

TOWN OF BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, December 15, 2021, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina and virtually via Zoom.

I. CALL TO ORDER

The meeting was called to order at 6:01 p.m. with the following members present:

Susan Leive, Chair

Ron Collins

Jay Parmar

Absent:

Matthew Turner, Vice Chair

Staff:

Jennifer Tipton, Senior Admin

Others Present:

None

The meeting was called to order at 6:01 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 adopt the agenda as presented. The motion was seconded by Jay Parmar and approved by a vote of 3-0.

III. ADOPTION OF MINUTES

Susan Leive asked that the last names be added to the two guest names. On the second page at the second sentence, change once to one. Instead of an historic it should be a historic. Susan Leive made a motion to adopt the minutes of November 17, 2021, as amended. The motion was seconded by Ron Collins and approved by a vote of 3-0.

IV. OLD BUSINESS

1. Historic Standards Amendments

Jennifer Tipton went through the amendments that were made. On page seven, the Planning Department staff contact information has been added. On page eight, the name of Section 4.2 has been changed to add murals and other artwork. On page nine, the name of Section 4.2 has been changed to add murals and other artwork. On page ten, the mural section was removed and a maintenance section was added to sign standards. On page eleven, a maintenance section was added for awnings, a section was added for mural standards and a section was added for other artwork standards.

The Commission discussed the proposed amendments and proposed the following:

- Page 11 – under the third bullet include the word “images” after “overpowering wording”
- Page 11 – add a maintenance section to mural standards
- Page 11 – consolidate mural and other artwork standards
- Page 11 – under mural standards in the second bullet, capitalize “m”
- Page 9 – add a bullet about size of signs being based on current sign ordinance

Historic Preservation Commission Regular Meeting
December 15, 2021

- Page 10 – remove projecting signs section
- Page 10 – add bullet about size of awnings being based on current sign ordinance
- Check if there is a definition for artwork and if not, bring some examples to next meeting

Staff will work on these amendments and bring back another draft for review at the January meeting. Any other amendments will be accumulated throughout the year and the Commission will do one big update at the end of the year, if changes are needed.

2. Welcome Packet

Jennifer Tipton went over the Historic Preservation Commission brochure that talks about what the Commission is, how to determine if a property is in the historic district, what is a certificate of appropriateness, and other information pertaining to the Commission. Ms. Tipton also went over the brochure that was created for the Board of Adjustment that talks about evidentiary hearings and procedures.

Currently, if someone is wanting to open a business in the historic district, they will start with zoning to see if what they want to do is allowed. At that point, they should be notified that the property is located within the historic district and given information about the district, the standards, and the process for doing exterior work in the historic district.

The information that should be included is the brochure, the Town Council brochure, a list of resources, and a link or QR code to the website so that the individual can access the standards and additional information.

Ms. Tipton will put together a mock packet to bring to the January meeting for review.

V. NEW BUSINESS

None.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

Jay Parmar spoke about brass plaques on historic buildings and how that can provide information about the building and what it was. Ms. Tipton said that the NC State Historic Preservation Office offers grants once a year and this could be a potential project to apply for grant money. Ms. Tipton will research where the purchase the brass plaques, what sizes would needed, and how many would be needed to come up with an estimated cost. The plaques could include a brief story of each building.

Ms. Tipton suggested that the Commission start thinking about the walking tour brochure again. The brochure can include a brief history of each building or could include a QR code that would lead you to a brief history of each building. Ms. Tipton suggested having the walking tour brochure ready for spring and then focus on the coloring book during the summer that could be ready for the fall when the children go back to school.

VII. COMMUNICATION FROM STAFF

None.

Historic Preservation Commission Regular Meeting
December 15, 2021

VII. ADJOURNMENT

Ron Collins made a motion to adjourn the meeting at 6:58 p.m. The motion was approved by consensus.

Prepared by:

Susan Leive, Chair

Jennifer Tipton, Senior Admin