

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION
MINUTES OF REGULAR MONTHLY MEETING
May 16, 2007**

The **Black Mountain Historic Preservation Commission** held its regular monthly meeting on Wednesday, May 16, 2007 at 7:00 p.m. in the Public Safety Building, 106 Montreat Road.

I. CALL TO ORDER

The meeting was called to order with the following members present:

Susan Robinson, Chair
Martha Cummins
Bill Munn

Absent:

Gay Fox
Jane Reeves

Staff:

Elizabeth Teague, Planning Director
Jerry Atkins, Zoning Administrator
Rosa Hilbert, Administrative Assistant

Chair Robinson declared a quorum present with three regular members and the meeting was duly constituted and opened for business.

II. ADOPTION OF AGENDA

Chair Robinson amended the agenda to include reports and discussions from the Minor Works Committee under Item V. New Business. The Commission unanimously approved the change to the agenda.

III. ADOPTION OF MINUTES

Martha Cummins made a motion to adopt the minutes of April 18, 2007. Bill Munn seconded the motion and it passed unanimously.

IV. OLD BUSINESS

Certificate of Appropriateness Draft Checklist

The Commission reviewed the C of A checklist and Standards for Rehabilitation. Chair Robinson said that those two documents are the basis for the Commission to review projects. She said that the Historic Preservation Commission was created and is governed by Standard 153.210 – Criteria to Determine Appropriateness as stated in the Zoning Ordinance. The ordinance incorporates the national standards by the Secretary of the Interior’s “Standards for Rehabilitation and Guidelines for Rehabilitating Historic buildings”. Commission members were given a summary sheet of the standard for reference.

V. NEW BUSINESS

Resolution to Planning Board concerning Newspaper boxes

Elizabeth Teague, Planning Director, distributed a draft resolution for regulating newspaper boxes. She said the final draft would be forwarded to the Town Attorney for comments and recommendations. She said the resolution would endorse limitations on the number, size and placement of newspaper boxes in the downtown Historic District. The Commission included the following modifications:

- News racks shall not exceed 30 inches in width or length
- No news rack shall block windows or doors of any buildings
- Include a permitting process for news racks

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- No more than 6 racks may be clustered together or located in a any one district per block per each side of the street

Ms. Teague said the recommendation could be brought to the Planning Board at their June meeting for consideration.

Minor Works Review

Chair Robinson appointed Bill Munn and Martha Cummins to the Minor Works Committee.

Presentation From Zoning Administrator

Jerry Atkins, Zoning Administrator, said he received a request from Robert Vengeoghea to place a sign 8 feet long by 18 inches at his new location at 100 Cherry Street. He said that the applicant wants to remove the old broken air-conditioning unit above the back door and paint the wood to match the door color. He presented photos of the A/C unit and the doorway and the front door area. He said that the applicant proposes to paint the column by the front door, gold on the column and Blue Ocean on the crown of the column. Mr. Atkins said that he received color charts of the proposed shades. Chair Robinson said that the Commission does not regulate paint colors.

Mr. Atkins pointed out the entryway in the photo where it was noted that the plan is to cover the red cement area entry with dark slate tile between the column and the door. He presented a sample of the tile to be used. Chair Robinson said the area where the slate meets the brick could be problematic because it presents a tripping hazard. She said it is also presents an irregular joint on the other side where the brick is coming down to meet the ground.

Mr. Atkins said the applicant proposed to remove the old red awnings and replace with blue. He presented a folder illustrating the shades of blue. Elizabeth Teague, Planning Director, read from the Historic District Guidelines on paint guidelines that, *While specific colors are not addressed in these guidelines for downtown buildings, it is encouraged that selected paint colors be appropriate to the historic building and district. Enhancement of the architectural character of a historic building through appropriate placement of exterior paints colors.* She said you are not allowed to paint surfaces such as masonry, unpainted brick and stone or metals. Chair Robinson asked if the plan is to reuse the existing awning frame. Mr. Atkins surmised that the present awning frame would be recovered with blue. Marty Cummins commented that there should be enough contrast between the color of the column and the color of the sidewalk so pedestrians can see it when going pass the business. She recommended that the Committee see a sample of the gold paint.

Chair Robinson said the slate appears to be non-slip; however, she has concerns about how it meets the sidewalk. She said that the level of change to the ground could be problematic for some seniors. Mr. Atkins said that the installation has to meet the ADA (American Disabilities Act) requirements. Elizabeth Teague referred to a photo and asked if there was a drainage problem. Mr. Atkins said the drainage problem has been there for years. He said that the slate would help absorb water runoff. Chair Robinson said it appears from the photo that the slate should extend as far as the drain on one side of the column to give it a stopping point. Chair Robinson said that the sign above the awning should not a high gloss. The Commission inquired about lighting. Mr. Atkins said he was not aware of any lighting on the sign. He said that the property owner has given permission for the renovations to the structure.

At this time, the Commission reviewed Standard 153.210 – Criteria to determine appropriateness. The Commission made the following findings of fact:

- That notice of the meeting was published in the local newspaper
- That proper notice was sent to property owners within 100 feet of the site

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- That, in the applicant's absence, the Zoning Administrator presented oral and documentary evidence to the Historic Commission
- That the Commission was presented with the application for review for rehabilitating the facade and signage
- That the application does meet the Historic District Guidelines (as adopted on February 9, 2004) and the Secretary of the Interior's Standards for Rehabilitation found in Chapter 1.
- That the application does meet the Historic District Guidelines specifically for:
 - Item (f) Surface materials and textures – The slate to be used on the outside walking area is appropriate.
 - Item (j) Expression of architectural detailing - The structure will retain the existing detailing, the paint scheme is appropriate and emphasizes the corner column which is one of the architectural features, removal of the A/C unit will improve the detailing at the door, plywood over the door to be painted to match the door.
 - Item (q) Style, material, size and location of all outdoor advertising signs – The standard location for the sign is between the upper windows and lower windows. The size of the sign is appropriate. The sign meets the sign requirements in the Town's Sign Ordinance.
 - Item (u) Ground cover or paving – The slate is appropriate material

With no further discussion, Martha Cummins made a motion that the Historic Preservation Commission grant a Certificate of Appropriateness to Robert and June Vengeoghea for a sign and modifications to their business located at Cherry Street, Black Mountain, NC. Bill Munn seconded the motion.

Based upon the findings of fact, the Historic Preservation Commission unanimously approved the application for a Certificate of Appropriateness with the following conditions:

- That the signage is not a high glossy material
- That the Zoning Administrator approve appropriate paint colors

VI. HISTORIC COMMISSION/STAFF COMMENTS- Reports and Communications, Community Announcements, Future Agenda items, Minor Works/Major Works

Elizabeth Teague said that the upcoming request for Certificate of Appropriateness is a Major Work. Jerry Atkins said that a request has been discussed to install a cooler at the back of the old Iron Works building on Broadway. He referenced the Historic Guidelines and said that since it is an addition to the property, it would be considered a Major Work. He said the addition would be a self-contained truck cooler for use in the proposed produce market. He said there is no construction needed; however, it will need to be wired by an electrician. He said the applicant would use whatever paint is appropriate and landscape whatever it is required as recommended by the Commission. Mr. Atkins distributed several photos of the proposed structure. He said the applicant still has to provide the dimensions of the structure. Chair Robinson said that the Commission would need a site plan, and then visit the site. Mr. Atkins said the cooler could be considered an accessory structure or an addition depending on whether it is attached to the current building.

Elizabeth Teague said that Chair Robinson's term on Historic Commission ends in July. She has served on the Commission for seven years and recommended that a Resolution of Appreciation be included on next month's agenda for Chair Robinson. She said that vacancies will be advertised and encouraged the Commission to assist with recruiting new membership.

Chair Robinson expressed her desire for the Commission to continue pursuing signage for the downtown Historic District. She confirmed an email conversation with Nancy Mason with Starry Night Graphics who has agreed to assist with designing signage.

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VII. PUBLIC COMMENT - none

VIII. ADJOURNMENT

Martha Cummins made a motion to adjourn the meeting at 8:25 p.m. Bill Munn seconded the motion and it passed unanimously.

Susan Robinson, Chair

Martha Cummins, Secretary

Rosa B. Hilbert
Senior Administrative Assistant
Planning & Development