



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 May 20, 2020
Date: May 8, 2020

The **Town of Black Mountain Historic Preservation Commission** will meet on **Wednesday, May 20, 2020 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 February 19, 2020; and
3. Certificate of Appropriateness Application for 101 and 103 W State Street.

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
Ron Sneed, Town Attorney



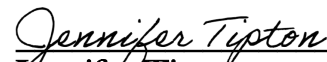
PUBLIC NOTICE

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION **REGULAR MEETING**

Wednesday, May 20, 2020 at 6:00 p.m.

The Black Mountain Historic Preservation Commission will hold their regular monthly meeting on **Wednesday, May 20, 2020 at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, N.C. The purpose of this meeting is to conduct an evidentiary hearing to consider a Certificate of Appropriateness request for Town Hardware to install an exterior fire exit at 101 and 103 W. State Street.

The meeting is open to the public, however, social distancing measures will be in place. There will be a limit to the number of people allowed in the building at one time.



Jennifer Tipton
Zoning Administrator

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Posted to the Town Bulletin Board 04/30/2020
www.townofblackmountain.org



**Historic Preservation Commission Regular Meeting
May 20, 2020**

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 February 19, 2020 as written [or as amended]
- IV. OLD BUSINESS**
- V. NEW BUSINESS**
 - Certificate of Appropriateness Application – 101 and 103 W State Street
- 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, February 19, 2020, 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 6:00 p.m. with the following members present:

Elaine Loutzenheiser, Chair
Susan Leive
Frank Cappelli
Jim Fuller
Ron Collins

Staff:

Jennifer Tipton, Zoning Administrator

Others Present:

Shawn Slome

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

The approval of the July minutes was removed. Frank made a motion to adopt the agenda as amended. The motion was approved by a vote of 5-0.

III. ADOPTION OF MINUTES

The September 18, 2019 minutes were amended to change 3rd graders to 4th graders. The minutes were approved as amended by a consensus vote of 5-0.

The October 16, 2019 minutes were approved as written by a consensus vote of 5-0.

The November 20, 2019 minutes were approved as written by a consensus vote of 5-0.

The December 11, 2019 minutes were approved as written by a consensus vote of 5-0.

The January 15, 2020 minutes were amended to change 3rd graders to 4th graders. The minutes were approved as amended by consensus vote of 5-0.

IV. OLD BUSINESS

Susan Leive said that she had talked to the head of the Board of Directors for the Swannanoa Valley Museum and they are hoping to have a new director of the museum in March. After a new director is hired, then they would like to come and meet with the commission. Ms. Leive also said that spoke to her stepson about the differences between high school artist students and college art students and that there is a big difference in the level of experience. Frank Cappelli said that he had spoken to both the middle school and high school art teachers. The middle school art teacher was not interested and the high school art teacher is interested but is getting ready to go out on maternity leave. She did mention that the high school is going to be starting a

Historic Preservation Commission Regular Meeting
February 19, 2020

new graphic arts program and Mr. Cappelli said he is going to try and get in touch with that teacher.

V. NEW BUSINESS

1. Determine Criteria for Coloring Book

The commission talked about what photos to have and talked about the possibility of having an old photograph and then an insert of a current photograph. The commission talked about also having photos of the railroad as it was such a big part of Black Mountain's history. The commission talked about using the same consistency for graphics but also about the possibility of having a workshop at the library where local artists could come and draw the pictures from the photographs. It was determined that there could be twenty-six photographs for the coloring book and there would be a cover, a page of credits and then a purpose message on the back page. Also, each picture would have a couple of sentences to describe the building. The commission talked about the purpose of the coloring being to promote and educate about the history of Black Mountain and the importance of preserving the old structures. It was decided that Jim Fuller will talk to AB Tech to see if they have any art classes that would be interested in drawing the coloring pages. Frank Cappelli will talk to the PTA at the school to see in what grade the children are taught about community and North Carolina history. Mr. Cappelli will also talk to Montreat College, Warren Wilson and UNCA to see if any of their art classes would be interested in drawing the coloring pages.

Ms. Tipton suggested that after the walking tour, the commission then look at more specific criteria for the buildings that are to be included in the coloring book.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

None.

VII. COMMUNICATION FROM STAFF

Jennifer Tipton said that the commission will meet at 2:00 p.m. on Tuesday, February 25th at Town Square for the walking tour to look at buildings that may be incorporated into the coloring book.

VII. ADJOURNMENT

Susan Leive made a motion to adjourn at 6:59 p.m. The motion was seconded by Frank Cappelli and approved by a vote of 5-0.

Prepared by:

Elaine Loutzenheiser, Chair

Jennifer Tipton, Zoning Administrator

TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

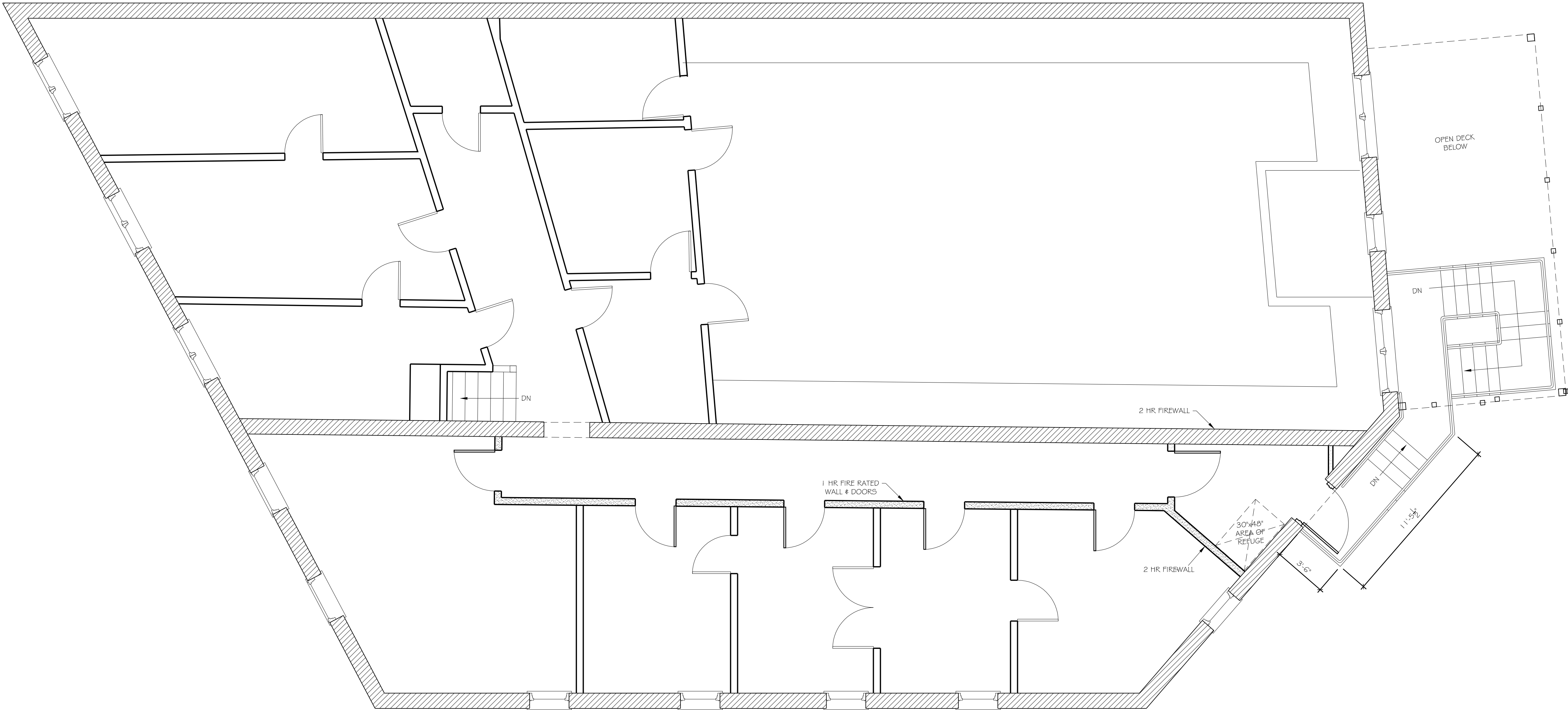
CERTIFICATE OF APPROPRIATENESS APPLICATION

www.townofblackmountain.org

PROPERTY INFORMATION		
Address: 103 W. STATE ST., BLACK MTN.		PIN #: 0019-36-2175
Property Owner: TOWN CORNER PROPERTIES, LLC		
Address: 103 W. STATE ST, BLACK MTN		Phone #: 828-669-7723
APPLICANT INFORMATION		
Name: MAURY HURT (ARCHITECT)		Phone #: 828-669-1750
Address:		Email: mhurt@hurtarchitects.com
PROJECT INFORMATION		
☐ Administrative Review ☒ Certificate of Appropriateness ☐ Minor Works Committee Review ☐ Conservation District Review		
Description of Project: - NEW FIRE ESCAPE STRUCTURE SERVING UPPER LEVEL - NEW WINDOWS THROUGHOUT UPPER LEVEL		
Site plan, sketches, drawings, photographs, specifications and other information attached.		
ACKNOWLEDGEMENT		
I certify that all of the information presented by the undersigned of this application is accurate to the best of my knowledge, information and belief.		
MAURY W. HURT Print Name	 Signature	5-1-2020 Date
OFFICE USE ONLY		
Date Received: May 4, 2020	Fee: \$50⁰⁰	Date Paid: May 4, 2020
Cash: _____ Check: 6982 Credit: _____		Meeting Date: 5/20/2020

Town of Black Mountain
 160 Midland Avenue, Black Mountain, NC 28711
 Phone: 828-419-9300 ~ Fax: 828-669-2030
www.townofblackmountain.org

PRELIMINARY- NOT FOR CONSTRUCTION



1 Upper Level Floor Plan
A-1 1/4" = 1'-0"

PRELIMINARY- NOT FOR CONSTRUCTION



103 MIDLAND AVENUE
BLACK MOUNTAIN NC 28711
PHONE 828.669.1750
FAX 828.669.1762

INFO@HURTARCHITECTS.COM
WWW.HURTARCHITECTS.COM



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PRELIMINARY- NOT FOR CONSTRUCTION

A RENOVATION FOR
TOWN CORNER, LLC
103 & 105 STATE STREET
BLACK MOUNTAIN, NORTH CAROLINA

DRAWING NAME:
Upper Level Plan
DATE: April 23, 2020

A-1
SCALE: 1/4" = 1'-0"

PRELIMINARY- NOT FOR CONSTRUCTION

FIRE ESCAPE NOTES:
RISER HEIGHT: 7-7/8"
TREAD WIDTH: 10"
GUARDRAIL HEIGHT: 42"
HANDRAIL HEIGHT: 34"

*BUILDER TO FIELD VERIFY FLOOR-TO-FLOOR ELEVATIONS PRIOR TO FABRICATION.
*FOREGROUND GUARDRAIL NOT SHOWN FOR CLARITY.
*REPLACE ALL UPPER WINDOWS WITH NEW.



1 Rear Elevation - Left Side
A-3 Scale: 1/4" = 1'-0"



2 Rear Elevation - Right Side
A-3 Scale: 1/4" = 1'-0"



3 Rear Elevation - Left Side
A-3 Scale: 1/4" = 1'-0"



4 Rear Elevation - Right Side
A-3 Scale: 1/4" = 1'-0"

PRELIMINARY- NOT FOR CONSTRUCTION



101
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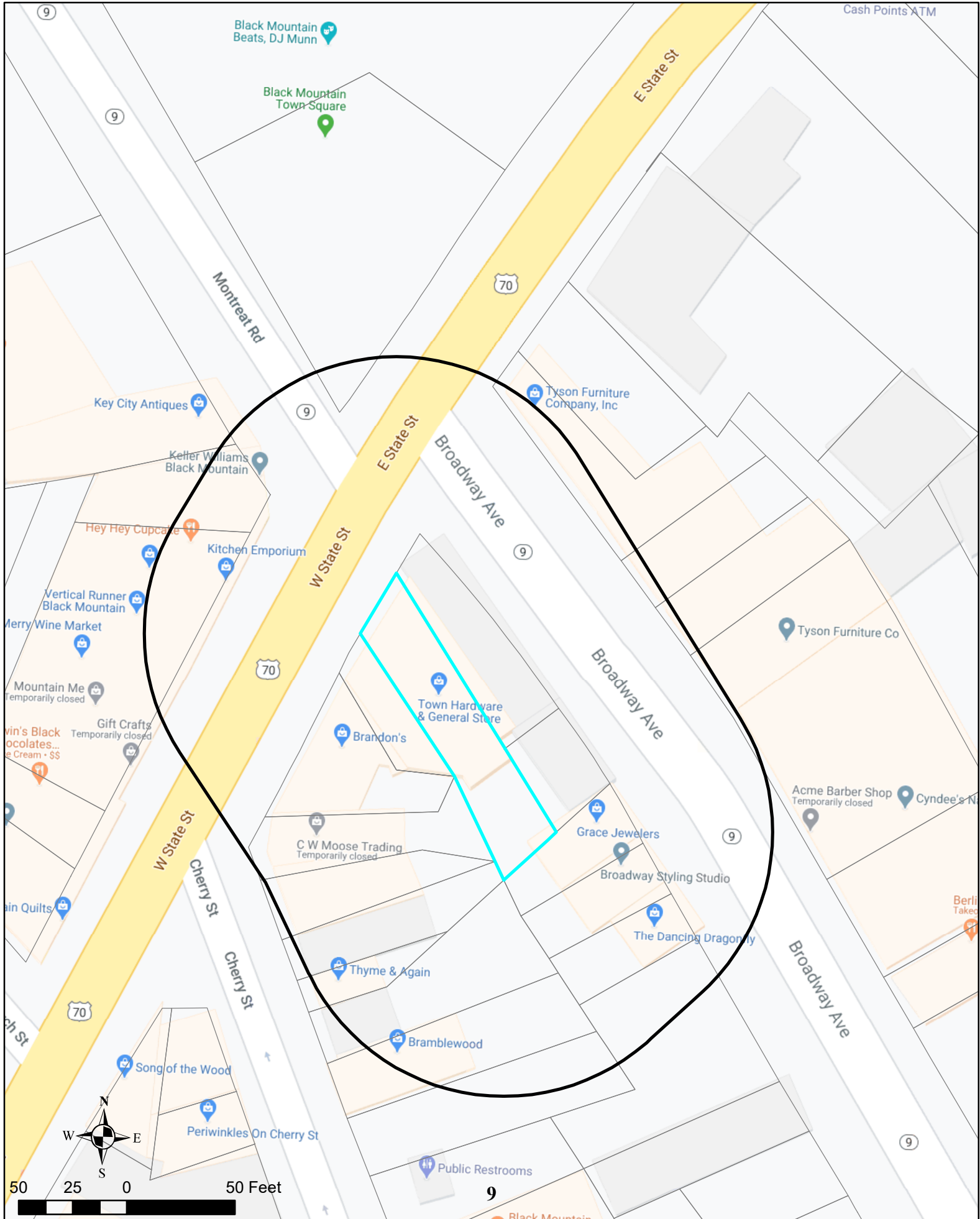
PRELIMINARY- NOT FOR CONSTRUCTION

A RENOVATION FOR
TOWN CORNER, LLC
103 & 105 STATE STREET
BLACK MOUNTAIN, NORTH CAROLINA

DRAWING NAME:
Rear Elevations
DATE: May 4, 2020

A-3
SCALE: 1/4" = 1'-0"

103 W State Street Buffer Map



<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	<u>PIN #</u>	<u>C/O</u>
Town of Black Mountain	160 Midland Avenue	Black Mountain	NC	28711	0619-36-2346	
William and Mary McMurray Family Trust	108 Quail Ridge Ct	Lexington	NC	27292	0619-36-0390	
Sobol Family Living Trust	204 Chapel Rd	Black Mountain	NC	28711	0619-36-1265	
Michael S Foster Trust	PO Box 8030	Northridge	CA	91327	0619-36-1137	
Lawrence & Ruth Brandon	PO Box 788	Black Mountain	NC	28711	0619-36-2141	
Johanna Maytin Trustee	6728 N Federal Hwy, Ste. 405	Ft. Lauderdale	FL	33308	0619-36-2049	
Pei-Ling T Becker	PO Box 1264	Black Mountain	NC	28711	0619-36-2057	
Shirtmandude Co	114 Alexander Pl	Swannanoa	NC	28778	0619-36-2055	
Karen & Roy D Buell, III	105 Cherry Street	Black Mountain	NC	28711	0619-36-2052	
John Lawrence Pellom	410 Melody Cir	Swannanoa	NC	28711	0619-36-2073	Kaye Laws
Kim & Cheryl D Caraway	80 Oak Cir	Marion	NC	28752	0619-35-2999	
Town of Black Mountain	160 Midland Avenue	Black Mountain	NC	28711	0619-35-3907	
Town of Black Mountain	160 Midland Avenue	Black Mountain	NC	28711	0619-35-3989	
Dragonfly3 Building LLC	1586 Haven Heights Dr	Marion	NC	28752	0619-36-3064	
108 Broadway LLC	1586 Haven Heights Dr	Marion	NC	28752	0619-36-3056	
David A & Kirby H Ruland	95 Booter Rd	Fairview	NC	28730	0619-36-3048	
Daniel H Wall IV (LE) & Barbara S Wall (LE)	117 Forest Hills Dr	Black Mountain	NC	28711	0619-36-3121	
Town Corner Properties LLC	103 W State Street	Black Mountain	NC	28711	0619-36-2197	
Town Corner Properties LLC	103 W State Street	Black Mountain	NC	28711	0619-36-2175	
Town Corner Properties LLC	103 W State Street	Black Mountain	NC	28711	0619-36-2154	
Tyson Furniture Co, Inc.	109 Broadway St	Black Mountain	NC	28711	0619-36-3274	
Tyson Furniture Co, Inc.	109 Broadway St	Black Mountain	NC	28711	0619-36-4213	
Tyson Furniture Co, Inc.	109 Broadway St	Black Mountain	NC	28711	0619-36-4221	
Tyson Furniture Co, Inc.	109 Broadway St	Black Mountain	NC	28711	0619-36-4165	



Town of Black Mountain

160 MIDLAND AVENUE • BLACK MOUNTAIN, NORTH CAROLINA • 28711
PLANNING AND ZONING

Phone (828) 419-9300

Fax (828) 669-2030

TDD 1-800-735-2962

NOTICE OF REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A MAJOR WORK WITHIN THE HISTORIC DISTRICT

DATE: March 6, 2020

**TO: Name
Address
City, State, ZIP**

**FROM: TOWN OF BLACK MOUNTAIN
BUILDING, PLANNING AND ZONING**

**Property Description/PIN #: 103 W State Stret
0619-36-2175.00000**

An application for a Certificate of Appropriateness has been applied for by: **Town Corner Properties, LLC**

This Certificate of Appropriateness is requested to allow the property owner to: **construct a new fire escape structure serving upper level and new windows throughout upper level.**

A Public Hearing will be held Wednesday, May 20, 2020 @ 6:00 P. M. in the Town Hall Board Room, 160 Midland Avenue, Black Mountain, N.C.

The purpose of the historic district is to encourage the restoration, preservation, rehabilitation and conservation of historically, architecturally and archaeologically significant structures, buildings, sites, objects and their surroundings, and to review construction design to ensure compatibility with the character of the district. Under Section 4.7.3.14 (B) of the Land Use Code for the Town of Black Mountain, we are informing you as an adjoining property owner that there will be a public hearing to consider a request for a Certificate of Appropriateness for a major work within the District and that you may choose to show cause as to why this request should not be granted. If you have any questions regarding this Notice, please contact the Building, Planning and Zoning Department at 828-419-9300.

103 W State Street

2019 Aerial Map



May 4, 2020

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km



LEGAL NOTICE

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

EVIDENTIARY HEARING

Wednesday, May 20, 2020 at 6:00 p.m.

The Black Mountain Historic Preservation Commission will meet on **Wednesday, May 20, 2020, 2020 at 6:00 p.m.** in the Board Room in the Town Hall Building, 160 Midland Avenue, Black Mountain, N.C. The purpose of this meeting is to hear a request for a Certificate of Appropriateness to add an exterior fire exit at 103 W. State Street and 101 W. State Street, further identified as PIN #0619-36-2175.00000 and 0619-36-2197.

The meeting is open to the public.

Social distancing measures will be in place and only a limited number of people will be allowed in the building at one time.

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 419-9373 or by email at Jennifer.tipton@townofblackmountain.org

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