

Minutes  
Special Called Meeting of the  
Aberdeen Historic Preservation Commission

April 25, 2016  
Monday, 4:30 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Historic Preservation Commission met on Monday, April 25, 2016 at 4:30 p.m. for a Special Called Meeting. Members present were Mollie Wilson, Ernestine Chapman, and Jon Ring. Others in attendance were Planner II Kathy Blake, Community/Downtown Development Planner, Daniel Martin, Art Parker, Sharon Simpson, and Jacob Kirby.

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

- a. Regular Meeting on March 21, 2016.

Motion made by Jon Ring, seconded by Ernestine Chapman.

Motion unanimously carried.

3. New Business

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

- a. Review of Certificate of Appropriateness COA #16-05 for enclosing the rear patio area as a building addition at 200 N Poplar St.

Planner Kathy Blake introduced Art Parker to the HPC board.

Art Parker indicated that they were essentially just closing in the attached carport and using the existing roofline. Siding would be of HardiePlank material, color to match existing with wood shutters.

Chairperson Wilson asked if the building would be inset from the corners of the historic building and referred to number seven of the section titled, "Additions to Historic Dwellings" of the Aberdeen Design Guidelines. Mr. Parker indicated that the North side of the building would not be that it would be flush with the existing wall. The HPC asked if Mr. Parker would oppose installing a vertical strip of Hardieplank at the junction to differentiate

what was original and what was new. Mr. Parker indicted that he did not oppose.

Motion made by Jon Ring, seconded by Ernestine Chapman, 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 if authorized)
- Architectural detailing
- Roof shapes forms and material
- Fenestration proportions, shapes, position, location and pattern
- General form and proportions of buildings and structures
- Appurtenant features and fixtures: lighting, walls, fences, landscaping (not authorized)

Subject to the following Conditions:

1. Two lights to be installed on both sides of door to match existing fixture currently located on South Side of structure.
2. If no inset, install vertical board to distinguish original vs. addition
3. Wooden/glass door to be installed and wooden framed windows.
4. Foundation to align with original.

Motion unanimously carried.

- a. Review of COA #16-06 for repairing or replacing the metal roof at 107 N Poplar St.

Kathy Blake introduced Sharon Simpson.

Sharon indicated that the Town has made numerous repairs on the roof of the building and that they wished to fix the problem.

The HPC discussed the three options presented and unanimously agreed that they would like to see a new metal roof installed, color to match existing, thus making the scope of work "minor" allowing town staff to issue the COA.

- b. Review of COA #16-08 for new infill construction of a single family dwelling and fence at 209 Campbell St.

Kathy Blake introduced Mr. Kirby.

Mr. Kirby indicated that they were ready to start construction on the final two lots on Campbell St. The houses were going to be very similar to those existing structures on Campbell St.

One of the main concerns that the HPC had was that of the windows. Vinyl windows are not allowed in the Historic District according to the Design Guidelines. However, after researching back to the previous COA's related to the other homes on Campbell St., the HPC made a motion to accept the vinyl – half colonial windows that the contractor used.

As a result, Jon Ring made a motion that the applicant's proposal was congruous 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, position, location and pattern
- General form and proportions of buildings and structures
- Appurtenant features and fixtures: lighting, walls, fences, landscaping

Subject to the following conditions:

1. Applicant to use similar products to those on other existing homes on Campbell St. built by Kirby Construction.

Motion was seconded by Ernestine Chapman.

Motion carried unanimously.

D. Review of COA #16-09 for new infill construction of a single-family dwelling and fence at 211 Campbell St.

Jon Ring made a motion that the applicant's proposal was congruous 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, position, location and pattern
- General form and proportions of buildings and structures
- Appurtenant features and fixtures: lighting, walls, fences, landscaping

Subject to the following conditions:

1. Applicant to use similar products to those on other existing homes on Campbell St. built by Kirby Construction.

Motion was seconded by Ernestine Chapman.

Motion carried unanimously.

- e. Review of COA #16-10 for replacing, over the existing awning frame, the green awning fabric with a green striped awning fabric at 114 Knight St.

Daniel Martin indicated that this was a Façade Improvement Grant project and that the applicant was looking to remove the existing awning fabric and reinstall a new green and white striped awning using the existing frame.

Jon Ring made a motion that the applicant's proposal was congruous with the historic aspects of the Aberdeen Historic District with respect to the following criteria:

- Materials to be used (texture and pattern, color if authorized)

Subject to the following conditions:

1. Awning fabric to be replaced over existing frame – size and dimensions to be similar to existing.

The motion was seconded by Ernestine Chapman.

Motion carried unanimously.

- f. Review of COA #16-11 fo replacing, over the existing frame, the brown awning fabric with a black and gold awning fabric at 120 N Poplar.

Daniel Martin indicated that this was a Façade Improvement Grant project and that the applicant was looking to remove the existing awning fabric and reinstall a new black and gold/cream striped awning using the existing frame.

Jon Ring made a motion that the applicant's proposal was congruous with the historic aspects of the Aberdeen Historic District with respect to the following criteria:

- Materials to be used (texture and pattern, color if authorized)

Subject to the following conditions:

1. Awning fabric to be replaced over existing frame – size and dimensions to be similar to existing.

The motion was seconded by Ernestine Chapman.

Motion carried unanimously.

- g. Review of COA #16-12 for installing a new aluminum awning frame with black fabric over the front door and lights beside the front and back doors at 101 N Poplar St.

Jon Ring made a motion that the applicant's proposal was congruous with the historic aspects of the Aberdeen Historic District with respect to the following criteria:

- Materials to be used (texture and pattern; color if authorized)
- Appurtenant features and fixtures: lighting, walls, fences, landscaping (not authorized)

Subject to the following conditions:

1. Attempt to use existing holes or anchor points when installing awning frame and light fixtures.

The motion was seconded by Ernestine Chapman.

Motion carried unanimously.

3. Other Business

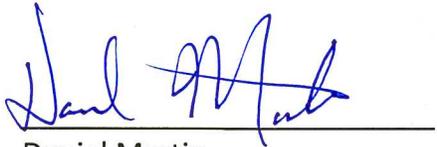
Chairperson Wilson asked about the sign in front of the Artist's League off of High St.

Jon Ring asked about Eloise Trading Company and painting their door.

Jon Ring asked about the sign, lights, and posts at the church off Pine St. and asked staff to send letter.

4. Adjourn

A motion was made by Jon Ring to adjourn the meeting. Motion unanimously carried.



Daniel Martin,  
Community/Downtown Development Planner  
Minutes were completed in  
Draft form on March 30, 2016



Wilson, Chairperson  
Minutes were approved  
on April 25, 2016