

Minutes
Regular Meeting of the
Aberdeen Historic Preservation Commission

June 23, 2014
Monday, 5:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Historic Preservation Commission met on Monday, June 23, 2014 at 5:00 p.m. for their Regular Meeting. Members present were Ernestine Chapman, Jon Ring, Mollie Wilson, Chairperson Kam Hurst, and Mike Lashley. Others in attendance were Planning Director Pamela Graham, Permit Technician Amy Fulp, Planner Jae Kim, Community Development Planner Daniel Martin, Bryon Morris, Rodger Moore, and Mike Ratkowski.

1. Chairperson Hurst called the meeting to order at 5:04 p.m.
2. Approval of Minutes

Ernestine Chapman made a motion, seconded by Mike Lashley, to approve the minutes from the meeting of May 12, 2014. 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 #10-73 for new business Sign (window) for Byron Morris at 108 West Main Street.

Planning Director Graham stated Bryon Morris owns the Blue's Crossing Barber Shop and he is opening up another business next door. He is proposing a window sign for his new business. Since the sign will be on the exterior he will need approval from the Historic Commission. The dimensions of the sign will be 28 x 40 inches.

Mollie Wilson asked what is the overall size of the window. Bryon Morris stated it is 64 inches high by 34 inches wide.

Mollie Wilson asked Mr. Morris if he had a picture of the front of the building and Mr. Morris said no. Planning Director Graham stated we usually provide that because we have them on file.

Mollie Wilson asked does the applicant have a sample of the sign material and Mr. Morris said no. Mr. Morris stated it is the same adhesive vinyl for exterior UV protection for any commercial business.

Chairperson Hurst asked if there is a scale of how big the sign should be compared to the window. Planning Director Graham stated Mr. Morris is restricted to 25% of the glass for the coverage.

Mollie Wilson stated she would really like to see a current picture of the structure with existing conditions along with a sample of the materials to be used. Planning Director Graham stated the material is a standard adhesive vinyl. We would not ask them to bring in a sample of a vinyl sign.

Mollie Wilson stated she thinks since it states that all items are required at submittal then items that apply such as color samples and photos of the building should be submitted; she thinks the committee should enforce their own requirements.

Planning Director Graham stated when the proposal seems very clear cut about what it is she doesn't really see how the applicant can bring a piece of vinyl that goes on the window and give them any more information than what they already have.

Mollie Wilson asked Mr. Morris if he has a picture on his phone of the window and he said no. Mr. Morris asked Mollie Wilson if she would like for him to go and take a picture of the window and she said yes.

Mr. Morris brought back a picture on his cell phone of the window that the sign will go on. Planning Director Graham stated the sign will not be more than 25% of the glass coverage.

A motion was made by Mike Lashley, 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:

- Setback and placement
- Materials to be used (texture and patterns, color if authorized)

Motion unanimously carried.

- b. Consideration of Certificate of Appropriateness COA #10-74 for in-ground swimming pool proposed for the rear yard at 113 Campbell Street.

Planning Director Graham stated the applicants are here tonight seeking to improve their property by adding a pool in the rear of the house.

Rodger Moore stated the pool is 18 x 36. Chairperson Hurst asked if the pool is close to the house and visible from the road. Mr. Moore stated it cannot be seen from the road.

Mollie Wilson asked if there is zoning regarding fences around pools and Planning Director Graham stated yes. The fence is existing and if anything needs to be done the building inspector will let them know.

A motion was made by Jon Ring, seconded by Mike Lashley, that the applicant's proposal is not incongruous with the historic aspects of the Aberdeen Historic District with respect to the following criteria:

- Setback and placement

Motion unanimously carried.

- c. Consideration of Certificate of Appropriateness COA #10-75 for erection of two grain silos on existing concrete pad in front of dock at 105 E. South Street.

Planning Director Graham stated Mr. Ratkowski is here tonight and he is the owner of Railhouse Brewery. This work has already been completed and we spoke with Mike Ratkowski about it after we saw the items had been installed.

Mr. Ratkowski stated he read through the guidelines that talked about garages and metal structures and he didn't see anything about product storage at a business. They did add two silos instead of one silo because according to the garage and metal structures guidelines it couldn't be taller than the roof line of the main structure. The silos are on an existing concrete slab. If the brewery ever moves the silos will go with it. They are temporary structures and for product storage.

Planning Director Graham stated this is very unique. The closest thing we have to apply out of our guidelines is an accessory structure. The silos haven't really been classified as an accessory structure but they could be. It is important to note that according to the tax records the building that is there now was built in 1992 and it does not have any significance historically. But it

is still in the Historic District and exterior changes to a property in the Historic District should come before the Commission.

Jon Ring asked what the silos are made out of and Mr. Ratkowski said corrugated metal siding. Jon Ring asked Mr. Ratkowski if he put the concrete slab in and Mr. Ratkowski said he did about two years ago and it was approved by the Commission.

Jon Ring asked what makes the silos permanent. Mike Lashley stated they are not permanent, if he decides to move his brewery he will take them with him.

Planning Director Graham stated Mike's property is in the Heavy Industrial District in the Historic District. With our guidelines being updated there will be a residential section and a commercial section; do we want to have something specific to industrially zoned property that is in the Historic District describing what sort of guidelines are appropriate for those properties?

A motion was made by Jon Ring, seconded by Mile Lashley, that the applicant's proposal is not incongruous 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
- General form and proportions of buildings and structures
- Structural condition and soundness

Motion unanimously carried.

4. Other Business

a. Discussion of violation enforcement

Planning Director Graham stated there is some construction going on at Davenport's Grocery. Planner Jae Kim spoke to John Davenport about this. Planner Jae Kim stated Mr. Davenport said his intention is to install an outdoor smoker and barbecue.

Planning Director Graham stated Mr. Davenport did bring in his application and paid for the fee. We will look at it to see if we have everything we need. We will also talk to Mr. Davenport about his timeline and see if we will need to consider a special called meeting in July to facilitate his timeline.

b. Suggestions for a new member to fill Mike Lashley's seat

Planning Director Graham stated we are about to have a vacancy on this Board because Mike Lashley will be leaving us. Also Kam Hurst's first term is ending and she will need to be reappointed by the Board. If anyone knows of someone who would do a good job on this Board please give them an application or have them contact Planning Director Graham or Planner Jae Kim.

5. Adjourn

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

Amy Fulp, Permit Technician
Minutes were completed in
Draft form on September 9, 2014

Kam Hurst, Chairperson
Minutes were approved
September 22, 2014