

## Minutes of the New Bern Historic Preservation Commission January 17, 2007

The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday, January 17, 2007, in the Planning & Inspections Department, 3<sup>rd</sup> Floor, 248 Craven Street.

**Members Present:** Dr. Joseph Klotz, Chairman  
Mrs. Sarah Afflerbach, Vice Chair  
Ms. Diane Filipowicz  
Mrs. Sadaf Hassan  
Mr. David Lancto  
Mr. Marvin Mullinix, Jr.  
Mrs. Elisabeth Wilkinson  
Mr. Robert Gardner  
Mr. Jack Morton

**Members Excused:** NONE

**Members Absent:** NONE

**Staff Present:** Mrs. Annette Stone, City Planner  
Mrs. Leigh Anne Friesen, Planner

Meeting was opened and roll call taken. A quorum was reached as the group had perfect attendance. Chair Dr. Klotz briefly discussed the function and qualifications of the Historic Preservation Commission and its members. Witnesses were sworn in.

**Witnesses Sworn:** Richard Orr, Terry Startzman, Daune Gardner, Mrs. Tolson, Charles Frances, Genevieve Moeckel, Jim Ross, Jane Dagnon, Kathy Adolph, Martha Ross, and others.

The Commission reviewed the minutes from the December 6th meeting. Mrs. Filipowicz moved to waive the reading of the minutes; Mrs. Afflerbach seconded. Motion passed unanimously. No changes were requested. Mrs. Wilkinson moved to approve the minutes as submitted with a second by Ms. Filipowicz. The motion passed unanimously.

### **New Business:**

- 1. Consider COA for 221 Middle Street, owned by Asheley Scott, for a new entrance to upstairs and removal of metal awning.**

**Staff Comments:** Staff Mrs. Stone briefly described the application. This application was presented at the December design review. The structure is contributing to the District, c. 1885/1920-1923. A video of the property was shown.

**Applicant's Comments:** Mr. Richard Orr commented that the plan is to do both 219 and 221 Middle Street at the same time to minimize traffic disruption, etc.

**Public Comments:** NONE

**Discussion by the Commission:** Discussion included issues such as the improvement of the building without the awning, uncertainty of how the wooden door would factor into the storefront, the lack of clarity regarding the brick column treatment, and the uncertainty of what the contractor would find under the awning.

**Findings of Fact:** Commissioner Lancto moved to approve the application congruous with the Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required; Section 15-429 Review Criteria, citing the following guidelines: "Building Facades in the Commercial District", pages 40-43, guideline(s)#1, 7, 11. Commissioner Afflerbach seconded. There was no discussion. The motion passed unanimously.

**Statements of Reason:** (1) Project impacts a primary area of visual concern; (2) Materials include wood; (3) Proposed door is solid with six panels; (4) Demolition and removal of the metal awning is necessary to determine if any original material is located underneath.

**Condition(s):** (1) Applicant will return to Commission for approval of material for sign frieze transom area; (2) Applicant will return to Commission with details for the new entrance door, facade (minus awning), and columns.

**Motion:** Commissioner Afflerbach moved to issue the COA, seconded by Commissioner Wilkinson. Motion passed unanimously.

**2. Consider COA for 202 Middle Street, owned by Tom Ballance, for installation of a new second-floor porch and door.**

**Staff Comments:** Staff Mrs. Stone recommended that the application be tabled.

**Motion:** Commissioner Gardner moved to table the application, seconded by Commissioner Wilkinson. Motion passed unanimously.

**3. Consider COA for 1411 National Avenue, owned by James and Daune Gardner, for new addition.**

**Staff Comments:** Staff Mrs. Stone briefly discussed the application. This applicant came before Commission members present at the December Design Review. The applicant has included a

comprehensive list of the items for restoration and renovations of this structure. Including a two story porch added to the rear of the house. This house is a contributing structure to the District, c. 1914.. A video of the property was shown.

**Applicant's Comments:** Mrs. Gardner agreed with Staff's comments. She believes the design is appropriate to the neighborhood. She has included current day and past images of the house in the application, as requested by the Commissioners present at the Design Review. All images are representative of that proposed, except for the example of the glass design to be inserted into the existing door.

**Public Comments:** NONE

**Discussion by the Commission:** Topics included the nature of replacement windows (number of window panes per window, etc.), details regarding the front door glass replacement, venting method for attic, alternatives to the interior door styles that exist for the exterior doors of the house, proposed foundation, and the addition of more porch columns needed in the drawings.

**Findings of Fact:** Commissioner Gardner moved to approve the application congruous with the Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required; Section 15-429 Review Criteria, citing the following guidelines: "Additions to Historic Buildings", pages 50-51, guideline(s)#1 – 6, 8 – 10, 13 – 15; "Building components: Roofs", pages 13-15, guideline(s)#1, 5; "Building components: Exterior Walls, Trim and Ornamentation", pages 16-19, guideline(s)#1, 3, 4 – 6, 9; "Building components: Windows and Doors", pages 20-23, guideline(s)#1, 3 – 6, 10, 16; "Building Components: Exterior Entrances and Porches", pages 27-29, guideline(s)#1 – 6, 9 – 10, 14; "Building Components: Brick and other Masonry Materials", pages 30-32, guideline(s)#1. Commissioner Wilkinson seconded. Motion carried unanimously.

**Statements of Reason:** Project is in concert with the character and construction of both physical and historic contexts.

**Condition(s):** (1) Applicant will return to Staff with proposed design for exterior door(s).

**Motion:** Commissioner Gardner moved to issue the COA, seconded by Commissioner Afflerbach. Motion passed unanimously.

**4. Consider COA for 402 Dunn Street, owned by Craven Partners, LLC, for change in roof material** (Held until the end of the agenda, due to initial lack of representation).

**Staff Comments:** Staff Mrs. Stone spoke briefly about the application and showed a video. The applicants have recently acquired this property and are interested in restoring the homes on it for single-family use. The house in question for this application is contributing to the District, c. 1912

**Applicant's Comments:** Mr. David Lancto recused himself from the Commission to be able to answer questions on the application in the stead of the applicants as he is familiar with the project.

**Public Comments:** NONE

**Discussion by the Commission:** Commissioner Lancto was recused. Discussion surrounded topics including metal roof alternatives and the color scheme of the asphalt shingles proposed.

**Findings of Fact:** Commissioner Gardner moved to approve the application congruous with the Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required; Section 15-429 Review Criteria, citing the following guidelines: “Building Components: Roofs”, pages 13-15, guideline(s)#1 – 4, 6; “Windows and Doors”, pages 20-23, guideline(s)#12. Commissioner Mullinix seconded. Motion carried unanimously.

**Statements of Reason:** Guidelines permit changing to asphalt shingles from metal or to replace the existing metal roof in kind.

**Condition(s):** Applicant must bring the final choice of roof material back to Staff for approval.

**Motion:** Commissioner Afflerbach moved to issue the COA, seconded by Commissioner Mullinix. Motion passed unanimously.

**5. Consider COA for 520 East Front Street, owned by Hubert and Alice Tolson, for new construction of a garage.**

**Staff Comments:** Staff Mrs. Stone gave an overview of the project and showed a video. The applicant presented plans at the January Design Review. The proposal is for a two story garage with a family room on the second floor.

**Applicant’s Comments:** Mrs. Tolson affirmed what Staff Mrs. Stone said, and added that they had done garage comparisons as requested by the Commissioners. Mrs. Tolson distributed the photos of their comparisons.

**Public Comments:** *Terry Startzman*, 212 Change Street, inquired about the siting and visual impact of the garage. He wanted to make sure the “Treaty Tree” on the property would be preserved.

**Discussion by the Commission:** Discussion addressed topics including types of example garages, zoning issues associated with accessory-building living spaces, location of elevations, the need for drawing details to translate into the construction drawings, appearance of operable shutters, and garage door style.

**Findings of Fact:** Commissioner Lancto moved to approve the application congruous with the Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required; Section 15-429 Review Criteria, citing the following guidelines: “New Construction”, pages 44-49: “Placement”, page 44-45 guideline(s)#1 – 6; “Building Height and Scale”, guideline(s)#1 – 3; “Materials”, pages 46-47 guideline(s)#1 – 4; “Details”, pages 47-48 guideline(s)#1 – 4; “Texture”,

pages 48 guideline(s)#1 – 2; “Form and Rhythm”, guideline(s)#1 – 4. Commissioner Wilkinson seconded. Motion carried unanimously.

**Statements of Reason:** (1) Project impacts a tertiary area of visual concern; (2) Materials include smooth white hardi-board siding, raised seam tin roof, and wooden 2-over-2 windows; and (3) Primary elevation will face the Change Street extension.

**Condition(s):** NONE

**Motion:** Commissioner Lancto moved to issue the COA, seconded by Commissioner Mullinix. Motion passed unanimously.

**6. Consider COA for 304 Johnson Street, owned by Hubert and Alice Tolson (but under contract to applicant, Genevieve Moeckel), for new addition.**

**Staff Comments:** Staff Mrs. Stone gave a brief of the project and rolled the video tape. The applicant appeared at the January Design Review. After the discussion there, she determined she did not desire a covered walkway, and has removed that from the proposed design. The building is contributing to the District, c. 1884-1885.

**Applicant’s Comments:** Charles Francis of C.R. Francis Architects gave a more detailed overview of the project. Commissioner Filipowicz recused herself to speak on behalf of the project, if necessary.

**Public Comments:** *Jim Ross*, 216 Johnson Street, inquired about the various entries to the house. *Jane Dagnon*, 611 Craven Street, inquired about the distance between the end of the porch and the garage. *Kathy Adolph*, 214 Metcalf Street, wondered if the rear elevation is too modern for the district. *Martha Ross*, 216 Johnson Street, confirmed that there would be no modification to the second story of the rear.

**Discussion by the Commission:** Commissioner Filipowicz recused herself from the discussion. It included topics of the refreshing modernity of the design, roofline tie-ins, and the type of brick to be used.

**Findings of Fact:** Commissioner Mullinix moved to approve the application congruous with the Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required; Section 15-429 Review Criteria, citing the following guidelines: “Additions to Historic Buildings”, pages 50-51, guideline(s)#1 – 12, 14. Commissioner Lancto seconded. Motion carried unanimously.

**Statements of Reason:** (1) Project impacts a secondary area of visual concern; (2) Materials include wood, metal, wood windows; (3) Expanded kitchen is proposed to match the existing house in material and design.

**Condition(s):** NONE

**Motion:** Commissioner Wilkinson moved to issue the COA, seconded by Commissioner Gardner. Motion passed unanimously.

There being no further business, the meeting was adjourned.

Dr. Joe Klotz, Chairman

Annette D. Stone, AICP  
Commission Administrator