

Louisburg Historic Preservation Commission
Meeting minutes: 4/19/2022

The Louisburg HPC met at the Operations Training Center Conference Room on the evening of April 19, 2022 at 7:00 PM. Members present were: Ms. Haven Cooper Allen, Ms. Elizabeth Hathcock, Ms. Terri Elliott, Mrs. Susan Ranes. Ms. Zelma Williams and Mr. Joe Pearce. Mr. Holt Kornegay was absent. Staff present was Philip Slayter.

Also Testifying: Warren Rose, Sean Kingsley and Jon Zellweger (Architect for the Edwards).

Minutes Approval

Ms. Williams moved to approve the minutes from the March 15, 2022 meeting, seconded by Ms. Elliott. Motion passed without objection or amendment.

Business Items

The Chair asked all those who plan to give testimony please rise and be sworn in. The oath was administered and everyone was seated.

COA 4/22-1

Request: Consideration of COA for Warren Rose to install a deck with steps in the rear yard located at 110 Clifton Street.

Mr. Slayter presented this item, entering into the record the application, staff report, and supporting documentation (*Staff Report on file*). Mr. Slayter explained the request. Following Mr. Slayter's review of the case, Mr. Rose stood up and agreed with Mr. Slayter's remarks and stated that the decking was to be of a wood composite and painted. He further requested that the Commission support Mr. Slayter's recommendation. No other witnesses testified. A motion was made by Ms. Elliott with a second by Ms. Williams to approve. There was no discussion by the Commission. Motion passed without objection.

COA 4/22-2

Request: Consideration of a COA for Sean Kingsley to convert an existing accessory carport to an enclosed two bay garage with wood siding and add an open covered outdoor kitchen located at 621 North Main Street.

Mr. Slayter presented this item, entering into the record the application, staff report, and supporting documentation (*Staff Report on file*). Mr. Slayter explained the request. Mr. Kingsley was recognized by the Chair and spoke restating the points Mr. Slayter made. He added that the roof of the garage would be of a black standing seam design and that the kitchen/fireplace would have a brick façade. The Chair asked if anyone else wished to speak. No one else rose to respond. A motion was made by Ms. Haven Cooper Allen with a second by Mr. Joe Pearce to approve. With no discussion, the motion passed without objection.

COA 4/22-3

Request: Consideration of a COA for Matthew and Danielle Edwards to remove two late era additions, and increase the footprint of the home to provide additional living area and a kitchen. The home is located at 602 North Main Street.

Ms. Elliott, a nearby property owner, recused herself from the discussion as the financial impact of the restoration may increase her property values, and therefore potentially raising a conflict of interest.

Mr. Slayter presented this item, entering into the record the application, staff report, and supporting documentation (*Staff Report on file*). Mr. Slayter explained the request. In summary, Mr. Slayter stated that the request removes several additions to the house from the early 1900s that were neither architecturally consistent or structurally very well built. He also stated that the Applicant sought to expand the house with an addition that placed all the new construction behind the front plane of the house but expanded the footprint to more than double its *original* size. However, he did describe in detail why he supported the application noting its architectural consistency, need for modernization and current declining condition.

Following Mr. Slayter's remarks, Mr. Zellweger stood and was recognized. He stated that a structural examination was made of the dwelling and supported the contention that the additions were not safe and recommended their removal. After he spoke, Ms. Raney asked if the new driveway would be retained coming off of Clifton Street. Mr. Zellweger said yes. At this point the Chair asked if anyone else wished to speak. No one else rose to respond. She expressed her own support of the application. In turn, a motion was made by Ms. Williams with a second by Ms. Haven Cooper Allen to approve. With no discussion, the motion passed without objection.

Minor Works

A motion to approve the minor works as presented was made by Ms. Elliott with a second by Ms. Allen. The motion passed without objection.

Adjournment

A motion to adjourn was made by Ms. Allen with a second by Ms. Williams. All affirmed and the meeting ended.