



TOWN OF BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

April 16, 2025

REGULAR MEETING AGENDA

Time: 6:00 PM

Town Hall Council Chambers | 160 Midland Avenue, Black Mountain, NC 28711

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1. **CALL TO ORDER**
 - 1.A. **Welcome**
 - 1.B. **Determination of Quorum**
 2. **ADOPTION OF AGENDA**
 - 2.A. **Motion: To adopt the agenda as presented [or as amended]**
 3. **ADOPTION OF MINUTES**
 - 3.A. **Motion: To adopt the minutes of January 15, 2025; February 19, 2025; and March 4, 2025, as written [or as amended]**
 4. **OLD BUSINESS**
 5. **NEW BUSINESS**
 - 5.A. **Approval of CoAs for 116 Cherry Street and 110 Cherry Street**

- 5.B. Training on April 30th - UNC School of Government (online)
- 5.C. Next Steps with HPC Principles and Standards
- 6. COMMUNICATION FROM HISTORICAL PRESERVATION COMMISSION
- 7. COMMUNICATION FROM STAFF
- 8. ADJOURNMENT

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION**

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, January 5, 2025, 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 p.m. with the following members present:

Chris Zajac, Chair
Lardner Moore, Vice Chair
Debra Norman
Melinda Hester

Absent:

Leigh Vidrine

Staff:

Jennifer Tipton, Senior Admin
Russell Cate, Planner I/Zoning Administrator

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

Chris Zajac made a motion to adopt the agenda as presented. The motion was approved by consensus.

III. ADOPTION OF MINUTES

Chris Zajac made a motion to adopt the minutes of December 18, 2024, as written. The motion was approved by consensus.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. HPC Standards and Principles Draft

Lardner Moore said that he had an opportunity to go through about half of the standards and so far had not found anything egregious. It was discussed about encouraging engraved wood/painted/or textured signs as options in addition to metal signs. It was also discussed that instead of an overall color palette that maybe there be a color palette for facades and roof lines, particularly at the pedestrian level. The colors can be broad but the commission doesn't want to limit creativity or detract from the overall character. The commission also discussed loosening up the requirements for window types and replacements to allow for more resilient materials. The commission also talked about taking a picture of every building in the district and creating a catalog and each year a picture can be taken to preserve the history and allow for guidance if needed during a project.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

Historic Preservation Commission Regular Meeting
January 15, 2025

None.

VII. COMMUNICATION FROM STAFF

None.

VII. ADJOURNMENT

With no further business, the meeting was adjourned at 6:35 p.m.

Prepared by:

Chris Zajac, Chair

Jennifer Tipton, Senior Admin

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION**

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, February 19, 2025, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

There was not a quorum of the commission.

Members Debbie Norman and Lardner Moore, Jr. listened to the presentations from the applicants for 116 Cherry Street and 110 Cherry Street and offered suggestions and advice. The meeting was continued to Tuesday, March 4th at 6:00 p.m.

Prepared by:

Chris Zajac, Chair

Jennifer Tipton, Senior Admin

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION**

The Black Mountain Historic Preservation Commission held the continuation of the February 19, 2025, meeting on Tuesday, March 4, 2025, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

There was not a quorum present. Due to time constraints for the projects and Chris Zajac providing proxy votes to Lardner Moore, Jr., both the deck project at 110 Cherry Street and the addition project at 116 Cherry Street were approved. A formal approval will be stated at the April regular meeting.

Prepared by:

Chris Zajac, Chair

Jennifer Tipton, Senior Admin



HISTORIC PRESERVATION COMMISSION OF THE TOWN OF BLACK MOUNTAIN CERTIFICATE OF APPROPRIATENESS

The proposed addition for the property located at 116 Cherry Street in the Historic District has been reviewed by the Historic Preservation Commission and found to conform with the guidelines set forth in the Town of Black Mountain Zoning Ordinance, Chapter 4, Section 4.7.4.10, Application for Certificate of Appropriateness, and Section 4.7.4.11, Criteria to Determine Appropriateness, and the Secretary of the Interior Guidelines in the Historic District Guidelines. The Commission was presented with an application for a Certificate of Appropriateness for property located at 116 Cherry Street, Black Mountain, N.C.

The Commission examined the application and accompanying documentation and determined that the project meets the design criteria and did not have any changes for the applicant.

The Historic Preservation Commission declared that a Certificate of Appropriateness is granted under Historic District Review by unanimous vote and building permits may now be issued by the Town Building Inspector.



Chris Zajac
Chair, Black Mountain Historic Preservation Commission

Date: 03/21/2025



HISTORIC PRESERVATION COMMISSION OF THE TOWN OF BLACK MOUNTAIN CERTIFICATE OF APPROPRIATENESS

The proposed addition for the property located at 110 Cherry Street in the Historic District has been reviewed by the Historic Preservation Commission and found to conform with the guidelines set forth in the Town of Black Mountain Zoning Ordinance, Chapter 4, Section 4.7.4.10, Application for Certificate of Appropriateness, and Section 4.7.4.11, Criteria to Determine Appropriateness, and the Secretary of the Interior Guidelines in the Historic District Guidelines. The Commission was presented with an application for a Certificate of Appropriateness for property located at 110 Cherry Street, Black Mountain, N.C.

The Commission examined the application and accompanying documentation and determined that the project meets the design criteria and did not have any changes for the applicant.

The Historic Preservation Commission declared that a Certificate of Appropriateness is granted under Historic District Review by unanimous vote and building permits may now be issued by the Town Building Inspector.



Chris Zajac
Chair, Black Mountain Historic Preservation Commission

Date: 03/21/2025