

**North Carolina Historical Commission
Raleigh**

October 10, 2018

North Carolina General Statute 121-12(a) Review
of

Proposed construction of Fairfield Inn and Suites, Morganton, Burke County
by

City of Morganton with Department of Commerce Main Street Solutions Grant
HPO # GS 18-2193

The City of Morganton (City) has received a \$200,000 Main Street Solutions Fund Grant from the North Carolina Department of Commerce (DOC) to aid in the construction of a new \$13 million, Fairfield Inn and Suites at 400 North Green Street, which is within the North Green Street-Bouchelle Street National Register Historic District (BK0044). The ground floor will feature a lobby, lounge, public restrooms, bar, meeting room, breakfast area with food prep, fitness center, hotel back-of-house service spaces, and seven guestrooms. Exterior features include a parking lot, storm-water detention basin, freestanding porte-cochere, an outdoor pool, and an outdoor seating patio adjacent to the bar area. Exterior materials are to include thin brick veneer on first floor and 2nd through 4th floors on select central and east/west masses, exterior insulating finish system “brick” treatment on remaining 2nd through 4th floor areas, cast stone base, cast stone door lintels on first floor, cellulose cement smooth vertical and smooth beaded lap siding accent areas on 2nd through 4th floors. (See Site Plan and Schematic Elevations)

The hotel’s location is adjacent to the Morganton Greenway Connector and two and a half blocks from the Morganton Community House, a new renovated events venue. The site, near the intersection of North Green and Bouchelle Streets is now vacant, following removal of two houses destroyed by fire in the early 1990s. One of these, the Perkins House, was a locally designated landmark. However, landmark designation was removed by the City Council in April 2017. (See Historic District Map with Site)

When the historic district was listed in the National Register of Historic Places in 1987 it contained 40 properties, of which 37 were houses that illustrated the development of North Green Street as a small, but substantial, residential neighborhood of large, stylistically sophisticated houses beginning ca. 1876; and of Bouchelle and Patterson Streets, a later, middle-class residential area with smaller Craftsman bungalows and period cottages. The district is an example of the recurring theme of early, substantial construction followed by the subdivision of land with middle-and working-class construction in the 1920s and 30s. North Green Street continues much as it appeared when the district was listed, but some of the Bouchelle Street properties have been demolished or are in need of attention.

The construction of a four-story hotel within the mostly two-story, residential area is an incompatible use and constitutes an adverse effect upon the National Register-listed historic district. Given the \$200,000 Main Street Solutions Grant will help with construction, the undertaking is subject to North Carolina General Statute 121-12(a) and requires review and recommendations from the North Carolina Historical Commission (NCHC).

As staff of the State Historic Preservation Office (SHPO) understands development of plans for the hotel to aid Morganton's downtown revitalization efforts, the City was aware of the local landmark status of the Perkins House site. To remove any potential impediment to the project by the local designation of a house destroyed by fire, the City revoked that designation in 2017 and continued negotiations with the hotel developers unaware of the National Register Historic District. Recognizing the need to create a design that better fit the two-story scale and residential character of the surrounding area, the designers modified the standard Fairfield Inn and Suites design to include the mixture of materials and setbacks, described above and shown on the schematic elevations. The City also developed plans for future housing on the adjoining vacant lots to provide a compatible use and step-down design as a bridge between the four-story hotel and two-story houses. (See Future Site Development Concept)

All of these actions are commendable efforts on the part of the City to address concerns raised by SHPO staff upon learning of the proposed undertaking.

In light of these efforts and further discussion with the City's Main Street Manager and the Main Street program staff at the DOC, the SHPO staff recommends the following to the NCHC.

- To avoid future cases of potential grantees developing projects unaware of the presence of National Register-listed properties that might be affected by their proposal, the DOC/MSS should direct potential grant applicants to consult with the SHPO as part of their planning and grant application process, including a finding from the SHPO of whether or not historic properties are within the area of potential effects of any projects proposed for funding from DOC/MSS.
- To mitigate the adverse effect to the North Green Street-Bouchelle Street National Register Historic District, the City should:
 - Engage the services of a consultant, meeting the *Secretary of the Interior's Professional Standards*, to undertake a survey and revaluation of the North Green Street-Bouchelle Street National Register Historic District and adjacent properties to determine what properties remain or may have become eligible for listing in the National Register as part of the existing district or as adjustments to the district; and
 - Based upon the results of the survey, prepare, to National Register standards, additional documentation, boundary increase(s), or decrease(s), as appropriate, for the North Green Street-Bouchell Street Historic District.
- Further, the City should understand that any development of the vacant adjacent lot for housing or other uses, whether by a public or private entity, will be subject to SHPO review if any federal or state funding, license, permit or approval is required by the undertaking.

Attachments:

- Site Plan and Schematic Elevations
- Historic Districts map
- Future Site Development Concept



Future Site Development Concept

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FAIRFIELD INN & SUITES

400 N. GREEN ST. - MORGANTON, NORTH CAROLINA



SET 1 OF 2

SET CONTAINS:
ARCHITECTURAL DRAWINGS



122-B W. Bland St.
Charlotte, NC 28203
704.344.9098



Fairfield
INN & SUITES
BY MARRIOTT

MP MANAGEMENT COMPANY

- OWNER SET #7
- FRANCHISE SET #5
- BID SET #1
- BUILDING DEPT #1
- FIRE MARSHAL #1
- HEALTH DEPT #1

ISSUE DATE: 04.18.18

FAIRFIELD INN & SUITES
MORGANTON, NC

REVISION			DATE
no.	date	comment	

DRAWN BY MS
CHECKED BY CA
PROJECT DATE 03.16.2017
PROJECT NUMBER 17-1885

COVER SHEET
- SET 01

CV1.01

OWNER

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SEALS



FAIRFIELD INN & SUITES

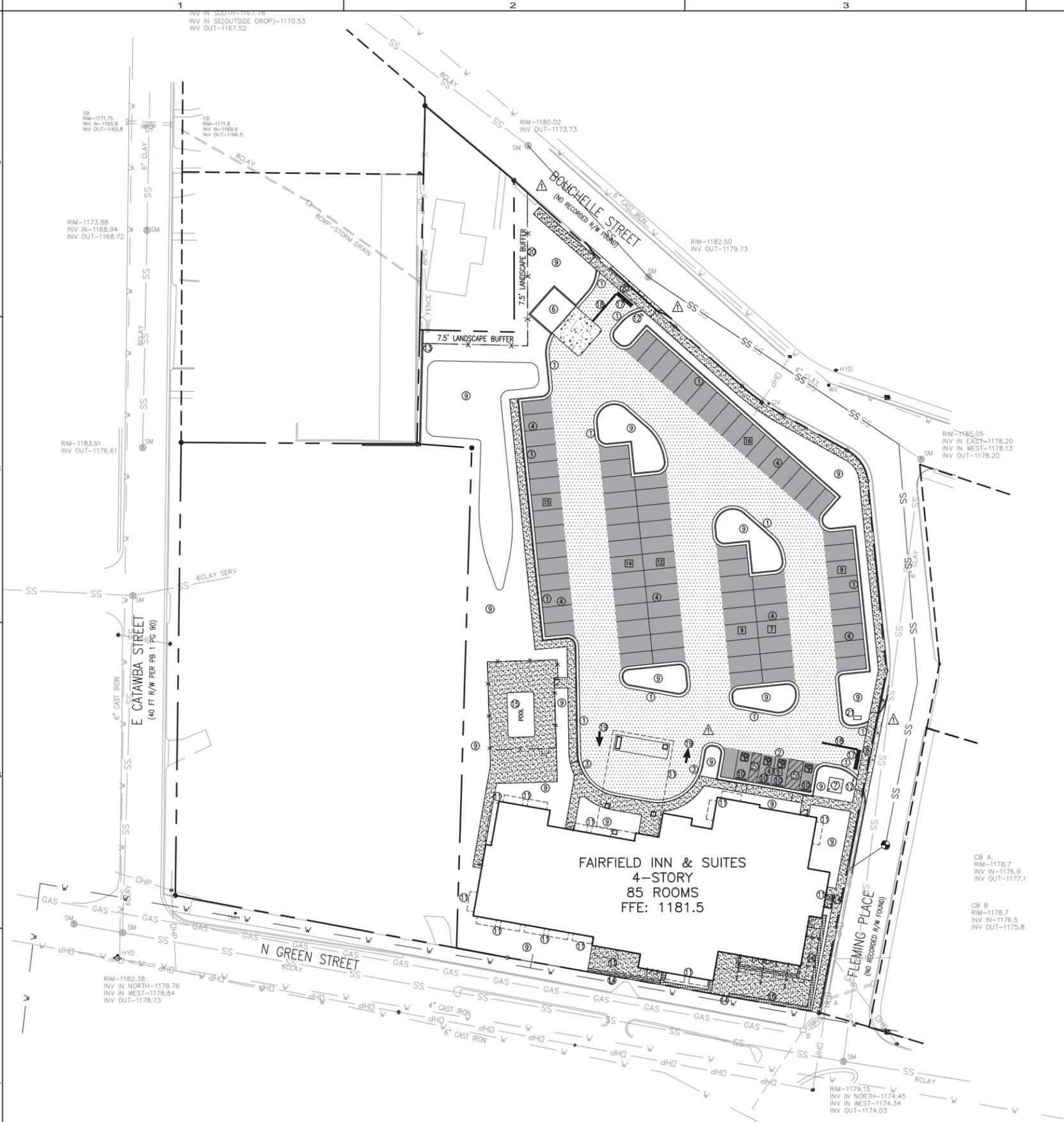
400 N GREEN ST
MORGANTON, NC 28655

REVISIONS:	NO.	DATE	DESCRIPTION
	0	02/07/18	ISSUE FOR PERMIT
	1	03/19/18	CITY COMMENTS
	2	04/17/18	NCECO / CITY COMMENTS

Project Manager: JAC
Project Engineer: TAH
Drawn By: NPG

Sheet Title:
SITE PLAN

Sheet Number: **C3.0** Project Number: 170359
Date: 02/07/18



IMPERVIOUS SURFACE RATIO	
TOTAL SITE AREA	= 1.90 ACRES
TOTAL IMPERVIOUS AREA	= 1.33 ACRES
1.33/1.90 X 100% = 70%	

- DENOTES LIGHT DUTY ASPHALT PAVEMENT REFER TO C6.0
- DENOTES HEAVY DUTY ASPHALT PAVEMENT REFER TO C6.0
- DENOTES CONCRETE PAVEMENT REFER TO C6.0
- DENOTES CONCRETE SIDEWALK REFER TO C6.0
- DENOTES NUMBER OF PARKING STALLS IN A ROW

- KEYNOTES:**
- 1 CONSTRUCT CONCRETE CURB AND GUTTER. REFER TO C6.0
 - 2 HANDICAP PARKING AREA. REFER TO C6.0.
 - 3 TAPER CURB END FLUSH WITH PAVEMENT.
 - 4 PAINT 4" WIDE WHITE STRIPE. (TYP.) REFER TO C6.0
 - 5 PAINT 4" WIDE WHITE STRIPE @ 45' 2'-0" O.C. REFER TO C6.0
 - 6 TRASH PAD AND ENCLOSURE. REFER TO C6.3 FOR PAD DETAILS. REFER TO A/E PLANS FOR ENCLOSURE DETAILS.
 - 7 TRANSFORMER PAD. REFER TO C5.0
 - 8 CONCRETE SIDEWALK SHALL BE 6" THICK WHERE VEHICLE TRAFFIC CROSSES.
 - 9 STABILIZE ALL NON HARD SURFACE AREAS WITHIN THE LIMITS OF DISTURBANCE WITH VEGETATION. REFER TO THE LANDSCAPE PLAN FOR DETAILS.
 - 10 INSTALL CONCRETE WHEEL STOP. REFER TO 6.0 FOR DETAILS.
 - 11 CANOPY ABOVE. REFER TO ARCHITECTURAL PLANS
 - 12 INSTALL "STOP" SIGN PER MUTCD SPECIFICATIONS.
 - 13 INSTALL MODULAR RETAINING WALL (KEYSTONE COMPAC OR APPROVED ALTERNATE). DESIGN IS BY THE MANUFACTURER. REFER TO C3.1 FOR DIMENSIONS AND C4.0 FOR ELEVATIONS
 - 14 INSTALL STAIRS AND HANDRAIL (AS NEEDED). REFER TO C6.6 FOR DETAILS.
 - 15 CONSTRUCT POOL. REFER TO A/E PLANS FOR MORE INFORMATION
 - 16 CONSTRUCT SEAT WALL. REFER TO C6.5 FOR DETAIL.
 - 17 PAINT 2" WIDE WHITE STOP BAR
 - 18 PAINT DOUBLE YELLOW CENTERLINES, EACH 4" WIDE AND 20' LONG.
 - 19 PAINT WHITE DIRECTIONAL ARROW. REFER TO C6.0
 - 20 INSTALL 142 LF OF 6' (MIN) HIGH WOODEN FENCE IN ACCORDANCE WITH CITY OF MORGANTON SPECIFICATIONS. CONTRACTOR SHALL MAINTAIN A 2" GAP BETWEEN FINISHED GRADE AND BOTTOM OF FENCE AT THE EMERGENCY SPILLWAY FOR DETENTION BASIN.
 - 21 INSTALL MONUMENT SIGN. REFER TO A/E PLANS FOR DETAILS.

