

DRAFT

DRAFT

**Minutes of the
New Bern Historic Preservation Commission
September 19, 2012**

The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday, September 19, 2012, in the second floor courtroom of City Hall, 300 Pollock Street.

Members Present:

Rich Frye, Chairman	Tim Thompson
Richard Parsons	Karen Britton
Peggy Broadway	Mickey Miller
Peter Adolph	Nancy Gray
Jan Giordano	

Members Excused (E)/Absent(A): NONE

Staff Present: Bernard George, AICP, Planning Division Manager
Leigh Anne Friesen, AICP, Volunteer

The meeting was opened. The Commission welcomed new Board members Jan Giordano, Mickey Miller, and Nancy Gray. Chairman Frye thanked retiring members Bradley Cummins and Johnny Harrison for their years of dedicated service and presented them with letters and certificates of appreciation from Mayor Bettis. New members were sworn in. Roll call was taken. A quorum was present. A motion to waive the reading of the minutes was made by Commissioner Adolph and seconded by Commissioner Britton. A motion to approve the minutes as written was made by Commissioner Miller and seconded by Commissioner Parsons. Motion passed. Witnesses were sworn in.

Witnesses Sworn: Chief Building Inspector Johnny Clark, Bernard George, Stevie Bennett, Nancy Hollows, Jennifer Knight, David French, Bill Choyke, Beth Walker, Nolan Tomboulion, Patti Urick, Diane Filipowicz, Charles Frances, Marjorie Preis, Tom Ward, James and Anne Schout, and others.

New Business

1. Consider application for a Certificate of Appropriateness for 307-313 Middle Street for exterior alterations to include re-pointing and painting brick side and rear walls of the Kress Building.

Staff Comments: Staff Bernard George described the project and discussed several details. He noted the request of repainting of the brick and coping work.

DRAFT

DRAFT

Applicant Comments: Kress Building owners' representative, Mr. Tom Ward of 307D Middle Street, explained the main desire to unify the back of the building with paint.

Public Comments: *Nancy Hollows*, 4438 Rivershore Dr, asked the Commission to carefully consider the materials (such as paint type) should they approve this application. She does not approve generally of painting previously unpainted brick. *Marjorie Preis*, 1203 National Avenue, requested to see the pictures included with the application.

Discussion by the Commission: The Commissioners discussed issues including which of the walls proposed for painting had previously been interior walls, what the State Historic Preservation Office representative John Wood recommended, the nature of the coping work (as well as John Wood's recommendation), the visibility of the coping tiles in question, and the importance of stabilizing the brick with the most appropriate (breathable) paint.

Finding(s) of Fact: Commissioner Thompson moved to find the application congruous with the Historic District Design Guidelines, citing Section 15-427 Certificate of Appropriateness required; Section 15-429 Review Criteria, citing the following guidelines: "Brick and other Masonry Materials", pages 37-39, guideline(s)#1-16. Commissioner Giordano seconded the motion. During the discussion, the Commission asked about the proposed treatment for the coping. Upon a call for a vote, all Commissioners voted in favor of the motion. Motion passed.

Statement(s) of Reason: (1) The brick walls are in poor, extremely deteriorated condition; (2) The brick will be repointed with approved lime mortar; and (3) The exceptionally poor condition of the brick and the aesthetic impact of proposed latex paint will positively impact the appearance and preservation of the building and District.

Condition(s):

- Applicant will use the most appropriate, breathable paint on the brick as recommended by John Wood so as to stabilize it.
- The existing COA will be amended with the coping proposal.

Motion: Commissioner Parsons moved to issue the COA, seconded by Commissioner Adolph. All Commissioners voted in favor of the motion. Motion passed.

2. Consider application for a Certificate of Appropriateness for 201 Johnson Street for exterior alterations to include construction of a new kitchen, garage and garden.

Staff Comments: Staff Bernard George gave a description of the project and reminded the Commission they have already seen the project during Design Review.

DRAFT

DRAFT

Applicant Comments: Project architects Diane Filipowicz and Charles Frances spoke on behalf of the project. They discussed the proposed changes to the property, the materials, plot plan, etc. They presented a letter from John Wood regarding proposed changes. Property owners James and Anne Schout also spoke about the project.

Public Comments: *Nancy Hollows*, 4438 Rivershore Drive, stated she thought the kitchen renovation was very sympathetic to the house, particularly by not impacting more of the existing interior of the house. She also thought that the HPC had no environmental purview when it came to approving a roof material such as copper. *Patti Urick*, 103 Queen Street, is the current Historic District Residents' Association president and a member of the New Bern Historical Society, and she stated her agreement with Nancy Hollows' comments. She thanked the Schouts for their investment in New Bern's Historic District.

Discussion by the Commission: The Commissioners discussed issues including the timeframe on the entire project, environmental concerns due to runoff from the proposed copper roof, whether or not a historical precedent exists for copper roof on this house, the matching of the brick and bonding pattern, the nature of Wood's comments regarding the garage, the destination of water leaving the proposed rain cistern, any building code restrictions to roof material, any precedent for copper roofs downtown, the citing of page 40 of the guidelines stating copper is an appropriate roofing material, and the existing roof material.

Finding(s) of Fact: Commissioner Adolph moved to find the application congruous with the Historic District Design Guidelines, citing Section 15-427 Certificate of Appropriateness required; Section 15-429 Review Criteria, citing the following guidelines: "Additions to Historic Buildings", pages 73-74, guideline(s)#1-16. Commissioner Britton seconded the motion. During the discussion, the Commission debated their purview on environmental impacts of design choices and whether or not they should ask the applicant to consider the environmental impact of a copper roof. The applicant agreed to look into the matter. Upon a call for a vote, all Commissioners except Peggy Broadway voted in favor of the motion. Motion passed.

Statement(s) of Reason: (1) The additions are designed to minimize impact on the primary character defining elevations of the historic residence; (2) The height, scale, size, and proportion of the new additions relate to the historic residence and do not overpower it; (3) The new additions are compatible with the historic residence in terms of massing, scale, height, materials, roof forms, proportion and spacing of doors and windows, style details, texture and location.

Condition(s): NONE

Motion: Commissioner Adolph moved to issue the COA, seconded by Commissioner Miller. All Commissioners voted in favor of the motion, except Commissioner Broadway. Motion passed.

DRAFT

DRAFT

3. Consider application for a Certificate of Appropriateness for 1214 North Pasteur Street to replace an existing rear shed roof and extend the porch four feet.

Staff Comments: Staff Bernard George gave an overview of the project and talked about the existing structure.

Applicant Comments: Owner Nolan Tomboulion discussed his project desires and property constraints. He also discussed his shingle choice.

Public Comments: Stevie Bennett, 1312 National Avenue, inquired about the decking material and said the addition should match the original structure.

Discussion by the Commission: The Commissioners discussed issues including whether or not changes were proposed for the main residence, the need to review this project based on roofing guidelines listed on page 74 (#4), the materials of the existing roof on the auxiliary structure, and the appropriateness of metal for the roof (smooth, not with intermediate crimps).

Finding(s) of Fact: Commissioner Miller moved 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”, page 74, guideline(s)#4, 5. Commissioner Adolph seconded the motion. Upon a call for a vote, all Commissioners voted in favor of the motion. Motion passed unanimously.

Statement(s) of Reason: (1) The existing rear porch and roof are additions to a historic building located in a tertiary area of visual concern; (2) The proposed shed roof replacement and deck extension are designed so as to be removed without significant loss of historic building fabric.

Condition(s):

- The metal roof shall be smooth standing seam.

Motion: Commissioner Parsons moved to issue the COA, seconded by Commissioner Adolph. All Commissioners voted in favor of the motion. Motion passed.

4. Consider application for a Certificate of Appropriateness for 248 Craven Street to install an exterior window facing Pollock Street.

Staff Comments: Staff Bernard George described the project.

Applicant Comments: Architect Beth Walker of Walker Group Architects discussed the project. She noted that the proposed window is needed due to interior renovations of office space, and will be an exact replica of existing windows.

DRAFT

DRAFT

Public Comments: NONE

Discussion by the Commission: The Commissioners discussed issues including the appropriate location of the window and the motivations behind installation.

Finding(s) of Fact: Commissioner Parsons moved 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: “Windows and Doors”, pages 28-32, guideline(s)#9, 10, 14. Commissioner Thompson seconded the motion. Upon a call for a vote, all Commissioners voted in favor of the motion. Motion passed unanimously.

Statement(s) of Reason: (1) Although the project is in a primary area of visual concern, a new window is required due to health and safety reasons related to adaptive reuse of office space; (2) The new window will match the original windows in terms of dimensions, configurations, material, size, detail, location , and style; (3) The new opening will not diminish the original design of the building or damage historic material or features.

Condition(s): NONE

Motion: Commissioner Parsons moved to issue the COA, seconded by Commissioner Miller. All Commissioners voted in favor of the motion. Motion passed.

Old Business

1. Consider application to renew a Certificate of Appropriateness for the academic restoration of 217 Hancock Street.

Staff Comments: Staff Bernard George updated the Commission on the project and the renewal process.

Applicant Comments: Owner Bill Choyke gave a history of the project and noted John Wood’s letter regarding proposed changes.

Public Comments: *Nancy Hollows*, 4438 Rivershore Drive, stated that while her comments had no bearing on this project, demolitions are now reviewable by the City.

Discussion by the Commission: The Commissioners discussed issues including renewal and project review, the Department of the Interior’s guideline stating that any pieces to be demolished must be documented, the request that the owners salvage any items removed from the house, the proposed timeline of the project, and for how long the extension is being requested.

DRAFT

DRAFT

Motion: Commissioner Adolph moved to renew the COA to December 31, 2013, seconded by Commissioner Gray. All Commissioners voted in favor of the motion. Motion passed.

2. Consider application to amend a Certificate of Appropriateness for the construction of Heritage Park fence sections at City Hall.

Staff Comments: Staff Bernard George gave some background on the project, and briefly discussed the fence design and construction.

Applicant Comments: Representative Jennifer Knight described the project changes and also requested that they receive an extension of the COA if necessary. David French, representative, also addressed the flag poles.

Public Comments: NONE

Discussion by the Commission: The Commissioners discussed issues including the location of the gates, how the fences will be used, whether or not the only change is fence detail, the number and height of the flag poles, the depth of the park into the block, the visual attractiveness of the plans, and what—if any—are the changes in the design of the arch.

Motion: Commissioner Britton moved to extend the COA until December 31, 2013, seconded by Commissioner Miller. All Commissioners voted in favor of the motion. Motion passed. Commissioner Britton then made a motion to amend the COA as presented citing the guidelines pages 82-83, #4-6, 8, 12. The motion was seconded by Commissioner Miller. All Commissioners voted in favor of the motion. Motion passed.

Miscellaneous Business

1. Approve Demolition by Neglect Guidelines.

Commission Discussion: Tim Thompson reviewed the proposed guidelines. Chief Building Inspector Johnny Clark addressed his areas of concern, and the Commission added the language that “the procedures as adopted do not negate previously initiated Minimum Housing Code and Demolition by Neglect procedures.” The updated “HPC Rules of Procedure” will follow.

Motion to approve Demolition of Neglect Procedural Guidelines: Commissioner Parsons moved that the Demolition of Neglect Procedural Guidelines be approved, with conditional language cited above included. The motion passed.

4. Report on COA approvals for Minor Works

DRAFT

DRAFT

Staff Bernard George reviewed the list of Minor Works approved over the last month.

5. Other

Staff Johnny Clark updated the Commission on the Demolition by Neglect proceedings for 1411 National Avenue and 402 Queen Street, noting that 1411 National Avenue's owner should be appearing at the October meeting.

Stevie Bennett asked if the Commission would be addressing COAs currently out of compliance (such as that of 406 Avenue A's fence). She inquired as to what happens if a COA expires and the required work to bring it into compliance is not finished. She also asked if approved COAs are inspected once project is completed.

There being no further business, the meeting was adjourned.

Rich Frye, Chairman

Bernard George, AICP
HPC Administrator