

HISTORIC PRESERVATION COMMISSION

MINUTES

September 9, 2009

Members Present: Louise Howard (Chairman), Alexis Cooke, Amy Dowdle, Debra Ludas (Vice-Chair), Durward Matheny, Johanna Trotter, and Scott Wagner
Members Absent: Thomas Neal and Carol Smith (Treasurer)
Staff Present: Agnes Wanman (Planner)
Guests Present: John Hearn

CALL TO ORDER

The meeting was called to order at 7:35p.m. by the Chair.

APPROVAL OF MINUTES

The minutes of the August 12, 2009 meeting were approved unanimously.

PUBLIC HEARINGS AND COA CASE REVIEW

A: COA-09-8: A request filed by Hallie Hearn for a Certificate of Appropriateness to pave the existing driveway and parking pad with tinted concrete or with tinted stamped concrete at her and her mother's (Dorothy Arrington) home at 126 North Avenue.

Agnes Wanman and John Hearn were sworn in by the chair. Agnes presented the application and her staff report and submitted them into the record. She reported that a previous COA for constructing and paving the driveway was not completed. The driveway was constructed but not paved at that time. Because that COA has expired the Hearn's are returning with a request to pave the driveway and parking pad with concrete. Agnes had discussed options with Chuck Rice, the contractor, and he discussed them with the Hearn's. At the time the application was submitted no decision had been made

regarding which type of paving they would go with, tinted concrete, tinted and stamped, exposed aggregate, etc. Untinted concrete, with its bright white color, in such a highly visible location is not desired in the historic district. John Hearn reported that they decided on exposed aggregate and submitted photos of exposed aggregate that he planned to use showing a sandy beige look. He also wanted the option of tinted concrete, in case they changed their minds. This amounted to an amendment of their application. After general discussion Scott Wagner moved that the request complied with the Secretary of Interior's Standards for Rehabilitation. Amy Dowdle seconded the motion which passed unanimously. Scott then moved that the request met the Historic District Design Guidelines. Amy Dowdle seconded the motion which passed unanimously. Then Scott Wagner moved to grant the COA request, as amended to approve exposed aggregate or tinted concrete, without conditions. Amy Dowdle seconded the motion which passed unanimously.

TREASURER'S REPORT

Carol Smith was not able to attend the meeting and forwarded her report to staff. Agnes Wanman gave the report. After \$0.63 in interest accrued and the check for \$1500 to Long Leaf Resources clearing the bank, our balance was \$7,169.90 as of August 11, 2009. The report was approved unanimously.

PUBLIC COMMENT None

OLD BUSINESS

- A. Ailey Young House Update:** Agnes Wanman gave the report. We have received one firm quote for mothballing the house and another is expected soon. We will discuss our options and make a decision as to who to hire at the October meeting.
- B. Update on Requirements for PODs:** It was decided to hold a public hearing at the October meeting on PODs. The plan is to require a COA for the placement of a POD. Short term placement will only be a minor COA and handled by staff. Longer term or an extension will require a major COA including a hearing by the HPC. Such PODs will be required to meet the same requirements as accessory buildings. Agnes Wanman will draw up some language to this effect.
- C. Bed and Breakfast Application (continued from August):** HPC members and staff have had a chance to check out the house at 421 North Main Street. Parking is awkward but technically covered. It would mean guest having to back out the driveway because once parked in the back, if more than one car is parked outside the garage, there will not be room to turn around. The setback from the house to the Jenkins house next door to the south is not known. The zoning ordinance has set a minimum setback. That setback may be met or it may not be. The HPC

decided to write a letter for the chair to sign addressed to the Planning Board and Board of Commissioners stating that the HPC is not opposed to a bed and breakfast at this location as long as it meets all requirements of the zoning ordinance. Agnes Wanman will draft the letter and email a copy to HPC members for their comment prior to printing and signature.

D. Other: None

NEW BUSINESS & ANNOUNCEMENTS

- A. Anthemion Award Nomination:** Julie Luddy will receive an Anthemion Award for the renovation of her house at 339 North Main Street! The Anthemion Award is awarded by Capital Area Preservation for dedication and excellence in historic preservation efforts in Wake County. She will receive her award at a ceremony to be held at Café Luna in downtown Raleigh at 5:45pm on Tuesday September 15, 2009. Kudos to Julie!
- B. Preservation North Carolina Annual Conference in New Bern, NC, October 29-31, 2009:** Several HPC members are looking at attending. Scott Wagner, Louise Howard, Debbie Ludas, and Amy Dowdle, as well as Agnes Wanman as staff, plan to attend. The HPC will cover the costs of any who want to attend above the amount budgeted in the town budget.
- C. Other:** There has been a rug hanging on the front porch railing for some time now. Agnes Wanman will write a letter.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:43 pm.

Respectfully submitted,

Louise Howard, Chairman

Agnes W. Wanman, Secretary