

**Minutes of the
New Bern Historic Preservation Commission
August 15, 2007**

The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday, July 18, 2007, in the Planning & Inspections Department, 3rd Floor, 248 Craven Street.

Members Present: Mrs. Sarah Afflerbach, Vice Chair
Ms. Diane Filipowicz
Mr. Jack Morton, Jr.
Mr. Jay Heck
Mr. Rich Frye
Mr. Peter Adolph

Members Excused: Mrs. Sadaf Hassan
Mr. David Lancto
Dr. Joseph Klotz, Chairman

Members Absent: None

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

The meeting was opened and roll call was taken. A quorum was reached. Vice-chairman Afflerbach briefly discussed the function and qualifications of the Historic Preservation Commission and its members. Witnesses were sworn in.

Witnesses Sworn: Danny Meadows, Jerry Hobbins, Joe Klotz, Rose and Bruce Williams, Richard Hoff, Buzz Mead, Carolyn and Charles Peterson, Tracy Fritzsche, Ruth John, Phil Moore, and others.

The Commission reviewed the minutes from the July 18th meeting. Commissioner Morton moved to approve the minutes as submitted with a second by Commissioner Klotz. The motion passed unanimously.

New Business:

- 1. Consider COA for 100-200 block of Pollock Street, owned by the City of New Bern, for streetscape alterations.**

Staff Comments: Staff Mrs. Stone described the application and showed a brief video of the streetscape. She noted that the applicant appeared before members of the HPC at the August Design Review. Key point made was that these are the last two blocks in the core business district without 30" curb and gutter as is called for in the Urban Design Plan. All granite curbing

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replaced from the core business district has been stored and is used to preserve the curbing in the residential district. The consensus at that time seemed to be to defer to the Urban Design Plan.

Applicant's Comments: Applicant Danny Meadows, Public Works Director for the City of New Bern emphasized that this is one of the last sections in the business district to be converted. The granite removed would be preserved and reused in the residential sections of the Historic Districts.

Public Comments: *Jerry Hobbins*, 229 New Street, requested project clarifications. *Joe Klotz*, 218 Pollock Street, spoke against the removal of the granite, as his block reads residential even though it is mainly commercial in use. *Rose and Bruce Williams*, 220 Metcalf Street, agreed with Mr. Klotz, saying that although her block is not wholly residential in use, she would hate to lose the granite curbing there because it enhances the residential character of her block. *Richard Hoff*, 210 Hancock Street, agreed that the granite complements the residential character of his block, even though there are commercial uses in some of the homes. *Buzz Mead*, 517 & 520 Johnson Street, agreed that granite is appropriate with a residential-looking block.

Discussion by the Commission: Commissioner Klotz had recused himself from the proceedings. Issues included the clarity of the Urban Design Plan (UDP) design mandate for the 200 block of Pollock Street, the uneven nature of the existing Pollock Street granite, the dilemma between preservation and following the mandate of the UDP, the need to commit the informal City policy of preserving bricks and granite into a formal one, and the key issue of which curbing is more appropriate for a block with a residential character despite its commercial use.

Findings of Fact: Motion by Commissioner Adolph, with second by Commissioner Heck, to find 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: "Landscaping", pages 53-56; guideline(s)# 4, 11, 14. During the discussion on the motion, it was confirmed that any bricks found under the asphalt would be reclaimed and stored by the City. Motion carried unanimously.

Statements of Reason: (1) Streetscape alterations are in keeping with the existing improvements that have already been made on Pollock Street; (2) Alterations will complete streetscape standardization of the core business district; and (3) Granite curbing will be stored with the City and used to preserve such curbing in the residential historic districts.

Condition(s): Granite curbing will be maintained in the 200 block of Pollock Street. The Commission recommends that it be reset when disturbed.

Motion: Commissioner Morton moved to issue the COA, with a second by Commissioner Adolph. The motion passed unanimously.

2. Consider COA for 508-510 George Street, owned by Charles and Carolyn Peterson, for various structure alterations and addition of a brick fence.

Staff Comments: Staff Mrs. Stone went over the application and the staff recommendations. She noted that the applicants' desire is to unite three existing structures into a "mews" or courtyard living arrangement comprised of the three existing single-family homes. To accomplish this, they are proposing various exterior changes, to include a brick fence to unite the three structures. All three structures are contributing to the District, c. 1924 (508 George); c. 1940 (508-½ and 510 George).

Applicant's Comments: Applicant/owner Carolyn and Charles Peterson addressed the issue of use and how that impacted their design changes.

Public Comments: *Tracy Fritzsche*, 620 New Street, is pleased to see the Petersons take on this project. She likes the picture window in front. *Buzz Mead*, 517 & 520 Johnson Street, noted that the Petersons are the newest paid staff at the Preservation Foundation, that they love history, and that they will do a good job with this project.

Discussion by the Commission: Discussion occurred regarding the plot plan of the fence; the proposed pavers, path, and gate for the driveway; the screening in of the porch at 510 George; the difficult determination of what constitutes primary, secondary and tertiary areas of visual concern, praise for an innovative way to deal with three problem properties, and the height and possibility for height transition of the brick fence.

In addition, Staff Mrs. Stone clarified three points with the applicant:

- (1) Fence height in primary areas of visual concern is limited to four feet and in secondary and tertiary areas, to six feet by the guidelines;
- (2) The HPC's approval of a COA for this property in no way implies any type of approval for land use proposals such as subdivision of the property. This matter needs to be addressed with Staff Bernard George, Land Use Division Coordinator; and
- (3) COA approval would also not constitute any approvals related to the use of the first floor of 508-½ George as habitable space. This matter needs to be addressed with building inspections.

Findings of Fact: Motion by Commissioner Morton, with second by Commissioner Filipowicz, to find 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: Exterior Entrances and Porches", pages 27-29, guideline(s)# 9, 10, 14; "Building Components: Windows and Doors", pages 20-23, guideline(s)# 1, 6, 10; "Fences and Garden Walls, pages 57 through 58, guideline(s)#4, 6, 7, 9. During the discussion, the height of the fence was brought into question, and determined to be limited to four feet for the main sections. Motion carried unanimously.

Statements of Reason: (1) Project impacts primary and secondary areas of visual concern; (2) Materials include brick, wood; and (3) Proposed secondary AVC window will fill an existing door opening.

Condition(s): (1) Applicant uses double hung windows in general alignment with upper story door/window on 508-½ George; and (2) The bulk of the fence's height be four feet, with a transition to six feet allowed in secondary and tertiary areas. If transition is desired, applicant must bring design back to Staff.

Motion: Commissioner Heck moved to issue the COA, with a second by Commissioner Morton. The motion passed unanimously.

4. Consider COA for 319-319½ Fleet Street, owned by Patti Gillespie, for change in roofing material.

Staff Comments: Staff Mrs. Stone discussed the roof replacement, and the details of the application. Then she showed the video tape. The applicant is requesting a change from metal to asphalt shingle roof. Both the main house and garage are contributing structures, c. 1924 and 1950, respectively. As one of the keys to preservation is a sound roof, and as the guidelines clearly allow a change from metal to shingles, Staff recommends application approval.

Applicant's Comments: Phil Moore of Moore's Contracting stated that the existing roof has a lot of leaks and decking problems, and that is why the owner has chosen to replace the roof versus repair it.

Public Comments: *Rose and Bruce Williams*, 220 Metcalf Street, thinks roofing job could be done a lot cheaper, and hates to see a loss of character by going to shingles.

Discussion by the Commission: Topics included the color of the shingles, the fact that the guidelines clearly allow for the requested change, and the ability of the rear sloped roof to take shingles.

Findings of Fact: Motion by Commissioner Frye, with second by Commission Adolph, to find 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 – 3, 5 – 7. Motion carried.

Statements of Reason: (1) Existing roof is metal; (2) Proposed replacement material is asphalt shingles; and (3) No other rooftop features are proposed for change.

Condition(s): (1) Applicant must provide Staff a sample of the roof product to be used; (2) Shingles must be of a darker palette of colors and have a solid versus variegated color range; and (3) If the pitch of the rear roof is inappropriate for shingles, applicant must notify staff of the proposed treatment.

Motion: Commissioner Morton moved to issue the COA, with a second by Commissioner Heck. The motion passed unanimously.

5. Consider COA for 216 Metcalf Street, owned by Richard and Ruth John, for addition of a rear bathroom.

Staff Comments: Staff Mrs. Stone briefly discussed the details of the application. The proposed bathroom would only be visible from the right rear of the house and from a small area in the applicant's backyard. The 6' X 9' room will adjoin an earlier addition to the house. The footprint of the structure will not change. This house is contributing to the District, c. 1906.

Applicant's Comments: Owner Ruth John noted the lack of visibility of the addition and that both next-door neighbors are ok with the proposed work. She also discussed why the house needs a second bathroom.

Public Comments: *Rose and Bruce Williams*, 220 Metcalf Street, requested to see the application; *Richard Hoff*, 210 Hancock Street, stated this would be a good addition.

Discussion by the Commission: Areas of discussion included the size of the proposed window compared to the existing window, the approval of the corner board as proposed to delineate the new addition, the question of which materials to use on the new addition considering the existing sheathing is cement board and aluminum siding, and the fact that such an addition is a good and appropriate idea.

Findings of Fact: Motion by Commissioner Filipowicz, with second by Commissioner Adolph, to find 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. Motion carried unanimously.

Statements of Reason: (1) Project impacts a tertiary area of visual concern; (2) The applicant will select material consistent with the existing material with the help of City Staff.

Condition(s): The applicant will select material consistent with the existing material with the help of City Staff

Motion: Commissioner Adolph moved to issue the COA, with a second by Commissioner Morton. The motion passed unanimously.

Miscellaneous Business

1. Passing of local legislation to require a permit for demolition of any contributing structure in the locally-designated historic districts.

Staff Mrs. Stone reported that the local ordinance to allow the HPC to review demolition requests of contributing structures was approved by the Board of Aldermen Tuesday night.

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With no more business, Commissioner Adolph moved, and Commissioner Afflerbach seconded, that the meeting be adjourned.

Dr. Joe Klotz, Chairman

Annette D. Stone, AICP
Commission Administrator