

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION**

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, September 16, 2020 at 6:00 p.m. virtually 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
Frank Cappelli
Jim Fuller
Elaine Loutzenheiser

Staff:

Jennifer Tipton, Zoning Administrator

Others Present:

Betty Sperry
Liane Martinez

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

Jennifer Tipton recommended amending the agenda to move old business to after new business. Frank Cappelli made a motion to adopt the agenda as amended. The motion was approved by consensus by a vote of 5-0.

III. ADOPTION OF MINUTES

Ron Collins made a motion to adopt the minutes of August 19, 2020 as amended with the typo correction sent to Jennifer Tipton from Susan Leive. The motion was seconded by Jim Fuller and approved by a vote of 5-0.

IV. OLD BUSINESS

1. Chapter 2 of Historic District Guidelines

Jennifer Tipton asked that everyone send her their edits for Chapter 2 and she will put together a working draft that will be distributed and then can be edited further if needed.

Ms. Tipton also said that Ramona Bartos and Krisi Brantley, from the North Carolina State Historic Preservation Office, would be happy to meet with the commission and answer any questions about amending the guidelines. Ms. Tipton asked that commission members send her any questions so that she can pass those along and then will get a meeting scheduled.

Ron Collins mentioned that there are several sections regarding maintenance where the guidelines specifically tell people how to do something. These sections should be removed and it was recommended that there be a section in the beginning regarding maintenance and asking the commission for ideas and recommendations.

2. Chapter 3 of Historic District Guidelines

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The commission talked about height limits in the historic district since there are still a couple of vacant parcels left. The commission also brought up the concern that if buildings were destroyed due to a natural disaster and had to be reconstructed, could there be a lower height limit than the allowable forty feet for the Central Business District in which the historic district is located. One idea was that the height could not exceed a certain percentage of adjacent buildings. Ms. Tipton talked about amending the ordinance to lower the height limit but that it would be for all of the Central Business District and not just the historic district. Ms. Tipton also talked about the possibility of rezoning the historic district but that it would also have to include setbacks, lot sizes, uses, landscaping, etc. and not just the height limit. It was asked if the commission could have a stricter height limit than what is allowed in the code. Ms. Tipton said that she will check with the Town Attorney. The commission will continue to work on Chapter 3 and will send their edits to Ms. Tipton who will put together a working draft.

V. NEW BUSINESS

1. Certificate of Appropriateness Request for 110 Broadway

Jennifer Tipton explained that the request is to add a wooden pergola to the back of 110 Broadway. **Liane Martinez, owner of 110 Broadway**, said that the pergola will be about twenty feet from the rear property line and will be over an existing patio. Ms. Martinez said that depending on what type of material will be allowed due to the property being in the Fire District, the pergola will remain as natural wood or will be painted white. The look will be that of a trellis so that plants could grow up the pergola. Jim Fuller made a motion to approve the Certificate of Appropriateness. The motion was approved by consensus with a vote of 5-0.

2. Minor Works Request for 108 Broadway

Jennifer Tipton explained that a request had been submitted to the Minor Works Committee to paint the brick at 108 Broadway the same color as 110 Broadway. The request was denied by the Minor Works Committee and the applicant chose to come before the full commission for the request.

Susan Leive referenced page twenty-seven of the Historic District Guidelines in which it is stated that it is not appropriate to paint unpainted brick or masonry and that is why the request was denied. The commission discussed maintenance issues with painting brick and also setting a precedence that if they allow one to paint the brick then they will get more requests and it will be hard to deny another request if this one is granted. Jim Fuller said that the building sits between two painted buildings and sticks out like a sore thumb. The commission mentioned removing the paint from the Dancing Dragonfly building (110 Broadway) but would it be feasible.

Liane Martinez, owner of 110 and 108 Broadway, said that there is a pass through on the inside of the building and they would like for the stores to have the same continuous look and make the building look nicer. Ms. Martinez did note that the wood above the building and on the bottom of the windows is rotting and chipping and they will replace that wood and paint it for a continuous look. The building is small and gets lost because it is flat and has no discernable façade.

The commission again discussed maintenance concerns of painting brick but also that the paint would change the way the material behaves, functions, and looks. The commission spoke about sticking to the guidelines and protecting the district and the buildings and not changing the character of the buildings.

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Ron Collins made a motion to not allow the painting of the brick at 108 Broadway. The motion was seconded by Elaine Loutzenheiser and approved by a vote of 4-1 with Jim Fuller voting against.

3. Chapter 4 of Historic District Guidelines

Jennifer Tipton said that the only directions for right now are to start looking at Chapter 4 and start making edits.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

Elaine Loutzenheiser told the commission that Jennifer Tipton had been recognized at the Board of Aldermen meeting and asked Jennifer to tell everyone what she was recognized for. Ms. Tipton said that she received a Certificate of Appreciation for helping during the transition of Angela Reece leaving and Savannah Parrish beginning her role as Town Clerk. The commission applauded Ms. Tipton and said that the recognition was well deserved.

VII. COMMUNICATION FROM STAFF

Jennifer Tipton said that she will resend the link for the coloring pages that were provided by LeAnne Johnson at the Swannanoa Valley Museum.

Ms. Tipton also said that she will put together a list of the stores in the historic district and will print brochures so that the commission can hand deliver the brochures to the store owners. Ms. Tipton will mail brochures to the property owners.

VII. ADJOURNMENT

Frank Cappelli made a motion to adjourn at 7:08 p.m. The motion was seconded by Jim Fuller and approved by a vote of 5-0.

Prepared by:

Susan Leive
Susan Leive, Chair

Jennifer Tipton
Jennifer Tipton, Senior Admin