

**TOWN OF BLACK MOUNTAIN  
HISTORIC PRESERVATION COMMISSION**

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The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, April 20, 2022, 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 6:01 p.m. with the following members present:

Susan Leive, Chair  
Ron Collins  
Jay Parmar

Absent:

Matthew Turner, Vice Chair

Staff:

Jennifer Tipton, Senior Admin

Others Present:

Austin Edwards  
Sherwin Shilati?

The meeting was called to order at 6:01 p.m. and duly constituted and opened for business with a quorum of three (3) regular members.

**II. ADOPTION OF AGENDA**

Jennifer Tipton suggested moving new business in front of old business. Ron Collins made a motion to adopt the agenda as amended. The motion was approved by a vote of 3-0.

**III. ADOPTION OF MINUTES**

Ron Collins made a motion to adopt the minutes of February 16, 2022, as written. The motion was seconded by Jay Parmar and approved by a vote of 3-0.

**IV. OLD BUSINESS**

**1. HPC Brochure/Welcome Packet**

Jennifer Tipton said that she added the QR codes and added the names of Commission members. Ms. Tipton will print a copy and make sure that the QR codes and links work and once it is confirmed that everything works, the brochure will be added to the website and copies will be printed.

**V. NEW BUSINESS**

**1. Certificate of Appropriateness – 135 Cherry Street**

Jennifer Tipton said that an application for a Certificate of Appropriateness has been submitted for 135 Cherry Street, the Town Pump, to build a three hundred and fifty-six square foot deck on the rear of the property. There is currently a small landing in need of repair, and they are asking to increase the size of the deck to allow for some outdoor seating. Austin Edwards, Bloom Construction, is in contact with Charlie Russell, Building and Fire Inspector, about the fire treated wood that will be required as the property is in the Primary Fire District. There are no side or rear setbacks in the Central Business District. Mr. Edwards does not have

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staining of the deck in the budget and due to the limited colors of the fire rated materials, they will be doing the staining later and the owner does want to have an earth tone color for the stain. Ron Collins asked about ABC requirements in regard to screening. Mr. Edwards said that there will be double handrails as the deck will connect with the deck on the building next door. The handrails will be door height and the back door will be replaced as well. The door will open out for egress and to meet Fire Code and to improve the back area of the building. The deck on the back of Mountain Nest does not go all the way to the line so there is a small gap between the two decks. Mr. Edwards said his measurements included to that deck but will ensure that they remain inside the property lines. Mr. Edwards would like to go to the line as possible. The wooden fence and chain link fence will be removed. Mr. Collins asked if the design could match the deck at Mountain Nest and Mr. Edwards said that the deck will look like how he builds decks, but it will be nicer than what is there now. The only decision that has not been made yet is the material for the pickets but one of the options is hog wire, which is similar to what is on the deck at Black Mountain Brewing, which Mr. Edwards also constructed. The Commission suggested doing all wood, including the pickets. Mr. Edwards will remove some of the hemlock siding and reattaching it so it fits better but did note that some of the siding will eventually need to be replaced. Mr. Edwards said he did not suggest a roof due to the height of the building and it being such a small structure and no roof is being suggested at this time. Susan Leive made a motion to approve the Certificate of Appropriateness with the condition that the pickets be made of wood and the color of the stain be a muted, earth tone color. The motion was seconded by Ron Collins and approved by a vote of 3-0.

### **VI. PUBLIC COMMENT**

Sherwin Shilati, purchased the old Head to Toe building and the two vacant properties on Cherry Street and is still looking at options on what to do with the properties. Mr. Shilati had questions about how the parking and dumpsters were allowed in the gravel parking lot on his property and Ms. Tipton said that if there were easements then that should be in the deeds but the probability is that it just verbal agreements that allowed the parking and dumpsters. Mr. Shilati will work with Mr. Edwards on the deck and access from the deck and Mr. Edwards will ensure that he does not encroach onto Mr. Shilati's property. Mr. Shilati will continue to do more research and will possibly talk to Andrea Munn as well on the history of the parking area and the dumpsters. Mr. Shilati will also speak with Jake Hair regarding uses for the property and parking area. Mr. Shilati will email Jennifer Tipton to talk about bringing ideas and sketches to the Commission when he is ready.

### **VII. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION**

Jay Parmar asked if the Commission did an annual meeting for the property owners, especially as so many owners are from out-of-town. The Commission does not currently do this but they do think it is a good idea to be considered.

Ron Collins asked about the area behind Pellom's time shop and that it is an eyesore and possibly a hazard so Jennifer Tipton will report it to Jake Hair, Zoning Administrator.

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**VIII. COMMUNICATION FROM STAFF**

None.

**IV. ADJOURNMENT**

The meeting was adjourned at 6:56 p.m.

Prepared by:

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Susan Leive, Chair

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Jennifer Tipton, Senior Admin