

**Minutes of the Burlington Historic Preservation Commission
May 11, 2021**

The Burlington Historic Preservation Commission met virtually on Tuesday, May 11, at 7:00 p.m.

Members Present:

Lori Bryan
Kristina Meinking
Jim Euliss
Molly Whitlatch
Brian Pennington
Russ Vandermass-Peeler

Members Absent:

Guests:

Staff Present:

Jamie Lawson, Principal Planner
Conrad Olmedo, Planning Manager

I. Call Meeting to Order (7:00 PM)

Lori Bryan called the meeting to order at 7:05 PM on May 11, 2021. Due to the Coronavirus Pandemic, this meeting is being held via Zoom platform. Please note this meeting is being recorded.

II. Approve Minutes

Lori Bryan opened discussion about the minutes for the March 9, 2021 meeting.

Ms. Molly Whitlatch made a motion to approve with change to attendance.

Mr. Brian Pennington seconded motion.

Approved unanimously.

III. HD-21-20: A request by the City of Burlington for renovations to the City Park Carousel House Landmark site located at 1386 South Church Street, PID 122431. The scope of work includes painting the exterior and the sprinkler pipes, removing the garage doors and iron fencing, installation of pavement within the building, structural reinforcements to the ceiling beams, removal of the iron partitions, relocation of the electrical panel, and relocation of the Burlington Denzel Carousel to a new carousel building within City Park.

Staff recommends approval of this item.

Assistant City Manager Ms. Rachel Kelly explained the details of the move of the animals and the updates that will be made to the old carousel house.

Mr. Fred Patrick testified that the carousel house will be updated so that it will be more structurally sound.

Chair Ms. Lori Bryan Presented the following findings of fact.

- C1-1. Original architectural details should be retained if structurally feasible. Original exterior features such as cornices, brackets, railings, shutters, siding, window architraves, and doorway pediments are an essential part of a building's character and should not be removed.
- C1-2. Deteriorated architectural features should be repaired or restored rather than replaced. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, or other visual qualities.
- C1-3. Architectural components and details that are not appropriate to the historic character of the structure should not be added. The owner should never try to make a building look older than it is by using details belonging to a previous period.
- C1-4. Architectural components, such as fascias, soffits and columns, should not be replaced or covered by materials such as plywood, vinyl, and aluminum that would not have been used nor been available in the original construction.
- C1-5. Sandblasting and other abrasive treatments that can damage historic architectural components and details are not acceptable.
- C6-1. Original architectural metals should be retained. The removal of these features often destroys the structure's character and, therefore, is not recommended.
- C6-2. Cast iron may be cleaned by mechanical methods. Pressed tin and aluminum should be cleaned by the gentlest methods possible, such as detergent, water, and soft bristle brushes.
- C12-1. The placement of color should be appropriate to the architectural style of the structure.
- C13-1. Strong chemical paint strippers which can permanently damage the surface should be avoided.
- C13-3. Removing all old paint should be avoided unless there is a strong reason to do so, such as an obscured architectural detail, paint peeling, or cracking.

Vice Chair Ms. Molly Whitlatch added, there was evidence provided that the garage doors and fencing were not original to the building they were added in the 1980s or later, the building will be renovated to allow for a picnic area and that doors and fence will be removed to allow for ingress and egress. Testimony was provided that the building was assessed by a structural engineer and that additional structural panels will be painted to match.

Mr. Russ Vandermass- Peeler made a motion to approve the findings of fact with additions.

Mr. Brian Pennington Seconded the motion.

Approved Unanimously.

Ms. Molly Whitlatch made a motion to approve the COA as it was submitted.

Ms. Kristina Meinking seconded the motion.

The motion was approved unanimously.

IV: HD-21-13: A request by Faith Grant, President – Preservation Burlington, for a 8' x 4' wood sign located at 2359 Glencoe Street, PID 140621 for the Preservation Burlington Salvage Store, in the Neighborhood Business (NB) and Local Historic Overlay District (LHO).

Ms. Molly Whitlatch requested to be recused from voting on this item due to conflict of interest.

Ms. Kristina Meinking made a motion to recuse Ms. Whitlatch.

Mr. Brian Pennington seconded the motion.

The motion was approved unanimously.

Ms. Faith Grant shared a sample of the quality of the sign that will be added, it would be burned wood and will not need to be maintained frequently as paint would. There are no plans to renovate the building but there is a request to paint to preserve the building.

Chair Ms. Lori Bryan Presented the following findings of fact.

- B10-1. Appropriate materials for signs are wood, metal, concrete, and masonry.
- B10-2. Signs should not be attached to buildings in ways that interfere with or destroy important architectural features.
- B10-3. Portable signs, unless temporary, are not allowed.
- B10-4. Billboards are not allowed.
- B10-5. Plastic signs, internally illuminated signs and flashing signs are not allowed.
- B10-8. Signs for historic commercial buildings should be placed in locations originally intended for signs such as the frieze of a cornice on the top of a storefront.
- B10-9. All signs should conform to the existing city sign ordinance.
- B3-3. Landscape accessories, such as benches, lights and signs should be compatible in scale, color, and material with the character of the neighborhood.

Mr. James Euliss made a motion to approve the findings of fact,

Ms. Kristina Meinking seconded the motion

Approved Unanimously.

Mr. Brian Pennington made a motion to approve COA as presented.

Mr. Russ Vandermass- Peeler seconded the motion.

Approved Unanimously

V: HD-21-15: A request by Maile Williams for an 8'x16' woodshed, located at 725 West Front Street, PID 126121, in the Medium Density Residential (MDR) and Local Historic Overlay District (LHO).

Mr. Williams provided testimony that the shed would not be seen from the road, it will be built off site, then moved to the location and no trees will be removed for the shed to be placed.

Chair Ms. Lori Bryan Presented the following findings of fact.

- B7-2. New garages and outbuildings should be sited to the rear of the main building with setbacks, height, and massing compatible with other garages and outbuildings on the street. If the setback does not conform to City Code specifications, a variance must be obtained from the Board of Adjustment.
- B7-5. Garages and outbuildings should be free-standing structures. No attached garages or outbuildings are allowed.
- B7-6. Prefabricated wood storage buildings are permitted if they are not visible from the street and are camouflaged in some manner.
- B7-7. Metal utility sheds, metal carports and metal garages are not allowed.
- No trees will be removed.

Mr. Brian Pennington made a motion to approve the findings of fact with additions.

Mr. James Euliss seconded the motion.

Approved unanimously.

Ms. Kristina Meinking made a motion to approve the COA.

Mr. Brian Pennington seconded the motion.

Approved unanimously.

VI. Aurora Cotton Mills Finishing Plant Landmark Designation

Provide a recommendation on the landmark designation of Aurora Cotton Mills Finishing Plant located at 741 East Webb Avenue, PID 136857.

The state has approved the application for the Aurora Cotton Mills Finishing Plant to be designated as a landmark with City Council approval. The mill is well preserved and provides a great deal of material for the contractors to work with.

Ms. Molly Whitlatch made a motion to approve the designation as amended and to recommend approval by City Council.

Ms. Kristina Meinking seconded the motion.

Approved Unanimously.

VII. Architectural and Historic Design Standards Update

Provide a recommendation of the text changes to the City of Burlington Architectural and Historic Design Standards to reflect compliance to North Carolina General Statutes Chapter 160-D requirements.

The state has changed their statutes to correct the language of the historic guidelines to be called standards, as they are not optional but required.

Ms. Molly Whitlatch made a motion to approve the standards as recommended in the agenda packet.

Mr. Russ Vandermass- Peeler seconded the motion.

Approved Unanimously.

VIII. Local Historic Overlay (LHO) District Boundary Amendments

Three applications have requested recommendations from the HPC to create an investigative report and submitted at which point it will become open for public comment.

Ms. Molly Whitlatch made a motion to allow staff to initiate investigative reports and encourage staff to work with Mr. Gant and any commission members that wish to have a site visit and ask staff to initiate an RFP process to solicit a consultant to prepare the report and gather information as needed.

Mr. James Euliss seconded the motion.

Approved unanimously.

VI. Adjournment 8:44pm

END OF MEETING