

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION**

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, June 16, 2021, at 6:00 p.m. electronically via Zoom.

I. CALL TO ORDER

The meeting was called to order at 6:02 p.m. with the following members present:

Susan Leive, Chair
Ron Collins, Vice Chair
Elaine Loutzenheiser
Frank Cappelli

Absent:

Matthew Turner

Staff:

Jennifer Tipton, Senior Admin

Others Present:

The meeting was called to order at 6:02 p.m. and duly constituted and opened for business with a quorum of four (4) regular members.

II. ADOPTION OF AGENDA

Ron Collins made a motion to adopt the agenda as presented. The motion was seconded by Elaine Loutzenheiser and approved by a vote of 4-0.

III. ADOPTION OF MINUTES

There were three minor changes to the minutes of May 19, 2021. Elaine Loutzenheiser made a motion to approve the minutes as amended. The motion was seconded by Frank Cappelli and approved by a vote of 4-0.

IV. OLD BUSINESS

There was no official old business but Ron Collins asked about the adopted guidelines and Jennifer Tipton said that they had been amended from the last meeting and posted on the website. Mr. Collins asked about additional ways to let people know about the guidelines and Ms. Tipton said that she could do a newsflash on the website, which could then also be posted to social media, and contact the newspapers to do a brief article about the updated guidelines.

V. NEW BUSINESS

1. Minor Works Approvals

Jennifer Tipton presented the two minor works projects that have been approved since the last meeting. The first was a sign for Artful Gypsy, which moved into 208 Sutton Avenue. The second was the mural at 203 W. State Street for the new tapas bar.

2. Discussion of Murals/Signs/Art

Based on the discussion from the last meeting on murals and signs, particularly the mural at 203 W. State Street, Ms. Tipton contacted Ron Sneed and found some articles about murals and

Historic Preservation Commission Regular Meeting
June 16, 2021

signage and first amendment rights. Mr. Sneed said that the mural did not qualify as a sign by the current definition of a sign and that the guidelines at the time the mural as painted did not have any criteria for murals. Ms. Tipton was also able to get in contact with Annie McDonald from the State Historic Preservation Office and she recommended not having guidelines for murals in terms of the content but rather focusing on materials and placement. Ms. Tipton also provided some definitions to add to the glossary for signs, murals, and art. Ron Collins suggested that if a mural or artwork is painted on another media, such as plywood, foamboard, etc. then it should be treated as signage and follow the guidelines for signage. Ms. Tipton also mentioned that the color requirements should be listed in the sign section as well so that it is not construed that the colors only apply to the exterior of buildings. Mr. Collins also suggested adding to the mural definition that a mural is applied directly to the building and that for artwork, we add the word commercial. It was also recommended that Ms. Tipton reach out to the Black Mountain Center for the Arts and let them know that before they paint another mural on the side of the building, they need to come before the commission for approval. Mr. Collins also spoke about the scale of some of the murals in town and suggested that the sign ordinance have some guidelines or criteria about the size of murals.

3. Discussion of Timeframes for Approvals

Ms. Tipton explained that the current standards have it listed that minor works approval can be approved in a few days while major works can be approved in 14 to 45 days. Both of these timeframes are vague and sometimes it may take longer for approvals. Ms. Tipton mentioned that with the Planning Board, they have to make a decision within thirty days or the item is deemed approved and the item moves forward. It was suggested that minor works approvals be listed at a week and major works be listed at 60 days and must have a written decision or else will be deemed approved. If a minor works member is on vacation or cannot be reached, then another member will fill in to make a decision. Major works projects could possibly take longer than 60 days as long as the commission continues the meeting and notes the explicit items that are needed for a decision to be rendered.

4. Discussion of Going Back to In-Person Meetings

Ms. Tipton noted that Town Hall is now open and most mandates have been lifted and the guidance that has been given to staff is to let each board or commission decide if they are ready to go back to in-person meetings. Ms. Tipton said that a hybrid option will still be available if there is a board or commission member or an applicant who is not comfortable coming in person. Ms. Tipton also said that anyone is allowed to wear a mask but it will not be mandated. It was decided to go back to in-person meetings beginning with the July meeting.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

Elaine Loutzenheiser and Frank Cappelli both announced that they would not be reapplying for another term. They both said that they have enjoyed their time on the commission but felt that it was time to move on and give other people a chance to serve. Everyone thanked them for their service and said how much they would be missed.

VII. COMMUNICATION FROM STAFF

Historic Preservation Commission Regular Meeting
June 16, 2021

Ms. Tipton said that there are currently no applicants for the commission but that there are several for Planning Board who might be interested if they are not chosen for Planning Board. Ms. Tipton did inform the commission of the new policy that will allow them to review the applications and make a recommendation. Susan Leive asked about her term and Ron Collins' term and Ms. Tipton said that she will check with Savannah Parrish to make sure that we will not be left without a commission.

VII. ADJOURNMENT

Ron Collins made a motion to adjourn at 6:58 p.m. The motion was seconded by Elaine Loutzenheiser and approved by a vote of 4-0.

Prepared by:

Susan Leive, Chair

Jennifer Tipton, Senior Admin