

**MINUTES**  
**Regular Meeting**  
**Historic Preservation Commission**

June 17, 2019  
Monday 4:30 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Historic Preservation Commission met on Monday, June 17, 2019 at 4:30 p.m. for their Regular Meeting. Members present were Chairperson Mollie Wilson, Dell Crumpton, Christian Crumpton, and Ernestine Chapman. Staff members in attendance were Planning Director Justin Westbrook, Senior Planner Kathy Blake, and Administrative Assistant Maria Carpenter. Citizens in attendance were Brian Bowles, Molly Twigg, Terry Moore, and Cliff Dranhan.

1. Call to Order

Chairperson Wilson called meeting called to order 4:30 pm.

2. Approval of Minutes

a. April 15, 2019 Minutes

Ms. Dell Crumpton asked to have hard copies of minutes sent out or have available to pick up. Ms. Dell Crumpton made motion to approve minutes, Ms. Christian Crumpton seconded motion. April 15, 2019 minutes approved.

3. New Business

a. COA-19-09, Review of Application of Certificate of Appropriateness for installation of solar panels at 300 E. Main St.

Swearing in of speakers by Danielle Orloff. Persons sworn in were Molly Twigg, SolarTyme's Cliff Dranhan, Terry Moore.

Director Westbrook gave presentation of COA for Solar Panels, describing the home at 300 E Main St and type of solar panels and where they will go. Director Westbrook described guidelines for historic homes and roofs. #7 is of particular importance to make sure that solar panels meet criteria.

Director Westbrook went over 3 options for Motions. Staff does not have any recommended motions at the moment. Director Westbrook made slide presentation of the home, it's location, and where the panels would be on south/southeast corners of the house toward the driveway. Also proposing possibility of 4 panels on southern side of house. Staff report gives electrical

requirements. Solar panels would be above existing roof. Director Westbrook recommended applicant get chance to speak. Ms. Chapman asked for applicant to speak.

Cliff Dranhan from SolarTyme gave presentation on the home and where the solar panels will be located. Mr. Dranhan stated that SolarTyme has engineers that work with them to make sure structural is ok. Panels would hook up to hot water heater and electrical. Mr. Dranhan stated the panels will not give off glare and have more of a skylight appearance. Mr. Dranhan stated that SolarTyme has picked the area on the house that will have the best structural abilities, the panels will sit flush with the roof so they have the proper air flow. SolarTyme also picked the direction to get best amount of light. Ms. Dell Crumpton asked what is distance between top of roof and panel? Mr. Dranhan stated that it depends on county guidelines, but would be a minimum of 18 inches per fire code, the panel thickness is ~ 3 inches. Company will be using micro inverter, so extra energy can go back to Duke Energy. Mr. Dranhan stated all anyone would ever see are panels themselves. Energy would flow into home by single wire system. Ms. Christian Crumpton asked how easy to remove if someone wants to sell. Mr. Dranhan stated for 20 panels about 3-5 hrs for removal, 6-7 to reinstall. Ms. Dell Crumpton asked if need to remove shingles to install? Mr. Dranhan stated only in area attaching to roof is where you'd remove shingles. Chairperson Wilson asked the weight of 1 shingle? Mr. Dranhan stated they are 41 lbs. each panel, about 25 by 16 foot. They are covered on top to give good hail resistance. Ms. Chapman asked do they blend in or stand out? Mr. Dranhan stated it will depend on roof color, if black like this one they should blend well, they won't have glare, should look like skylights. He stated the customers, the Rings, wanted something to blend in. They choose 20 panels for best energy use, cost. SolarTyme will restore roof if customers were to move and take panels. They do stay with home if sold and warranty is transferable. Discussion on exact placing of panels. Mr. Dranhan said that 4 of the panels placement would depend on structural engineer recommendation, but would be on same side as other and least visible location possible. Ms. Dell Crumpton asked if any solar panels already in historic district? Planner Blade said No. Ms. Dell Crumpton asked if there are any historic districts that have that? Planner Blake responded that some have them, put them on house facing away from road.

Chairperson Wilson stated that in a motion she would like to see it added that panels are in positions described today.

Ms. Dell Crumpton made motion to approve:

-Certificate of Appropriateness COA-19-09 is compatible with the historic aspects of the Aberdeen Historic District with respect to the following criteria:

- Roof shapes, forms and materials subject to the following conditions:
  - that there be 20 panels as proposed in application on south facing main roof and additional 4 be on same surface or on south side of front roof adjacent to south gable.

Motion seconded by Ms. Chapman. Motion unanimously carried 4-0.

b. COA-19-10, Review of Application for Certificate of Appropriateness for major exterior renovations and landscaping at 206 N. Sandhills Blvd.

Director Westbrook received some revisions and printed off new COA, will not be double doors, just single door.

Director Westbrook gave brief presentation on COA-19-10 for Artisan Market to alter and enhance building. Point of clarification, front will be Sandhills side. Front door will be single door. (see staff report for details)

206 N Sandhills Blvd. Director Westbrook showed slide presentation of building location, and current photos of the property showing changes. Majority of changes will be cleaning of debris, limewash of brick exterior detail, mortar and brick repair work. Director Westbrook showed pictures of limewash that applicant is proposing, stated it is recommended for historic buildings.

Director Westbrook stated the exterior changes would consist of debris clean up and landscaping, replacing shingles and awnings, 2 barn style lights and matching windows. Center door will stay single door. Rear of building: will paint brick light grey, removal of HVAC units, brick and mortar old HVAC unit holes. New aluminum black door. They will not be replacing glass around doors now, as it was not glass there originally, just brick work. They will put rosemary in beds.

Terry Moore of Bell Manley (real estate agent) asked to say a few words. Mr. Moore thanked Senior Planner Blake and Director Westbrook for their help. Mr. Moore stated that Molly is a remarkable business woman, military veteran wife, Molly wants to keep integrity of old buildings. Mr. Moore stated that he is impressed with how Aberdeen wants to help young entrepreneurs.

Molly Twigg presented information on her business. It will showcase about 75 local vendors, can also use space for satellite businesses. Husband is military and was stationed here in August. She is hoping to work on building and bring it back to life. Ms. Twigg stated it has some remarkable historical features like bow tresses. Ms. Moore stated that the front was going to be double doors, but glass door company suggested against it. It will now stay the same single door. She stated that the metal roofing already exists, she just wants to add it to awnings to make it more consistent. Biggest problem with building is inconsistencies. Chairperson Wilson asked what color is roof and are you going to maintain it? Ms. Twigg replied yes, she wants it to match commercial windows on front side of building, for safety and aesthetics. Chairperson Wilson asked if windows will be black aluminum and not vinyl? Ms. Twigg stated that is correct, black or dark grey and aluminum.

Ms. Twigg also stated that a tree fell on building and needs to be cleaned off, a lot weeds and grass that need to be cut and trimmed. She stated that no large limbs will be

removed, just cleaning and trimming work. Poplar side already has beds built in, just want to clean them up, add mulch and add rosemary. Roof on back, we will replace asphalt shingles. They are charcoal color. Old HVAC units will be removed and replaced with one unit that you can't easily see from road.

Chairperson Wilson asked if painting on back will all be the same color? Ms. Twigg stated no, trim will be painted white, and brick will be light grey. Chairperson Wilson asked if she will be painting front of building? Ms. Twigg stated no, that will be limewash, just painting some trim work which will stay white and paneling will be painted grey. Chairperson Wilson wanted to know what they will resurface parking lot with? Ms. Twigg replied with asphalt like it is now, it's just cleaning it up and resurfacing and lining for parking. Chairperson Wilson expressed concern about limewash, because not appropriate to paint brick in our historic district. Ms. Twigg stated that the building has been really let go, would have to use a lot of chemicals to clean the brick. She still wants the brick to show through but use the limewash to hide some imperfections. She stated it is more of a protector for the brick and not to color it. Ms. Twigg explained limewash process and that it's not really changing the color, just protecting the brick. Other historic districts have done this.

Ms. Dell Crumpton left meeting at 5:30 pm.

Chairperson Wilson stated she likes it all except the coating of the brick. She asked if they tried to clean it, that she would rather they try to clean instead of limewash. Ms. Twigg stated that they are going to clean it, but don't think they can find a matching brick, and that the limewash would help with mold.

Chairperson Wilson asked for list of materials being used in repairs. Discussion on cleaning the brick, using a chemical wash, no high pressure instead of using the limewash, Chairperson Wilson would prefer that they try cleaning first. Ms. Twigg stated the limewash would make it more aesthetically pleasing.

A motion was made by Ms. Ernestine Chapman to accept motion Certificate of Appropriateness COA -19-10 is compatible with the historic aspects of the Aberdeen Historic District with respect to the following criteria:

- Can clean out front of building on Sandhills, install aluminum doors and windows, tin roof, barn door lights, not to effect integrity of building with mounting. Front trim to be painted white and paneling to be painted light grey, and asphalt repair as presented. Cleaning of landscaping plan as presented. Sides - cleaning and white trim, removal of HVAC equipment and replacement with brick to match existing brick as closely as possible, and landscaping as presented. Poplar side - repainting of facade in light grey, replacement of fire door with metal door, removal of HVAC units with brick and mortar and paint to match, lighting attached without affecting integrity of building. Trim painted white, and

landscaping as presented. Installation of charcoal/black aluminum door from front to rear center of building. Replace asphalt shingles to match existing as best as possible.

Chairperson Wilson seconded motion. Motion carried unanimously.

#### 4. Other Business

Staff has not received permits from Methodist church at this time.

Discussion of moving and removal of house. Justin has call in and will discuss in next meeting.

Discussion of setting annual meeting schedule and whether to meet in July. Director Westbrook stated meeting schedule should be set with annual schedule if want a July meeting.

Chairperson Wilson stated will leave July meeting up to TOA. Director Westbrook said we would take this week to look at any COA and see if necessary.

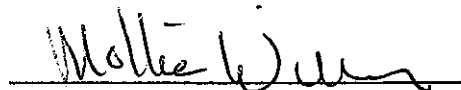
#### 5. Adjourn

Ms. Chapman made motion to adjourn meeting. Ms. Christian Crumpton seconded motion. Motion carried unanimously.

Meeting is adjourned at 6:32 pm.



Administrative Assistant Maria Carpenter  
Minutes were completed in draft form  
June 17, 2019



Chairperson Mollie Wilson  
Minutes were approved on  
August 19, 2019

