

MINUTES
Regular Meeting of the
Historic Preservation Commission

August 19th, 2019
Monday, 4:30 pm

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Historic Preservation Commission met on Monday, August 19, 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, Planner Christian Haas, and Administrative Assistant Maria Carpenter. Citizens in attendance were Brian Munn, Cindy Munn, Harriet Sloan, Lisa Varney, and Rick Varney.

1. Call to Order

Chairperson Wilson called meeting to order at 4:33pm.

2. Approval of Minutes

a. Regular Meeting of June 17th, 2019

Ms. Dell Crumpton made motion to approve minutes from the June 17th meeting, Ms. Chapman seconded, motion carried unanimously 4-0.

3. New Business

a. COA-19-15, Review of Application of Certificate of Appropriateness for major works improvements to the chimneys, roof, and proposed fencing, not previously approved on property located at 502 E. Main St.

Administrative Assistant Maria Carpenter swore in: Brian Munn of 504 E Main St, Aberdeen; Cindy Munn of 1207 Devonshire Trail, Aberdeen; Harriet Sloan of 500 E Main St, Aberdeen; Lisa Varney of 502 E Main St, Aberdeen; and Rick Varney of 502 E Main St, Aberdeen.

Chairperson Wilson stated that the applicants, Rick and Lisa Varney are replacing 2 chimneys and asked if they submitted pictures. Director Westbrook stated that they had not under the most recent submittal but showed pictures of chimneys from previous application. Chairperson Wilson asked if applicant is just replacing the 2 front chimneys? Director Westbrook stated that yes, they are just rebuilding the 2 front chimneys.

Chairperson Wilson asked what materials were being used? Lisa Varney stated that they would be using brick of the same color and the same design as the previous chimneys.

Director Westbrook stated that the applicant wants to replace the roof with tin or cedar, and there is currently asphalt shingles on the roof. Chairperson Wilson stated that cedar is not seen very often in the historic district and it is a fire hazard. Mrs. Varney stated that tin is less expensive, so they will probably go with that. Chairperson Wilson stated she would like to make it tin, and what color? Mrs. Varney stated it would be galvanized.

Chairperson Wilson stated that the applicant would like to put a white wooden 4' high picket fence beginning at back corner of house, to run up the side of house to about 8 or 9 ft from road. It will then continue across the front of the house to the front corner of the house, then from corner to across front to 2 ft from side property, then all the way back. Ms. Dell Crumpton asked if the fences that are there now were approved. Director Westbrook stated that the garden fence there now was not approved. Mrs. Varney stated that they had received a notice regarding garden fence not being approved. Ms. Dell Crumpton asked what the setback is. Director Westbrook stated that fences could be put on the property lines, and that setbacks were not a requirement of this Board to approve. Ms. Dell Crumpton stated that she noticed the window on the side of house did not look like the picture anymore. Mrs. Varney stated that was because the wood rotted out and the side is being rebuilt, with the same window going back in, so everything looks as it historically looked.

Chairperson Wilson stated that the applicant is installing 2 4' picket gates. Ms. Christian Crumpton asked how big the gates are. Mrs. Varney replied that there are 2 4' gates and 2 6' gates to the driveway in the backyard. Ms. Dell Crumpton asked why the gate on side yard? Mrs. Varney replied that they wanted a gate there to be able to get a mower through and mow along fence line, between fence and property line. Ms. Chapman stated that 2 ft seemed very close. Mrs. Varney stated that it was just to be able to mow along fence line. Ms. Dell Crumpton asked if the privacy fence was permanent and already up. Mr. Varney stated that the privacy fence had been approved 2 years ago. Ms. Dell Crumpton asked didn't that COA expire? Director Westbrook stated that no, they had 2 years to start and as long as work was being done and inspections being pulled, they were within their rights. Director Westbrook stated that the privacy fence was not a part of this request.

Chairperson Wilson stated that #4 was to keep the current 6" x 6" wooden porch posts. Mr. Varney stated that they designed the front porch to match the historic back porch. The porch was ripped off at some point and the spindles and roof line do not match the deed. Chairperson Wilson asked if the 2017 COA approval has a description of the posts. Director Westbrook stated that it says replace porch, same depth, posts to match NR description. NR description states porch has tapered classical posts on brick piers at corners, slender square-section posts between. Mrs. Varney stated that they would prefer the simpler

ones that are there. Mr. Varney asked which looks more historic? Chairperson Wilson stated that the brick with tapered classical posts is much more common in Aberdeen and more in keeping with the spirit of the town. Ms. Dell Crumpton asked if that is what was approved previously. Chairperson Wilson stated yes.

Mrs. Varney asked about painting porch floor boards gray. Ms. Dell Crumpton asked about the steep ramp located at back of house. Mr. Varney stated that the stairs in back had rotted out and they replaced them with a ramp for now. Mrs. Varney stated that the ramp is temporary, and the stairs will be replaced with the back porch. Ms. Dell Crumpton asked isn't it under historic if we can see back from front yard. Director Westbrook stated that the curtilage that staff has only goes so far. Director Westbrook stated that the Planning Department has received pictures and he had spoken with the Code Enforcement Officer this morning to take a look. Ms. Dell Crumpton asked if the HPC had approved the porch, it would have been tongue in groove. Mrs. Varney stated that it would be again. Director Westbrook read Certificate #214 COA-17-02 and stated there is no mention of tongue in groove, just replace porch. Chairperson Wilson stated she had no problem with painting porch floor boards gray and asked if anyone else did. All agreed painting floor boards gray is fine.

Ms. Harriet Sloan, owner of 500 E. Main St, stated that her husband's family has been at 500 E. Main St for 100 years. Ms. Sloan stated that she wants to know if when the applicants placed the wire fence on what she believes is her property, did they get permission? Director Westbrook explained that the Town of Aberdeen cannot do anything about that, especially if they did not pull permits. Director Westbrook stated that if they pull permits, we can investigate whether they put the fence where they said they would, but the Town does not determine property lines, that is up to the property owners and disputes are between owners. Ms. Sloan asked if Moore County would be involved. Director Westbrook stated no. Ms. Sloan asked how they could put a fence up without knowing the property lines. Mrs. Varney stated that they went by the property markers that were there in the ground before for the wire fence but will have the property surveyed before putting up the new fence.

Mr. Brian Munn, of 504 E. Main St, asked how far down to the road the fence will come between 502 and 504 E. Main St. Mrs. Varney stated that it would be at least 8-9 feet from the road per public works.

Mr. Munn asked about the removal of the asbestos shingles. Director Westbrook stated that they were approved for asbestos shingles removal to expose the original siding. Mrs. Varney stated that they had checked with the state and they did not have to get a permit for that and were following all the guidelines for the removal. Ms. Sloan asked if they needed a permit. Director Westbrook stated no and explained that the issue with asbestos is when it is

airborne and dust. That is when it's hazardous and would require a permit, but since it was siding it is harmless.

Ms. Sloan stated that the applicants had already violated several things and was there anything to be done about that. Director Westbrook stated that the Town knows about the vegetable garden fence and staff will make sure it is taken down. Director Westbrook stated that the ramp did not have approval and the Town will work with the applicant to address those issues. The Town prefers to get compliance rather than fees, but staff will do what needs to be done to make sure all is addressed. Ms. Sloan stated she is still concerned about the trailer on property that they are living in. Mrs. Varney stated that they are not living in it. Director Westbrook stated that he will send out Chief Building Inspector McGowan to investigate.

Chairperson Wilson asked if there could be a separate motion made for each type of work being done. Director Westbrook replied yes.

1. Ms. Dell Crumpton made motion to rebuild and repair 2 front exterior brick chimneys to be rebuilt with same color brick and design, as described and shown in staff report COA 17-02. It is compatible with the historic aspects of the Aberdeen Historic District with respect to the following criteria: roof shapes forms and materials, materials to be used (texture and patterns, color if authorized), general form and proportions of buildings and structures, appurtenant features and fixtures: lighting, wall, fences, landscaping (if authorized). Motion seconded by Ms. Chapman. Motion carried unanimously 4-0.
2. Ms. Christian Crumpton made motion to reroof house and porches with galvanized tin that is compatible with historic aspects of Aberdeen Historic District with respect to the following criteria: roof shapes forms and materials, materials to be used (texture and patterns, color if authorized), general form and proportions of buildings and structures, appurtenant features and fixtures: lighting, wall, fences, landscaping (if authorized). Motion seconded by Ms. Dell Crumpton. Motion carried unanimously 4-0.
3. Ms. Chapman made motion to fence property with setbacks as described with white, wooden, 4' high picket fence.
 - a. Fencing to begin at back corner of house 18" from property line abutting 504 E. Main St., fence to continue to property marker at road, across front of house to line intersecting with opposite corner of house.
 - b. Fence to then run straight to corner of house, then straight across

to minimum of 2' from property line abutting 500 E. Main St.

- c. Fence to then run down that side of property to 2' from back property marker.
- d. Gates:
 - i. (2)-4' white, wooden, picket fence,
 - 1. (1) at side of front porch where fence then crosses to 500 E. Main St. side of property and
 - 2. 1 gate half-way down 500 E. Main St. side of property fencing;
- e. (2)-6' white, wooden, picket fence sections halfway across front fence line running toward 500 E. Main St. (this is our driveway to access the back of house*)

That it is compatible with historic aspects of Aberdeen Historic District with respect to the following criteria: roof shapes forms and materials, materials to be used (texture and patterns, color if authorized), general form and proportions of buildings and structures, appurtenant features and fixtures: lighting, wall, fences, landscaping (if authorized). Motion seconded by Ms. Christian Crumpton. Motion carried unanimously 4-0.

- 4. Ms. Chapman made motion to paint porch floor gray that it is compatible with historic aspects of Aberdeen Historic District with respect to the following criteria: roof shapes forms and materials, materials to be used (texture and patterns, color if authorized), general form and proportions of buildings and structures, appurtenant features and fixtures: lighting, wall, fences, landscaping (if authorized). Motion seconded by Ms. Christian Crumpton. Motion carried unanimously 4-0.

Ms. Dell Crumpton made motion that front porch posts that were approved 4/17/17 to match NR description with tapered classical posts painted white on brick pier at corners, slender square section posts painted white between, is compatible with historic aspects of the Aberdeen Historic District with respect to the following criteria: roof shapes forms and materials, materials to be used (texture and patterns, color if authorized), general form and proportions of buildings and structures, appurtenant features and fixtures: lighting, wall, fences, landscaping (if authorized). Motion seconded by Ms. Chapman. Motion carried unanimously 4-0.

5. Ms. Dell Crumpton made motion that front porch posts that were approved 4/17/17 to match NR description with tapered classical posts painted white on brick pier at corners, slender square section posts painted white between, is compatible with historic aspects of the Aberdeen Historic District with respect to the following criteria: roof shapes forms and materials, materials to be used (texture and patterns, color if authorized), general form and proportions of buildings and structures, appurtenant features and fixtures: lighting, wall, fences, landscaping

Ms. Dell Crumpton asked how does the HPC know that what they agree on at meetings is followed through by applicants. Chairperson Wilson stated that Artist League lied on their COA, and Carolina Barbell still has vinyl signs out. Director Westbrook stated that the Town is currently hiring for a Code Enforcement Officer that will be able to drive around and follow up on these things. Director Westbrook stated that the Town hopes to get that person installed quickly but currently we don't have the power to send someone out to follow up on everything.

4. Other Business

Director Westbrook introduced new Planner Christian Haas.

Director Westbrook stated that there was a miscommunication on the High Street solar panels, a building permit was issued thinking that COA had been issued, unfortunately without discussing with zoning. Director Westbrook stated that the Town is making changes to make sure this doesn't happen again. Director Westbrook stated the Town is making changes with UDO and with merging permits. Chairperson Wilson asked what they could do to help. Director Westbrook stated they should continue to be as diligent as they have been. Director Westbrook stated that in regard to solar panels on High/Blue Streets, the Town lawyer, Mr. Morphis, wrote a letter stating HPC does have some say to approve where they are located, but can't deny that homeowner get them. Director Westbrook stated this is a quasi-judicial board and so decisions made must be defensible.


Ms. Dell Crumpton asked if the work being done on a property on Sycamore was staff approved. Director Westbrook stated it was maintenance work called repointing, taking out mortar and putting in new mortar, and did not require staff approval. Ms. Dell Crumpton asked about sign by the ice cream shop. Director Westbrook stated that the Town feels they are a nuisance, so we are moving forward at picking up all signs in the right-of-way.

Chairperson Wilson asked if there was any update on the plaques. Director Westbrook stated that Planner Haas is working on that and has drafted a letter to send out. Chairperson Wilson asked what the commission could do to help. Planner Haas

suggested splitting up top 50 and help find emails for them. Director Westbrook stated that information can be sent to all 144 buildings in the Historic District, but at least 50 are needed to get first plaques made.

5. Adjournment

Ms. Dell Crumpton made motion, seconded by Ms. Chapman, to adjourn meeting. Meeting adjourned at 6:55 pm.



Maria Carpenter, Admin. Assistant

*Minutes were completed in
Draft form on August 19, 2019*



Mollie Wilson, Chair

*Minutes were approved
on November 18, 2019*