

Minutes
Special Called Meeting of the
Aberdeen Historic Preservation Commission

May 23, 2016
Monday, 4:30 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Historic Preservation Commission met on Monday, May 23, 2016 at 4:30 p.m. for a Special Called Meeting. Members present were Chairperson Mollie Wilson, Ernestine Chapman, Dell Crumpton, and Jon Ring. Others in attendance were Planner Kathy Blake, Permit Technician Amy Fulp, Planning Director Pam Graham, Vernon Graham, and Richard Gergle.

1. Chairperson Wilson called the meeting to order at 4:31 p.m.
2. Approval of Minutes

A motion was made by Jon Ring, seconded by Dell Crumpton, to approve the minutes from the meeting of April 25, 2016 as amended. 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 #16-13 for 3 signs for a transportation office at 140 S. Sycamore Street.

Jon Ring asked what the signs are made of and what the posts are made of. Vernon Graham stated one sign is vinyl and another he thought was plywood that will be wrapped; the posts are made of vinyl/plastic. Chairperson Wilson told Mr. Graham that vinyl posts are not allowed and they need to be wood and Mr. Graham said they can do that.

Chairperson Wilson stated the sign is 4 x 8 plywood with aluminum framing and it will have to change because it exceeds the sign square footage. Jon Ring stated the limit on the sign should be 4 x 4. Dell Crumpton asked do they really need the two signs. Mr. Graham stated he would like to have the two signs if he can. Mr. Graham said he can make whatever adjustments necessary.

Jon Ring stated he also looks at how the sign is affixed to the building; if they can just do the free standing sign it does not introduce new holes into the building.

Dell Crumpton stated it does not say that you cannot have two signs but for one of the signs, in order to meet the guidelines, it would be very small to see from a distance. Mr. Graham stated he will do whatever they tell him to, he just wants to get his signs up. Jon Ring asked will the signs be lighted and Mr. Graham said no.

Chairperson Wilson asked would the sign near the road be made out of plywood and Mr. Graham said they will change the posts to wood and the sign will be all wood except for the framing.

Chairperson Wilson asked what the signs in the window are made of and Mr. Graham said vinyl and it will be one sheet.

Motion made by Ernestine Chapman, 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 for the Freestanding Sign
- Setback and placement
- Materials to be used (texture and patterns, color if authorized)
- The posts to be 4 x 4 wooden painted white
- Plywood with an aluminum frame
- Size no greater than 5 feet by 2 ½ feet
- Window sign as proposed

Motion unanimously carried. (The wall sign was not approved)

- b. Review of Certificate of Appropriateness COA #16-04 to re-grade lot, possible removal of large pine tree and crape myrtle, install driveway to shed at rear of lot, install exterior staircase to 2nd floor, replacement of existing window with new door, and expand rear deck.

Richard Gergle gave the HPC Board a description of the shape of the house and property and the work he plans on doing.

Richard Gergle stated the valley on one side of the house is leaking; they are going to repair that. The front porch, in the event they are able to find a match to what is on the high roof, they might replace the shingles on the porch and they would match the color. Dell Crumpton said they cannot

approve the shingles if it was not submitted. Chairperson Wilson asked could they just add it. Planner Kathy Blake asked what the change is to the application and Richard Gergle said if they can find shingles he would like to replace the asphalt on the front porch. Chairperson Wilson stated then there should be a number seven saying "replace the porch roof with matching metal shingles if possible".

Chairperson Wilson stated she thinks they have an idea of what Mr. Gergle wants to do:

- Re-grade the lot
- Possible removal of large pine tree and crape myrtle if necessary
- Install driveway to the shed at rear of lot off High Street which will be up to 10 feet x 60 feet and will be grass and sand or blue stone
- The driveway off of Pine Street to be 10 feet x 30 feet grass and sand or blue stone
- Install exterior staircase to 2nd floor; to be tabled until the next meeting
- Replacement of existing window with new door; tabled until next meeting
- Replace the porch roof with matching metal shingles if possible

Dell Crumpton had a problem with the staircase and it significantly alternating the appearance of the house; she went over what the guidelines state. Richard Gergle stated he can see it if it as the front of the house but not from the side.

Dell Crumpton still had concerns about changing the appearance of the house. Chairperson Wilson asked could he screen the staircase with a tree or something and Mr. Gergle said that is possible.

Dell Crumpton asked about the purpose for the exterior staircase, is it to move furniture upstairs since Mr. Gergle's son will be living upstairs; Mr. Gergle said yes. Dell Crumpton stated she still thinks the visual character of the original house, in her opinion, is compromised with the exterior stairs. Mr. Gergle stated that safety is his primary concern.

Chairperson Wilson asked how wide the staircase will be and Mr. Gergle said probably 3 feet or whatever he can get by with.

Chairperson Wilson asked Mr. Gergle if it would be helpful to him if they approve all the rest and bring up the staircase again next month. Mr. Gergle stated they can visit it again if that is what they choose to do. The staircase was tabled until the next meeting.

Dell Crumpton asked about the dimensions of the rear deck. Mr. Gergle stated it is about 10' x 12' now and he would like to go to 12' x 18'; it will not be visible from the front of the house and it will be treated wood.

Motion made by Jon Ring, seconded by Dell Crumpton, that the applicant's proposal, as specified below, 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)
- Architectural detailing
- Roof shapes, forms and materials
- Fenestration proportions, shapes, position, location, and pattern
- General form and proportions of building and structures
- Appurtenant features and fixtures: lighting, walls, fences, landscaping (if authorized)
- Structural condition and soundness
- Specifics of the proposal being:
 - o To regrade the lot with the french drains at the front and the grade as proposed to promote drainage away from building with the purpose of preserving the residence and the building itself; historic building
 - o Removal of the large pine tree and crape myrtle as necessary in order to allow that drainage and the construction of the driveway
 - o Install two driveways. One to the shed in the rear of the lot off of High Street which is approximately 10 x 60 (up to 10 feet x 60 feet). One off Pine Street to the front right of the building which is approximately 10 feet x 30 feet. Both to be sand, grass, and/or crushed blue stone construction
 - o Expand the rear deck, currently 10 x 12, with a 12 x 18 treated wood deck potentially to be painted once it has dried sufficiently; inset so it is not viewable from the front. In accordance with the ordinance within Aberdeen

- In the event that they find shingles like the existing shingles (metal shingles) provide the option to reshingle the front porch with similar metal shingles to the main roof
- Contingent to number 4 and 5, installing the exterior staircase to the 2nd floor which would also include replacing the existing window with a new door, this will be considered at the June meeting

Motion unanimously carried.

4. Project Updates

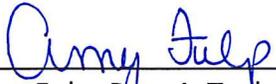
No project updates at this meeting.

5. Other Business

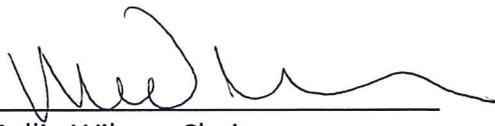
No other business at this meeting.

6. Adjourn

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



Amy Fulp, Permit Technician
Minutes were completed in
Draft form on July 28, 2016



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

