

**CITY OF ELIZABETH CITY  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
THURSDAY  
June 12, 2014  
4:30 PM**

Chairman Golden called the meeting to order with the following members present: Roy Golden, Gordon Adams, Rick Boyd, Georgene Falcon, and Dorothy Rosenke. Also present were June Brooks, Planning Director and Dawn Harris, Secretary to the Board. An introduction of the Commission members was made. It was stated for the record that the Commission had a quorum with all members present.

Chairman Golden asked for additions or corrections to the June 12<sup>th</sup> Agenda. There being none she called for a motion to adopt the June 12, 2014 Agenda. Mr. Boyd made a motion to ADOPT the agenda. Ms. Falcon seconded the motion. **ALL IN FAVOR: GOLDEN, ADAMS, BOYD, FALCON, and ROSENKE. NONE OPPOSED. MOTION PASSED.**

Chairman Golden asked for additions or corrections to the April 2014 minutes. There being none she called for a motion to approve the April 10, 2014 minutes. Mr. Adams made a motion to APPROVE the April minutes. Ms. Rosenke seconded the motion. **ALL IN FAVOR: GOLDEN, ADAMS, BOYD, FALCON, and ROSENKE. NONE OPPOSED. MOTION PASSED.**

Chairman Golden made the following statement:

Prior to today's meeting, notification was sent to neighbors living within 100' of the properties in question. Commission members received a copy of each application and were to visit the site. North Carolina law provides that persons have an opportunity to address an application; thus the Commission conducts a public hearing on the application. During the hearing the Commission receives evidence to determine that proposed changes are not incongruous with the special character of the historic district or the historic property. They review this evidence against guidelines listed in the City's ordinance before issuing a Certificate of Appropriateness. Each application is heard the same way. The judicial format of the hearing requires that they be impartial. Any written Staff comments are evidence presented just as any other evidence. If any Commission member has had reason to discuss the specific details of the application, they ask to be excused from hearing the application.

Because of the quasi-judicial format of the hearings, the Commission hears evidence and judges whether the change is not incongruous. The Commission is required by North Carolina law to swear in persons who speak before the Commission and offer evidence.

First item on the agenda was **Application HP-10-14** by Brenda O'Sullivan and Joe Inqui for property located at 400 East Church Street. The applicants are requesting to install a 12 x 20 foot detached pre-built Graceland Portable Garden Shed at the rear of the existing structure. Ms. O'Sullivan came forward and was sworn in by Ms. Harris.

Ms. Brooks gave the following overview of the application.

### **STAFF REPORT**

The application is HP 10-14 by Brenda O'Sullivan and Joe Inqui for property located at 400 East Church Street. The property in question is a large two-story multi-family Queen Anne house on the corner of Church Street and Martin Luther King. It was constructed in approximately 1891 and has a rear addition that was added early in the 1900s. This structure features two-story porches on the front and along the side with polygonal type bay windows on the front. Fishscale patterned shingles are displayed on the polygonal front windows and the side gables. The request of the applicant is to place a pre-built 20' x 12' portable wooden garden shed on the rear of the structure. The structure will have a 24-inch window on the right side and a double hung door on the left. This is pictured on page 5 of the Staff Analysis. The applicant has indicated that they would like to paint the structure white and use shingles for the roof to match the primary structure. In the agenda packet there are pictures showing front and side elevations and the rear of the site. These are located on pages 2 through 4. Where they are placing the garage it will be fairly inconspicuous to traffic on the street. You would basically have to stop and look for the structure. The National Park Service Preservation Briefs does not really address accessory structures or detached garages; however, Brief does make recommendation for additions to historic buildings. It states that new exterior additions to historic buildings should be compatible with the historic building. The addition should be simple and unobtrusive in design and not be highly visible from the public right-of-way. It also states that new structures should be in scale, setback and roof design should be similar to the permanent building.

If the Commission decides to approve this structure as being proposed by the applicant, Staff recommends that as a condition of the approval process the applicant must paint the structure white to match the house, use a shingle to match the color of the shingles on the primary building and that they comply with all applicable building codes and local zoning regulations according to City Ordinance.

That concluded Staff's report.

Chairman Golden asked for the petitioner to come forward and present her application. Ms. O'Sullivan came forward and had samples of both the paint color and shingle. They were passed to the Commissioners. She stated that she would be happy to answer any questions the Commission may have.

Chairman Golden asked if there were any comments from those in the audience. There were none. She asked for comments or questions from the Commission.

Mr. Boyd stated that he has no problem with the structure. You cannot see it from anywhere.

Chairman Golden asked if the building was going to be placed where the trash bins are. Ms. O'Sullivan stated that is exactly where it will be. It will be facing the driveway with the trash bins placed behind. No tenants will have access to the building; only the trash bins. Chairman Golden was concerned with having combustible materials stored in the building. Ms. O'Sullivan stated that it would be general storage. There would be no high concentration storage of anything.

Ms. Falcon confirmed that the tenants would not be using this building. Ms. O'Sullivan stated they would not. Their only business back there would be the trash bins.

There being no further discussion, Chairman Golden asked for motion. Ms. Rosenke made a motion to APPROVE Application HP 10-14 as presented. Ms. Falcon seconded the motion. **ALL IN FAVOR: GOLDEN, ADAMS, BOYD, FALCON, and ROSENKE. NONE OPPOSED. MOTION PASSED.**

Chairman Golden asked if there was anyone else that would like to speak. Mr. Ray Donnelly came forward and was sworn in by Ms. Harris. Mr. Donnelly had questions regarding 305 East Church Street. He stated coming from the City Council perspective he needed an update on this property and what is going to be done with this building now. He asked if it was going to be razed or what. This particular property was heard by the Commission in February 2014. Chairman Golden asked if he was coming as a representative from City Council. Mr. Donnelly stated as a concerned citizen and as a City Council person that because this building is in his Ward. Chairman Golden turned the floor over to Ms. Brooks for response. Ms. Brooks stated that she was assuming that he had read the email yesterday. Mr. Donnelly stated yes. Ms. Brooks stated that Mr. Weltzin came before this Committee in February to get approval to change out the windows, doors and to do exterior modifications. The Commission approved one style of window for him. Ms. Brooks stated that it was 120 windows. She stated that she feels once he got into the cost of replacing 120 windows it became an economic problem for him. Ms. Brooks stated that based on the email she had received yesterday and her conversation with attorney Tom Nash who had called representing Mr. Weltzin, it was recommended that Mr. Weltzin come back to the Commission and let Staff work with him to find a different window to help move this project forward so he can do his restoration. She stated that it is not that the door had been closed on him; he would be welcomed back and he would be worked with to find a product that would meet the historic intent and something that he can work with. Mr. Donnelly stated that the Commission frightened him and he was quite concerned with all the investment he was going to have to put into it. He stated that if he [Mr. Weltzin] is going to be worked with—right now it is an eyesore and this gentleman is trying to bring that building into a habitable state. Mr. Donnelly stated that he thinks that it is very important as a City work very closely with him and make sure that things do work out. Mr. Donnelly stated that he was quite concerned when he read Mr. Weltzin's note and when he talked about razing the building—that would be tragic. Ms. Brooks stated that she is preparing a response back to Mr. Weltzin. It should be received tomorrow. Everyone that received Mr. Weltzin's email will receive a copy of the response. Chairman Golden added that when Mr. Weltzin was here he was asked to resubmit certain needed items to Planning. He needed an architect, someone that could deal with the grading. Mr. Weltzin was given every concession that the Commission could. He was treated most fairly. Mr. Donnelly stated that looking at this Commission he is sure that he [Mr. Weltzin] was treated fairly, but at the same time but the people in the community would love to see this building rehabbed. Chairman Golden stated, "As we would." Mr. Donnelly does not want to see the structured razed. Ms. Rosenke stated that she doesn't think anyone on this Commission has any interest in losing additional historic properties. Mr. Donnelly stated that he just felt he needed to speak on Mr. Weltzin's behalf. Mr. Weltzin is very concerned and wants to do the right thing. Mr. Donnelly thanked the Commission and Chairman Golden thanked him for coming.

Chairman Golden asked if there were any reports. There were none. She asked for any Old Business. There was none.

Chairman Golden stated to Ms. Brooks that she had received an email from her dated March 17, 2014 about a property at the corner of Main and Poindexter and asked if it had been taken care of. Ms. Brooks stated no that the property owners had submitted DIG application. [The City has what is called the DIG (Downtown Improvement Grant) program. The property owners are waiting for the new cycle of grant money to become available before they start on the restoration.

With no further business, meeting was adjourned.

*Respectfully submitted, Dawn Harris, Recorder*

*\*Minutes were approve at the June11, 2015 Historic Preservation meeting.*