

Minutes  
Special Called Meeting of the  
Aberdeen Historic Preservation Commission

April 15, 2014  
Tuesday, 4:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Historic Preservation Commission met on Tuesday, April 15, 2014 at 4:00 p.m. for a Special Called Meeting. Members present were Chairperson Kam Hurst, Mollie Wilson, Ernestine Chapman, Jon Ring, and Mike Lashley. Others in attendance were Planning Director Pamela Graham, Permit Technician Amy Fulp, and Phil Thomason.

1. Chairperson Hurst called the meeting to order at 4:10 p.m.
2. Other Business

Chairperson Hurst stated the purpose of this meeting is to ask Mr. Thomason some questions about the new guidelines. Chairperson Hurst asked Mr. Thomason what he thought about our old guidelines. Mr. Thomason stated in the old guidelines a lot of the language is consistent with what other communities use. There are some areas where he thought it was a little too subjective or a little too general and he tried to make it more specific. In terms of overall format he took the guidelines and broke them down into commercial areas verses residential areas.

Mr. Thomason stated they also added in the introduction more information about the Federal and State tax credits for rehabilitation and updated that information. They put in a section on the intent and purpose of historic preservation to underline the economic benefits that historic preservation provides to property owners. They also have a section on sustainability and its involvement with preservation and the intent of this is to show that these buildings are easily adaptable for energy conversation.

Mr. Thomason stated they kept the site features and district setting because that helps to orient the reader to the street layout, retaining the vegetation, or just the overall setting. The next section is the commercial buildings with things such as building types, photographs, and what makes historic commercial buildings unique and distinctive. One of the things that Aberdeen has is so many original store fronts. Chairperson Hurst asked Mr. Thomason did he put this in the guidelines. Mr. Thomason stated he commented on this and Chairperson Hurst stated she thought it would be great to have it in there.

Mr. Thomason stated there is a section on commercial building windows along with the use of awnings. It is his understanding that this Commission is really discouraging vinyl windows. He will be happy to make the language stronger if

needed in this section. Mike Lashley asked what the difference is between vinyl clad and aluminum clad windows. Mr. Thomason stated aluminum clad you can get in baked enamel finishes with particular color patterns that really do mimic wood windows. Vinyl clad still looks like plastic.

Planning Director Graham stated to have in the guidelines why an applicant cannot have vinyl clad windows but can have aluminum clad; a description would really be beneficial for our applicants to be able to access.

Chairperson Hurst asked is there anything in the guidelines to cover storm windows. Mr. Thomason stated on page 16 it talks about this and even has a pie chart to help.

Mr. Thomason stated another thing they redid was the section on signage to make it more consistent with signage guidelines that he sees as being used in most communities and also making it consistent with our sign ordinance. Signs come and go but you want to support the businesses as much as you can.

Chairperson Hurst asked Mr. Thomason about bright colors for signs. Mr. Thomason responded that everyone is trying to get your attention with signs. He is not sure that he would really get too concerned about color. He would be more concerned about materials, size, and placement. You could even take color out because color is pretty subjective.

Mr. Thomason talked about roofs such as reflective roofs, energy conservation, and solar panels on commercial roofs. He went on to talk about parking lots and landscaping in the downtown area. And as far as new construction, they put in a number of illustrations of designs that have been approved in historic districts by the Historic Preservation Commissions.

Mr. Thomason stated after you get through the commercial section then it goes into residential buildings. There is really good text on the different styles and also photographs to illustrate. There is a section on windows, doors, porches, balconies, and entrances. It talks about materials and to repair rather than replace.

Mr. Thomason talked about paint and exterior color. The only real absolute in the guidelines, if the Committee approves, is it is not appropriate to paint previously unpainted brick or stone that was historically unpainted.

Mr. Thomason talked about roofs and preserving roof materials. Mike Lashley asked about the colors on metal roofs. Mr. Thomason stated to recommend what an appropriate color may be. Mollie Wilson asked if someone has a slate roof and wants to change it to shingles due to expense would this be okay. Mr.

Thomason stated it is a reality and as long as the Committee is satisfied that the applicant has made their case it should be okay.

Chairperson Hurst asked if a house is made of wood and the foundation is made of brick if someone wants to paint their house can they paint the foundation also. Mr. Thomason stated he would let them paint the foundation. Many of these houses were originally built with brick piers and then they were filled in later with brick or concrete block.

Mike Lashley asked about fences and in particular vinyl fences. Mr. Thomason stated if someone wants to put a vinyl fence across the back where it cannot be seen he doesn't see a problem with that; it should be on a case by case basis. But vinyl fences will also fade over time and they may have to paint their vinyl fence. For front yards either no fence or a wood fence.

Mr. Thomason talked about rear elevations when they are not readily visible from the street should be allowed more flexibility for additions or accessory buildings.

Mr. Thomason stated they expanded on utilities and energy retrofit with how awnings, storm windows, doors, and solar panels can help with saving energy.

Mr. Thomason talked about accessibility and life safety. Maybe using temporary portable ramps instead of using the big extended ramps, trying to come up with better alternatives.

Mr. Thomason stated in the guidelines with residential new construction they talk about new construction along with decks and additions. Architects have gotten a whole lot better at designing in the historic districts.

Mr. Thomason asked the HPC Committee to review over the next few weeks and if there are any specific clarifications to contact him.

Jon Ring asked about gutters. Mr. Thomason stated you want to recommend the half round gutters and the round downspouts but these are not the easiest things to find. You don't want to use vinyl but metal gutters would be fine.

Mollie Wilson asked about the portable sign at the American Legion building. Mr. Thomason asked were they in compliance with Aberdeen's overall sign ordinance? Planning Director Graham stated it probably is unless the lights are flashing and then it would probably not be. Mr. Thomason suggested once the guidelines are adopted to make a brochure out of the guidelines with highlights and stick it in people's doors or send it with their water bills to make them aware.

5. Adjourn

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Amy Fulp, Permit Technician  
Minutes were completed in  
Draft form on April 21, 2014

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Kam Hurst, Chairperson  
Minutes were approved  
on May 12, 2014