

Minutes
Regular Meeting of the
Aberdeen Historic Preservation Commission

August 19, 2013
Monday, 5:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Historic Preservation met on Monday, August 19, 2013 at 5:00 p.m. for the Regular Meeting. Members present were Chairperson Dell Crumpton, Vice-Chairperson Kam Hurst, and Jon Ring. Others in attendance were Planning Director Pamela Graham, Permit Technician Amy Fulp, Planner Jane Tercheria, and Sammy McPeake.

1. Call to Order

Chairperson Dell Crumpton called the meeting to order at 5:08 p.m.

2. Approval of Minutes

a. Regular scheduled meeting of July 15, 2013.

Chairperson Crumpton wanted to let Permit Technician Amy Fulp know that she did a really good job on the minutes.

Kam Hurst made a motion, seconded by Jon Ring, to approve the minutes from the meeting of July 15, 2013 with one correction. Motion unanimously carried.

3. New Business

All parties who would like to give evidence or testimony were sworn in before doing so.

a. Consideration of Certificate of Appropriateness COA #10-63 for exterior paint color at 140 South Sycamore.

Planning Director Graham stated McPeake Hotels has purchased the property called the "Glory Hole". They have been doing work on the building and have found some issues interior and exterior. Planning Director Graham stated these issues don't seem to be anything other than normal repair; they are mainly looking at repainting the exterior.

Planning Director Graham showed the Board color samples that the McPeake's are proposing to use.

Planning Director Graham stated the McPeakes have repaved the concrete with the same material. They have also replaced some of the wood in the eaves that was rotted; this would be considered normal maintenance. The only exterior change tonight is with the paint colors.

Chairperson Crumpton questioned if the building was actually built in 1960, she thought it was older. Sammy McPeake stated one of the carpenters he used said it was the hangout in the 1940's.

Chairperson Crumpton asked was this property on the National Register? Planning Director Graham stated it is but it is considered a non-contributory building.

Chairperson Crumpton asked Mr. McPeake if he was going to paint and repair what needs to be repaired. Mr. McPeake stated the repairs are just about done, then they will paint and rent it.

Jon Ring asked Mr. McPeake if he knew who was going into the building. Mr. McPeake stated it will probably be a salon or retail store. The brewery had talked about selling home brewery items out of the building.

Chairperson Crumpton asked if there were any questions concerning the paint color. Kam Hurst asked Mr. McPeake how he picked the green color. Mr. McPeake stated they picked the colors out of a book, his mom picked the colors.

Jon Ring asked to clarify that the main colors are green and the peach will go on the door in the front. Mr. McPeake stated they are not set on which colors will go where. If they start to paint and it is too much then they will switch where the approved colors will go.

A motion was made by Jon Ring, seconded by Kam Hurst, that the applicant's proposal is compatible with the historic aspects of the Aberdeen Historic District with respect to the materials and the color palette that is selected. Motion unanimously carried.

4. Other Business

- a. Status on CLG Grant process.

Planning Director stated we are approved for the CLG Grant for \$9,000.00. Mr. Zell has agreed the Town is still going to give the \$8,000.00 that would have been the match if we had gotten the \$12,000.00 from the CLG grant.

Planning Director Graham stated she had gotten some information from the Historic Preservation Office on the guidelines they use to put together the RFQ, the selection process, and requirements to go through.

Planning Director Graham stated the first step would be putting together the RFQ. She gave some examples to the Board to look at. What she will need from the Board tonight is any thoughts they have on specifics they want to make sure are in the updated guidelines, what they want to include in the documents.

Planning Director Graham stated they will send these documents to consultants to let them know what they are looking for, how much money they have to spend, and what the time frame is. The consultants will then come back with proposals on what they can do. So as much information you can give them up front the better product you will get in the end.

Chairperson Crumpton stated she would like to stick to the hot topics of new construction, windows, and siding. She would also like to look into expanding the district.

Kam Hurst asked would they have to do a new district or could they just extend the current one. Planning Director Graham stated they could do either one.

Kam Hurst asked would a different district have their own Historic Preservation Commission. Planning Director Graham stated they wouldn't necessarily have their own commission, they may have their own set of guidelines, but they wouldn't even have to have that.

Planning Director Graham stated if they thought they may do another district, or an expansion of the existing district, they need to make sure their guidelines would incorporate any features they don't see now but should see. Chairperson Crumpton asked if the possibility of a new or extended district is something they would want to let the consultants know for the guidelines. Planning Director Graham stated possibly, but they know they want to look at new construction. If this district is completely built out, but they knew they would want to add another district down the road that maybe had a lot

of vacant lots on it, then you would want to make sure that you included new construction even though it is not pertinent to what you are doing now.

Chairperson Crumpton asked about Landmarks and if they would have anything to do with the guidelines. Planning Director Graham stated they have a protocol for how to give Landmark designation to properties then you would apply the same standards that your guidelines apply.

Jon Ring stated they had talked about a lot of stuff to consider when they are doing the requests. They will want to make sure the things that have come up in this meeting they define pretty well. But there is still a bunch more that they wouldn't want to lose and the work has been done.

Chairperson Crumpton stated they had talked a lot about paint before some of the present members were on the commission; there was always a lot of debate about color. But you pick your battles and there are a lot more battles that are more destructive to the historic property than paint, one example is siding.

Kam Hurst stated painting brick in the historic district is against the rules and some have broken that rule. Chairperson Crumpton stated this would be something that needs to be defined in the rules of the guidelines regarding paint. Planning Director Graham agreed because it makes those who have been denied mad because they see other brick buildings that have been painted.

Kam Hurst stated she didn't understand why, up Poplar Street, when they first did the Historic Preservation why they would not have included it. The first house in Aberdeen was right up Poplar Street and now it is gone. She thinks now is the time to get it in here and preserve it.

Planning Director Graham stated the process is relatively the same whether you expand your current boundary or you have a separate district.

Jon Ring stated what we want to achieve for this project is capturing a general character, non-character of Historic Aberdeen. That sort of general statement up front with a little bit more specific as they go into those guidelines, this is Aberdeen the character and the place. The boundaries as they are today okay, then they could do some additional work beyond that without really having to change the guidelines.

Planning Director Graham stated that was exactly right, this process is not really going to affect the boundary; we really can't do that as a part of

this process. But if we go through the boundary change, then the guidelines can carry through without having to do that again.

Planning Director Graham stated the consultant that is chosen, we will ask that they do some public input process as a part of this. They will probably hold one, two, or maybe more community meetings and this commission would host it, but they would run the meeting.

Chairperson Crumpton asked if they would have to notify everyone in the Historic District about the meeting. Planning Director Graham stated it would probably go beyond that. It wouldn't be a legal notice, it would just be a request that we are looking for your input and this is your chance to help guide this document.

Kam Hurst asked would we have the date set far enough in advance to put it in the Bon Accord. Planning Director Graham stated yes they would. They can also put it on the website and do some flyers; they would want to have as much public participation as possible.

Chairperson Crumpton asked what the time frame is. Planning Director Graham stated they have to have a product and have it all paid for by August of 2014.

Chairperson Crumpton asked when they will have the request for qualification. Planning Director Graham stated she will start drafting up the request for qualifications, which will need to go to the State Historic Preservation Office for review. The State Historic Preservation Office has a list of practitioners they can send it out to.

Planning Director Graham stated with the selection process the consultants will be narrowed down to probably three and these will come in and make presentations. Then a final decision can be made from what you see there.

Chairperson Crumpton asked if by the end of the year someone should have the contract and hopefully be working. Planning Director Graham said yes.

Chairperson Crumpton asked if it would be good to have her replacement in place so they do not come on board in the middle of it. Planning Director Graham stated they would have to deal with whatever time line they are given. The Board was given all the applications we have and

at the last meeting they tabled it. They will look at it again on the 29th at the work session and can make a decision if they are ready.

Planning Director Graham stated Chairperson Crumpton could legally serve as long as this process is going on. But she does feel like the new chairperson would be named before the end of the month and they would be coming in before we started seeing any of the proposals.

Kam Hurst stated it would be good to have volunteers again. Planning Director Graham stated it is a good idea and they could get that out in the Bon Accord and on the website. Chairperson Crumpton stated they could also send out letters to people that were once on the commission and still live in the area.

Chairperson Crumpton thanked Planning Director for all of her work on the CLG process.

5. Adjourn

A motion was made by Jon Ring, seconded by Kam Hurst, to adjourn the meeting. Motion unanimously carried.

Amy Fulp, Permit Technician
Minutes were completed in
Draft form on September 9, 2013

Dell Crumpton, Chairperson
Minutes were approved on
September 16, 2013