



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, Zoning Administrator
Re: Agenda Packet for March 20, 2019
Date: March 11, 2019

The **Town of Black Mountain Historic Preservation Commission** will meet on **Wednesday, March 20, 2019 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 February 20, 2019; and
3. Certificate of Appropriateness Application for 127 Cherry Street.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.
jennifer.tipton@townofblackmountain.org or (828) 419-9373.

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) 419-9373 or by email at jennifer.tipton@townofblackmountain.org.

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



PUBLIC NOTICE

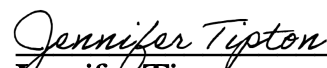
BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

Wednesday, March 20, 2019 at 6:00 p.m.

The Black Mountain Historic Preservation Commission will meet for their regular monthly meeting on **Wednesday, March 20, 2019 at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, NC. The purpose of this meeting is to consider a Certificate of Appropriateness application for new construction at 127 Cherry Street, further known as PIN #0619-35-3779.00000.

The meeting is open to the public.



Jennifer Tipton
Zoning Administrator

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Posted to the Town Bulletin Board 03/01/19

www.townofblackmountain.org



**Historic Preservation Commission Regular Meeting
March 20, 2019**

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 February 20, 2019 as written [or as amended]
- IV. OLD BUSINESS**
- V. NEW BUSINESS**
 - Certificate of Appropriateness Request – 127 Cherry Street
- VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION**
- VII. COMMUNICATION FROM STAFF**
- VIII. ADJOURNMENT**

TOWN OF BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

The Black Mountain Historic Preservation Commission held a special call meeting on Wednesday, February 20, 2019 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 with the following members present:

Elaine Loutzenheiser, Chair
Frank Cappelli
Shannon-Heather Wall

Absent:

Lauronda Teeple, Vice Chair

Staff:

Jennifer Tipton, Zoning Administrator

The meeting was called to order at 6:02 p.m. and duly constituted and opened for business with a quorum of three (2) regular members.

II. ADOPTION OF AGENDA

Shannon-Heather Wall made a motion to adopt the agenda as presented. The motion was seconded by Frank Cappelli and approved by a vote of 3-0.

III. ADOPTION OF MINUTES

Shannon-Heather Wall made a motion to adopt the minutes of October 17, 2018 as written. The motion was seconded by Frank Cappelli and approved by a vote of 3-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Proposed Text Amendments for Section 4.7.3 Historic District Overlay

Ms. Tipton went over the proposed text amendments and explained that staff is looking to clean up some of the language. Ms. Tipton went over what was to be deleted first and that included changing some of the wording from conservation to historic and taking out the mandatory review requirement for the Conservation District. Ms. Tipton explained that statute does not empower the commission to have any regulatory authority over the Conservation District and staff feels that by making the Conservation District strictly voluntary there would be more response from the public. The goal is to offer advice and information to the entire community and not just to the Conservation District. Ms. Tipton then went on to explain that the additions were adding a couple of words where sentence structure didn't make sense and making the noticing requirements the same as all other procedures. The Commission discussed having a story in the newspaper to inform people of the districts and the requirements and it was suggested that once the amendments are finalized by the Board of Aldermen that notices go out to all the owners in the Historic and Conservation Districts, including the residential districts. There was some discussion on if there was a compelling reason to omit the mandatory review requirement for the Conservation District and there were arguments from both sides including that the process is confusing and that if the requirements are left as mandatory then the Commission is able to

Historic Preservation Commission Special Call Meeting
February 20, 2019

review everything without having to worry that someone won't come for advice. Ms. Tipton made a recommendation to take two versions of amendments to the Planning Board; one that leaves the process with the mandatory review requirement and one that just suggests review. Ms. Tipton also explained that with the new website and Facebook, lots of advertising could be done to get the word out if the ordinance section is amended.

2. New Schedule of Meetings

Chair Loutzenheiser proposed going back to monthly meetings because that is what was advertised when everyone signed up. Similar to the Zoning Board of Adjustment, the commission can cancel a meeting if there is no business but would always have a meeting scheduled if a business item were to come up to be heard. Chair Loutzenheiser made a motion to go back to monthly meetings beginning in March. The motion was passed by consensus.

**VI. COMMUNICATION FROM HISTORIC PRESERVATION
COMMISSION**

Elaine Loutzenheiser requested that page numbers be put on the agenda packets.

VII. COMMUNICATION FROM STAFF

Ms. Tipton informed the commission that Andrea McNair would be presenting her project for Seven Sisters Gallery in March. Ms. McNair has to represent her project due to the expiration of her last Certificate of Appropriateness.

Ms. Tipton suggested contacting the State Historic Preservation Office to inquire about workshop opportunities.

VII. ADJOURNMENT

Frank Cappelli made a motion to adjourn at 6:54 p.m. The motion was seconded by Shannon-Heather Wall and approved by a vote of 3-0.

Prepared by:

Elaine Loutzenheiser, Chair

Jennifer Tipton, Zoning Administrator



TOWN OF BLACK MOUNTAIN

Certificate of Appropriateness Application

Historic Preservation Commission Application for Review by the Historic Preservation Commission

I, the undersigned, do hereby respectfully make application for your review my request concerning the property described below:

1. The property is located at 127 Cherry St., between W State St and Cherry Lane on the East side of the street and referenced by Buncombe County Parcel Identification Number (PIN) 0619-35-3779.00000. It has a frontage of 79.68 feet and a depth of 110.50 feet.

2. The property is owned by:

Andrea Munn LLC

Address: 55 Highland Dr Black Mtn, NC 28711

Telephone Number: 828-301-4594

3. The following is requested:

☐ Administrative Review
☒ Certificate of Appropriateness
☐ Minor Work Committee Review
☐ Conservation District Review

For (describe work):

construction of new retail building with 3 apartments above

4. Attached is a plot plan showing all dimensions of the lot and the existing and proposed improvements and necessary setback lines.

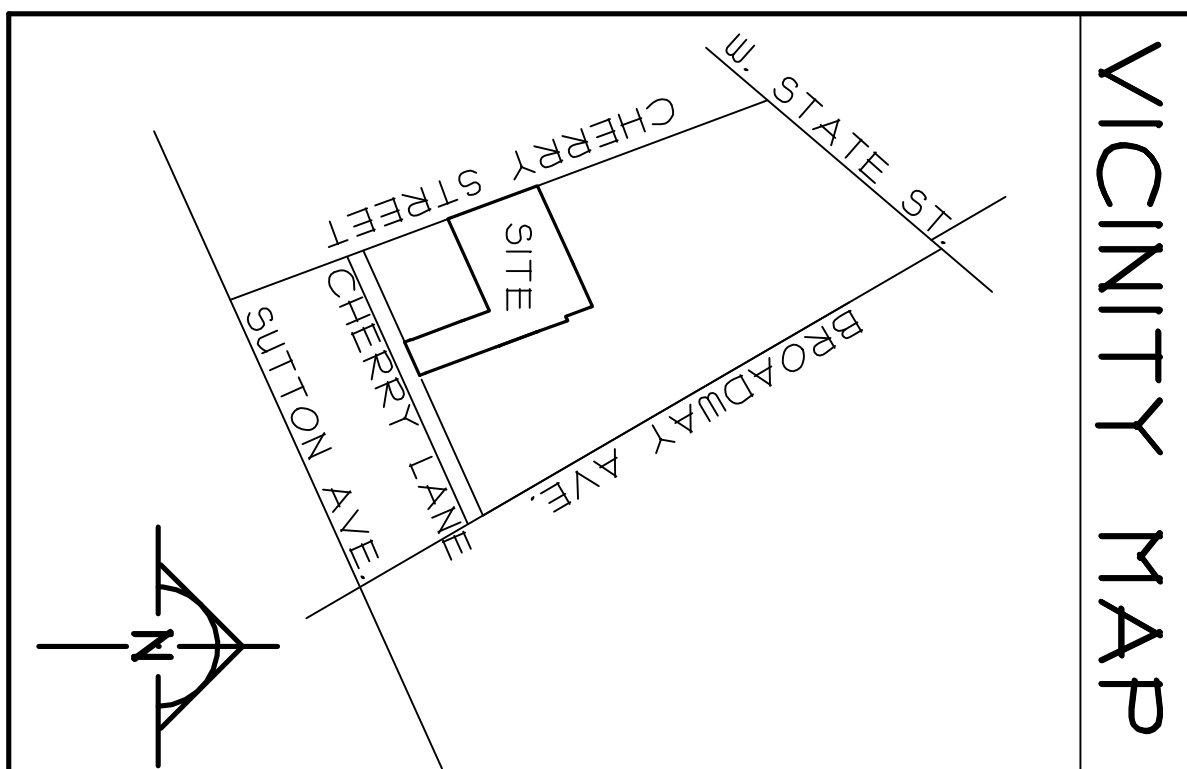
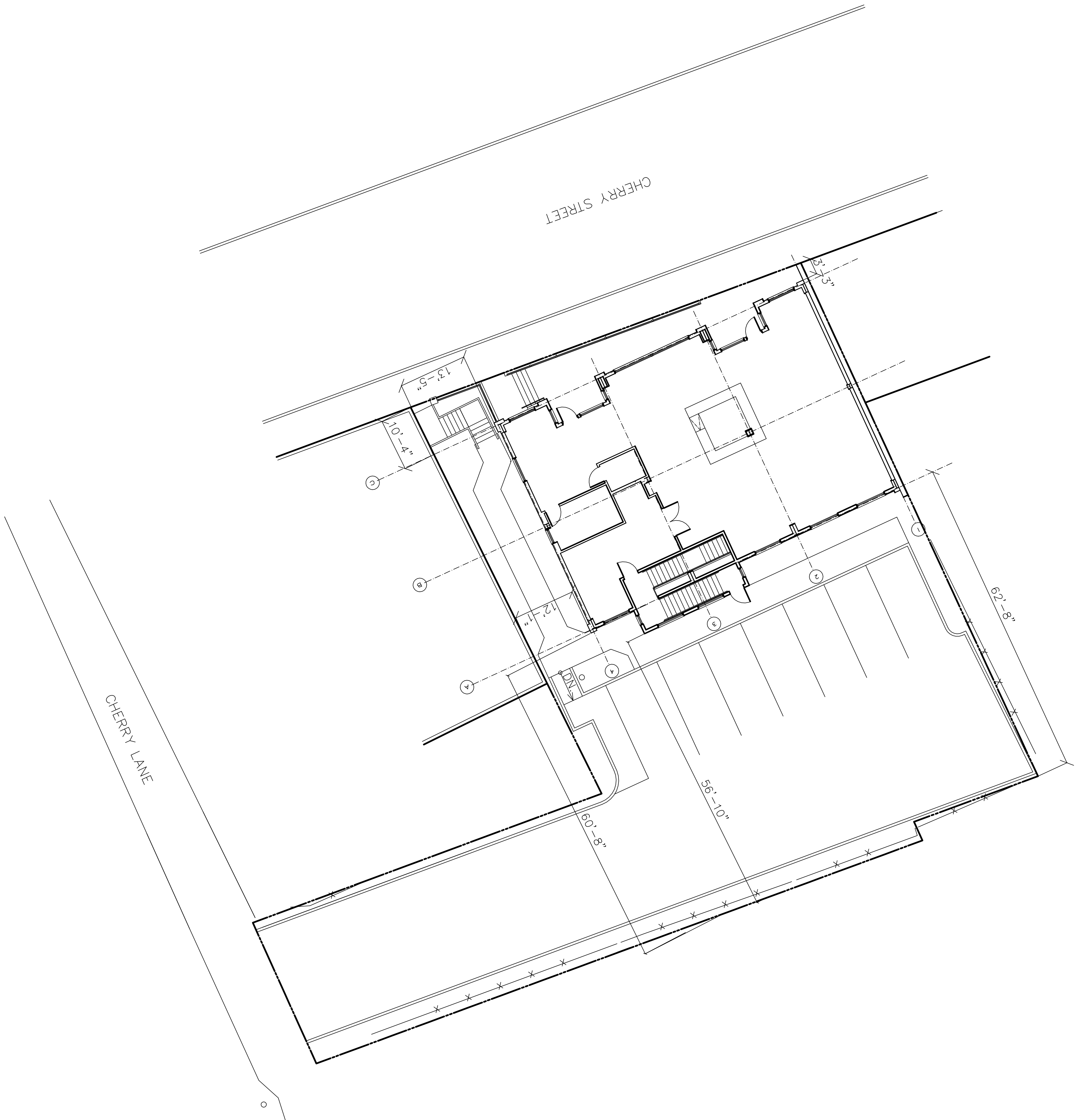
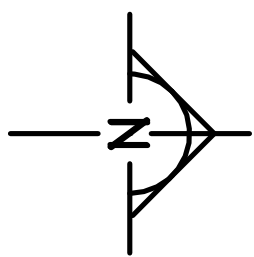
Certificate of Appropriateness Application

5. Attached are sketches, drawings, photographs, specifications, descriptions and other information of sufficient detail to clearly show the proposed exterior alterations, additions, changes or new construction.

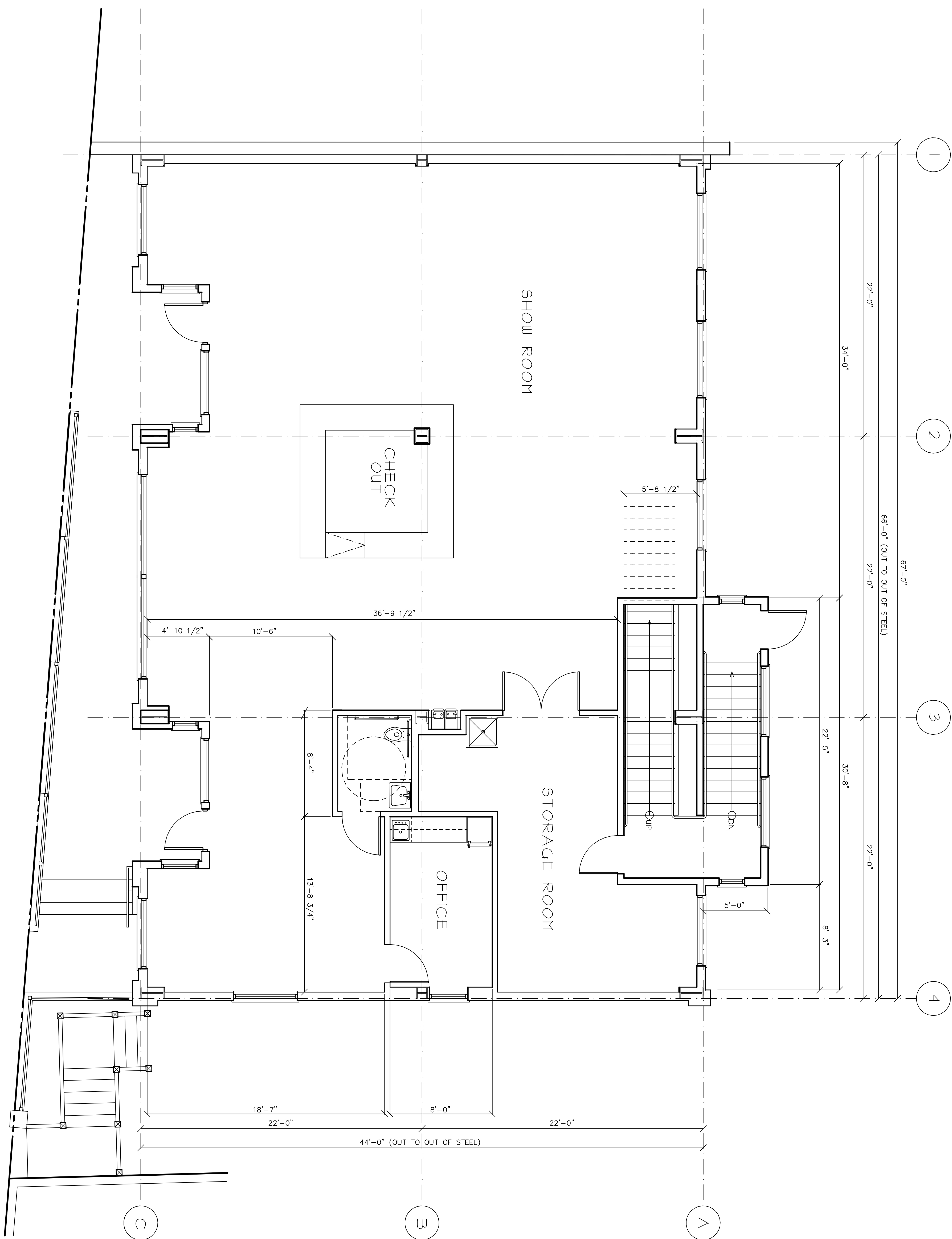
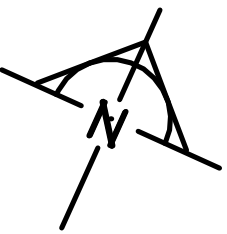
I certify that all of the information presented by the undersigned in this application is accurate to the best of my knowledge, information and, belief.


Signature of Applicant

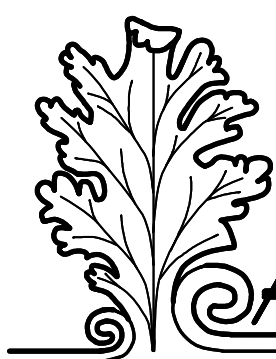
2-10-19
Date Submitted



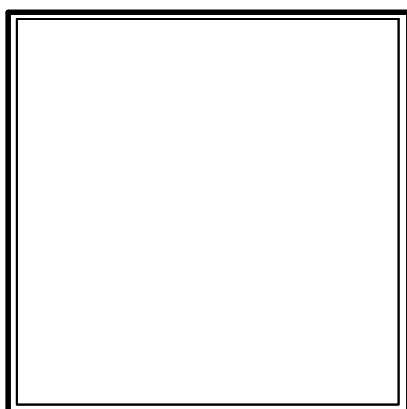
TRUE NORTH



12 S. Lexington Ave.
Unit 303
Asheville, NC 28801
(828) 252-7640



Acanthus Design Studio
architecture and landscape design



SEVEN SISTERS CRAFT GALLERY

RETAIL/ RESIDENTIAL MIXED USE

BLACK MOUNTAIN, NORTH CAROLINA

[illegible]

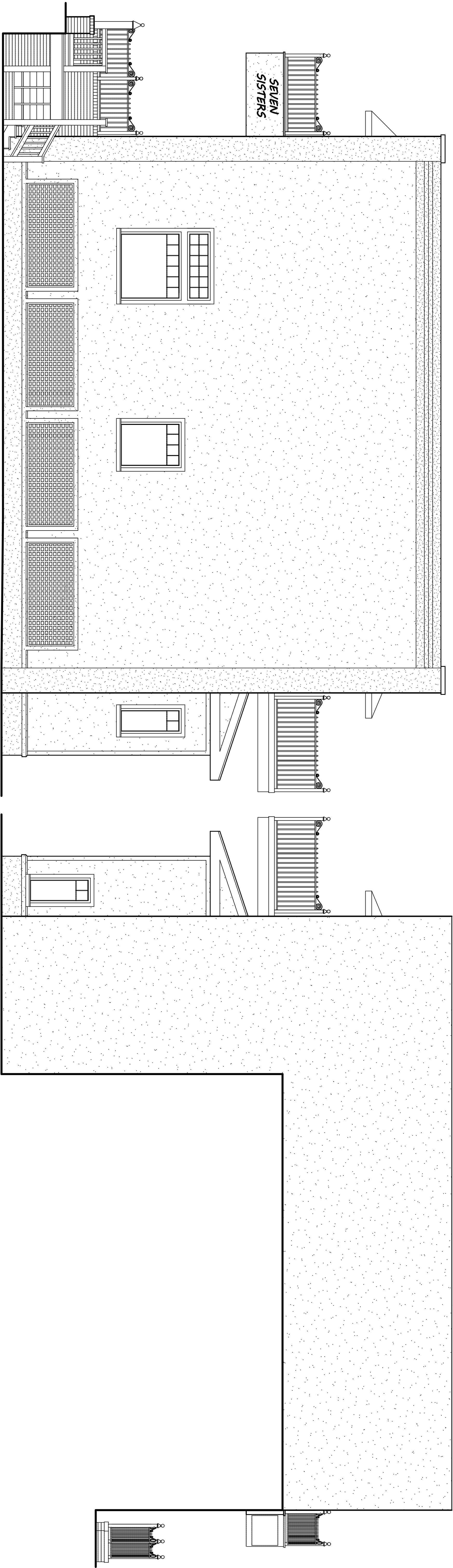
1

ELEVATIONS

SCALE: 1/4" = 1'-0"

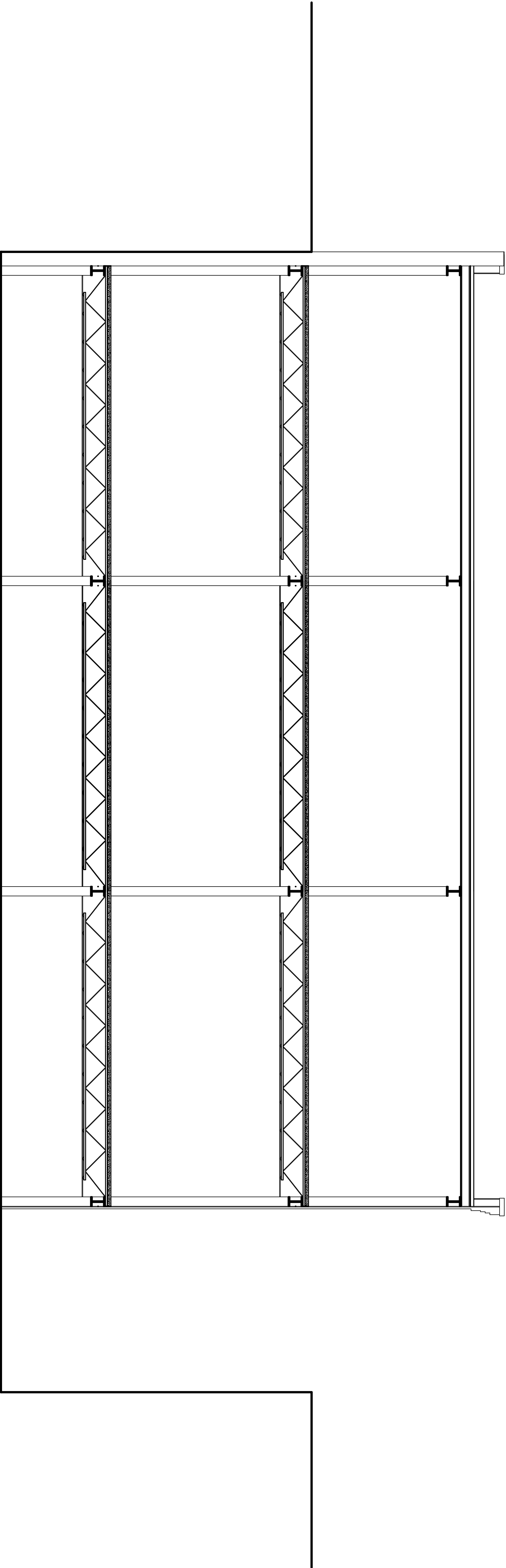
WEST (FRONT) ELEVATION

EAST (REAR) ELEVATION

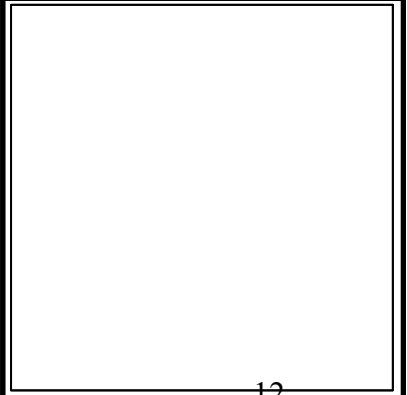
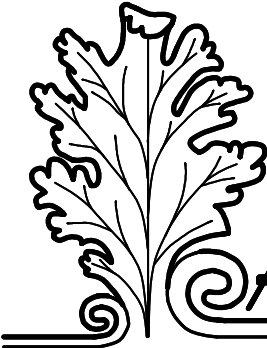


SOUTH ELEVATION

NORTH ELEVATION



NORTH-SOUTH SECTION





<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	<u>PIN #</u>	<u>Care Of</u>
Andrea Munn LLC	55 Highland Drive	Black Mountain	NC	28711	0619-35-3779	
Howard Channing	165 Eastern Avenue	Essex	MA	1929	0619-35-3823	
J & L Butler LLC	119 Cherry Street	Black Mountain	NC	28711	0619-35-3827	
Greene Rafter Enterprises	PO Box 428	Folly Beach	SC	29439	0619-35-3910	
Harry Hyder (LE)	PO Box 926	Black Mountain	NC	28711	0619-35-4904	c/o Joseph Hyder
120 Broadway Street LLC	1841 Kehrs Mill Road	Wildwood	MO	63005	0619-35-4932	
Greene Rafter Enterprises	PO Box 428	Folly Beach	SC	29439	0619-35-3991	
120 Broadway Street LLC	1841 Kehrs Mill Road	Wildwood	MO	63005	0619-35-4843	
128 Broadway Street LLC	1841 Kehrs Mill Road	Wildwood	MO	63005	0619-35-4796	
Grey Eagle Land Company LLC	PO Box 428	Folly Beach	SC	29439	0619-35-5647	
Sobol Family Living Trust	204 Chapel Road	Black Mountain	NC	28711	0619-35-4643	
Northhub LLC	30 Westgate Pkwy #193	Asheville	NC	28806	0619-35-3691	Attn: Ryan Israel
Barry Bruce Ricketts	PO Box 6	Black Mountain	NC	28711	0619-35-2633	
Barry Bruce Ricketts	PO Box 6	Black Mountain	NC	28711	0619-35-2720	
Ann Daniel Lea	515 N Fork Road	Black Mountain	NC	28711	0619-35-1794	
Marshall Kent and Anna Brem Otto	PO Box 1195	Black Mountain	NC	28711	0619-35-2748	
Loose Dogs LLC	313 Joan Court	Beaufort	NC	28516	0619-35-1834	
Stanley E Jones and Debby D Sharp	206 Stonewall Avenue	Swannanoa	NC	28778	0619-35-3773	
Terri Lynn Fisher	26 Onteora Blvd	Asheville	NC	28803	0619-35-3781	
Distance to Empty LLC	130 S Blue Ridge Road	Black Mountain	NC	28711	0619-35-3689	



Town of Black Mountain

160 MIDLAND AVENUE • BLACK MOUNTAIN, NORTH CAROLINA • 28711
PLANNING AND ZONING

Phone (828) 419-9300

Fax (828) 669-2030

TDD 1-800-735-2962

NOTICE OF REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A MAJOR WORK WITHIN THE HISTORIC DISTRICT

DATE: March 3, 2019

**TO: Name
Address
City, State, ZIP**

**FROM: TOWN OF BLACK MOUNTAIN
BUILDING, PLANNING AND ZONING**

**Property Description/PIN #: 127 Cherry Street
PIN #0619-35-3779.00000**

An application for a Certificate of Appropriateness has been applied for by: **Andrea McNair**

This Certificate of Appropriateness is requested to allow the property owner to: **Construction
of new retail building with three (3) apartments above.**

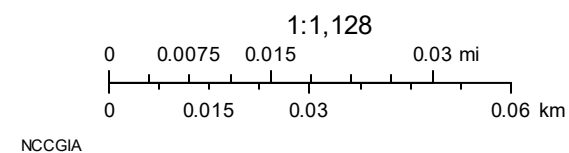
***A Public Hearing will be held Wednesday, March 20, 2019 @ 6:00 P. M. in the Town Hall
Board Room, 160 Midland Avenue, Black Mountain, N.C.***

The purpose of the historic district is to encourage the restoration, preservation, rehabilitation and conservation of historically, architecturally and archaeologically significant structures, buildings, sites, objects and their surroundings, and to review construction design to ensure compatibility with the character of the district. Under Section 4.7.3.14 (B) of the Land Use Code for the Town of Black Mountain, we are informing you as an adjoining property owner that there will be a public hearing to consider a request for a Certificate of Appropriateness for a major work within the District and that you may choose to show cause as to why this request should not be granted. If you have any questions regarding this Notice, please contact the Building, Planning and Zoning Department at 828-419-9300.

127 Cherry Street
2015 Aerial



February 13, 2019





LEGAL NOTICE

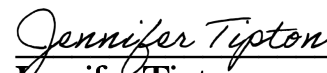
BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

PUBLIC HEARING

Wednesday, March 20, 2019 at 6:00 p.m.

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*Posted to the Town Bulletin Board 03/01/19
Published in the Black Mountain News 03/07/19 and 03/14/19*

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