



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, Senior Admin/Clerk to HPC
Re: Agenda Packet for September 16, 2020
Date: September 9, 2020

The **Town of Black Mountain Historic Preservation Commission** will meet on **Wednesday, September 16, 2020, at 6:00 p.m.** virtually via Zoom.

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

1. The proposed agenda;
2. Draft minutes from August 18, 2020 meeting;
3. Chapter 2 and Chapter 3 of Historic District Guidelines;
4. Certificate of Appropriateness Request for 110 Broadway;
5. Full Commission Review of Project at 108 Broadway; and
6. Chapter 4 of Historic District Guidelines.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.
jennifer.tipton@townofblackmountain.org or (828) 419-9371.

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) 419-9371 or by email at jennifer.tipton@townofblackmountain.org.

CC: Jessica Trotman, Planning Director
Ron Sneed, Town Attorney



PUBLIC NOTICE

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

In order to maintain the safety of Town residents, staff, and the Historic Preservation Commission, the Historic Preservation Commission regular meeting scheduled for **Wednesday, September 16, 2020 at 6:00 p.m. will be conducted electronically using Zoom software** in lieu of its in-person meeting. The Town of Black Mountain Town Hall will not be open for this meeting.

There are two ways the public can participate in the meeting:

1. **Join the meeting through Zoom on your computer or smart device.** **Citizen video feeds will not be enabled. There is no password.*

<https://us02web.zoom.us/j/86566617829>

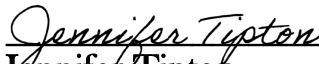
Meeting ID: 865 6661 7829

If you have not used Zoom before on a computer or smart device, you are encouraged to download the application from their website at [Zoom.us/download](https://zoom.us/download) and try it out prior to the meeting. There is no cost associated with the software or attending the meeting and there are toll free number options to dial in to listen live only.

2. **Join the meeting by telephone (listen only).**

Simply call US Toll-free 1-877-853-5247 or US Toll-free 1-888-788-0099

Meeting ID: 81865 6661 7829 followed by the Pound sign (#)


Jennifer Tipton
Clerk to HPC

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 at (828) 419-9371 or by email at Jennifer.tipton@townofblackmountain.org

Posted to the Town Bulletin Board 09/01/2020
www.townofblackmountain.org



**Historic Preservation Commission Regular Meeting
September 16, 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 August 19, 2020 as written [or as amended]

IV. OLD BUSINESS

- Chapter 2 and 3 of Historic District Guidelines

V. NEW BUSINESS

- Certificate of Appropriateness Request – 110 Broadway
- Full Commission Review of Project – 108 Broadway
- Chapter 4 of Historic District Guidelines

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, at 6:00 p.m. virtually via Zoom.

I. CALL TO ORDER

The meeting was called to order at 6:04 p.m. with the following members present:

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

Staff:

Jennifer Tipton, Senior Admin

The meeting was called to order at 6:04 p.m. and duly constituted and opened for business with a quorum of five (5) regular members.

II. ADOPTION OF AGENDA

Susan Leive made a motion to adopt the agenda as presented. The motion as seconded by Jim Fuller and approved by a vote of 5-0.

III. ADOPTION OF MINUTES

There were several amendments to the July 15, 2020 minutes. The amendments included changing two words in two sentences for grammar and structure, adding a statement on the guideline changes being incorporated into one final draft, and adding a statement that Ms. Tipton would email a list of the buildings for the coloring book to LeAnne Johnson and the Commission. Susan Leive made a motion to adopt the minutes of July 15, 2020 as amended. The motion was seconded by Frank Cappelli and approved by a vote of 5-0.

IV. OLD BUSINESS

1. Chapter 2 of Historic District Guidelines

Much discussion was had about making the suggestions actual standards and not telling people how to maintain their buildings. James Fuller spoke about Session 2 of the Historic Training sessions from the State and how Ramona Bartos speaks about the changes having to be made to historic district guidelines. Everyone agreed to watch Session 2 and send any notes on edits to Chapter 2 to Jennifer Tipton. Ms. Tipton will create a draft of the changes for Chapter 2 and the Commission can continue to work from that draft. Ms. Tipton will also try and setup a virtual meeting with Ms. Bartos to speak to the Commission about amending the guidelines. Ms. Tipton will send out a link to Session 2 to the Commission. On the subject of maintenance, the Commission discussed taking out the sections that explain or instruct someone on the maintenance of a building. Ms. Tipton did explain that there is a non-residential maintenance code in the ordinance and that code is enforced by the Building Inspector. The Commission will continue to work on future chapters and all agreed that the training session would be helpful and will come back to Chapter 2 after completion of the training session and after Ms. Tipton has created a draft.

Historic Preservation Commission Regular Meeting
August 19, 2020

V. NEW BUSINESS

1. Election of Officers

Elaine Loutzenheiser made a motion to nominate Susan Leive as Chair. The motion was seconded by Jim Fuller and approved by a vote of 5-0.

Elaine Loutzenheiser made a motion to nominate Ron Collins as Vice Chair. The motion was seconded by Susan Leive and approved by a vote of 5-0.

Elaine Loutzenheiser and Frank Cappelli will make up the Minor Works Committee.

2. Details of Museum Trip

Elaine Loutzenheiser, Ron Collins, and Susan Leive had a nice time on their tour of the museum. They said that the museum has done a lot with their exhibits and they were thoroughly impressed. Ms. Leive also commented on how active the museum was virtually. Mr. Collins spoke about the naming of East and West College Street and how there used to be a college there called Holman Christian University. Jennifer Tipton and Jim Fuller found a digital book about the university and Ms. Tipton will be sending the link for that book to the Commission.

3. Chapter 3 Directives

Jennifer Tipton will send out Chapter 3 to everyone. Everyone will need to make notes of what changes need to be made and we will discuss at the next meeting.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

None.

VII. COMMUNICATION FROM STAFF

Jennifer Tipton let the Commission know that there would be two projects coming up for the September meeting. One is for a wooden pergola at 110 Broadway and the other is for painting the outside façade of 108 Broadway. Information on both projects will be sent out before the September meeting.

VII. ADJOURNMENT

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

Prepared by:

Susan Leive, Chair

Jennifer Tipton, Zoning Administrator

CHAPTER 2: CHANGES TO BUILDING EXTERIOR

2.1 STOREFRONTS

The storefront is the single most identifying characteristic of the historical commercial façade. Early twentieth century Black Mountain commercial buildings, the predominant building type in downtown Black Mountain, commonly included storefronts with large display windows, transom bars windows, and recessed entryways.

The combination of these features, while attractive, are also quite functional in that they create an area for the display of goods and allow light to enter into the store. Other architectural features found in these storefronts include base walls below the display windows, columns or pilasters to support the façade above the storefront, and awnings.

As the years went by, these storefronts were commonly altered or covered up and, unfortunately, Black Mountain was no stranger to this practice.



Tyson Furniture Company (before)



Tyson Furniture Company (after)

Due to the fact that some of these original facades were effectively destroyed, the guidelines for storefronts and upper facades have been written to encourage preservation and reconstruction whenever possible, but also addresses new designs and their compatibility with the historic district.

Storefront Guidelines

Preservation

- Retain and preserve historic storefronts and storefront features such as entryways, display windows, doors, transoms, corner posts, etc.

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

- Whenever possible, retain and preserve historic materials. Avoid the removal of historic materials or architectural features.
- Whenever repairing or renovating, it is recommended that any non-historic storefront or façade treatments including metal cladding, metal awnings or other non-historic alteration be removed.

Reconstruction

- If replacement of a deteriorated storefront or storefront feature is necessary, replace only the deteriorated element to match the original size, scale, proportion, material, texture and detail.
- When reconstructing a historic storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- Whenever changes are required to meet building or accessibility codes, they should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

New Design

- Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design, which is compatible with the scale, design, materials, color and texture of the historic building.

2.2 UPPER FACADES

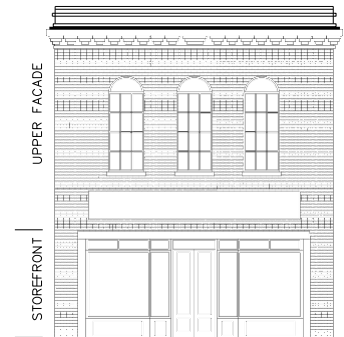
The front elevation of turn-of-the century commercial buildings is commonly made up of storefront and upper façade. In Black Mountain, many of our historic downtown buildings were designed for, and are still used as, commercial on the street levels and office or residential on the upper levels. Therefore, the façade treatments are quite different between the lower and upper floors.

Upper Façade Guidelines

Preservation

Retain and preserve historic facades and façade details such as corbelled brick, stringcourses, cornices, windows and stonework.

- The covering of upper facades is not appropriate. Whenever possible, remove metal or other non-historic coverings, as well as metal awnings as well as awnings that cover significant architectural details.
- Windows on upper floors shall be kept in their original appearance and configuration. The enclosing or bricking in of windows shall not be permitted.



BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

- When replacing upper floor windows, match the original in configuration, and, where possible, materials. When replacing all windows in a certain area, it is appropriate to use aluminum or vinyl-clad, low-maintenance windows if they have the same appearance of the original windows.

Reconstruction

- If replacement of a deteriorated façade feature is necessary, replace only the deteriorate element to match the original in size, scale, proportion, material, texture and detail.
- When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements. If no evidence of the design of the feature exists, a new design, compatible with the overall character of the building, should be used.

New Design

- If new construction of an upper façade is necessary, make sure that the design is compatible with the existing structures in the district including size and spacing of windows or other fenestrations, proportion, scale and detailing.

2.3 SIDE AND REAR FACADES

Side Façades

Many of Black Mountain's downtown commercial buildings have side facades that can be seen from public streets, parking lots, sidewalks and alleyways. As with the primary front façade, these side elevations are important character defining elements of the downtown historic district. Usually these facades exist on corner buildings front on two streets, but can also occur mid-block where the adjacent property is vacant or is an alleyway.

The side façade may carry the same design elements and details as the main elevation including fenestrations, brickwork, etc. They are likely to serve a more private utility in providing access to upper floor office and residential uses and not engage the consumer or the pedestrian like the typical storefront. Still, some of these buildings take advantage of the additional frontage and use the side façade as an additional display area, advertising or even providing additional access for the customer.

Rear Façades

The rear façade is also important to the historic character of the building and district. The rear elevation provides access for merchants, their workers and in some cases, customers. It also continues the same general material treatments as front and side facades. More often than not, rear entrances on Black Mountain's downtown commercial structures serve as service entry and as a result, are the location of any necessary mechanical equipment and garbage receptacles. This translates into a less detailed design with a more private appearance than front and side facades that face public rights-of-way.

There are some instances in downtown where the rear façade serves as public or semi-public access. Usually, the design of these facades reflects this public utility resulting in an elevation

with similar detailing to its primary façade that is more inviting to the consumer or general public.

Side and Rear Façade Guidelines

Preservation

- Retain and preserve historic façade details and materials on side and rear elevations.
- Historic painted advertisements represent an important historic element to downtown Black Mountain. While not required, it is recommended that they be preserved whenever possible.
- Whenever a side or rear façade can be seen from the public right-of-way or parking area, it is encouraged that any unnecessary utility lines, mechanical equipment, pipes, etc. be removed. Whenever introducing new utility or service features such as mechanical units and garbage receptacles, screen them from public view with fences, low walls or landscaping.

Reconstruction

- If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
- When reconstructing a historic façade or features, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- If there is historic evidence of a public entrance on a rear façade, rehabilitate the façade to provide for an attractive access from rear parking areas.
- Downtown buildings with rear access should use small signs or awnings to provide for visual identification.

New Design

- If new construction of a side or rear façade is necessary, make sure that the design is compatible with the existing structures in the district including size and spacing of windows or other fenestrations, proportion, scale and detailing.
- Whenever possible, new designs for rear facades should provide access to the public from rear parking areas and alleyways.

2.4 MATERIALS AND DETAILS

2.4.1 ARCHITECTURAL DETAILS

Architectural details in downtown tend to be masonry treatments such as corbelled brick and stringcourses. River rock and rough stone from local sources are found in several structures. Variations in material, fenestration, and paint color all contribute to the level of ornamentation on the individual structure.

Architectural Details and Ornamentation Guidelines

- Retain and preserve any architectural features and details that are character defining and details that are character defining elements of downtown structures, such as cornices, columns, piers, brickwork, stringcourses, quoins, etc.
- If replacement of an architectural element is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible or because the original material is no longer produced or presents a safety issue or environmental hazard. Such decision should be justified in the preservation proposal.
- It is not appropriate to remove or cover any original detail or ornamentation. If original features are currently covered, it is encouraged that these features be uncovered, exposed and repaired.
- If the entire architectural detail is missing, design the replacement features based on historic documentation. If there is no documentation, but evidence that the element was originally on the building, any new design should be compatible with the historic character of the building and district.

2.4.2 WINDOWS AND DOORS

Windows and Doors Guidelines

- Retain and preserve original windows and doors.
- Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters and hardware.
- If a window sash is missing or deteriorated beyond repair, replace the missing or deteriorated element to match the original in size, scale, proportion, pane or panel division, material and detail.
- It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material and detail.
- Protect and maintain existing windows and doors in appropriate ways:
 - a. Maintain caulking and glazing putty to prevent air or water infiltration around glass.
 - b. Weather-strip windows and doors to prevent moisture and air infiltration.
 - c. Check sills and thresholds to ensure that water runs off and does not collect.
 - d. Maintain a sound paint film on all wooded windows and doors.
 - e. Monitor the condition of wooded windows and doors.

NOTE: both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.

- Repair original windows, doors, and frames by patching, splicing, consolidating or otherwise reinforcing deteriorated sections.
- The use of reflective or highly tinted glass is discouraged.
- It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.
- It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, size, materials and details.
- If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.
- If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.

2.4.3 MASONRY

The primary material in the downtown historic district is masonry. Brick, stone, terra-cotta, concrete, stucco, and mortar are all typical masonry materials found on the exterior of historic buildings. The texture, the scale, the color, the bonding pattern, the joints and the detail masonry surfaces can all contribute significantly to the overall character of the historic building. Masonry features such as chimneys, arches, quoins, lintels, sills, cornices and pediments further define a building's historic character.

Maintenance and Repair

Masonry surfaces are relatively long lasting and require little maintenance. Moisture is the most common cause of deterioration in masonry. If water can enter the wall, the roof or the foundation through loose masonry joints or cracks, it will cause additional damage as it works its way through the structure. Typically, mortar joints slowly deteriorate over a period of years because of exposure to the elements. The deterioration allows moisture to penetrate brick walls or foundations. Consequently, the life of a brick or stone wall depends on proper maintenance of its mortar joints. The process of replacing deteriorated mortar joints with new mortar is called repointing. All loose and deteriorate mortar is carefully raked out of the joint by hand and new mortar is inserted. To maintain the historic character and the structural integrity of the wall, the original mortar should be matched in composition, color, texture and strength.

The dimension and the profile of the original mortar joint should also be duplicated. Heavy soiling or vegetation that allows moisture to remain on a masonry surface contributes to the deterioration of masonry elements. If cleaning is necessary, the gentlest method possible should be used. Periodic cleaning with simple techniques such as steam cleaning or low-pressure water washing with or without a mild detergent, complemented by scrubbing the surface with a natural bristle brush where needed, is generally all that is necessary. If these techniques are not successful,

chemical masonry cleaners may be indicated. Chemical cleaners should always be tested on an inconspicuous area well in advance to determine if they cause any discoloration or damage to the masonry. High-pressure cleaning techniques such as sandblasting and water blasting, because of their abrasive nature, permanently damage the surface of historic masonry and accelerate its deterioration. Consequently, such techniques are not appropriate in the historic district.

Masonry Guidelines

Preservation

- Retain and preserve original masonry walls, foundations and roofs.
- Retain and preserve all masonry construction features that are character-defining elements of historic buildings, including walls, foundations, roofing materials, corbels, chimneys, piers, arches, quoins, cornices and lintels.
- Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new masonry materials and mortar that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.
- It is not appropriate to apply nontraditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
- Paint previously painted masonry elements in colors that best reflect the color of the masonry material.
- Removal of paint from masonry surfaces is encouraged when the brick is of high quality and was intended to be exposed. Undertake removal only with chemical paint remover specifically formulated for masonry. Always test the remove on an inconspicuous area or a test panel first.
- When removing paint from a masonry surface, use the gentlest means possible. High pressure water cleaning (greater than 500 PSI) or other hard methods can destroy the surface of historic brick and damage the mortar between bricks.

Maintenance

- Protect and maintain historic masonry in appropriate ways:
 - a. Monitor masonry for cracks and signs of moisture damage.
 - b. Ensure that water does not collect at the base of a masonry foundation or chimney.
 - c. Clean masonry only if necessary to remove heavy soiling or prevent deterioration.
 - d. Eliminate any vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element.

- e. Use the gentlest means possible to clean historic masonry. Cleaning with a low-pressure (500 pounds per square inch or less) water wash, using detergents and natural bristle brushes is preferred over harsher methods.
- f. Test any proposed cleaning method on an inconspicuous sample area first.
- If cracks in mortar joints, crumbling mortar, loose bricks, damp walls or damaged plaster indicate deterioration, repoint mortar joints of masonry surfaces in appropriate ways:
 - a. Carefully remove deteriorated mortar by hand-raking the joints. Using electric saws or hammers can damage the masonry.
 - b. Duplicate the strength, the composition, the texture, and the color of the original mortar. Replacing a softer mortar with one high in Portland-cement content can cause serious damage to existing masonry.
 - c. Duplicate the width and the joint profile of the original mortar joints.
- It is not appropriate to use high pressure cleaning methods such as sandblasting and water blasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration by removing the out edge and exposing the softer inner core of the brick.

2.4.4 WOOD

Window sashes, doors bulkheads below display windows, and cornices are the most common wooded design elements found in downtown. The functional and decorative detailing wood provides is an important part of the historic character of the building and district.

Maintenance and Repair

Wood is a traditional building material with good insulating qualities. It will last indefinitely if it is kept properly caulked and painted. Because wood expands with the introduction of moisture, caulks and flexible sealants are typically used to seal wood joints and prevent the entry of water beneath the wood surface. Paints and coatings on wood surface protect it from deterioration due to ultraviolet light as well as moisture. The guidelines for paint provide additional information on the preparation and the maintenance of painted surfaces.

Stains or evidence of mildew indicates that the wood surface is remaining damp, inviting insects and fungal attacks as well as wet rot. Wooden elements should be sloped to shed water and roof and gutter systems should provide additional protection to the surface. Chemical treatment of wooden members whether during manufacture or following installation can enhance wood's ability to resist rot and insect infestation. Some chemical treatments result in an initial resistance to surface paint films, requiring a weathering period of a few months before painting. Chemical treatment is particularly advantageous if the wooden element is to remain unpainted or is in direct contact with the ground.

The repair of deteriorated wooden elements or details may require partial replacement of the original wood or the introduction of a wood consolidant to stabilize the deterioration section and prevent further decay. Wood consolidants are particularly appropriate when they prevent the removal of decorative details and trim that cannot easily be replicated or when replacements of the deteriorated section of a larger element would be difficult to achieve in place.

Wood Guidelines

Preservation

- Retain and preserve all wooden features that are character defining elements of a historic building, such as siding, shingles, brackets, cornices, balustrades, columns, pediments and architraves.
- Retain and preserve historic wooded fabric whenever possible. If replacement is necessary, use new wood that matches the original in dimension, shape, detail and texture.
- Retain original wooden elements and details by patching with wood or epoxy, splicing, consolidating or otherwise reinforcing deteriorated sections.
- If replacement of a wooden element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material and detail.
- It is not appropriate to replace wooden siding, trim, or window sash with contemporary substitute materials such as vinyl or aluminum.

Maintenance

- Protect and maintain wood surfaces and elements in appropriate ways:
 - a. Inspect wood surfaces and features regularly for signs of damage from moisture, insects, fungi or mildew.
 - b. Monitor the condition of wood surfaces and features. Note: Both the peeling of paint and the widening of wood joints may create the false appearance of deteriorated wood.
 - c. Keep wooden joinery adequately scaled to avoid water penetration.
 - d. Maintain a slope on horizontal wood surfaces, such as porch flooring or window sills, to ensure that water does not collect but runs off.
 - e. Maintain roofs, gutters, and downspouts to protect wood surfaces and features from water damage.
 - f. Prime all exposed wood surfaces before painting.
 - g. Maintain a sound paint film or other coating on wood to prevent damage from ultraviolet light and moisture.
- It is not appropriate to clean wood surfaces with high-pressure methods, such as sandblasting and waterblasting.
- It is not appropriate to overexpose wood surfaces to caustic chemical strippers that will raise the grain of the wood and roughen the surface texture.

2.4.5 ARCHITECTURAL METALS

Cast iron, wrought iron, copper, tin, sheet metal, aluminum, steel, and bronze are all traditional architectural metals that contribute to the architectural character of historic buildings through their distinctive forms, finishes, and details.

A protective paint film is essential for metals that corrode, or rust, when exposed to air and moisture. Consequently, routine maintenance of painted metal surfaces includes prompt attention

to any signs of deterioration of the paint film and subsequent corrosion. If the metal surface has begun to flake and rust, it must be thoroughly cleaned before repainting. Because the corrosion continues as long as the metal is exposed to air, immediate painting with a metal primer after cleaning is essential to prevent deterioration of the metal.

Cleaning techniques vary according to the specific metal. Chemical solutions are typically used on soft metals such as lead, tin, copper, zinc, and terneplate. Copper and bronze surfaces develop a protective greenish patina over time, and it is generally desirable to maintain that patina and the protection that it provides.

Wire brushing and handscraping are appropriate techniques for cleaning hard metals, such as steel and cast or wrought iron. A more abrasive technique, such as low pressure dry-grit blasting, should be used only if gentler techniques are unsuccessful and if a test area reveals no damage to the metal surface.

If repair of a deteriorated metal element requires replacement of a metal section, it is important to match the original metal in kind to avoid corrosive galvanic reactions where the metals join.

Architectural Metal Guidelines

Preservation

- Retain and preserve original architectural metals, including cast iron, wrought iron, steel, pressed tin, copper aluminum, and zinc, as well as their finishes and colors.
- Retain and preserve architectural metal features that are character defining elements of a historic building or site, including fences, gates, cornices, rails, roofs, gutters, downspouts, and hardware.
- Retain and preserve historic metal fabric whenever possible. If replacement is necessary, use new metal that matches the original in composition, dimension, shape, detail, and texture. Consider substitute material only if the original material is not technically feasible.
- If replacement of an architectural metal element or detail is necessary, replace only the deteriorate element to match the original in size, scale, proportion, material and detail.
- Repair original architectural metal elements and details by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.

Maintenance

- Protect and maintain historic architectural metals in appropriate ways:
 - a. Monitor metal for cracks and signs of deterioration or corrosion.
 - b. Clean metal when necessary to remove corrosion before repainting or coating.
 - c. Maintain a sound paint film or other coating on metals that corrode.
- Use the gentlest means possible to clean historic architectural metals, including appropriate chemical solutions for soft metals and wire brushing or handscraping for hard metals.

- It is not appropriate to clean soft metals, such as lead, tin copper, zinc and terneplate, using a high-pressure technique like sandblasting. If wire brushing and handscraping prove ineffective in cleaning hard metals, such as steel, cast iron and wrought iron, use low pressure dry-grit blasting if it will not damage the metal surface.

2.5 PAINT

Masonry, the primary building material in downtown Black Mountain, was historically not painted. Therefore, most of the brick or stone structures in downtown are unpainted and take on the natural color of the brick, granite, or other masonry material of which it is constructed. There are instances, however, where a brick wall has been painted – sometimes in order to provide a protective coating to deteriorated brick.

Although painting of unpainted masonry surfaces is not recommended, repainting of previously painted masonry and stucco using compatible paint coatings after proper cleaning and preparation is recommended. Some painted brick features have been restored to their original, natural brick finish.

Generally, the painted surfaces in the downtown structures tend to be window trim, ornamentation, metal details, or any other architectural feature that provides a visual accent to the masonry façade. While this painting often serves a protective role to the underlying material, it also provides an opportunity to reinforce a historic building's architectural style and accentuate its significant features through the appropriate selection of paint color.

Paint Application and Maintenance

Proper preparation and application of paint films is critical in preserving most historic exterior wood and metal surfaces. Although copper, bronze, and stainless steel surfaces are intended for direct exposure to the elements, paint protects all other metal surfaces from corrosion due to exposure to air and water. Also, paint helps protect wood surfaces from the effects of weathering due to moisture and ultraviolet light. Consequently maintaining a sound paint film on most metal and wood surfaces is essential to their long term preservation.

Maintaining wood surfaces that were previously painted requires routine cleaning of the surface. Often the perceived need to repaint may be eliminated with the removal of the surface dirt film from conventional washing. However, repainting is called for if the paint film itself is deteriorated or damaged. Proper preparation includes removals of all loose or detached paint down to the first sound paint layer. It is unnecessary and undesirable to remove additional sound paint layers to expose bare wood, particularly if the wood will remain uncoated for any length of time. It is always best to remove loose paint layers with the gentlest methods possible. Handscraping and hand sanding are often all that is needed. Destructive methods such as sandblasting or waterblasting and the use of propane or butane torches are never appropriate for historic wood surfaces because of the permanent damage that they will cause to the wood surface itself. Electric heat plates, hot air guns, and chemical paint strippers are appropriate only if gentler techniques have failed.

Before it is repainted, any exposed wood should always be primed with a compatible primer coating. If a surface is damp or soiled, the new paint film will not adhere correctly, and the wet surface may take up to two weeks to dry out completely. Once the surface is clean and dry, the application of a compatible paint coating will result in continued protection of the wood surface.

Painted metal surfaces require similar inspection and routine cleaning before repainting. However, for metals, it is critical that all corrosion is removed and a primer coat be applied immediately to protect the surface from additional corrosion. If cleaning loose paint and corrosion from hard metals such as cast iron, wrought iron, and steel by handscraping and wire brushing is unsuccessful, low pressure grit blasting may be necessary. It is always best to test such techniques in an unobtrusive area first to determine if there will be any damage to the metal surface.

Paint Guidelines

- It is not appropriate to paint unpainted brick and stone, or to paint copper and bronze.
- If repainting of a previously painted masonry surface is necessary, use appropriate masonry paint and choose a color that matches that of the original masonry as closely as possible.
- Protect original building material that was painted by maintaining sound paint film.
- Maintain a previously painted surfaces in appropriate ways:
 - a. Inspect painted surfaces to determine if repainting is necessary or if cleaning the surfaces will suffice.
 - b. Use the gentlest techniques possible, such as handscraping and hand sanding with wood or brick and wire brushing and hand sanding with metals to remove loose paint layers down to a sound paint layer. Employ electric heat plates and chemical paint strippers only when gentler methods are not successful and more thorough removal is necessary and use them with caution.
 - c. Follow proper surface preparation, applying compatible paint coating systems, including priming all exposed wooden surfaces.
 - d. Apply new paint only to clean, dry surfaces to ensure that it will properly bond.
- While specific colors are not addressed in these guidelines for downtown buildings, it is encouraged that selected paint colors be appropriate to historic buildings and district.
- Enhance the architectural character of a historic building through appropriate placement of exterior paint colors.

2.6 SAFETY AND ACCESSIBILITY

A new use or a substantial rehabilitation of a historic building can result in requirements to meet contemporary standards for both life safety and accessibility to people with disabilities. The North Carolina State Building Code and the federal guidelines for adhering to the American With Disabilities Act of 1990 both provide some flexibility in compliance when dealing with historic buildings. Review of proposed exterior alterations to meet life safety and accessibility standards is based on whether the alteration will compromise the architectural and historic character of the building and the sites.

Introducing a large feature on the exterior of a historic building without destroying or diminishing significant architectural features is clearly a challenge. Likewise, adding an exterior fire stair or fire exit requires a careful study of all alternatives. Regardless of the magnitude of an alteration to

a historic building, temporary and reversible changes are preferred over permanent and irreversible ones.

Safety and Accessibility Guidelines

- Review proposed new uses for existing historic buildings to determine if related building code and accessibility requirements are feasible without compromising the historic character of the building and the site.
- Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials and details of the building.
- Where possible, locate fire exits, stairs, landings and decks on rear or inconspicuous side elevations where they will not be visible from the street.
- It is not appropriate to introduce new fire doors if they would diminish the original design of the building or damage historic materials and features. Keep new fire doors as compatible as possible with existing doors in proportion, location, size and detail.
- When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged.

2.7 UTILITIES AND ENERGY RETROFIT

Many features of historic buildings are inherently energy efficient. For example, operable transoms, windows, awnings and shutters provide opportunities for conserving energy. Capitalizing on energy efficient historic features and sensitively retrofitting historic buildings can maximize their energy conserving potential.

Often, the energy efficiency of older windows is compromised when the weather stripping around the sash is not maintained and the glazing compound that seals the glass panes within the wooden sash deteriorates. Weather stripping around doors must be maintained well, to prevent air infiltration. Once existing windows have been repaired as needed, storm windows can be installed to provide a second barrier to the elements. Care must be taken not to damage or obscure the windows and the doors in the process. Interior storm windows are encouraged as an alternative to exterior storm windows. However, exterior storm windows with a painted or baked enamel finish in a color appropriate to the color of the building are acceptable. Stained or painted wooden storm doors with large glass panels are also acceptable.

Utility work on the public right-of-way on private property may require a certificate of appropriateness. For example, the installation of a new mechanical box on the sidewalk in downtown would require a certificate.

When introducing new mechanical and electrical equipment and lines, care must be taken that historic features of the building are not damaged or obscured. All such equipment should be located in the least visible location and appropriately screened.

Large antennas, satellite dishes, and communication equipment are intrusive, but would be appropriate only if installed in inconspicuous areas on the building or lot and screened from view

– such as on a rooftop behind a parapet wall. Small, digital satellite dishes should not be visible from a public street and should be screened from view.

Utilities and Energy Retrofit Guidelines

- Retain and preserve the inherent energy-conservation features of a historic building, such as operable windows, transoms, awnings and shutters.
- Improve thermal efficiency by installing weather stripping, storm windows, caulk and if they are historically appropriate, awnings and shutters.
- It is not appropriate to replace transparent glass in windows and doors with tinted or mirrored glass.
- It is not appropriate to replace multiple paned doors or window sashes with thermal sashes using snap-in, false muntins, or muntins between the glass.
- Generally, it is not appropriate to replace operable windows or transoms with fixed glass.
- Install storm windows so that the existing windows and frames are not damaged or obscured. Select exterior storm windows that are coated with paint or a baked enamel finish in a color appropriate to the color of the building. Storm windows should be of an appropriate size and proportion so that they match the existing window.
- If awnings are historically appropriate, install them in door or window openings so that architectural features are not concealed or historic materials damaged. Select colors appropriate to the color of the building.
- Locate roof ventilators, hardware, antennas, and solar collectors inconspicuously on roofs where they will not be visible from the street.
- Install mechanical equipment, including heating and air condition units, in areas and spaces requiring the least amount of alteration to the appearance and the materials of the building such as roofs. Screen the equipment from view.
- Locate exposed exterior pipes, wires, meters and fuel tanks on rear elevations or along an inconspicuous side of the building. Screen them from view.
- Locate window air condition units on rear or inconspicuous elevations whenever possible.

CHAPTER 3: NEW CONSTRUCTION

3.1 NEW CONSTRUCTION

The face of downtown Black Mountain has been built in stages. While most of this change has been due to alterations or restoration of historic structures, there have been a few new construction projects. Black Mountain has been fortunate to see excellent examples of infill development such as Rickett's Courtyard and the Public Restroom Facilities. These projects have designs that are entirely compatible within the historic fabric of downtown.

There remain some potential infill sites in downtown. The development of these sites is encouraged if the design of the new structure and site is compatible with the surrounding buildings and the overall character of the historic district. When siting new construction, compatibility with existing setbacks, the spacing of buildings, and the orientation of buildings should be considered. Compatibility of proposed landscaping, lighting, paving, signage and accessory buildings are also important.

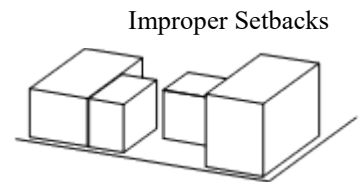
Guidelines for new construction are to ensure that the district's architectural and material vocabulary is respected. The height, the proportion, the roof shape, the materials, the texture, the scale and the details of the proposed building must be compatible with existing historic buildings in the district.

New Construction Guidelines

Building Setbacks and Orientation on Lot

Perhaps one of the most important considerations of a new design is that it continues the building line of existing streetscape by using similar setbacks as adjacent structures. Most of downtown Black Mountain is zoned with a zero-setback line. Therefore, structures can not only be built directly to the right-of-way, but also can abut adjacent structures. The accommodation of an automobile dependent society has resulted in downtown commercial development that is oriented to the car and not the pedestrian. This type of development with buildings setback far from the road and paved parking areas in front of the structure is entirely incompatible in a historic downtown.

- Setbacks are addressed in Chapter 4 of the Land Use Code of the Town of Black Mountain Code of Ordinances.
- Make the distance between the proposed building and adjacent buildings compatible with the spacing between existing district buildings. Most buildings in downtown share interior walls.
- In downtown, buildings should be oriented toward the street with the main pedestrian access in the front.
- If parking is to be included in the design of a new construction project, it should be located in the rear of the building or in an interior portion of the block. Access to parking can be from alleyways, side streets, or other parking areas. If possible, allow for pedestrian access from the parking areas at the rear of the buildings.

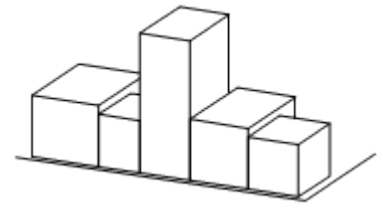


BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

- If parking abuts a street, it should be screened from view by landscaping and/or a low wall of appropriate materials.

Size and Scale

A new building in the downtown should respect the size and scale of existing historic structures. Most buildings in downtown Black Mountain are one to three stories. Most of downtown has a continuous block face with buildings of similar size and proportions relative to adjacent structures.



Inappropriate Scale

- Design the height of the proposed building to be compatible with the height of historic buildings on the block or the street. There are a variety of heights of downtown buildings, so flexibility in height is appropriate as long as the overall scale of the new building and adjacent buildings are compatible.
- A building's overall proportion (ratio of height to width) should be consistent with existing historic structures.
- Variations in the scale of buildings within the Downtown Conservation District may be appropriate on larger lots. Buildings of different scale should be separated by an appropriate distance as to minimize relative impact.
- Buildings of larger scale should provide for various landscaping and pedestrian amenities. Pedestrian access should be provided in and through the site.

Materials, Design Elements, and Rhythm

Design elements of the building itself should also be a consideration in the appropriateness of new construction in the historic district. Materials, architectural features, and the scale and rhythm of façade elements should be similar to that of existing historic structures.

- Use materials that are similar to those commonly found in the district such as brick, stone and metal.
- Architectural details such as windows, arches, and cornices should complement that of existing historic structures.
- Aluminum cladding, vinyl and plastic siding and details are not appropriate.
- The size and rhythm of a building's fenestration (doors and windows) should be compatible with existing structures in the district.
- New windows and doors should be compatible in proportion, shape, position, location, pattern and size with windows and doors of contributing structures in the district.
- Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail and color is acceptable.

- Mechanical equipment and exterior utilities shall be installed in locations as inconspicuous as possible, taking into consideration changes in elevation.

3.2 ADDITIONS

The introduction of additions compatible with historic buildings in the district is acceptable, if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials. By placing additions on inconspicuous elevations and limiting their size and height, the integrity of the original buildings can be maintained. It is important to differentiate the addition from the original building so that the original form is not lost. Additions should be designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials. Also, as with any new construction project, the addition's impact on the site in terms of loss of important landscape features must be considered.

The compatibility of proposed additions with historic buildings will be reviewed in terms of the mass, the scale, the materials, the roof form, and the proportion and the spacing of windows and doors. Additions that echo the style of the original structure and additions that introduce compatible contemporary design are both acceptable.

Additions Guidelines

- Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
- Construct additions so that there is the least possible loss of historic fabric. Also, ensure that character defining features of the historic building are not obscured, damaged, or destroyed.
- Limit the size and scale of additions so that they do not visually overpower historic buildings.
- Design additions so that they are compatible with the historic building in mass, materials, and proportion and spacing of windows and doors.
- Design additions so that they can be removed in the future without damaging the historic building.
- It is not appropriate to construct an addition that is taller than the original building.

3.3 REAR DECKS, TERRACES AND ROOFTOP DECKS

Black Mountain has historically seen a healthy amount of downtown living. With recent renovations of structures and various apartments above commercial, downtown residential population has continued to rise.

In an environment such as downtown Black Mountain, property owners may wish to construct rear/rooftop decks and terraces. This type of residential amenity is certainly encouraged and is an important element to the success of the downtown community and livability. Decks and terraces

are appropriate provided that they do not damage or alter any historic architectural features of the existing building.

Deck and Terraces Guidelines

- Locate decks and terraces as inconspicuously as possible, on the rear or least character defining elevation of historic buildings.
- Construct decks and terraces so that there is the least possible loss of historic fabric. Also, ensure that character defining features of the historic building are not obscured, damaged or destroyed.
- Screen decks and terraces from public view with appropriate landscaping.
- If a new deck is to be constructed, its design should be compatible in materials and detail with the main building.
- When adding a rear deck to a historic structure, it should be designed so that it could be removed in the future without any loss to the historic fabric of the existing building.

TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

CERTIFICATE OF APPROPRIATENESS APPLICATION

www.townofblackmountain.org

PROPERTY INFORMATION	
Address: 110 Broadway St., Black Mountain, NC 28711	PIN #:0619-36-3064-00000
Property Owner: Dragonfly 3 Building, LLC (Liane Martinez)	
Address: 1586 Haven Heights Drive, Marion, NC 28752	Phone #: 3052985584
APPLICANT INFORMATION	
Name: Liane Martinez	Phone #: 3052985584
Address: 1586 Haven Heights Drive, Marion 28752	Email: lianemar@aol.com
PROJECT INFORMATION	
☐ Administrative Review	☒ Certificate of Appropriateness
☐ Minor Works Committee Review	☐ Conservation District Review
Description of Project: Add a wood pergola to existing patio area behind the building	
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. Liane Martinez	
Print Name	Signature
	Date
8/11/2020	
OFFICE USE ONLY	
Date Received: 8/12/2020	Fee: 50
Date Paid: 8/12/2020	
Cash: Check: ☒ Credit: ☐	Meeting Date: 9/10/2020



101 MIDLAND AVENUE
BLACK MOUNTAIN NC 28711
PHONE 828.669.1710
FAX 828.669.1742
UPD@HURTMARCHITECTS.COM
WWW.HURTMARCHITECTS.COM



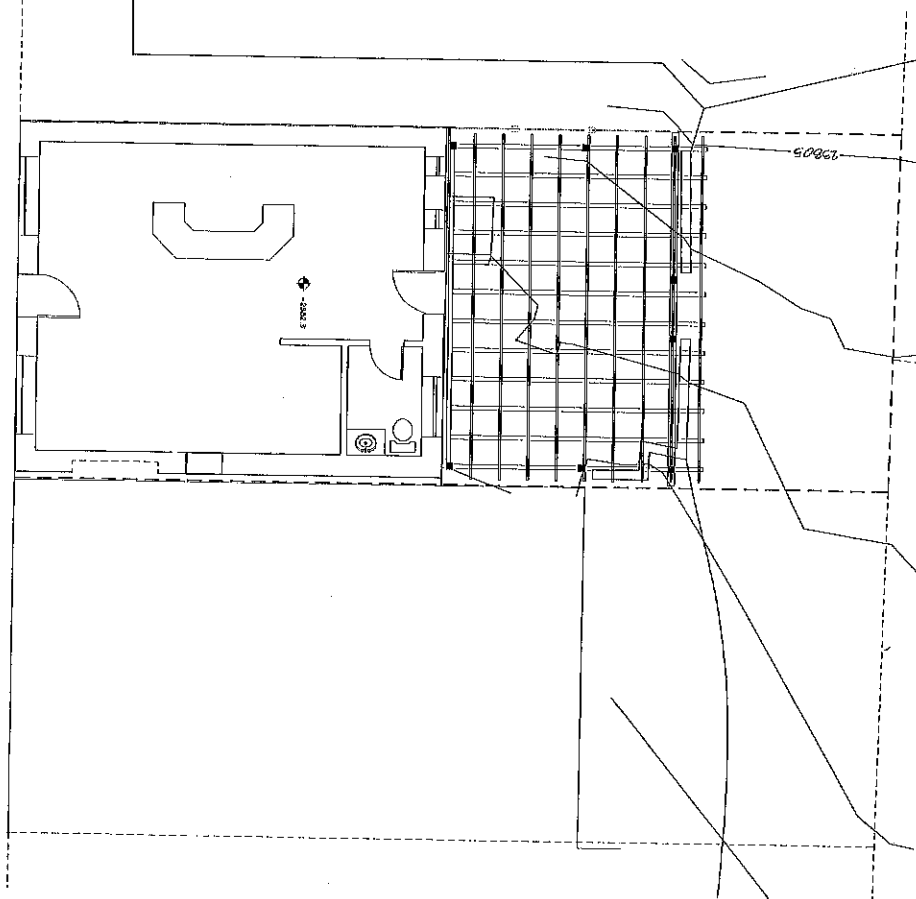
PRELIMINARY - NOT FOR CONSTRUCTION

THE DANCING DRAGONFLY
RENOVATIONS & ADDITIONS TO
110 BROADWAY AVENUE
BLACK MOUNTAIN, NC 28711

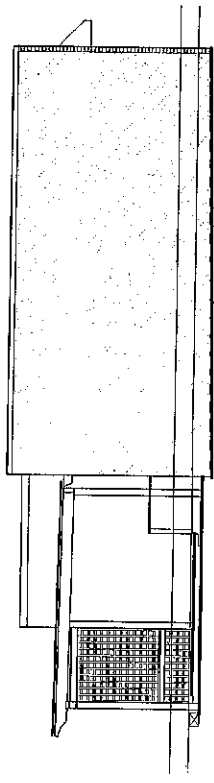
WORKING
Pergola Plan & Elevations
DATE: JUL 26, 2020

A-1
SCALE: 1/8" = 1'-0"

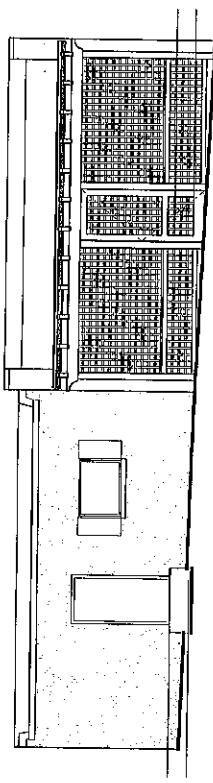
BROADWAY STREET



1 Pergola Plan
A-1 Scale 1/8" = 1'-0"



2 Pergola Side Elevation
A-1 Scale 1/8" = 1'-0"

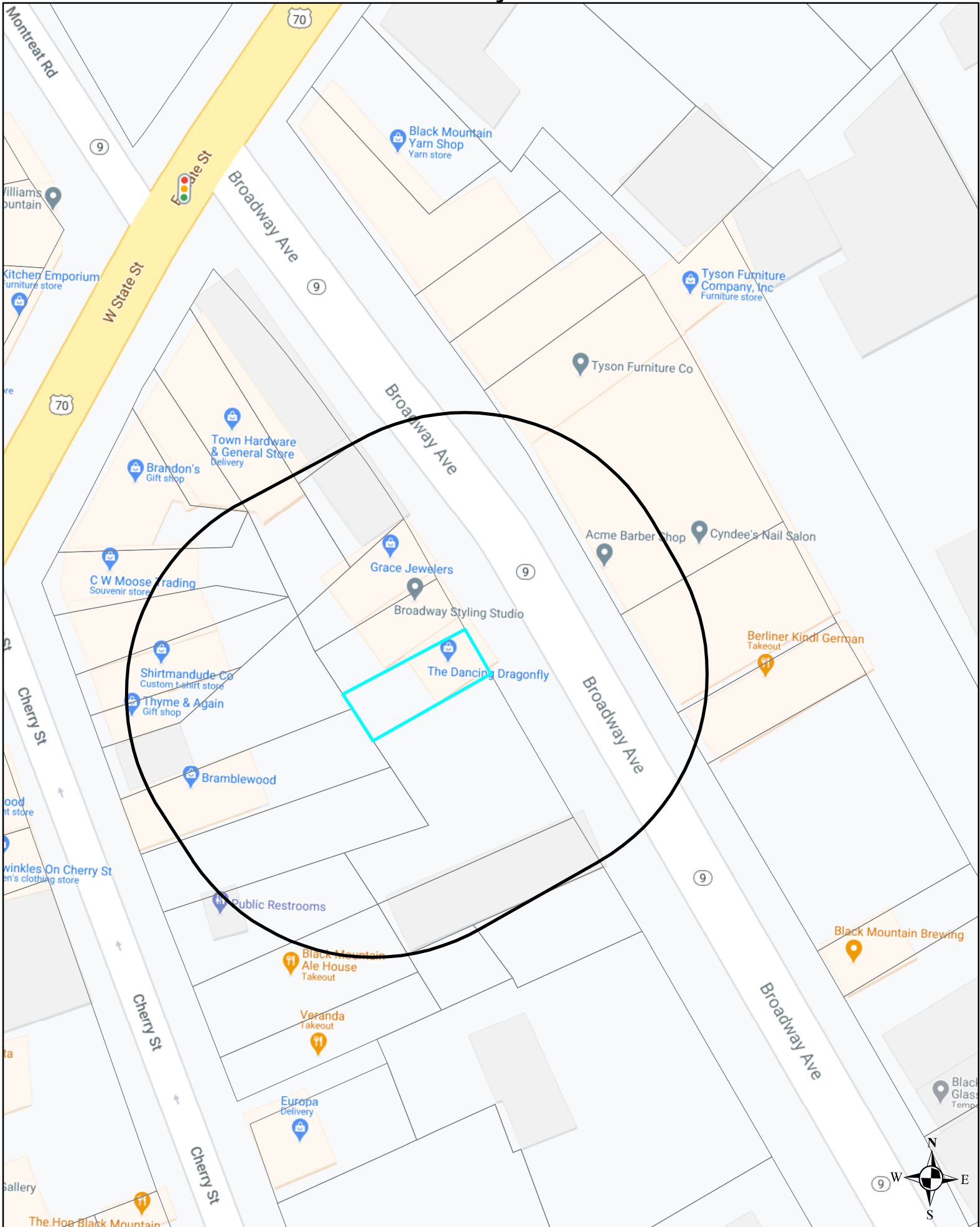


3 Pergola Front Elevation
A-1 Scale 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

110 Broadway 100' Buffer



<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>	<u>PIN #</u>	<u>C/O</u>
Dragonfly3 Building LLC	1586 Haven Heights Dr	Marion	NC	28752	0619-36-3064	
Town of Black Mountain	160 Midland Ave	Black Mountain	NC	28711	0619-35-3989	
Harry Hyder (LE)	PO Box 926	Black Mountain	NC	28711	0619-35-4904	c/o Joseph Hyder
120 Broadway Street LLC	1841 Kehrs Mill Rd	Wildwood	MO	63005	0619-35-4932	
Greene Rafter Enterprises	PO Box 428	Folly Beach	SC	29439	0619-35-3991	
Greene Rafter Enterprises	PO Box 428	Folly Beach	SC	29439	0619-35-3910	
Town of Black Mountain	160 Midland Ave	Black Mountain	NC	28711	0619-35-2993	
Town of Black Mountain	160 Midland Ave	Black Mountain	NC	28711	0619-35-3907	
Kim Caraway; Cheryl D Caraway	80 Oak Cir	Marion	NC	28752	0619-35-2999	
John Lawrence Pellom	410 Melody Cir	Swannanoa	NC	28711	0619-36-2073	c/o Kaye Laws
Karen Buell; Roy D Buell III	105 Cherry St	Black Mountain	NC	28711	0619-36-2052	
Shirtmandude Co	114 Alexander Plz	Swannanoa	NC	28778	0619-36-2055	
Pei-Ling T Becker	PO Box 1264	Black Mountain	NC	28711	0619-36-2057	
Johanna Maytin Trustee	6278 N Federal Hwy #405	Ft Lauderdale	FL	33308	0619-36-2049	
Lawrence J Brandon; Ruth Brandon	PO Box 788	Black Mountain	NC	28711	0619-36-2141	
Town Corner Properties LLC	103 W State St	Black Mountain	NC	28711	0619-36-2154	
Town Corner Properties LLC	103 W State St	Black Mountain	NC	28711	0619-36-2175	
Town Corner Properties LLC	103 W State St	Black Mountain	NC	28711	0619-36-2197	
Daniel H Wall IV (LE); Barbara S Wall (LE)	117 Forest Hills Dr	Black Mountain	NC	28711	0619-36-3121	
David A Ruland; Kirby H Ruland	95 Booter Rd	Fairview	NC	28730	0619-36-3048	
108 Broadway LLC	1586 Haven Heights Dr	Marion	NC	28752	0619-36-3056	
Tyson Furniture Co Inc	109 Broadway St	Black Mountain	NC	28711	0619-36-4165	
Joseph M Tyson; Carol T Tyson	309 N Dougherty St	Black Mountain	NC	28711	0619-36-5007	
Roy Lee Atwood	PO Box 151	Granite Falls	NC	28630	0619-36-5033	



Town of Black Mountain

160 MIDLAND AVENUE • BLACK MOUNTAIN, NORTH CAROLINA • 28711 Phone (828) 419-9300
PLANNING AND DEVELOPMENT

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: September 2, 2020

TO: Property Owner

**FROM: TOWN OF BLACK MOUNTAIN
PLANNING AND DEVELOPMENT**

PROPERTY DESCRIPTION/PIN #:

**110 Broadway
PIN #0619-36-3064.00000**

An application for a Certificate of Appropriateness has been applied for by:
**Liane Martinez
1586 Haven Heights Drive
Marion, NC 28752**

This Certificate of Appropriateness is requested to allow the property owner to:
Add a wood pergola to existing patio area behind the building.

A Public Hearing will be held Wednesday, September 16, 2020 @ 6:00 P. M. virtually via Zoom. A link to the meeting is enclosed with this notice.

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 Planning and Development Department at 828-419-9300.



LEGAL NOTICE

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION EVIDENTIARY HEARING

In order to maintain the safety of Town residents, staff, and the Historic Preservation Commission, the Historic Preservation Commission regular meeting scheduled for **Wednesday, September 16 2020 at 6:00 p.m. will be conducted electronically using Zoom software** in lieu of its in-person meeting. The Town of Black Mountain Town Hall will not be open for this meeting. The purpose of this meeting is to consider a Certificate of Appropriateness for 110 Broadway Street to add a wooden pergola to the existing patio area behind the building.

There are two ways the public can participate in the meeting:

1. **Join the meeting through Zoom on your computer or smart device.** **Citizen video feeds will not be enabled. There is no password.*

<https://us02web.zoom.us/j/86566617829>

Meeting ID: 865 6661 7829

If you have not used Zoom before on a computer or smart device, you are encouraged to download the application from their website at [Zoom.us/download](https://zoom.us/download) and try it out prior to the meeting. There is no cost associated with the software or attending the meeting and there are toll free number options to dial in to listen live only.

2. **Join the meeting by telephone (listen only).**

Simply call US Toll-free 1-877-853-5247 or US Toll-free 1-888-788-0099

Meeting ID: 865 6661 7829 followed by the Pound sign (#)

**Jennifer Tipton
Clerk to HPC**

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 at (828) 419-9371 or by email at Jennifer.tipton@townofblackmountain.org

*Posted to the Town Bulletin Board 09/01/2020
Published in the Black Mountain News 09/03/2020 and 09/10/2020*
www.townofblackmountain.org

TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

CERTIFICATE OF APPROPRIATENESS APPLICATION

www.townofblackmountain.org

PROPERTY INFORMATION		
Address: <u>108 Broadway Street</u>		PIN #: <u>061936305600000</u>
Property Owner: <u>Liane Martinez</u>		
Address: <u>1586 Haven Heights Drive Marion</u>		Phone #: <u>(205) 298-5584</u>
APPLICANT INFORMATION		
Name: <u>Betty Sperry</u>		Phone #: <u>(828) 475-9640</u>
Address: <u>568 Bent Creek Drive Nebo, NC</u>		Email: <u>bettymsperry@gmail.com</u>
PROJECT INFORMATION		
☐ Administrative Review ☐ Certificate of Appropriateness		
☒ Minor Works Committee Review denied so asked to go to full Commission ☐ Conservation District Review		
Description of Project: <u>Paint outside of building to match the Dancing Dragonfly building. The buildings will be connected inside.</u>		
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.		
<u>Betty Sperry</u> Print Name	<u>Betty Sperry</u> Signature	<u>8/26/20.</u> Date
OFFICE USE ONLY		
Date Received:	Fee:	Date Paid:
Cash: _____ Check: _____ Credit: _____		Meeting Date:



Glidden 64381 – Sea Sky

CHAPTER 4: SITE FEATURES

4.1 SIGNAGE AND AWNINGS

Signs, as much as the buildings in which they serve, can contribute greatly to the overall sense of place of downtown Black Mountain – positively or negatively. The purpose of design review of signs and awnings is to ensure that design, location, and materials are consistent with the character and scale of the building and are in keeping with the historic nature of downtown while also promoting and accommodating retail and street activity.

Signs in the downtown come in many different forms. Wall, projecting, awnings, and window signs are the most common found in the district. Sign design is addressed in these guidelines but overall size, location and sign type falls under Chapter 9 of the Land Use Code of the Town of Black Mountain Code of Ordinances.

Sign Guidelines

- Retain and preserve signage that is original or is important in defining the overall historic character of a building.
- Signs should be compatible with the architectural character of the building in size, scale, materials and style. If possible, base new sign designs on historic documentation such as old photographs.
- Use traditional materials commonly found on early twentieth century commercial building such as wood, metal, or stone or use modern materials that have the appearance of traditional.
- Whether they are wall mounted, freestanding or affixed to awnings, signs should be placed in locations that do not obscure any historic architectural features of the building or obstruct any views or vistas of Black Mountain's historic downtown.
- Wall signs should be flush-mounted on flat surfaces and done in such a way that does not destroy or conceal architectural features or details.
- Wall-mounted signs on friezes, lintels, spandrels, and fascias over storefront windows should be of an appropriate size and fit within these surfaces.
- Projecting signs are appropriate provided that:
 - a. They project no more than three (3) feet from the building.
 - b. The sign area is no greater than eight (8) square feet.
 - c. The bottom of the sign must be at least nine (9) feet above the sidewalk.
- Install freestanding signs appropriately, such as on well landscaped ground bases or low standards.
- Standalone manufacturer's signs are not appropriate.

- Digital and LED signs are not appropriate within the historic district and at historic landmarks, with the exception of interior open signs.
- Signs illuminated from within are not appropriate unless they relate to the period of the building. Lighting for externally illuminated signs should be simple and unobtrusive and should not obscure the content of the sign or the building façade.

Awning Guidelines

- Awnings should be made of cloth. Metal awnings are generally not appropriate, but can be used in some instances if they are compatible with the historic character of the building. Vinyl or plastic awnings are not appropriate.
- Base the design of new awnings on historic documentation of the building or examples from buildings of similar style and age. Awnings for new buildings should be of similar materials, size and scale of that commonly found in the historic district.
- Mount awnings in a manner that does not obscure or damage historic architectural features of the buildings. Awnings should be placed appropriately above the transom.
- Back-lit awnings or those with interior illumination are not appropriate in the historic district.
- In the interest of acceptable appearance, cloth awnings should be replaced or repaired as soon as possible after damage has occurred.

4.2 PARKING AND PAVING

Parking areas serve a utility function more than anything else. They provide vehicular access to the consumer while also facilitating various service functions and commercial deliveries. With appropriate paving materials, landscaping and screening, a parking area can be designed to minimize its impact on the historic downtown and with some creativity, be an attractive area for parking, pedestrian and vehicular circulation, or even as a public gathering space for events and festivals.

The location of parking areas in downtown Black Mountain is a product of the orientation of the main building on the lot. Most off-street parking areas are either to the rear of buildings fronting on a street or are within an interior area of the block. There are, unfortunately, instances in downtown Black Mountain where a building may have a suburban orientation with the main structure set back far from the street with parking in the front. This is simply not appropriate in a historic downtown.

A variety of paving materials are appropriate including brick and concrete pavers, bomanite, concrete, and asphalt. There are other modern paving treatments such as stamped concrete and open-pavers that may be appropriate providing the design complements the downtown district.

Parking Guidelines

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

- Whenever possible, retain and preserve the historic configuration and materials of paved areas such as alleys and sidewalks.
- Parking in downtown should be located to the rear of the building. In certain cases, it may be appropriate for parking to be located to the side and rear of the structure. Parking lots should not be located on a corner lot.
- Appropriate materials that complement a historic district (such as brick pavers) are encouraged to be used in the design of a parking area. This would minimize the aesthetic impact of an expansive parking area while also facilitating more efficient pedestrian and vehicular circulation.
- Whenever possible, use effective screening methods for parking areas such as landscaping, wrought iron or wooden fences, and stone or masonry walls that are compatible with the adjacent structures and district.
- Parking structures should be compatible with the district in design, materials, and fenestration. Structures should incorporate street level retail or offices with upper floors used for parking.

4.3 LANDSCAPING

Landscaping

- Retain and maintain specific landscape features that are character defining elements of the historic district, including large trees, parks, hedges, foundation plantings, grassy lawns, and ground cover.
- New landscaping areas should use planting materials compatible with the historic district and appropriate in the urban environment.
- Appropriate landscaping should be used to screen parking lots, utilities, garbage receptacles, and other service areas.
- Planting should not obstruct the view of historic structures, facades or architectural details.

Streetscape

- Sidewalk furniture including benches, trash receptacles, tree grates, etc. should be of a material and color that is compatible with a historic downtown and coordinated with the Town landscaping plan and ordinances.
- Sidewalk retail and cafes are encouraged in downtown provided they use appropriate street furniture, do not significantly obstruct historic structures or architectural features, and do not create a hazard for the pedestrian.
- Retain and preserve historic fences and walls. Modern fencing such as chain link is incompatible in the downtown historic district.

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

- Landscape elements such as fences, gates and walls are appropriate in downtown to screen parking lots or service areas. They should be compatible with the existing structure and be made of appropriate materials such as masonry, stone, wrought iron and wood.
- Public art, including sculptures and murals, is encouraged in downtown provided it does not significantly obstruct historic structures or architectural features, and does not create a hazard for the pedestrians.

4.4 LIGHTING

Lighting in downtown serves several purposes including security, facilitating vehicular and pedestrian traffic, illumination of signage and facades, and accentuating architectural details of buildings. Whenever designing lighting elements in downtown, it is important to consider not only the overall design of the lighting fixtures, but also the level of lighting and scale in accordance with the lighting ordinance of the Town of Black Mountain.

Lighting Guidelines

- Introduce exterior lighting that is compatible with the historic nature of the structure, the property and district. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, material, use, size, scale, color and brightness.
- Whether lighting the street or parking areas, appropriate fixtures should be selected that are compatible with existing fixtures and the historic character of the district.
- When mounting lighting fixtures on buildings, select those that are as unobtrusive as possible and whose installation will not damage or conceal any historical architectural features.
- Rather than indiscriminately lighting areas, introduce subtle lighting qualities by carefully locating light sources.
- Introduce lighting levels that provide adequate safety, yet do not detract from or overly emphasize the structure or the property.
- Introduce directional lighting that does not spill light onto adjacent properties. Exterior lighting in parking lots should be directed into the parking area itself.