



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 January 15, 2020
Date: January 10, 2020

The **Town of Black Mountain Historic Preservation Commission** will meet on **Wednesday, January 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 March, 20, 2019; April 19, 2019; June 19, 2019; September 18, 2019; October 16, 2019; November 20, 2019; and December 11, 2019; and
3. Discussion on public education opportunities.

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



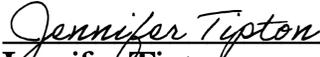
PUBLIC NOTICE

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

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

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



Jennifer Tipton
Zoning Administrator

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Posted to the Town Bulletin Board 01/07/2020

www.townofblackmountain.org



**Historic Preservation Commission Regular Meeting
January 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:
March 20, 2019 as written [or as amended]
April 19, 2019 as written [or as amended]
June 19, 2019 as written [or as amended]
September 18, 2019 as written [or as amended]
October 16, 2019 as written [or as amended]
November 20, 2019 as written [or as amended]
December 11, 2019 as written [or as amended]

IV. OLD BUSINESS

- Continued Discussion about Public Education Opportunities

V. NEW BUSINESS

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

VII. COMMUNICATION FROM STAFF

VIII. ADJOURNMENT

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, March 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 at 6:02 p.m. with the following members present:

Elaine Loutzenheiser, Chair
Frank Cappelli
Lauronda Teeple
Shannon-Heather Wall

Staff:

Jennifer Tipton, Zoning Administrator

Others Present:

Andrea McNair
Shaun Beals
Steve Paulson

The meeting was called to order at 6:00 p.m. and duly constituted and opened for business with a quorum of four (4) regular members.

II. ADOPTION OF AGENDA

Lauronda Teeple made a motion to adopt the agenda as presented. The motion was seconded by Shannon-Heather Wall and approved by consensus.

III. ADOPTION OF MINUTES

Lauronda Teeple made a motion to adopt the February 20, 2019 minutes as written. The motion was seconded by Shannon-Heather Wall and approved by consensus. Chair Elaine Loutzenheiser asked that in the future, guests be listed on the minutes.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Certificate of Appropriateness for 127 Cherry Street

Jennifer Tipton presented the commission with a request from Andrea McNair to build a new commercial building with three apartments above at 127 Cherry Street. The property is zoned CB. Ms. Tipton noted the only change from when the project was presented in 2018 is that the building will no longer touch the Mountain Nest Building. Ms. Tipton noted that the building meets all zoning requirements, including height, setbacks and parking. All persons within two hundred feet were notified and there were a couple of phone calls from interested citizens. All materials will be same as originally presented.

Andrea McNair said that she will be moving the walkway and that is the reason for moving the building down and this will allow for a little more clearance in the crawlspace and will not cover up the brick façade of the Mountain Nest building.

There was no rebuttal from either staff or the applicant. The roof will be mostly flat but will provide some slanting for water runoff. Ms. McNair stated the current parking is first come first serve but after the building is finished parking will be reserved for the tenants of the upstairs apartments. The commission went through the new construction checklist and determined the following:

- The building meets the setbacks of the district;
- The building is oriented to the street;
- Parking will be located in the rear of the building;
- Pedestrian access will be provided by the walkway beside Mountain Nest;
- No parking abuts the street;
- The size and scale are in congruence with the size and scale of other buildings in the district;
- The height is compatible with the height of other buildings on the street;
- The building's proportion is consistent with other buildings in the district;
- The building will not be of various heights and will not be separated as they don't have to be;
- The materials will be stucco but will be in congruence with materials of other buildings;
- Architectural details will complement the building;
- There will be no plastic or vinyl materials;
- All doors and windows will be compatible;
- Construction will be compatible;
- Mechanical equipment will be in the basement crawlspace; and
- While the balconies are not inconspicuous they are appropriate and will incorporate the existing iron that is located on the existing sidewalk.

Lauronda Teeple made a motion to grant the certificate of appropriateness. The motion was seconded by Shannon-Heather Wall and approved by a vote of 4-0.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

Chair Loutzenheiser asked about the text amendments for the Historic District Overlay and Ms. Tipton said the amendments would next go to Planning Board for their review and recommendation.

VII. COMMUNICATION FROM STAFF

Ms. Tipton introduced Steve Paulson, who has purchased the Black Mountain Bakery building on Church Street. Mr. Paulson greeted the commission and explained that he is wanting to put a roof over the existing outdoor patio and then make a small garden area beside that. Mr. Paulson said that they will be doing breakfast/brunch. Mr. Paulson also showed the commission the conceptual logo that will be used for signage later on. The commission liked the idea and welcomed him and his business to town.

Ms. Tipton announced that there would be some training opportunities coming up and will send out the information as soon as possible. Ms. Tipton will also talk to the State office about workshop opportunities and field trip potentials. There is one vacancy available on the commission. Citizen's Academy will be offered again this year beginning in mid-August if anyone is interested. Ms. Tipton also mentioned the new RSS feed available for agenda packets.

VII. ADJOURNMENT

Frank Cappelli made a motion to adjourn the meeting at 6:41 p.m. The motion was approved by consensus.

Prepared by:

Elaine Loutzenheiser, Chair

Jennifer Tipton, Zoning Administrator

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, April 19, 2019 at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

The following members were present:

Elaine Loutzenheiser, Chair
Lauronda Morrow

Absent:

Frank Cappelli
Shannon-Heather Wall

Staff:

Jennifer Tipton, Zoning Administrator

There was not a quorum present so no business was conducted.

Prepared by:

Elaine Loutzenheiser, Chair

Jennifer Tipton, Zoning Administrator

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, September 18, 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 at 6:02 p.m. with the following members present:

Elaine Loutzenheiser, Chair
Susan Leive
Frank Cappelli

Absent:

Amanda Vothrall

Staff:

Jennifer Tipton, Zoning Administrator

Others Present:

Mary Soyenova
Russ Keeney
Mary Keeney

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.

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES

There were no minutes to adopt.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Presentation from Russ Keeney for Old Depot Signage

Russ Keeney, board member of the Old Depot Association Board, spoke to the commission about placing a sign at the end of Cherry Street beside the depot to attract more people to the depot. The Old Depot Association received a grant and the association is doing an awakening of the depot and so far have replaced benches and have redone some of the signage on the building. Mary Soyenova presented the commission will several examples of the sign. The material will be aluminum with a plastic inside that will not warp or rust and will be six millimeters thick. They are looking at either a green or cream background. The association is hoping to be able to remove the trees between the depot and the caboose and replace with shrubs which will help the sign be more visible. The association will place photo panels along the fence detailing the history

of the railroad and the depot. The maximum size would be four feet by six feet. The commission said that they preferred the cream background with the train and the four feet by six feet in size.

2. Training Update

Jennifer Tipton spoke about the training that was held at the Haywood County Courthouse. The training went over historic commissions and some of the history. The training also covered outreach and events. The commission talked about field trips, a coloring book, a scavenger hunt, a self-guided walking pamphlet, a speaker of the month and possibly doing a ribbon cutting for the Old Depot when they are finished installing their sign. Ms. Tipton is going to try and get in touch with Jerry Pope, who wrote a walking tour book for Black Mountain, and see if we can use his book as a coloring book and walking guide. The commission members are going to work on lists of speakers and partnering organizations.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

None.

VII. COMMUNICATION FROM STAFF

Ms. Tipton presented two sign permits. One is for the Open Oven Bakery on Church Street and they will be using the same frame as the old Black Mountain Bakery Sign. The commission approved the sign request.

The other sign presented was for North Fork Kitchen, formerly Dark City Deli, to paint their logo on the fence that covers the air conditioning unit. The logo will be in black paint and will not include the fork. The commission approved the sign request.

VII. ADJOURNMENT

Frank Cappelli made a motion to adjourn at 7:11 p.m. The motion was seconded by Elaine Loutzenheiser and approved by a vote of 3-0.

Prepared by:

Elaine Loutzenheiser, Chair

Jennifer Tipton, Zoning Administrator

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, October 16, 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 at 6:02 p.m. with the following members present:

Elaine Loutzenheiser, Chair
Susan Leive

Absent:

Frank Cappelli
Amanda Vollrath

Staff:

Jennifer Tipton, Zoning Administrator

Others Present:

Shawn Slome

The meeting was not called to order due to lack of a quorum.

II. ADOPTION OF AGENDA

The agenda was not adopted due to a lack of a quorum.

III. ADOPTION OF MINUTES

No minutes were adopted due to a lack of a quorum.

IV. OLD BUSINESS

Elaine Loutzenheiser spoke about a house at 108 Connally Street that is potentially a Sears Roebuck kit house. Jennifer Tipton will try and contact the owner to see if they can confirm this or not. Ms. Loutzenheiser and Susan Leive discussed the coloring book and Shawn Slome said he would contact the museum about some pictures and Ms. Leive will see if her husband can use Photoshop to make the photographs look like a drawing. Ms. Tipton passed out a couple of examples of newsletters and Ms. Leive and Ms. Loutzenheiser suggested doing a one page newsletter quarterly.

V. NEW BUSINESS

Ms. Tipton presented the Minor Works Committee, which consists of Ms. Loutzenheiser and Ms. Leive, with two projects for approval and one upcoming project.

Shayne Hollifield would like to replace the concrete façade at 106 Black Mountain Avenue with creek river stones which would be similar to the facades of Design Driven and the old Stove and Chimney Store. The Minor Works Commission approved the project.

Debra Martin would like to remove the wooden boards from the windows of 203 W. State Street to open up the windows and add more light to the building. Ms. Martin would also like to remove the outside air conditioning unit. The Minor Works Commission approved the project and asked that Ms. Martin be advised to take care when cleaning the brick as the mortar in some places is dry and crumbling.

Ms. Tipton informed the Minor Works Commission that a new owner has taken over the old Fringe Salon on W. State Street and will be replacing the awning and repainting the door and trim. The owner is thinking of doing black for the awning and tan for the door and trim but has not yet chosen exact colors but when that happens it will come before the Minor Works Commission for review.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

Elaine Loutzenheiser asked that we invite Sharon Tabor, new director of the Chamber of Commerce to attend the next meeting.

VII. COMMUNICATION FROM STAFF

None.

VII. ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Prepared by:

Elaine Loutzenheiser, Chair

Jennifer Tipton, Zoning Administrator

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, November 20, 2019, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

A quorum was not available so the meeting did not take place.

Prepared by:

Elaine Loutzenheiser, Chair

Jennifer Tipton, Zoning Administrator

The Black Mountain Historic Preservation Commission held a special call meeting on Wednesday, December 11, 2019, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

There was not a quorum present:

Elaine Loutzenheiser, Chair
Susan Leive

Absent:

Frank Cappelli

Staff:

Jennifer Tipton, Zoning Administrator

Others Present:

Jim Fuller
Ron Collins
Shawn Slome

The meeting was not called to order due to no quorum being present. Discussion was held on the coloring book and the possibility of having high school students draw the buildings. It was discussed that the ribbon cutting for the Old Depot signage could be held during the summer during Art by the Tracks when there are lots of people in town. The commission members said that they would like to do a walking tour of the historic district.

Prepared by:

Elaine Loutzenheiser, Chair

Jennifer Tipton, Zoning Administrator