

Minutes  
Regular Meeting of the  
Aberdeen Historic Preservation Commission

September 16, 2013  
Monday, 5:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Historic Preservation Commission met on Monday, September 16, 2013 at 5:00 p.m. for the Regular Meeting. Members present were Chairperson Dell Crumpton, Mollie Wilson, Ernestine Chapman, and Jon Ring. Others in attendance were Planning Director Pamela Graham, Permit Technician Amy Fulp, Planner Jane Tercheria, Matt Kirby, Betty Hendrix, and Patricia Halligan.

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 August 19, 2013.

Jon Ring made a motion, seconded by Mollie Wilson, to approve the minutes as amended from the meeting of August 19, 2013. 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 #10-64 for new construction at 207 Campbell Street.

Mr. Kirby stated he brought some color samples for the exterior and roof samples in case he needed them. Mollie Wilson asked what the colors are on the houses beside the one Mr. Kirby is going to build. Mr. Kirby stated the one directly beside it is a light tan or khaki and the other one is green. Chairperson Crumpton asked if they were all earth tones except for the blue one and Mr. Kirby stated it was more of a gray.

Chairperson Crumpton asked if there was anything else they were to approve other than the paint color. Planning Director Graham stated they are approving the new house. Mr. Kirby stated everything as far as the

materials, the windows they are using, and the driveway are the same as the other ones they have built.

Mollie Wilson asked about the fence. Mr. Kirby stated he thought he included the fence application. Planning Director Graham stated she had not seen the application for the fence. Mr. Kirby stated it is exactly the same fence as the other seven. Planning Director Graham stated the Board can put the fence in their motion tonight.

Chairperson Crumpton asked if the window style is the same as before and Mr. Kirby stated yes it is the same type window as before.

Planning Director Graham asked Mr. Kirby if there were anything that stands out and is different than before. Mr. Kirby stated the two siding materials are the same, the fiber cement, they are painting it the color that is submitted with the trim white, the roof is the same, and the fence is the same.

Jon Ring stated in his opinion Mr. Kirby is keeping with the historic character of Aberdeen. The only thing that he would ask is how they are making this new house different enough so it doesn't look like a row of track houses. Mr. Kirby stated he thinks they do look different. They have a local person who is designing all the plans and each of the first 7 plans are unique. This submitted plan is the first one where they have taken one of the more popular houses to build again but they did change it a lot.

Planning Director Graham stated they have had a lot of good feedback from the Kirby's project. This Commission did a lot of work with the Kirby's to make this what it is and she really thinks that it stands out as a great example for infill development in the Historic District.

Chairperson Crumpton asked Planning Director Graham if there was anything more she would like to contribute or things that they need to think about. Planning Director Graham stated it comes down to if there is something new in the proposal they haven't seen before and is the house compatible with the Historic District along with the paint color.

Chairperson Crumpton asked about the window design and the actual pane number. Mr. Kirby stated the pane number is 6 over 1 for the large windows and 4 over 1 for smaller windows.

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

- Height
- Setback and placement
- Materials to be used (texture and patterns, color of authorized)
- Architectural detailing
- Roof shapes, forms, and materials
- Fenestration proportions, shapes, positions, location, and pattern
- General form and proportions of buildings and structures
- Staff approves the fence as long as it maintains the integrity of the current fences

Motion unanimously carried.

- b. Consideration of Certificate of Appropriateness COA #10-65 for new front door and entry steps at 129 Exchange Street.
- 2.

Betty Hendrix stated she is a member of the Artists League and is currently the Chair of the Gallery Committee. Patricia Halligan stated she is the President of the Board of Directors for the Artists League.

Ms. Hendrix stated they had formed a Gallery Committee because they felt like their gallery had been neglected and they were having problems bringing people in and having them take the gallery seriously. They have enhanced the name to "The Exchange Street Gallery of Fine Art".

Ms. Hendrix stated their first project is to improve the appearance of the entry way. The current entry way is an area that had been boarded up when the original doors were taken down, which was probably a roll down door, and was filled in with wooden inserts and some windows. They have a door and window they want to replace with a glass door with a glass panel next to it.

Ms. Hendrix stated the door they are hoping to use is a Pella door with plain glass and white framing. They want it to open up and give the gallery more light. Jon Ring asked if the glass was frosted and Ms. Halligan stated no it is clear glass.

Ms. Halligan stated they also want to enhance the front area, maybe make a wider entry way. Mollie Wilson asked if there was just one step. Ms. Hendrix stated it will be one step or two very short steps. Mollie Wilson

asked if there would be a hand rail. Ms. Hendrix stated she thought they would have only one hand rail at the steps but there are hand rails on both sides of the ramp.

Jon Ring asked would they leave the ramp the width that it is and Ms. Halligan stated yes.

Mollie Wilson asked what type of material the steps would be made of and would they be painted. Ms. Halligan stated the steps would be made of treated wood and would stay natural.

Mollie Wilson asked if the door is wooden. Ms. Halligan stated the door they are looking at is vinyl clad, steel rated. Jon Ring asked what their options were for what the doors are made out of. Chairperson Crumpton stated the guidelines say doors are almost always constructed of heavy wood, with various panel configurations, and often painted a deep color or stained for emphasis.

Jon Ring stated he would prefer the door be constructed of wood and Mollie Wilson agreed. Ms. Hendrix stated she was not sure they were given the option of a wood for this type door. Mollie Wilson stated they are available but it may be a special order.

Ms. Hendrix stated she doesn't think, with this kind of framework, anyone would be able to tell whether the door was wood or not wood. Ms. Halligan stated a steel door would offer more safety and security because it is a commercial property

Ms. Hendrix stated they had gotten three bids for this job and she thought all gave them the same options. They have a limited budget and this option is the most appealing for their budget. Ms. Halligan stated if they have to look at wood then they will have to start all over. Ms. Hendrix stated if they can do the one they are proposing then they will be able to get it done by their November show.

Planning Director Graham stated she looked at the Pella site and they do have wood options but they look to be more residential. Maybe they can look at other options and look at the cost comparison of wood instead of steel and bring this back for a special called meeting.

Planning Director Graham stated there is some specific language in the guidelines related to materials when it comes to doors. One of the things she is seeing is to consider compatible substitute materials only if it is not technically feasible to replace in kind. It is not appropriate to cover or replace

historic windows or door features with contemporary substitute materials such as vinyl, aluminum, or masonite.

Ms. Hendrix stated they are not replacing anything that is historic. Planning Director Graham agreed they are not removing or covering an original feature.

Mollie Wilson stated she would like to see them go back and find some wooden doors that would suit their desire. Planning Director Graham asked would it be okay for Staff to work with them on the next few days and try and come up with an alternative. A special meeting can be called for the Commission to look at the alternative proposal.

Planning Director Graham stated the Commission is tasked with keeping new proposals compatible with the overall Historic District. The guidelines are really, in some places, not as clear as we would like for them to be, but where materials are concerned they are. Mollie Wilson stated the design of the door is fine it just needs to be made of wood.

Ms. Hendrix asked what do they need to do now. Ms. Halligan stated they will go back to Lowes and see what pricing they can get for a wood framed door. If it is feasible for them to do it they will and if not they won't.

Planning Director stated if the material of the door is the only thing in question, the Board can make a motion that the proposal is approved with the exception of the material of the door and they can authorize Staff to approve it if they come in with everything the same except they are bringing a wooden door to the table.

Chairperson Crumpton asked how long this would be good for in the event they didn't get to the new door until next year. Planning Director Graham stated it would be good for one year.

A motion was made by Jon Ring, seconded by Mollie Wilson, that the applicant's proposal is compatible, with the exception of the materials for the door, with the historic aspects of the Aberdeen Historic District with respect to the following criteria as long as they come back with a design that includes a wooden door that Staff approves:

- Height
- Setback and placement
- Architectural detailing
- Roof shapes, forms and materials
- Fenestration proportions, shapes, position, location, and pattern

- Appurtenant features and fixtures: lighting, walls, fences, landscaping (if authorized)
- Structural condition and soundness

Motion unanimously carried.

#### 4. Other Business

Mollie Wilson asked about sandwich signs and where they stand. Planning Director Graham stated they are allowed to have these signs anywhere until they make an amendment to the sign ordinance.

Chairperson Crumpton asked about the van at the antique shop on Highway 1. Jon Ring stated he had looked at the tags and they are three years old. Planning Director Graham stated she would send Charles Davis out to see the owners.

Chairperson Crumpton asked about the Glory Hole and how the repairs are coming. Planning Director Graham stated Kam Hurst had called about the brick on the building and said it should not be painted. The problem is this was not included in the motion so she did not have the authority to stop them from doing it. The only brick is a band that goes around the bottom of the building.

#### 5. Adjourn

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

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Amy Fulp, Permit Technician  
Minutes were completed in  
Draft form on October 25, 2013

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