

**Orange County
HISTORIC PRESERVATION COMMISSION**

Approved Meeting Summary

**March 23rd, 2022
Virtual Meeting via ZOOM**

MEMBERS PRESENT: Todd Dickinson, Tom Loter, Art Menius, Cecelia Moore, Paul Noe, Steve Peck,

MEMBERS ABSENT: Ballard

STAFF PRESENT: Peter Sandbeck

GUESTS: Fred Stewart

ITEM #1: CALL TO ORDER

Chair Dickinson called the meeting to order at 6:34 pm.

ITEM #2: CHANGES OR ADDITIONS TO AGENDA: None

ITEM #3: APPROVAL OF MINUTES for February 23, 2022 (Attachment 1): Menius moved to approve the minutes; seconded by Noe; motion approved.

ITEM #4: ITEMS FOR DECISION: None

- a. **Review of Certificate of Appropriateness for proposed renovations to the Chatwood Barn:** Staff provided an overview of the COA review process. Staff sent certified letters to the adjoining property owners as per our ordinance, to notify them of the proposed project. No comments or responses were received. Staff then made a PowerPoint presentation to give an overview of the proposed project, as described in detail in the Staff Report. Also, since Preservation North Carolina holds protective covenants on this property, including the barn, staff checked with PNC's piedmont regional staff member Cathleen Turner to obtain their opinion. PNC has already reviewed this project and has issued their letter of approval to the property owners. Staff noted that this barn was originally built c. 1800 on another rural site in Orange County, and was disassembled and relocated to this site in the 1940s. The heavy hewn and pit-sawn framing members are the most significant elements, dating from about 1800 or slightly before, as indicated by some original hand wrought nails found in the timbers. It is notable for having the special treatment of the corner posts being hewn to an "L" in section—normally done for residential frames to accommodate plaster, and not for barns—raising questions about the original use. All the siding has been replaced, and the roof was altered to provide the present eave extensions. The shed on the south side dates from the 1940s. The major items of the proposed work include: new glass doors and a new stone terrace at the west end; a new door at the east end; an enclosure for a bathroom under the shed, and new single-pane windows in the gable ends. Staff then introduced project architect Fred Stewart who provided additional details and explained that one of the most challenging aspects was providing insulation while allowing the fine original framing system to remain exposed. They are proposing 2" thick insulated panels installed on the outside of the wall studs, then applying the siding back over that. Mr. Stewart then answered questions posed by members. Staff then walked members through the staff report to highlight the standards that apply to this project. Peck offered a motion stating that the proposed renovation of the Chatwood Barn as submitted in this application for a COA is congruous with the Design Standards for Orange County Local Landmarks and meets the relevant sections of the

guidelines as detailed and summarized in the staff report. Motion was seconded by Menius. The motion was approved unanimously.

b. Proposal to cancel the April 27th meeting due to staff schedule conflict:
Members agreed to cancel the April 27th meeting.

ITEM #5: DISCUSSION ITEMS

- a. **Logistics for HPC Field Trip to the Oaks Community:** Staff reviewed the general plan for the field trip, planned for tomorrow. We'll meet at the farm of Elizabeth Hooten, which is located on the west side of Mebane-Oaks Road. Her driveway is opposite the end of Lilymont Lane. The weather is a bit iffy due the chance of rain, so we may have to make a rain call. Staff will email a map and the address of the Hooten's farm, called Glen Oaks Farm.

ITEM #6: UPDATES AND INFORMATION ITEMS

a. **Final Results from Outside Agency Grant review process:** Staff reported that our final scores were high for both applications and that our recommendations were submitted to the staff handling this review process for the BOCC. Feedback from the review session between the department director and the County Manager was positive.

b. **Annual Report and Work Plan presentation to BOCC:** Menius volunteered to make the HPC presentation on April 14th. Staff will provide a summary one-pager for talking points.

c. **Upcoming programs for Historic Preservation Month:** Peck reported on the upcoming programs. A brickwork repointing workshop taught by Wayne Thompson will be held at the Burwell School on May 14th, where participants will be able to spend a day doing hands-on training to learn special brickwork repointing skills. On May 15th, Todd Dickinson and Peter Sandbeck will provide illustrated lectures at the Eagle Lodge, talking about the restorations of Ayr Mount and the Burwell School, respectively. The brickwork workshop requires a fee of \$25 and pre-registration through the Burwell School.

d. **Open air time:** No items to report.

ITEM #7: ADJOURNMENT: Dickinson declared the meeting to be adjourned at 7:41 pm.

Meeting summary by Peter Sandbeck, DEAPR staff