



TOWN OF BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

January 21, 2026

REGULAR MEETING AGENDA

Time: 6:00 PM

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

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 Conserve Resources; print only when necessary.

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 (ADA). Hearing assistive devices are available at the door. Should you need other assistance or accommodation for this meeting, please contact Town Clerk Wesley Barker at: town.clerk@tobm.org, or **(828) 419-9300 / TDD (800) 735-2962**

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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 July 17, 2025, as written [or as amended]**
 4. **OLD BUSINESS**
 5. **NEW BUSINESS**
 - 5.A. **Staff Approvals**

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, July 16, 2025, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

There was not a quorum to call the meeting to order.

Debra Norman
Lardner Moore, Jr.

Absent:

Chris Zajac
Melinda Hester

Staff:

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

There was not a quorum to call the meeting to order.

There was a brief discussion about changing the meeting schedule, but Jennifer Tipton said that she would just cancel the monthly meeting if there is no business. Ms. Tipton also said that she will be sending out information in the next couple of months of training opportunities. At least two commission members and one staff member have to complete the training to meet the requirement of the Certified Local Government program. Ms. Tipton also said that Russell Cate will become the main staff person for the commission, with Ms. Tipton operating in the clerk role for the commission.

Prepared by:

Chris Zajac, Chair

Jennifer Tipton, Senior Admin

HISTORIC DISTRICT PROJECT APPROVAL/DENIAL

Property Owner(s): 106 Sutton Ave LLC
Project Address: 106 Sutton Avenue
PIN #: 0619-35-4643

This project is located in the local Historic District

This project is for a local landmark

This project needs a Certificate of Appropriateness.

Approved by Staff (include date of approval)

Date: January 8, 2026

repainting exterior building white and painting black lettering on wall - BLK MTN VNTG

Approved by Minor Works Committee (include date of approval)

Date: _____

This project has cleared Historic Commission Review (include date of approval)

Date: _____

This project has been denied by the Historic Commission (include date of approval)

Date: _____

Town Official Signature: *Jennifer Tipton* Date: 01/08/2026

HISTORIC DISTRICT PROJECT APPROVAL/DENIAL

Property Owner(s): Kevin Brandon

Project Address: 107 W State Street

PIN #: 0619-36-2141

This project is located in the local Historic District

This project is for a local landmark

This project needs a Certificate of Appropriateness.

Approved by Staff (include date of approval)

Date: December 30, 2025

replacement of existing fabric awning - same fabric and color - frame to remain

Approved by Minor Works Committee (include date of approval)

Date: _____

This project has cleared Historic Commission Review (include date of approval)

Date: _____

This project has been denied by the Historic Commission (include date of approval)

Date: _____

Town Official Signature: *Jennifer Tipton* **Date:** 12/30/2025

job kevin brandon 1532 2025

frame 1x1 round

fabric forest green HAS TO BE SUNBRELLA EXCEED FR

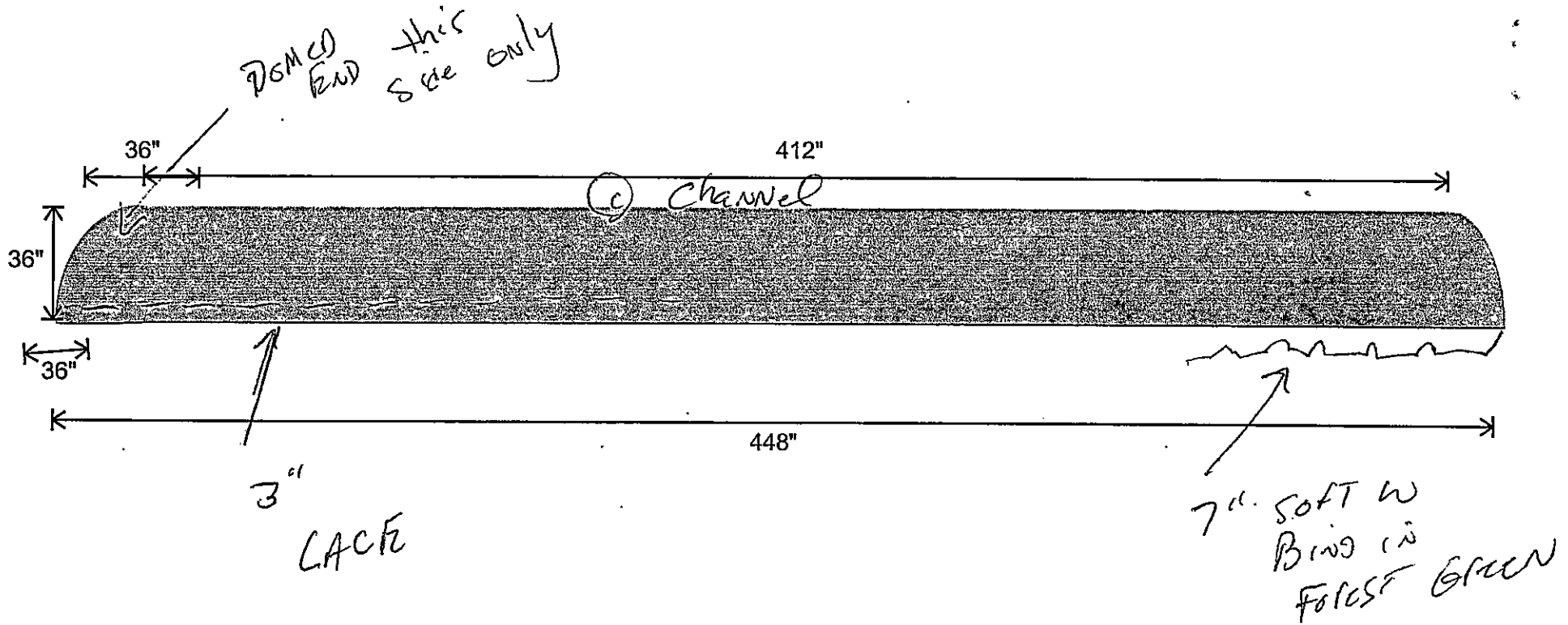
tag AVE

width 448" TOTAL INCLUDES 36" DOMED END

drop 36"

proj 36"

7" soft W bind in forest green



HISTORIC DISTRICT PROJECT APPROVAL/DENIAL

Property Owner(s): Second Stream, LLC

Project Address: 117 Cherry Street

PIN #: 0619-35-3910

This project is located in the local Historic District

This project is for a local landmark

This project needs a Certificate of Appropriateness.

Approved by Staff (include date of approval)

Date: November 10, 2025

face change signage for new restaurant

Approved by Minor Works Committee (include date of approval)

Date: _____

This project has cleared Historic Commission Review (include date of approval)

Date: _____

This project has been denied by the Historic Commission (include date of approval)

Date: _____

Town Official Signature: *Jennifer Tipton* **Date:** 11/10/2025

Bev's

Bev's Exterior Signage

117C Cherry St
Black Mountain, NC 28711

Design Start Date: 9.26.25
Recent Revision Date: 11.7.25





Illuminated



4148 C



Black 7 C

Front View

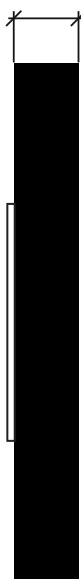
24"



19.5"

Side View

3"



3D Model Day



3D Model Night



- *Internally illuminated aluminum pan sign with push-thru acrylic
- *Translucent vinyl print applied to acrylic face
- *Illuminated with no more than 4200k LEDs

CUSTOMER

Bev's

SITE

117C Cherry St
Black Mountain, NC 28711

CONTACT

Insert

FILE

Sales Rep
Matt Aho

File Name
Bev's Exterior Signage

Design
Kyle Dobbins

Draft: 9.26.25
Rev 1: 10.6.25
Rev 2: 10.10.25
Rev 3: 11.4.25
Rev 4: 11.6.25
Rev 5: 11.7.25
Rev 6:
Rev 7:
Rev 8:
Rev 9:

APPROVALS

- Approved
- Approved as noted
- Revise and re-submit

Customer _____

Landlord _____

NOTES

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Onsite Current



Onsite Proposed



*Sizing, colors, and perspective are intended for general concept illustration and are not exact. Actual sizing, colors, and perspective may vary slightly from image.

Exterior - Rear Door Sign

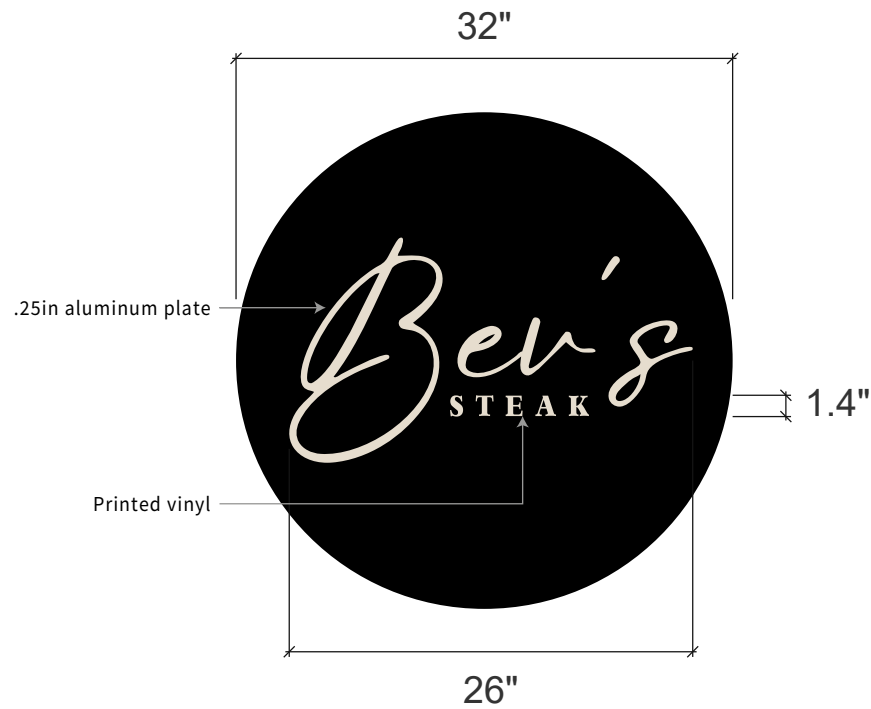


4148 C



Black 7 C

Front View



Side View



3D Model



*Circular aluminum cabinet with .25in aluminum plate and printed vinyl

5.58 SQFT

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