

Minutes
Regular Meeting of the
Aberdeen Historic Preservation Commission

February 15, 2016
Monday, 4:30 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Historic Preservation Commission met on Monday, February 15, 2016 at 4:30 p.m. for their Regular Meeting. Members present were Mollie Wilson, Mike Ratkowski, and Dell Crumpton. Members not present were Ernestine Chapman and Jon Ring. Planning Director Pamela Graham was also in attendance.

1. Chairperson Wilson called the meeting to order at 4:30 p.m.
2. Approval of Minutes

A motion was made by Mike Ratkowski, seconded by Dell Crumpton, to approve the minutes from the meeting of December 21, 2015. Motion unanimously carried.

3. New Business

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

- a. Review of Certificate of Appropriateness COA #16-01 to repaint building and awnings at 102-110 W. South Street.

Planning Director Graham gave a presentation on COA #16-01 to repaint building and awnings at 102-110 W. South Street.

Motion made by Mike Ratkowski, seconded by Dell Crumpton, that the applicant's proposal is compatible with the historic aspects of the Aberdeen Historic District with respect to the following criteria:

- Materials to be used (texture and patterns, color or authorized)
- With specific conditions that the colors presented be approved or within one shade lighter or darker for each color and a recommendation that window/door trim be black or white or to match awning color

Motion unanimously carried.

- b. Review of Certificate of Appropriateness COA #16-02 to install a freestanding sign and a projecting sign, remove brick steps, brick-in W. Maple Street crawlspace door, replace rear crawlspace door with a cut-down treated door, and add gravel over drainage ditch proposed along W. Maple Street and the rear of the building at 301 N. Poplar Street.

Planning Director Graham gave a presentation on COA #16-02 to install a freestanding sign and a projecting sign, remove brick steps, brick-in W. Maple Street crawlspace door, replace rear crawlspace door with a cut-down treated door, and add gravel over drainage ditch proposed along W. Maple Street and the rear of the building at 301 N. Poplar Street. Director Graham advised the commission that the proposal to rebuild the brick safety wall constituted a Minor Work and will be reviewed by staff.

The commission discussed the signage proposal first, acknowledging that the proposal meets the twelve square foot maximum allowable size, that each sign is the same size, that the projecting sign is to be installed using a metal bracket, and clarifying that the HDU is a composite material that will be sandblasted to create the design and has a wood-like appearance.

Discussion continued regarding the crawl space doors by noting that they were made of plywood and thereby not original to the structure. Commissioner Ratkowski stated that he had no problem with closing it in. Chairperson Wilson agreed, especially if it will save the building and that we don't know if the opening is original to the structure.

Regarding the drainage it was noted that the gravel will be visible but the pipe will not be. Commissioner Ratkowski stated that it is along the same lines as closing the door in that it will protect the structure. Applicant Flores stated that at any given time there can be 6-8 inches of water under the building.

The removal of the steps was discussed next. Director Graham advised that the material is likely original and that is why staff has directed it to the commission. Applicant Flores stated that if it is too much then he can leave them. Commissioner Ratkowski questioned if the steps may be adding support and perhaps the building inspectors can have a look. Applicant Flores reiterated that they can leave the steps as they are.

The replacement material proposed for the existing crawl space door was described by Applicant Flores as being pressure treated wood and painted white, no change in material or color.

Motion made by Dell Crumpton, seconded by Mike Ratkowski, that the applicant's proposal as submitted for two signs, removal of the crawl space door and replacement with matching brick, the gravel drainage ditch and pipe 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 if authorized)
- Appurtenant features and fixtures: lighting, walls, fences, landscaping (if authorized)
- With specific conditions that the rear crawl space door be replaced with a wood door of the same size and painted white.

Motion unanimously carried.

- c. Review of Certificate of Appropriateness COA #16-03 to re-wrap the existing sign for the new business at 111 W. Main Street.

Planning Director Graham gave a presentation on COA #16-03 to re-wrap the existing sign for the new business at 111 W. Main Street.

Commissioner Ratkowski asked exactly what was there before and Commissioner Crumpton asked if it was a banner sign. Applicant Saye stated that it is a metal sign wrapped in vinyl. Commissioner Crumpton asked if the commission was approving graphics. Commissioner Ratkowski read from the guideline language and Chairperson Wilson stated that she has a problem with the guidelines restricting the size to twelve square feet. Additional discussion occurred regarding the graphics and viability and the size restrictions, including that the new guidelines require smaller signs when they are placed above the first floor. Many older and possibly original signs are larger than what is allowed in the new guidelines. Director Graham stated that the guidelines likely should have accounted for the presence of existing signs if they are compatible with the district, and that the guidelines can be amended to correct this.

Motion made by Mike Ratkowski, seconded by Dell Crumpton, 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, colors if authorized)
- With specific conditions that the proposal be approved as described in the application including dimensions, colors, material, and elevation.

Motion unanimously carried.

4. Other Business

a. Guideline discussion.

The commission informally agreed that the guidelines should be amended to modify the dimensional requirements.

b. Follow-up on signage issues

The commission discussed the Artists' League sign and that the plastic posts are still present. Director Graham informed the commission that Public Works Director Rickie Monroe has agreed to remove the vinyl covering on the wood posts for town installed signs in the historic district including the parking lot sign on Garrett and Poplar Streets and the Sharpe Park sign.

5. Adjourn

A motion was made by Dell Crumpton, seconded by Mike Ratkowski, to adjourn the meeting. Motion unanimously carried.



Pamela Graham, Planning Director
Minutes were completed in
Draft form on July 8, 2016



Mollie Wilson, Chairperson
Minutes were approved
on August 15, 2016