

Minutes
Regular Meeting of the
Aberdeen Historic Preservation Commission

January 22, 2019
Monday, 4:30 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Historic Preservation Commission met on Tuesday, January 22, 2019 at 4:30 p.m. for their Regular Meeting. Members present were Chairperson Mollie Wilson, Dell Crumpton, and Jon Ring. Others in attendance were Planning Director Justin Westbrook, Senior Planner Kathy Blake, Administrative Assistant Megan Henderson, Mike Davis, Les Scott, Art Parker, and Matt Ramsey.

1. Call to Order

Chairperson Wilson called the meeting to order at 4:44 p.m.

2. Approval of Minutes

a. No new minutes to be reviewed

(1) No quorum November 16, 2018

(2) No meeting in December 2018

3. New Business

a. Report Memo

Director Westbrook presented the memo for the Certificates of Appropriateness (COA). No questions posed. Since one COA is for landscaping and the other is for an access ramp of the same property, it is necessary to switch items B and C on the agenda to allow the Board to make the best decisions.

c. Review of Certificate of Appropriateness COA #19-02 for pedestrian access ramp at 106 S. Poplar Street

Megan Henderson swore in Les Scott and affirmed Mike Davis.

Ms. Wilson opened the public hearing for COA #19-02.

Director Westbrook presented photographs of the building and the location of the proposed ramp and stated that one of the concerns is the proposed ramp appears to be going into the existing landscaping along the building. Item B pertains to the landscaping of this property. A determination of landscape will be considered after the determination of the access ramp. Director Westbrook stated that building code prohibits walking into a drive aisle. What is being presented today may not be the exact way it will be built or constructed, based on staff working with the applicant to cooperate with the building code. The request tonight is concerning whether or not the concept presented is appropriate; the details can be coordinated later.

There was some discussion on whether or not the property location is actually a part of Aberdeen's historic district and Planner Blake stated the property is not a part of the National Register but is part of our local historic district. Mr. Ring suggested placing a ramp straight out the front door to the sidewalk. There was discussion on whether or not the ramp would be visible from the street. Mr. Scott stated the ramp is effectively located in an alley, barely visible to the road. Director Westbrook stated it will be a concrete ramp compliant with ADA regulations that should have been put in a long time ago. Mr. Scott stated members bound to wheelchairs are currently being carried in. Ms. Wilson asked for the dimensions of the ramp. Mr. Scott stated he is unable to give that information at this time. Director Westbrook stated staff guesses it would be roughly 50 feet. Mr. Scott stated the ramp was being extended due to the height of the stairs.

The stoop and stairs currently extend 11 ft. into the drive aisle with diagonal parking places surrounding the area. The applicant stated he is unable to extend the ramp to the west due to foresight of US-1 becoming a super street. There was discussion concerning the dimensions of the ramp and the current landing. Director Westbrook stated dimensions are not really pertinent to this Board, more so just the placement. Ms. Wilson asked what the size of the landing is. Mr. Ring, who is a member of the church, stated it is not big enough to pivot a wheelchair. The columns will have to be adjusted to accommodate the ramp.

Director Westbrook asked if the Board would be willing to make a recommendation under the condition that the structure will not be changed. Mr. Scott stated they were not prepared to have every detail documented prior to submitting the idea to the Board and that he is only seeking approval for the concept itself. Director Westbrook stated the request tonight is not for the modification of the columns and if the columns have to be adjusted at any point, then that will be another COA.

Ms. Wilson asked what materials will be used. Mr. Scott stated concrete with black wrought iron rails, with great effort made to match the building across the street as much as possible. Ms. Crumpton asked if we could specify that the present look be extended if necessary. Ms. Wilson suggested not specifying that part, and if the applicant has to change the look, then they are to come back to the Board. Ms. Crumpton asked if the ramp would be covered. Mr. Scott said he is unsure at this time, as they are primarily just trying to comply with Americans with Disabilities Act (ADA), however he does think it would be logical to extend the roofline to protect patrons attempting to open the door from inclement weather. Ms. Wilson asked if the same columns could be used. Mr. Scott stated if possible, yes or they plan on at least using identical ones. There was some discussion about the materials and design of the current columns and detail above them.

Ms. Crumpton suggested placing the stairs on the other side so as not to remove parking spaces and suggested the motion should specify keeping the same design. Mr. Ring stated the two options for the stairs are either for the side door, that being the most discreet, or the front door. Mr. Scott stated the ramp will come no further east than is required to make the required grade and will not go past the steps of the basement. Ms. Crumpton asked if the existing steps and landing were brick. Mr. Scott stated both were concrete, but with minor brick detailing. Ms. Wilson asked if the steps would be removed if the columns are left where they are and the landing is extended for a swing around. Mr. Ring stated the steps are being removed regardless. Ms. Wilson stated the motion should include putting the steps on the west side. Mr. Ring stated the current design is for the steps to come out the north side, as they currently exist. Mr. Scott confirmed that those are the only two options. Ms. Wilson asked if the steps would be concrete. Mr. Scott stated they would either

be solely concrete or concrete with brick detail to match the existing ones.

There was some discussion on the context of whether to approve the ramp at today's meeting, and what issues would require the applicant to come back for another meeting.

A motion was made by Ms. Crumpton, seconded by Mr. Ring, that the applicant's proposal is congruous with the historic aspects of the Aberdeen Historic District with respect to the following criteria: 1) Setback and Placement, 2) Materials to be used, 3) Fenestration proportions, shapes, position, location, and pattern, 4) General form and proportions of buildings and structures, 5) Appurtenant features and fixtures, 6) Structural condition and soundness, and subject to the following conditions: 1) The ramp be of concrete material with black iron rails to match the ramp opposite the building on 115 W. Main as closely as possible, 2) The landing and roof be extended to match the existing with like materials, and 3) Concrete or brick steps on the west or north side if it meets code. Motion unanimously carried 3-0.

Ms. Wilson closed the public hearing for COA #19-02.

- b. Review of Certificate of Appropriateness COA #19-01 for major landscape work at Page Memorial United Methodist Church at 115 W. Main Street

Ms. Wilson opened the public hearing for COA #19-01.

Director Westbrook presented the site plan to the Board explaining where the proposed landscaping will be. Staff requested the access ramp be looked at first because of the wax myrtle beside the landing as well as the 3 hollies to the north. Staff informed the applicant that if the Native American holly is to be removed, it must first be confirmed diseased or deceased by an arborist. Director Westbrook stated staff would be okay with utilizing Ms. Janet Peele's opinion for that decision. Mr. Scott stated they had already obtained permission from the person who planted said tree to remove it in order to improve the look of the facility. Director Westbrook asked if it was the applicant's intent to remove the tree, to

which Mr. Scott and Mr. Davis stated it was. Director Westbrook stated staff would work with the applicant on the terms of removal.

Mr. Scott stated the church views these items as routine maintenance and there is nothing he can do to ensure this will not happen again. It is likely that this same discussion will be had at some point in the future. There was some discussion of the various trees and plants presently on the property and their condition as well as how they are affecting the building. The motive is to improve the appearance of the church and preserve its historic nature.

Mr. Davis asked who was in charge of planting trees in Aberdeen and stated someone placed a tree in front of the landing in front of the church, which is currently growing and obliterating the church's sign. Director Westbrook stated the Appearance and Beautification Commission handles the planting in and around downtown. Director Westbrook stated he will discuss that issue with them at another time.

Mr. Ring stated this is the most complete packet he has seen in his 6 or 7 years of doing this and asked what we really need to determine. Ms. Crumpton stated the reason it is here is because it concerns major landscaping of the historic district. Mr. Scott stated they have no plan in existence to do all of these things at the same time, nor can they afford to do that. If the COA is approved and project is not done within the year, the applicant can come back to the Board for an extension. Mr. Davis stated there are major renovations ahead for them and Mr. Scott stated activity on this project will be slow in nature.

Mr. Scott stated many plants have gotten so large that they are choking out adjacent plants and asked about what the Board means by replacing in kind, as that stipulation was not communicated to him by Ms. Peele. Ms. Crumpton and Mr. Ring clarified to the applicant the Board's definition of in-kind. Mr. Scott stated he had asked Planner Jen Gallimore if they needed to use Moore County native species and was told no. Planner Blake said that may have been a mistake or miscommunication.

Director Westbrook states that the HPC should take into account the landscape plan along with the different details prepared by someone

with knowledge of landscaping. As long as the Board approves those things in theory, there can be wiggle room with regards to specifics. Ms. Wilson stated she is looking at things such as safety issues and the large plants by doors are unsafe, due to the possibility of people hiding behind them. Mr. Scott stated the intentions are to improve the current landscaping, with not as many plants replacing those being removed. Director Westbrook stated the COA is valid for 1 year and begins when the work begins, not from the date of approval, pending the applicant begins work within the calendar year (by 1-21-20). An extension can be requested within that year if necessary. Lastly, the four American hollies are being considered to keep.

A motion was made by Mr. Ring, seconded by Ms. Crumpton, that the applicant's proposal is congruous with the historic aspects of the Aberdeen Historic District with respect to the following criteria:

- 1) Fenestration proportions, shapes, position, location, and pattern,
- 2) General form and proportions of buildings and structures,
- 3) Appurtenant features and fixtures,
- 4) Structural condition and soundness, and subject to the following conditions:
 - a) All trees subject to removal shall be replaced with in-kind species that are historically appropriate and native to this region,
 - b) No tree shall be removed without replacement unless deemed deceased by a certified arborist,
 - c) Landscaping shall be done according to the concept provided which preserves the historic nature of Page Memorial United Methodist Church in the Downtown Aberdeen Historic District.

Motion unanimously carried 3-0.

Ms. Wilson closed the public hearing for COA #19-01.

- d. Review of Certificate of Appropriateness COA #19-03 for major landscape work at 214 N. Poplar Street

Ms. Wilson opened the public hearing for COA #19-03.

Megan Henderson swore in Art Parker and Matt Ramsey.

Director Westbrook presented the COA application and stated the best course of action is to review the points Planner Gallimore has pointed out for height, setback and placement, etc. Art Parker has contracted with Ramsey Landscaping Associates, Inc. Mr. Ramsey stated the main building exterior will be painted and cleaned, and rotted, damaged wood will be replaced (Scope of Work Item 1). Design principles and guidelines prohibit the painting of unpainted brick. The method of exterior cleaning has not been provided to staff at this point. It is also unclear to staff if the wood is being replaced in kind or with a composite. The new masonry terrace falls within guidelines, however, the resurfacing with decking boards does not (Scope of Work Item 2). Scope of Work Items 3, 4, and 5 meet the design principles and guidelines.

The applicant has worked closely with the Technical Review Committee to identify any major issues and has found none. Mr. Parker stated all trees are being preserved and no live trees will be removed, however a few deceased trees have already been removed. There will be no use of substitute materials. The outside of the building is intact. The plantings and landscaping are the major things to discuss. Mr. Ramsey discussed the various landscaping options at hand and the details of the plan, as well as the need for parking spaces. The building was previously a bed-and-breakfast and will be the new office of Aberdeen Exterminating for Art Parker.

Ms. Wilson asked about the exterior painting. Mr. Parker confirmed that only the trimming and detail are being painted. They will be replacing any damaged wood with like wood and cleaning the brick. Ms. Wilson asked about the front porch hardscape improvements. Mr. Parker said the surface of existing front porch is not changing and Mr. Ramsey stated it will be repaired. Ms. Wilson asked about the new masonry terrace materials. Mr. Parker stated it will be masonry and brick or stone, not poured concrete. They will not be resurfacing the porch with decking boards. The current terrace steps are remaining the same. The new

walkway will be brick. There will be no change to the front porch or the surface of the existing front porch or steps, other than to make repairs as necessary with like material. The front walk from the steps to the sidewalk will be brick. The new masonry terrace will be brick or stone on the southwest entry side. The terrace will retain the steps currently in place. They will be resurfacing the drive with gravel, except for the handicap area and walkways which will be concrete with painted stripes, per ADA requirements. There will be a cobblestone edge added to the perimeter of the driveway and brick pads added at entries and existing drives. Signage is to be approved by staff for drive directionals. In regards to lighting, Mr. Ramsey stated it is low-voltage, accent lighting that is low to the ground.

A motion was made by Mr. Ring, seconded by Ms. Crumpton, that the applicant's proposal is compatible with the historic aspects of the Aberdeen Historic District with respect to the following criteria:

- 1) Height,
- 2) Setback and placement,
- 3) Materials to be used,
- 4) Architectural detailing,
- 5) Roof shapes, forms, and materials,
- 6) Fenestration proportions, shapes, position, location, and pattern,
- 7) General form and proportions of buildings and structures,
- 8) Appurtenant features and fixtures,
- 9) Structural condition and soundness, and subject to the following conditions:
 - a) Unpainted masonry/brick CAN be cleaned, but NOT painted,
 - b) Repair porch decking,
 - c) No removal of any mature tree, defined as having a trunk larger than four inches in diameter at a height of two feet above the ground unless replaced with in-kind species,
 - d) Any repairs done to the exterior portion of the building to replace any rotted or damaged wood shall be replaced with in-kind like wood,

- e) Any repairs to the front porch done with like items,
- f) The front walk from the porch to the sidewalk will be done in brick,
- g) The new terrace for the southwest corner of the front porch will be done in brick or stone to match the building as closely as possible,
- h) The drive and parking will be resurfaced in gravel except where handicap accessible areas are to be done in concrete with stripes,
- i) Parking bumpers will be added in gravel areas and a cobblestone edge will be added around the perimeter with brick pads added at entrances and exits to the existing drive,
- j) The intent of the driveway is to be one-way and any sign to be placed must be approved by staff,
- k) The main building will be re-landscaped as shown on the landscape planting plan submitted,
- l) New plantings should consist of indigenous species in support of the historic nature of the district and will include a support system for automatic irrigation,
- m) Lighting will be discreet, low-voltage, and low to the ground added to enhance the new landscape for outdoor activities and police patrols.

Motion unanimously carried 3-0.

Ms. Wilson closed the public hearing for COA #19-03.

4. Other Business

a. Certificated Local Government (CLG) Update

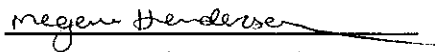
Director Westbrook thanked the Board for their help with the Town's reaffirmation of CLG. He stated that the CLG can only be kept if at least 2 Board members receive training. There is a staff workshop for preservation in Raleigh on April 5th, which Board members are invited to attend. There is also a State Historical Preservation Conference from March 20-22 in Wilmington/ Wrightsville beach. Ms. Wilson and Ms. Crumpton are both interested in attending.

b. Historic Property Plaque Update

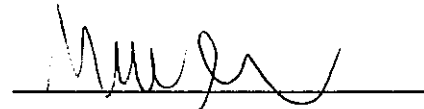
The plaque that was agreed upon is \$79. Postcards and memorandums have been sent to properties within the first two phases of the project to gauge interest. Director Westbrook showed members the postcards and memos that were sent. All feedback has been positive and indicative of willingness to contribute to the cost.

5. Adjourn

A motion was made by Mr. Ring, seconded by Ms. Crumpton, to adjourn the meeting. Motion unanimously carried 3-0. Meeting adjourned at 7:06 p.m.



Megan Henderson, Administrative Asst.
Minutes were completed in draft form
January 30, 2019.



Mollie Wilson, Chairperson
Minutes were Approved on
April 18, 2019