historic Preservation Commission** held its regular monthly meeting on Wednesday, March 21, 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
Martha Cummins
Gay Currie Fox

Absent:

Jane Reeves
Bill Munn

Staff:

Elizabeth Teague, Planning Director
Rosa Hilbert, Administrative Assistant

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

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES

Gay Fox made a motion to adopt the minutes of January 17, 2007. Martha Cummins seconded the motion and it passed unanimously.

IV. OLD BUSINESS

Update on Inventory and Historic District Signage Requests in FY08 Budget

Elizabeth Teague said that Sybil Bowers is nearing completion of the inventory and would like to report to the Commission at the April meeting.

Ms. Teague said that \$2,000 has been included as a Capital Item to pay for several signs in the Historic District.

Chair Robinson said that Jerry Pope and Nancy Mason were interested in organizing a historic walking tour of downtown Black Mountain. Chair Robinson said that the Museum has been organizing a reunion of all the families who have roots in the valley on Saturday, May 19, 2006. She said this event would be an opportunity for many of the old families to gather at one place and one time to socialize and share information. She encouraged Commission members to attend the reunion if possible.

V. NEW BUSINESS

Information on Training in Hendersonville

Susan Robinson and Bill Munn attended the CLG (Certified Local Government) seminar in Hendersonville, which was presented by Jennifer Cathey and Becca Johnson with the State Historic Preservation Office in Asheville. The presentation covered the standards for

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rehabilitation, federal and state tax programs, examples of what is and is not appropriate and how it is calculated in terms of monetary value. Chair Robinson said it is an actual credit against your income taxes, not a deduction where you get a percentage. The handouts gave more detailed explanations of qualifications for criteria for appropriateness, and tax credits. Ms. Teague said she would contact representatives in Raleigh, Asheville and Waynesville to schedule another training session in the Summer or Fall.

Development of Checklist for use in C of A considerations

Elizabeth Teague distributed the checklist for criteria for appropriateness for review to the Commission. She encouraged the use of a more formal procedure for approving C of A's. One issue of importance was that the property owner making the C of A request should be identified, and if the request was not being made by the owner, then the person(s) should have permission of the owner. Chair Robinson recommended listing only the standards that are appropriate or pertain to the specific request. Ms. Teague said that #6 and #8 on the checklist could be condensed but the entire wording of the standard is available when accessing the C of A. The Commission wanted to keep the section of the checklist for the motion to approve or disapprove. Chair Robinson recommended including a statement of affirmation that the C of A has been reviewed by staff and meets all zoning regulations.

Ms. Teague said that the checklist creates a standard tool for staff, an easy structure at meetings and basis for documentation if needed in a court proceeding.

VI. HISTORIC COMMISSION/STAFF COMMENTS – Reports and Communications, Community Announcements, future Agenda Items

Elizabeth Teague said that the Planning Board has been working on a Flood Plain Ordinance, which will be presented to the Board of Aldermen on April 16, 2007 in a Public Hearing. She said that the Stormwater workgroup has meeting on the Stormwater Ordinance, which has to be in place by June 2007. She said that the Planning Board would be discussing a preliminary ETJ (Extra Territorial Jurisdiction) map with the Benchmark consultant next Monday. Ms. Teague said that the Sutton Avenue study would be presented at the Board of Aldermen meeting on April 16, 2007.

VII. PUBLIC COMMENT – none

VIII. ADJOURNMENT

Martha Cummins made a motion to adjourn the meeting at 8:20 p.m. The motion was approved unanimously.

Susan Robinson, Chair

Martha Cummins, Secretary

Rosa B. Hilbert
Senior Administrative Assistant
Planning & Development