

**TOWN OF BLACK MOUNTAIN  
HISTORIC PRESERVATION COMMISSION**

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The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, March 20, 2019 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:

Elaine Loutzenheiser, Chair  
Frank Cappelli  
Lauronda Teeple  
Shannon-Heather Wall

Staff:

Jennifer Tipton, Zoning Administrator

Others Present:

Andrea McNair  
Shaun Beals  
Steve Paulson

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**

Lauronda Teeple made a motion to adopt the agenda as presented. The motion was seconded by Shannon-Heather Wall and approved by consensus.

**III. ADOPTION OF MINUTES**

Lauronda Teeple made a motion to adopt the February 20, 2019 minutes as written. The motion was seconded by Shannon-Heather Wall and approved by consensus. Chair Elaine Loutzenheiser asked that in the future, guests be listed on the minutes.

**IV. OLD BUSINESS**

None.

**V. NEW BUSINESS**

**1. Certificate of Appropriateness for 127 Cherry Street**

Jennifer Tipton presented the commission with a request from Andrea McNair to build a new commercial building with three apartments above at 127 Cherry Street. The property is zoned CB. Ms. Tipton noted the only change from when the project was presented in 2018 is that the building will no longer touch the Mountain Nest Building. Ms. Tipton noted that the building meets all zoning requirements, including height, setbacks and parking. All persons within two hundred feet were notified and there were a couple of phone calls from interested citizens. All materials will be same as originally presented.

Andrea McNair said that she will be moving the walkway and that is the reason for moving the building down and this will allow for a little more clearance in the crawlspace and will not cover up the brick façade of the Mountain Nest building.

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There was no rebuttal from either staff or the applicant. The roof will be mostly flat but will provide some slanting for water runoff. Ms. McNair stated the current parking is first come first serve but after the building is finished parking will be reserved for the tenants of the upstairs apartments. The commission went through the new construction checklist and determined the following:

- The building meets the setbacks of the district;
- The building is oriented to the street;
- Parking will be located in the rear of the building;
- Pedestrian access will be provided by the walkway beside Mountain Nest;
- No parking abuts the street;
- The size and scale are in congruence with the size and scale of other buildings in the district;
- The height is compatible with the height of other buildings on the street;
- The building's proportion is consistent with other buildings in the district;
- The building will not be of various heights and will not be separated as they don't have to be;
- The materials will be stucco but will be in congruence with materials of other buildings;
- Architectural details will complement the building;
- There will be no plastic or vinyl materials;
- All doors and windows will be compatible;
- Construction will be compatible;
- Mechanical equipment will be in the basement crawlspace; and
- While the balconies are not inconspicuous they are appropriate and will incorporate the existing iron that is located on the existing sidewalk.

Lauronda Teeple made a motion to grant the certificate of appropriateness. The motion was seconded by Shannon-Heather Wall and approved by a vote of 4-0.

**VI. COMMUNICATION FROM HISTORIC PRESERVATION  
COMMISSION**

Chair Loutzenheiser asked about the text amendments for the Historic District Overlay and Ms. Tipton said the amendments would next go to Planning Board for their review and recommendation.

**VII. COMMUNICATION FROM STAFF**

Ms. Tipton introduced Steve Paulson, who has purchased the Black Mountain Bakery building on Church Street. Mr. Paulson greeted the commission and explained that he is wanting to put a roof over the existing outdoor patio and then make a small garden area beside that. Mr. Paulson said that they will be doing breakfast/brunch. Mr. Paulson also showed the commission the conceptual logo that will be used for signage later on. The commission liked the idea and welcomed him and his business to town.

Ms. Tipton announced that there would be some training opportunities coming up and will send out the information as soon as possible. Ms. Tipton will also talk to the State office about workshop opportunities and field trip potentials. There is one vacancy available on the commission. Citizen's Academy will be offered again this year beginning in mid-August if anyone is interested. Ms. Tipton also mentioned the new RSS feed available for agenda packets.

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**VII. ADJOURNMENT**

Frank Cappelli made a motion to adjourn the meeting at 6:41 p.m. The motion was approved by consensus.

Prepared by:

*Elaine Loutzenheiser*  
Elaine Loutzenheiser, Chair

*Jennifer Tipton*  
Jennifer Tipton, Zoning Administrator

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