



**TOWN OF BLACK MOUNTAIN**  
160 Midland Avenue ♦ Black Mountain ♦ N.C. ♦ 28711  
Phone: (828) 419-9300 ♦ Fax: (828) 669-2030

### MEMORANDUM

To: Town of Black Mountain Historic Preservation Commission  
From: Jennifer Tipton, Senior Admin  
Re: Agenda Packet for June 15, 2022  
Date: June 9, 2022

The **Town of Black Mountain Historic Preservation Commission** will meet on **Wednesday, June 15, 2022, at 6:00 p.m.** in Town Hall at 160 Midland Avenue.

Please find the following items for your information and use at the meeting:

1. The proposed agenda;
2. Draft minutes from May 18, 2022;
3. Certificate of Appropriateness Request for 116 Cherry Street; and
4. List of Projects/Discussions/Items.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.  
[jennifer.tipton@tobm.org](mailto:jennifer.tipton@tobm.org) or (828) 419-9371.

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting, please inform Jennifer Tipton at (828) 419-9371 or by email at [jennifer.tipton@tobm.org](mailto:jennifer.tipton@tobm.org).

CC: Jessica Trotman, Planning Director  
Ron Sneed, Town Attorney



**PUBLIC NOTICE**  
**AVISO PÚBLICO**

**BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING**  
**REUNIÓN ORDINARIA**

**Wednesday, June 15, 2022, at 6:00 p.m.**  
**Miércoles 15 de junio de 2022, a las 6:00 p.m.**

The Black Mountain Historic Preservation Commission will meet for their regular monthly meeting on **Wednesday, June 15, 2022, at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, NC.

La Comisión de Preservación Histórica de Black Mountain realizará su meeting mensual regular **el miércoles 15 de junio de 2022 a las 6:00 p.m.** en el Ayuntamiento, 160 Midland Avenue, Black Mountain, NC.

The meeting is open to the public.  
La reunión está abierta al público.

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**Jennifer Tipton**  
**Senior Admin**

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La ciudad de Black Mountain se compromete a proporcionar instalaciones, programas y servicios accesibles para todas las personas en cumplimiento con la Ley de Estadounidenses con Discapacidades (ADA). Si necesita ayuda o un alojamiento en particular para esta reunión, comuníquese con Jennifer Tipton al (828) 419-9371 o por correo electrónico a [Jennifer.tipton@tobm.org](mailto:Jennifer.tipton@tobm.org).

*Posted to the Town Bulletin Board 06/01/2022*  
[www.townofblackmountain.org](http://www.townofblackmountain.org)



**Historic Preservation Commission Regular Meeting  
June 15, 2022**

**PROPOSED AGENDA**

**I. CALL TO ORDER**

- **Welcome**
- **Determination of Quorum**

**II. ADOPTION OF AGENDA**

- **Motion:** To adopt the agenda as presented [or as amended]

**III. ADOPTION OF MINUTES**

- **Motion:** To adopt the minutes of May 18, 2022, as written [or as amended]

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

- Certificate of Appropriateness Request for 116 Cherry Street
- List of Outstanding Projects/Discussions/Items

**VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION**

**VII. COMMUNICATION FROM STAFF**

**VIII. ADJOURNMENT**

**TOWN OF BLACK MOUNTAIN  
HISTORIC PRESERVATION COMMISSION**

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The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, May 18, 2022, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

**I. CALL TO ORDER**

The meeting was called to order at 6:00 p.m. with the following members present:

Susan Leive, Chair  
Matthew Turner, Vice Chair  
Jay Parmar  
Ron Collins

Staff:

Jennifer Tipton, Senior Admin

Others Present:

Lori Cozzi                      Sarah Berglund  
John Hall                      Lara Nguyen

The meeting was called to order at 6:00 p.m. and duly constituted and opened for business with a quorum of four (4) regular members.

**II. ADOPTION OF AGENDA**

Ron Collins made a motion to adopt the agenda as presented. The motion was approved by consensus.

**III. ADOPTION OF MINUTES**

Matthew Turner made a motion to adopt the minutes of April 20, 2022, as written. The motion was approved by consensus.

**IV. OLD BUSINESS**

None.

**V. NEW BUSINESS**

**1. Mural Request for Black Mountain Center for the Arts**

Lori Cozzi, Director of the Black Mountain Center for the Arts, presented proposed mural to the Commission. Ms. Cozzi said that BMCA is very committed to preserving the building from the inside to the outside. Ms. Cozzi said that back of the building was renovated in 2000 and is more modern and contemporary and faces the parking lot area so you cannot see a lot of the building due to the trees and parked cars. The mural will not be permanent as it could be painted over in the future, but is something that the community and tourists can enjoy. The design of the mural incorporates imagery from Black Mountain College by using designs from Annie Albers. The mural will embrace the history of the college's history as well as further educate people about the college. The mural will also incorporate milkweed and Monarch butterflies to be a teaching tool about pollinator gardens. The BMCA has also started a walking tour of the murals in town and hope to add this one to that list. The Commission discussed that the part of the building where the mural is being requested has already been painted so it can be painted over, there is not a size

Historic Preservation Commission Regular Meeting  
May 18, 2022

restriction per the Town of Black Mountain Sign Ordinance, and that the colors are good but the top turquoise color needs to be toned down.

Ron Collins made a motion to approve the mural request with the condition that the blue be a more muted color and specifically not turquoise. The motion was seconded by Matthew Turner and approved by a vote of 4-0.

**VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION**

Susan Leive asked that a list of pending projects and discussions be added to the agenda so that they are not forgotten about and can see what progress is being made on them.

**VII. COMMUNICATION FROM STAFF**

None.

**VII. ADJOURNMENT**

The meeting as adjourned at 6:47 p.m.

Prepared by:

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Susan Leive, Chair

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Jennifer Tipton, Senior Admin



**Permit #:** 6976

**Permit Date:** 06/01/22

**Permit Type:**

**Permit Type:** Demolition

**Applicant Name:** Amy Pate

**Property Address:** 116 Cherry Street

**Address Confirmed by**  
**Buncombe County:** Yes

**Applicant Address:** 116 Cherry Street

**City, State, Zip:** Black Mountain, NC 28711

**Phone Number:** 727-366-1662

**Applicant Email:**

**Building Type:** Commercial

**Description:** tear down and removal of garage structure at the back of the property, block wall on north side by public parking lot - trailhead dumpster to remain as retaining wall

**Project Cost:** 0

**Flood Zone:** No

**Flood Zone Designation:** Zone X

**Elevation:** 0

**Floodplain Development**  
**Project (Staff to Confirm):** No

**Total Heated Sq. Ft.:** 0

**Duplex Creation?:**

**Covered Heated:** 0

**Covered Unheated:** 0

**Open Decks Area:** 0

**Concrete/Asphalt:** 0

**Area Disturbed:** 0

**Is this property in the Primary**  
**Fire District:** Yes

**Interior/Exterior:** Exterior

**Gas Appliances:****Demolition:** Partial**Premise #:** 0**Height:** 0**Front Setback:** 0**Side Setback:** 0**Rear Setback:** 0**# of Parking Spaces:** 0**Average Slope Percentage:** 0.00**Use of Structure:****Is there a stream on the property:****Does the property have a floodplain:** No**Is the building sprinklered:****Hours of Operation:****Business Type:****Business Name:****Emergency Contact:****Status:** Pending**Assigned To:** Charlie Russell**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
061935179400000	116 CHERRY ST		PATE AMY S;HAMILTON HENRIQUES C		

**Contractors**

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Amy Pate	Amy Pate	727-366-1662	116 Cherry Street	Owner		

**Uploaded Files**

Date	File Name
06/01/2022	<a href="#">11846379-116_cherry_street_flood_information.pdf</a>



**Permit #:** 6994

**Permit Date:** 06/07/22

**Permit Type:**

**Permit Type:** Commercial Remodel

**Applicant Name:** Amy Pate

**Property Address:** 116 Cherry Street

**Address Confirmed by** Yes  
**Buncombe County:**

**Applicant Address:** 116 Cherry Street

**City, State, Zip:** Black Mountain, NC 28711

**Phone Number:** 727-366-1662

**Applicant Email:**

**Building Type:** Commercial

**Description:** add composite material deck along back walls to stone ledge wall - add 2 - 1/2 baths on exterior NE wall w/ exterior access by extending and matching exterior block crawlspace foundation and exterior walls/trim/siding - 6' x 14' x 8' existing roof to be extended from house to baths at current pitch

**Project Cost:** 12000

**Flood Zone:** No

**Flood Zone Designation:** Zone X

**Elevation:** 0

**Floodplain Development**

**Project (Staff to No Confirm):**

**Total Heated Sq. Ft.:** 84

**Duplex Creation?:**

**Covered Heated:** 0

**Covered Unheated:** 0

**Open Decks Area:** 324

**Concrete/Asphalt:** 0

**Area Disturbed:** 408



**Is this property in the  
Primary Fire District:** Yes

**Interior/Exterior:** Exterior

**Gas Appliances:**

**Demolition:**

**Premise #:** 0

**Height:** 0

**Front Setback:** 0

**Side Setback:** 0

**Rear Setback:** 0

**# of Parking Spaces:** 0

**Average Slope  
Percentage:** 0.00

**Use of Structure:**

**Is there a stream on the  
property:**

**Does the property have a  
floodplain:** No

**Is the building  
sprinklered:**

**Hours of Operation:**

**Business Type:**

**Business Name:**

**Emergency Contact:**

**Status:** Pending

**Assigned To:** Charlie Russell

## Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
061935179400000	116 CHERRY ST		PATE AMY S;HAMILTON HENRIQUES C		

## Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Amy Pate	Amy Pate	727-366-1662	116 Cherry Street	Owner		

## Plan Reviews

Date	Review Type	Description	Assigned To	Review Status
06/07/2022	Planning/Zoning		Jessica Trotman	*Pending
06/07/2022	Fire		Charlie Russell	*Pending

## Uploaded Files

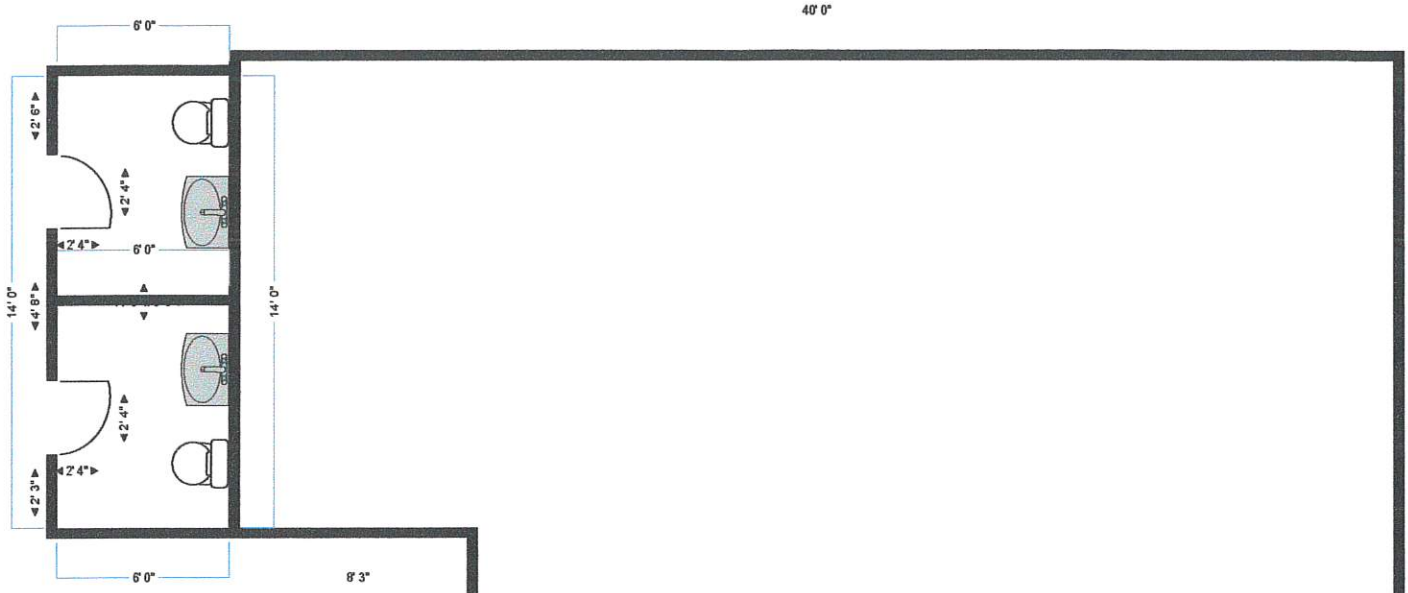
Date	File Name
06/07/2022	<a href="#">11911499-116_cherry_street_flood_information.pdf</a>

06/07/2022

[11911495-116\\_cherry\\_street\\_plans.pdf](#)

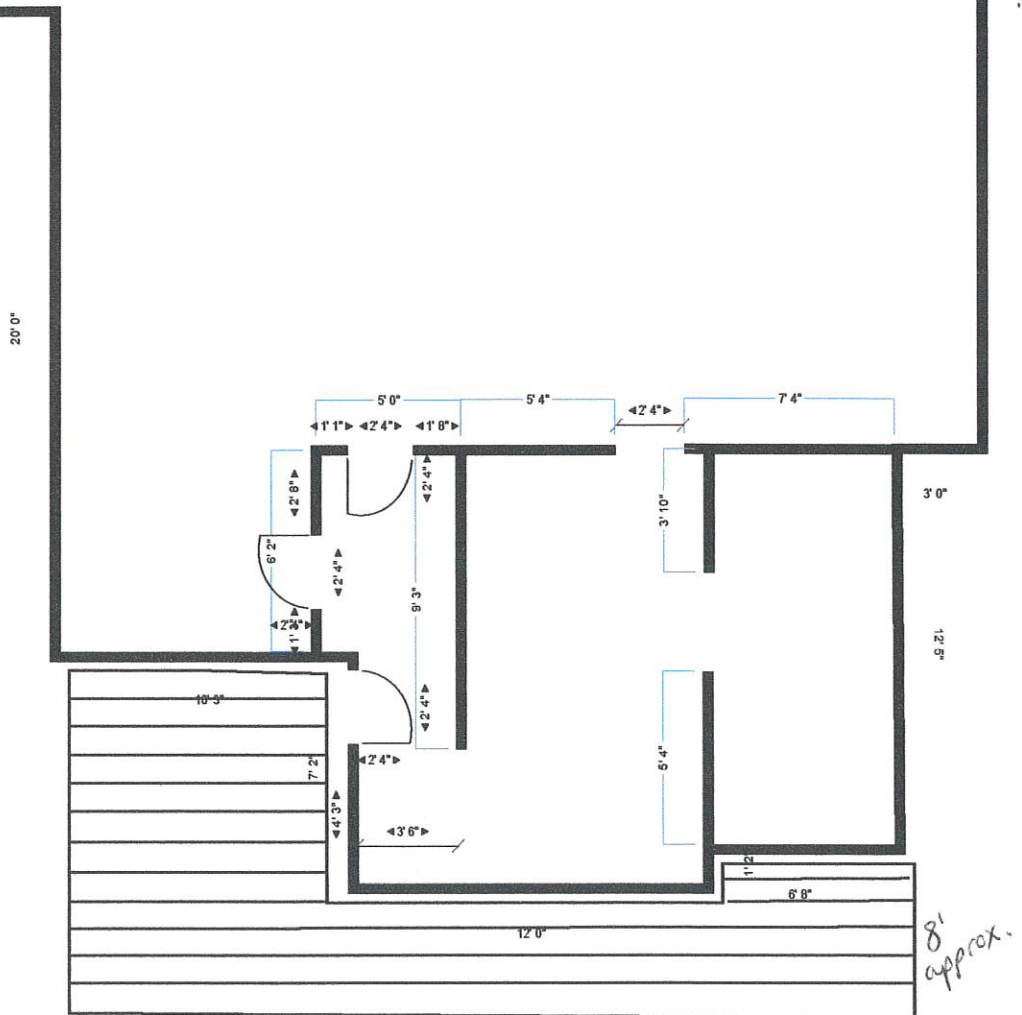
06/07/2022

[11911496-116\\_cherry\\_street\\_site\\_plan.pdf](#)



Add two half baths to exterior wall. Extend block wall crawl space to match existing original exterior.

Each half bath to have an exterior entry door.



Add Composite board (Trex) deck to back area between stone wall and house - ground level deck