

1
2
3
4
5
6
7

**Minutes of the
New Bern Historic Preservation Commission
January 21, 2015**

8 The New Bern Historic Preservation Commission (HPC) held a regular meeting on Wednesday,
9 January 21, 2015, in the second floor courtroom of City Hall, 300 Pollock Street.

10
11
12

Members Present:	Tim Thompson, Chair	Tripp Eure, Vice-Chair
	Jim Morrison	Nancy Gray
	David Griffith	Mickey Miller
	Cheri Moyers	John Young

13 **Members Excused (E)/Absent (A):** Jerry Walker(A)

14
15 **Staff Present:** Kevin Robinson, AICP, City Planner
16 Bradleigh Sceviour, Planner

17
18 The meeting was opened and roll call was taken. A quorum was present.

19
20 December minutes were considered for approval. Commissioner Gray moved, and
21 Commissioner Miller seconded that the reading of the minutes be waived. Motion carried by
22 unanimous vote. Corrections were made. Commissioner Morrison moved and Vice-Chair Eure
23 seconded that the minutes be approved with amendments. The motion was approved by
24 unanimous vote.

25
26 Staff Kevin Robinson introduced new staff member, Bradleigh Sceviour, Planner. Board
27 members welcomed Mr. Sceviour.

28
29 Witnesses were sworn in.

30
31 **Consideration of Applications:**

- 32
33 A. **215 Change St.** (Mary McCleod-Sarah Afflerbach) to include installation of brick
34 paver driveway, construction of garage and enclosure of existing porch all in tertiary
35 AVC.

36
37 **Staff Comments:** Staff Kevin Robinson introduced the application and Ms. Sarah Afflerbach,
38 representative for the Applicant.

39
40 **Applicant Comments:** Representative for applicant, Ms. Sarah Afflerbach presented a short
41 video of the property from the front and sides. She stated that the application notes their intention
42 to remove some trees from the property; however they do not intend to remove them at this time.
43 An arborist is being consulted in an effort to save those trees. The site plan was also explained
44 and some alterations to the plan since the previous Design review.

45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88

Before Public Comments time was opened, Chair Thompson asked the board members if anyone felt that the presentation of new windows on the proposed enclosure of the porch or the garage doors significantly altered the application. All were in agreement to move forward with public comments.

Public Comments:

Ben Parish, 217 Change Street, owns house next door and brick wall between property. He stated that he likes the windows. He stated his concern with flood water and headlights reflecting off of the garage and into the windows of his home. He asked if something could be done or added to the garage sidewall to make it more pleasing, rather than a blank wall. His main concerns are the brick work and the problem with the water possibly flooding.

Peggy Broadway, 214 Change Street, Stated that her neighbors installed 2 windows on their garage which did make it much nicer to look at from her house than a solid blank wall.

Public Comments were closed.

Staff Recommendations: Staff Kevin Robinson reviewed recommendations and findings:

Guidelines:

- Exterior Changes to Historic Buildings:
Windows and Doors, pages 26-30, guidelines 8 (pg. 29); Exterior Entrances and Porches, pages 34-36, guidelines, 8
- New Construction and Additions:
Additions to Historic Buildings, pages 73-74, guidelines 1-6,8-10,14,16
- Site and Setting:
Driveways & Off Street Parking, pages 87-88, guidelines 2,5,8,; Outbuildings & Accessory Buildings, page 84 guidelines 5,8
- Fences:
Pages 82-83, guidelines 5&6

Statements of Reason, based on the information contained in the application, in Staff's judgment are:

1. The proposed upper porch enclosure and garage are congruous with design guidelines in location design and materials.
2. The proposed enclosure and garage are in the tertiary AVC and will have little impact on the most visible, character defining features of the home.
3. The proposed enclosure does not alter the building in scale.
4. Materials for pavers are considered congruous with design guidelines, as is the fencing and the materials for the fence.

Staff suggests the Commission approve the application for major exterior alterations at this time citing the aforementioned guidelines.

89 Applicant Representative, Sarah Afflerbach stated that she believes the property owner would be
90 glad to appease the neighbor and would like to bring back new plans for the garage windows.
91

92 **Board Discussion:**

93 Commissioner Gray suggested pavers be arranged to provide additional drainage. Commissioner
94 Griffith asked if flooding issues were relevant to the decision making process. Staff Robinson
95 stated that it is not something staff typically addresses on single family lots.

96 Vice-Chair Eure stated that the revised windows are an improvement based on what they were
97 presented with in Design Review.

98 Questions were asked regarding the garage lighting and materials used for the garage roof. Ms.
99 Afflerbach explained that there will be no flood lighting and the roof material was changed from
100 metal to shingles.

101
102 **Motion:** Commissioner Morrison moved that the application is congruous with the
103 aforementioned guidelines and cited them as well as the statements of reason. Flood vents and
104 lighting will have to be brought back to staff for review. Additionally provide staff with cut
105 sheets on the side door and shingle materials. Commissioner Gray seconded. Motion carried by
106 unanimous vote.

107 Commissioner Morrison moved to issue a COA. Commissioner Miller seconded. Motion carried
108 by unanimous vote.

109
110
111 **B. 1015 N Craven St.** (David Prohaska) to include alterations to one story ell, including
112 new roof and back stoop in the tertiary AVC.
113

114 **Staff Comments:** Staff Kevin Robinson introduced the application and modifications to the
115 proposed application. What is being proposed now is a new roof elevated 12 inches and a back
116 stoop in the tertiary AVC, as well as new front and back doors, and replacement windows on the
117 entire structure.
118

119 **Applicant Comments:** Applicant, Mr. David Prohaska explained that he did not feel that the
120 original request for a 2 story addition was going well and has since changed the proposed request
121 to replacing the collapsed roof and raising it 12 inches. He also requested approval of removing
122 the currently rusted metal roof on the main part of the house and replacing it with the same
123 shingles that will be used on the back porch. Photos of his current windows, neighboring
124 windows and vinyl clad windows that he is requesting to use in place of his current windows
125 were presented. Finally, the proposed new front and back door were described as smooth skin
126 fiberglass, white doors and photos were shown.
127

128
129 **Public Comment:** No public comments were made.

130 **Staff Recommendations:** Staff Kevin Robinson reviewed recommendations and findings:

131 **Guidelines:**

132 **Exterior Changes to Historic Buildings:**

133 Roofs, pages 17-20, guidelines 1-2,4-6,10-11; Wood-Walls Trim & Ornamentation, pages 21-25,
134 guidelines 1-4,8 (which may or may not be applicable anymore); Windows and Doors, pages 26-
135 30, guidelines 1,3-4, 8; Exterior Entrances and Porches, pages 34-36, guidelines, 8
136

137 **New Construction and Additions:**

138 **Additions to Historic Buildings, pages 73-74, guidelines 1-6,8-10,14,16**

139 **Statements of Reason, based on the information contained in the application, in Staff's**
140 **judgment are:**

- 141 1. The proposed porch enclosure and roof repair/alterations are congruous with design
142 guidelines in location design and materials.
- 143 2. The proposed enclosure is in the tertiary AVC and will have little impact on the most
144 visible, character defining features of the home.
145

146 Staff suggests the Commission approve the application for major exterior alterations at this time
147 citing the aforementioned guidelines with the following conditions:

- 148 1. That the windows be made of wood to closely match the original windows on the
149 structure. The applicant should provide a standing seam product to staff
- 150 2. Door replacement should only be done if absolutely necessary due to severe
151 deterioration. If replacement is necessary, both front door replacement and new rear
152 door be made of wood. Mr. Robinson does not believe that fiberglass doors are
153 congruous with guidelines and suggests actual doors be approved by the HPC either
154 now, or at a later time.
155

156 **Applicant Comments:** Mr. Prohaska stated that he would prefer fiberglass doors, however
157 would replace them with wood if the HPC requires. He then thanked the Board for their time.
158

159 **Board Comments:** Chair Thompson presented a historic photo of the house from approximately
160 1906-1908.

161 Commissioner Griffith disagreed that the roof needs to be replaced and that the roof on the back
162 of the house shouldn't be raised. He stated that the rear elevation drawings don't show the level
163 of detail that it should show. The doors should be 1920's style wood and not a modern craftsman
164 fiberglass. Regarding the roof materials from metal to shingles, according to the guidelines
165 starting on page 17, Exterior changes to historic buildings; roofs: The description in the
166 introduction of the section states that the transition to metal roofs should be preserved.

167 Commissioner Young stated that the windows have been replaced in the past and he believes that
168 replacing them with windows more like the original windows is in keeping with the guidelines.

169 Vice-Chair Eure explained that on page 28 (page 26 in some members book), second paragraph
170 indicates window styles reflect changes in technology through time and are important indicators
171 in a buildings architectural style-, or more importantly in this case, age. On page 36: guideline 8
172 with regard to porches on tertiary AVC; to preserve historic characteristics or features of the
173 porch. At this time he does not see indication in the designs in keeping with this guideline. With
174 regard to the surrounds on the windows, applicant is using nominal board stock 3 1/2" width and
175 should be using 4-4 1/2" width on the actual casing, which is more historical. He also requested
176 that the applicant request 2 1/2" thick sill extensions when ordering his Anderson windows, this is

177 also in keeping with historic preservation. Lastly it was suggested that the applicant show the
178 dimensions of railings, top rail and bottom rail, baluster and picket size and spacing.
179 Commissioner Gray and Miller both expressed agreement that asphalt/shingle roofing is
180 acceptable, but not preferred material. Commissioner Gray is not in agreement with raising the
181 roof.
182 Chair Thompson discussed compromises in the past with property owners on National Ave. in
183 comparison with the proposed application from Mr. Prohaska and how he would be willing to
184 agree to approving the loss of a window on the rear in return for the rest of the windows being
185 replaced in kind with the original windows on the home, as well as stating he would be in
186 agreement with approving the proposed application given the return in the overall restoration of
187 the home. He suggested the applicant consider using wood windows and casing configurations
188 on the front of the home and composite/vinyl fabricated windows on the sides. He commended
189 Mr. Prohaska for taking on this project and being conscientious of what's left of the historic
190 fabric and trying to get it back. He stated his agreement with Vice-chair with regard to the
191 exterior trim around the windows being 4-4 1/1 inch wide.
192 Commissioner Moyers stated that she has no problem with raising the roof the extra foot.
193
194 Applicant asked for a summary of what changes the Board is requesting he make to the
195 application. The discussion included following items:
196 • 4-4 ½ inch wood casing on windows
197 • Wood door(s)
198 • Some indication on the exterior of the enclosed porch that a porch did exist
199 • Perhaps more detail on plans
200 Vice-Chair Eure suggested coming back to the next Design review to further discuss the
201 possibilities.
202
203 There was a lengthy discussion between the Board and the applicant to clarify the applicant's
204 questions about which way to proceed and what details the Board is asking for him to consider in
205 a possible revised application.
206
207 **Motion:** Vice-Chair Eure made a motion to continue the hearing until the February 18th, 2015
208 meeting. Commissioner Morrison seconded. Motion carried by unanimous vote.
209
210 A citizen requested a copy of the photo shown during the meeting. Chair Thompson gave the
211 man his email address and stated he would email the photo to him.
212
213 **Other Business:**
214
215 **Public Comments:** None
216
217
218 **Administrative Updates and Discussion:**
219 Chief Building Inspector, Alton Wilson presented a Demolition by Neglect report:
220 1. 1118 N. Craven street; time is running close on that

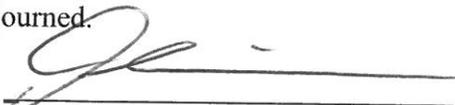
- 221 2. 402 Queen street; has a new owner. Mr. Wilson and Staff Kevin Robinson have been
222 working close with the new owner to get an outline on how he intends to proceed
223 with renovations. Mr. & Mrs. Mike Kemp of Pollock street. They are already
224 residents of a historic district. Mr. Kemp is a member of the military and is leaving
225 early in the morning for Japan, but has already hired someone to begin stabilizing the
226 structure and begin renovations. A permit will be issued on Friday so that progress
227 may begin on that house. Chair Thompson asked if some of the initial work will
228 include some roof work, even if it is temporary to cover holes in roof. Mr. Wilson
229 explained that the first stage of work is in securing the structure and a second story
230 porch, then they will begin securing the walls up to the roof. The roof is the 3rd step
231 of initial work. Approximate timeframe for stabilizing the structure is 18 months.
- 232 3. 217 Hancock, Mr. Williams has been there and closed the siding as requested. It will
233 be removed when they complete the interior. Mr. Wilson is requesting taking it off
234 the DBN list.
- 235 4. 221 E. Front Street, there has been some court action in the last 4-6 weeks. Not sure
236 of the outcome, but hope to have more information very soon.

237
238 Chair Thompson asked about a house on Ave. C next to Maola. Mr. Wilson stated it is not
239 currently on the DBN list, but he is working on it.

240
241 Staff Kevin Robinson explained that the City applied for a \$15,000 grant through SHPO with a
242 \$4,000 match from the City for what is essentially Dryborough to do a survey and a subsequent
243 nomination to be added as a possible historic district. A community meeting was held and Ms.
244 Ruth Little from Raleigh was hired and came down with her crew and they are in the process of
245 doing a survey. Ms. Little has done the initial boundary study and is now in the process of
246 interviewing some of the older residents of the neighborhood. Once the study is done, it will be
247 nominated to be a historic district. Hopefully by the end of the year we will have the decision
248 from SHPO. This will be a national register historic district, not a local one.
249 Ms. Ethel Staten will be doing her presentation at the Chelsea on February 11th.
250 A special called work session will be held on Friday at 2:00pm with Myrick Howard from
251 Preservation North Carolina. Mr. Howard will lead the work session and cover many things
252 including the proposed ordinance changes. It will be held at the Development Services
253 Conference room at 303 First Street.

254
255 There being no further business the meeting was adjourned.

256
257 
258 Tim Thompson, Chairman

259 
Kevin Robinson, AICP
City Planner