



**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 August 19, 2020  
Date: August 11, 2020

The **Town of Black Mountain Historic Preservation Commission** will meet on **Wednesday, August 19, 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 July 15, 2020;
3. Chapter 2 – Historic District Guidelines;
4. Details of Museum Trip; and
5. Directives for Chapter 3 – Historic District Guidelines.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.  
[jennifer.tipton@townofblackmountain.org](mailto: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](mailto:jennifer.tipton@townofblackmountain.org).

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



## **PUBLIC NOTICE**

### **BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION**

In order to maintain the safety of Town residents, staff, and the Historic Preservation Commission, the Historic Preservation Commission regular meeting scheduled for **Wednesday, August 19, 2020 at 6:00 p.m. will be conducted electronically using Zoom software** in lieu of its in-person meeting. The Town of Black Mountain Town Hall will not be open for this meeting.

#### **There are three ways the public can participate in the meeting:**

1. **Join the meeting through Zoom on your computer or smart device.** *\*Citizen video feeds will not be enabled. There is no password.*

<https://us02web.zoom.us/j/81655922497>

**Meeting ID: 816 5592 2497**

If you have not used Zoom before on a computer or smart device, you are encouraged to download the application from their website at [Zoom.us/download](https://zoom.us/download) and try it out prior to the meeting. There is no cost associated with the software or attending the meeting and there are toll free number options to dial in to listen live only.

2. **Join the meeting by telephone (listen only).**

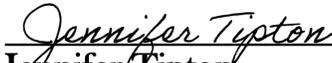
Simply call US Toll-free **1-877-853-5247** or US Toll-free **1-888-788-0099**

**Meeting ID: 816 5592 2497** followed by the Pound sign (#)

3. **Email or call in your comments or questions prior to the meeting.**

Call in comments prior to the meeting: Clerk to HPC at 828-419-9371

Email comments to: [jennifer.tipton@townofblackmountain.org](mailto:jennifer.tipton@townofblackmountain.org)

  
Jennifer Tipton  
Clerk to HPC

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 at (828) 419-9371 or by email at [Jennifer.tipton@townofblackmountain.org](mailto:jennifer.tipton@townofblackmountain.org)

*Posted to the Town Bulletin Board 07/29/2020*

[www.townofblackmountain.org](http://www.townofblackmountain.org)



**Historic Preservation Commission Regular Meeting  
August 19, 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 July 15, 2020 as written [or as amended]

**IV. OLD BUSINESS**

- Chapter 2 – Historic District Guidelines

**V. NEW BUSINESS**

- Election of Officers
- Details of Museum Trip
- Directives for Chapter 3 – 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, July 15, 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 6:02 p.m. with the following members present:

Susan Leive, Vice Chair  
Frank Cappelli  
Ron Collins  
Jim Fuller

Absent:

Elaine Loutzenheiser, Chair

Staff:

Jennifer Tipton, Zoning Administrator

Others Present:

LeAnne Johnson, Swannanoa Valley Museum Director

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**

Jennifer Tipton made an amendment to the agenda to move new business before old business. Jim Fuller made a motion to adopt the agenda as amended. The motion was approved by consensus.

**III. ADOPTION OF MINUTES**

Jim Fuller made a motion to adopt the minutes of June 17, 2020 as written. The motion was seconded by Frank Cappelli and approved by a vote of 4-0.

**IV. OLD BUSINESS**

**1. Chapter 1 of Historic District Guidelines**

Ron Collins and Jim Fuller rewrote section 1.4 of the guidelines to more concise and to the point. With no other changes, Jennifer Tipton said that she would incorporate all of the changes that were made to Chapter 1 at the June meeting as well as replace section 1.4.

**V. NEW BUSINESS**

**1. Meet and Discuss Ideas with LeAnn Johnson and Sharon Tabor**

LeAnn Johnson, Director of the Swannanoa Valley Museum said that she was excited about the possibility of a partnership with the Historic Commission and working on projects. The commission first talked about the coloring book and Ms. Johnson said that Crayola.com can convert pictures into coloring pages. Ms. Johnson said if the Commission could get a list of the buildings together, then she can look for pictures. Ms. Johnson also said that the museum could do the stories for the pictures.

Historic Preservation Commission Regular Meeting  
July 15, 2020

The Commission then spoke about the walking tour and Ms. Johnson said that the museum is working on a grant from Kiwanis to be able to purchase Go Pro's. To that note, Ms. Johnson said that there is an app that will allow you to upload photos and talking points and create a walking tour brochure, which can be offered for free or the user can be charged \$0.99 and it will have ads. The app would take a portion of the fees. There were ideas about making the walking tour a sort of scavenger hunt to find a rocking chair, a bear, sourwood bees or hives, etc. Ms. Johnson said that she would try to get the name of the app.

The Commission spoke briefly about some of the plaques that are on a few of the downtown buildings. Ms. Johnson said that she would also try to find the history of some of the plaques but that if the Commission wants to do a plaque program, then all of the plaques need to be consistent. She also suggested that it could be part of the walking tour.

Ms. Johnson then spoke about some of the activities that the museum will be starting, including the following:

- Outdoor activities – every other Saturday beginning in August
- Hunt for Davy Crockett's homestead
- Haunted Valley Rally – details are still being work on but essentially people would be in groups in their own cars and would drive from site to site while a story would take place at each site along with reenactments
- Online exhibits
- History information on their Facebook and YouTube
- Our Pathways – a virtual tour
- Butterfly/Pollinator Garden

The Commission thanked Ms. Johnson for attending and will be setting up a tour of the museum.

## **2. Directives for Chapter 2 of Historic District Guidelines**

Jennifer Tipton gave everyone a copy of Chapter 2 of the Historic District Guidelines. Each member is to look through the guidelines and make notes about what changes need to be made to make the guidelines become standards. We will compile all of the changes at the next meeting.

### **VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION**

None.

### **VII. COMMUNICATION FROM STAFF**

Ms. Tipton said that training for the Historic Commission will be online this year. There is already one session available which Ms. Tipton will email to everyone. After viewing the training, each member who chooses to attend will need to write a synopsis of the training and send that in to the contact that will be provided in the email. Ms. Tipton will send out other trainings as they become available.

### **VII. ADJOURNMENT**

Historic Preservation Commission Regular Meeting  
July 15, 2020

Frank made a motion to adjourn at 7:00 p.m. The motion was seconded by Jim Fuller and approved by a vote of 4-0.

Prepared by:

\_\_\_\_\_  
Elaine Loutzenheiser, Chair

\_\_\_\_\_  
Jennifer Tipton, Zoning Administrator

## **CHAPTER 2: CHANGES TO BUILDING EXTERIOR**

### **2.1 STOREFRONTS**

The storefront is the single most identifying characteristic of the historical commercial façade. Early twentieth century Black Mountain commercial buildings, the predominant building type in downtown Black Mountain, commonly included storefronts with large display windows, transom bars windows, and recessed entryways.



The combination of these features, while attractive, are also quite functional in that they create an area for the display of goods and allow light to enter into the store. Other architectural features found in these storefronts include base walls below the display windows, columns or pilasters to support the façade above the storefront, and awnings.

As the years went by, these storefronts were commonly altered or covered up and, unfortunately, Black Mountain was no stranger to this practice.



Tyson Furniture Company (before)



Tyson Furniture Company (after)

Due to the fact that some of these original facades were effectively destroyed, the guidelines for storefronts and upper facades have been written to encourage preservation and reconstruction whenever possible, but also addresses new designs and their compatibility with the historic district.

### **Storefront Guidelines**

#### **Preservation**

- Retain and preserve historic storefronts and storefront features such as entryways, display windows, doors, transoms, corner posts, etc.

## BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

- Whenever possible, retain and preserve historic materials. Avoid the removal of historic materials or architectural features.
- Whenever repairing or renovating, it is recommended that any non-historic storefront or façade treatments including metal cladding, metal awnings or other non-historic alteration be removed.

### Reconstruction

- If replacement of a deteriorated storefront or storefront feature is necessary, replace only the deteriorated element to match the original size, scale, proportion, material, texture and detail.
- When reconstructing a historic storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- Whenever changes are required to meet building or accessibility codes, they should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

### New Design

- Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design, which is compatible with the scale, design, materials, color and texture of the historic building.

## 2.2 UPPER FACADES

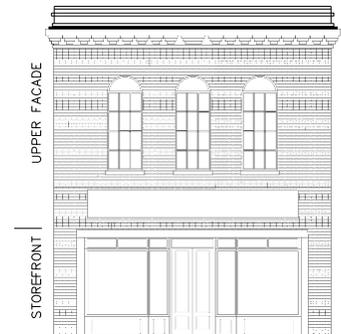
The front elevation of turn-of-the century commercial buildings is commonly made up of storefront and upper façade. In Black Mountain, many of our historic downtown buildings were designed for, and are still used as, commercial on the street levels and office or residential on the upper levels. Therefore, the façade treatments are quite different between the lower and upper floors.

### Upper Façade Guidelines

#### Preservation

Retain and preserve historic facades and façade details such as corbelled brick, stringcourses, cornices, windows and stonework.

- The covering of upper facades is not appropriate. Whenever possible, remove metal or other non-historic coverings, as well as metal awnings as well as awnings that cover significant architectural details.
- Windows on upper floors shall be kept in their original appearance and configuration. The enclosing or bricking in of windows shall not be permitted.



## **BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION**

- When replacing upper floor windows, match the original in configuration, and, where possible, materials. When replacing all windows in a certain area, it is appropriate to use aluminum or vinyl-clad, low-maintenance windows if they have the same appearance of the original windows.

### **Reconstruction**

- If replacement of a deteriorated façade feature is necessary, replace only the deteriorate element to match the original in size, scale, proportion, material, texture and detail.
- When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements. If no evidence of the design of the feature exists, a new design, compatible with the overall character of the building, should be used.

### **New Design**

- If new construction of an upper façade is necessary, make sure that the design is compatible with the existing structures in the district including size and spacing of windows or other fenestrations, proportion, scale and detailing.

## **2.3 SIDE AND REAR FACADES**

### **Side Façades**

Many of Black Mountain's downtown commercial buildings have side facades that can be seen from public streets, parking lots, sidewalks and alleyways. As with the primary front façade, these side elevations are important character defining elements of the downtown historic district. Usually these facades exist on corner buildings front on two streets, but can also occur mid-block where the adjacent property is vacant or is an alleyway.

The side façade may carry the same design elements and details as the main elevation including fenestrations, brickwork, etc. They are likely to serve a more private utility in providing access to upper floor office and residential uses and not engage the consumer or the pedestrian like the typical storefront. Still, some of these buildings take advantage of the additional frontage and use the side façade as an additional display area, advertising or even providing additional access for the customer.

### **Rear Façades**

The rear façade is also important to the historic character of the building and district. The rear elevation provides access for merchants, their workers and in some cases, customers. It also continues the same general material treatments as front and side facades. More often than not, rear entrances on Black Mountain's downtown commercial structures serve as service entry and as a result, are the location of any necessary mechanical equipment and garbage receptacles. This translates into a less detailed design with a more private appearance than front and side facades that face public rights-of-way.

There are some instances in downtown where the rear façade serves as public or semi-public access. Usually, the design of these facades reflects this public utility resulting in an elevation

with similar detailing to its primary façade that is more inviting to the consumer or general public.

### **Side and Rear Façade Guidelines**

#### **Preservation**

- Retain and preserve historic façade details and materials on side and rear elevations.
- Historic painted advertisements represent an important historic element to downtown Black Mountain. While not required, it is recommended that they be preserved whenever possible.
- Whenever a side or rear façade can be seen from the public right-of-way or parking area, it is encouraged that any unnecessary utility lines, mechanical equipment, pipes, etc. be removed. Whenever introducing new utility or service features such as mechanical units and garbage receptacles, screen them from public view with fences, low walls or landscaping.

#### **Reconstruction**

- If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
- When reconstructing a historic façade or features, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- If there is historic evidence of a public entrance on a rear façade, rehabilitate the façade to provide for an attractive access from rear parking areas.
- Downtown buildings with rear access should use small signs or awnings to provide for visual identification.

#### **New Design**

- If new construction of a side or rear façade is necessary, make sure that the design is compatible with the existing structures in the district including size and spacing of windows or other fenestrations, proportion, scale and detailing.
- Whenever possible, new designs for rear facades should provide access to the public from rear parking areas and alleyways.

## **2.4 MATERIALS AND DETAILS**

### **2.4.1 ARCHITECTURAL DETAILS**

Architectural details in downtown tend to be masonry treatments such as corbelled brick and stringcourses. River rock and rough stone from local sources are found in several structures. Variations in material, fenestration, and paint color all contribute to the level of ornamentation on the individual structure.

### **Architectural Details and Ornamentation Guidelines**

- Retain and preserve any architectural features and details that are character defining and details that are character defining elements of downtown structures, such as cornices, columns, piers, brickwork, stringcourses, quoins, etc.
- If replacement of an architectural element is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible or because the original material is no longer produced or presents a safety issue or environmental hazard. Such decision should be justified in the preservation proposal.
- It is not appropriate to remove or cover any original detail or ornamentation. If original features are currently covered, it is encouraged that these features be uncovered, exposed and repaired.
- If the entire architectural detail is missing, design the replacement features based on historic documentation. If there is no documentation, but evidence that the element was originally on the building, any new design should be compatible with the historic character of the building and district.

### **2.4.2 WINDOWS AND DOORS**

#### **Windows and Doors Guidelines**

- Retain and preserve original windows and doors.
- Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters and hardware.
- If a window sash is missing or deteriorated beyond repair, replace the missing or deteriorated element to match the original in size, scale, proportion, pane or panel division, material and detail.
- It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material and detail.
- Protect and maintain existing windows and doors in appropriate ways:
  - a. Maintain caulking and glazing putty to prevent air or water infiltration around glass.
  - b. Weather-strip windows and doors to prevent moisture and air infiltration.
  - c. Check sills and thresholds to ensure that water runs off and does not collect.
  - d. Maintain a sound paint film on all wooded windows and doors.
  - e. Monitor the condition of wooded windows and doors.

NOTE: both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.

## BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

- Repair original windows, doors, and frames by patching, splicing, consolidating or otherwise reinforcing deteriorated sections.
- The use of reflective or highly tinted glass is discouraged.
- It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.
- It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, size, materials and details.
- If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.
- If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.

### 2.4.3 MASONRY

The primary material in the downtown historic district is masonry. Brick, stone, terra-cotta, concrete, stucco, and mortar are all typical masonry materials found on the exterior of historic buildings. The texture, the scale, the color, the bonding pattern, the joints and the detail masonry surfaces can all contribute significantly to the overall character of the historic building. Masonry features such as chimneys, arches, quoins, lintels, sills, cornices and pediments further define a building's historic character.

#### **Maintenance and Repair**

Masonry surfaces are relatively long lasting and require little maintenance. Moisture is the most common cause of deterioration in masonry. If water can enter the wall, the roof or the foundation through loose masonry joints or cracks, it will cause additional damage as it works its way through the structure. Typically, mortar joints slowly deteriorate over a period of years because of exposure to the elements. The deterioration allows moisture to penetrate brick walls or foundations. Consequently, the life of a brick or stone wall depends on proper maintenance of its mortar joints. The process of replacing deteriorated mortar joints with new mortar is called repointing. All loose and deteriorate mortar is carefully raked out of the joint by hand and new mortar is inserted. To maintain the historic character and the structural integrity of the wall, the original mortar should be matched in composition, color, texture and strength.

The dimension and the profile of the original mortar joint should also be duplicated. Heavy soiling or vegetation that allows moisture to remain on a masonry surface contributes to the deterioration of masonry elements. If cleaning is necessary, the gentlest method possible should be used. Periodic cleaning with simple techniques such as steam cleaning or low-pressure water washing with or without a mild detergent, complemented by scrubbing the surface with a natural bristle brush where needed, is generally all that is necessary. If these techniques are not successful,

## BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

chemical masonry cleaners may be indicated. Chemical cleaners should always be tested on an inconspicuous area well in advance to determine if they cause any discoloration or damage to the masonry. High-pressure cleaning techniques such as sandblasting and water blasting, because of their abrasive nature, permanently damage the surface of historic masonry and accelerate its deterioration. Consequently, such techniques are not appropriate in the historic district.

### Masonry Guidelines

#### **Preservation**

- Retain and preserve original masonry walls, foundations and roofs.
- Retain and preserve all masonry construction features that are character-defining elements of historic buildings, including walls, foundations, roofing materials, corbels, chimneys, piers, arches, quoins, cornices and lintels.
- Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new masonry materials and mortar that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.
- It is not appropriate to apply nontraditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
- Paint previously painted masonry elements in colors that best reflect the color of the masonry material.
- Removal of paint from masonry surfaces is encouraged when the brick is of high quality and was intended to be exposed. Undertake removal only with chemical paint remover specifically formulated for masonry. Always test the remove on an inconspicuous area or a test panel first.
- When removing paint from a masonry surface, use the gentlest means possible. High pressure water cleaning (greater than 500 PSI) or other hard methods can destroy the surface of historic brick and damage the mortar between bricks.

#### **Maintenance**

- Protect and maintain historic masonry in appropriate ways:
  - a. Monitor masonry for cracks and signs of moisture damage.
  - b. Ensure that water does not collect at the base of a masonry foundation or chimney.
  - c. Clean masonry only if necessary to remove heavy soiling or prevent deterioration.
  - d. Eliminate any vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element.

- e. Use the gentlest means possible to clean historic masonry. Cleaning with a low-pressure (500 pounds per square inch or less) water wash, using detergents and natural bristle brushes is preferred over harsher methods.
- f. Test any proposed cleaning method on an inconspicuous sample area first.
- If cracks in mortar joints, crumbling mortar, loose bricks, damp walls or damaged plaster indicate deterioration, repoint mortar joints of masonry surfaces in appropriate ways:
  - a. Carefully remove deteriorated mortar by hand-raking the joints. Using electric saws or hammers can damage the masonry.
  - b. Duplicate the strength, the composition, the texture, and the color of the original mortar. Replacing a softer mortar with one high in Portland-cement content can cause serious damage to existing masonry.
  - c. Duplicate the width and the joint profile of the original mortar joints.
- It is not appropriate to use high pressure cleaning methods such as sandblasting and water blasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration by removing the out edge and exposing the softer inner core of the brick.

#### **2.4.4 WOOD**

Window sashes, doors bulkheads below display windows, and cornices are the most common wooded design elements found in downtown. The functional and decorative detailing wood provides is an important part of the historic character of the building and district.

##### **Maintenance and Repair**

Wood is a traditional building material with good insulating qualities. It will last indefinitely if it is kept properly caulked and painted. Because wood expands with the introduction of moisture, caulks and flexible sealants are typically used to seal wood joints and prevent the entry of water beneath the wood surface. Paints and coatings on wood surface protect it from deterioration due to ultraviolet light as well as moisture. The guidelines for paint provide additional information on the preparation and the maintenance of painted surfaces.

Stains or evidence of mildew indicates that the wood surface is remaining damp, inviting insects and fungal attacks as well as wet rot. Wooden elements should be sloped to shed water and roof and gutter systems should provide additional protection to the surface. Chemical treatment of wooden members whether during manufacture or following installation can enhance wood's ability to resist rot and insect infestation. Some chemical treatments result in an initial resistance to surface paint films, requiring a weathering period of a few months before painting. Chemical treatment is particularly advantageous if the wooden element is to remain unpainted or is in direct contact with the ground.

The repair of deteriorated wooden elements or details may require partial replacement of the original wood or the introduction of a wood consolidant to stabilize the deterioration section and prevent further decay. Wood consolidants are particularly appropriate when they prevent the removal of decorative details and trim that cannot easily be replicated or when replacements of the deteriorated section of a larger element would be difficult to achieve in place.

##### **Wood Guidelines**

## Preservation

- Retain and preserve all wooden features that are character defining elements of a historic building, such as siding, shingles, brackets, cornices, balustrades, columns, pediments and architraves.
- Retain and preserve historic wooded fabric whenever possible. If replacement is necessary, use new wood that matches the original in dimension, shape, detail and texture.
- Retain original wooden elements and details by patching with wood or epoxy, splicing, consolidating or otherwise reinforcing deteriorated sections.
- If replacement of a wooden element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material and detail.
- It is not appropriate to replace wooden siding, trim, or window sash with contemporary substitute materials such as vinyl or aluminum.

## Maintenance

- Protect and maintain wood surfaces and elements in appropriate ways:
  - a. Inspect wood surfaces and features regularly for signs of damage from moisture, insects, fungi or mildew.
  - b. Monitor the condition of wood surfaces and features. Note: Both the peeling of paint and the widening of wood joints may create the false appearance of deteriorated wood.
  - c. Keep wooden joinery adequately scaled to avoid water penetration.
  - d. Maintain a slope on horizontal wood surfaces, such as porch flooring or window sills, to ensure that water does not collect but runs off.
  - e. Maintain roofs, gutters, and downspouts to protect wood surfaces and features from water damage.
  - f. Prime all exposed wood surfaces before painting.
  - g. Maintain a sound paint film or other coating on wood to prevent damage from ultraviolet light and moisture.
- It is not appropriate to clean wood surfaces with high-pressure methods, such as sandblasting and waterblasting.
- It is not appropriate to overexpose wood surfaces to caustic chemical strippers that will raise the grain of the wood and roughen the surface texture.

### 2.4.5 ARCHITECTURAL METALS

Cast iron, wrought iron, copper, tin, sheet metal, aluminum, steel, and bronze are all traditional architectural metals that contribute to the architectural character of historic buildings through their distinctive forms, finishes, and details.

A protective paint film is essential for metals that corrode, or rust, when exposed to air and moisture. Consequently, routine maintenance of painted metal surfaces includes prompt attention

## **BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION**

to any signs of deterioration of the paint film and subsequent corrosion. If the metal surface has begun to flake and rust, it must be thoroughly cleaned before repainting. Because the corrosion continues as long as the metal is exposed to air, immediate painting with a metal primer after cleaning is essential to prevent deterioration of the metal.

Cleaning techniques vary according to the specific metal. Chemical solutions are typically used on soft metals such as lead, tin, copper, zinc, and terneplate. Copper and bronze surfaces develop a protective greenish patina over time, and it is generally desirable to maintain that patina and the protection that it provides.

Wire brushing and handscraping are appropriate techniques for cleaning hard metals, such as steel and cast or wrought iron. A more abrasive technique, such as low pressure dry-grit blasting, should be used only if gentler techniques are unsuccessful and if a test area reveals no damage to the metal surface.

If repair of a deteriorated metal element requires replacement of a metal section, it is important to match the original metal in kind to avoid corrosive galvanic reactions where the metals join.

### **Architectural Metal Guidelines**

#### **Preservation**

- Retain and preserve original architectural metals, including cast iron, wrought iron, steel, pressed tin, copper aluminum, and zinc, as well as their finishes and colors.
- Retain and preserve architectural metal features that are character defining elements of a historic building or site, including fences, gates, cornices, rails, roofs, gutters, downspouts, and hardware.
- Retain and preserve historic metal fabric whenever possible. If replacement is necessary, use new metal that matches the original in composition, dimension, shape, detail, and texture. Consider substitute material only if the original material is not technically feasible.
- If replacement of an architectural metal element or detail is necessary, replace only the deteriorate element to match the original in size, scale, proportion, material and detail.
- Repair original architectural metal elements and details by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.

#### **Maintenance**

- Protect and maintain historic architectural metals in appropriate ways:
  - a. Monitor metal for cracks and signs of deterioration or corrosion.
  - b. Clean metal when necessary to remove corrosion before repainting or coating.
  - c. Maintain a sound paint film or other coating on metals that corrode.
- Use the gentlest means possible to clean historic architectural metals, including appropriate chemical solutions for soft metals and wire brushing or handscraping for hard metals.

- It is not appropriate to clean soft metals, such as lead, tin copper, zinc and terneplate, using a high-pressure technique like sandblasting. If wire brushing and handscraping prove ineffective in cleaning hard metals, such as steel, cast iron and wrought iron, use low pressure dry-grit blasting if it will not damage the metal surface.

## **2.5 PAINT**

Masonry, the primary building material in downtown Black Mountain, was historically not painted. Therefore, most of the brick or stone structures in downtown are unpainted and take on the natural color of the brick, granite, or other masonry material of which it is constructed. There are instances, however, where a brick wall has been painted – sometimes in order to provide a protective coating to deteriorated brick.

Although painting of unpainted masonry surfaces is not recommended, repainting of previously painted masonry and stucco using compatible paint coatings after proper cleaning and preparation is recommended. Some painted brick features have been restored to their original, natural brick finish.

Generally, the painted surfaces in the downtown structures tend to be window trim, ornamentation, metal details, or any other architectural feature that provides a visual accent to the masonry façade. While this painting often serves a protective role to the underlying material, it also provides an opportunity to reinforce a historic building's architectural style and accentuate its significant features through the appropriate selection of paint color.

### **Paint Application and Maintenance**

Proper preparation and application of paint films is critical in preserving most historic exterior wood and metal surfaces. Although copper, bronze, and stainless steel surfaces are intended for direct exposure to the elements, paint protects all other metal surfaces from corrosion due to exposure to air and water. Also, paint helps protect wood surfaces from the effects of weathering due to moisture and ultraviolet light. Consequently maintaining a sound paint film on most metal and wood surfaces is essential to their long term preservation.

Maintaining wood surfaces that were previously painted requires routine cleaning of the surface. Often the perceived need to repaint may be eliminated with the removal of the surface dirt film from conventional washing. However, repainting is called for if the paint film itself is deteriorated or damaged. Proper preparation includes removals of all loose or detached paint down to the first sound paint layer. It is un-necessary and un-desirable to remove additional sound paint layers to expose bare wood, particularly if the wood will remain uncoated for any length of time. It is always best to remove loose paint layers with the gentlest methods possible. Handscraping and hand sanding are often all that is needed. Destructive methods such as sandblasting or waterblasting and the use of propane or butane torches are never appropriate for historic wood surfaces because of the permanent damage that they will cause to the wood surface itself. Electric heat plates, hot air guns, and chemical paint strippers are appropriate only if gentler techniques have failed.

Before it is repainted, any exposed wood should always be primed with a compatible primer coating. If a surface is damp or soiled, the new paint film will not adhere correctly, and the wet surface may take up to two weeks to dry out completely. Once the surface is clean and dry, the application of a compatible paint coating will result in continued protection of the wood surface.

Painted metal surfaces require similar inspection and routine cleaning before repainting. However, for metals, it is critical that all corrosion is removed and a primer coat be applied immediately to protect the surface from additional corrosion. If cleaning loose paint and corrosion from hard metals such as cast iron, wrought iron, and steel by handscraping and wire brushing is unsuccessful, low pressure grit blasting may be necessary. It is always best to test such techniques in an unobtrusive area first to determine if there will be any damage to the metal surface.

### **Paint Guidelines**

- It is not appropriate to paint unpainted brick and stone, or to paint copper and bronze.
- If repainting of a previously painted masonry surface is necessary, use appropriate masonry paint and choose a color that matches that of the original masonry as closely as possible.
- Protect original building material that was painted by maintaining sound paint film.
- Maintain a previously painted surfaces in appropriate ways:
  - a. Inspect painted surfaces to determine if repainting is necessary or if cleaning the surfaces will suffice.
  - b. Use the gentlest techniques possible, such as handscraping and hand sanding with wood or brick and wire brushing and hand sanding with metals to remove loose paint layers down to a sound paint layer. Employ electric heat plates and chemical paint strippers only when gentler methods are not successful and more thorough removal is necessary and use them with caution.
  - c. Follow proper surface preparation, applying compatible paint coating systems, including priming all exposed wooden surfaces.
  - d. Apply new paint only to clean, dry surfaces to ensure that it will properly bond.
- While specific colors are not addressed in these guidelines for downtown buildings, it is encouraged that selected paint colors be appropriate to historic buildings and district.
- Enhance the architectural character of a historic building through appropriate placement of exterior paint colors.

## **2.6 SAFETY AND ACCESSIBILITY**

A new use or a substantial rehabilitation of a historic building can result in requirements to meet contemporary standards for both life safety and accessibility to people with disabilities. The North Carolina State Building Code and the federal guidelines for adhering to the American With Disabilities Act of 1990 both provide some flexibility in compliance when dealing with historic buildings. Review of proposed exterior alterations to meet life safety and accessibility standards is based on whether the alteration will compromise the architectural and historic character of the building and the sites.

Introducing a large feature on the exterior of a historic building without destroying or diminishing significant architectural features is clearly a challenge. Likewise, adding an exterior fire stair or fire exit requires a careful study of all alternatives. Regardless of the magnitude of an alteration to

a historic building, temporary and reversible changes are preferred over permanent and irreversible ones.

### **Safety and Accessibility Guidelines**

- Review proposed new uses for existing historic buildings to determine if related building code and accessibility requirements are feasible without compromising the historic character of the building and the site.
- Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials and details of the building.
- Where possible, locate fire exits, stairs, landings and decks on rear or inconspicuous side elevations where they will not be visible from the street.
- It is not appropriate to introduce new fire doors if they would diminish the original design of the building or damage historic materials and features. Keep new fire doors as compatible as possible with existing doors in proportion, location, size and detail.
- When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged.

## **2.7 UTILITIES AND ENERGY RETROFIT**

Many features of historic buildings are inherently energy efficient. For example, operable transoms, windows, awnings and shutters provide opportunities for conserving energy. Capitalizing on energy efficient historic features and sensitively retrofitting historic buildings can maximize their energy conserving potential.

Often, the energy efficiency of older windows is compromised when the weather stripping around the sash is not maintained and the glazing compound that seals the glass panes within the wooden sash deteriorates. Weather stripping around doors must be maintained well, to prevent air infiltration. Once existing windows have been repaired as needed, storm windows can be installed to provide a second barrier to the elements. Care must be taken not to damage or obscure the windows and the doors in the process. Interior storm windows are encouraged as an alternative to exterior storm windows. However, exterior storm windows with a painted or baked enamel finish in a color appropriate to the color of the building are acceptable. Stained or painted wooden storm doors with large glass panels are also acceptable.

Utility work on the public right-of-way on private property may require a certificate of appropriateness. For example, the installation of a new mechanical box on the sidewalk in downtown would require a certificate.

When introducing new mechanical and electrical equipment and lines, care must be taken that historic features of the building are not damaged or obscured. All such equipment should be located in the least visible location and appropriately screened.

Large antennas, satellite dishes, and communication equipment are intrusive, but would be appropriate only if installed in inconspicuous areas on the building or lot and screened from view

– such as on a rooftop behind a parapet wall. Small, digital satellite dishes should not be visible from a public street and should be screened from view.

**Utilities and Energy Retrofit Guidelines**

- Retain and preserve the inherent energy-conservation features of a historic building, such as operable windows, transoms, awnings and shutters.
- Improve thermal efficiency by installing weather stripping, storm windows, caulk and if they are historically appropriate, awnings and shutters.
- It is not appropriate to replace transparent glass in windows and doors with tinted or mirrored glass.
- It is not appropriate to replace multiple paned doors or window sashes with thermal sashes using snap-in, false muntins, or muntins between the glass.
- Generally, it is not appropriate to replace operable windows or transoms with fixed glass.
- Install storm windows so that the existing windows and frames are not damaged or obscured. Select exterior storm windows that are coated with paint or a baked enamel finish in a color appropriate to the color of the building. Storm windows should be of an appropriate size and proportion so that they match the existing window.
- If awnings are historically appropriate, install them in door or window openings so that architectural features are not concealed or historic materials damaged. Select colors appropriate to the color of the building.
- Locate roof ventilators, hardware, antennas, and solar collectors inconspicuously on roofs where they will not be visible from the street.
- Install mechanical equipment, including heating and air condition units, in areas and spaces requiring the least amount of alteration to the appearance and the materials of the building such as roofs. Screen the equipment from view.
- Locate exposed exterior pipes, wires, meters and fuel tanks on rear elevations or along an inconspicuous side of the building. Screen them from view.
- Locate window air condition units on rear or inconspicuous elevations whenever possible.