



TOWN OF BLACK MOUNTAIN

160 Midland Avenue ♦ Black Mountain ♦ N.C. ♦ 28711

Phone: (828) 419-9300 ♦ Fax: (828) 669-2030

MEMORANDUM

To: Town of Black Mountain Historic Preservation Commission
From: Jennifer Tipton, Zoning Administrator
Re: Agenda Packet for June 19, 2019
Date: June 10, 2019

The **Town of Black Mountain Historic Preservation Commission** will meet on **Wednesday, June 19, 2019 at 6:00 p.m.** in Town Hall at 160 Midland Avenue.

Please find the following items for your information and use at the meeting:

1. The proposed agenda;
2. Draft minutes from March, 20, 2019;
3. Training Opportunities; and
4. Resolutions of Appreciation.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.
jennifer.tipton@townofblackmountain.org or (828) 419-9373.

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting, please inform Jennifer Tipton at (828) 419-9373 or by email at jennifer.tipton@townofblackmountain.org.

CC: Jessica Trotman, Planning Director



PUBLIC NOTICE

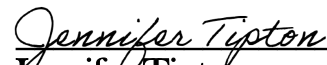
BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

Wednesday, June 19, 2019 at 6:00 p.m.

The Black Mountain Historic Preservation Commission will meet for their regular monthly meeting on **Wednesday, June 19, 2019 at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, NC.

The meeting is open to the public.



Jennifer Tipton
Zoning Administrator

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact, Jennifer Tipton, Zoning Administrator at (828) 669-2030 or by email at Jennifer.tipton@townofblackmountain.org

Posted to the Town Bulletin Board 06/03/19

www.townofblackmountain.org



**Historic Preservation Commission Regular Meeting
June 19, 2019**

PROPOSED AGENDA

- I. CALL TO ORDER**
 - Welcome
 - Determination of Quorum
- II. ADOPTION OF AGENDA**
 - **Motion:** To adopt the agenda as presented (or as amended)
- III. ADOPTION OF MINUTES**
 - **Motion:** To adopt the minutes of March 20, 2019 as written (or as amended)
- IV. OLD BUSINESS**
- V. NEW BUSINESS**
 - Training Opportunities
 - Resolutions of Appreciation
 - Shannon-Heather Wall
 - Lauronda Teeple
- VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION**
- VII. COMMUNICATION FROM STAFF**
- VIII. ADJOURNMENT**

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION**

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, Chair

Jennifer Tipton, Zoning Administrator



Resolution of Appreciation For Lauronda Teeple

WHEREAS, Ms. Lauronda Teeple has faithfully and professionally served as a member of the Historic Preservation Commission since September of 2016 until June of 2019; and

WHEREAS, her participation has assisted the Historic Preservation Commission in making balanced decisions that influence our community; and

WHEREAS, she faithfully attended meetings and participated fully in the Historic Preservation Commission's deliberations and discussions in order to ensure consideration for all members of the Black Mountain Community; and

WHEREAS, she has demonstrated a high level of professional knowledge and civic responsibility as a member of the Historic Preservation Commission;

BE IT THEREFORE RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE TOWN BLACK MOUNTAIN That we recognize and appreciate Lauronda Teeple for her diligent and effective leadership and service to us and the citizens of Black Mountain.

This resolution was passed unanimously by the Historic Preservation Commission on this the 19th day of June, 2019.

Elaine Loutzenheiser, Chair

Jennifer Tipton, Zoning Administrator



Resolution of Appreciation For Shannon-Heather Wall

WHEREAS, Ms. Shannon-Heather Wall has faithfully and professionally served as a member of the Historic Preservation Commission since September of 2016 until June of 2019; and

WHEREAS, her participation has assisted the Historic Preservation Commission in making balanced decisions that influence our community; and

WHEREAS, she faithfully attended meetings and participated fully in the Historic Preservation Commission's deliberations and discussions in order to ensure consideration for all members of the Black Mountain Community; and

WHEREAS, she has demonstrated a high level of professional knowledge and civic responsibility as a member of the Historic Preservation Commission;

BE IT THEREFORE RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE TOWN BLACK MOUNTAIN That we recognize and appreciate Shannon-Heather Wall for her diligent and effective leadership and service to us and the citizens of Black Mountain.

This resolution was passed unanimously by the Historic Preservation Commission on this the 19th day of June, 2019.

Elaine Loutzenheiser, Chair

Jennifer Tipton, Zoning Administrator