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 May 15, 2024
Date: May 7, 2024

The **Town of Black Mountain Historic Preservation Commission** will meet on **Wednesday, May 15, 2024, 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 April 17, 2024; and

3. Draft Chapter 4 of Historic District Design Principles and Standards.

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

PUBLIC NOTICE
AVISO PÚBLICO

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

REGULAR MEETING
REUNIÓN ORDINARIA

Wednesday, May 15, 2024, at 6:00 p.m.
Miércoles 15 de Mayo de 2024, a las 6:00 p.m.

The Black Mountain Historic Preservation Commission will meet for their regular monthly meeting on **Wednesday, May 15, 2024, 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 15 de Mayo de 2024 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 05/01/2024
www.townofblackmountain.org

Historic Preservation Commission Regular Meeting
May 15, 2024

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 April 17, 2024, as written [or as amended]

IV. OLD BUSINESS

V. NEW BUSINESS
- Draft Chapter 4 of Historic District Design Principles and Standards

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

VII. COMMUNICATION FROM STAFF

VIII. ADJOURNMENT

TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, April 17, 2024, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

There was not a quorum to call the meeting to order.

Debra Norman
Leigh Vidrine

Absent:

Jay Parmar, Chair
Richard House

Staff:

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

There was not a quorum to call the meeting to order.

Casey McKissick and David Boughner shared conceptual plans of a multi-purpose building that they would like to construct on the property owned by Casey McKissick on Cherry Street. The building would be used by RoadMaster Stage as a performance venue but could also be used for rentals, receptions, and overflow seating for the Grange. The entrance would be off of Cherry Street with an elevated platform. There would be a large window that would allow people to look down into the building and create a performing arts experience for pedestrians. The materials would be brick and/or steel and comply to the requirements of the primary fire district as well as the historic standards. There is also the thought of doing a temporary stage on the property until the building is constructed and they will come back for that approval. Debra Norman and Leigh Vidrine said that they liked the concept and just expressed the importance of having the outside materials meet the guidelines. They will come back for a certificate of appropriateness when they have final plans.

Chloe Riddle of My Father's Pizza and RJ Crai of Semper Fi Custom Remodeling shared an idea of adding a rooftop deck over the patio at My Father's Pizza. The deck would only cover the existing patio area and would not extend any further. The patio would remain open. The plan is to have steel construction with wooden floors if they meet the primary fire district requirements. The rooftop deck would not have a service area and would not allow food. The tree would remain in the patio area but the fencing would come out for construction and would either be reused or matched as closely as possible. Debra Norman and Leigh Vidrine suggested matching the railing on both the patio and the rooftop deck and expressed support for having wooden floors. They also suggested having trashcans available on the rooftop deck as well. They will come back for a certificate of appropriateness when they have final plans.

There were two minor works projects to consider:

100 Sutton Avenue (Take a Hike) is requesting to paint the outside of their building which is already painted. The color is Urbane Bronze by Sherwin Williams. Debra Norman and Leigh Vidrine approved this request.

137 Cherry Street (vacant) is requesting to add a metal awning in the color of Dark Bronze and to replace the upper windows that are currently boarded up and repair any trim around the windows. The awning and brackets will be the same color of Dark Bronze. Debra Norman and Leigh Vidrine approved this request.

Prepared by:

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Jay Parmar, Chair

_____
Jennifer Tipton, Senior Admin

4.0 NEW CONSTRUCTION

Historic districts are not, and should not be, static, unchanging, museum-like environments. Instead, they are constantly evolving as the needs of the district change. While the age of buildings can vary, the siting and overall form and massing of buildings within historic districts, especially within a given block or street, create consistent and cohesive streetscapes.

New construction, when it is sensitively sited with regard to district context and carefully designed to respect the district's historic architecture, can enhance the streetscape and contribute to the character of the district. Context for new construction and additions is established based on a hierarchy that prioritizes the site followed by the immediate surroundings, the streetscape, and finally the district as a whole. However, special consideration should be given to the immediate surroundings – adjacent and neighboring historic structures, including those across the street – in order to reinforce existing rhythms and patterns.

Carefully designed new primary buildings, garages, and accessory buildings all illustrate the continued architectural evolution of the strict and enhance its overall character. New construction need not mimic earlier architectural styles but should reinforce the visual character and context of the streetscape through compatible siting, scale, form, and materials. Thus, the goal of the standards for new construction is not to limit or deny the construction of new buildings or additions within the historic district, nor to specify or impose specific architectural styles. Rather, the standards address the appropriate form, scale, massing, and location of new construction. Careful attention to these elements will ensure that the proposed new construction, whether contemporary or traditional, is not incongruous with, but instead enhances the historic district, while allowing for the specific taste and stylistic preferences of the owner.

The following pages provide standards for Setbacks, Spacing, and Orientation of new buildings in order to ensure that they are consistent with surrounding buildings and contributing to the continuity of the streetscape. Standards for Building Scale, Proportion, and Form and Standards for Roof Forms, Materials and Details will ensure that new buildings fit within the range of building forms existing in a given area. Standards for Building Materials and Architectural Details, Doors, Windows, and Porches are not intended to promote specific architectural styles, but instead to provide consistency with regard to the scale, materials, and detailing of new buildings.

An understanding of the existing site features, as well as the overall district settings, is essential for the successful design of new construction. The design and quality of the site's landscape can help new construction blend in with the district setting.

4.1 Setbacks, Spacing, and Orientation: Principles

For the purposes of these design standards, the setback refers to the distance between the front property line and the front building wall, or if present, the front plane of a covered porch. The spacing refers to the side yard distances between buildings. Orientation refers to the direction toward which the front of the building, and specifically the front entrance, faces.

Commercial buildings are generally sited adjacent to the sidewalk and with sidewalls built to the property line resulting in a dense arrangement of adjacent buildings that together create a single streetscape façade.

When determining the placement of a new building on a given site, it is important to consider not only the setbacks required by the Town of Black Mountain's Unified Development Ordinance (UDO), but also the setbacks, spacing, and orientation of existing and historic buildings in the immediate surroundings. New construction should reinforce, rather than deviate from, the siting and development patterns of nearby historic buildings. These precedents, along with the location of any mature trees or other significant site features, should all factor into the proposed siting of a new building.

Finally, although ground disturbance is necessary for new construction, it is important to minimize any excavation and regrading and to limit the impact of construction equipment and related activities in the historic district so that significant site features are not destroyed or damaged. All sitework must also follow erosion control standards.

4.1 Setback, Spacing, and Orientation: Standards

4.1.1 Maintain the established development patterns that exist on the block or streetscape – including the setback, spacing, and orientation of historic buildings.

4.1.2 Site new buildings with setbacks within the range of historic building setbacks in the immediate surroundings when the setbacks are important in defining the overall historic character of the district. Generally speaking, new buildings should not project beyond neighboring historic buildings.

4.1.3 Site new buildings with spacing consistent with existing historic buildings in the immediate surroundings when the spacing is important in defining the overall historic character of the district.

4.1.4 Orient new buildings with the primary elevation and the primary entrance facing the street.

4.1.5 For buildings with rear parking, a primary entrance oriented to the front of the property is still required.

4.1.6 Design and site new buildings so they do not compromise the overall historic character of the site, including its topography and significant site features.

4.1.7 Maintain and protect significant site features, including site topography, retaining walls, historic stone walls, driveways, and walkways from damage during, or as a consequence of, related site work or construction.

4.2 Building Scale, Proportion, and Form: Principles

In addition to siting, it is important that new buildings constructed within the historic districts are compatible with nearby historic buildings in terms of building scale, proportion, and form. For the purposes of these design standards, scale refers to the height and width of the building façade, including the roof, and their relationship to that of nearby buildings, structures, and open spaces.

Human scale, or pedestrian scale, refers to the relationship of the human form to the building and its components and is especially important in the historic district. There are a number of scale-reducing techniques that can help minimize the visual impact of larger buildings. These include dividing the façade into smaller bays, varying building planes by stepping back parts of the building, breaking up roof masses, using multiple materials, and taking design cues from nearby historic buildings.

Related to the building scale, proportion is the interrelationship of the vertical to horizontal dimensions, the height and width, of the building, specifically the façade. Proportion also determines the directional expression of the building. For example, buildings that are wider than they are tall are considered to have horizontal expressions. When designing new construction, it is helpful to consider the directional expression and overall proportion of nearby historic buildings in order to reinforce the existing rhythm of the streetscape.

While scale and proportion analyze the building size in two dimensions, form and mass describe the volume of the building in three dimensions. Building form is the overall shape, or volume, of the building and can be simple and boxlike or more complex with projecting and inset bays. Mass refers more specifically to the perception of the shape, form, and size of a building and can be considered both in terms of the relationship of a building to other, nearby buildings and in terms of the various parts of a building to one another. Some of the scale-reducing techniques noted above also reduce the mass of the building.

In order to maintain the cohesiveness of the streetscape and the character of the district, new construction should be consistent with the scale, proportion, and form of historic buildings in the immediate surroundings. New buildings should be consistent in height, scale, proportion, and overall form and massing, but need not replicate historic detailing. They should instead reflect their own era of construction.

Finally, the principles of scale and proportion can also be applied to individual building elements including porches, windows, doors, and architectural details like brackets, trim, and porch railings and columns. The scale and proportion of individual elements can help reduce the overall scale and mass of a building while also reinforcing the directional expression of the building. The scale and proportion of individual building elements is addressed in the Standards for Building Materials and Architectural Details, Doors, Windows, and Porches.

4.2 Building Scale, Proportion and Form: Standards

4.2.1 Maintain the established patterns of scale and proportion that exist on the block or streetscape. Design new buildings so their size and scale do not visually overpower historic buildings in the immediate surroundings when size and scale are important in defining the overall historic character of the district.

4.2.2 Scale new buildings to be consistent with the height and width of existing, historic buildings in the immediate surroundings when scale is important in defining the overall historic character of the district. The height of the historic buildings should be calculated from the original, historic ridgeline (not any towers, steeples, or later additions).

a. Generally speaking, new building heights, from the first-floor level to the ridge of the main roof, should be within the range of historic building heights in the immediate surroundings and should be no taller than the tallest building on the block of the same type.

b. The foundation height and first-floor level should be consistent with that of buildings in the immediate surroundings. However, for new construction on the periphery of the district where there is greater variation in topography, the foundation of height is less significant than the overall height, form, and massing of the new construction.

c. The width of new buildings should be within the range of historic building widths (for the same type building) in the immediate surroundings, not including side wings or porches.

4.2.3 For sites between two distinctive areas of scale, scale should follow the buildings with the same historic use.

4.2.4 Care should be taken to incorporate scale-reducing techniques to minimize the impact on adjacent historic buildings. Create human scale by including functional elements typical to the historic district, such as porches and porticos.

4.2.5 Design new buildings so that the proportions of their street facades are consistent with those of historic buildings in the immediate surroundings, regardless of lot width, when the proportions are important in defining the overall historic character of the district. If the overall mass and proportion of a new structure is greater than that of neighboring historic structures, the design shall employ methods to diminish the visual impact of the overall building height, width, form, and scale, such as including wall planes that step back from the façade, stepped down roof heights, and changes in material.

4.2.6 Design new buildings so that the directional expression (vertical, horizontal, or square) is compatible with that of buildings in the immediate surroundings when the directional expression is important in defining the overall historic character of the district. For example, if the majority of buildings in the immediate surroundings have horizontal or square expression, avoid designing buildings with prominent vertical proportions.

4.2.7 Design new buildings with forms that relate to those of historic buildings in the immediate surroundings when the forms are important in defining the overall historic character of the district. Conversely, if the forms of adjacent buildings have a variety of projecting bays, dormers, etc., consider employing similar elements in the new building.

4.3 Roof Form, Materials, and Details: Principles

Roofs and roof heights must be considered as part of the overall analysis of building scale, proportions, and mass, as discussed on the previous pages. However, additional considerations should be made for the appropriateness of roof form, materials, and details.

Roof form refers to the overall shape and pitch of the roof. The form may be tables, hipped, shed, flat, or some combination of these. However, the roof form and orientation should correspond to other common roof forms in the immediate surroundings. The pitch, or slope, of the main roof should also be consistent with nearby roof pitches in order to retain a sense of continuity and rhythm along the streetscape and within the historic district. In general, steeply pitched roofs allow for significantly more roof surface to be visible from the public right-of-way, thus affecting the overall proportions of the building façade.

Roof materials in the district are generally limited to composite shingle, metal, and slate, with rubber or other membrane roofing sometimes used for flat, or nearly flat, roofs. These materials are also appropriate for new construction. Metal, which has gained popularity in recent years as a sustainable material with a long lifespan and energy-conserving qualities, may be appropriate as long as the color, finish, and profile of the material is consistent with historic metal roofs. See Guidelines for Roofs, Gutters, and Chimneys for more information.

Dormers and chimneys are common roof features within the historic district. The presence of dormers often correlates to specific architectural styles. Likewise, distinctive eave treatments, including brackets and exposed rafter tails, also correspond with specific styles. Dormers and decorative eave treatments should be included if they are appropriate for the style of the building. Chimneys should be faced with masonry.

4.3 Roof Form, Materials, and Details: Standards

4.3.1 Design new roofs to be compatible in form, slope, and orientation with historic buildings in the immediate surroundings when the form, slope, and orientation are important in defining the overall historic character of the district.

4.3.2 Utilize roof forms or combinations of roof forms that relate to existing surrounding buildings when roof form is important in defining the overall historic character of the district.

4.3.3 Design new roofs to be proportionate to the building and appropriate to the style of the building, so as not to overwhelm the structure.

4.3.4 Utilize roof materials that are commonly found in the district and apply them in ways that are appropriate to the style of the building.

a. Contemporary materials such as synthetic slate and composite shingles are acceptable for sloped roofing.

b. Contemporary membrane and roll roofing are acceptable for low-sloped roofs of less than 1:12 pitch.

c. Metal roofing that mimics the wide-pan profile of traditional standing-seam roofing is also appropriate.

d. Ribbed or corrugated metal roofing is not appropriate in the historic district.

4.3.5 Design dormers to be compatible with the architectural style of the building in their size, scale, and roof form so that they do not visually overpower the building on adjacent sites.

a. The number and size of dormers shall be limited on a proof, such that the primary roof form retains its prominence.

b. Utilize similar roof forms and pitches for dormers. Gables, hipped, or shed dormers are appropriate for most structures.

c. Roof ridges for dormers must be secondary to (lower than) those of the main structure and set in from the eave of the building.

4.3.6 Use eave details and materials that complement those frequently found in district buildings and that are appropriate for the style of the building.

4.3.7 Face chimneys with masonry.

4.3.8 Install condensers, skylights, ventilators, antennas, satellite dishes, and mechanical or communication equipment on roof slopes or building elevations that are not visible from the street or in locations that do not visually compromise the architectural character of the building.

4.4 Building Materials and Architectural Details: Principles

After initial decisions of overall scale, proportion, and form are made, design considerations should turn to compatibility with neighboring historic buildings in terms of finish materials and architectural details. Ultimately, a successful design will merge all these considerations into a unified design that is compatible with, though, differentiated from, neighboring historic buildings.

Buildings within the historic district incorporate a wide variety of building materials. These materials include wood siding, trim, and wall shingles; brick foundations, walls, chimneys, and porch piers; stone foundations, chimneys, and porch piers; and composite shingle and metal roofs. The variety of building materials reinforces the diversity of architectural styles and contributes to the districts unique and rich character.

Beyond simply weatherproofing a building, materials can be used to reduce the perceived scale and mass of a building and to reinforce its human scale, Materials also add texture, depth, and rhythm to otherwise flat surfaces. The texture of materials is tied to their innate properties. Brick is generally course and variegated while painted wood is smooth but may create texture through its repetitive application. Rhythm refers to the regular or harmonious recurrence of lines and shapes in buildings, including the repetitive patterning of masonry and weatherboard surfaces. Additions and new construction should use materials in ways that provide a degree of texture and rhythm similar to surrounding buildings.

Contemporary materials can, in some cases, replicate the appearance and qualities of some traditional materials. The cost, maintenance and limited availability of high-quality original materials (especially slow-growth wood) may necessitate the use of substitute, compatible materials for new construction. While contemporary materials may be used on new construction, they are to be appropriately proportioned for the style and scale of the building.

Visual texture is also created through the use and interaction of a variety of architectural details, which together with building form define the architectural style of a building. Architectural details include decorative wall materials, trim, cornices, door and window surrounds, corner boards, skirtboards, and porch details, all of which vary greatly throughout the district. Beyond simple decoration, architectural details can affect the perceived mass and scale of buildings by subdividing the building into smaller, articulated sections.

Additions and new construction need not replicate historic styles, materials, and architectural details. Instead, contemporary and compatible design is encouraged. However, additions and new construction should contribute to a cohesive streetscape by using materials and architectural details in traditional ways that reflect the established styles and details that characterize the district. Alternatively, additions and new construction may incorporate contemporary materials and architectural details applied to Modernist forms and designs that complement the historic buildings in the immediate surroundings.

4.4 Building Materials and Architectural Details: Standards

4.4.1 Design new buildings and their features to be compatible in scale, materials, proportions, and details with historic buildings in the immediate surroundings when the scale, materials, proportions, and details are important in defining the overall historic character of the district. New buildings should be compatible with, but discernible from, the historic buildings in the district.

4.4.2 Select exterior surface materials and architectural details that are compatible with the style of the house and with the materials of historic buildings in the immediate vicinity, in terms of size, composition, texture, pattern, color, and detail, when those materials and details are important in defining the overall historic character of the district.

4.4.3 Use traditional materials including, but not limited to, brick, stucco, stone, and wood in conventional ways.

4.4.4 Use contemporary materials, including cementitious siding, when they match the appearance, dimension, texture, color, sheen, and visual weight of their counterparts is commonly found in the historic district. Apply materials in a traditional manner that conveys the same visual appearance as historic materials. Do not install artificial siding with a faux-grained texture.

4.4.5 it is generally inappropriate to use synthetic (vinyl, aluminum, PVC, plastic, resin, fiberboard) siding and details within the district as these generally do not reflect the size, scale, proportion, texture, and detail of traditional building materials. However, substitute materials may be considered for trim, porch elements, and other decorative features that are susceptible to repeated moisture infiltration and rot.

4.4.6 Use contemporary masonry veneers, including brick veneer, thin-set stone veneer, split-faced concrete block, and stamped concrete, that accurately reflect the size, scale, proportion, texture, and detail of traditional building materials and are applied in a traditional manner that conveys the same visual appearance as historic materials.

4.4.7 Use of modern materials may be appropriate if they are applied to Modernist rather than traditional forms, as a means of continuing the evolution of architecture through time.

4.4.8 Architectural details should be appropriately scaled and compatible with the overall architectural style of the building. If emulating historic architectural styles, ensure that the proportion and scale of the trim or feature relates to those on historic buildings within the district.

4.4.9 Do not introduce exterior wall features, details, or surfaces to a building that would create a false historical appearance.

4.5 Doors and Windows: Principles

While door and window types and styles vary greatly in the district, the ratio of solid wall to voids created by door and window openings is relatively consistent and lends continuity to the district's streetscape. The location, size, and proportion of door and window openings create a visual rhythm that unifies the façade of the structure and characterizes the building, streetscape, and district. Therefore, the door and window patterns employed in new buildings should reinforce the existing patterns found on buildings in the immediate surroundings. This, in turn, will reinforce the rhythm of the streetscape.

In addition to the location, size, and proportion of door and window openings, the style and articulation of the openings contribute to the architectural style of the building and the overall character of the streetscape and district. Thus, studying the door and window styles and patterns of existing buildings, within the context of the new design, will help define appropriate treatments for the new building.

4.5 Doors and Windows: Standards

4.5.1 Design new buildings so that window and door openings are compatible with buildings in the immediate surroundings when the window and door openings are important in defining the overall historic character of the district. This compatibility includes:

a. The ration of solids (walls) to voids (windows and doors)

b. The rhythm and placement of windows and door openings

c. The proportions of window and door openings (ratio of width to height)

d. The overall size and shape of window and door openings

4.5.2 Design new buildings so that the articulation of window and door openings is compatible with buildings in the immediate surroundings when that articulation is important in defining the overall historic character of the district. For example, openings are generally recessed on a masonry building while doors and windows are surrounded by raised trim on a frame building. New openings that are flush with the rest of the wall are not appropriate on traditionally styled buildings.

4.5.3 Design new buildings so that the pattern and style of windows and doors are compatible with the windows and doors of buildings in the immediate surroundings when the pattern and style of windows and doors is important in defining the overall historic character of the district and are consistent with the overall style of the building.

4.5.4 Do not install windows, doors, or sidelights with two-dimensional simulations of pane subdivisions, such as snap-in muntins. If not true divided light, glazing should have three-dimensional grills affixed to both the interior and exterior of the window with shadow bars between insulated glass panes.

4.5.5 Install windows and doors constructed of materials that are compatible with the windows and doors of buildings in the immediate surroundings when those materials are important in defining the overall historic character of the district. These include wood, aluminum-clad, and fiberglass-clad wood windows as well as wood, metal, metal-clad wood, or fiberglass doors. Vinyl and vinyl-clad windows are not appropriate in the historic district.

4.5.6 Install storm windows and doors following the standards found in Windows, Shutters and Exterior Doors.

4.5.7 Do not use tinted, frosted, or mirrored glass where visible from the street. Translucent or low-e glass may be strategies to reduce solar heat gain.

4.5.8 Install shutters if their presence is consistent with the overall style of the building.

a. Shutters should be sized to fit the opening and mounted on hinges, even if fixed in the open position.

b. Do not install shutters on bay or grouped windows.

c. Shutters should be constructed of wood, wood composite without a faux wood grain, or other materials that accurately mimic wood.

d. Metal or vinyl shutters are not appropriate in the historic district.

4.6 Porches and Entrances: Principles

Entrances provide shelter immediately outside the door and are often detailed with ornamentation coordinated to convey the architectural style of the building. Porches provide space for outdoor gatherings and are often sheltered from the sun and rain.

Porch form is determined by the width and depth of the porch, its roof pitch and shape, and the location of the porch in relationship to the main entrance of the building. Porch form and the detailing of posts, railings, and other decorative elements is intricately tied to the architectural style of the building. Porches on new construction should be in keeping with the character and architectural style of the building.

4.6 Porches and Entrances: Standards

4.6.1 Design new buildings with porches and entrances that complement the size, proportion, placement, and rhythm of existing historic porches and entrances in the immediate surroundings when the size, proportion, placement, and rhythm are important in defining the overall historic character of the district.

4.6.2 Design porches to provide usable outdoor space by ensuring a minimum depth of six feet.

4.6.3 Design entrances to be no more than one bay wide and no deeper than six feet, with the door centered within the entrance.

4.6.4 Design porches and entrances to be compatible with the overall architectural style of the building.

4.6.5 Select materials and architectural details that are compatible with both the architectural style of the new building and the buildings in the immediate surroundings in terms of size, composition, texture, pattern, color, and detail when those materials and details are important in defining the overall historic character of the district.

4.6.6 It is generally inappropriate to use synthetic (vinyl, aluminum, PVC, plastic, resin, fiberboard) siding and details within the historic district. However, substitute materials may be considered for trim, porch elements, and other decorative features that are susceptible wo repeated moisture infiltration and rot.

4.6.7 Frame porches with raised foundations should have tongue-and-grove porch floors with boards laid perpendicular to the façade of the house. Do not use wood decking for porch floors.

4.6.8 Entrances and porches with floors at grade may have concrete floors.

4.7 Garages, Carports, and Accessory Structures: Principles

The location, size, scale, materials, architectural style, and use of garages, carports, and accessory buildings in the historic district varies greatly and is illustrative of the evolving transportation, storage, storage and lifestyle needs of residents. As with any new construction, a new garage, carport, or accessory building that is sensitively sited, appropriately scaled, and carefully designed to complement the architectural style and historic context of the streetscape can enhance the overall character of a district.

When determining the location and orientation of a new garage, carport, or accessory building on a given site, it is important to consider not only the immediate site and the setbacks laid out in Black Mountain Land Use Code, but also the setbacks, spacing, and orientation of existing and historic garages and accessory buildings in the immediate surroundings. New garages, carports, and accessory buildings should always reinforce the siting and pattern of historic buildings in relationship to the primary building on the site, neighboring buildings, and the public right-of-way. The precedents set by neighboring historic garages and accessory buildings and the location of any mature trees or other significant site features should all factor into the proposed siting of a new garage, carport, or accessory building.

The form, height, and scale of new buildings should be consistent with that of existing garages, carports, and accessory structures in the district. The scale, building and roof form, and overall size of new garages, carports or accessory buildings must be related to and remain secondary to that of the primary building on the site. New garages, carports, and accessory buildings should never compete with or diminish the prominence of the primary building on the site.

Garages, carports, and accessory structures often have similar architectural details and materials and warrant the same attention to design that would be given to a primary building. New buildings should be compatible with, but discernible from, historic outbuildings in the immediate surroundings. Garages and accessory buildings are generally less detailed than primary buildings and care should be taken to avoid the application of excessive architectural details or elements that would give the building a false historical appearance. As with any new construction, traditionally designed buildings call for materials that emulate historic materials in their size, installation, and finish. For a new garage, selecting doors resembling the appearance of hinged doors, rather than contemporary overhead doors, will enhance its computability within the historic district. However, buildings with overtly Modernist designs may incorporate materials that reinforce that design aesthetic.

Wood-framed, utilitarian, prefabricated storage sheds may be considered in rear yard locations where they are not visible from the public right-of-way.

4.7 Garages, Carports, and Accessory Structures: Standards

4.7.1 Introduce compatible new garages, carports, and accessory buildings, as needed, in ways that do not compromise the historic character of the site or district.

4.7.2 Site new garages, carports, and accessory buildings in traditional locations that are compatible with the character of the building and site, typically beyond the rear wall of the primary building on the site.

4.7.3 Site new garages, carports, and accessory buildings to be consistent with garages and accessory buildings in the immediate surroundings, both in orientation to and setback from the street as well as in spacing between and distance from other buildings, especially when the siting is important in defining the overall historic character of the district. Whenever possible, locate garages, carports, or accessory structures behind the primary structure, in a rear yard. Structures may be placed in side yard only when rear setbacks do not allow for enough space. New garages, carports, and accessory structures are not appropriate in front yards.

4.7.4 Design and site new garages, carports, and accessory buildings so they do not compromise the overall historic character of the site, including its topography, and significant site features.

4.7.5 Design new garages, carports, and accessory buildings so that their size, scale, and form do not visually overpower the primary building on this or adjacent sites. Design garages, carports, and accessory buildings to be compatible with, but secondary to, the primary building in size, scale, building, and roof form.

4.7.6 Design new garages, carports, and accessory buildings to be compatible in height, form, and proportion with garages and accessory buildings in the immediate surroundings when the height, form, and proportion are important in defining the overall historic character of the district.

4.7.7 Design new garages, carports, and accessory buildings that are compatible with, but discernible from, historic garages and accessory buildings in the district.

4.7.8 Design new garages, carports, and accessory buildings and their features to be compatible in scale, materials, proportions, and details with the overall historic character of the site and district and with garages and accessory buildings in the immediate surroundings when the scale, materials, proportions, and details are important in defining the overall historic character of the district.

a. Select exterior materials and finishes that are compatible with the primary building in terms of scale, dimension, pattern, detail, finish, texture, and color. Smooth-faced cementitious or composite siding that matches the traditional dimension of wood siding is permitted for new accessory buildings.

b. For larger buildings, it is appropriate to echo the form and detailing of the primary structure. However, elements should be reduced in scale to complement the smaller building form and should have less ornate detailing than that on the primary structures.

4.7.9 Desing new garages, carports, or accessory buildings so that the placement, shape, scale, size, materials, pattern, and proportion of windows and doors are compatible with the windows and doors of the primary building on the site and with garages and accessory buildings in the

immediate surroundings when those elements of doors and windows are important in defining the overall historic character of the district.

a. Windows should follow the Standards for New Construction: Doors and Windows.

b. Garage doors on street-facing elevations should be single-bay (single car wide) doors with multiple doors, rather than a single, wider door, installed to access two-gar garages.

c. Do not install vinyl overhead garage doors.

4.7.10 Locate new metal- or wood-framed storage buildings or carports in rear or side yard locations that are visually screened from the street.

a. Smaller buildings and site improvements can serve as focal points for backyard landscapes but should be minimally detailed and able to be easily removed without creating permanent damage to the site.

b. Prefabricated wood and metal buildings may be introduced if they are compatible in size, scale, form, height, proportion, materials, and detail with other accessory structures in the district. Do not site prefabricated sheds in locations that are visible from the street.

4.7.11 Maintain and protect significant site features – including stone walls – drom damage during or as a consequence of related site work or construction.

4.7.12 Do not construct a new garage, carport, or accessory building if doing so will detract from the overall character of the site or district or if the construction will require the removal of a significant building element or site feature.

4.8 Additions: Principles

Over the years, improvements in building technologies, changes in building use, and shifting social structures have necessitated changes within the historic district. The installation of electricity and HVAC systems required relatively minor changes to historic buildings, while the construction of additional bathrooms and floor space often required additions to the building footprint. These changes illustrated the continued evolution of the building over time and are important in understanding the history of an individual building as well as establishing trends in historic architecture and building usage.

In order for historic buildings to remain in use, allowances must be made for additions. However, proposed new additions must be carefully considered in terms of their potential impact on the historic and architectural integrity of the building and district and must be sensitively designed to complement the historic building. It is essential that any new additions do not visually overpower the original building, compromise its architectural integrity, misrepresent its chronology, or destroy significant features of the building or site.

An initial and important consideration for additions is their location and footprint. Rear elevations generally provide inconspicuous locations for modest additions, minimizing visibility from the public right-of-way. It is also important to locate additions where they will not damage or conceal significant building or site features. Stepping the addition in a foot or more from either rear corner of the original building helps to differentiate it from the existing sidewall plane, protects original corner boards and trim, and further diminishes its visibility from the street. Additions should be sized so that they do not visually compete with the original building. Furthermore, the footprint of the addition should not significantly alter the site's ratio of built mass to unbuilt area, and private open space at the rear of the property should be maintained.

The consideration of the overall form, proportion, and massing of additions is equally important. Additions should reflect the form and scale of the original structure but should be visually differentiated from it. This can be achieved by insetting the addition from the rear corners of the building; including a "hyphen", a small-scale transitional element, to connect the original building to the addition; or simply reducing the scale of the addition to be secondary to the original building. Whatever the design solution, the addition should be visually differentiated from the historic building so the original building's form and massing is still apparent. This is especially true for the roof form and height. Additions may tie into the original roof forms but must never result in the alteration of the main roof form or height.

The next level of design considerations is the selection of compatible finish materials and architectural details, including the careful selection and placement of windows, doors, and, if applicable, porches that are compatible with the original building. Additions may echo the architectural style of the original building, with contemporary finishes and details that are in keeping with the original building, though the exact replication of historic styles and details is often only appropriate for work confined to a limited area. Alternatively, additions may introduce a compatible, contemporary style that is more distinctly differentiated from the original building, as lot as it is appropriately sited and scaled. Both approaches are appropriate in the historic districts and, regardless of the approach, the finish materials and architectural details should follow the Standards for New Construction including Building Materials and Architectural Details; Doors and Windows; and Porches.

Ultimately, the combined result of all these design considerations is an addition that is compatible with, but differentiated from, the original building. In terms of construction, the connections of the addition to the original building should be minimized so that the removal or destruction of historic fabric is limited and, when feasible, the addition should be structurally self-supporting. As with any construction within

the historic district, it is important to limit excavation, regarding, or ground disturbance and to protect significant site features.

4.8 Additions: Standards

4.8.1 Introduce compatible new additions, as needed, in ways that do not compromise the historic character of the site or district.

4.8.2 Site additions in locations that are compatible with the character of the building and site and are minimally visible from the street, typically on rear elevations. Additions may be located on side elevations only when rear setbacks do not allow for enough space and if additions have been carefully designed to retain the spacing of buildings in the district and to minimize their impact on the rhythm of the streetscape or character-defining open spaces. Additions are never permitted on front facades.

4.8.3 Site additions to be consistent with additions in the immediate surroundings and to retain the orientation of the existing building as well as the spacing between and distance from other buildings in the immediate surroundings when the siting and spacing are important in defining the overall historic character of the district. Maintain the original orientation of the structure with primary entrances on the front façade of the building.

4.8.4 Design and site additions so they do not compromise the overall historic character of the site, including its topography, significant site features, and distinctive views. Do not introduce an addition if it requires the loss of a character-defining building or site feature, such as a porch, or if it necessitates the relocation or demolition of historic garages or accessory buildings.

4.8.5 Design and locate additions so that, as much as possible, historic features and details – including windows, doors, chimneys, bays, corner boards, wood shingles, brackets, and decorative trim – are not removed or concealed.

4.8.6 Design additions so that their size, scale, and form are compatible with the existing building and do not visually overpower the building on this or adjacent sites.

4.8.7 Design additions to be compatible with, but discernible from and secondary to, the existing building in their location, size, scale, building, and roof form.

a. Limit the size and scale of additions to minimize their visual impact and maintain private open spaces on the site.

b. Match the foundation height, style, and materials of an addition to the existing building.

c. Differentiate the addition from the wall plane of the existing building and preserve existing corner boards and trim by stepping back the wall place of the addition and/or utilizing a hyphen or other small-scale transitional element to connect the addition to the existing building.

d. Where additions compete in size with the original building, include a hyphen or small-scale connecting wing or to separate the historic building from its new addition.

e. Utilize similar roof forms and pitches for building additions and, when possible, align the height of the eave line of a new addition with the eave line of the existing building.

f. Maintain the roof pitch and ridgeline of the existing building. Do not alter or raise the roof ridge of existing buildings in order to accommodate additions. Roof ridges for additions should be secondary to (lower than) those of the main structure.

4.8.8 Design additions using contemporary architecture provided they adhere to the characteristics of the historic district including: materials, siting and setbacks, scale, height, form, proportion, and details.

4.8.9 Minimize damage to the historic building by constructing additions to be structurally self-supporting, where feasible, and attach them to the original building carefully to minimize the loss of historic fabric. Attach additions in such a manner that, if additions were removed in the future, the essential form and integrity of the historic building would be unimpaired.

4.8.10 Design additions and their features with materials that are compatible with, but discernible from and secondary to, the existing building and historic buildings within the immediate surroundings when the features and materials are important in defining the overall historic character of the district.

a. Select exterior materials and finishes that are compatible with the original building in terms of scale, dimension, pattern, detail, finish, texture, and color.

b. Use traditional materials in conventional ways so that additions are in harmony with the buildings in the historic district.

c. Smooth-faced cementitious or composite siding that matches the traditional dimension of wood siding is permitted for additions.

d. Do not use synthetic (vinyl, aluminum, PVC, plastic, resin) siding and details on additions within the historic district unless it can be demonstrated that the materials and finishes are compatible with the original building in terms of scale, dimension, pattern, detail, finish, texture, and color.

4.8.11 Design additions and their features with architectural details that are compatible with, but discernible from and secondary to, the existing building and historic buildings within the immediate surroundings when the features and materials are important in defining the overall historic character of the district.

a. Incorporate materials and details derived from the primary structure.

b. Extend the hierarchy of architectural details to the addition with embellishments and detailing simplified on less visible side and rear elevations.

4.8.12 Design additions so that the location, shape, scale, size, materials, pattern, and proportion of windows and doors are compatible with the windows and doors of the existing building and with historic buildings in the immediate surroundings when these elements of doors and windows are important in defining the overall historic character of the district. Doors and windows should follow the Standards for New Construction: Doors and Windows.

4.8.13 Design porches so that the location, shape, scale, size, materials, and details are compatible with, but discernible from and secondary to, porches on the existing building. Porches should follow the Standards for New Construction: Porches.

4.8.14 Maintain and protect significant site features from damage during or as a consequence of related site work or construction.

4.9 Deck and Patios: Principles

Decks and patios are contemporary translations of the traditional porch or terrace. Decks and patios gained popularity by the mid-twentieth century as a mor casual alternative to porches on rear elevations. Typically, decks are constructed of wood and are raised above ground level to align with the first floor of the building. Depending on the distance above grade, a deck may include a railing for safety and steps down to the yard. Occasionally, decks may be roofed. Patios are typically constructed at grade and may be laid with concrete, brick, flagstone, slate, or other masonry.

PRESERVATION CONSIDERATIONS AND BEST PRACTICES

As with any exterior change, careful attention must be given to the location, scale, height, design, material, and construction of decks and patios in order to avoid compromising the historic character of the building or visually overwhelming the building or site. Locating decks on the rear elevation of the building and stepping the deck back from the rear corners of the building minimizes their visibility, increases privacy, and reduces the potential of damage to original architectural trim. Decks and patios should also be located to protect significant building features, such as porches or projecting bays, and to ensure that important site features are not lost. When possible, align decks and patios around mature trees or accommodate those trees within the footprint of the deck or patio.

The size of new decks should be modest in comparison to the structure and site and should not significantly change the proportion of open area to built mass for the site. When possible, decks should be designed to be close to the ground to reduce the need for handrails and extensive framing, thereby minimizing their visual impact.

Despite efforts to keep decks low to the ground many require railings for safety and steps down to the yard Given the contemporary nature of decks, railings, and steps should not imitate historic details, but should instead be simply detailed and compatible with the historic building in terms of their scale and proportion. The use of a compatible paint color or stain on a deck can both reduce its visual impact and extend its life by protecting the wood from the deteriorating effects of ultraviolet light and moisture.

As with any construction activity in the historic district, the impact of construction work on the site should be minimized by avoiding the use of heavy machinery that disturbs or compacts the soil, and mature trees and other site features should be protected from damage. Damage to the building's historic fabric can also be minimized by constructing the deck to be structurally self-supporting, with minimal structural connections to the historic building. This also allows decks to be removed without damage to the historic building.

While patios tend to be less visually intrusive than decks, it is imperative to consider the size, location, and material of patios in order to minimize the impervious surface area of the site. In order to minimize damage to the historic building, patios with footings or other structural support should be self-supported and not tied to the structure of the historic building. Further, poured concrete patios should not abut the foundation of the house and should be gently sloped to drain water away from the house. A planting strip of at least eight inches should be retained between the patio and foundation of the house in order to ensure that settling of the patio does not impact the foundation and that water does not collect along the building foundation.

4.9 Decks and Patios: Standards

4.9.1 Locate decks and patios on rear elevations or in inconspicuous areas that are minimally visible from the public right-of-way.

4.9.2 Locate decks and patios in locations that do not damage or conceal significant building or site features or details. Do not introduce a deck or patio if it requires the loss of a character-defining building or site feature, including porches, projecting bays or wings, historic garages, accessory buildings, and retaining walls.

4.9.3 Retain and preserve historic building materials and trim and minimize the visual impact of a deck or patio by designing them to be inset from the building's corners.

4.9.4 Limit the size and scale of decks and patios to minimize their visual impact. Do not introduce a deck or patio if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.

4.9.5 Align decks with the building's first floor. For sites with high foundations, consider multi-level decks that step down to follow the topography of the site.

4.9.6 Design and detail decks and any related steps and railings to be compatible with the historic building in scale, material, configuration, and proportion. Consider designing deck piers and foundation infill to relate to the structure in the same way that a porch would. However, avoid replicating historic porch posts and railings for contemporary, uncovered decks.

4.9.7 Construct decks of wood or substitute materials that visually replicate wood. When visible from the street, construct patios in traditional materials.

4.9.8 Minimize damage to the historic building by designing decks and patios to be structurally self-supporting. Attach decks to the building carefully to minimize the loss of historic fabric and to allow for their removal in the future. Retain a planting strip between patios and building foundations to allow for proper drainage.

4.9.9 Screen the structural framing of decks with foundation plantings, lattice, or other compatible screening materials.

4.9.10 Maintain and protect significant site features from damage during or as a consequence of deck- or patio-related site work or construction.