

MINUTES
Regular Meeting of the
Historic Preservation Commission

November 18th, 2019
Monday, 4:30 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Historic Preservation Commission met on Monday, November 18, 2019 at 4:30 p.m. for their Regular Meeting. Members present were Chairperson Mollie Wilson, Dell Crumpton, and Ernestine Chapman. Member not in attendance was Christian Crumpton. Staff members in attendance were Planning Director Justin Westbrook, Senior Planner Kathy Blake, Planner Christian Haas, Administrative Assistant Maria Carpenter, and Interim Public Works Director Joe Wood. Citizens in attendance were Bryan Bowles.

1) Call to Order

Chairperson Wilson called the meeting to order at 4:40 pm.

2) Approval of Agenda

A motion was made by Ms. Dell Crumpton, seconded by Ms. Chapman, to approve the agenda as presented. Motion carried unanimously 3-0.

3) Approval of Minutes

a) Regular Meeting of August 19th, 2019

A motion was made by Ms. Dell Crumpton, seconded by Ms. Chapman, to approve the minutes from the August 19 meeting as presented. Motion carried unanimously 3-0.

4) Old Business

Ms. Dell Crumpton stated that the solar panels that the Board approved for John Ring's house won't be done since he is moving. Ms. Dell Crumpton asked if the other house that installed solar panels without coming before the HPC got a letter or reprimand or anything. Director Westbrook stated that the permit for those solar panels was issued in error, but that Staff would not seek removal of the panels. Director Westbrook stated that staff is in the process of changing the permit process, so as to avoid similar confusion in the future.

Chairperson Wilson asked if the board could address things going on in the historic district. Director Westbrook stated that since this is a quasi-judicial board, board members can't discuss current or potential cases they may hear amongst themselves, and if you turn a violation in, it is recommended you recuse yourself from making judgments on that issue. Chairperson Wilson asked about the vinyl signs at Carolina Barbell and if that had been addressed. Senior Planner Blake stated that if she was

asking about whether they are in compliance with Town rules, then no, Ms. Ostby has reached out and spoken with Planner Haas about replacing the vinyl sign.

Ms. Dell Crumpton asked about the house that had the temporary fence approved, what is temporary, how long can it be there? Can it be there a year from when we approve it? Senior Planner Blake stated that what was installed and what was approved were different. Chairperson Wilson stated that they do have a year from the time it was approved it to put up the wooden fence. The temporary fence was not approved and they were informed that it was not approved. Chairperson Wilson stated that most of the people are doing the right thing, and it would be nice to have them come before the board so we can help them get things done historically correct.

5) New Business

a) Town of Aberdeen, Certificate of Appropriateness (COA-19-20)

- (a) A request by the Town of Aberdeen to reconstruct the chimneys for the Union Station (C-114) building. The property is located on 100 E. Main Street.

Admin Assistant Carpenter swore in Interim Public Works Director Wood, Planning Director Westbrook, and Planner Haas.

Planner Haas presented the details for a COA (COA-19-20) submitted by the Town of Aberdeen to reconstruct the chimneys on the Union Station building at 100 E. Main Street. Planner Haas stated that everything in the COA is considered Minor, except for the chimney replacement. Pieces have been falling off the building, so the plan is to replace the chimney from the top of roof and up with brick that matches the original design.

Chairperson Wilson asked if they would be replacing with brick that matches as closely as possible to the original, and will the mortar match also? Public Works Interim Director Wood stated that yes, it will be new antique brick and the intention is to make everything match as original, it was painted to match. Planner Haas stated that we are not obligated to paint it. Chairperson Wilson stated that the board's historic preference is to not paint brick. It should be replaced in the same style with antique brick and cement colored mortar.

A motion was made by Ms. Chapman, seconded by Ms. Dell Crumpton, that Certificate of Appropriateness COA-19-20 is compatible with the historic aspects of the Aberdeen Historic District with respect to the following criteria:

- Commercial & Institutional Guidelines – Masonry

Subject to the following conditions: new antique brick to closely resemble original work and mortar uncolored cement with original design, materials, and form and no paint.

Ms. Dell Crumpton asked about the doors. Planner Haas stated that the doors are a Minor COA. Planner Haas stated that when replacing doors previously, they were installed with the hinges on the outside and it is a safety hazard. Chairperson Wilson

asked if they will still be wooden and in the same style. Planner Haas stated that yes, they would be.

Chairperson Wilson thanked the Town for maintaining the property.

6) Other Business

a) Styers Home - Demolition (COA 19-05)(UPDATE)

(a) Planner Haas stated that the Board had decided after a lot of discussion to put up to a 1 year stay on making a decision regarding the Styers Home while HPC researched options to avoid demolition. Planner Haas stated that the Town's position was to wait and see what suggestions HPC came up with. Ms. Dell Crumpton stated that she understood the Town was going to talk to Raleigh to see what they suggested. Director Westbrook stated that it is not staff's responsibility, it is that of the applicant and HPC to find options according to the Historical Design Guidelines. Staff did reach out and make Mr. Adolphsen aware and he was on site and gave his opinions. HPC made the decision to hold for 365 days while they looked into what could be done. Planner Haas stated that he would send the HPC Mr. Adolphsen and the State Historic Preservation office's contact information so they could contact him.

b) Historic Plaque Programming (UPDATE)

(a) Planner Haas stated that 2 weeks ago staff sent out a letter about the Historic Plaque Program, and if anyone was interested in a new plaque to send in money. Planner Haas stated that there are currently 27 people confirmed after sending out 50 letters, and that the first letters to go out were for contributing properties. Planner Haas stated that for the next phase he would like to enlist the HPC's help by sending out a list and having them reach out to some of the owners. All Board members agreed to help.

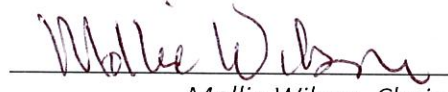
7) Adjourn

a) A motion was made by Ms. Chapman, seconded by Ms. Dell Crumpton, to adjourn the meeting. Motion carried unanimously 3-0. Meeting adjourned at 5:29 pm.



Maria Carpenter, Admin. Assistant

Minutes were completed in
Draft form on November 18, 2019



Mollie Wilson, Chair

Minutes were approved
on February 17, 2020