

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION**

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, May 20, 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 6:00 p.m. with the following members present:

Elaine Loutzenheiser, Chair
Susan Leive, Vice Chair
Frank Cappelli
Jim Fuller
Ron Collins

Staff:

Jennifer Tipton, Zoning Administrator

Others Present:

Beth Ballhausen
Peter Ballhausen
Kevin Brandon
Arlene Brandon

The meeting was called to order at 6:00 p.m. and duly constituted and opened for business with a quorum of five (5) regular members.

II. ADOPTION OF AGENDA

Susan Leive made a motion to amend the agenda to allow new business to take place before any other business. The motion was seconded by Jim Fuller and approved with a vote of 5-0.

III. ADOPTION OF MINUTES

Susan Leive made one change to the February 19, 2020 minutes to the words skill level to her comment about the difference between high school art students and college art students. Jim Fuller made a motion to adopt the minutes of February 19, 2020 as amended. The motion was approved with a vote of 5-0.

IV. OLD BUSINESS

1. Coloring Book Project

Elaine Loutzenheiser spoke about the coloring book project and asked about the high school graphic arts program. Frank Cappelli said he will follow-up and see if this class is still going to happen and if a teacher has been selected and if they might be interested in taking on the coloring book as a school project.

Ron Collins spoke to someone at the Red House and got the name of Susan Hanning, who might be able to also assist in creating pages. Frank Cappelli said he will reach out to her as well.

It was suggested to check with the Black Mountain Center for Arts and see if they have art classes that might be interested in helping as well.

V. NEW BUSINESS

1. Certificate of Appropriateness for 103 W State Street

Jennifer Tipton explained to the Board that Town Corner Properties, LLC has applied for a Certificate of Appropriateness to add an exterior fire escape on the back side of 103 W State Street and to replace some windows.

Peter Ballhausen, 103 W State Street, said that the part of the deck will be intruding and will have to be removed to accommodate the exterior fire escape. An old telephone pole will also be removed. The remaining deck will have access to the fire escape. The upstairs will be rented out for offices, coworking and meeting spaces. The main access will be from the front on W State Street and the fire escape will only be for emergency access. The existing window at the top of the fire escape will be turned into a fire rated door. The fire escape will be over the landing for 107 W State Street and they are working with Kevin and Arlene Brandon on an easement. The stairs will be steel and will be painted. While a color has not yet been decided, a grey color is what is being considered. It was suggested that maybe some fluorescent tape be placed at the bottom of the stairs and at the deck level of the stairs to avoid any accidents. The windows will be vinyl windows and will be painted to a tan or beige to match the existing windows. The windows will all be the same except for the window being turned into a door and will match the windows on the front of the building. The windows may be a little bigger as the wood that was placed in the frames years ago may be removed. The shutters will remain but will be repainted. The door will be painted as well. They assured the commission that Elvis will be staying but will be placed in a different window. Ms. Tipton said that the property was posted for at least two weeks and there were no objections. Frank Cappelli made a motion to grant the Certificate of Appropriateness as presented. The motion was seconded by Jim Fuller and approved by a vote of 5-0.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

Susan Leive has reached out to LeAnne Johnson, the new director of the Swannanoa Valley Museum, but has not heard from her yet. The commission would like to send a formal invite to the directors of the Black Mountain-Swannanoa Chamber of Commerce, the Swannanoa Valley Museum and the Black Mountain Center for the Arts to attend the July meeting. Ms. Tipton will take care of sending out this invitation.

VII. COMMUNICATION FROM STAFF

Jennifer Tipton told the commission that it was going to be a very tight budget year for the Town and this may delay some of the projects that the commission has been working on.

Ms. Tipton told the board about 160D, the statutes that are changing to line up county and town regulations. Part of this change will require changes to the Historic District Guidelines to become objective rather than subjective. This is a project that the commission can work on that will not cost any money. The commission will work on Chapter 1 and come back in June and will then decide on a timeline for the project.

VII. ADJOURNMENT

Jim Fuller made a motion to adjourn at 6:55 p.m. The motion was seconded by Susan Leive and approved by a vote of 5-0.

Historic Preservation Commission Regular Meeting
May 20, 2020

Prepared by:

Elaine Loutzenheiser
Elaine Loutzenheiser, Chair

Jennifer Tipton
Jennifer Tipton, Zoning Administrator