

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION**

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, February 16, 2022, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina and electronically via Zoom.

I. CALL TO ORDER

The meeting was called to order at 6:11 p.m. with the following members present:

Matthew Turner, Vice Chair
Ron Collins
Jay Parmar

Absent:

Susan Leive, Chair

Staff:

Jennifer Tipton, Senior Admin
Charlie Russell, Building and Fire Inspector

Others Present:

Casey McKissick	Bill Roberts
Shawn Slome	Marcus Duarte
John Richardson	

The meeting was called to order at 6:11 p.m. and duly constituted and opened for business with a quorum of three (3) regular members.

II. ADOPTION OF AGENDA

Ron Collins made a motion to adopt the agenda as presented. The motion was seconded by Jay Parmar and approved by a vote of 3-0.

III. ADOPTION OF MINUTES

Ron Collins made a motion to adopt the minutes of December 15, 2021, and January 19, 2022, as written. The motion was seconded by Jay Parmar and approved by a vote of 3-0.

IV. NEW BUSINESS

1. Certificate of Appropriateness Request – 120 Broadway and 99999 Broadway

Jennifer Tipton said that Casey McKissick is requesting a Certificate of Appropriateness for 120 Broadway and 99999 Broadway to have a beer garden and food service with the majority of the seating to be located outside. Ms. Tipton reminded all in attendance that the Historic Commission will only be looking at the materials and design and not the use of the property. Casey McKissick, 143 Buttonwood Drive, began his presentation with a slideshow (a copy of which is attached to these minutes) explaining his concept for the property. Mr. McKissick would like to have sitebuilt steel structures for the outdoor seating areas, picnic tables, repairing the stone wall with new river stones, an arched entrance with black steel posts with a black or grey steel/metal sign with the name cut into the metal. The sign will be metal and stone with very little color. The kitchen area will have a roll down door and a bar seating area and an enlarged patio. The steel structures are fireproof and low maintenance. There will either be gravel or concrete slabs under the picnic shelter. The courtyard area will have sod and landscaping to create a family atmosphere for the property. The pitch of the roofs of the steel structures will be

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the same as the roof pitch of the existing building. The paint colors are historic Sherwin William colors (Liberty Pewter and . The dumpster will be screened. The fencing will be camouflaged with landscaping. The outdoor cooking area will have a stone surround enclosure where someone can cook but guests cannot enter and the top would be engineered steel. The outdoor cooking area would be used for weekends and special events and would allow visitors to come and get a plate and speak with the chef. The outdoor area will also have outdoor string lighting.

Ron Collins and Susan Leive met with Mr. McKissick on site and spoke about the color palette and materials and the use of river rock as it is a valley building material. They also spoke about steel or wood materials and not using plastic furniture outside. Mr. Collins has a concern about the rolling door and toning down the color of the aluminum. Mr. McKissick said that the color of the door will match the metal of the outdoor storage buildings. Two more restrooms may need to be added to the property to get the desired occupancy count and they cannot be added inside the building so an outdoor bathroom may need to be added but would be screened and it would not be visible from the street and the screen would be steel posts and the bathroom building would be the same materials as the current building. The alleyway will remain open to pedestrian traffic but no vehicle traffic will be allowed. ADA access will be made available from Broadway to the property. The only barrier between this property and the Veranda will be a fence that is required to obtain an ABC license.

Matthew Turner made a motion to close the evidentiary hearing. The motion was seconded by Jay Parmar and approved by a vote of 3-0.

The Commission deliberated and found the following:

Ron Collins made a motion to grant the Certificate of Appropriateness as presented and to not have to come back for the bathrooms if the final plan is described as is. Matthew Turner seconded the motion and it was approved by a vote of 3-0.

V. OLD BUSINESS

1. Mural and Other Artwork Standards Amendments

Jennifer Tipton went over the amendments that included separating out mural standards from sign standards and combining mural and other artwork standards. There were some minor amendments to the wording for maintenance to change from signs and awnings to murals and other artwork. Matt Turner made a motion to accept the amendments as amended. The motion was seconded by Ron Collins and approved by a vote of 3-0.

2. Welcome Packets

Jennifer Tipton presented list of resources with QR codes as well as the Historic Preservation Commission brochure. The idea would be to hand these out to new business and property owners within the Historic District. Ms. Tipton said that she would work on creating a new brochure that would include the QR codes so that only one piece of information would need to be given out. The brochure would also be located on the website as well. Ms. Tipton will create a mock-up and bring to the next meeting.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

None.

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VII. COMMUNICATION FROM STAFF

None.

VII. ADJOURNMENT

The meeting was adjourned by consensus.

Prepared by:

Susan Leive, Chair

Jennifer Tipton, Senior Admin