

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION**

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, November 18, 2020, at 6:00 p.m. electronically via Zoom.

I. CALL TO ORDER

The meeting was called to order at 6:03 p.m. with the following members present:

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

Staff:

Jennifer Tipton, Senior Admin

The meeting was called to order at 6:03 p.m. and duly constituted and opened for business with a quorum of four (4) regular members.

II. ADOPTION OF AGENDA

Elaine Loutzenheiser made a motion to adopt the agenda as presented. The motion was seconded by Ron Collins and approved by a vote of 4-0.

III. ADOPTION OF MINUTES

Ron Collins made a motion to adopt the minutes of September 16, 2020 and October 18, 2020 as written. The motion was seconded by Elaine Loutzenheiser and approved by a vote of 4-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Historic District Guidelines

Jennifer Tipton said that she had incorporated the changes already sent in for Chapters 1, 2 and 3 and then went through and made changes to chapters 4 and 5.

Susan Leive suggested the commission look through Chapters 4 and 5 and we will discuss again in January and incorporate any changes for those chapters and then have a final draft in February.

Ms. Tipton started going through the major changes that were being made and the majority of the changes have to do with word choice and replacing “may” to “shall” to make the guidelines into standards.

Ms. Tipton said that she spoke to Ron Sneed about the height limit in the Historic District, and the commission can choose to have a lower height than that of the overall zoning district. Ms. Tipton said she will get the information on what is currently the tallest building downtown, where would the height measurement be taken from, and what are the limitations on adjacent properties.

Ron Collins suggested changing the word prohibited to not allowed.

The commission suggested that maybe Dan Cordell, Building Inspector, could come and talk about building height and what would be realistic in the Historic District and what the minimum height for a three story buildings is. The commission also decided to think about comparing

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buildings in terms of stories and how would it be for a two story versus a three story and a three story versus a four story building.

Ron Collins spoke about also protecting the mountain views and it was decided to add a sentence into Chapter 1, Section 1-4 about height being visually interesting, attractive and protecting the existing mountain vistas. \

Ms. Tipton suggested the commission go through the colors that were included in the draft and decide which ones they would prefer and then we can finalize a list of colors for the final draft.

Jennifer Tipton reported that there is currently one applicant who has applied for the vacant position on the commission. If they are appointed at the December 14th Board of Aldermen meeting, then hopefully they can be sworn in the next day and be able to attend the meeting on the 16th. If not, they will still be encouraged to attend the meeting even though they will not be able to vote but would at least be able to see what is being discussed.

Jennifer Tipton is also going to check with Ron Sneed on if non-contributing buildings can be treated differently from contributing buildings in terms of applying the guidelines (soon to be standards).

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

Susan Leive said that she passed out the brochures to all businesses on her list except for those that were extremely busy or those whose shop owners were not wearing a mask. Mrs. Leive said that all of the people she spoke with were very nice and receptive to the brochure. Ron Collins said that he had experienced the same with the businesses he went to in that everyone was nice and receptive. Jennifer Tipton will email the list of remaining stores to Frank Cappelli to pass out the remaining brochures.

VII. COMMUNICATION FROM STAFF

Jennifer Tipton reported that we will continue with Zoom meetings for the time being. Ms. Tipton reported that Town Hall is still closed to the public and does not know when it may reopen.

VII. ADJOURNMENT

Ron Collins made a motion to adjourn at 7:23 p.m. The motion was seconded by Elaine Loutzenheiser and approved by a vote of 4-0.

Prepared by:

Susan Leive
Susan Leive, Chair

Jennifer Tipton
Jennifer Tipton, Senior Admin