

Minutes  
Regular Meeting of the  
Aberdeen Historic Preservation Commission

April 17, 2017  
Monday, 4:30 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Historic Preservation Commission met on Monday, April 17, 2017 at 4:30 p.m. for their Regular Meeting. Members present were Mollie Wilson, Ernestine Chapman, Mike Ratkowski, and Dell Crumpton. Others in attendance were Planning Director Pam Graham, Planner Kathy Blake, Permit Technician Amy Fulp, Lisa Varney, Rick Varney, Joel Stancil, and Robert Anderson.

1. Chairperson Wilson called the meeting to order at 4:35 p.m.
2. Approval of Minutes

A motion was made by Dell Crumpton, seconded by Mike Ratkowski, to approve the minutes from the Regular Meeting of August 15, 2016. 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 #17-02 for removal of asbestos shingles, improvements to the front porch, adding white picket fence to front yard, and adding privacy fence in the side and rear yards on property located at 502 E. Main Street.

Planner Kathy Blake gave a presentation on COA #17-02.

Dell Crumpton asked the applicants how they will do the porch floor and they replied with tongue and groove. Chairperson Wilson asked about the windows and the applicants said they are going to work to restore them; they are watertight and that is enough for now.

Lisa Varney said they would like to put the same type porch roof on the front of the house that is on the back of the house; they do not feel like the front porch roof is original to the house. Chairperson Wilson and Dell Crumpton discussed, with the applicants, using a hip roof on the front porch. Dell Crumpton stated she would like to keep it in character when considering

the two roofs. Mike Ratkowski added he feels like the applicants should be able to put the same roof on the front of the house that is on the back of the house.

Planning Director Graham gave a brief description on the fencing.

The applicants stated the privacy fence will not be visible from the road. Mike Ratkowski stated he is okay with the privacy fence as proposed; he feels like they have met the guidelines.

Dell Crumpton asked the applicants if they would move the picket fence to the back corner of the house and then start the privacy fence; she thinks it would maintain more of the character of the house. Planning Director Graham stated there is a provision in the guidelines that allows them to go to midpoint of the building to start the privacy fence, if the commission is not going to allow it then it needs to be justified by something. Dell Crumpton stated in keeping with the integrity and Chairperson Wilson added contributing to the overall historic character of the building. Dell Crumpton asked to put in the motion, as a viable option, setting back the picket fence all the way to the back corner of the house to meet the solid 6 foot privacy fence.

Planning Director Graham gave a brief description on the removal of the asbestos shingles.

Rick and Lisa Varney stated they will be removing the asbestos shingles themselves.

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
- Placement
- Materials to be used (textures and patterns, and color if authorized)
- Architectural detailing
- Roof Shapes, forms and materials
- Fenestration proportions, shapes, position, location, and pattern
- Appurtenant features and fixtures: lighting, walls, fences, landscaping

- Site features and plantings

With the suggestion that the hip roof design could be used as a viable option and setting back the picket fence all the way to the back corner of the house to meet the solid 6 foot privacy fence would also be a viable option; otherwise what has been proposed is approved as is.

Motion unanimously carried.

- b. Review of Certificate of Appropriateness COA #17-03 to perform major renovations that will convert the building to a mixed-use occupancy of retail and apartments on property located at 124 W. Main Street.

Planning Director Graham gave a brief description of COA #17-03. Robert Anderson gave a presentation on COA #17-03; what they would like to do and what their plans are.

Mike Ratkowski asked how many apartments they are planning on putting upstairs and Mr. Anderson said maybe 5 to 7 apartments. Joel Stancil asked Mr. Anderson how many square feet of retail sales will there be on the bottom floor and Mr. Anderson said the entire bottom floor.

Mr. Anderson went over the different materials, colors, and also the types of windows that will be used.

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

- Height
- Materials to be used
- 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

Motion unanimously carried.

#### 4. Other Business

Planner Kathy Blake gave an update on items that were approved but did not have to come before the Historic Preservation Commission.

Mike Ratkowski asked the Historic Preservation Commission Members to make sure to read/review their packets before coming to the meetings.

5. Adjourn

A motion was made by Dell Crumpton to adjourn the meeting. Motion unanimously carried.

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Amy Fulp, Permit Technician  
Minutes were completed in  
Draft form on July 6, 2017

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Mollie Wilson, Chairperson  
Minutes were approved  
on September 18, 2017