

**TOWN OF BLACK MOUNTAIN  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF REGULAR MONTHLY MEETING  
November 20, 2007**

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The **Black Mountain Historic Preservation Commission** held its regular monthly meeting on Wednesday, November 20, 2007 at 7:00 p.m. at the Carver Community Center, 101 Carver Avenue, Black Mountain, NC.

**I. CALL TO ORDER**

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

Jane Reeves, Chair  
Mark Barker, Secretary  
Bill Munn  
Phillip Lamb

Absent:

Martha Cummins

Staff:

Elizabeth Teague, Planning Director  
Jerry Atkins, Zoning Administrator  
Bo Ferguson, Assistant Town Manager  
Rosa Hilbert, Senior Administrative Assistant

Other (s):

Clay Griffith, Consultant  
Marilyn Sobanski, Rainbow Recycling

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

**II. ADOPTION OF AGENDA**

Chair Reeves amended the agenda to include a presentation from Bo Ferguson discussing recycling bins under Section VI Historic Commission and Staff Reports. Bill Munn made a motion to adopt the agenda with the amendment. Phillip Lamb seconded the motion and it passed unanimously.

**III. ADOPTION OF MINUTES**

Bill Munn made a motion to adopt the minutes of October 17, 2007. Phillip Lamb seconded the motion and it passed unanimously.

**IV. OLD BUSINESS - none**

**V. NEW BUSINESS**

Consideration of Landmark Designation of the Monte Vista Hotel

Chair Reeves recused commission member, Mark Barker, as he is the owner of the property located at 308 W. State Street, Black Mountain, NC, 28711 – The Monte Vista Hotel.

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Chair Reeves reviewed the criteria as listed in the Town's Ordinance 153.204 for Landmark Designations. She said that the information in this presentation will be forwarded to the State Preservation Office for review, and they have 30 days to comment. If there is no reply or comment within that time, then the Historic Preservation Commission and the Board of Aldermen will schedule public hearings. Following the public hearings, a request to pass the ordinance establishing a landmark with or without conditions will be presented to the Board of Aldermen. She said that this process may extend to January or February 2008.

Elizabeth Teague, Planning Director, introduced Clay Griffith with Acme Preservation Services, LLC. She said that the application for the Monte Vista Hotel includes a detailed report that coincides with the criteria that is required for a Landmark Designation prepared by Mr. Griffith.

In summarizing, Mr. Griffith said the primary building was originally built and currently used as a hotel. The building was completed in 1937. He said the subsidiary building or "Farmhouse" originally was built as a 15-room annex to the original hotel building that is currently used as additional guest rooms for the hotel and constructed in 1926. He said that S. Grant Alexander was the architect and Connally Dougherty was the builder. Mr. Griffith identified the criteria for significance as being associated with events that have contributed significantly to local, regional, or national history. He said it embodies the distinctive characteristics of a type, period, or method of construction. Supporting documentation distributed to the Commission included the Landmark Designation Report, photos, and site plan with additional maps of the tax parcel and its boundaries.

Bill Munn asked about the bar partition in the dining room. Elizabeth Teague said that the criteria included architectural and/or cultural significance. Mr. Munn asked whether the property will be considered for the National Register. Ms. Teague said there are tax credits available from the federal and state government with a National Register Designation. Mr. Griffith explained that in addition to the financial benefits, there is recognition benefit for the hotel being on the National Register listing in terms of marketing and advertising. He said there may also be some protection from federal or state actions in widening State Street because of a listed historic structure on the North side of the street. He said the two main benefits from the local designation are a 50% property tax deferral and a guarantee that the building will be preserved. Mr. Griffith said that in the case where the landmark status is not upheld, the property owner could lose the tax deferral status and be ordered to repay the deferred taxes.

Phillip Lamb said the request before the Commission is relevant because it is an issue of change, renovation and upgrading. He inquired about changes made after approval of the local landmark designation. Ms. Teague advised that any changes to the exterior of the building would be presented to the Historic Commission for review and decided upon, using the Historic District Guidelines and State Standards of Rehabilitation.

Chair Reeves asked for a motion from the Commission to accept or deny the request for approval and support of the Monte Vista Hotel as a Landmark Designation. Bill Munn moved that the Commission adopt the Resolution in Support of the application for Monte Vista as a Landmark Designation as follows:

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Whereas the Historic Preservation Commission finds the Monte Vista Hotel to be of special historic, cultural and architectural significance to the Town of Black Mountain:

Whereas it retains its original integrity of design and associated use as a popular community inn and gathering place:

Whereas a completed application and report has been submitted and presented to the Commission providing evidence to support its application as a landmark:

Now, therefore, the Historic Commission recommends to the Board of Aldermen that the Board designate the Monte Vista Hotel as a local historic landmark:

Directs staff to refer the report to the State Department of Cultural Resources, Division of Archives and History for comment and prepare a Landmark Designation Ordinance:

Schedule a hearing at the January 2008 meeting to consider recommendations to the ordinance for the Board of Aldermen.

Phillip Lamb seconded the motion and it passed unanimously with a vote of 3 to 0.

Chair Reeves said that a public hearing can be included in the January meeting of the Historic Commission if everything is in order.

Ms. Teague asked if it would be helpful in pursuit of the National Register Nomination for the Town to prepare a letter of support. Mr. Griffith concurred that it would be helpful and would appreciate the Town's correspondence in favor of the designation.

**VI. HISTORIC COMMISSION/STAFF COMMENTS- Reports and Communications, Community Announcements, Future Agenda items, Minor Works Report.**

Report from Bo Ferguson, Assistant Town Manager

Mr. Ferguson introduced a staff initiative to begin a pilot program for public recycling bins in the downtown. He said that Marilyn Sobanski with Rainbow Recycling has researched this concept extensively and is proposing three locations for the recycling bins; the front entrance of the public restrooms on Cherry Street, on State Street in front of the Dripolator, and between the Old Depot and the caboose.

Mr. Ferguson distributed a photo of the proposed model and said it designed for outdoor use and would complement the existing trash receptacles in color scheme. The model would be made of recycled material and an aesthetically pleasing addition to the streetscape. The dimensions are 22 inches wide by 19 inches deep by 47 inches tall in the front and 39 inches tall in the back. The Town's recycling contractor will be responsible for clean up and emptying on the same schedule as the existing trash pick up schedule. Each container will have a sign on the front identifying what materials can be put in the bin. Mr. Ferguson said the bins can be relocated when necessary. The cost of each bin is approximately \$670

Ms. Sobanski spoke in favor of the recycling bins because they reduce litter and allows Black Mountain to be a forerunner of this program. She said the bins are generally more effective when located beside trashcans. She said that they currently do not have a monitoring system established to see what is put in the bins but that will be a future consideration. Mr. Ferguson

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said the benefits are reduced landfill fees for recycling and the overall environmental benefit to the Town.

Phillip Lamb made a motion in support of the Town purchasing the recycling bins. Mark Barker seconded the motion and it passed unanimously.

Ms. Teague reminded the Commission of the Holiday Luncheon on December 5, 2007 at Christmount Spearman Dining Hall at noon. She encouraged Commission members to share information about the projects they are working on with the other boards.

The Commission came to a consensus to cancel December 19, 2007 meeting due to the holiday scheduling. The next meeting will be Wednesday, January 16, 2008. Discussions for that meeting will include a follow-up on the inventory report to the State Historic Preservation Commission; amending guidelines on solar panels and language for regulating newspaper boxes in the downtown

**VII. PUBLIC COMMENT - none**

**VIII. ADJOURNMENT**

The Commission adjourned the meeting by consensus at 8:45 p.m.

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Jane Reeves, Chair

ATTEST:

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Mark Barker, Secretary

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Rosa B. Hilbert, Senior Administrative Assistant  
Planning & Development