



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
Re: Agenda Packet for October 18, 2023
Date: October 9, 2023

The **Town of Black Mountain Historic Preservation Commission** will meet on **Wednesday, October 18, 2023, at 6:00 p.m.** in Town Hall at 160 Midland Avenue.

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

1. The proposed agenda;
2. Draft minutes from September 20, 2023; and
3. Historic District Standards Amendments.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.
jennifer.tipton@tobm.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@tobm.org.

CC: Jessica Trotman, Planning Director
Russell Cate, Planner 1/Zoning Administrator



**Historic Preservation Commission Regular Meeting
October 18, 2023**

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 September 20, 2023, as written [or as amended]

IV. OLD BUSINESS

V. NEW BUSINESS

- Historic District Standards Amendments

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

VII. COMMUNICATION FROM STAFF

VIII. ADJOURNMENT



PUBLIC NOTICE
AVISO PÚBLICO

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

REGULAR MEETING
REUNIÓN ORDINARIA

Wednesday, October 18, 2023, at 6:00 p.m.
Miércoles 18 de octubre de 2023, a las 6:00 p.m.

The Black Mountain Historic Preservation Commission will meet for their regular monthly meeting on **Wednesday, October 18, 2023, at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, NC.

La Comisión de Preservación Histórica de Black Mountain realizará su meeting mensual regular **el miércoles 18 de octubre de 2023 a las 6:00 p.m.** en el Ayuntamiento, 160 Midland Avenue, Black Mountain, NC.

The meeting is open to the public.
La reunión está abierta al público.

Jennifer Tipton
Senior Admin

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La ciudad de Black Mountain se compromete a proporcionar instalaciones, programas y servicios accesibles para todas las personas en cumplimiento con la Ley de Estadounidenses con Discapacidades (ADA). Si necesita ayuda o un alojamiento en particular para esta reunión, comuníquese con Jennifer Tipton al (828) 419-9371 o por correo electrónico a Jennifer.tipton@tobm.org.

Posted to the Town Bulletin Board 09/29/23

www.townofblackmountain.org

TOWN OF BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, September 20, 2023, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

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

Jay Parmar, Chair
Debra Norman
Richard House
Leigh Vidrine

Absent:

Amy Pate

Staff:

Jennifer Tipton, Senior Admin
Russell Cate, Planner I/Zoning Administrator

The meeting was called to order at 6:05 p.m. and duly constituted and opened for business with a quorum of four (4) regular members.

II. ADOPTION OF AGENDA

Richard House made a motion to adopt the agenda as presented. The motion was approved by a vote of 4-0.

III. ADOPTION OF MINUTES

Richard House made a motion to adopt the minutes of June 21, 2023; July 19, 2023; and August 16, 2023 as written. The motion was approved by a vote of 4-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. HPC Standards Amendments

Jennifer Tipton went through the first section of amendments. The changes include a new table of contents, expanding on the introduction section, adding the authority of the historic district and standards, benefits and responsibilities of property owners and the commission, adding levels of review with clear delineation of minor and major works, adding a checklist for scopes of work and who reviews the work, adding more detail about hearings and congruity, information on applying the standards, adding key terminology, and adding a section for sustainability.

The Commission will go read through the amendments and note any changes that they would like to see. Ms. Tipton will have at least half of the next section ready for the October meeting but will try to have all of it ready.

Historic Preservation Commission Regular Meeting
September 20, 2023

Once all of the amendments are done and we have a draft of the entire document, we will reach out for public input before adoption by the Commission.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

None.

VII. COMMUNICATION FROM STAFF

None.

VII. ADJOURNMENT

With no further business, the meeting was adjourned at 7:00 p.m.

Prepared by:

Jay Parmar, Chair

Jennifer Tipton, Senior Admin

1.0 DISTRICT SETTING

1.1. Site Features: Principles

The mature landscapes found in Black Mountain’s historic districts are not static but evolving, and their preservation cannot be accomplished in the same way that buildings are preserved. Collectively, the natural and built features serve as a cohesive backdrop against which to view the architecture of the districts. As such, significant natural site features and plantings – including mature trees, gardens, foundation plantings, hedges, grassy lawns, and street tree canopies – are an essential part of the district setting and should, to the extent practicable, be maintained and preserved.

Districts are characterized by grassy lawns, hedges, shrubs, and plantings along walkways and foundations. Because plants are constantly growing and changing, the current landscape is the result of many years of cultivation and care. Thus, the continued maintenance of character-defining plantings is essential to maintaining the historic character of the district. Plantings are inherently sustainable, providing permeable surface area to absorb rainwater and limit runoff; purifying the air; and providing habitat for a variety of insects, birds, and small wildlife.

Manmade features – including terraces, trellises, and gazebos – illustrate the evolving use of yards and gardens over time. Fences, walls, and walkways, arguably the most significant built resources, are discussed in later sections.

Landscapes are constantly evolving as trees and plants grow, die, and new ones are planted. Further, gardens and yard designs are easily modified, often without significant change to the overall character of the site or district. Consequently, the standards address only significant landscape features and do not apply to minor or seasonal plantings including low plants and flower beds. However, a COA may be required for significant changes to a site plan, including any proposed site work related to new construction or paving. Property owners should contact the Town Staff to determine whether a COA is required for proposed site changes or improvements.

ACCEPTED PRESERVATION METHODS FOR MAINTAINING NATURAL LANDSCAPES

Routine maintenance of mature trees and plantings, including routine fertilizing, treatment for diseases, and the removal of kudzu, wisteria, and English ivy from tree trunks and limbs is necessary to extend their life cycle. Trees should be pruned or trimmed in a way that encourages the preservation of the district tree canopy and does not drastically change the shape of a tree by “topping” it. Further, mature trees, plantings, and other important site features should be protected from damage, soil compaction, or loss of root area as a result of construction activities.

Replacing diseased or damaged trees and plantings with healthy new specimens that will have a similar height and size canopy as they mature also maintains the character of the districts.

Maintenance of built features should follow the guidance for the specific materials of which it is constructed. Ensuring that water does not collect on built surfaces and that wood surfaces maintain protective coatings is essential to their longevity. The routine maintenance and repair of fences, walls, and walkways is covered in subsequent sections.

CONSIDERATION FOR INTRODUCING NEW SITE FEATURES

When planning site changes or improvements, it is important to consider the overall district setting and specific site characteristics. New plantings and site features should be selected and located in an effort to maintain or enhance the existing character of the property and district. Additionally, plant materials that are not in keeping with the traditional character of the district or North Carolina’s native climate should be avoided. A list of suggested plantings is provided in the Appendix.

While modern, sustainable site features like rain barrels, cisterns, and, in some cases, vegetable gardens were not historically part of the nineteenth and twentieth century landscape, these features can be easily integrated into the historic landscape, if carefully sited. Mechanical equipment, transformers, satellite dishes, dumpsters, and other smaller contemporary site features can usually be located in rear or side yards and screened from view by plantings or fencing. However, the introduction of large manmade contemporary site features, such as playground equipment, small-scale prefabricated sheds, or swimming pools, should only be considered if the site feature can be

accommodated in an unobtrusive location that successfully screens its visibility from the street, minimizing its impact on the historic district.

1.1. Site Features: Principles

- 1.1.1. Retain and preserve site features that are important in defining the overall historic character of sites and streetscapes within the historic district. These include, but are not limited to terraces, trellises, and gazebos.
- 1.1.2. Retain and preserve historic relationships between district buildings, structures, or streetscapes and their site features, including site structures, retaining walls, fences, foundations, driveways, and walkways.
- 1.1.3. Protect and maintain constructed site features through a program of regular maintenance and repair using accepted preservation methods.
- 1.1.4. Repair deteriorated or damaged constructed site features, such as terraces, gazebos, trellises, fences, and walls through appropriate methods as outlined in the Standards for Masonry, Wood, Architectural Metals, and Fences and Walls.
- 1.1.5. Replace deteriorated or missing constructed site features with new features that match the original in material, design, dimension, pattern, detail, texture, and color.
- 1.1.6. Maintain and protect site features from damage during or as a consequence of site work or new construction.
- 1.1.7. Introduce new site features to be compatible in scale, design, and materials with the overall historic character of the site and district. Utilize traditional materials in the construction of benches, terraces, gazebos, trellises, fences, and walls.
- 1.1.8. Introduce contemporary site features – including playground equipment and swimming pools – in locations that do not diminish or compromise the overall character of the site and district, typically in rear yards or other locations not visible from the street.

Note: The Commission does not have the authority to regulate landscape plantings, trees, and natural features within the historic district.

1.2. Public Rights-of-Way: Principles

The buildings and landscapes that make up Black Mountain's historic districts are viewed against the backdrop of the public rights-of-way. While generally considered to be secondary to the buildings, the network of streets, alleys, lanes, sidewalks, and planting strips that links stylistically disparate properties within the districts and that accommodates cars as well as pedestrians contributes in significant ways to the historic character of Black Mountain's historic districts. Elements of the public right-of-way, or streetscape, include the street patterns themselves, walls, sidewalks, rolling topography, necessary lighting, signage, and utilities.

ACCEPTED PRESERVATION METHODS FOR MAINTAINING THE CHARACTER OF PUBLIC RIGHTS-OF-WAY

Maintaining the functionality of the public rights-of-way while preserving its historic character requires careful attention to retaining historical materials, such as brick gutters and fieldstone walls, as repairs or improvements are made. Where new sidewalk surface is introduced, it is important to avoid a patchwork effect from alternating surface materials along a particular street or block.

The Town of Black Mountain and the North Carolina Department of Transportation are responsible for maintaining streets, curbs, gutters, and public sidewalks in the districts. While pedestrian and vehicular traffic necessitate the regular repaving of public streets, care should be taken to maintain street widths and to minimize the impact of heavy machinery and vibrations on mature trees and historic buildings and site features.

The pedestrian experience can be enhanced by selectively placing lighting, street trees, public art, and street furniture between the curb and building frontage, especially in the commercial corridor. However, as new street furniture, signs, and lights are added or replaced within the public rights-of-way, their selection and siting should be carefully reviewed for compatibility in terms of design, location, materials, color, and scale.

While streetlights, street signs, and power poles have always been a part of the streetscape, the amount of equipment, signage, cables, and utilities located within the public rights-of-way can diminish the historic character of the districts if not carefully monitored. Coordinating the work of various services and utilities, locating utilities and equipment in locations that preserve landscape features and historic building fabric, and screening dumpsters and transformers can help to minimize the visual clutter they bring to the streetscape. Further, underground services should be considered when possible.

1.2. Public Rights-of-Way: Standards

- 1.2.1. Retain and preserve the topography, materials, site features, and street patterns of the rights-of-way and the dimensions of the streets, alleys, sidewalks, and planting strips, that are important in defining the overall historic character of the districts.
- 1.2.2. Protect and maintain the details, features, and material surfaces of the historic streetscape through a program of regular maintenance and repair using accepted preservation methods.
- 1.2.3. Repair or replace deteriorated or damaged historic features taking care to replace only the deteriorated portion rather than the entire feature. Replacement features should match the original (or adjacent historic features) in material, design, dimension, configuration, detail, texture, and pattern.
- 1.2.4. Maintain existing planting strips between the sidewalk and curb. Do not pave over existing planting strips.
- 1.2.5. Limit signage in the public rights-of-way primarily to signs necessary for traffic and pedestrian safety. Locate signage so it does not obscure historic building or landscape features or compromise the overall historic character of the streetscape.
- 1.2.6. Introduce new street lighting, as needed, that is compatible in scale, materials, and design with the pedestrian scale and historic character of the historic district.
- 1.2.7. Locate necessary street furniture, trash receptacles, mailboxes, newspaper racks, and similar elements in locations that do not compromise, but instead complement the historic character of the streetscape. Select benches and other street furniture that are compatible with the historic district in design, scale, and materials.
- 1.2.8. Minimize the introduction of additional transformers, utility poles, wires, and cables in the public rights-of-way. Seek less intrusive locations for such elements to reduce their impact on the historic streetscape. Consider painting equipment and exposed utilities to complement mounting surfaces or screening them with vegetation to reduce their visibility. Consider the introduction of underground utility lines where feasible.
- 1.2.9. Do not introduce paving materials, lighting fixtures, or other streetscape elements that predate the historic district that would create a false historical appearance.

1.3 Walls and Fences: Principles

Low stone walls are either dry stacked or set in mortar, edge the streetscape, delineate property lines and demarcate boundaries between private lots and the public right-of-way. Where the topography shifts, stone retaining walls accommodate the shift in height between the lawn and sidewalk. Wooden or cast iron picket fences and pierced brick walls are less common, but are also found within the districts. The low height of stone walls and picket fences within the districts give definition to property lines without screening views of the front yards. Consequently, a visually open feel is characteristic of the district streetscapes and should be maintained.

Higher walls and fences are used for more significant grade changes. In some cases, taller wood fences screen mechanical equipment and provide privacy for rear yards.

ACCEPTED PRESERVATION METHODS FOR MAINTAINING WALLS AND FENCES

It is important to retain low walls and fences that are so characteristic of the districts. Maintenance and repair of existing masonry walls and metal or wood fences should follow the standards for the specific material. In addition, appropriate routine maintenance and repair methods for walls and fences include the following steps:

- Inspect wood, metal, and masonry surfaces and features regularly for signs of water infiltration or damage from moisture, structural failure or fatigue, or settlement.
- Ensure adequate drainage to prevent water from collecting on horizontal surfaces or along foundations.
- Retain space between wood or metal fences and the ground to limit exposure to ground moisture.
- Maintain a sound layer of paint or other protective coating on wood and metal surfaces and features.
- Repoint deteriorated mortar joints to prevent water infiltration.

CONSIDERATIONS FOR INTRODUCING NEW WALLS OR FENCES:

Traditional materials such as fieldstone and red brick are appropriate for walls, while wood and cast iron are appropriate for front-yard fences within the districts. A careful look at the surrounding properties will help determine what material, height, and type of wall or fence will best maintain the streetscape character. Screening of mechanical equipment or parking areas in rear yards can often be accomplished by a low wall or wood fence complemented by shrubs and other plantings. Picket fences are an option in front or side yards where access must be controlled but where tall solid fencing would interrupt the visual continuity of the streetscape. Chain link or solid privacy fences or walls are inconsistent with the informal, visually open setting of the districts and are not appropriate choices for front and side yards visible from the public right-of-way. However, tall fences, solid privacy fences, and/or light-gauge wire fencing may be appropriate in rear yards where privacy or animal control is desired. Temporary, light-gauge fencing to keep plants and gardens free from animals is acceptable in front and side yards, though should be limited to small garden areas. Contemporary composite wood, modular concrete products, and metal chain link fencing are not characteristic of the districts and should not be introduced where they are visible from the street.

1.3 Walls and Fences: Standards

- 1.3.1. Retain and preserve the materials and decorative and functional features of walls and fences that contribute to the overall historic character of sites within the historic districts. These include, but are not limited to the overall form, materials, patterns, dimensions, textures, configurations, and details.
- 1.3.2. Protect and maintain the features, materials, surfaces and details of walls and fences through a program of regular maintenance and repair using accepted preservation methods. Refer to the standards for Masonry, Wood, and Architectural Metals.
- 1.3.3. Repair deteriorated or damaged walls and fences through recognized preservation methods of patching, splicing, consolidating, and reinforcing. When possible, salvage original materials from a less prominent location to patch more prominent parts of the wall or fence.
- 1.3.4. Replace in kind any part of a wall or fence that is too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire feature. Replacement features should match the original in material, design, dimension, configuration, detail, texture, and pattern.
- 1.3.5. If a historic wall or fence is completely missing, or if deterioration necessitates its replacement, replace it to match the original in material, design, dimension, pattern, detail, texture, and color, based upon physical and documentary evidence. Otherwise, replace it with a new feature that is compatible in material, design, scale, and detail with the building, site, and district.
- 1.3.6. Site new walls and fences in configurations and locations that are compatible with the character of the building, site, and district and consistent with the location and height of corner walls and fences in the district.
- 1.3.7. Construct new walls using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.
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- a. Walls in front and side yards should generally not exceed 30” and should be constructed of red brick or fieldstone.
- b. Walls constructed of cut stone, bare concrete bloc, or thin stone veneers applied to concrete or other structural block are not appropriate in locations visible from the street.
- 1.3.8. Construct new front- and side-yard fences using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.
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- a. Front- and side-yard fences, in front of the rear corner of the main block of the building, should generally not exceed 30” in height, should be constructed of wood or metal with structural members facing inward to the property, and must be painted or sealed.
- b. Temporary, light-gauge wire fencing may be constructed as necessary to keep animals out of gardens, side, and rear yards.
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- c. Chain link, vinyl, or split rail fences are not appropriate.

1.3.9. Introduce contemporary utilitarian walls and fences in rear yards only when they do not compromise the historic character of the building, site, or district.

a. Wood, composite, or chain link fences exceeding 30” in height should be relegated to rear yards, beginning beyond the rear corner of the main block of the building and should be screened with landscaping materials as much as possible.

b. Sites with significant variations in topography should consider segmented walls and fences that step up and down to follow the topography.

1.4 Walkways, Driveways, and Off-Street Parking: Principles

Variations in the size, location, and materials of walkways, driveways, and off-street parking in the district is the result of more than 100 years of development. It also illustrates changing modes of transportation and changes in building usage over time. Nineteenth-century Black Mountain relied on foot traffic and horses. The twentieth-century shift to automobile transportation resulted in significant changes to the landscape of Black Mountain's Historic District. Public streets were widened and paved and sidewalks were paved for ADA access. While foot traffic has remained a common form of transportation, changes continued to be made to the landscape to accommodate the ever-growing number of parked cars.

CONSIDERATION FOR MAINTAINING EXISTING WALKWAYS AND DRIVEWAYS:

Changes in land use and lifestyle have resulted in an increase of both pedestrian and vehicular traffic in Black Mountain's historic district. For residential properties in the historic district, it is important to retain the informal, harmonious character of existing walkways and driveways.

- Inspect surfaces regularly for signs of structural failure, fatigue, or settlement.
- Ensure that surfaces are properly sloped to divert rainwater along appropriate channels.
- If surfaces deteriorate, replacement in kind or with compatible materials will maintain the visual continuity they provide.

CONSIDERATIONS FOR INTRODUCING NEW WALKWAYS, DRIVEWAYS, AND PARKING AREAS:

Balancing the need for increased parking with a desire for sustainability, while trying to minimize the impact of changes to the historic district can be especially challenging. The introduction of new walkways and driveways should be carefully considered to ensure compatibility with the siting, spacing, configuration, width, and paving materials of other properties within the district. Widening or expanding driveways and parking areas that are visible from the right-of-way is generally not appropriate. However, if the building lot is large enough, it may be possible to add off-street parking in the rear or side yard, provided that it can be visually screened from adjacent properties and the street. Regardless of the location, new parking areas should not significantly alter the site's proportion of landscaped area to constructed/paved area.

1.4 Walkways, Driveways, and Off-Street Parking: Standards

- 1.4.1. Retain and preserve the features, materials, patterns, dimensions, details, and configuration of walkways, driveways, and off-street parking areas that are important in defining the overall historic character of sites within the historic districts.
- 1.4.2. Protect and maintain the details, features, materials, and surfaces of character-defining walkways, driveways, and off-street parking areas through a program of regular maintenance and repair using accepted preservation methods.
- 1.4.3. Repair deteriorated or damaged historic walkways, driveways, and off-street parking areas through recognized preservation methods. Repairs may include selective in-kind replacement of missing or deteriorated portions of a feature, matching the original in material, design, dimension, configuration, detail, texture, and pattern.
- 1.4.4. If a historic walkway, driveway, or off-street parking area is completely missing, or if deterioration necessitates its replacement, replace it to match the original in material, design, dimension, configuration, detail, texture, and pattern, based upon physical and documentary evidence. Otherwise, replace it with a new feature that is compatible in material, design, scale, and detail with the overall historic character of the site and district.
- 1.4.5. Design new walkways, driveways, and off-street parking to conform with the spacing, width, configuration, and materials of character-defining walkways, driveways, and off-street parking areas in the district.
- 1.4.6. Site new walkways, driveways, and off-street parking areas in locations that are compatible with the character of the building, site, and district – typically to the side and rear of existing buildings – and locate them so the topography of the site and mature trees and other significant site features are not significantly altered, damaged, or lost.
- 1.4.7. Do not locate driveways or parking areas in locations where the paving will abut the principal building. A planting strip should be retained between historic structures and any new paving in order to minimize damage to the foundation.
- 1.4.8. Do not locate new off-street parking on a site where the paved area will substantially alter the proportion of the site that is paved versus landscaped.
- 1.4.9. construct new walkways in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.
 - a. These include red brick, flagstone, and concrete.
 - b. Do not use asphalt or contemporary materials that mimic other materials for sidewalks within the historic district.
- 1.4.10. Construct new driveways and off-street parking areas in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.
 - a. These include red brick concrete, and asphalt. Consider permeable materials – including brick –

or install paving strips or concrete runners to minimize the impervious surface area and thus reduce runoff from the site.

b. Do not use gravel in sizes larger than one-half inch.

1.4.11. Utilize perimeter plantings, trees, shrubbery, hedges, and other landscape features – including low stone walls – to screen new driveways and off-street parking areas visually from the street, to buffer adjacent residential properties from their visual impact, and to reduce the solar heat gain of paved surfaces. Further reduce the visual impact of large parking areas by subdividing them with interior planting medians.

1.5 Garages and Accessory Structures: Principles

Outbuildings and accessory structures in the district date to the twentieth century and include storage sheds and other accessory structures.

CONSIDERATIONS FOR MAINTAINING EXISTING ACCESSORY STRUCTURES:

Like all buildings, the preservation of early accessory structures is dependent on routine maintenance and timely repair of building elements and materials as described in the relevant design standards. Standards on the rehabilitation of specific materials as well as standards for foundations; roofs; exterior walls, trim, and ornamentation; windows and shutters; and exterior doors should be followed when making changes to existing accessory structures. Additionally, appropriate, and routine maintenance repair methods for accessory structures include the following:

- Inspect wood, metal, and masonry surfaces regularly for signs of deterioration due to moisture damage, settlement or structural damage, insect or fungal infestation, corrosion, or paint failure.
- Ensure that gutters and downspouts are free from debris and that water does not collect along the foundation or on flat, horizontal surfaces and decorative elements.
- Repaint wood and metal surfaces as needed to maintain a sound, protective paint film and to prevent deterioration.
- Use the gentlest effective method to clean surfaces.

While many historic accessory structures mimic the architectural detailing of the primary resource, it is often in a pared-down fashion. The addition of architectural elements not original to the historic building, including decorative doors and windows, porches, and trim, is not appropriate as it misrepresents the history and architectural significance of the building. Likewise, it is not appropriate to install overtly modern elements to visible elevations of accessory structures including modern doors and windows.

1.5 Garages & Accessory Structures: Standards

- 1.5.1 Retain and preserve the material and decorative and functional features of garages and accessory structures that are important in defining the overall historic character of sites within the historic districts. These include, but are not limited to, the overall form, materials, windows, doors, details, and finishes.
- 1.5.2 Protect and maintain the details, features, materials, and surfaces of garages and accessory structures through a program of regular maintenance and repair using accepted preservation methods.
- 1.5.3 Repaint garages and accessory structures following the Standards for Paint.
- 1.5.4 Repair deteriorated or damaged garages and accessory structures through recognized preservation methods of patching, splicing, consolidating, and reinforcing. Repairs may include selected in-kind replacement of missing or deteriorated features and surfaces of garages and accessory structures.
- 1.5.5 Replace in-kind any feature of a garage or accessory structure that is too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire feature. Replacement features should match the original in material, design, dimension, detail, texture, and finish. Do not remove rather than repair or replace decorative features on a garage or accessory structure. Consider a compatible substitute material only if replacement in-kind is not technically feasible.
- 1.5.6 If deterioration necessitates the replacement of an entire garage or accessory structure, follow the Standards for Demolition and the Standards for New Construction: Garages and Accessory Structures.
- 1.5.7 Do not remove or conceal materials or details of historic garages or accessory structures – including wood siding, eaves, windows, and original doors. Do not install vinyl or fiberglass overhead doors on early-twentieth century garages.
- 1.5.8 Do not introduce features or details to a garage or accessory structure that would create a false historical appearance.

NOTE: These standards apply only to existing garages and accessory structures.

The design of new garages and accessory structures must meet the Standards for New Construction: Garages and Accessory Structures

1.6 Exterior Lighting: Principles

Exterior lighting is essential for human safety and can be effectively used to highlight and reinforce a building's architectural character or landscape.

Exterior lighting in the district was minimal by today's standards. Commercial lighting was typically limited to a single light illuminating a building sign or a ceiling light within a recessed entrance. In addition to individual site lighting, the historic district is lit by streetlights within the public right-of-way.

CONSIDERATIONS FOR INTRODUCING NEW EXTERIOR LIGHTING

The need for increased site and street lighting in the twentieth century reflected contemporary concerns with security and safety through the historic district, a concern that continues in the twenty first century. However, it is important to meet these demands in ways that do not compromise the historic character or the pedestrian scale of the site or district. Lighting fixtures are visible in the district by day and selective lighting can enhance the architecture of a building and the character of the district by night. However, the installation of new fixtures should always be carefully considered to complement the architecture of the building and should be carefully measured against the increased light pollution and energy expended.

When possible, maintain original lighting fixtures, after ensuring that the wiring is safe and meets modern building codes. When replacing or installing new fixtures, consider the design, materials, size, height, scale, and color of proposed exterior lighting fixtures. The design of fixtures should be in keeping with the character of the site. Period lighting fixtures may be appropriate if they are consistent with the character of the building. However, while reproduction period lighting is available online and in stores, it is generally preferable to install a simple, inconspicuous fixture – like a simple globe fixture – instead of a highly stylized fixture that would create a false sense of history.

The brightness, direction, and color of the proposed light source should also be reviewed. Early gas and electric lights were significantly less bright than we are accustomed to today. Careful placement of fixtures and the installation of low-wattage bulbs can help reduce both light pollution and energy consumption. Low-level lighting in key locations and the use of directional fixtures and downlights can be minimized by the use of timers and motion sensors that control light sources and reduce energy consumption. As a general rule, rather than illuminating an entire area, select fixtures that direct light toward the walkway, path, or steps.

1.6 Exterior Lighting: Standards

- 1.6.1 Retain and preserve exterior lighting fixtures that are important in defining the overall historic character of buildings or sites within the historic district.
- 1.6.2 Protect and maintain the details, features, materials, and finishes of historic exterior lighting fixtures through a program of regular maintenance and repair using accepted preservation methods.
- 1.6.3 Repair deteriorated or damaged exterior lighting fixtures through recognized preservation methods for masonry, woods, and architectural metals. Do not replace original light fixtures instead of fixing them.
- 1.6.4 If a historic exterior lighting fixture is missing or too deteriorated to repair, replace the fixture with one that matches the original in material, design, dimension, pattern, detail, and texture. Or, replace it with a new fixture that is compatible in design, scale, material, and finish with the overall historic character of the building, site, and district.
- 1.6.5 Introduce new exterior lighting fixtures with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new lighting fixtures so their location, orientation, height, brightness, scale, and design are compatible with the historic district and its human scale. Fixtures should emit a white or warm spectrum light; fluorescent, neon, blinking, or colored lighting is not appropriate in the historic district.
- 1.6.6. Introduce low-level lighting as needed to ensure safety and security. Minimize their impact on the overall historic character of the site by selecting discreet fixtures – such as recessed lights, directional lights, and lights on pedestrian scaled-posts – and installing them in unobtrusive locations.
- 1.6.7 Introduce lighting on commercial buildings as necessary for pedestrian safety or to illuminate signage. Minimize the impact of lighting and maintain the overall historic character of the site by selecting discreet fixtures – such as recessed lights, directional lights, and lights on pedestrian scaled-posts – and installing them in unobtrusive locations.
- 1.6.8 Control the direction and range of new lighting so it does not invade adjacent properties. Locate low-level or directional site lighting and motion detectors with care to ensure that light does not invade adjacent properties. Do not introduce bright security lights, floodlights, continuous lighting, or uplighting that over-illuminates the facades.
- 1.6.9 Do not introduce period lighting fixtures that are stylistically incompatible with the building or that are from an era that predates the building and would create a false historical appearance.

1.7 Signage: Principles

Signage plays an important way-finding role in Black Mountain’s historic district. Signs are functional – used to direct, identify, educate, and promote – but are also decorative elements that contribute to the unique character and visual qualities of the historic district. Appropriately located and detailed signage can enhance the streetscape, the district, and the pedestrian experience. Conversely, inappropriately placed signs obscure historic features, create visual clutter, and disrupt the harmony of the streetscape.

Within the historic district, a variety of signs can be found. Some are incorporated into the building facades while signboards have been attached to others. Signage has also been applied to many awnings and display windows. Signage is essential as it identifies businesses and the goods and services they offer. However, signage should be graphically simple and designed to complement the architecture, color, and textures of the building.

CONSIDERATIONS FOR INTRODUCING NEW SIGNAGE:

The traditional location above the storefront transom or mid-cornice remains an ideal location for wooden signboards that are sized to fit the storefront area. Awnings and display windows also provide a location where signage might be applied. Consider the compatibility of proposed new signage in terms of size, overall design, legibility of typeface, and color.

1.7 Signage: Standards

- 1.7.1 Retain and preserve historic signs that are important in defining the overall historic character of buildings or sites within the historic districts.
- 1.7.2 Protect and maintain the details, features, materials and finishes of historic signs through a program of regular maintenance and repair using accepted preservation methods. Ensure that drainage features function properly to divert rainwater from horizontal surfaces and that wood and ferrous metal surfaces have sound paint films.
- 1.7.3 Repair deteriorated or damaged historic signs and surfaces through recognized preservation methods for the specific feature or material. Repairs may include selective in-kind replacement of missing or deteriorated portions of sign features or materials.
- 1.7.4 If a historic sign is missing or too deteriorated to repair, replace the sign with one that matches the original in material, design, dimension, pattern, detail, and texture. Or replace it with a new sign that is compatible in design, scale, material, and finish with the overall historic character of the building, site and district.
- 1.7.5 Introduce new signage with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new signs so their location, orientation, height, scale, design, and finish are compatible with the historic district and its human scale.
- 1.7.6 Locate wall signs on lintels or within the sign panel on the façade. Do not cover a large portion of the façade or any significant architectural features.
- 1.7.7 When multiple businesses are operating within a single building façade, provide unifying elements for multiple signs, including coordinating the height, border, font, and material treatments.
- 1.7.8 Introduce signage or graphics on awnings or windows that are in scale with the feature.
- 1.7.9 Paint signs directly on the surface of a masonry building only if the masonry has been previously painted and if they meet the other Standards for Masonry and Paint.
- 1.7.10 Construct new signage out of traditional sign materials, such as wood, stone, or metal. Do not introduce new signage in contemporary materials, such as plastic.
- 1.7.11 If necessary, light signs in a manner compatible with the historic character and pedestrian scale of the district (See Standards for Exterior Lighting). Do not install internally illuminated signs.
- 1.7.12 Install new signs with care to prevent damage to historic building fabric. Sign loads should be properly calculated and distributed. Install signs to brick facades with fasteners installed through mortar joints to prevent damage to brick and ensure their removal without damage to brick.