

**Minutes of the  
New Bern Historic Preservation Commission  
March 21, 2007**

The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday, March 21, 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  
Mrs. Elisabeth Wilkinson  
Mr. Jack Morton, Jr.  
Mr. Robert Gardner

**Members Excused:** Mr. Marvin Mullinix, Jr.

**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. Chair Dr. Klotz briefly discussed the function and qualifications of the Historic Preservation Commission and its members. Witnesses were sworn in.

**Witnesses Sworn:** Genevieve Moeckel, Owen Parker, Zach Taylor, David Hatch, Katherine Adolph, Jennifer Knight, Harrison Marks, Jerry Hobbins, Tripp Eure, Duncan Harkin, Buzz Mead, Harry Turen, Gerry Lancto, Laura Lindsey, and others.  
**, and others.**

The Commission reviewed the minutes from the February 21<sup>st</sup> meeting. Mrs. Wilkinson moved to waive the reading of the minutes; Mrs. Hassan seconded. Motion passed unanimously. No changes were requested. Mr. Lancto moved to approve the minutes as submitted with a second by Mr. Morton. The motion passed unanimously.

**Old Business:**

- 1. Consider amending COA for 304 Johnson Street, owned by Genevieve Moeckel, for new addition.**

**Staff Comments:** Staff Mrs. Stone gave an overview of the application to the Commission. She noted that the applicant received a COA for this project at the January Regular Meeting, but has

decided upon spending more time in the house that the project as proposed needed to be simplified from both a practical and aesthetic viewpoint. The amendment requests a screened porch and laundry room to the rear of the existing kitchen. The structure is contributing to the District, c. 1885.

**Applicant's Comments:** Mrs. Moeckel, owner, reiterated Staff Mrs. Stone's comments, saying she hoped this new plan would simplify things, including the roofline, etc.

**Public Comments:** NONE

**Discussion by the Commission:** Commissioner Filipowicz recused herself from the discussion and voting. Discussion included issues such as the new roofline, a change in windows, type of screened porch railing.

**Motion:** Commissioner Gardner moved to amend the application, with the recommendation that the applicant consider horizontal railings beneath the existing vertical railing of the screened porch in such a design as to match that of the rest of the house. Commissioner Wilkinson seconded. The motion passed unanimously.

#### **New Business**

- 1. Consider COA for 100 Craven Street (New Bern Sheraton), owned by Soleil Group, for temporary staging area to accommodate upcoming hotel renovations.**

**Staff Comments:** Staff Mrs. Stone noted that she normally makes these types of determinations at Staff level, but with the level of scrutiny received by the City at the Skysail site, she hoped to have the Commission's input on this one. Staff's main recommendation was a setback requirement on the storage trailers to minimize the visual impact on Craven Street.

**Applicant's Comments:** Sheraton General Manager Owen Parker gave a brief presentation of the site and storage trailer site plan, along with a timeline.

**Public Comments:** *Zach Taylor*, 1321 Commerce Drive & 134 Craven Street, stated that as long as it is done neatly, he has no objections. *David Hatch*, 420 Craven Street, stated that he thought Inspections regulated the length of "temporary" staging areas. *Katherine Adolph*, 210 Metcalf Street, was concerned due to a misunderstanding that the storage units being discussed were open air trash bins. *Jennifer Knight*, 223 New Street, wondered if there wasn't already a regulated timeline set out for "temporary" staging areas.

**Discussion by the Commission:** Commissioner Afflerbach recused herself from the discussion and voting. Topics included the speed of the project; a concern that they be well maintained, not rusty, etc.; and the appropriateness of the Commission ruling on such a gray area that had no concrete guidelines to cite.

**Motion:** NONE. Application was withdrawn by the applicant so that the determination of

appropriateness could be made at Staff level.

**2. Consider COA for 218 Metcalf Street, owned by Harrison and Catherine Marks, for removal of a rear window.**

**Staff Comments:** Staff Mrs. Stone gave an overview of the application and rolled the video tape. The applicants are doing an interior renovation that will block the window in question. They would prefer to remove the window, instead of simply framing up the inside wall behind it. The house is contributing to the District, c. 1907-1908.

**Applicant's Comments:** Owner Harrison Marks spoke briefly about his project and the reasoning behind it.

**Public Comments:** *Jerry Hobbins*, 229 New Street, inquired about the age of the house and how the window was inserted.

**Discussion by the Commission:** Topics included the location of the later rear window, how the window opening would be covered, appearance of "floating studs", need for shutters, and the detraction to the property that the later window contributes.

**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: Windows and Doors", pages 20-23, guideline(s)#1 and "Additions to Historic Buildings: pages 50 and 51 guideline 13. Commissioner Lancto seconded. Motion carried unanimously.

**Statement(s) of Reason:** (1) Project impacts a tertiary area of visual concern, and (2) Window in question is not original to the house and appears to be less than 50 years old.

**Condition(s):** NONE

**Other remarks:** Ghost marks, Shutters not required or requested.

**Motion:** Commissioner Wilkinson moved to issue the COA, seconded by Commissioner Morton. Motion passed unanimously with no discussion.

**3. Consider COA for 516 Johnson Street, owned by Harry and Anne Porter, for removal of an existing deck and construction of a rear screened porch.**

**Staff Comments:** Staff Mrs. Stone showed the video of the property and discussed the applicant's attendance at the pre-application design review this month. This project involves removing a rear deck, and replacing it with a screened porch that would also obscure a less sympathetic rear addition. The house is contributing to the District, c. 1805-1810 / 1850

**Applicant's Comments:** Architect Tripp Eure gave a brief description of the project. He stated that the insensitive addition to the rear was about 20 years old. He noted for the Commission that the owners had agreed to remove the addition of brackets from the application, per their request. He also had added a materials list.

**Public Comments:** *Duncan Harkin*, 519 Johnson Street, endorses the application. *Buzz Mead*, 517 Johnson Street, supports the project, noting that one of the owners, Harry Porter, is the former Dean of the Architectural School at University of Virginia.

**Discussion by the Commission:** Discussion surrounded topics including the improved appropriateness due to the removal of the brackets, and the question of how to paint the railing proposed for the porch.

**Findings of Fact:** Commissioner Filipowicz 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: Exterior Entrances and Porches", pages 27-29, guideline(s)#4, 6, 7, 9, 10; "Decks on Historic Buildings", page 52, guideline(s)#3; "Building Components: Windows and Doors", pages 20-23, guideline(s)#4, 8; and "Building Components: Foundations", pages 24-26, guideline(s)#7. Commissioner Wilkinson seconded. During the discussion, Commissioner Afflerbach inquired as to why only guideline #3 for "Windows and Doors". Commissioner Filipowicz stated it is because she tries only to cite the guidelines that directly apply to the project being evaluated. Motion carried unanimously.

**Statements of Reason:** (1) Project is proposed for tertiary AVCs; (2) Materials are common to the house and the District and include brick, wood, and metal; (3) Existing deck proposed for removal is not significant to the house.

**Condition(s):** NONE

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

**4. Consider COA for 402 Dunn Street, owned by Craven Partners, LLC, for addition of a front porch.**

**Staff Comments:** Staff Mrs. Stone presented an overview of the porch project, and touched on the current issue of a change in windows. She noted that the applicants are working to repair and renovate the four structures on this parcel (402-408 Dunn St). They were approved for a roof material change at 402 Dunn Street during the January regular meeting. This application is also for 402 Dunn Street, but requests the addition of a façade-width porch which has been historically documented. The house is contributing to the District, c. 1912.

Staff Mrs. Stone, later in the meeting, expounded on the change of windows. She noted that the initial request by the applicant was to repair the windows. However, when the applicant got further into the project, the windows were too rotten to repair. The replacement windows have a simulated grill insert for the interior of the window only. Historic district guidelines state that replacement windows avoid the use of false muntins or window grilles, further the guidelines state replacement windows should be true-divided light or three dimensional interior and exterior grilles.

**Applicant's Comments:** Craven Partners representative, Harry Turen, gave a brief overview of the porch project. Later in the meeting, on the topic of replacement windows, Mrs. Gerry Lancto and Mrs. Laura Lindsey stated that they do have wooden muntins they plan to affix with acrylic glue to the outside of the 1-over-1 windows to make them appear 2-over-2. They have tried to get in touch with the window manufacturer to get a statement regarding the permanency of this use, but have not gotten a response.

**Public Comments:** *Jerry Hobbins*, 229 New Street, remarked about the columns. *David Hatch*, 420 Craven Street, noted that the cost difference between the hipped versus shed roof is minimal. Furthermore, he stated that in addition to glue for the exterior muntins, he would also recommend a staple treatment.

**Discussion by the Commission:** Commissioner Lancto recused himself from the discussion and voting. Discussion surrounded topics including the need for a cross-section representation of the railing design, the material and configuration for the steps, the type of foundation for the new porch, the importance of porch pier infill with an appropriate material and design due to the significance of the front of the house, the need to correct the various errors on the drawings for clarity purposes, whether or not a hipped versus shed roof is more appropriate for this type of house, porch height and the slope of its roof, stock nature of altered front door, the need to document the permanence of applying non-manufacturer recommended muntins to the windows, and the need for the muntins to be interior and exterior.

**Motion:** Commissioner Morton moved to table the application for a COA, seconded by Commissioner Wilkinson. Motion passed unanimously.

Applicant was instructed to return to the Commission's April meeting with corrected front porch drawings, documentation of shed porches on similar houses in the Districts, a statement from the window manufacturer regarding the permanence of their proposed muntin application, and a sample of the proposed muntin design.

**5. Consider COA for 420 Craven Street, owned by David Hatch, for construction of a rear deck.**

**Staff Comments:** Staff Mrs. Stone gave a brief description of the project. She stated that the applicant is doing a total renovation on this house, and would like to add a rear deck. The house does contribute to the District, c. 1900.

**Applicant's Comments:** Owner/Contractor David Hatch wished the Commission a Happy Five Year Anniversary, as his initial COA for this house had been approved almost five years ago to the date. He gave a further description of his current project.

**Public Comments:** NONE

**Discussion by the Commission:** Discussion surrounded topics including the lattice work angle of the deck.

**Findings of Fact:** Commissioner Afflerbach 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: "Decks on Historic Buildings", page 52, guideline(s)#1 – 8. Commissioner Wilkinson seconded. Motion carried unanimously.

**Statements of Reason:** (1) Project impacts a tertiary AVC, (2) Materials include wood and brick, and (3) Proposed deck is skirted with cedar lattice-work.

**Condition(s):** NONE

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

There being no further business, Commissioner Afflerbach moved, and Commission Hassan seconded that the meeting be adjourned.

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Dr. Joe Klotz, Chairman

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Annette D. Stone, AICP

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Commission Administrator