



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 July 15, 2020
Date: July 9, 2020

The **Town of Black Mountain Historic Preservation Commission** will meet on **Wednesday, July 15, 2020, 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 June 17, 2020;
3. Chapter 1 of Historic District Guidelines;
4. Meet and Discuss Ideas with LeAnne Johnson and Sharon Tabor; and
5. Directions for Chapter 2 of Historic District Guidelines.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.
jennifer.tipton@townofblackmountain.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@townofblackmountain.org.

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



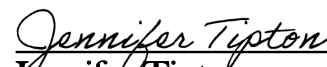
PUBLIC NOTICE

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

Wednesday, July 15, 2020 at 6:00 p.m.

The Black Mountain Historic Preservation Commission will meet for their regular monthly meeting on **Wednesday, July 15, 2020, at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, N.C.


Jennifer Tipton
Zoning Administrator

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact, Jennifer Tipton, Zoning Administrator at (828) 669-2030 or by email at Jennifer.tipton@townofblackmountain.org

Posted to the Town Bulletin Board 07/01/2020

www.townofblackmountain.org



**Historic Preservation Commission Regular Meeting
July 15, 2020**

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 June 17, 2020 as written [or as amended]

IV. OLD BUSINESS

- Chapter 1 of Historic District Guidelines

V. NEW BUSINESS

- Meet and Discuss Ideas with LeAnne Johnson and Sharon Tabor – Swannanoa Valley Museum and Black Mountain – Swannanoa Chamber of Commerce
- Directives for Chapter 2 of Historic District Guidelines

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 its regular meeting on Wednesday, June 17, 2020, 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:

Elaine Loutzenheiser, Chair
Susan Leive, Vice Chair
Frank Cappelli
Ron Collins
Jim Fuller

Staff:

Jennifer Tipton, Zoning Administrator

The meeting was called to order at 6:00 p.m. and duly constituted and opened for business with a quorum of three (3) regular members. Frank Cappelli and Jim Fuller arrived later.

II. ADOPTION OF AGENDA

Susan Leive made a motion to adopt the agenda as presented. The motion was approved by consensus with a vote of 3-0.

III. ADOPTION OF MINUTES

Elaine Loutzenheiser addressed one type and Jennifer Tipton said she would check on the spelling of the name of the new director of the Swannanoa Valley Museum. Susan made a motion to adopt the minutes as amended. The motion was approved by consensus with a vote of 4-0.

IV. OLD BUSINESS

1. Discussion of Ongoing Projects

With the current pandemic limiting gatherings and the opening of businesses, the coloring book project is going to be put on hold at this time. Once the Swannanoa Valley Museum opens up, then the Commission will go and look for pictures to use. Jennifer Tipton will also check on the budget for the Commission once the budget is adopted.

V. NEW BUSINESS

1. Election of Vice Chair

The Chair and Vice Chair were elected in July of 2019, however, the minutes from this meeting are not available and there was some confusion as to who the Vice Chair is. Ron Collins nominated Susan Leive to be Vice Chair. The motion was seconded by Frank Cappelli and approved by a vote of 4-0.

2. Historic District Guidelines – Chapter 1

Jennifer Tipton started the discussion by explaining that the General Assembly has combined the development rules and regulations for cities and counties into one statute, known as 160D. Part

Historic Preservation Commission Regular Meeting

June 17, 2020

of the changes include updating Historic District Guidelines to be objective rather than subjective. At the May meeting, the Commission decided to start with Chapter 1 of the current guidelines. Chapter 1 is an introduction to the Historic Preservation Commission and the Historic District. Below are the amendments requested:

- Section 1.1 – add general statute number for enabling legislation
- Section 1.3 – remove sentence about members having to be part of historic or conservation district
- Section 1-4 – a complete rewrite with Jim Fuller and Ron Collins to spearhead
- Section 1.5 – change name of department name of contact person and also make sure forms listed in the appendix are the most current version
- Section 1.5 – Commission has been instructed to look look at project designations and determine if any need to be moved to another category
- Section 1.6 – add a process in the flow chart about the ability to go to the full commission if denied from minor works or staff or if a split decision from minor works
- Section 1.7 – send Secretary of Interior's Standards for Rehabilitation to downtown property owners and business owners
- Section 1.8 – Jennifer Tipton will check the amended ordinance regarding the conservation district to make sure the guidelines align with the ordinance

The Commission discussed being more proactive with the business owners and property owners of property downtown. It was suggested that a letter be sent to all property owners and business owners explaining that their property is in the historic district, what that means, and including a link to the website for the Historic District Guidelines. Also, the letter could include an invite to sign up for notifications. Another suggestion was to do an online newsletter and have business and property owners subscribe via email to receive the newsletter.

Jennifer Tipton said that she will check on renaming the guidelines, bring a list of accomplishments the commission has had and will also provide three examples of other jurisdictions historic district guidelines.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

VII. COMMUNICATION FROM STAFF

Jennifer Tipton said that she will invite Sharon Tabor, Black Mountain-Swannanoa Chamber of Commerce Director and LeAnne Johnson, Swannanoa Valley Museum Director to the July meeting.

VII. ADJOURNMENT

Jim Fuller made a motion to adjourn at 7:00 p.m. The motion was seconded by Frank Cappelli and approved by a vote of 5-0.

Historic Preservation Commission Regular Meeting
June 17, 2020

Prepared by:

Elaine Loutzenheiser, Chair

Jennifer Tipton, Zoning Administrator

Town of Black Mountain Historic Preservation Commission

Historic District Guidelines



Downtown Black Mountain during the 1930s

ADOPTED
REVISED OCTOBER, 15, 2014

SPECIAL THANKS AND CREDIT GIVEN TO:

ALL THOSE WHO DEVOTED THEIR TIME AND TALENTS IN PROVIDING HISTORICAL
INFORMATION AND TECHNICAL ASSISTANCE.

THE BLACK MOUNTAIN SWANNANOVA VALLEY MUSEUM
THE CITY OF SALISBURY

SPECIAL THANKS AND CREDIT GIVEN TO:

TOWN OF BLACK MOUNTAIN STAFF
BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

JACK BUCHANAN
ROGER RIO
TERESA HOWACHYN
BARBARA WALL
STEPHEN PARRISH

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CHAPTER 1: INTRODUCTION

1.1 HISTORIC PRESERVATION IN BLACK MOUNTAIN

The Black Mountain area was settled about 1780 and was originally known by the name of “Grey Eagle” (said to be a name of a local Indian Chief). The first settlers came from settlements in Eastern North Carolina and Virginia, into lands previously held by the Cherokee Indians.

The completion of the railroad from Old Fort to Grey Eagle allowed the accomplishment of what had previously only been aspirations for commercial development. The effects on the settlement of Grey Eagle were almost immediate. In late January 1880, eight months before the train had reached Asheville, the name of the post office was officially changed to Black Mountain, after Black Mountain Station, the railroad’s name for the new depot. The Town of Black Mountain was incorporated in March of 1893. The district grew rapidly to serve the summer tourists and the population that was settling among the surrounding coves and ridges, drawn to the scenery and to the climate with its cool summers. The earliest commercial structures in Black Mountain were built on Sutton and Black Mountain Avenue adjacent to the railroad station. The first commercial street was Black Mountain Avenue, which contains the oldest buildings in the commercial districts. Many of these were frame structures and no longer exist. Following the fire of 1912, commercial development continued up Cherry Street from the Depot. Nearly all of the buildings currently on Cherry Street were built after 1912 and before the stock market crash of 1929. The downtown businesses have come and gone, but very little change was made to physical characteristics of downtown Black Mountain.

Most other development since 1950 has been outside any proposed historic district boundary. The architecture of downtown provides a tangible reminder of the rich and diverse history of Black Mountain and its people, as well as transportation changes. Along with this diversity, the patchwork of the downtown was formed and is recognized on the National Register of Historic Places.

National Register of Historic Places has no effect on what a private citizen may do with his or her property. It affects only what government agencies might do to harm the integrity of publicly owned buildings. However, state enabling legislation allows localities to set up local historic districts and designate local historic landmarks, thereby restricting various alterations to and demolition of the structures and the sites within a locally designated area.

The design guidelines published in this book are used by the Historic Preservation Commission in reviewing the appropriateness of proposed changes in the local historic district. The accompanying narrative and illustrations have been developed to provide detailed information and direction to the property owners and the residents of the local historic district, as well as to interested citizens. The appendices offer additional technical resources, references, and definitions.

1.2 BENEFITS OF USING THE GUIDELINES

A good design will improve the market image of the business(es) housed inside, while enhancing the overall character of the Town of Black Mountain. Consciously or unconsciously, people react to the visual quality of their environment, and the buildings and storefront windows constantly provide clues about the character of the businesses found there.

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

These design guidelines seek to encourage renovation and new development within the Town in a manner that will strengthen visual harmony, enhance historic integrity and encourage creative design solutions. The guidelines do not dictate styles, but rather suggest a variety of choices for achieving design compatibility within the District. The guidelines also can help to protect property values by encouraging improvements that maintain buildings as viable assets. Mostly they help preserve the historic integrity of this important cultural resource.

1.3 BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

The Town of Black Mountain Historic Preservation Commission was created in 2000 under the authority of Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes.

The Commission is currently made up of five members appointed by the Board of Aldermen. All members shall reside within the corporate limits of Black Mountain and the majority of the members of the Commission shall have a demonstrated special interest, experience or education in history, architecture, archaeology or related fields with appointments as following:

1. At least two members being property owners in either the Historic District or Conservation District.

The Historic Preservation Commission has a number of responsibilities including first and foremost, protecting the architectural integrity of Black Mountain's local historic district. To meet that responsibility, the Commission reviews applications from property owners and residents for certificates of appropriateness to make certain kinds of exterior changes within the historic district and conservation district. Applications are reviewed to determine if the proposed changes are consistent with the Commission's' criteria and design guidelines.

Other Commission responsibilities include recommending to Town Council any additions or changes to the boundaries of Black Mountain's Local Historic District. This would include reviewing and making recommendations on proposed new districts. The Commission also reviews and makes recommendations to the State concerning National Register Historic District nominations and Local Landmark Designations.

The Commission meets on the third Wednesday of each month at 6:00 p.m. at Town Hall, 160 Midland Avenue. The public is invited to attend these meetings.

1.4 DESIGN GOALS FOR DOWNTOWN BLACK MOUNTAIN

These design goals for downtown underlie the design guidelines presented in the chapters that follow:

Urban Design Goals:

1. To promote harmony in visual relationships among buildings while allowing for variety.
2. To develop an environment that is visually interesting and attractive for residents and visitors.
3. To enhance the visual relationship of downtown to its setting, including close-in neighborhoods and distant natural amenities.
4. To promote efforts to achieve high quality design for new buildings at prominent locations.
5. To promote building forms that will respect and improve the integrity of public spaces and scenic vistas.

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

Retail/Business Goals:

1. To maintain and encourage the recognition of downtown as the visual “center” of town.
2. To develop an environment that facilitates healthy commerce and increases pedestrian activity and human scale at the street level.

Preservation Goals:

1. To preserve the overall historic character and significant historic/architectural resources of downtown for future generations.

Commission Accomplishments:

These design guidelines also are coordinated with the Vision Statements developed through the Comprehensive Plan for Black Mountain. The vision statements were based on public input received at a series of special town meetings in 2001 and again in 2013 and 2014 for the Comprehensive Plan update. These vision statements are goals for the downtown area instead of current reality and underlie the design guidelines presented in the chapters that follow. These vision statements represent a census on how downtown should appear in 2020.

1. **Small Town Character and Community Identity** – We see Black Mountain as a charming, village-like community, nestled in the midst of beautiful Appalachian Mountain scenery. Our views from town to surrounding mountain vistas have been preserved. Development has been sensitive to the natural features of the land, and has avoided the destruction of ridge tops, in particular. While growing, we’ve maintained our small town atmosphere and have honored the historic character of the community.
2. **Getting Around** – We see Black Mountain as one of the most walkable communities in the region. We see the entire community, from school-aged children to senior citizens, out walking in the normal course of each day’s activities. Sidewalks border nearly every street, and are connected to a community-wide network of trails, walking paths, and bikeways. In most parts of town, speed limits are kept purposefully low and are strictly enforced. Reliable bus and passenger train services support the pedestrian and cut down on the use of cars, thereby alleviating traffic congestion.
3. **Community Appearance** – We see a community of clean, tree-lined streets, tasteful commercial signage, subdued outdoor lighting and an absence of billboards. Town entrances and main roads into the community have been well landscaped in accordance with a carefully developed town-wide beautification plan. Newly developed areas are free of utility poles and wires; some older parts of town have had existing overhead wires placed underground. Continued enhancements to Broadway Street have transformed this important street into an attractive, landscaped entryway into the downtown. US 70 has been gradually enhanced in a similar attractive fashion.
4. **Commercial Development and Service** – We see Black Mountain served primarily by locally owned businesses in buildings of a size and scale appropriate to a small town. We have chosen to support our local merchants and maximize the use of existing buildings. Our choice of quality restaurants has been greatly expanded by the profitability factors associated with the addition of liquor by the drink.
5. **Downtown Black Mountain** – We see a healthy, vibrant downtown with a wide range of shopping, dining, working, and cultural attractions. Our downtown streets are filled with people and activity during daytime, as well as evening hours. Storefronts and sidewalks exhibit a colorful, inviting mixture of merchandise, flower-filled planters, benches and other amenities. Additional parking has been provided on the interior of blocks or at perimeter parking lots, so as not to detract from the tightly woven, pedestrian character of the area. Downtown buildings, new and old, have retained and respected the modes

architectural scale and design detail that is so much a part of the heritage of Black Mountain.

1.5 THE DESIGN REVIEW PROCESS

Certificates of Appropriateness

Within the local historic district, property owners are required to obtain a certificate of appropriateness before beginning any type of exterior construction, alteration, or demolition. The local historic district overlay zoning is in addition to all other laws and codes and does not exempt a property from, or diminish, such requirements. The certificate of appropriateness is a preliminary step in obtaining a building permit if a permit is required for proposed work. A certificate of appropriateness certifies that the proposed changes are consistent with the design guidelines and are appropriate within the historic district context. Neither interior alterations nor most normal maintenance work requires a certificate of appropriateness.

Certificates of appropriateness are approved either through minor works or by the applicant appearing before the full board. Most projects fall under minor works and, if they meet the Design Guidelines, can be approved in just a few days. If the project is more extensive and requires going before the Commission, the applicant can get approval in 14 to 45 days, depending on when the application is submitted.

Applications for certificates of appropriateness are processed through the office of the Zoning Administrator in the Building, Planning and Zoning Department of the Town of Black Mountain. The application forms are available from the department, located at 160 Midland Avenue. Information may also be obtained by calling the Zoning Administrator at 419-9373. A sample application is included in Appendix A. Applications should be submitted at least fourteen days before a regularly scheduled meeting of the Historic Preservation Commission in order to be mailed out with the agenda.

If an applicant cannot appear in person at the Commission meeting, he or she may appoint a duly authorized agent by executing the project form provided by the office of the Zoning Administrator. A sample copy of that form is also included in Appendix A.

All applications must be complete before the Historic Preservation Commission may consider them. To be complete, an application must include all the facts necessary for a full understanding of the applicant's intentions. The application must provide specific information regarding the work so that the commission can determine if there will be any damage or detrimental change to the historic character of the district. The commission does not consider interior arrangement, nor does it take action except for the purpose of preventing demolition, construction, reconstruction, alterations, restorations, or moving of a building, structure, appurtenant fixtures, or outdoor advertising signs in the historic district, that would be incongruous with the historic aspects of the district.

Applicants doing new construction or significant additions may request a meeting with staff and an individual Commission member prior to going to the full Historic Commission. They can make no decisions or formal recommendations to the Commission, but rather advise the property owner as to the application of the Design Guidelines to the specific project. Staff ensures the applicant has all of the necessary documentation and information needed at the Commission meeting.

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Applications should include any relevant supplemental materials, such as accurate drawings, site or plot plans, samples of materials, color chips, and photographs. Once it is issued, a certificate of appropriateness is valid for six months. It may be renewed.

Minor Works

Minor works are defined as those exterior changes that do not involve substantial alterations or removals that could impair the integrity of the landmark or property in the historic district.

A certificate of appropriateness application, when determined to involve a minor work, may be reviewed and approved according to review criteria listed below. Items 1 through 13 are reviewed by staff while the Minor Works Committee reviews 14 through 22. The Minor Works Committee consists of the Historic Preservation Commission Chairman and Vice-Chairman as well as the Planning Director or his or her designee.

If the staff or committee does not issue a certificate of appropriateness, the applicant will be advised to make a formal application to the Historic Preservation Commission. No application may be denied without formal action by the Historic Preservation Commission.

An application may receive a certificate of appropriateness from the committee if it falls under one of the following categories of minor works:

Minor Works Projects Approved by Staff:

1. Repainting of a structure that is currently painted.
2. Replacement of missing or deteriorating features such as siding and trim, porch floors, ceilings, columns and balustrades, or architectural details, with new materials that are identical to the original in dimension, material and configuration.
3. Re-roofing a building with new or similar materials.
4. Installing gutters and downspouts painted to match the building or trim, as long as no significant architectural features are removed.
5. Removing non-original materials (less than 50 years old) including substitute siding.
6. Installation of mechanical and utility equipment including but not limited to heating and air conditioning units which cannot easily be seen from a street or are screened from view with shrubbery or appropriate fencing.
7. Repair or replacement of masonry foundations where the original foundation material is retained or where new material matches the original as closely as possible.
8. Repointing and other masonry repairs when the color and composition of the mortar matches the original and new brick or stone matches the original as closely as possible.
9. Lighting fixtures, which cannot easily be seen from a street or are clearly in conformance with the guidelines.
10. Satellite dishes provided that they are placed on a rear elevation or screened from public view.
11. Storm windows which have painted or baked enamel finish (providing color matches window trim or is appropriate to the building) and match the proportion of the existing building.
12. Replacing glass in windows.
13. Other minor construction not easily visible from a street.

Minor Work Projects Approved by Minor Works Committee:

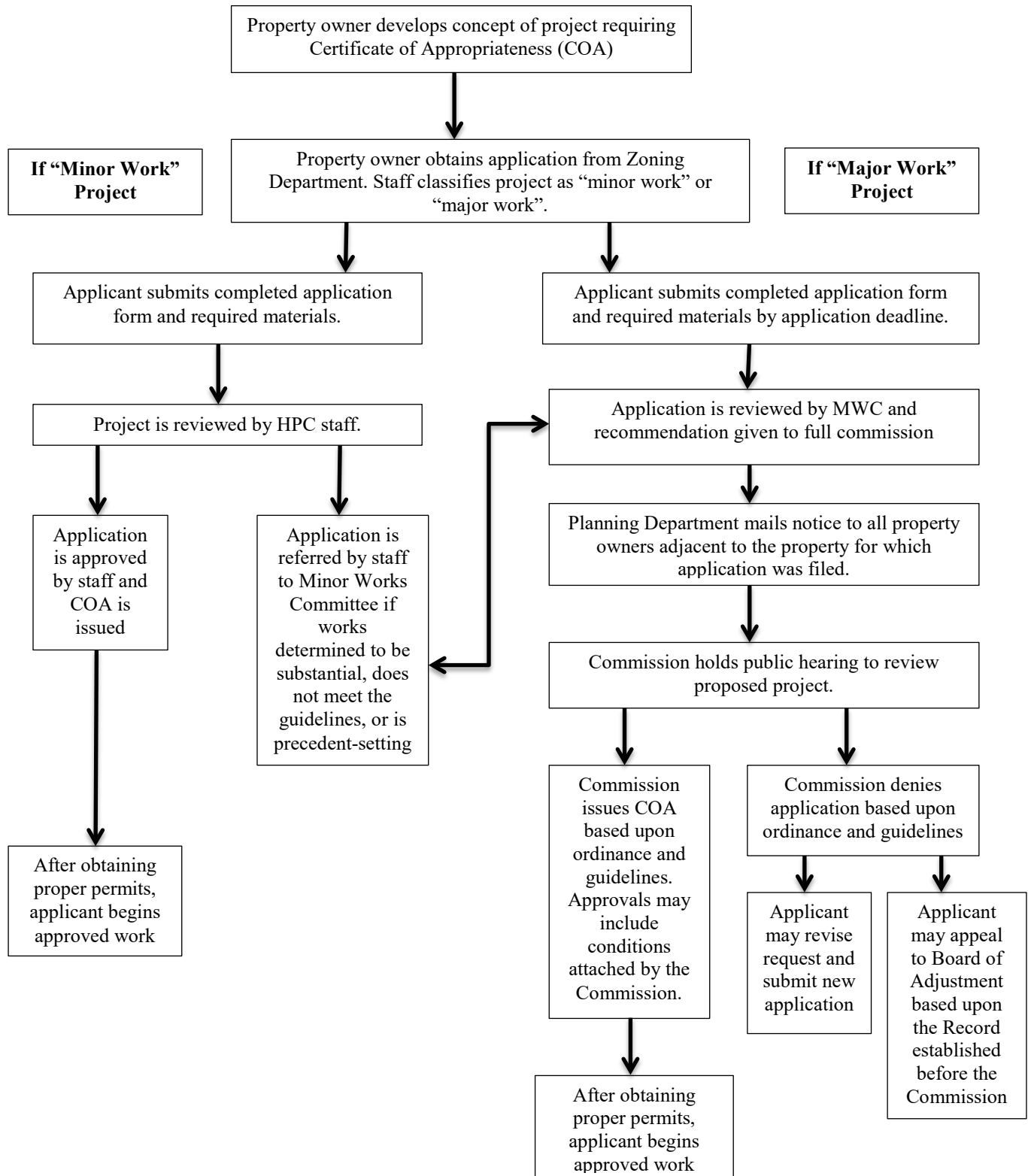
14. Signage that is in the appropriate location, made of the correct materials, is consistent with these design guidelines, and is compliant with the Zoning Ordinance.
15. Erection, alteration or removal of temporary features that are necessary to ease difficulties associated with a medical condition but which do not permanently alter exterior features.
16. A building identification sign which:
 - a) Contains the name of the building and/or year built as listed in the Design Guidelines;
 - b) Is compatible in color, material and location to the building;
 - c) Does not exceed three (3) square feet in area; and
 - d) Is in compliance with the town sign ordinance.
17. Patios constructed of common stone or red brick, and bricked-in areas on the side or rear of the structure at ground level and not abutting a right-of-way, when the height does not exceed six (6) inches above the adjacent ground level.
18. Installation of window or roof-mounted air condition units, including central air units, when located on the side or rear of a structure not facing a public street, and which cannot easily be seen from the street or are screened from view with the building parapet or appropriate fencing and shrubbery.
19. Roof and basement vents provided that they do not diminish the original design of the roof or structure, or destroy historic building materials and details, and provided that they are located on back slopes or inconspicuous areas.
20. Low-profile shingled ridge vents, provided that they match the existing roof color, and they do not diminish the original design of the roof or destroy historic materials and details.
21. Erection, alteration or removal of awnings.
22. Communication facilities and satellite dishes provided that they are located in an inconspicuous area or are effectively screened and not visible from a public street.

Major Works:

The Historic Preservation Commission must approve major work projects. In general, these are projects which involve a change in the appropriateness of a building or landscape and are more substantial in nature than minor work projects. They include the following:

1. New construction or additions to buildings.
2. Demolition of any part of a structure.
3. Discovery of any archaeological resource on the site.
4. Moving of building.
5. New accessory structures.
6. Parking lots (other than normal driveways).
7. Replacement of architectural details when there will be a change in design or materials from the original or existing details.
8. Changes to rooflines.
9. Exterior fire exits.
10. Painting or stuccoing of buildings not previously painted or stuccoed.
11. Minor work items not approved by staff of the Historic Preservation Commission.

1.6 CERTIFICATE OF APPROPRIATENESS FLOW CHART



1.7 THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

In addition to adopting its own design guidelines, the Historic Preservation Commission has adopted the United States Secretary of the Interior's Standards for Rehabilitation for use in determining the appropriateness of proposed work in the historic district. The National Park Service first developed these national standards for rehabilitation in 1976. The latest revised version follows:

1. The property shall be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
6. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
7. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
8. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive features, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
9. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
10. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

1.8 ARCHITECTURAL SURVEY OF HISTORIC PROPERTIES AND MAP

Downtown Black Mountain is a National Register Historic District and a designated Local Historic District. It is often the case that the boundary of a local district may be the same of that of a National Register district, but the two designations are quite different. While these guidelines apply only to locally zoned historic districts, both types of districts are described here. There is also a downtown conservation district as a buffer area protecting the local historic district, as well as locally designated landmarks.

National Register Historic Districts

Listings on the *National Register of Historic Places* are largely honorary. The U.S. Department of the Interior, through the National Park Service, facilitates the National Register program that represents an official listing of cultural resources worthy of preservation. Properties on the register include districts, sites, buildings, structures and objects that are significant in their history, architecture, archaeology or culture to the area, region, and nation as a whole.

National Register listing also carries with it the potential for funding assistance through Federal and State Tax Credits for the restoration of qualifying historic structures. Both the Federal and State incentives will prove to be an excellent tool in continuing the revitalization of downtown Black Mountain. The National Register and tax credit programs are administered entirely by the Federal and State governments.

Local Historic Districts

The local historic district is zoned with a historic district overlay and is outlined in a section of Black Mountain's Zoning Ordinance. The overlay requires that a certificate of appropriateness be obtained prior to the commencement of any exterior project. The underlying zoning district determines use of the property, setbacks and any other zoning requirements.

Local districts are those where the Board of Aldermen have designated, through the historic overlay, that the area is significant to the history and architecture of Black Mountain and is worthy of preservation. A property within a local district will never be forced to make any changes to or improve his or her property, unless there is a threat to the safety, health or welfare of the public. However, if an exterior change is proposed, the Commission reviews the appropriateness of the change to the property and district.

Approvals of the Historic Preservation Commission follow two forms: Minor Work or Major Works. Minor Work projects are those common projects and tasks (including maintenance and repair), which do not alter the exterior appearance of the property. The majority of projects would fall under this category and would qualify for a streamlined review process. Major Works must be reviewed and approved by the full Historic Preservation Commission and receive a Certificate of Appropriateness.

Downtown Conservation District

This district is also zoned as an overlay district for commercial areas surrounding the Downtown Historic District. Major works must be submitted for review by the Historic Preservation Commission; however, compliance with the Historic Preservation Commission recommendations is voluntary.

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

Black Mountain has the following Districts and Landmarks within City Limits

Downtown Historic District
Downtown Conservation District
Dougherty Heights Historic District
South Montreat Road Historic District
Monte Vista Hotel
Thomas A.M.E. Zion Chapel

All of these districts and landmarks are listed in the National Register.

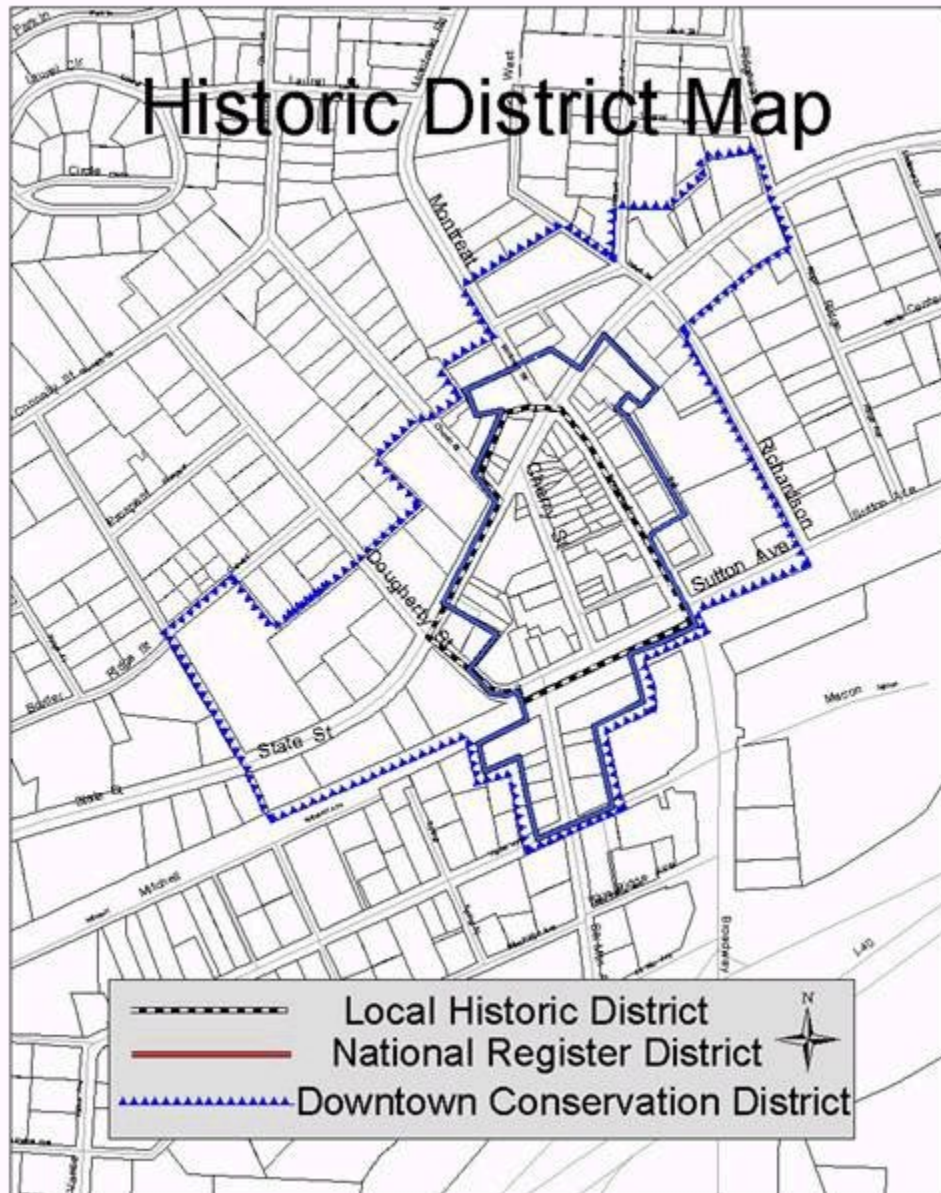
The buildings comprising the Black Mountain Downtown Historic District are a cohesive group of primarily twentieth-century commercial buildings, imparting a distinctive sense of the commercial life of the town as it developed from the late nineteenth century throughout the first half of the twentieth century. The bed of the railroad has never been altered, and the extant 1909 depot is only a few feet west of the first depot constructed in 1880. In general, Black Mountain Avenue and Sutton Avenue are the location of structures dating from the late nineteenth century and earlier years of the twentieth century; Cherry Street is comprised primarily of structures constructed after 1912 through the 1920's, with additions in the following two decades. Very little of the district's construction was on previously built sites, except for the buildings near the Sutton Avenue and Cherry Street intersection, the location of the 1912 fire.

The district therefore, is a coherent and somewhat specific document of the town's substantial growth – a map, as it were, of development over time, where the later growth is generally to the northeast, along State Street and then Broadway Street. Furthermore, during the period of significance and still apparent today, the commercial section did not expand appreciably beyond the core area either along outreaching "strips" or in other clusters of development. Even on State Street, first as part of horse-transportation state turnpike, then as part of a major automobile route, establishments catering to automobile traffic and tourism remained mostly as the center of town within the district rather than stretching further beyond, or advancing more than two or three lots up Montreat Road beyond the State Street intersection.

Cherry Street, the most direct transit between State Street and the depot, is comprised of one and two-story commercial structures, most of which were in place on its east side at the time of the 1924 Sanborn map. At that time most of the west side was occupied by a single dwelling, with other buildings clustered just at the corners at State and at Sutton. A two-story brick fire department, designed by Richard Sharp Smith was built on State Street, west of Cherry Street, in 1922. The adjacent town hall was completed in 1927. Brick art-deco commercial structures were built on the north side of State Street later in the 1920's. Other buildings of importance include an altered 1949 Esso Station, a 1947 Pure Oil Station, the "Rug and Jug" built in 1934, and a group of one-story connecting buildings dating from the later 1920's on Broadway Street.

Unlike Other railroad towns in the region, Black Mountain retains much of its small-town atmosphere. In visual terms, the current developed perimeters of the district have remained much the same as before. The setting of the Black Mountain Historic District, with its unobstructed mountain views, is much the same as in 1880, rising over the headwaters of the Swannanoa.

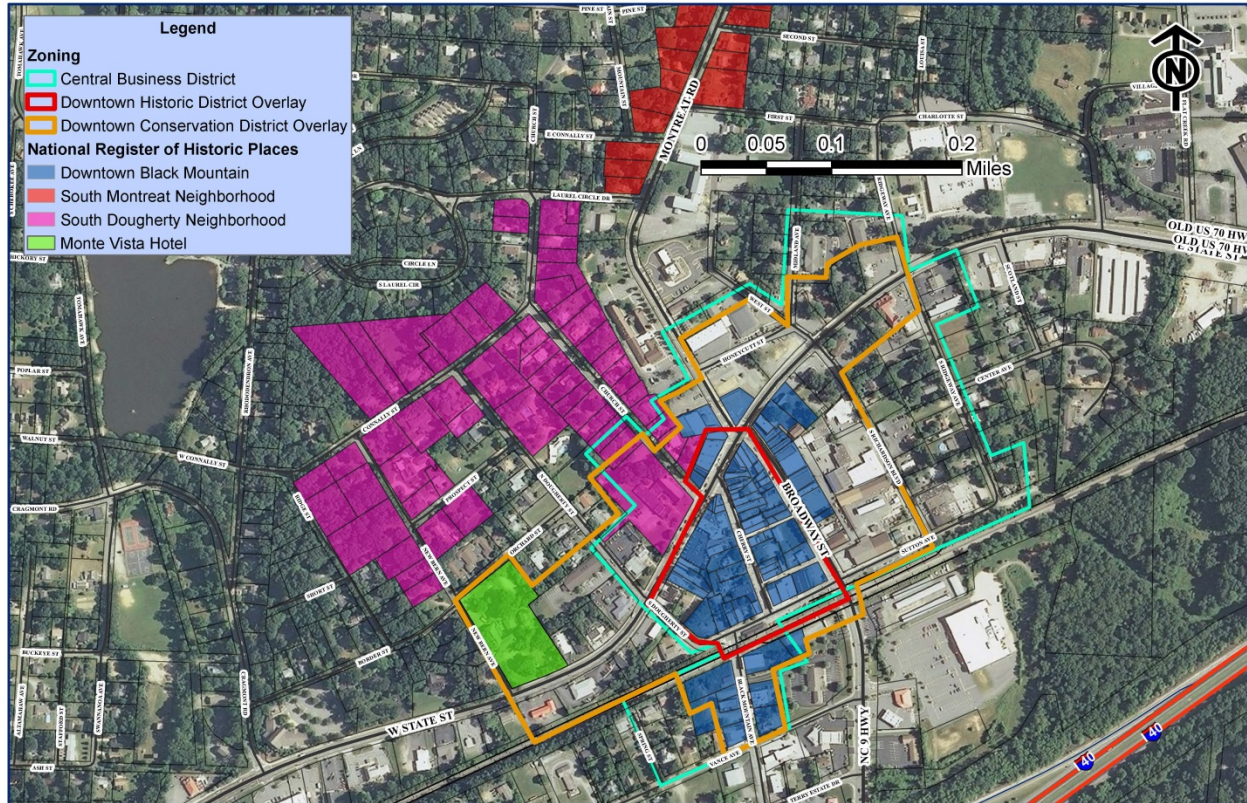
Historic District Maps



Historic District Maps

Black Mountain Comprehensive Plan Update

2014



Map 8-1 Black Mountain Historic Preservation

1.4 Preservation Commission Goals for Downtown Black Mountain

These goals for downtown underlie the guidelines presented in the chapters that follow.

1. To preserve the overall historic character and significant architectural integrity of downtown for future generations.
2. To maintain and encourage the recognition of downtown as the visual “center” of town and to enhance the relationship of its mountain setting and scenic vistas.
3. To develop an environment that is visually interesting and attractive for residents and visitors while sustaining healthy commerce and increasing pedestrian activity.
4. To promote proper maintenance and efficiency upgrades to maximize the use of existing buildings while maintaining their historical character.
5. To provide guidance to the Town of Black Mountain regulatory commissions and owner/developers for any future new, reconstruction or repurposing of buildings to ensure changes are aligned with preservation goals.