

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION**

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, December 16, 2020, at 6:00 p.m. electronically via Zoom.

I. CALL TO ORDER

The meeting was called to order at 6:05 p.m. with the following members present:

Susan Leive, Chair
Ron Collins, Vice Chair
Elaine Loutzenheiser
Matthew Turner (new member – not yet sworn in)

Absent:

Frank Cappelli

Staff:

Jennifer Tipton, Senior Admin

Others Present:

Steven and Stephanie Paulson
Marcus and Melissa Duarte

The meeting was called to order at 6:05 p.m. and duly constituted and opened for business with a quorum of three (3) regular members.

II. ADOPTION OF AGENDA

Ron Collins made a motion to amend the agenda to move new business ahead of old business. The motion was seconded by Elaine Loutzenheiser and approved by a vote of 3-0.

III. ADOPTION OF MINUTES

Elaine Loutzenheiser made a motion to adopt the minutes of November 18, 2020, as written. The motion was seconded by Ron Collins and approved by a vote of 3-0.

IV. OLD BUSINESS

1. Historic District Guidelines Draft

Jennifer Tipton gave a brief overview of the update process for Matthew Turner. Ms. Tipton stated that with the new regulations from the North Carolina General Statutes, we must now update the Historic District Guidelines to become standards. Ms. Tipton stated that she had made the changes from the last meeting and that the commission needs to look through the entire draft and see if there is anything else that needs to be added, changed, or deleted. Ms. Tipton also asked the board to look at the colors and see if there were any that they did not want to include. The timeline is still to review in January and make any last changes and have a draft ready to adopt in February.

Ron Collins had some items he wanted to discuss:

- In section 1.4, for the National Park Guidelines, we need to add a sentence about communicating to owners and this should be item number two.
- In section 2.4.2 under the top bullet it discusses vinyl clad windows but in sections three and four it speaks to material so we need to remove the word material.

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- In section 2.4.3 at the bottom of the last paragraph remove language about maintenance and add a sentence that if maintenance is required it should be comprehensive and done in such a way and then add the last sentence. Leave the second sentence regarding water damage.
- Water blasting versus pressure washing and take out water blasting but add that low pressure water washing is allowed.
- In section 5.1 add a reference to the Land Use Code section for the non-residential maintenance code. Also under the third bullet add a sentence “except when cost to restore exceeds commercial viability or is deemed unsafe by the building inspector”.
- In Appendix C add websites to the resources that are listed.
- In section 3.3 in the last sentence remove the word residential.

Jennifer Tipton will find out what the tallest building is and will check in with Ron Sneed on if a contributing building can be treated differently from a non-contributing building. Ron Collins and Elaine Loutzenheiser suggested including those definitions at the start of the building inventory.

Elaine Loutzenheiser asked if on the back page of the first page, we could include when the commission was originally formed and add the names of the original members.

At this time, the following colors are not preferred:

- Kelp Forest Green
- Desert Yellow
- Moss Garden
- Wildflower Honey
- Ochre
- Caribbean Green
- Burnt Orange
- Peas Lake

Ron Collins said that the theme of all of these colors seems to be muted blends of the primary colors.

V. NEW BUSINESS

1. Certificate of Appropriateness for 102 Church Street

Jennifer Tipton summarized the case to the Commission that Steven and Stephanie Paulson would like to add a rooftop deck with a bathroom and beverage station on top of Open Oven Bakery at 102 Church Street.

Steven Paulson, 102 Church Street, said that the roof would be lower on the street side. The side of the deck that faces the residence on Church Street will have a higher railing and will not be see through. Mr. Paulson said that they have had a structural engineer inspect the roof to calculate the load and some steel beams will be required to support the load of a rooftop deck. The height will be eight feet at the lowest end and twelve feet at the highest end and they will remain below the forty foot height maximum. The steps will not be covered and there is a thought to installing a dumbwaiter of sorts to transport food rather than having to run up and down the stairs. The roof will be a shingle base similar to what is existing on the patio. The

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coloring and painting will also be similar in theme to the existing building. There will be planter boxes with vines to grow along the trellises.

Marcus and Melissa Duarte, 110 Church Street, said that they would like for the Town to think about transition zoning now that more commercial is creeping towards residential districts. They spoke of parking concerns and planning smartly for commercial growth.

Mr. Paulson did state that the maximum amount of seating capacity is ninety-nine and that they currently have seating for sixty but the rooftop deck would allow them to move some seating upstairs and they currently only have six tables for outside dining.

Susan Leive guided the commission to look at section 3.3 of the Historic Preservation Guidelines, which is rooftop decks, terraces, and rear decks. The Commission felt that there was nothing objectionable in the request as the materials will be similar to what is existing, there is nothing inappropriate or detrimental about the rooftop deck, and there will be steps taken to screen the deck.

Elaine Loutzenheiser made a motion to grant the Certificate of Appropriateness. The motion was seconded by Ron Collins and approved by a vote of 3-0.

**VI. COMMUNICATION FROM HISTORIC PRESERVATION
COMMISSION**

None.

VII. COMMUNICATION FROM STAFF

None.

VII. ADJOURNMENT

Ron Collins made a motion to adjourn at 7:09 p.m. The motion was seconded by Elaine Loutzenheiser and approved by a vote of 5-0.

Prepared by:

Susan Leive
Susan Leive, Chair

Jennifer Tipton
Jennifer Tipton, Senior Admin