



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 September 21, 2022
Date: September 14, 2022

The **Town of Black Mountain Historic Preservation Commission** will meet on **Wednesday, September 21, 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 June 15, 2022, and August 17, 2022;
3. Certificate of Appropriateness Request – 119 Cherry Street; and
4. Certificate of Appropriateness Request – 107 Cherry Street; and
5. Minor Works.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.
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.

CC: Jessica Trotman, Planning Director
Russell Cate, Planner 1/Zoning Administrator
Ron Sneed, Town Attorney



PUBLIC NOTICE
AVISO PÚBLICO

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

REGULAR MEETING
REUNIÓN ORDINARIA

Wednesday, September 21, 2022, at 6:00 p.m.
Miércoles 21 de septiembre de 2022, a las 6:00 p.m.

The Black Mountain Historic Preservation Commission will meet for their regular monthly meeting on **Wednesday, September 21, 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 21 de septiembre 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.

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.

Posted to the Town Bulletin Board 09/01/2022
www.townofblackmountain.org



**Historic Preservation Commission Regular Meeting
September 21, 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 June 15, 2022, and August 17, 2022, as written [or as amended]

IV. OLD BUSINESS

V. NEW BUSINESS

- Election of Officers
- Certificate of Appropriateness Request – 119 Cherry Street
- Certificate of Appropriateness Request – 107 Cherry Street
- Minor Works

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, August 17, 2022, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

Jay Parmar
Richard House

Absent:

Matthew Turner

Staff:

Jennifer Tipton, Senior Admin

There was not a quorum to conduct business. Jennifer Tipton conferred with Ron Sneed that the Certificate of Appropriateness request could be heard as a minor works project.

Kevin Williams and Gregory Griffin own the property at 107 Cherry Street and they are looking to install a deck on the rear of the building and add a fence to the rear of the property. The deck will have black iron railing with rice hull composite deck boards. The deck will be connected to a plate that is attached to the building so that the deck could be removed without damaging the building. The proposed fence would be made of aluminum that would be a gray powder coat and will not touch the building and would be in front of the stairs. There will be handrails on both sides of the stairs and not the building. There is an existing window that the owners are proposing to turn into a door. Jay Parmar had some concerns about the door and altering the existing building so Jennifer Tipton said she will check with Charlie Russell, Building and Fire Inspector, about the requirement for a rear egress door. Richard House approved the project and Jay Parmar chose to hold his decision until he could get information about if a rear egress door is required or not.

The meeting adjourned at 6:45 p.m.

Prepared by: _____

Jennifer Tipton, Senior Admin



LEGAL NOTICE

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

EVIDENTIARY HEARING

Wednesday, September 21, 2022, at 6:00 p.m.

The Black Mountain Historic Preservation Commission will meet on **Wednesday, September 21, 2022, at 6:00 p.m.** in the Board Room in the Town Hall Building, 160 Midland Avenue, Black Mountain, NC. The purpose of this meeting is to hear a Certificate of Appropriateness request for 119 Cherry Street, further identified as PIN #0619-35-3287.00000, to replace rear deck, handrails, and steps.

The meeting is open to the public.

Jennifer Tipton
Senior Admin

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Posted to the Town Bulletin Board 09/01/2022
Published in the Black Mountain News 09/15/2022 and 9/22/2022

www.townofblackmountain.org

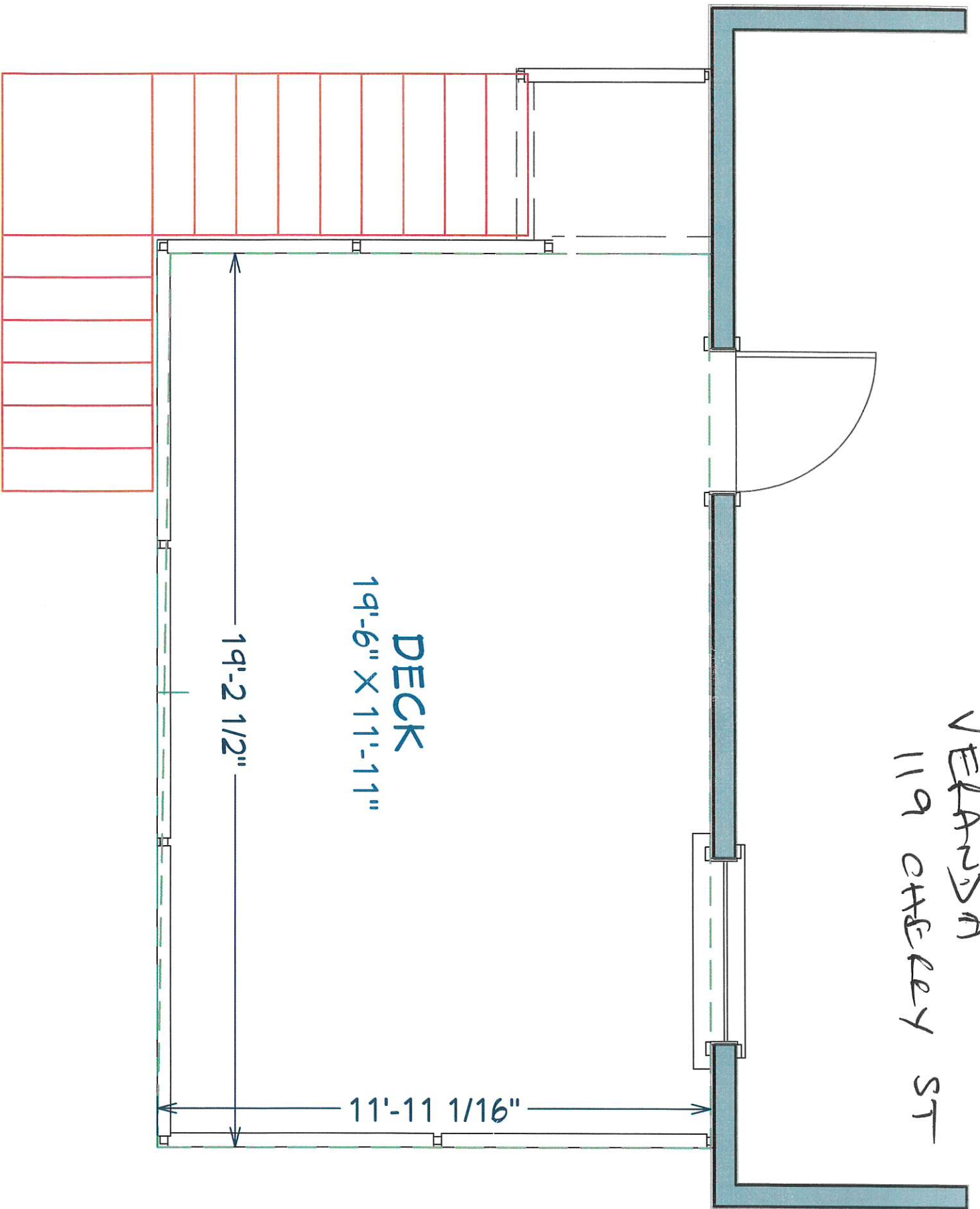
TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

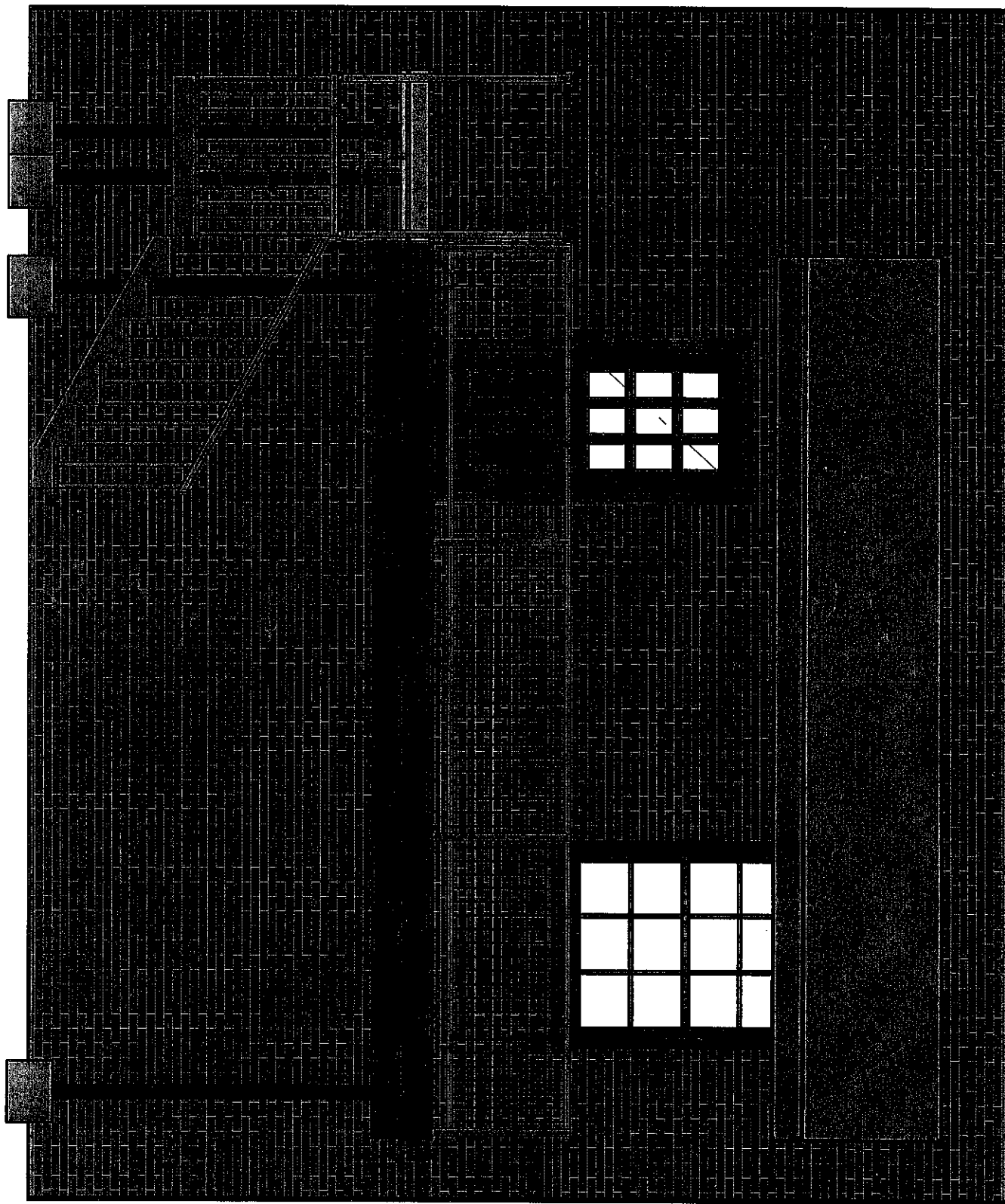
CERTIFICATE OF APPROPRIATENESS APPLICATION

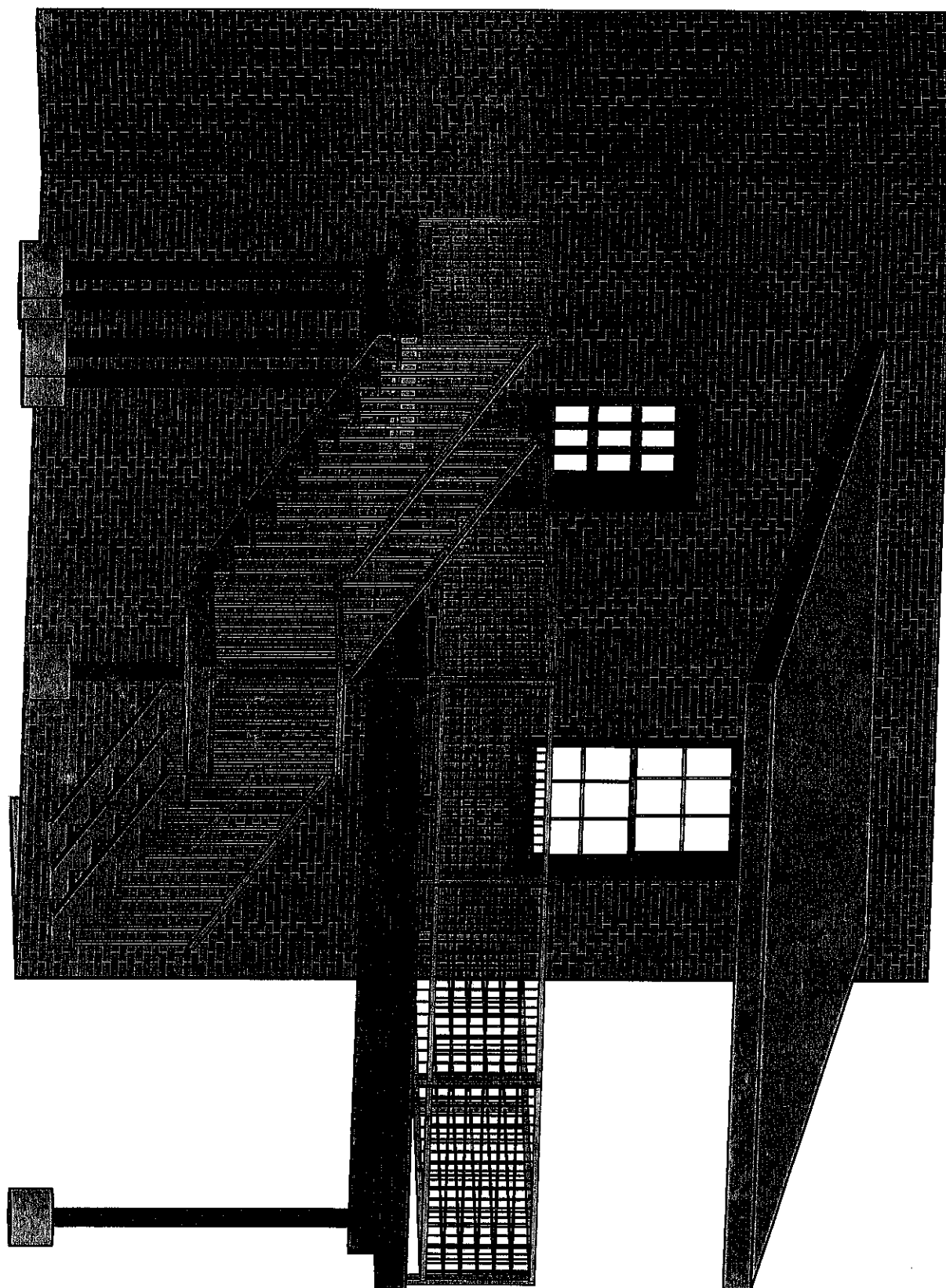
www.townofblackmountain.org

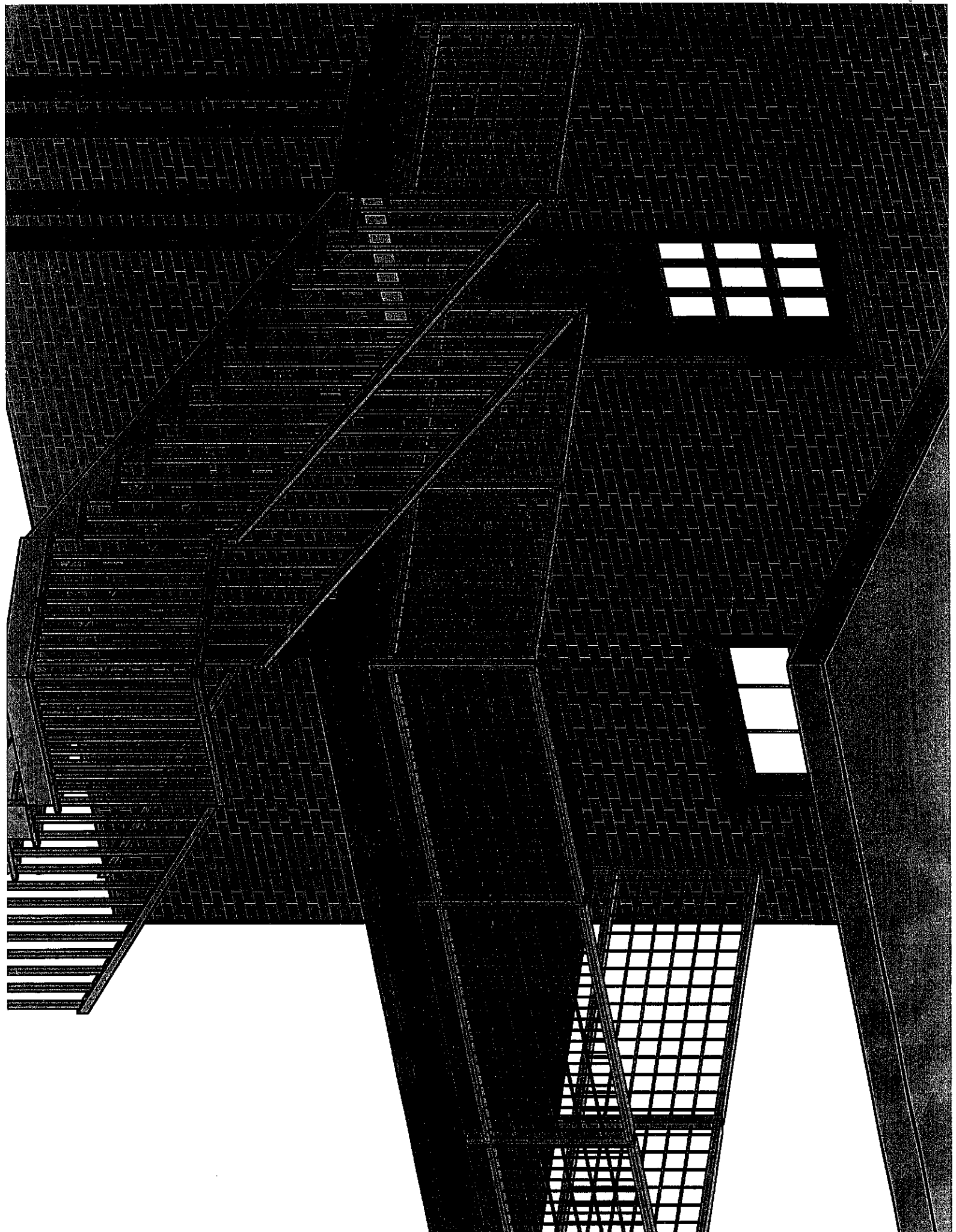
PROPERTY INFORMATION		
Address: 119 Cherry St VERANDA CAFE		PIN #: 0019-35-3827
Property Owner: Ray Nightingale		
Address: 119 Cherry St. Black Mountain NC 28711		Phone #: 828-333-0334
APPLICANT INFORMATION		
Name: Austin Edwards / Bloom Construction NC LLC		Phone #: 828-301-1733
Address:		Email: bloom.nc.austin@gmail.com
PROJECT INFORMATION		
☐ Administrative Review ☐ Certificate of Appropriateness ☐ Minor Works Committee Review ☐ Conservation District Review		
Description of Project: Bloom will replace the decking, handrail, and steps on the back deck.		
Site plan, sketches, drawings, photographs, specifications and other information attached.		
ACKNOWLEDGEMENT		
I certify that all of the information presented by the undersigned of this application is accurate to the best of my knowledge, information and belief.		
Austin Edwards Print Name	 Signature	8/31/22 Date
OFFICE USE ONLY		
Date Received:	Fee:	Date Paid:
Cash: _____ Check: _____ Credit: _____		Meeting Date:

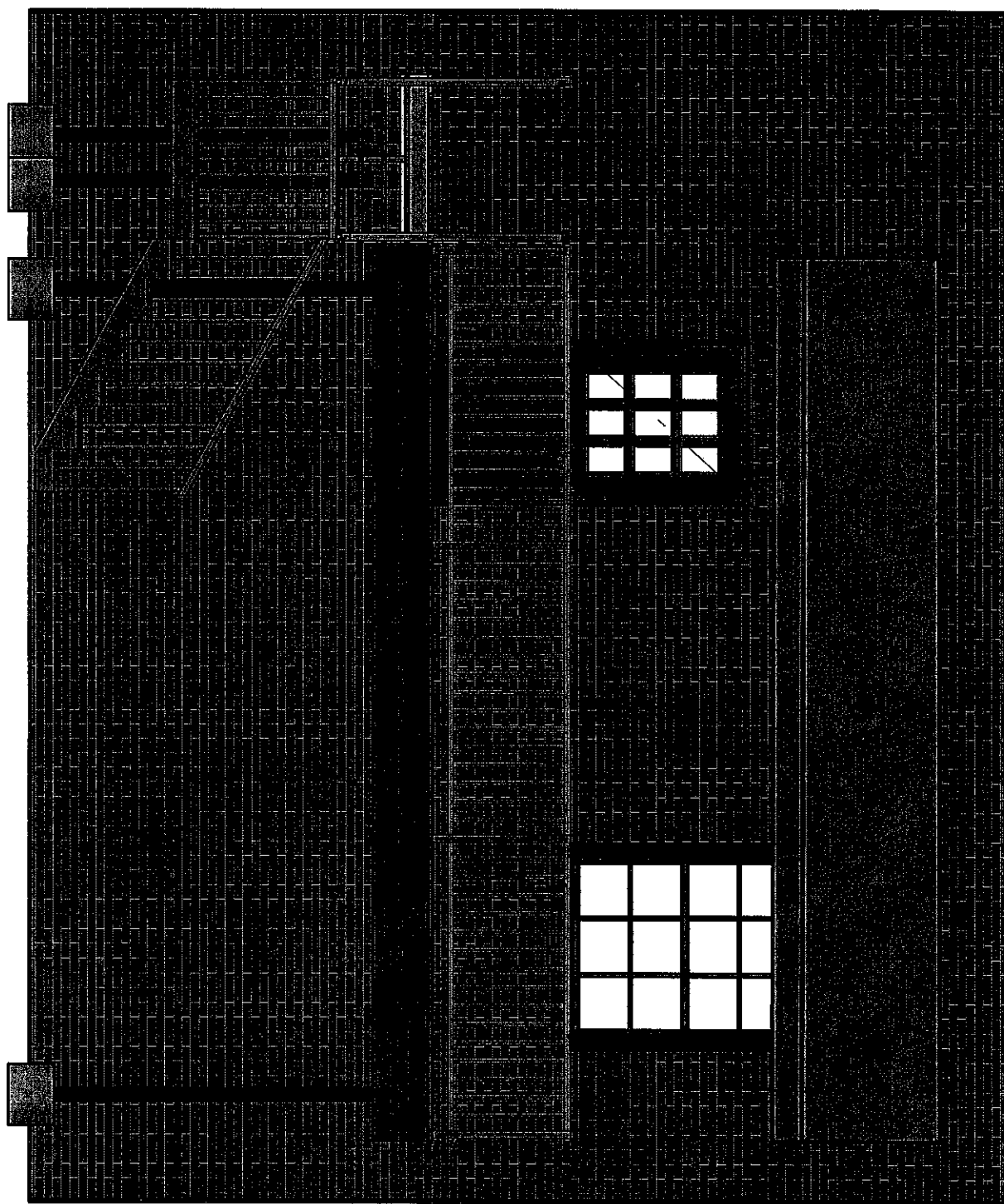
VELAND
119 CHERRY ST

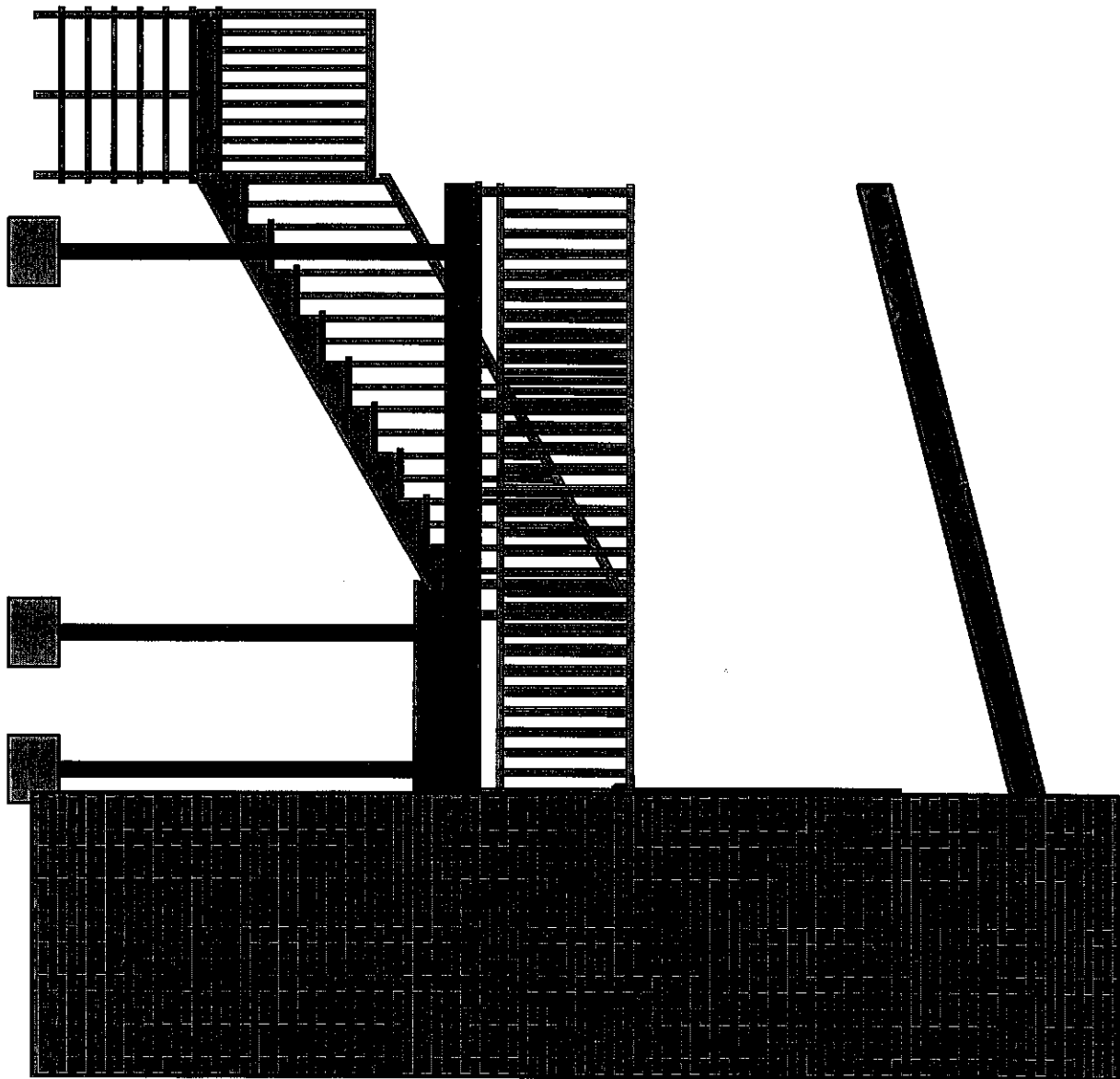


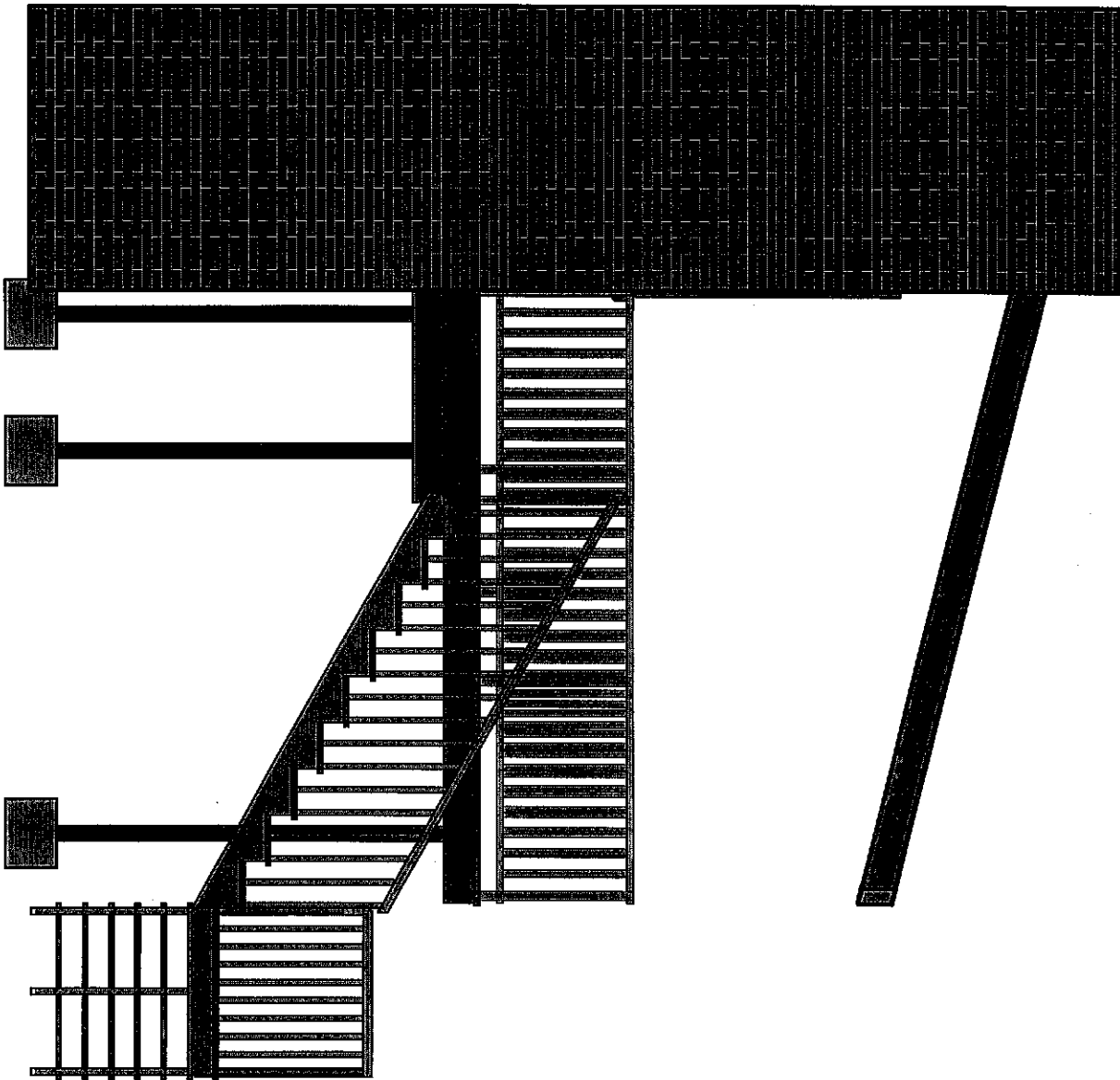


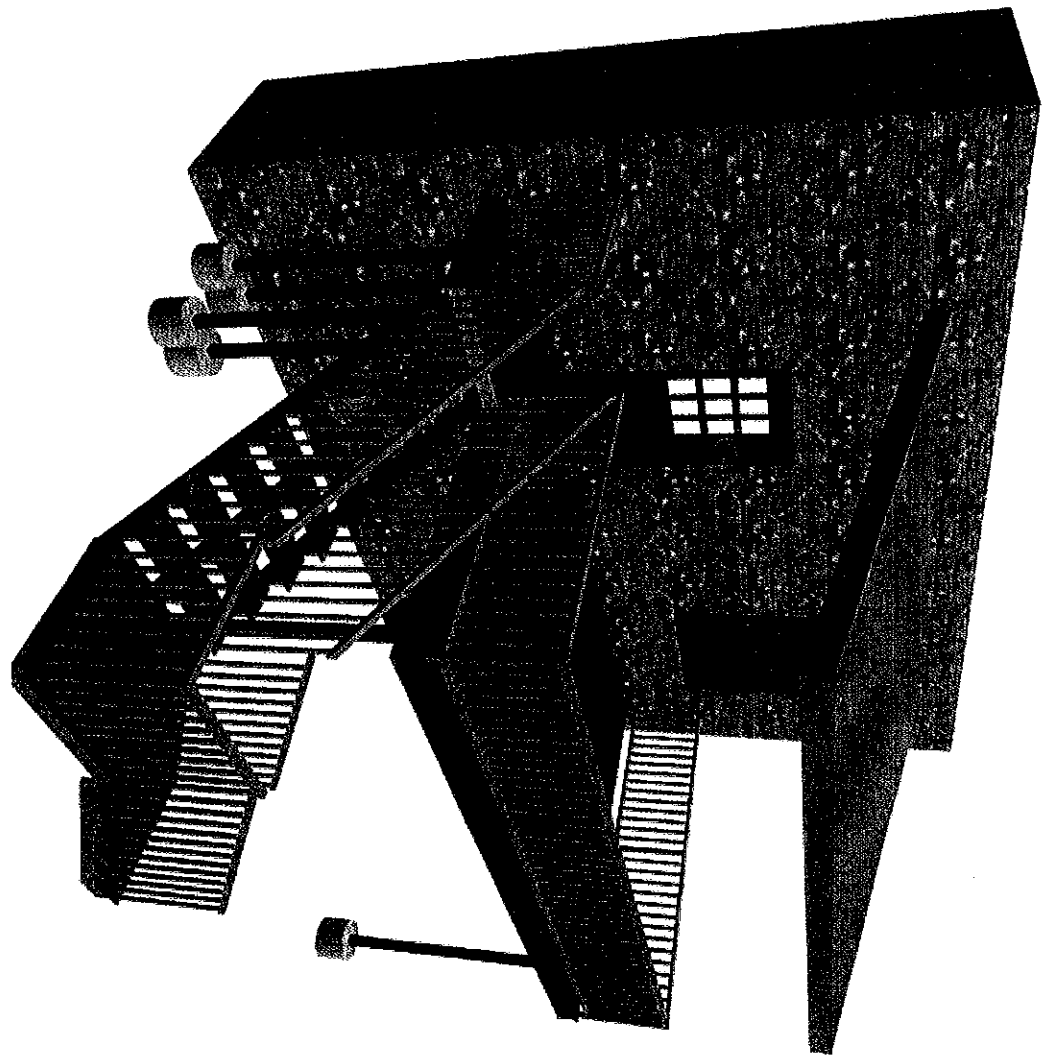


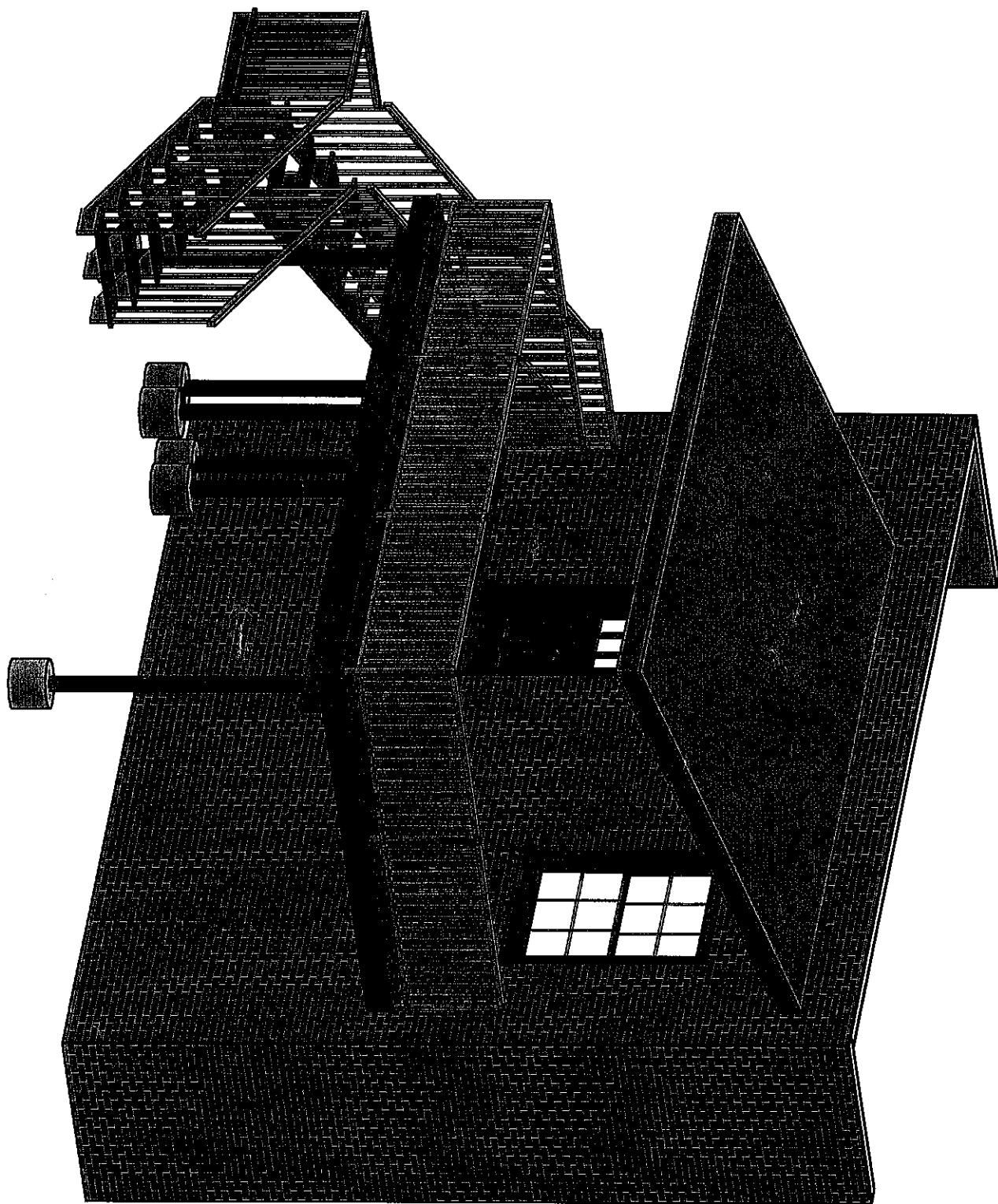




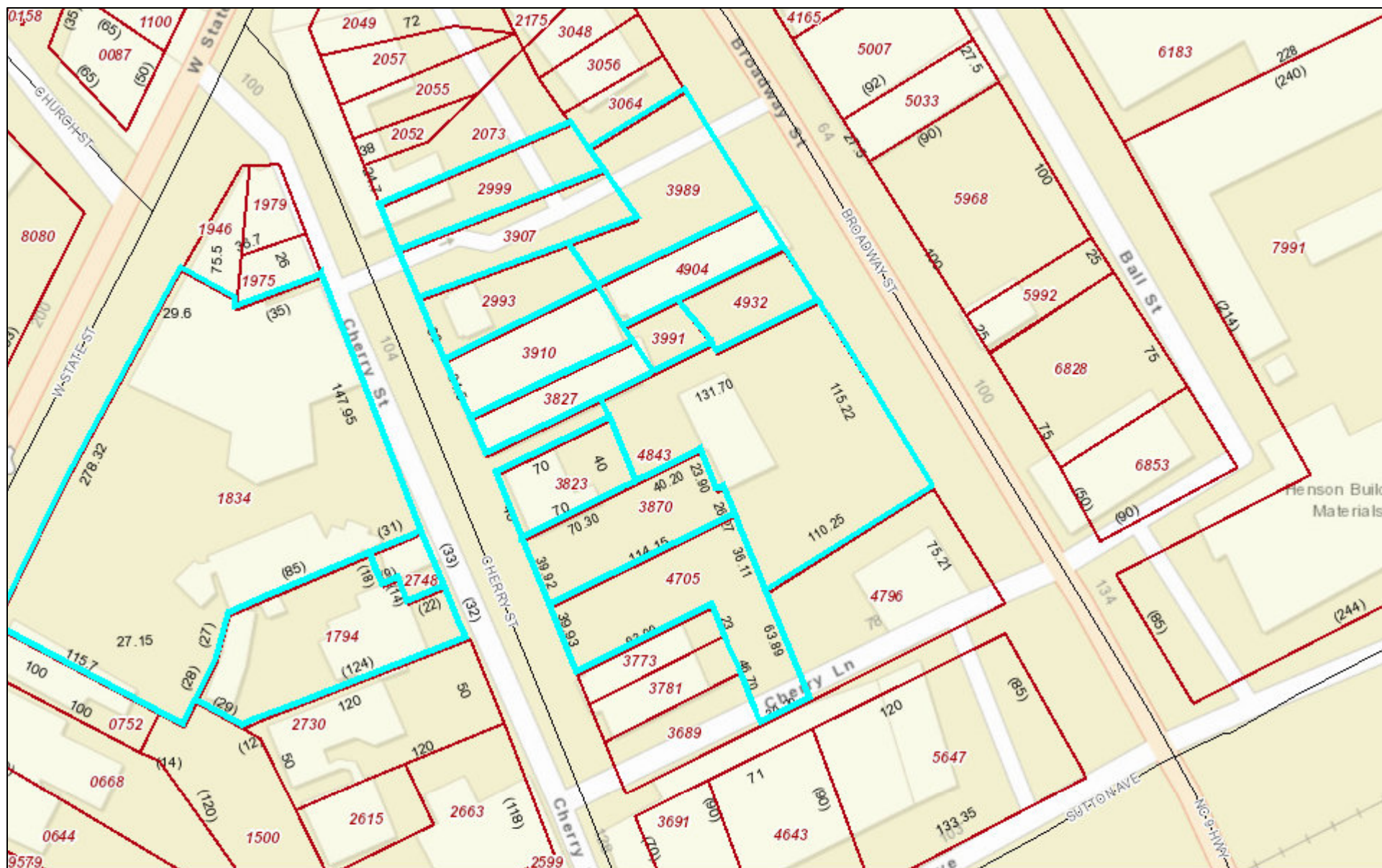






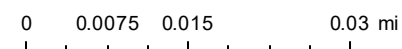


Buncombe County



September 14, 2022

1:1,128



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
Amy Pate	151 Hilltop Rd	Black Mountain	NC	28711
Loose Dogs LLC	313 Joan Ct	Beaufort	NC	28516
Marshall Kent Otto; Anna Brem Otto	PO Box 1057	Montreat	NC	28757
Town of Black Mountain	160 Midland Ave	Black Mountain	NC	28711
Kim Caraway; Cheryl D Caraway	80 Oak Cir	Marion	NC	28752
Channing B Howard	165 Eastern Ave	Essex	MA	1929
J & L Butler LLC	PO Box 309	Black Mountain	NC	28711
Essi Shilati and Minoo Shilati 2006 Revocable Trust	201 Ocean Ave., Unit 404B	Santa Monica	CA	90402
Town of Black Mountain	160 Midland Ave	Black Mountain	NC	28711
Second Stream LLC	14 Woodlink Rd	Asheville	NC	28801
Town of Black Mountain	160 Midland Ave	Black Mountain	NC	28711
Second Stream LLC	14 Woodlink Rd	Asheville	NC	28801
Essi Shilati and Minoo Shilati 2006 Revocable Trust	201 Ocean Ave., Unit 404B	Santa Monica	CA	90402
Foothills on Broadway LLC	4107 Fairway Downs Ct	Charlotte	NC	28277
Harry Hyder (LE)	PO Box 926	Black Mountain	NC	28711
Foothills on Broadway LLC	4107 Fairway Downs Ct	Charlotte	NC	28277



Town of Black Mountain

160 MIDLAND AVENUE • BLACK MOUNTAIN, NORTH CAROLINA • 28711
PLANNING & DEVELOPMENT

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: September 9, 2022

TO: Property Owner

**FROM: TOWN OF BLACK MOUNTAIN
PLANNING & DEVELOPMENT**

**PROPERTY DESCRIPTION/PIN #: 119 Cherry Street
PIN #0619-35-3827.00000**

An application for a Certificate of Appropriateness has been applied for by: **Veranda Café - Ray Nightingale**

This Certificate of Appropriateness is requested to allow the property owner to: **replace the rear decking, handrails, and steps.**

An Evidentiary Hearing will be held Wednesday, September 21, 2022 @ 6:00 P. M. in the Board of Room of Town Hall, 160 Midland Avenue, Black Mountain, NC 28711.

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 Planning and Development Department at 828-419-9300.

Buncombe County



September 14, 2022

1:1,128

0 0.0075 0.015 0.03 mi

107 Cherry St

Black Iron Stairs + Deck
Floor of Deck Rice Hull Composite Wood

