

**CITY OF ELIZABETH CITY  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
THURSDAY  
August 13, 2015  
4:30 PM**

Chairman Golden called the meeting to order with the following members present: Roy Golden, Gordon Adams, Rick Boyd, Georgene Falcon, Harvey Harrison and Marian Stokes. Also present were June Brooks, Planning Director, Kaitlen Alcock, Planner 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 a motion to adopt tonight's agenda. Mr. Boyd made a motion to **ADOPT** the August 13, 2015 Agenda as presented. Ms. Falcon seconded the motion. **ALL IN FAVOR: GOLDEN, ADAMS, BOYD, FALCON, HARRISON and STOKES. NONE OPPOSED. MOTION PASSED.**

Chairman Golden asked for additions or corrections to the June 2015 minutes. Ms. Falcon and Chairman Golden had previously sent corrections via email to Ms. Harris. Those corrections had already been made. Ms. Stokes commented that her name had been left off of the attendees. Chairman Golden asked for a motion to approve the June 11, 2015 minutes. Ms. Falcon made a motion to **APPROVE** the June minutes with corrections. Ms. Stokes seconded the motion. **ALL IN FAVOR: GOLDEN, ADAMS, BOYD, FALCON, HARRISON and STOKES. NONE OPPOSED. MOTION PASSED.**

Chairman Golden asked that the Statement of Disclosure be read. Ms. Harris read the following statement: Elizabeth City Code of Ethics provides that public officials and employees be independent, impartial and responsible to the public; that governmental decisions and policy be made in proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals and in keeping with the ethical standards of conduct for city public officials and its employees, disclosure of interest in legislative action must be stated for the public record, as per City of Elizabeth City Code of Ordinances Section 2-113. Any member of the Historic Preservation Commission who has an interest, as defined in Section 2-111 of the City of Elizabeth City Code of Ordinances, in any official act or action before the Commission shall publicly disclose on the record of the Commission the nature and extent of such interest, and shall withdraw from any consideration of the matter if excused by the Commission pursuant to G.S. 160A-75.

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-06-15** filed by Jarrett Koch for property located at 608 West Main Street. The applicant is proposing to replace a portion of the slate roof with metal roofing.

Chairman Golden asked for Staff's comments. Ms. Alcock gave the following report.

### **STAFF REPORT**

The case before the Commission is HP-06-15 located at 608 W Main Street. The house, built in 1912, is described on the National Register of Historic Places as a modestly decorated Queen Anne style house covered by a hipped roof that is characteristically interrupted by projecting gables. A COA was approved by the Commission in April 2011 to allow for the replacement of the window sashes on the first and second floor front elevations. The sashes were to be of a wood-variety and painted to match the existing windows. A second COA was approved by Staff earlier this year authorizing the exterior to be repainted olive green with accents in various shades of green, red and white as seen in the picture provided to commission members. The applicant is currently seeking a COA to authorize the replacement of the original slate shingles on the porch roof with galvanized metal roofing. The steep pitch of the main roof coupled with the shallow pitch of the porch roof has resulted in water pooling on the porch roof after rain events leading to significant rot and deterioration over the years, the extent of the deterioration became apparent while the applicant was repainting. Reasoning and evidence for replacing the roof with material other than the original slate was explained by the applicant in the supplemental documents provided with the application. When reviewing this case, Staff evaluated the use of the alternative material against the primary goal of maintaining the historic character of the home as recommended by the National Park Service. According to preservation briefs published by the National Park Service, there may be valid reasons for replacing the roof with a material other than the original and elements such as wind, weather and roof pitch should be considered when making that determination. Such practical problems must be weighed against the historical consideration of scale, texture and color. In situations where the roof does not have a high degree of visibility, as is the case for the subject property, the effect of the alternative material will likely be minimal and thus may be a viable option. Staff also consulted with Reid Thomas of the State Historic Preservation Office who expressed his support of the applicant's decision to use an alternative material and noted that this has been a common practice for similar structures in our region. As such, Staff recommends approval of the request with the condition that the roofing materials and installation meet applicable building codes.

Chairman Golden called those who were to speak forward to be sworn in. Ms. Harris swore in the following: Mr. Tony Stimatz and Mr. Jarrett Koch.

Mr. Stimatz came forward to speak in favor of this project. He stated that he is a neighbor of Mr. Koch. He stated that he has known Mr. Koch for some years now since his moving in. He stated that he has watched Mr. Koch and his wife work extensively on the exterior in the interior of the house with great care. They were meticulous to do a good job structurally and in keeping with the ambience and year of the house. Mr. Stimatz stated that the recent work he has done in painting has been phenomenal. He stated that in looking at the house there are significant problems because of the low pitch. Mr. Stimatz

stated when he moved into his house he had the same exact problem that Mr. Koch has. He stated that his house probably had a slate roof many years ago. The problem that Mr. Koch has is that the water channels off the top. He stated that half of the slate roofs can't cool because the winds can get under them and create [inaudible] and damage. Mr. Stimatz stated that the other things he would note about the house is that in the back of the house there was a slate roof over the kitchen area that also has metal on it now. If you took that and went around to the front, you would actually be in keeping the look of the house. He stated that he thinks with the color scheme they have chosen and the metal roof will be a real "show stopper."

Mr. Stimatz stated that this is a young couple that has moved back to Elizabeth City. Property values are down. We need to be conscious of the fact that if we want to preserve these homes in any stage much less a decent looking one, we need to be conscious of the burden placed on the homeowners. He stated that he is speaking on behalf of support of this application and that he knows it will be beautiful. He noted on the way to the meeting that there were at least six houses between Holly and City Hall that had a top roof and a metal roof on the porch.

Chairman Golden called for Mr. Koch to come forward. Mr. Koch stated that he thinks that the Commission has had time to look over his notes and asked if the Commission had any questions for him.

Chairman Golden stated that she has a slate roof. Her house is from 1934. She asked if there were ever gutters on Mr. Koch's house. Mr. Koch stated that there were gutters when he and his wife moved in. They were in various stages of disrepair. They were not connected and full of dirt. He stated that contributed to some of the rot along edges. One of the immediate budget-wise decision that had to be made when moving in was the fact that the gutters were actually overflowing and redirecting water back in towards the house. So he simply took them off. Mr. Koch stated that at that point in time in 2010 when they moved in the specific area of the porch that has the most significant amount of rot was covered by a big blue tarp that was held down two bricks on the top and a piece of plywood that was drilled in on the bottom. Because the tarp was put there and the 2 x 4 holding the tarp, it actually made the problem worse. The water would pool and the weight of the water caused the beams to crack and collapse. That part of the porch had been sunk in. He stated that two or three weekends ago they had replaced all of that wood. It is currently being covered with the help of tarps.

Chairman Golden asked if on the second floor where the slate is was there ever supposed to be a downspout. Mr. Koch stated that there probably was at some point in time. He stated that what they plan to do is where the two roofs come together there is a piece of tin that looks like a fan that when the water comes down and hits it turns the water disburses it into a spray. So instead of the water coming down and hitting the exact same spot in the roof it turns it back into a rain like mix. He stated that he has observed this on houses in the neighborhood and it seems to work really well in helping preserve the structure without having to add the cost of gutters.

Ms. Falcon asked if the metal roof was going to be a standing seam metal roof. Mr. Koch stated that he had priced a few different kinds. He stated that he had brought examples of what the roof would look like. He stated that yes it is a standing seam where the pieces overlap. Mr. Koch described a few examples. He has gone with a product that is "burnished slate" and the paint that is applied is guaranteed for forty years.

Mr. Boyd stated that this house should have never had a slate roof. It is just way too small. He stated that most slate roofs are never less than a 10 or 12 pitch. He stated that his type of roof is what this

house should have had all along. It is not a flat roof but it is not a pitched roof. Mr. Koch stated that over the course of 10 feet it rises about 26 inches.

Ms. Falcon stated that they [she and her husband] had just met with their architect regarding their house and the architect had stated that he had seen Mr. Koch's house. He had stated that the pitch was totally wrong on that house for a slate roof.

There being no further comments, Mr. Boyd made a motion to **APPROVE** Application HP-06-15 from Mr. Jarrett Koch as presented with the baked on finish and including Staff's condition that the roofing materials and installation meet applicable building codes. Mr. Adams seconded the motion. **ALL IN FAVOR: GOLDEN, ADAMS, BOYD, FALCON, HARRISON and STOKES. NONE OPPOSED. MOTION PASSED.**

Chairman Golden asked for Committee Reports. There were none.

Chairman Golden asked for Staff's Report. Ms. Alcock stated that Staff is working with the property owner at 509 West Main. She stated that she is trying to get him to come in and he has been working with Inspections, as well, to start repairing his home. She told him that he was going to have to renew the COA he got last year, but that Staff was going to put the pressure on to make sure repairs are done.

Mr. Koch stated that he is keeping the slate that are being taken off is being stacked on a pallet outside. Some of them he is going to keep but the rest of the slate he is donating to ECHNA so when there are other homes in the area that need repair the slate will be available.

Mr. Boyd stated that there are a lot of different slates on homes here in Elizabeth City. Some of them have a lot of iron. Those are not good to use for replacement. He has Buckingham Slate on his house. It should last forever. Mr. Boyd stated that it is the best you can buy here.

Ms. Stokes asked if Staff had spoken with a man from Harney Street. Ms. Alcock stated that she has spoken with him before he bought the house and told him if he wanted to come in she has paint colors they can go over.

With no further business, meeting was adjourned.

Respectfully submitted, *Dawn Harris*, Recorder

*\*Minutes were APPROVED at the October 8, 2015 HPC meeting.*