

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION**

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, May 19, 2021, at 6:00 p.m. in Town Hall electronically via Zoom

I. CALL TO ORDER

The meeting was called to order at 6:02 p.m. with the following members present:

Susan Leive, Chair
Ron Collins, Vice Chair
Elaine Loutzenheiser
Matthew Turner
Frank Cappelli

Staff:

Jennifer Tipton, Senior Admin

Others Present:

None

The meeting was called to order at 6:02 p.m. and duly constituted and opened for business with a quorum of five (5) regular members.

II. ADOPTION OF AGENDA

Jennifer Tipton asked that three items be added to new business: murals, a sign request, and a window replacement request. Ron Collins made a motion to adopt the agenda as amended. The motion was seconded by Frank Cappelli and approved by a vote of 5-0.

III. ADOPTION OF MINUTES

Susan Leive said that old and new business needed to be reversed since new business took place before old business at the last meeting. Ron Collins made a motion to adopt the minutes as amended. The motion was seconded by Frank Cappelli and approved by a vote of 5-0.

IV. OLD BUSINESS

1. Historic District Standards Final Draft 2

Jennifer Tipton began by explaining the changes that had been made from the April meeting which included clarifying that existing murals could be repainted but could not extend to any unpainted areas and to add to Chapter 4 that the commission approves sign design. Ron Collins asked that the word brick in the section about murals be changed to masonry. Discussion came up about murals that have been painted without seeking permission from the commission. There was discussion about the difference between a sign, a mural, and art. Ms. Tipton said that those definitions could be added to the existing glossary in the standards. A question was asked about the approval of the mural on the side of the Black Mountain Center for the Arts building and Ms. Tipton said she would have to find that approval but thought that it might have come from where staff is allowed to approve repainting of an already painted building. Susan Leive made a motion that all approvals from staff and the Minor Works Committee be reported to the full commission. The motion was seconded by Ron Collins and approved by a vote of 5-0. Elaine Loutzenheiser suggested reaching out to the State Historic Preservation Office for information regarding murals. Ms. Tipton said she will do some research and bring back information. Ms. Tipton did

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remind the commission that the standards need to be adopted no later than the June meeting to meet the deadline for compliance with the state mandated 160D changes. Ms. Tipton advised that the commission could continue to work on language for murals at a later date after gathering more information. Ron Collins made a motion to adopt the final draft of the standards as amended. The motion was seconded by Matthew Turner and approved by a vote of 5-0. Susan Leive asked that Appendix E be added to the table of contents, the original adoption date of the guidelines be added to the front page along with a revision log of changes, and add page numbers to the table of contents.

Returning to the discussion of the painting on the new tapas bar building, Ms. Tipton did say that the painting is on a foamboard product that is attached to the wall and is not painted on the brick. The commission discussed whether this was a sign or a mural and decided that either way, the owner should have approached the commission for approval. Matthew Turner made a motion to approve the mural/sign and then withdrew his motion. Frank Cappelli made a motion to have staff reach out to the owner and have them go through the correct process. The motion was seconded by Ron Collins and approved by a vote of 5-0. Ms. Tipton said that she will reach out to the owner and have the sign/mural come before the Minor Works Commission. There was more discussion regarding murals and art and Ron Collins said that in doing a little research during the meeting, Black Mountain was not the only town dealing with this and trying to differentiate between a mural being used for advertising or as art and that art could be seen as freedom of speech. Ms. Tipton will reach out to the State Preservation Office, look at other guidelines and check with the Town Attorney about murals/signs/art work and bring back that information.

V. NEW BUSINESS

1. Mural Discussion

The commission decided that they had discussed the issue enough during old business to move forward and await for further information.

2. Sign Request – La Taperia

Ms. Tipton presented the sign for Taperia, the new tapas bar on W. State Street. The sign is a wall sign with a black background and white lettering and will replace the existing Song of the Wood sign on the sign of the building. The sign does meet the size requirements from the Land Use Code. The Minor Works Committee, consisting of Frank Cappelli and Elaine Loutzenheiser, approved the sign design.

3. Window Replace Request – Take a Hike Mountain Outfitters

Ms. Tipton said that Take a Hike Mountain Outfitters would like to replace their multi-pane windows with single-pane windows, similar to those at Town Hardware. Ms. Tipton did say that because the property is located in the primary fire district, if they choose to do a wooden frame, it will have to have a fire protectant on it. The Minor Works Committee, consisting of Frank Cappelli and Elaine Loutzenheiser, approved the window replacement request.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

None.

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VII. COMMUNICATION FROM STAFF

Ms. Tipton reported that Town Hall is back open, however, all suite doors are locked and appointments are required to see staff in the Planning Department. Ms. Tipton said that she does not yet have any information on when in-person meetings might resume, but once she does have that information, she will share it with the commission.

VII. ADJOURNMENT

Elaine Loutzenheiser made a motion to adjourn at 7:29 p.m. The motion was seconded by Frank Cappelli and approved by a vote of 5-0.

Prepared by:

Susan Leive, Chair

Jennifer Tipton, Senior Admin