

HISTORIC PRESERVATION COMMISSION

MINUTES

May 9, 2012

Members Present: Louise Howard (Chairman), Ruth Ann Dyer, Debra Ludas, Tom Neal, Parker Schlink (Treasurer), Sandy Smart and Ann Welton
Members Absent: Alexis Cooke (Vice-Chair) and Amy Dowdle
Staff Present: Agnes Wanman (Planner)
Board Ex-Officio: None
Guests Present: Pat Schell

CALL TO ORDER

The meeting was called to order at 7:35pm by the Chair, after the Christmas tour meeting.

APPROVAL OF MINUTES

The minutes of the April 11, 2012 meeting were unanimously approved.

COA PUBLIC HEARING AND CASE REVIEW

A. COA-12-5: A request to remove the small window from the second floor on the front of the house at 9737 Ligon Mill Road, the Heartsfield House, restoring the original appearance. Agnes Wanman and Pat Schell were sworn in by the Chair. Agnes presented the application and staff report and submitted them into the record. She explained that it is believed that originally there was no window at this location. Pat Schell, contractor, indicated to staff that, if during construction, it is discovered that there was actually a window here then the window would be replaced, otherwise it will be removed. Pat Schell confirmed this fact and explained more about the project including the plans to remove the aluminum siding on the front and replace it with wood siding matching the original. The HPC decided to add a condition regarding this rather than require the Cooke's to return for another COA. Ann Welton moved to approve the Finding of Fact that the request meets the Secretary of Interior's Standards

for Rehabilitation in that no historic material will be removed. Parker Schlink seconded the motion which then passed unanimously. Ann then moved to approve the Finding of Fact that the request meets the Historic District Design Guidelines. Sandy Smart seconded the motion, which passed unanimously. Ann Welton then moved to grant the COA with the conditions listed in the staff report plus the condition that the aluminum siding may be removed and replaced with wood siding matching the original. Debbie Ludas seconded the motion, which passed unanimously. Conditions for COA-12-5 are:

- 1) If any evidence is discovered during construction that indicates that once a window existed in this location the HPC staff will be notified before proceeding further with the work.
- 2) If a window existed in this location then a window will be installed. A new wood window, matching the dimensions of the original and matching the six-over-six design of the other existing windows on the front of the house, may be installed without returning to the HPC for approval. If a window is to be installed of a dimension other than the original or using a different design than the existing windows then the request must be reviewed by the HPC.
- 3) Aluminum siding may be removed and replaced with wood siding matching the original.

TREASURER'S REPORT

Parker Schlink gave the report. After \$0.14 interest our bank balance is \$3,297.77. One check for \$8.96 to the Wake Forest Woman's Club is still outstanding, but has been delivered. The report was unanimously approved.

PUBLIC COMMENT

None

OLD BUSINESS

- A. Update on Ailey Young House:** Agnes Wanman reported that the Board of Commissioners approved the erection of an identification sign.
- B. Update on Effects of New Lead Paint Law:** Agnes Wanman and Ruth Ann Dyer updated the HPC on this issue. It may become difficult to hire a certified contractor at a reasonable rate. Certification is expensive, with certification fees and insurance. This may increase the costs of renovation significantly. Even the costs of some regular repairs will likely be increased substantially, wherever it is necessary to disturb at least 100 sq. feet of painted surface area.

C. Other: None

NEW BUSINESS & ANNOUNCEMENTS

- It was decided to start the HPC meeting at 7:30 until after the Christmas tour in order to allow more time to that meeting.
- The median on North Main Street needs better maintenance. Leaves are being left in place.
- The bank at the railroad overpass is in bad shape. We'll write a letter to the DRC requesting remediation to this trashy look
- Ruth Ann Dyer reported that the house next to her's on South Main Street has a large trash pile and also dug a large hole next to the house and installed a corrugated metal shed. Was this done properly? Was a building permit issued? Etc.
- Both signs at the ends of the median need refurbishing. Agnes will check with Signs & More regarding the cost of taking care of this.
- Ruth Ann Dyer went to Edenton to attend a workshop of windows and masonry repair.

ADJOURNMENT

The meeting was adjourned at 8:50pm.

Respectfully submitted,

Louise Howard, Chair

Agnes W. Wanman, Secretary