

**TOWN OF BLACK MOUNTAIN  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF REGULAR MONTHLY MEETING  
May 21, 2008**

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The **Black Mountain Historic Preservation Commission** held its regular monthly meeting on **Wednesday, May 21, 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:

Jane Reeves, Chair  
Martha Cummins, Vice Chair  
Phillip Lamb  
Bill Munn

Absent:

Mark Barker

Staff:

Elizabeth Teague, Planning Director  
Rosa Hilbert, Senior Administrative Assistant

Others:

Becca Johnson, NC Division of Historical Resources Western Region  
Jennifer Cathey, NC Division of Historical Resources Western Region

Members of the public who signed attached sheet (Sign-in Sheet)

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

Chair Reeves introduced Becca Johnson, Preservation Specialist and Jennifer Cathey, Restoration Specialist with the NC Division of Historical Resources Western Region. She said that this informational workshop is the result of a town survey of historic properties. Chair Reeves explained that the Town received a grant from the state and allocated additional funds to employ Sybil Argintar, Consultant, to conduct a survey of residential properties.

Ms. Argintar said that the plans for a Town-wide architectural survey began several years ago. A preliminary survey was completed including the properties dated through 1936. In 2006 the Town received a grant to do a more detailed survey outside of the downtown. There were about 400 properties and the survey entailed physically examining each neighborhood searching for historic properties. She visited and talked with neighbors, took pictures, research each property. She said there are two designations; contributing and non-contributing. A contributing structure is 50 years and older that retains its architectural integrity. A non-contributing structure is younger than 50 years old.

The survey identified properties that are unusual or have a high degree of craftsmanship and are concentrated in a historic district. She said the two distinct historic districts are the Church-

Connally Street area and South Montreat Road. She said there were also nine individual properties scattered around the Town. Ms. Argintar represented the Black Mountain Historic Preservation Commission and presented a report of the properties to the National Registry Advisory Committee in Raleigh last October 2007 that were put on the state study list. She said this was the first step toward designating properties on the National Register. Thomas Chapel is the only individual property actively pursuing National Register nomination.

Ms. Argintar presented a power-point slide of properties in the Inventory and noted that the neighborhoods were representative of the major boom-times in Black Mountain history from 1880 thru the 1920's. Buildings dating from the 1940's to the late 1950's are included in the district since they represent a second period of growth in the Town. She said that within the district are a variety of building styles including, primarily, the bungalow along with colonial revival, Queen Anne, early international style, minimal traditional and ranch. The power point presentation included a few of the properties in the district.

Ms. Becca Johnson is a representative from the State Historic Preservation field office in Asheville, NC located in the Archives and History Building in Biltmore Village. She administers the National Register of Historic Places Program in North Carolina. She said that the National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation for their significance in American history, architecture, archaeology, and culture. The National Register was established by the National Historic Preservation Act of 1966. The purpose of the Act is to ensure that as a matter of public policy, properties significant in national, state and local history are considered in the planning of federal undertakings, and to encourage historic preservation initiatives by state and local governments and the private sector.

Ms. Johnson's presentation included handouts on National Register Criteria for Evaluation; How Historic Properties are listed in the National Register of Historic Places; Facts and Figures; Comparison of National Register with Local Historic Landmark and District Designations; and Certificates of Appropriateness.

Ms. Jennifer Cathey is a Restoration Specialists at the State Historic Preservation Office Western Branch in Asheville. She said that her works deals with rehabilitation tax credit applications. The tax credits are a benefit of a National Register listing. She said that the programs involved in tax credits have rules and regulations that can be very specific to buildings. Her power point presentation included an example of a property where the owners used state rehabilitation tax credits for a new roof, painting, and other exterior repairs. She said that a tax credit is not the same as a tax deduction. The tax credit is a dollar for dollar reduction in the amount of taxes. Ms. Cathey said there are four different kinds of tax rehabilitation credits available in the State of North Carolina.

- State credit for non-income producing buildings; a residential tax credit.
- Federal tax credit for income producing buildings
- Federal tax credit for non-historic commercial building before 1936
- Federal tax credit for the rehabilitation of abandoned industrial/commercial structures

The state tax credit gives the property owner a 30% return on repair and rehabilitation costs.

The 20% federal tax credit is commercial structures. She said the work needs to meet the Secretary of the Interior's Standards for Rehabilitation that has been formulated by the National Parks Service to qualify for the tax credits. She said the standards are a set of principles applied to a structure to help determine what is important to retain, repair or alter.

Ms. Johnson and Ms Cathey entertained questions from the audience and encouraged property owners to contact the State Preservation Office about specific situation and recommendations.

There was group discussion about next steps in the process for historic district designation and the State staff recommended that to pursue district designation and any development of guidelines, the Town could hire a consultant to follow up with the inventory and assist with the Town's process. In the meanwhile, audience members work with the Historic preservation Commission or contact the State Office for additional information.

The meeting adjourned by consensus at 8:20 p.m.

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Jane Reeves, Chair

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Mark Barker, Secretary

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Rosa B. Hilbert  
Senior Administrative Assistant