

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION
MINUTES OF REGULAR MONTHLY MEETING
June 18, 2008**

The **Black Mountain Historic Preservation Commission** held its regular monthly meeting on **Wednesday, June 18, 2008 at 7:00 p.m.** in the Public Safety Building, 106 Montreat Road, Black Mountain, North Carolina.

I. CALL TO ORDER

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

Jane Reeves, Chair
Martha Cummins, Vice Chair
Mark Barker
Phillip Lamb
Bill Munn

Staff: Elizabeth Teague, Planning Director
Rosa Hilbert, Senior Administrative Assistant

Others: Kyle Lewis
Anita Wright
Marcy O'Neal, Finance Officer

Chair Reeves declared a quorum present with five regular members. The meeting was duly constituted and opened for business.

II. ADOPTION OF AGENDA

Vice Chair Cummins made a motion to adopt the agenda as written. Bill Munn seconded the motion and it passed unanimously.

III. ADOPTION OF MINUTES

Bill Munn made a motion to adopt the minutes of April 16, 2008 and May 21, 2008. Vice Chair Cummins seconded the motion and it passed unanimously.

IV. OLD BUSINESS

Convention and Visitors Bureau of the Wayfinding Signage Plan

Elizabeth Teague reported that the Board of Aldermen has entered into an agreement to participate in the Wayfinding Signage Plan and \$2,000 has been allocated in the Town's budget for the Historic District. She said that the opportunity to combine a map of the Town's Historic District with the Regional Wayfinding Plan can be accomplished with the help of a local contractor, Alice Oglesby, who can assist with developing a panel which will include a map of the downtown Historic District as part of the kiosk. She said the panels will also direct people to destination sites in Asheville and a kiosk in Asheville will give directions to sites in Black Mountain. Ms. Teague said the \$2,000 would help cover the cost of developing one panel. The Commission members were agreeable with the idea of becoming incorporated with the Wayfinding Signage Plan. Bill Munn made a motion that the Historic Preservation Commission endorse the signage and creation of artwork associated with the kiosk as part of the Wayfinding Signage Plan. Vice Chair Cummins seconded the motion and it passed unanimously.

V. NEW BUSINESS

Elizabeth Teague introduced Marcy O'Neal, the new Town Finance Officer. Ms. O'Neal said that she grew up in Western North Carolina and served as Assistant City Manager in Wilson, North Carolina. She said she is looking forward to meeting and working with all the boards and commission.

Certificate of Appropriateness Review – 227 West State Street – Thai Basil Restaurant

At this time, Chair Reeves call the Public Hearing to Order. She said the Commission will hear and decide a request for a Certificate of Appropriateness for an addition to the property located at 227 West State Street known as the Thai Basil Restaurant. The property is further described as PIN# 0619.10-25-9515. The property is located in the C-1 Zoning District and in the Historic District of the Town.

Chair Reeves reviewed the procedure that the Historic Preservation Commission would adhere to in this hearing. The witnesses sworn in were Kyle Lewis and Elizabeth Teague.

Presentation from the Applicant

Mr. Kyle Lewis, representative for Thai Basil Restaurant addressed the Commission. He presented his application, photos, and survey plans for an addition to the present building. He said the addition will serve as storage for overflow of equipment. Mr. Lewis asked the Commission for its approval to proceed with the permitting process through the Building Department. He did not present samples of materials to be used but told the Commission that he would use hardy plank which is in compliance with the fire code for commercial buildings. Mr. Lewis said the roofing material would be asphalt shingles.

Chair Reeves said the Commission does not mandate color but recommends a compatible color that blends with the existing building. Mr. Lewis asked about building a gable off the back of the building to hide as much of the shingles as possible. Mr. Barker felt that the gable would make it more visible. Vice Chair Cummins asked about the space where the retaining wall and the fence. Mr. Lewis said there is approximately 2 feet of space. He said that he is legal to build right up to the property line; however the owner does not desire to build close to the property line. Vice Chair Cummins asked about access to the addition. Mr. Lewis said you would exit through the front and through the alleyway and there is a gate on the left. He said basically you would walk around the building to get to the storage area.

Mr. Lamb asked about storage of hazardous material or refrigeration stored in the addition. Mr. Lewis said nothing of that nature would be in the building. There were no further comments or questions.

The Commission came to a consensus that it had enough information to make a decision. Bill Munn made a motion to close the Public Hearing for the Commission to deliberate and vote. Mark Barker seconded the motion and it passed unanimously. The Commission reviewed the requirements in the Zoning Ordinance: Section **153.210 Criteria to Determine Appropriateness**

No certificate of appropriateness shall be granted unless the Commission finds that the application complies with the principles and guidelines adopted by the Commission for review of changes. It is the intent of these regulations to insure, insofar as possible, that construction, reconstruction, alteration, restoration, moving, or demolition of buildings, structures, appurtenant fixtures, outdoor advertising signs, or other significant features in the district or of landmarks shall be congruous with the special character of the district or landmark.

The following review criteria, in addition to the principles and design guidelines and the guidelines of the secretary of the interior, shall be considered, where relevant, to make findings of fact indicating the extent

to which the application for a certificate of appropriateness is or is not congruous with the historic aspects of the designated landmark or district:

- (a) Lot coverage, defined as the percentage of the lot area covered by primary structures. NA
- (b) Setback, defined as the distance from the lot lines to the building.
- (c) Building height. NA
- (d) Spacing of buildings, defined as the distance between adjacent buildings. NA
- (e) Proportion, shape, positioning, locating, pattern, sizes and style of all elements of fenestration and entry doors. NA
- (f) Surface materials and textures. The Commission concluded that the materials to be used are in compliance with the requirements in the Historic District Guidelines.
- (g) Roof shapes, forms and materials. NA
- (h) Use of regional or local architectural traditions. NA
- (i) General form and proportion of buildings and structures; and the relationship of additions to the main structure. *The Commission concluded that the addition would not interfere with the rest of the building.*
- (j) Expression of architectural detailing. *The Commission concluded that the addition will not detract from the rest of the building.*
- (k) Orientation of the building to the street. NA
- (l) Scale, determined by the size of the units of construction and architectural details in relation to the human scale, and also by the relationship of the building mass to adjoining open space and nearby buildings and structures; maintenance of pedestrian scale. *The Commission determined that the scale of the addition is appropriate according to the Historic District Guidelines.*
- (m) Proportion of width to height of the total building façade. NA
- (n) Archaeological sites and resources associated with standing structures. NA
- (o) Effect of trees and other landscape elements. NA
- (p) Major landscaping which would impact known archaeological sites. NA
- (q) Style, material, size and location of all outdoor advertising signs. NA
- (r) Appurtenant features and fixtures, such as lighting. NA
- (s) Structural condition and soundness. NA

(t) Walls – physical ingredients, such as brick, stone or wood walls, wrought iron fences, evergreen landscape masses or combinations of these. *The Commission concluded that the addition is in compliance with the Historic District Guidelines.*

(u) Ground cover or paving. NA

(v) Significant landscape, archaeological and natural features. NA

The Secretary of the Interior’s “Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings” shall be the sole principles and guidelines used in reviewing applications of the State of North Carolina for Certificate of Appropriateness. The Commission shall adopt principles and guidelines interpreting these criteria for new construction, alterations, additions, moving and demolition of landmarks or properties in the Historic District. Chair Reeves reviewed evidence as follows: Applicant’s Exhibits:

- A1 – Application for Certificate of Appropriateness, signed and dated 5/27/08
- A2 – Renderings of the proposed addition
- A3 – Notice of Request mailed to property owners within 100 feet of the site
- A4 – Photo of area where proposed addition will be located
- A5 – List of property owners within 100 feet of the site
- A6 – Site plan of the proposed addition
- A7 – GIS aerial map of property owners within 100 feet of the site
- A8 – Copy of check and receipt for C of A fee
- A9 – Copy of Public Notice of published in the Black Mountain News

At this time, Bill Munn made a motion that the Historic Preservation Commission approve the request for a Certificate of Appropriateness for property located at 227 West State Street, Black Mountain, N.C. Mark Barker seconded the motion. The motion passed with a unanimous vote of 5 to 0.

VI. HISTORIC COMMISSION/STAFF COMMENTS – REPORTS, COMMUNICATIONS, COMMUNITY ANNOUNCEMENTS, FUTURE AGENDA ITEMS

Elizabeth Teague reported that the Board of Aldermen adopted the recommended changes regarding solar panels and communication technologies. The Commission came to a consensus to cancel the July 16, 2008 regular meeting because there are no pending Certificates of Appreciation to be reviewed; however, a Special Meeting can be scheduled if there are any upcoming C of A hearings before the next regular meeting.

VII. PUBLIC COMMENTS – none

VIII. ADJOURNMENT

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

Jane Reeves, Chair

Mark Barker, Secretary

Rosa B. Hilbert, Senior Administrative Assistant

