

TOWN OF BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

The Black Mountain Historic Preservation Commission held the continuation of the January 17, 2018 meeting on Wednesday, January 24, 2018 at 5:30 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

The meeting was called to order with the following members present:

Debra Wooton, Chair
Shannon-Heather Wall, Vice Chair
Lauronda Teeple
Nel Ruffin

Staff:

Jennifer Tipton, Zoning Administrator

The meeting was called to order at 5:31 p.m. and duly constituted and opened for business with a quorum of four (4) regular members.

II. ADOPTION OF AGENDA

Shannon-Heather Wall made a motion to adopt the agenda. The motion was seconded by Nel Ruffin and approved by a vote of 4-0.

III. ADOPTION OF MINUTES – August 15, 2017, October 17, 2017 and November 11, 2017

Shannon-Heather Wall made a motion to adopt the minutes as written. The motion was approved by a vote of 4-0.

IV. BUSINESS

1. Certificate of Appropriateness Request for 125 Cherry Street

Chair Debra Wooton called the Public Hearing to order. Chair Wooton said the Commission would consider an Application for a Certificate of Appropriateness for 125 Cherry Street in the downtown Historic District. The property is identified as PIN #0619-35-3779.00000.

At this time, Chair Wooton asked that all person wishing to testify come forward and be sworn in.

PRESENTATION FROM THE ZONING ADMINISTRATOR

Jennifer Tipton explained that the project will consist of 2,945 square feet of retail space street level and then 2,915 square feet on the second level that will be three residential apartments. The project will also have six private parking spaces behind the building as well as exterior steps from the parking up to Cherry Street. Ms. Tipton said that she had received a call from the owner of Mountain Nest who was concerned about moving the existing stairs that run beside his building to the other side next to Europa. Ms. Tipton presented Town's evidence as:

- T-1: Certificate of Appropriateness Application (6 pages total and includes plans)
- T-2: Copy of check and receipt for Certificate of Appropriateness application fee
- T-3: Buffer map for property owners within 100'

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- T-4: List of property owners within 100'
- T-5: Certificate of Appropriateness notice to property owners within 100'
- T-6: Certificate of mailing
- T-7: Aerial map
- T-8: Picture of property posting

PRESENTATION FROM APPLICANT

Chris Goodwin, Acanthus Design Studio, explained that the material to be used on the exterior of the building will be stucco and will have black canvas awnings above the windows. They will incorporate as much of the iron railing into the design as possible for the balconies. The colors of the stucco will be brick colors. The building will measure 31'9" from the Cherry Street side and 36'4" from the parking lot side. There will be no rooftop decks or gardens and the roof will be hidden by the parapets. There will be a crawlspace on the bottom that will hold mechanical equipment. The access is moving to the other side to accommodate the entrance to the new gallery and it was noted by the commission that buildings can be built right next to another wall. The building will also be set back from the street by about one foot at its closest point. The existing Sevens Sisters Gallery sign will be moved to this building.

Andrea McNair, owner of 125 Cherry Street, said that she is hoping to use two of the residential units as long-term rentals and one of the units as a vacation rental. The commission recommended to Ms. McNair to have something in the rental agreement about window coverings and what can be placed on the balconies as they can be seen from Cherry Street.

There were no opposing parties. There were no closing statements from the Zoning Administrator or the Applicant.

Chair Wooton announced the board would go into recess to deliberate. The board went through the new construction checklist to determine appropriateness.

In conjunction with the new construction checklist, the project also meets the following criteria:

(2) Setback, as defined as the distance from the lot lines to the building – the proposed building will be set back from Cherry Street and will also have zero lot lines on the side as allowed by the CB district.

(3) Building Height – the proposed building will be 31'9" from the Cherry Street side and 36'4" from the parking lot side, so will be under the 40' maximum height allowance.

(6) Surface materials and textures – proposed material is stucco which is an allowable material by the guidelines.

(11) Orientation of the building to the street – the front façade of the building will face Cherry Street

(17) Style, material, size and location of all outdoor advertising signs – the existing sign will be used on the new building.

In conjunction with the new construction checklist, the project also meets the following Secretary of Interior's Standards:

(5) New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features,

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size, scale, and proportions, and massing to protect the integrity of the property and its environment.

Nel Ruffin made a motion to approve the Certificate of Appropriateness. The motion passed by a vote of 4-0.

**V. HISTORIC PRESERVATION COMMISSION/STAFF COMMENTS –
Reports, Communications and Announcements**

None at this time.

VI. PUBLIC COMMENT

None at this time.

VII. ADJOURNMENT

Nel Ruffin made a motion to adjourn at 6:02 p.m. The motion was approved by a vote of 4-0. Chair

Prepared by:

Debra Wooton, Chair

Jennifer Tipton, Zoning Administrator

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