



Development Services Department
303 First St. P.O. Box 1129
New Bern, NC 28563
(252) 639-7581

TO: New Bern Historic Preservation Commission
FROM: Matt Schelly, AICP, City Planner
DATE: April 14, 2021
RE: Regular Meeting, **5:30 PM, Wednesday, April 21, 2021**, in the **Development Services Conference Room, 303 First St.**

INDIVIDUALS WITH DISABILITIES REQUIRING SPECIAL ASSISTANCE SHOULD CALL
639-7501 NO LATER THAN 3 P.M. THE DATE OF THE MEETING

REGULAR MEETING AGENDA – 5:30 PM

1. Opening of Meeting with Roll Call
2. Approval of Minutes of Previous Meeting(s)
3. Hearings on Certificates of Appropriateness:
 - A. **Hearings: Introduction, Swearing-In, Summary of Process**
 - Introduction of Hearings and Rules of Procedure
 - Swearing-In of Speakers
 - Summary of the Hearing Process
 - Applications:**
 - B. **311 Bern St.** – to include the installation of new, wood window blinds and new, wood, 4-foot-high fencing in the Primary AVC.
 - C. **802 E. Front St.** – to include a new 2½ story infill house.
 - D. **211 Johnson St.** – amendment to approved CoA: to include the elevation of a portion of the existing house in the Tertiary AVC.
 - E. **611 E. Front St.** – to include a new, roofed, wood trellis in the Tertiary AVC.
 - F. **617 E. Front St.** – to include removing the existing stoop and roof, existing concrete patio, and portion of the brick driveway; construct a new, screened porch, brick outdoor kitchen with a fireplace, brick patio paving, and a wood, outdoor shower enclosure, all in the Secondary and Tertiary AVCs.
 - G. **308 Metcalf St.** - to include: in the Primary AVC, replacing front door with wood, 4-panel door; replacing 4 vinyl windows with wood, double-hung, 6 over 6 windows; installing 3 pair of wood shutters with hardware; in the Primary and Secondary AVCs, installing tongue and groove, wood, porch flooring; chamfering existing wood posts; replacing wood foundation

infill with solid or lattice-pattern brick and wood access door; in the Secondary AVC, removing slat porch ceiling; removing metal door, relocating wood door and infilling door opening with wood siding; and in the Tertiary AVC, replacing precast concrete steps, metal handrail, and handicap ramp with wood steps and handrail; removing chain link fence and picket fence; installing wood, 6-foot fence; removing a/c unit and infilling with wood siding.

****Please note that applications for these projects, including proposed plans, are available for review during normal business hours in the Development Services Department (303 First Street).***

4. Old Business (non-hearing items tabled or continued from a previous meeting): None
5. General Public Comments
6. New Business:
 - A. **221 E. Front St.** – presentation of DBN case; consider petition for action by Chief Building Inspector
7. HPC Administrator's Report
 - A. **Report on DBN Complaint filed:** 104 Johnson St., filed 2/25/2021
 - B. **Report on CoAs Issued 3/9/2021 – 4/13/2021**
MAJORS:
 - 211 Johnson St. – constructing a screened extension to the rear screened porch, new fireplace and chimney, revisions to the existing one-story addition, revisions to the rear terrace, a terrace roof, a one-story addition, a pool, and fencing, all in the Secondary and Tertiary AVCs.
 - 307 Pollock St. – replacing a section of the storefront with a new, wood, glass, and floor tile entrance in the Primary AVC, plus demolish one-story concrete block addition, cut doorway into an existing masonry wall, and add new metal door in the Tertiary AVC.MINORS:
 - 1215 National Ave. ROW – tree replacement
 - 1408 National Ave. – new metal fencing
 - 600 Edgerton Dr. – new landscaping, walkway, retaining wall
 - 611 New St. – new driveway
 - 323 Pollock St. – new sign, lighting
 - 508 Metcalf St. – new handrail
 - 607 Johnson St. – parking area enlargement
 - 301 S. Front St. – replacement sign
 - 207 Hancock St. – new parking area
 - 309 Middle St. – new sign
 - C. **Report on CoA Extensions Issued since the Prior Regular Meeting:**
 - 818 E. Front St. – CoA Extension – private marina, 2nd extension to 3/20/2022
 - D. **Other Items and Updates**
8. Commissioners' Comments
9. Adjourn

FEE SCHEDULE (office use only)
 [] \$22 Standard Application (minor)
 [] \$107 Standard Application (major)



HPC Administrator
HPCadmin@newbernnc.gov
 Work: (252)639-7583
 Fax: (252)636-2146

Application for a Certificate of Appropriateness

(For Alterations to Properties in Locally Designated Historic Districts)

For assistance, see "CoA Instructions," as well as "Historic District Guidelines," available online at:

<https://www.newbernnc.gov> Go to: Departments, Development Services, then:

- For the CoA Instructions: Document Center, Alphabetical Listing, Certificate of Appropriateness – Instructions for COA application
- For the Historic District Guidelines: Historic Preservation, HPC Guidelines, Historic District Guidelines

Type of Project: ☐ Exterior Alteration ☐ Addition ☐ Infill ☐ Site Work ☐ Other

I. Applicant/Owner Information:			
Property Address (Include year built, if known): 311 Bern Street, New Bern			
Property Owner Name(s): Kathryn Askew	Owner Mailing Address: 6612 Six Forks Rd, Ste 203 Raleigh, NC 27615	Phone #s: 919-280-8121	Email: accounting@keacontracting.com
Applicant Name (if different):	Applicant Mailing Address:	Phone #s:	Email:

II. Project Information: <i>(See "CoA Instructions" & "Historic Guidelines" for help in completing this section)</i>	
1. Provide a detailed description of work to be conducted on site: (Attach additional sheets if needed) Wooden white picket fence with small gate around front yard - 4 ft tall Painted Wooden shutters with proper hardware proportional to window openings <div style="text-align: right;">Continued on additional sheet or attached brochure <input type="checkbox"/></div>	
2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (only need the guideline numbers): 2.5.1, 2.5.2 4.3.4, 5.4.2 <div style="text-align: right;">Continued on additional sheet or attached brochure <input type="checkbox"/></div>	
3. Provide a detailed description of materials to be used (copies of brochures, texture, etc.): Reference the specific Guidelines in the Historic District Guidelines for the proposed material(s). <div style="text-align: right;">Continued on additional sheet or attached brochure <input type="checkbox"/></div>	

III. Additional Information Provided: (See "CoA Instructions" for more detail)

Plan(s) of Work, with: (please check all of those which are included with this application)

- ☐ Site plan (with annotated notes showing existing site and requested work)
- ☐ Photographs of the building and location where the proposed work will be completed
- ☐ Annotated notes or photos of materials to be used (samples may also be submitted)
- ☐ Floor plan with dimensions (for additions)
- ☐ Elevations with dimensions (for exterior additions or renovations)
- ☐ Supporting materials (brochures, photos of similar New Bern projects, estimates, etc.)
- ☐ Letter from owner acknowledging this application, in the case of submission by an applicant or lessee.

Please see Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if additional information will be required before consideration at a Historic Preservation Commission hearing.

Please read the following statements. Your signature below acknowledges that you have read the statements and attest to their accuracy:

Check one:

- ☒ I am the owner of the Property, or
- ☐ I am acting on behalf of the owner of the property and have attached the notarized authorization form indicating the owner(s) consent to represent them for this application.

- ◆ I understand that submittal of this application does not constitute approval of proposed alterations.
- ◆ I understand that the approval of this application by City Staff or the New Bern Historic Preservation Commission (HPC) does not constitute approval of other federal, state, or local permit applications.
- ◆ I understand that I (or my representative) will need to attend the Hearing of this Application by HPC. No Applications shall be heard without a representative present and all applicable fees paid in full.
- ◆ I have reviewed the City of New Bern's "Historic District Guidelines" in preparing this Application.
- ◆ I understand that the property referenced by this Certificate of Appropriateness (CoA) application is in one of New Bern's local historic districts and that it represents a part of New Bern's historic fabric. If a CoA is approved by HPC or Staff, I agree to implement all changes as specified in the approved CoA, including any conditions. I understand that I am responsible for contacting Staff if I have any questions regarding the allowed changes specified in the approved CoA.
- ◆ I understand that ANY unapproved alterations are enforceable as a violation of City Ordinance and must be brought into compliance by removal or through the CoA process.
- ◆ I affirm that all the information included in this application is true to the best of my knowledge.
- ◆ I understand that incomplete applications cannot be considered.


Signature of Applicant/Owner

1-18-2021
Date

APPLICATION SHOULD BE SUBMITTED TO THE DEVELOPMENT SERVICES MAIN OFFICE AT 303 FIRST ST.. FOR A MAJOR PROJECT, SUBMITTAL AND FEE PAYMENT MUST BE NO LESS THAN 2 WEEKS PRIOR TO THE UPCOMING HPC REGULAR MEETING. FOR FURTHER INFORMATION, CONTACT THE HISTORIC PRESERVATION COMMISSION ADMINISTRATOR AT (252) 639-7583.

Petitioners requesting City of New Bern Historic Preservation Commission action on property not owned by them must have this form completed by the owner of the property.

CERTIFICATE OF APPROPRIATENESS OWNERS AUTHORIZATION

Dear Sir or Madame:

I am the owner of the property located at:

311 Bern St, New Bern, NC 28562
(address, city, zip code)

I hereby authorize Patricia Marquez to appear with my consent, before the City of New Bern Historic Preservation Commissioner in order to request a Certificate of Appropriateness for the property referenced above.

I authorize you to present this matter on my/our behalf as the owner(s) of the property.

If there are any questions, please contact me at the following address and phone number:

6612 Six Forks Rd, Ste 203, Raleigh NC 27605 Phone 919-280-8121

[Signature]
Owner's Signature

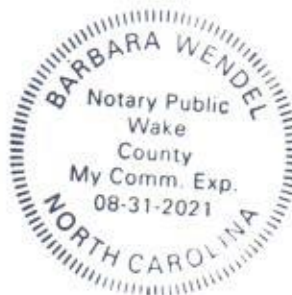
Kathy Askew
Print Name

2/3/2021
Date

Sworn to and subscribed before me this 3 day of February, 2021.

Barbara Wendel
Notary Public:

My commission expires: 8/31/2021











Zoning and Inspections Review of

Application for Certificate of Appropriateness for Alterations in Historic District

Initial review of applications for certificates of appropriateness by the Zoning Administrator and Chief Building Inspector is intended to provide the applicant and Historic Preservation Commission with information related to compliance with local land use ordinance and building code. It does not represent a formal approval of a permit by any party and does not bind the decisions of Commission.

Application Address and Description: 311 Bern St. – to include the installation of new, wood window blinds and new, wood, 4-foot-high fencing in the Primary AVC.

Zoning Administrator please review the application and fill out all applicable items

Zoning District: C-5A

Required Setbacks (primary structure): Front average Side 20 ft Rear 6 ft

Accessory Setbacks: From Nearest Structure 8 ft Side 3 ft Rear 3 ft

Maximum Lot Coverage for proposed use: 60%

Maximum Height of Structure: 50 ft

Required Site Improvements: Landscaping N/A Buffer N/A Parking N/A

Other requirements:

I have reviewed the application for proposed alterations to this property and have determined that it Meets ☒ Does Not Meet ☐ the requirements of the Land Use Ordinance.

Comments:

Zoning Administrator

Pat. Langdon 2/12/21

Chief Building Inspector please review the application and include any comments below

The proposed project Will ☐ Will Not ☒ require a building permit(s).

Comments:

Chief Building Inspector

Mark Reed

2/12/21

Certificate of Appropriateness Findings & Recommendations

HPC Meeting February 17, 2021

Applicant: Kathryn Askew
Applicant Address: 6612 Six Forks Rd., Ste 203, Raleigh, NC 27615
Project Address: 311 Bern St., New Bern, NC

311 Bern St. – to include the installation of new, wood window blinds and new, wood, 4-foot-high fencing in the Primary AVC.

NR Inventory (2003) Information

Historic Property Name: House, built ca. 1900

Status: **Contributing: X** **Non-contributing:** **Vacant Lot:**

Description: Two stories; three bays wide, two bays deep; six-over-six sash; hip-roofed porch, square posts, balustrades; German siding; gable-front roof, cornice returns, diamond-shaped attic vent.

Staff submits the following Historic District Guidelines as appropriate to this application:

Guidelines for Fences and Garden Walls

- 2.5.1 Fences and walls based on historic designs are encouraged. Incorporate materials and configurations that relate to the architecture of the principal structure on the site. Use fences and walls to demarcate property lines and screen private areas.
- 2.5.2 In a Primary AVC, erect low fences and walls with a vertical dimension of four feet or less. Space rectangular wood planks about one inch apart. Space square wood and iron pickets about three inches apart. Orient pickets vertically.

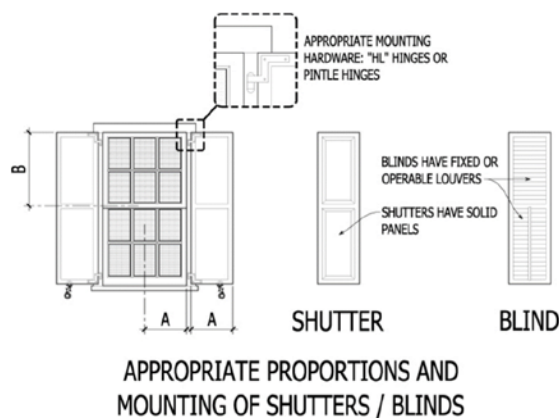
Modifications

- 3.2.1 Select materials that are consistent with the structure. Limit the palette to those materials that were available at the time a building was originally constructed.
- 3.2.2 Modifications to a structure should not conceal, damage, or remove significant design components or architectural features.

Windows, Doors and Openings

- 4.3.1 Adhere to Guidelines for retention of historic fabric when altering window, door and opening components.
- 4.3.4 Relate shutters and blinds proportionately to window openings. Whether operable or fixed, shutters or blinds shall have operable hardware including hinge and holdback hardware.

Illustration on Page 4-6 for Shutters and Blinds:



Certificate of Appropriateness Findings & Recommendations

HPC Meeting February 17, 2021

Metals

- 5.3.3 Use full weld iron and steel fabrication techniques. Welds shall be properly dressed or ground smooth.
- 5.3.4 Provide aluminum fabrications with welded joints or blind, mechanical connections having concealed fasteners.

Paint

- 5.4.1 Adhere to Guidelines for retention of historic fabric when altering painted materials.
- 5.4.2 Select paint and sealant coatings that are harmonious with adjoining work. In general, new material shall be a compatible formulation with the substrate of application.
- 5.4.3 Apply primer coatings to front and back wood surfaces prior to cutting and fitting. Prime end cuts before installation. Apply finish paint coatings to exposed primed surfaces.
- 5.4.4 Consider using opaque stain in lieu of paint on flooring, fencing, and similar wood surfaces exposed to foot traffic or weather.

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

1. The primary structure is a contributing resource in the district;
2. The project is within the Primary AVC;
3. The proposed design, components, and materials meet the requirements of the Guidelines;
4. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
5. The project is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application to include the installation of new, wood window blinds and new, wood, 4-foot-high fencing in the Primary AVC.

FEE SCHEDULE (office use only)

☐ \$22 Standard Application (minor)
☒ \$107 Standard Application (major)



HPC Administrator
 HPCadmin@newbern-nc.org
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<http://www.newbern-nc.org/departments/development/historic-preservation/historic-preservation-guidelines/>

Type of Project: ☐ Exterior Alteration ☐ Addition ☒ Infill ☐ Site Work ☐ Other

I. Applicant/Owner Information:

Property Address (Include year built, if known): 802 E. Front St (new build)

Property Owner Name(s):
 River Station Development Corp
 Hubie Tolson

Owner Mailing Address:
 227 E. Front Street
 New Bern, NC 28560

Phone #'s:
 252-638-4215

Email:
 hubie@uhfdevelopmentgroup.com

Applicant Name (if different):
 GO Architectural Design, PLLC
 Sarah Afflerbach, AIA

Applicant Mailing Address:
 1202A Pollock Street
 New Bern, NC 28560

Phone #'s:
 252-633-0322

Email:
 sarah@goarchdesign.com

II. Project Information: *(See "CoA Instructions" & "Historic Guidelines" for help in completing this section)*

1. Provide a detailed description of work to be conducted on site: (Attach additional sheets if needed)

Construct a new two story single family home on an empty lot. See plans and elevations for details and material choices.

Continued on additional sheet or attached brochure ☒

2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (page and guideline number):

2.1.1, 2.1.2, 2.1.3, 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.3.1-4.3.7, 4.4.1-4.4.5, 4.5.1-4.5.6, 4.6.1-4.6.3

Continued on additional sheet or attached brochure ☐

3. Provide a detailed description of materials to be used (copies of brochures, texture, etc.):

Reference the specific Guidelines in the Historic District Guidelines for the proposed material(s).

Hardie Board siding (smooth faced lap siding and shakes), Azek trim and railing and painted ornamental railing, brick masonry piers, painted preservative treated louvers, vinyl windows with 3D grilles inside and out, asphalt shingles and hand seamed metal roofing, concrete walk and driveway.

Continued on additional sheet or attached brochure ☒

III. Additional Information Provided: (See "CoA Instructions" for more detail)

Plan(s) of Work, with: (please check all of those which are included with this application)

- ☐ Site plan (with annotated notes showing existing site and requested work)
- ☒ Photographs of the building and location where the proposed work will be completed
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- ☒ Letter from owner acknowledging this application, in the case of submission by an applicant or lessee.

Please see Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if additional information will be required before consideration at a Historic Preservation Commission hearing.

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- ☒ I am acting on behalf of the owner of the property and I have attached a letter from the owner(s) indicating their knowledge of this application.

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Sarah Afflerbach
Signature of Applicant/Owner

3.1.21
Date

APPLICATION SHOULD BE SUBMITTED TO THE DEVELOPMENT SERVICES MAIN OFFICE AT 303 FIRST ST. NO LESS THAN 2 WEEKS PRIOR TO UPCOMING MEETING. FOR FURTHER INFORMATION, CONTACT THE ADMINISTRATOR OF THE HISTORIC PRESERVATION COMMISSION AT (252) 639-7583.

Aldermen

Sabrina Bengel
Jamesha S. Harris
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Jeffrey T. Odham



300 Pollock Street, P.O. Box 1129
New Bern, NC 28563-1129
(252) 636-4000

Dana E. Outlaw
Mayor

Mark A. Stephens
City Manager

Petitioners requesting City of New Bern Historic Preservation Commission action on property not owned by them must have this form completed by the owner of the property.

CERTIFICATE OF APPROPRIATENESS OWNERS AUTHORIZATION

Dear Sir or Madame:

I am the owner of the property located at:

802 E. Front St. New Bern, N.C. 28560
(address, city, zip code)

I hereby authorize GO Architectural Design, PLLC to appear with my consent, before the City of New Bern Historic Preservation Commissioner in order to request a Certificate of Appropriateness for the property referenced above.

I authorize you to present this matter on my/our behalf as the owner(s) of the property.

If there are any questions, please contact me at the following address and phone number:

210 E. Hyman Ave. #5 Aspen, CO 81611 Phone 970-948-4800

Ariel Smith Davidson
Owner's Signature

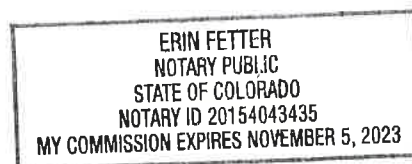
Ariel Smith Davidson
Print Name

4/13/2021
Date

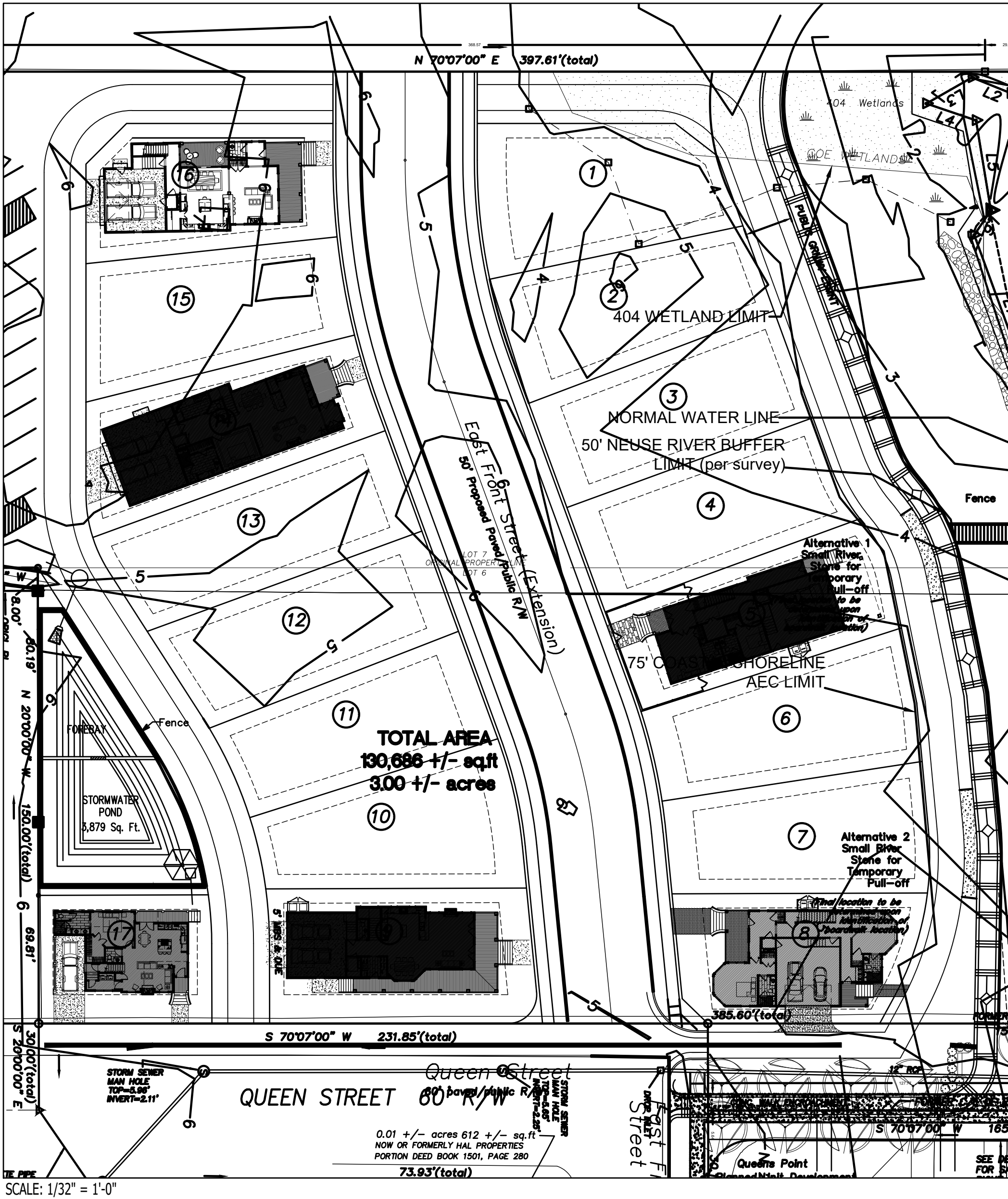
Sworn to and subscribed before me this 13th day of April, 2021.

[Signature]
Notary Public:

My commission expires: Nov. 5, 2023



LOT 08 - RIVER STATION CUSTOM HOME



KEYS & SYMBOLS

DOOR & WINDOW SIZE KEY
2'6" = 2'-6" WIDE (ASSUME STANDARD DOOR
HEIGHT OF 6'-8" UNLESS NOTED)

2060 = 2'-0" WIDE X 6'-0" HIGH

DRAWING NUMBER

SHEET NUMBER

ROOM NAME

CEILING HEIGHT AND
SQUARE FOOTAGE

DRAWING NUMBER

FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

SHEET NUMBER

0'-0" GRADE

ELEVATION HEIGHT

VENTILATION

GARAGE 1,824 SQ IN
(8) 8" X 16" VENTS

ROOF SQ IN

ELECTRICAL ELEGEND

- RECEPTACLE
- FLOOR RECEPTACLE
- GFCI RECEPTACLE
- WATER PROOF RECEPTACLE
- SWITCH
- 3 WAY SWITCH
- FAN / LIGHT
- SECURITY LIGHT
- CEILING MOUNT
- WALL SCONCE
- CEILING PENDANT
- FAN / LIGHT
- 6" RECESSED CAN
- DIRECTIONAL PIN LIGHT
- FLUORESCENT
- UNDER-COUNTER
- CABLE
- GARAGE DOOR OPENER W/ LIGHT

SHEET SCHEDULE

- G-101 TITLE SHEET
- C-101 SITE PLAN
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR PLAN
- A-103 ROOF PLAN
- A-104 FRAMING PLANS
- A-201 ELEVATIONS
- A-202 KITCHEN ELEVATIONS
- A-301 SECTION
- E-101 ELECTRICAL PLANS

GROSS SQUARE FOOTAGE

HEATED / COOLED	
FIRST FLOOR PLAN	1,179 SF
SECOND FLOOR PLAN	1,450 SF
THIRD FLOOR PLAN	1,158 SF
TOTAL H/C	3,787 SF

NON HEATED	
GARAGE/STORAGE	512 SF
1ST FL FRONT PORCH	145 SF
1ST FL BACK PORCH	55 SF
2ND FL FRONT PORCH	145 SF
2ND FL BACK PORCH	225 SF
3RD FL BACK PORCH	225 SF



1202-A Pollock Street
New Bern, NC 28560
252-633-0322
www.goarchdesign.com

COPYRIGHT NOTE:

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

LOT 08 - RIVER STATION
802 E. FRONT STREET, NEW BERN, NC 28560

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. VERIFY COMPLIANCE WITH ALL LOCAL CODES. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.

G-101

TITLE SHEET

03.30.2021
RIVERSTATION - LOT 08

AL AREA
 6 +/- sq.ft
 +/- acres

Queen Street
 60' paved/public R/W
 612 +/- sq.ft
 +/- acres

STORM SEWER MAN HOLE
 TOP=5.65'
 INVERT=2.25'

Drop Inlet

BRICK WALK

CONCRETE

CONC. WALK ENCROACHMENT

12" RCP
 127.77'

FORMER C/O OF RAILROAD

FORMER RAILROAD RIGHT
 153.75'

Fence

Alternative 2 Small River Stone for Temporary Pull-off

(Final location to be determined upon identification of boardwalk location)

385.60'(total)

165.00'(total)

S 70°07'00" W

5.64'

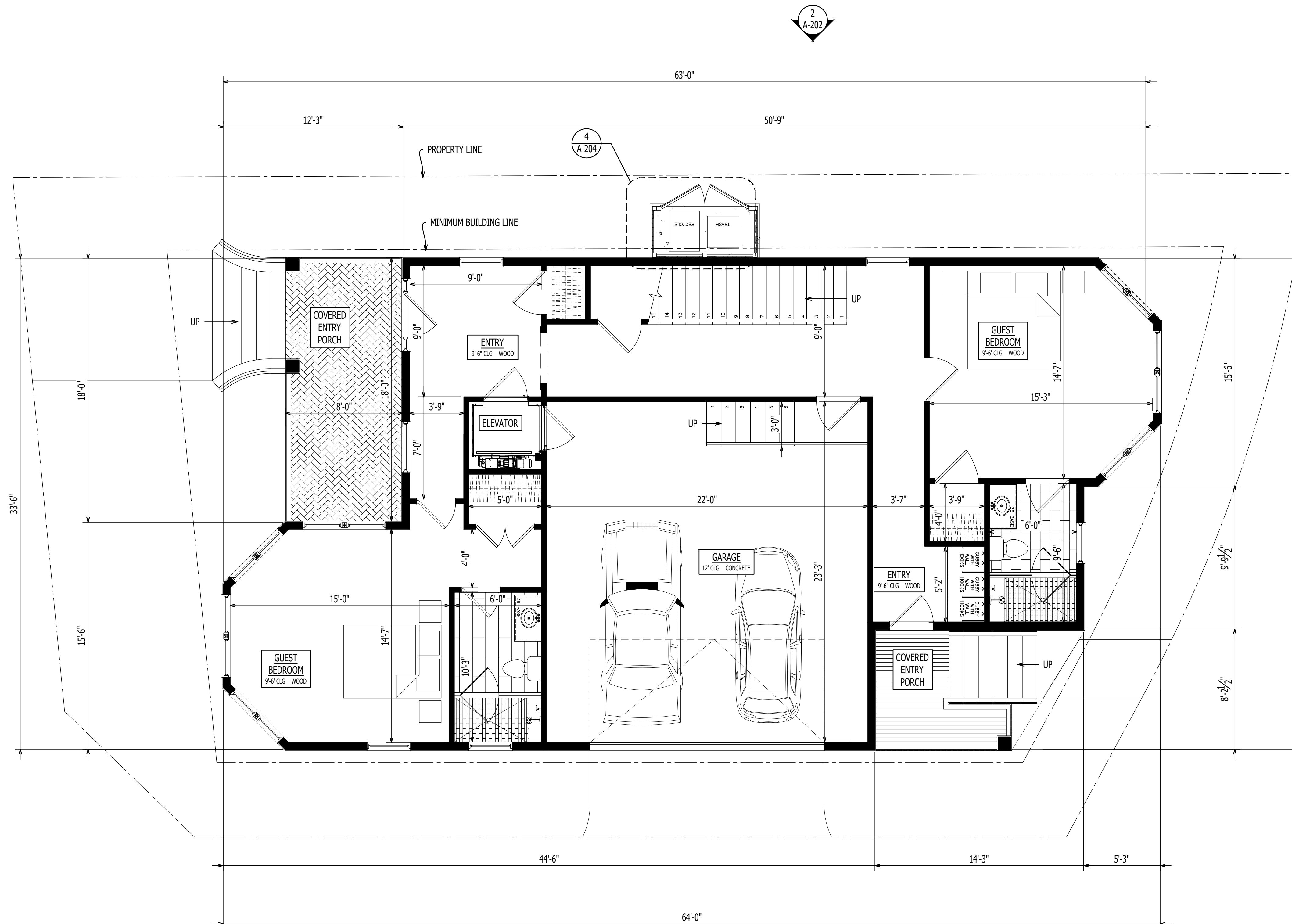
1
 C-102

SITE PLAN
 1/8" = 1'-0"

GRAPHIC SCALE: 1/8"=1'-0"
 8' 0' 4' 8' 16'

NORTH

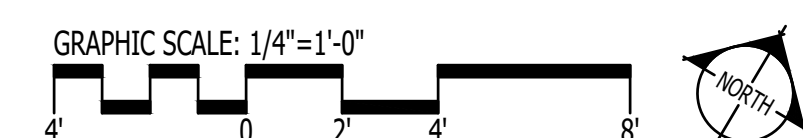
03.30.2021
RIVERSTATION - LOT 08

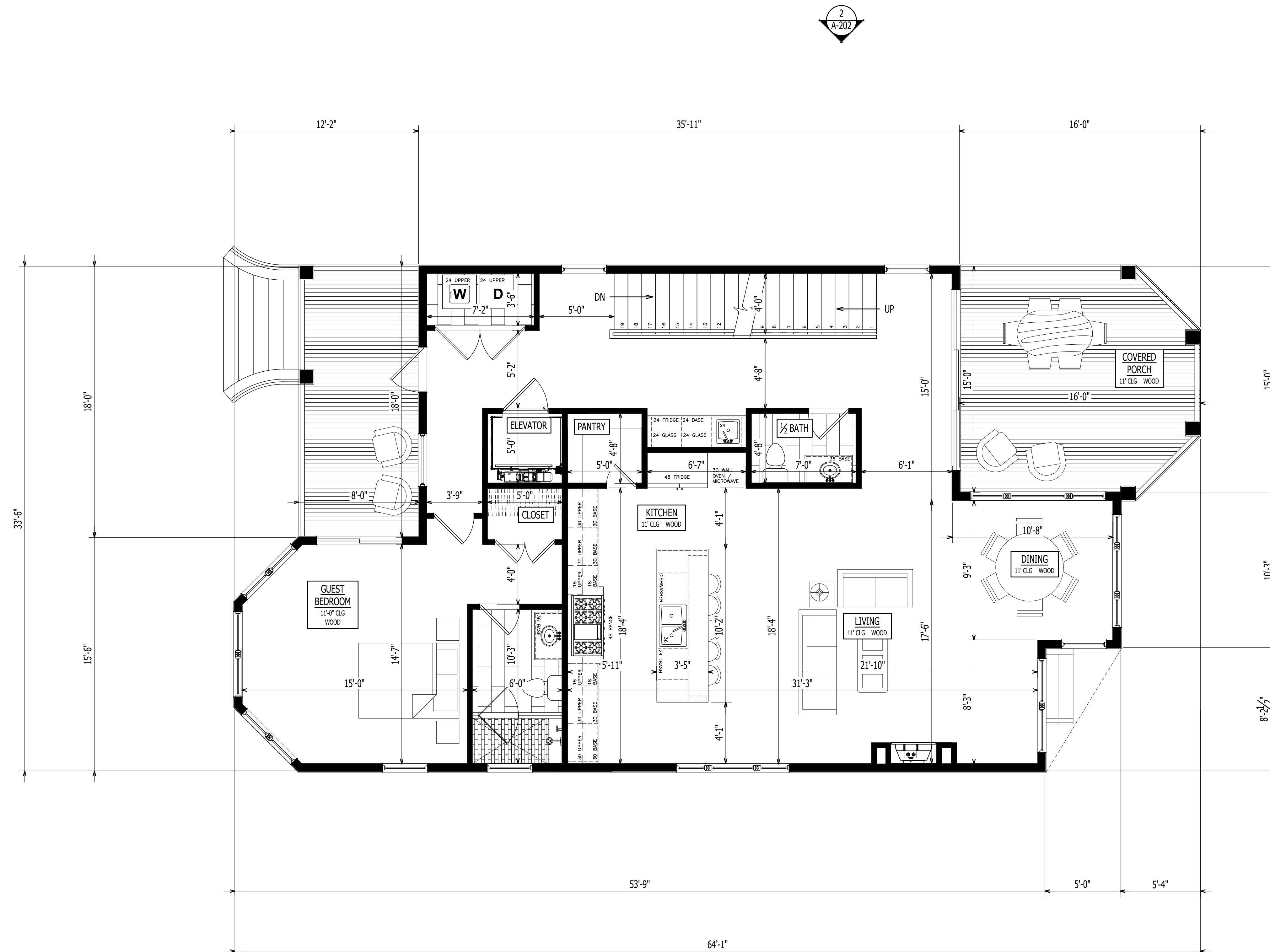


1
A-101
FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTE:

1. ALL WINDOWS WITH SILL AT OR BELOW 18" WILL BE TEMPERED
2. ALL DIMENSIONS ARE TO WOOD STUD UNLESS OTHERWISE NOTED





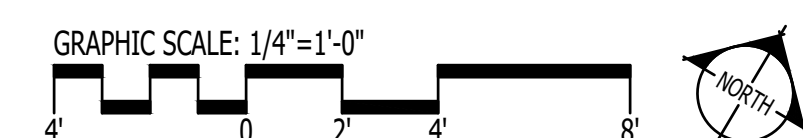
1
A-102

SECOND FLOOR PLAN

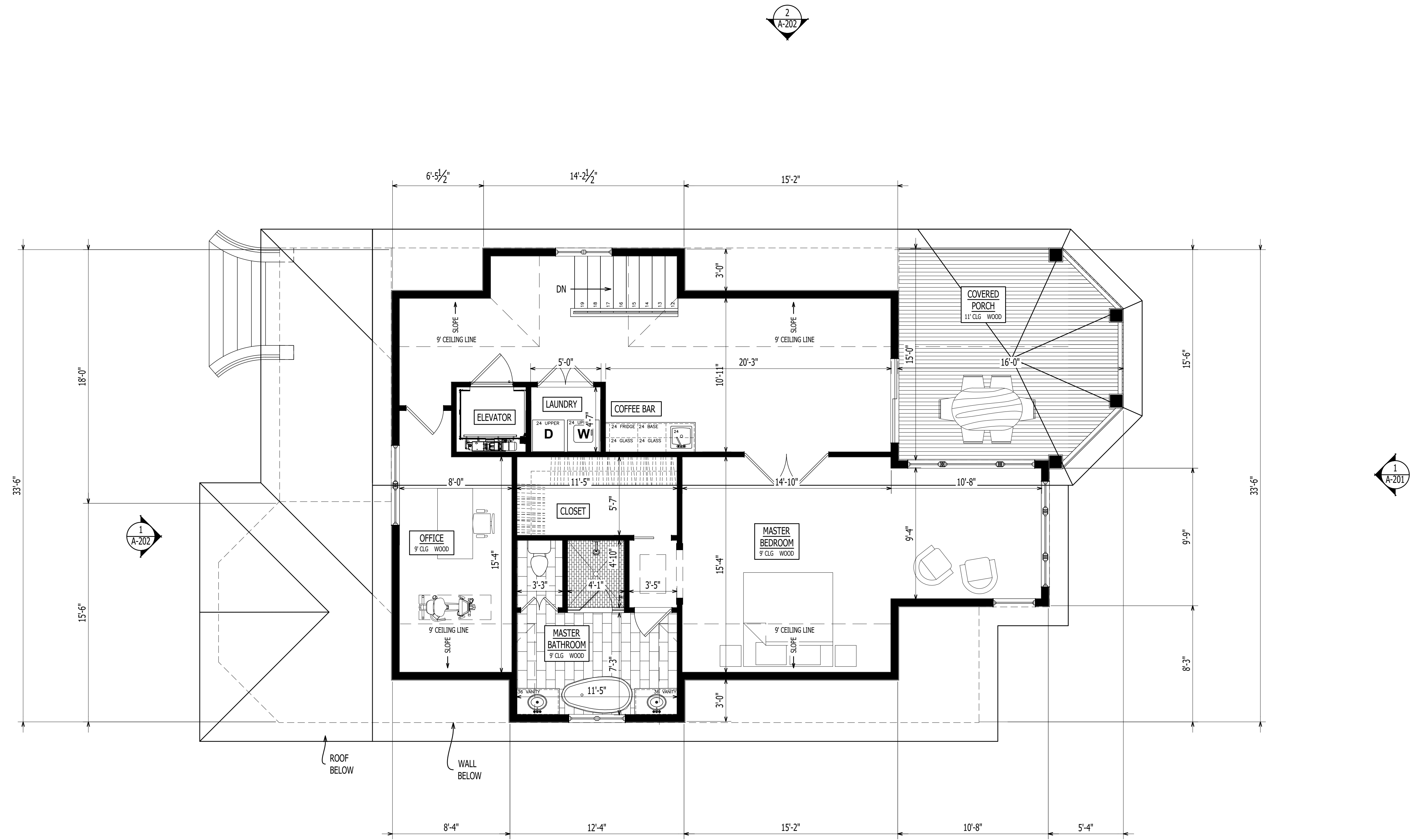
Scale: 1/4" = 1'-0"

GENERAL NOTE:

1. ALL WINDOWS WITH SILL AT OR BELOW 18" WILL BE TEMPERED
2. ALL DIMENSIONS ARE TO WOOD STUD UNLESS OTHERWISE NOTED



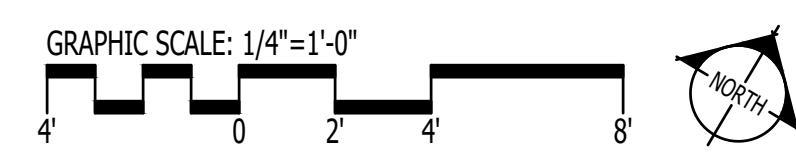
E. FRONT STREET

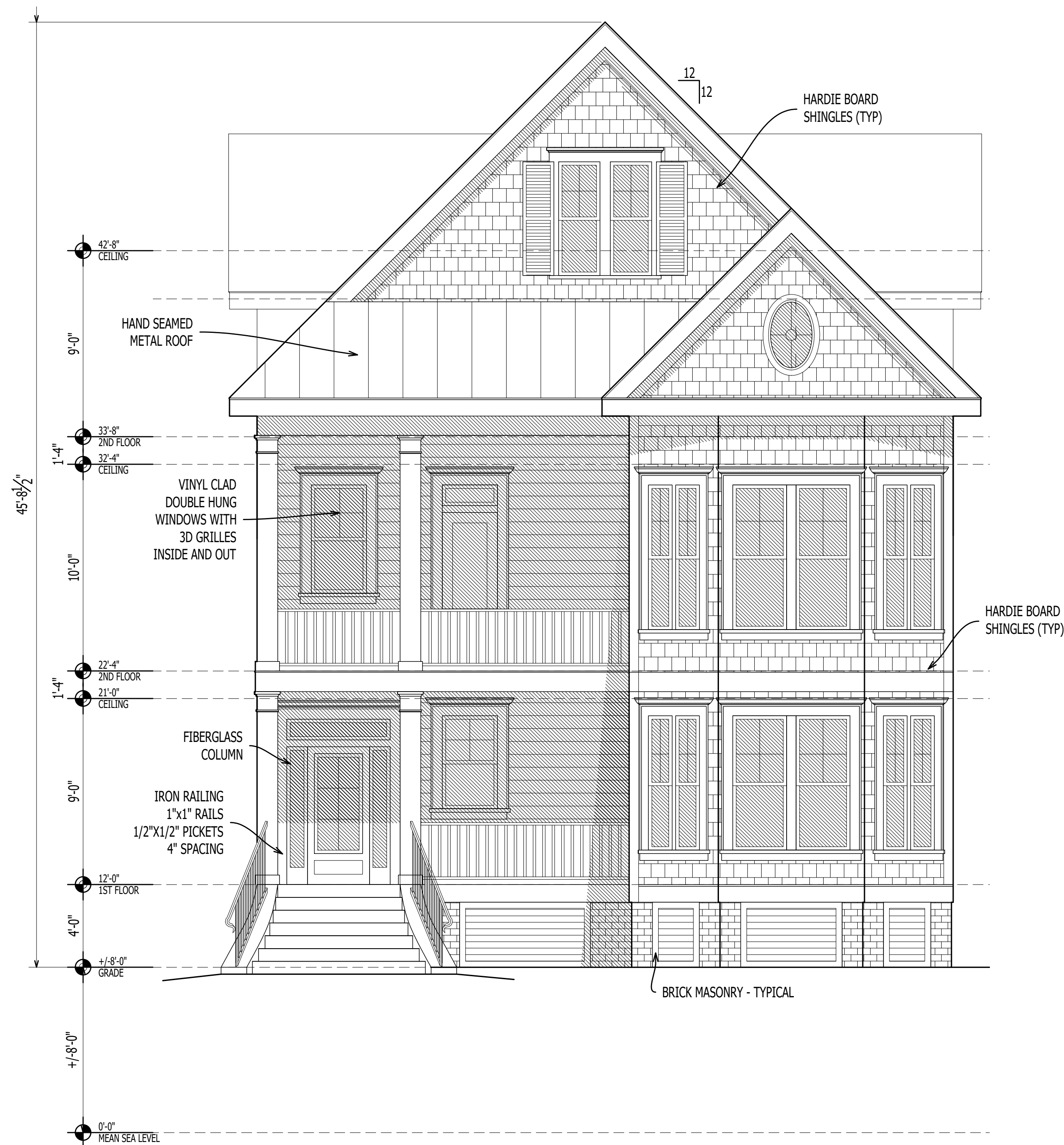


1
A-103
THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTE:

1. ALL WINDOWS WITH SILL AT OR BELOW 18" WILL BE TEMPERED
2. ALL DIMENSIONS ARE TO WOOD STUD UNLESS OTHERWISE NOTED





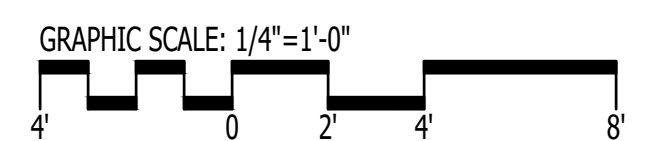
1
A-201

ELEVATION
Scale: 1/4" = 1'-0"



2
A-201

ELEVATION
Scale: 1/4" = 1'-0"



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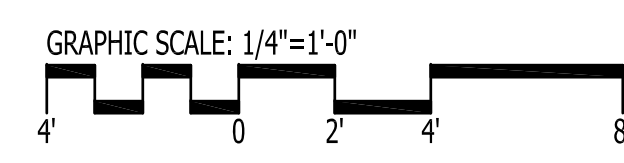
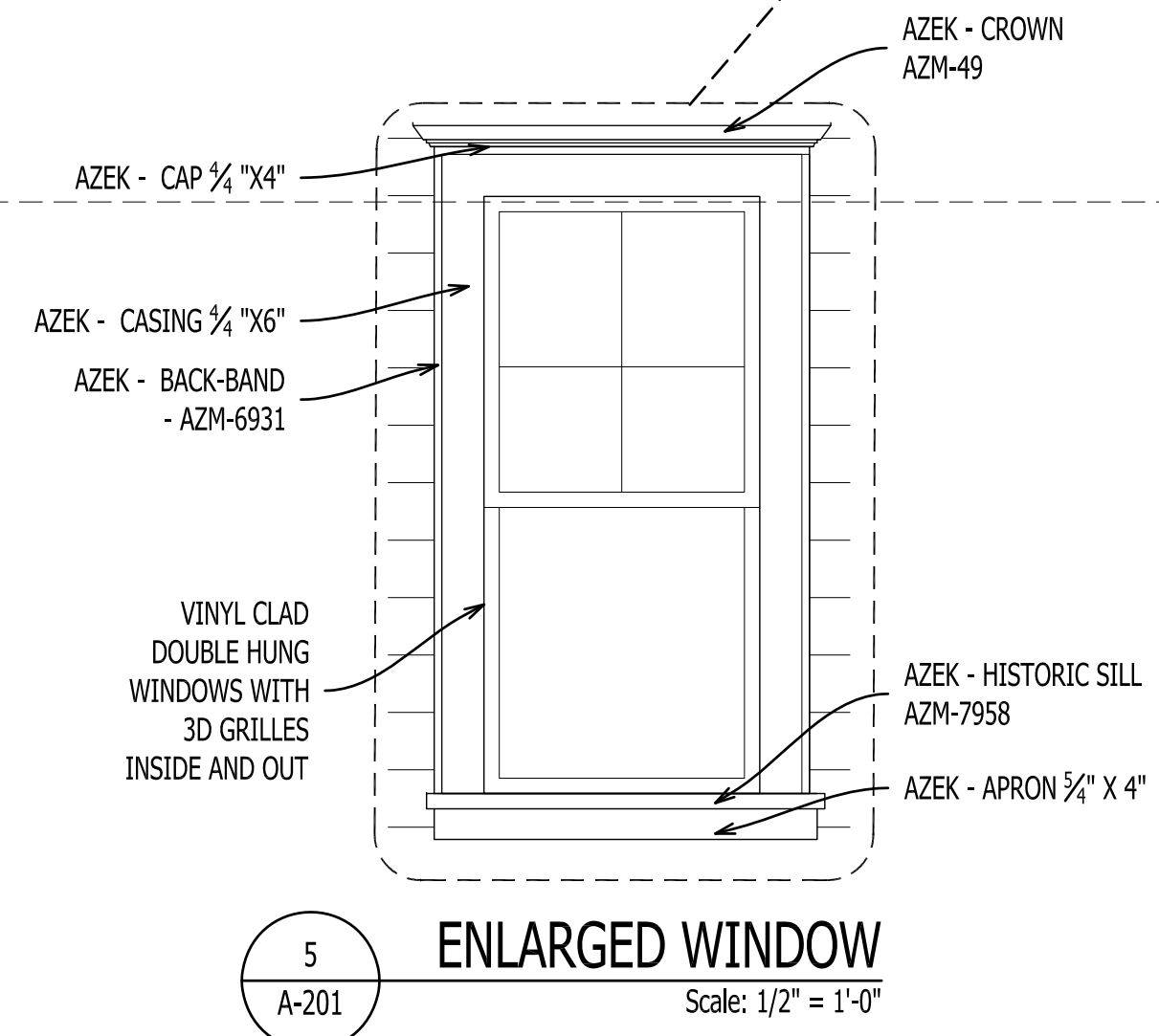
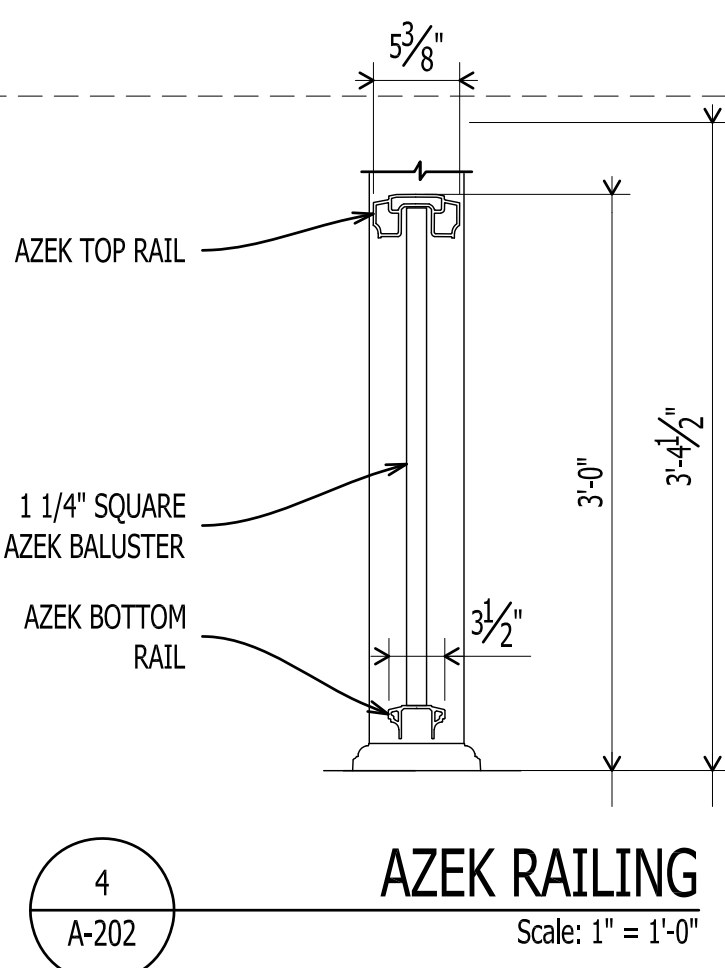
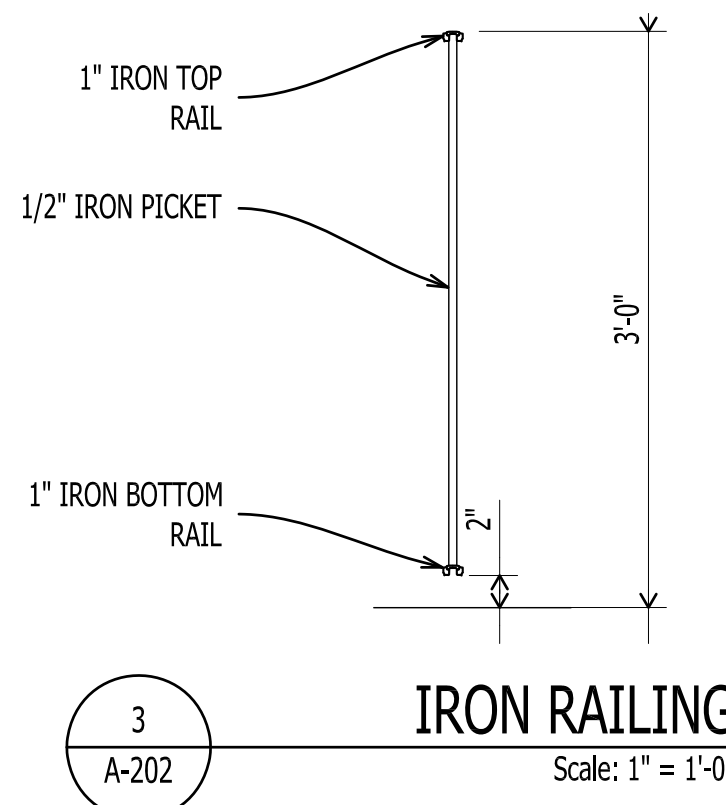
LOT 08 - RIVER STATION
802 E. FRONT STREET , NEW BERN, NC 28560

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A-201

ELEVATIONS

03.30.2021
RIVERSTATION - LOT 08





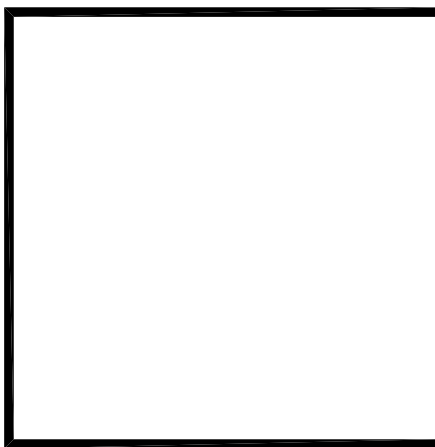
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LOT 08 - RIVER STATION

802 E. FRONT STREET , NEW BERN, NC 28560

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A-501
RENDERINGS
04.05.2021
RIVERSTATION - LOT 08

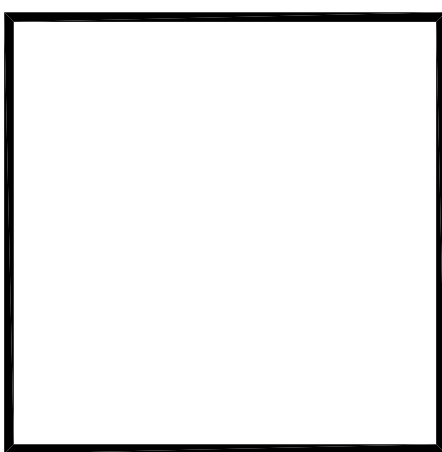


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LOT 08 - RIVER STATION
802 E. FRONT STREET , NEW BERN, NC 28560

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. VERIFY COMPLIANCE WITH ALL LOCAL CODES. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.



A-502
RENDERING
04.05.2021
RIVERSTATION - LOT 08



Zoning and Inspections Review of

Application for Certificate of Appropriateness for Alterations in Historic District

Initial review of applications for certificates of appropriateness by the Zoning Administrator and Chief Building Inspector is intended to provide the applicant and Historic Preservation Commission with information related to compliance with local land use ordinance and building code. It does not represent a formal approval of a permit by any party and does not bind the decisions of Commission.

Application Address and Description: 802 E. Front St. – to include construction of a new 2½-story infill house.

Zoning Administrator please review the application and fill out all applicable items

Zoning District: R-6, Riverstation Mixed Use Overlay, Residential Waterfront Overlay

Required Setbacks (primary structure): Front Side Rear

Accessory Setbacks: From Nearest Structure Side Rear

Maximum Lot Coverage for proposed use:

Maximum Height of Structure:

Required Site Improvements: Landscaping Buffer Parking

Other requirements:

I have reviewed the application for proposed alterations to this property and have determined that it Meets ☒ Does Not Meet ☐ the requirements of the Land Use Ordinance.

Comments:

Zoning Administrator

Seth M. Laughlin 3/11/21

Chief Building Inspector please review the application and include any comments below

The proposed project Will ☒ Will Not ☐ require a building permit(s).

Comments:

Chief Building Inspector

Matt [Signature] 3/11/21

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting - March 2021

Applicant: Riverstation Development Corp./GO Architectural Design PLLC

Applicant Address: 227 E. Front St., New Bern, NC 28560

Project Address: 802 E. Front St., New Bern, NC 28560

Historic Property Name: N/A

Status: **Contributing:** **Non-contributing:** **Vacant:** X

NR Inventory Description (2003): N/A.

Sandbeck Description (1988): N/A

802 E. Front St. - to include construction of a new 2½-story infill house.

Staff submits the following Historic District Guidelines are appropriate to this application:

Development Pattern

- 2.1.1 Maintain the established development pattern for placement of infill construction. The relationship of a structure to the property boundaries should be similar to those up the street, down the street and in most cases, across the street.
- 2.1.2 There are areas within the historic districts where the development pattern may have been weakened by vacant lots and nonconforming structures. In such areas, preference shall be given to contributing structures when defining the development pattern for infill construction.
- 2.1.3 The footprint, scale and proportion of infill construction shall be in keeping with neighboring properties. In general, it is not appropriate to construct a three-story structure in an area that is dominated by one-story structures.

Design Principles

- 3.1.1 Consider the scale, mass and proportion inherent to the surrounding historic development pattern, and design modifications that incorporate these characteristics. Use basic shapes and forms that are common to the historic districts.
- 3.1.2 Windows, doors and openings shall be compatible in proportion, shape, location, size, and quantity with those on surrounding historic structures. Avoid large expanses of blank walls. Establish bays, visually subdivide facades, and delineate building elevations to create form and rhythm.
- 3.1.3 Discretely use rooftop appurtenances such as spires, cupolas, and towers to articulate rooflines. Compliment the scale, form and proportion of the structure, and use rooftop appurtenances to identify a building entry or similar massing focal point.
- 3.1.4 Use details to articulate facades, and the openings within facades. Appropriately detail the base, body, and edges of facades to create texture and visual interest.
- 3.1.5 Avoid creating a false sense of historical development. It is not appropriate to apply historic architectural styles to infill construction. Creative interpretation of traditional detailing and ornamentation is encouraged.

Infill Construction

- 3.4.1 Maintain the relationship between building mass and open space that exists on the block or streetscape.
- 3.4.2 The predominant material of an infill building shall visually emulate the palette of materials traditionally found in the historic districts.

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting - March 2021

- 3.4.3 Use of modern materials is acceptable as a means of continuing the evolution of architecture through time. However, the use of aluminum and vinyl siding, faux brick and stone, stamped concrete and similar imitation materials is not appropriate.
- 3.4.4 Contemporary materials shall be appropriately proportioned, used in traditional ways and installed in a traditional manner.

Foundations

- 4.1.3 Use traditional materials when constructing foundations. Concrete block should receive a veneer of stucco, brick, or other appropriate masonry material.
- 4.1.4 Locate foundation features such as vents and access doors in areas that will not detract from the architectural character of the building. Coordinate with other architectural features when possible, such as aligning vents and access doors with windows above or centering them between piers.

Walls, Trim and Ornamentation

- 4.2.4 Incorporate wood trims and articulate masonry appropriately for the application.

Windows, Doors and Openings

- 4.3.3 Glazing should have true divided light muntins, or three-dimensional grilles affixed to both the interior and exterior of the glass. Provide shadow bars between insulated glass panes.

Entrances

- 4.4.4 Provide porches, entrance doors, railings, and other ornaments that proportionally relate to the building. Appropriate balustrades often convey a heavier visual appearance. Center balusters between the top and bottom rails and space them about three inches apart.

Roofs

- 4.5.4 Standing seam metal roofs shall have a pan width no greater than 24 inches. Pans shall be completely flat without corrugation. Provide double locked seams with flush ridge and hip flashings on contributing structures.

Decks and Patios

- 4.6.2 Locate decks in Secondary and Tertiary AVCs, and screen the underside with shrubbery, fencing, lattice, or masonry.

Masonry

- 5.1.3 The size, color, texture and bond, or pattern, of masonry and mortar creates the intended finished appearance. It is not appropriate to paint masonry that has not been previously painted.
- 5.1.5 Provide a veneer of brick, stucco, or other appropriate material over concrete masonry units. Architectural concrete masonry units such as rusticated, split face or similar types may be substituted for stone masonry construction.
- 5.1.6 It is not appropriate to use water repellants or sealers on masonry because these treatments often trap moisture and accelerate spalling.

Metals

- 5.3.3 Use full weld iron and steel fabrication techniques. Welds shall be properly dressed, or ground smooth.

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting - March 2021

- 5.3.4 Provide aluminum fabrications with welded joints or blind, mechanical connections having concealed fasteners.

Paint

- 5.4.2 Select paint and sealant coatings that are harmonious with adjoining work. In general, new material shall be a compatible formulation with the substrate of application.
- 5.4.3 Apply primer coatings to front and back wood surfaces prior to cutting and fitting. Prime end cuts before installation. Apply finish paint coatings to exposed primed surfaces.
- 5.4.4 Consider using opaque stain in lieu of paint on flooring, fencing, and similar wood surfaces exposed to foot traffic or weather.
- 5.4.6 It is not appropriate to apply paint, water repellant or sealant coatings to unpainted surfaces such as masonry, stone, copper, and bronze.

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

1. The project is located within the Primary, Secondary, and Tertiary AVCs;
2. The project is located within the Narrow Stitch development pattern;
3. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
4. The project is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application for construction of a new 2½-story infill house.

FEE SCHEDULE (office use only)

[] \$22 Standard Application [minor]
 [X] \$107 Projects Requiring Design Review*



NEW BERN
 NORTH CAROLINA

Everything comes together here

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

(for Alteration to Properties in Locally Designated Historic Districts)

HPC Administrator
HPAdmin@newbern-nc.org
 Work (252) 639-7583
 Fax: (252) 636-2146

RECEIVED
 MAR 04 2021
 BY: *HS*

For assistance see "CoA Instructions", as well as "Historic District Guidelines", available online at:
<http://www.newbern-nc.org/departments/development/historic-preservation/historic-preservation-guidelines/>

Type of Project: ☐ Exterior Alteration ☒ Addition ☐ Infill ☐ Site Work ☐ Other

I. Applicant/Owner Information:

Property Address [include year built, if known]: 211 Johnson Street

Construction: according to Peter Sandbeck 1800-1805 original construction; remodeled: 1830-1840; Addition: ca 1950

Property Owner Name[s]:
 M/M Douglas Townsend

Owner Mailing Address:
 121 Front Street
 Beaufort, NC

Phone #'s:
 919.630.9530

Email:
 dtownsend350@gmail.com

Applicant Name [if different]:
 C. R. Francis / Architecture, p.a.

Applicant Mailing Address:
 329 Middle Street
 New Bern, NC 28560

Phone #'s:
 252.637.1112

Email:
 crfrancis1@embarqmail.com

II. Project Information: [See "CoA Instructions" & Historic Guidelines" for help in completing this section]

1. Provide a detailed description of work to be conducted on site:

Phase 1: The modification of the ~1950 addition to renovate the kitchen and provide more access to the exterior by replacing the window wall on the east elevation with an operable glazed partition similar to a large glazed bifold door and placing in front of the existing wall an attached new covered walk with post spacing matching the existing. The walking surface of the covered walk will be shall brick steps transitioning from the interior floor level to the level of the phase 2 terrace. The covered walk will end in an addition to the existing screened in porch in which we will add a ballast stone fireplace on the east end. On the south side of the ~1950 addition, we will be adding a new dressing and bath to be used in conjunction with the former adjacent kitchen which will be converted to a master bedroom. This portion of the work will fill the area between the "kitchen" and the existing garage with the new work abutting the garage, but without access to the garage.

Phase 2: New brick paved terracing and a pool will be added on the site. A new fence is planned to run along the east property line.

2. Reference the specific Guideline[s] in the "Historic District Guidelines" which you believe apply to this project:

2.4.4; 2.5.1; 2.5.3; 3.1.1; 3.1.4; 3.1.5; 3.3.1; 3.3.2; 3.3.3; 3.4.3; 3.4.4; 4.1.3; 4.1.4; 4.2.2; 4.2.3; 4.2.4; 4.2.5; 4.3.2; 4.6.4; 5.1.2; 5.2.2

3. Provide a detailed description of materials to be used [copies of brochures, texture, etc.]:

Reference the specific Guidelines in the "Historic District Guidelines" for the proposed material[s].

Siding: Mixed use of flush ship-lapped siding and matching the original lapped siding. Trims: Wood. Windows: Full glazed wood frames. Doors: Glazed Bi-fold Wood. Roofing: New roofs – TPO over tapered rigid insulation. Foundation Walls: Brick matching the ~1950 addition.

III. Additional Information Provided: [See "CoA Instructions" for more detail]

Plans of Work, with: [please check all of those which are included with this application]

- ☒ Site plan [with annotated notes showing existing site and requested work]
- ☒ Photographs of the building and location where the proposed work will be completed
- ☐ Annotated notes or photos of materials to be used [samples may also be submitted]
- ☒ Floor plan with dimensions
- ☒ Elevations with dimensions
- ☐ Supporting materials [brochures, photos of similar New Bern projects, estimates, etc.]
- ☒ Letter from owner acknowledging this application, in the case of submission by an applicant or lessee.

Please see Development Services Staff prior to submittal for initial review of the application and advisement if additional information will be required before consideration at an Historic Preservation Commission meeting.

Please read the following statements. Your signature below acknowledges that you have read the statements and attest to their accuracy:

Check one: ☐ I am the owner of the Property, or
☒ I am acting on behalf of the owner of the property and I have attached a letter from the owner[s] indicating their knowledge of this application.

- ◆ I understand that submittal of this application does not constitute approval of proposed alterations.
- ◆ I understand that the approval of this application by City Staff or the New Bern Historic Preservation Commission [HPC] does not constitute approval of other federal, state, or local permit applications.
- ◆ I understand that I [or my representative] will need to attend the Hearing of this Application by HPC. No Applications shall be heard without a representative present and all applicable fees paid in full.
- ◆ I have reviewed the City of New Bern's "Historic District Guidelines" in preparing this application.
- ◆ I understand that the property referenced by this Certificate of Appropriateness [COA] application is in one of New Bern's local historic districts and that it represents a part of New Bern's historic fabric. If a CoA is approved by HPC or Staff, I agree to implement all changes as specified in the approved CoA, including any conditions. I understand that I am responsible for contacting Staff if I have any questions regarding the allowed changes specified in the approved CoA.
- ◆ I understand that ANY unapproved alterations are enforceable as a violation of City Ordinance and must be brought into compliance by removal or through the CoA process.
- ◆ I affirm that all the information included in this application is true to the best of my knowledge.
- ◆ I understand that incomplete applications cannot be considered.



Signature of applicant

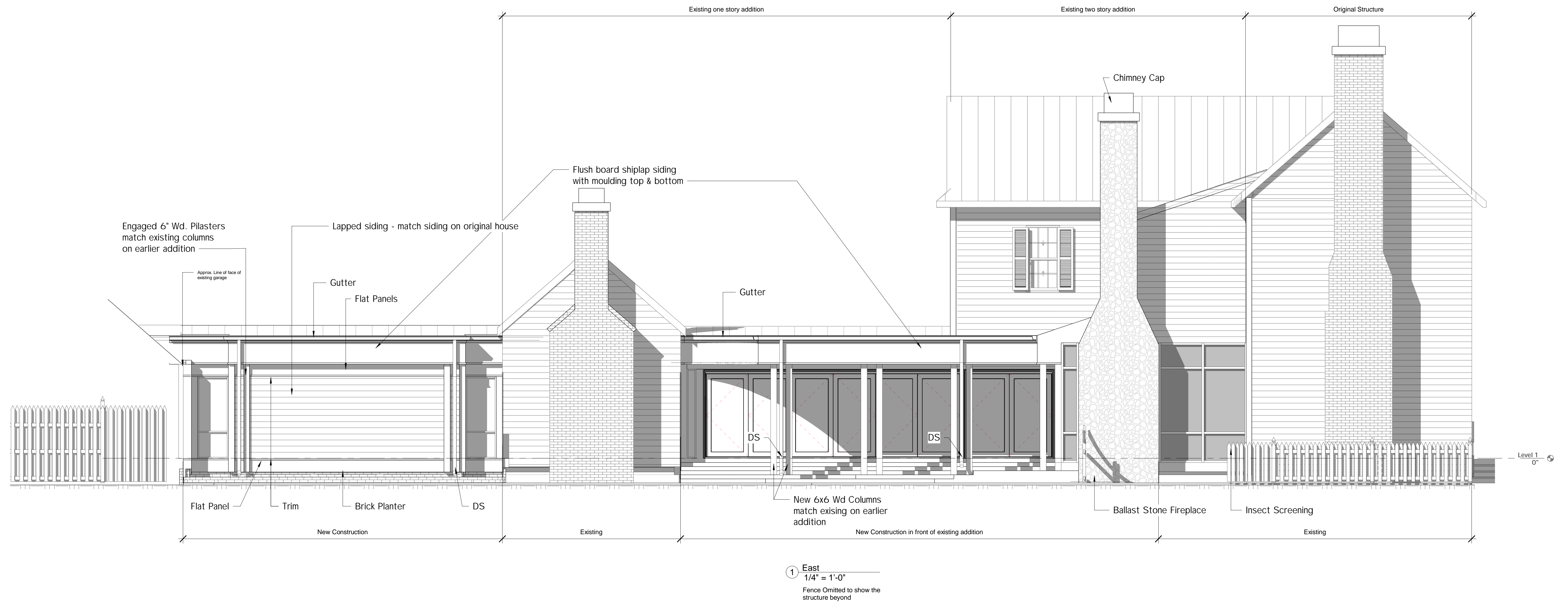
04 March 2021

Date

APPLICATION SHOULD BE SUBMITTED TO THE DEVELOPMENT SERVICES MAIN OFFICE At 303 FIRST ST. NO LESS THAN 2 WEEKS PRIOR TO UPCOMING MEETING. FOR FURTHER INFORMATION, CONTACT THE ADMINISTRATOR OF THE NEW BERN HISTORIC PRESERVATION COMMISSION AT (252) 639-7583.



C. R. FRANCIS / ARCHITECTURE



Residence Renovation: 211 Johnson Street
M/M W. L. Douglas Townsend, Jr.



① South
1/4" = 1'-0"

Residence Renovation: 211 Johnson Street
M/M W. L. Douglas Townsend, Jr.



① West
1/4" = 1'-0"

Residence Renovation: 211 Johnson Street
M/M W. L. Douglas Townsend, Jr.







Previously approved:





Zoning and Inspections Review of

Application for Certificate of Appropriateness for Alterations in Historic District

Initial review of applications for certificates of appropriateness by the Zoning Administrator and Chief Building Inspector is intended to provide the applicant and Historic Preservation Commission with information related to compliance with local land use ordinance and building code. It does not represent a formal approval of a permit by any party and does not bind the decisions of Commission.

Application Address and Description: 211 Johnson St. – to include constructing: a screened extension to the rear screened porch, a new fireplace and chimney on the side of the screened porch, revisions to the east wall of the existing one-story addition, revisions to the rear terrace, a terrace roof, a one-story addition, a pool, and fencing, all in the Secondary and Tertiary AVCs.

Zoning Administrator please review the application and fill out all applicable items

Zoning District: R-10

Required Setbacks (primary structure): Front average Side 5 ft Rear 6 ft

Accessory Setbacks: From Nearest Structure 8 ft Side 3 ft Rear 3 ft

Maximum Lot Coverage for proposed use: 60%

Maximum Height of Structure: 45 ft

Required Site Improvements: Landscaping N/A Buffer N/A Parking N/A

Other requirements:

I have reviewed the application for proposed alterations to this property and have determined that it Meets ☒ Does Not Meet _____ the requirements of the Land Use Ordinance.

Comments:

Zoning Administrator *[Signature]* 3/11/21

Chief Building Inspector please review the application and include any comments below

The proposed project Will ☒ Will Not _____ require a building permit(s).

Comments:

Chief Building Inspector *[Signature]* 3/11/21

Certificate of Appropriateness Findings & Recommendations

HPC Meeting March 17, 2021

Applicant: Mr. & Ms. Douglas Townsend/C. R. Francis Architecture, P.A.
Applicant Address: 121 Front St., Beaufort, NC
Project Address: 211 Johnson St., New Bern, NC

211 Johnson St. – to include constructing: a screened extension to the rear screened porch, a new fireplace and chimney on the side of the screened porch, revisions to the east wall of the existing one-story addition, revisions to the rear terrace, a terrace roof, a one-story addition, a pool, and fencing, all in the Secondary and Tertiary AVCs.

NR Inventory (2003) Information

Historic Property Name: Mitchell-Stevenson House, built ca. 1800-1805/1830-1840

Status: **Contributing:** X **Non-contributing:** **Vacant Lot:**

Description: Two stories; four bays wide; exterior end chimneys; gable-end roof; attic dormers.

Sandbeck Description (1988): “Joshua Mitchell, a respected New Bern brick-mason, ...had this house constructed Mitchell was described ... as ‘a master workman who made many of the brick houses and chimneys erected in town.’ ... Flanking the house are two fine Flemish-bond single paved-shoulder chimneys, very likely built by Joshua Mitchell, himself. ... The entire house is covered with beaded weatherboarding. ... The large two-story rear ell was added during the twentieth century, connecting the house to its original, but much-altered, kitchen. An early nineteenth century two-story porch shelters the rear elevation. ...”

[See handout for description of beaded weatherboarding.]

Staff submits the following Historic District Guidelines as appropriate to this application:

Fences and Garden Walls

- 2.5.1 Fences and walls based on historic designs are encouraged. Incorporate materials and configurations that relate to the architecture of the principal structure on the site. Use fences and walls to demarcate property lines and screen private areas.
- 2.5.2 In a Primary AVC, erect low fences and walls with a vertical dimension of four feet or less. Space rectangular wood planks about one inch apart. Space square wood and iron pickets about three inches apart. Orient pickets vertically.
- 2.5.3 In Secondary and Tertiary AVCs, erect tall fences and walls with a vertical dimension of six feet or less. Tall fences that abut a structure shall terminate at an architectural feature. Transition low fencing to taller fencing at an architectural feature.

Design Principles

- 3.1.1 Consider the scale, mass and proportion inherent to the surrounding historic development pattern, and design modifications that incorporate these characteristics. Use basic shapes and forms that are common to the historic districts.
- 3.1.2 Windows, doors and openings shall be compatible in proportion, shape, location, size and quantity with those on surrounding historic structures. Avoid large expanses of blank walls. Establish bays, visually subdivide facades and delineate building elevations to create form and rhythm.
- 3.1.4 Use details to articulate facades, and the openings within facades. Appropriately detail the base, body and edges of facades to create texture and visual interest.

Modifications

Certificate of Appropriateness Findings & Recommendations

HPC Meeting March 17, 2021

- 3.2.1 Select materials that are consistent with the structure. Limit the palette to those materials that were available at the time a building was originally constructed
- 3.2.2 Modifications to a structure should not conceal, damage, or remove significant design components or architectural features.
- 3.2.3 Replace historic design components only if they are damaged beyond repair. Replacement for convenience is not appropriate. Use materials and details that match the original.

Additions

- 3.3.1 Locate additions in a Secondary or Tertiary AVC to minimize the impact on primary, character defining elevations. Limit the footprint of additions to maintain private open spaces.
- 3.3.2 Use roof forms and pitches that are similar to those found on the primary structure. Delineate the addition from the plane of the primary structure by creating slight offsets and corners.
- 3.3.3 Incorporate materials and details derived from the primary structure. Extend the architectural hierarchy of the primary structure to the addition. Architectural embellishments and detailing are often simplified on less visible Secondary and Tertiary AVC elevations.

Foundations

- 4.1.3 Use traditional materials when constructing foundations. Concrete block should receive a veneer of stucco, brick or other appropriate masonry material.

Walls, Trim and Ornamentation

- 4.2.1 Adhere to Guidelines for retention of historic fabric when altering wall components.
- 4.2.4 Incorporate wood trims and articulate masonry appropriately for the application.

Roofs

- 4.5.1 Adhere to Guidelines for retention of historic fabric when altering roof components.

Decks and Patios

- 4.6.1 Adhere to Guidelines for retention of historic fabric when altering deck components.
- 4.6.4 Construct low profile decks and patios that eliminate requirements for handrails and excessive screening.

Guidelines for Masonry

- 5.1.1 Adhere to Guidelines for retention of historic fabric when altering masonry materials.
- 5.1.2 Match the masonry bond, or pattern, of masonry materials found in adjoining work. In general, new material should be the same size, color, and texture of that existing

Wood

- 5.2.1 Adhere to Preservation Guidelines for retention of historic fabric when altering wood materials.
- 5.2.2 Construct wood assemblies similar to that found in adjoining work. In general, new material should be the same dimension and shape of that existing.

Metals

- 5.3.1 Adhere to Guidelines for retention of historic fabric when altering metal materials.

Paint

Certificate of Appropriateness Findings & Recommendations

HPC Meeting March 17, 2021

- 5.4.1 Adhere to Guidelines for retention of historic fabric when altering painted materials.
- 5.4.2 Select paint and sealant coatings that are harmonious with adjoining work. In general, new material shall be a compatible formulation with the substrate of application.
- 5.4.3 Apply primer coatings to front and back wood surfaces prior to cutting and fitting. Prime end cuts before installation. Apply finish paint coatings to exposed primed surfaces.
- 5.4.4 Consider using opaque stain in lieu of paint on flooring, fencing, and similar wood surfaces exposed to foot traffic or weather.

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

- 1. The structure is a contributing resource in the *Tight Weave* development pattern;
- 2. The project is within the Secondary and Tertiary AVCs;
- 3. The proposed design, components, and materials meet the requirements of the Guidelines;
- 4. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
- 5. The project is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application to include constructing: a screened extension to the rear screened porch, a new fireplace and chimney on the side of the screened porch, revisions to the east wall of the existing one-story addition, revisions to the rear terrace, a terrace roof, a one-story addition, a pool, and fencing, all in the Secondary and Tertiary AVCs.

FEE SCHEDULE (office use only)
☐ \$22 Standard Application (minor)
☒ \$107 Standard Application (major)



HPC Administrator
HPCadmin@newbern-nc.org
 Work: (252) 639-7583
 Fax: (252) 636-2146

Application for a Certificate of Appropriateness
(For Alterations to Properties in Locally Designated Historic Districts)

For assistance see "CoA Instructions", as well as "Historic District Guidelines", available online at:
<http://www.newbern-nc.org/departments/development/historic-preservation/historic-preservation-guidelines/>

Type of Project: ☒ Exterior Alteration ☐ Addition ☐ Infill ☐ Site Work ☐ Other

I. Applicant/Owner Information:			
Property Address (Include year built, if known): 611 E. Front Street (1885 - Jerkins-Havens House)			
Property Owner Name(s): Paul Deering & Nicole Kerr	Owner Mailing Address: 611 E. Front Street New Bern, NC 28560	Phone #'s: 808-392-9707	Email: PDGD84@gmail.com nicole@nicolekerr.com
Applicant Name (if different): GO Architectural Design, PLLC Sarah Afflerbach, AIA	Applicant Mailing Address: 1202A Pollock Street New Bern, NC 28560	Phone #'s: 252-633-0322	Email: sarah@goarchdesign.com

II. Project Information: <i>(See "CoA Instructions" & "Historic Guidelines" for help in completing this section)</i>
1. Provide a detailed description of work to be conducted on site: (Attach additional sheets if needed) Create an outdoor wood trellis roofed backyard structure. <div align="right">Continued on additional sheet or attached brochure <input checked="" type="checkbox"/></div>
2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (page and guideline number): Accessory Structures 2.6.1-3 Wood, 5.2.1-2 <div align="right">Continued on additional sheet or attached brochure <input type="checkbox"/></div>
3. Provide a detailed description of materials to be used (copies of brochures, texture, etc.): Reference the specific Guidelines in the Historic District Guidelines for the proposed material(s). Stained preservative treated wood, rubber membrane roofing. <div align="right">Continued on additional sheet or attached brochure <input checked="" type="checkbox"/></div>

III. Additional Information Provided: (See "CoA Instructions" for more detail)

Plan(s) of Work, with: (please check all of those which are included with this application)

- ☒ Site plan (with annotated notes showing existing site and requested work)
- ☒ Photographs of the building and location where the proposed work will be completed
- ☒ Annotated notes or photos of materials to be used (samples may also be submitted)
- ☒ Floor plan with dimensions (for additions)
- ☒ Elevations with dimensions (for exterior additions or renovations)
- ☐ Supporting materials (brochures, photos of similar New Bern projects, estimates, etc.)
- ☒ Letter from owner acknowledging this application, in the case of submission by an applicant or lessee.

Please see Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if additional information will be required before consideration at a Historic Preservation Commission hearing.

Please read the following statements. Your signature below acknowledges that you have read the statements and attest to their accuracy:

Check one:

- ☐ I am the owner of the Property, or
- ☒ I am acting on behalf of the owner of the property and I have attached a letter from the owner(s) indicating their knowledge of this application.

- ◆ I understand that submittal of this application does not constitute approval of proposed alterations.
- ◆ I understand that the approval of this application by City Staff or the New Bern Historic Preservation Commission (HPC) does not constitute approval of other federal, state, or local permit applications.
- ◆ I understand that I (or my representative) will need to attend the Hearing of this Application by HPC. No Applications shall be heard without a representative present and all applicable fees paid in full.
- ◆ I have reviewed the City of New Bern's "Historic District Guidelines" in preparing this Application.
- ◆ I understand that the property referenced by this Certificate of Appropriateness (CoA) application is in one of New Bern's local historic districts and that it represents a part of New Bern's historic fabric. If a CoA is approved by HPC or Staff, I agree to implement all changes as specified in the approved CoA, including any conditions. I understand that I am responsible for contacting Staff if I have any questions regarding the allowed changes specified in the approved CoA.
- ◆ I understand that ANY unapproved alterations are enforceable as a violation of City Ordinance and must be brought into compliance by removal or through the CoA process.
- ◆ I affirm that all the information included in this application is true to the best of my knowledge.
- ◆ I understand that incomplete applications cannot be considered.

Sarah Atterback

Signature of Applicant/Owner

4.2.2021

Date

APPLICATION SHOULD BE SUBMITTED TO THE DEVELOPMENT SERVICES MAIN OFFICE AT 303 FIRST ST. NO LESS THAN 2 WEEKS PRIOR TO UPCOMING MEETING. FOR FURTHER INFORMATION, CONTACT THE ADMINISTRATOR OF THE HISTORIC PRESERVATION COMMISSION AT (252) 639-7583.



NEW BERN
CITY OF NEW BERN

Aldermen

Sabrina Bengel
Jameesha S. Harris
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Jeffrey T. Odham

300 Pollock Street, P.O. Box 1129
New Bern, NC 28563-1129
(252) 636-4000

Dana E. Outlaw
Mayor

Mark A. Stephens
City Manager

Petitioners requesting City of New Bern Historic Preservation Commission action on property not owned by them must have this form completed by the owner of the property.

CERTIFICATE OF APPROPRIATENESS OWNERS AUTHORIZATION

Dear Sir or Madame:

I am the owner of the property located at: 611 E. Front St.
Paul Deering New Bern, NC
(address, city, zip code) 28560

I hereby authorize GO Architectural Design, PLLC to appear with my consent, before the City of New Bern Historic Preservation Commissioner in order to request a Certificate of Appropriateness for the property referenced above.

I authorize you to present this matter on my/our behalf as the owner(s) of the property.

If there are any questions, please contact me at the following address and phone number:

611 E. Front St. New Bern Phone 808-392-9707
NC 28560

Owner's Signature

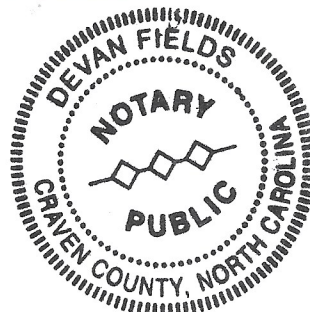
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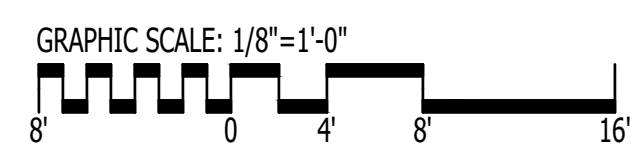
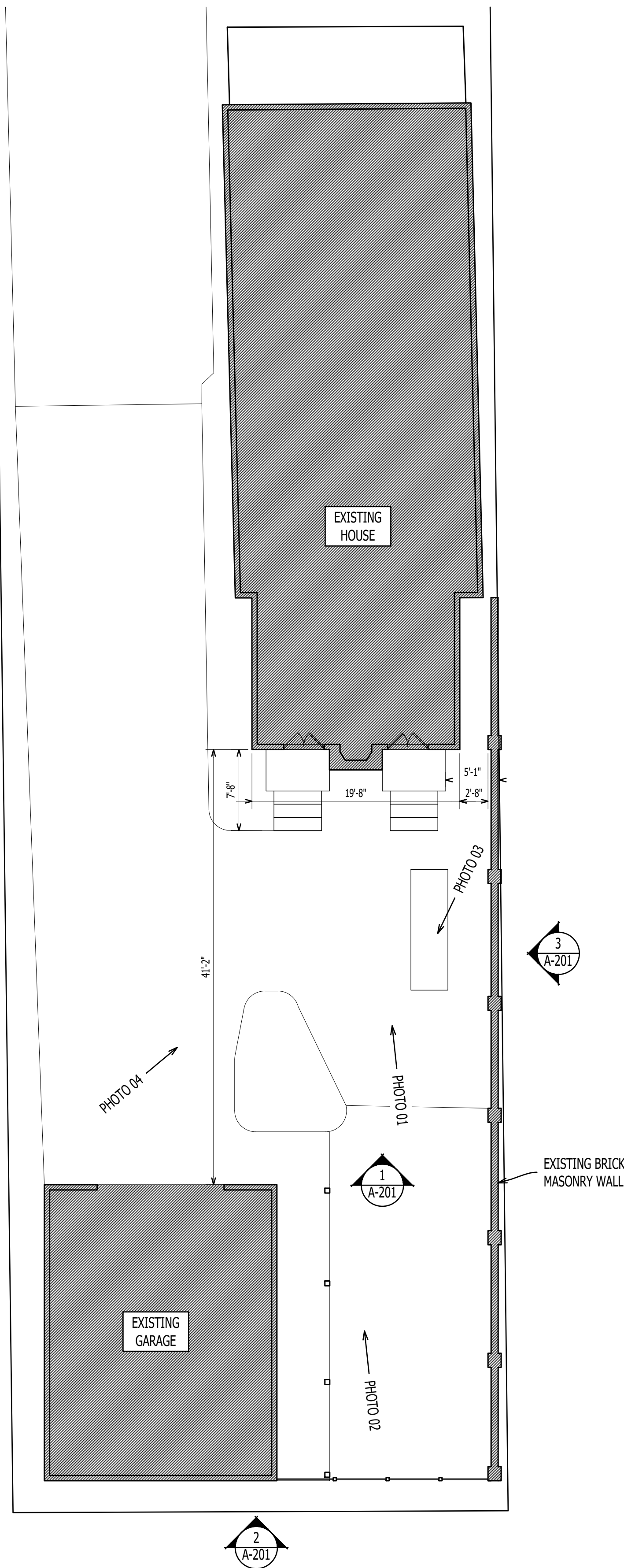
Date

Sworn to and subscribed before me this 25TH day of FEB, 2021.

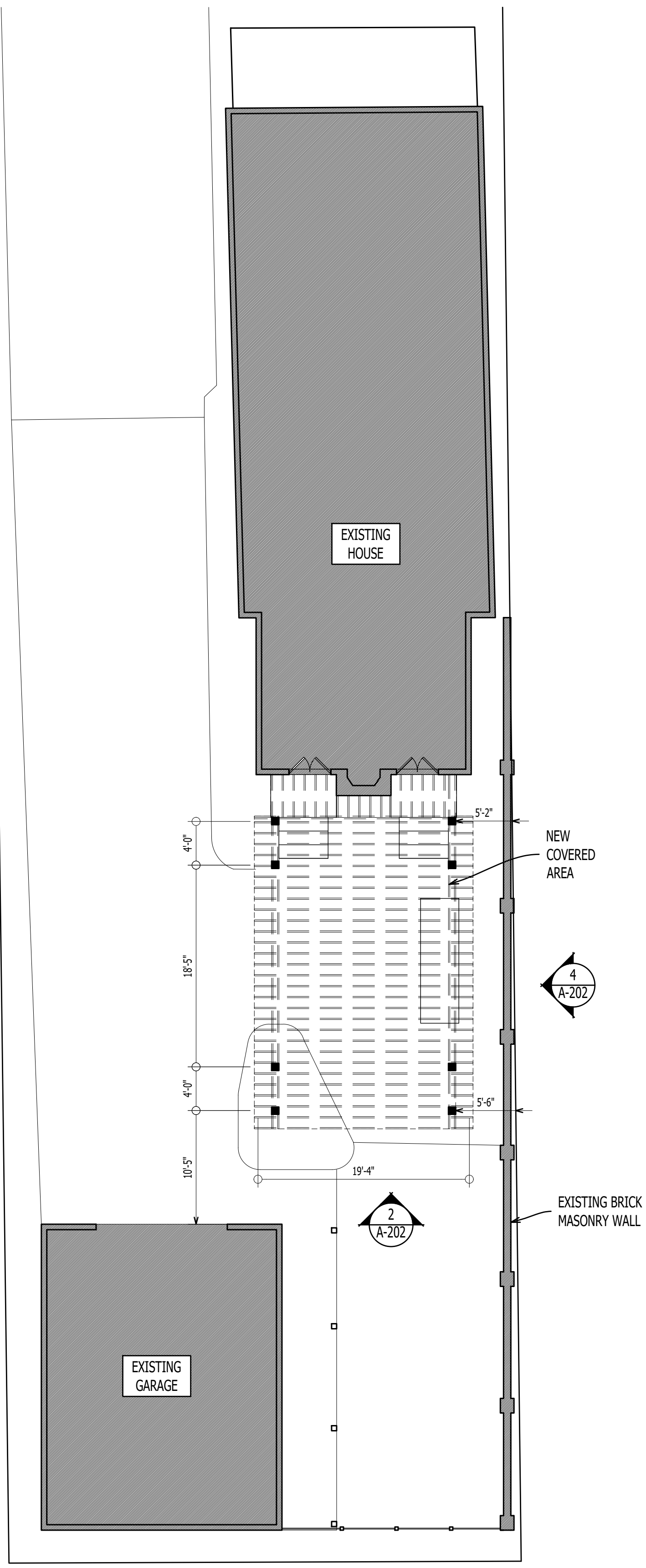
DEVAN FIELDS
Notary Public:

My commission expires: 09/30/2025





1
C-101
EXISTING SITE PLAN
Scale: 1/8" = 1'-0"



2
C-101
NEW SITE PLAN
Scale: 1/8" = 1'-0"



PHOTO 01



PHOTO 02



PHOTO 03



1202-A Pollock Street
New Bern, NC 28560
252-633-0322
www.goarchdesign.com

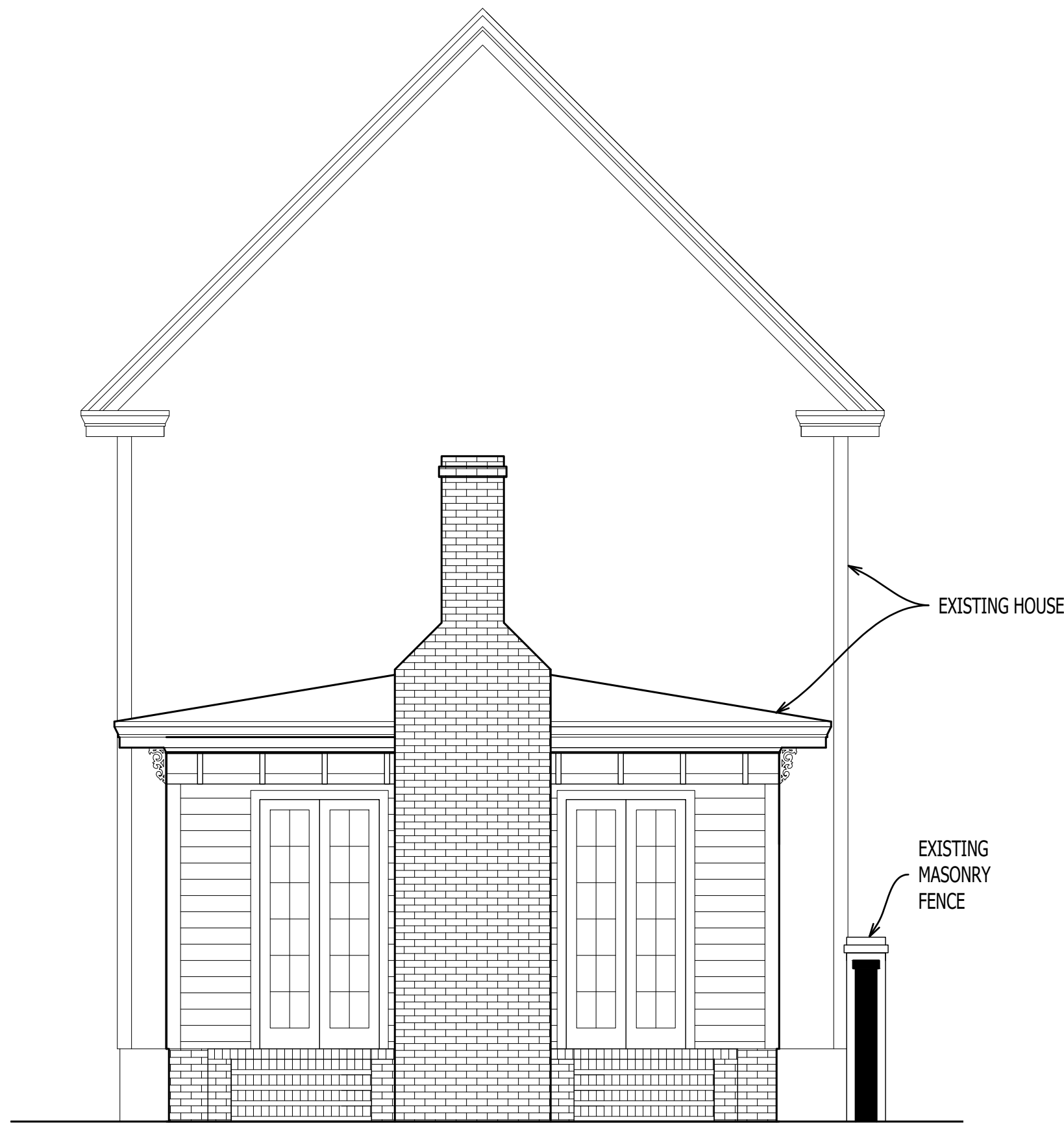
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DEERING KERR RENOVATIONS

611 E. FRONT STREET, NEW BERN, NC 28560

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. VERIFY COMPLIANCE WITH ALL LOCAL CODES. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.

C-101
SITE PLAN
04.20.2021
DEERING - 611 E.FRONT



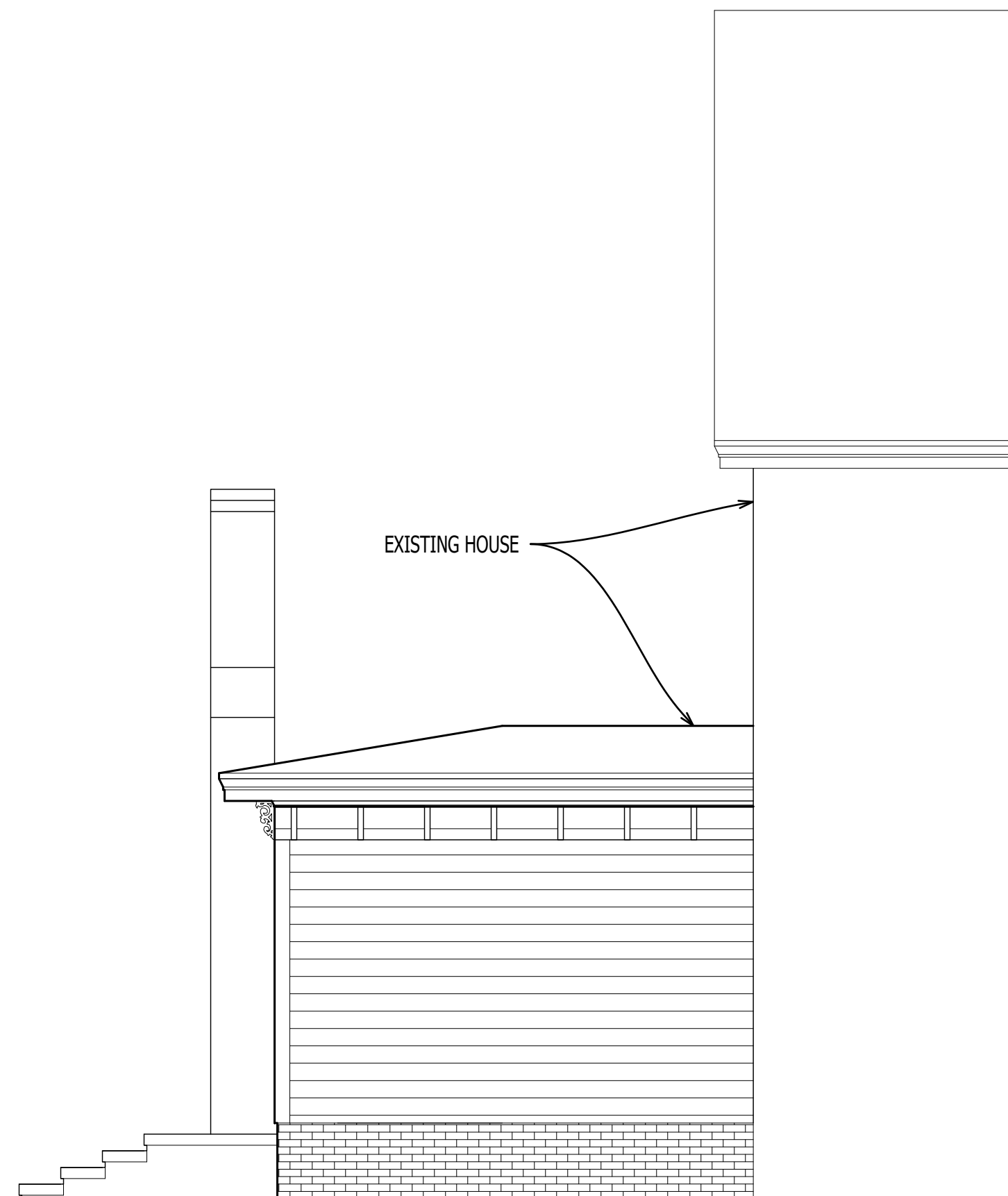
1
A-201
EXISTING ELEVATION
Scale: 1/4" = 1'-0"



2
A-201
EXISTING ELEVATION
Scale: 1/4" = 1'-0"



3
A-201
EXISTING ELEVATION
Scale: 1/4" = 1'-0"



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DEERING KERR RENOVATIONS

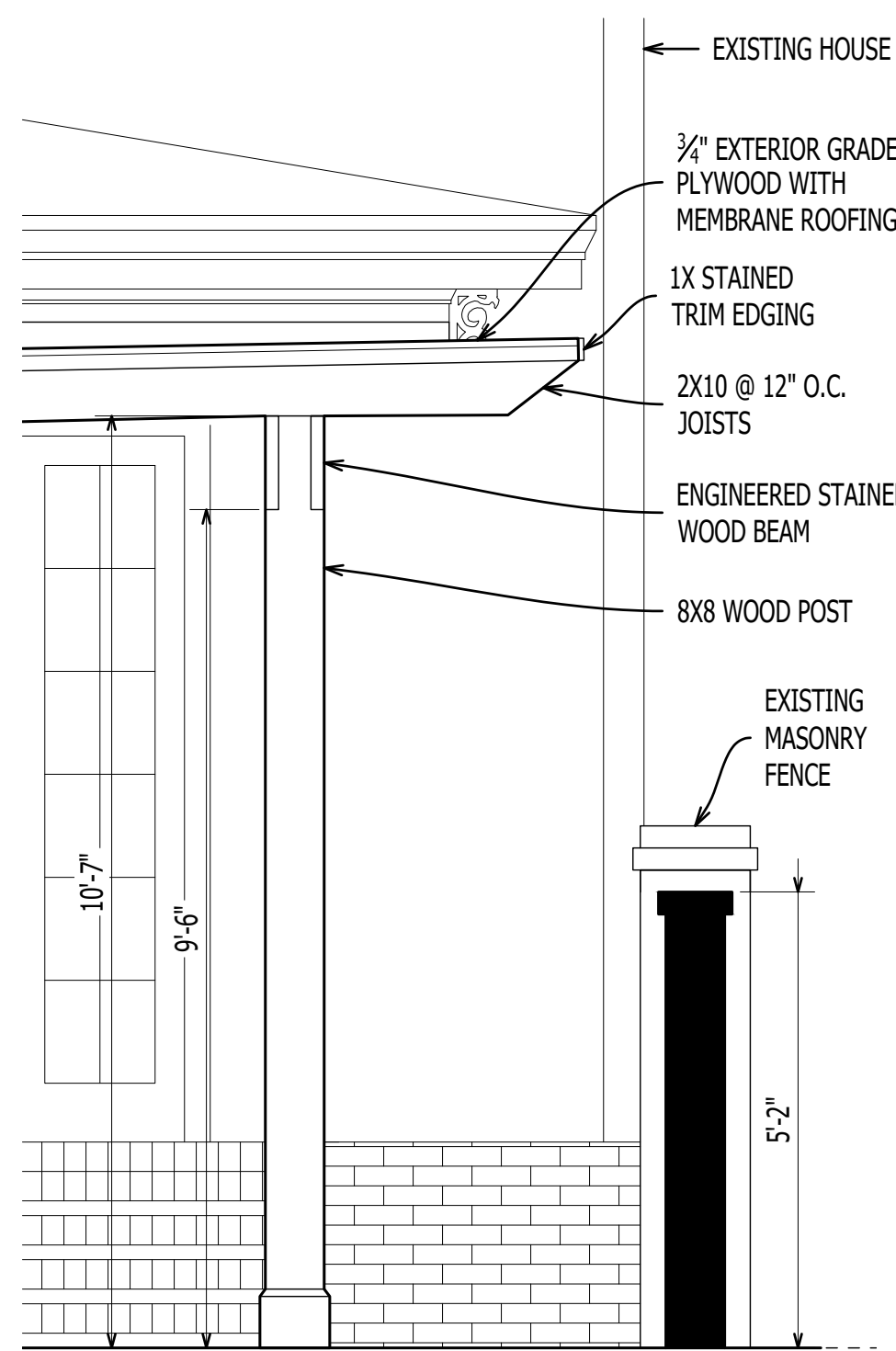
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CONDITIONS. HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED.
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CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH
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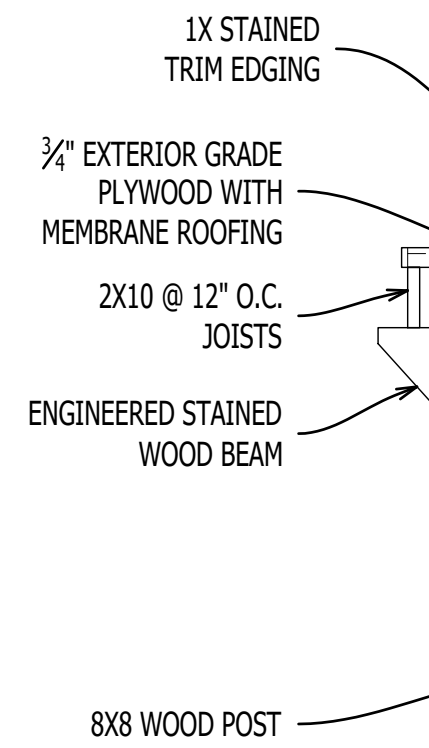
A-201

EXISTING ELEVATIONS

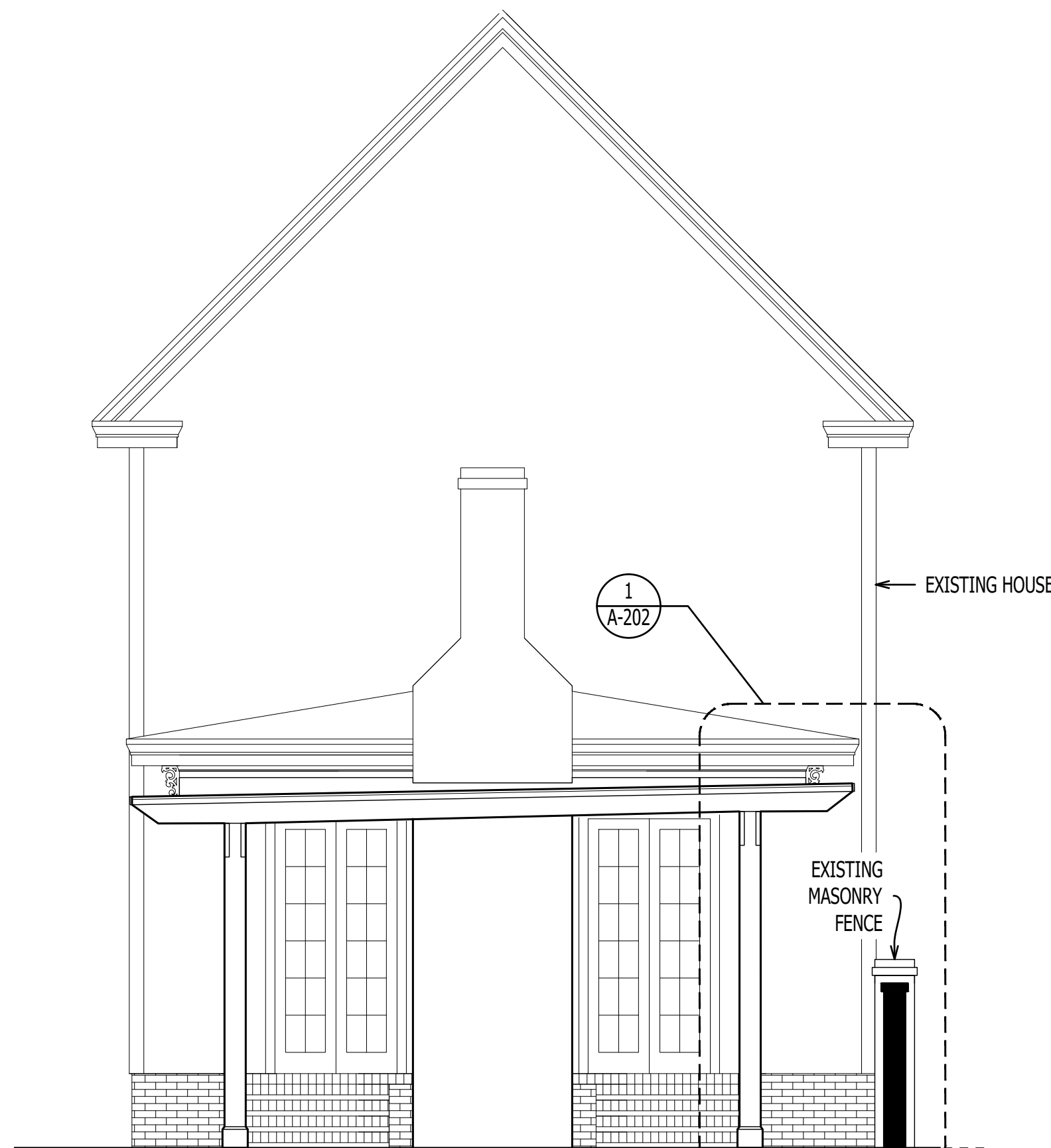
04.20.2021
DEERING - 611 E.FRONT



1
A-202
NEW ELEVATION
Scale: 1/2" = 1'-0"



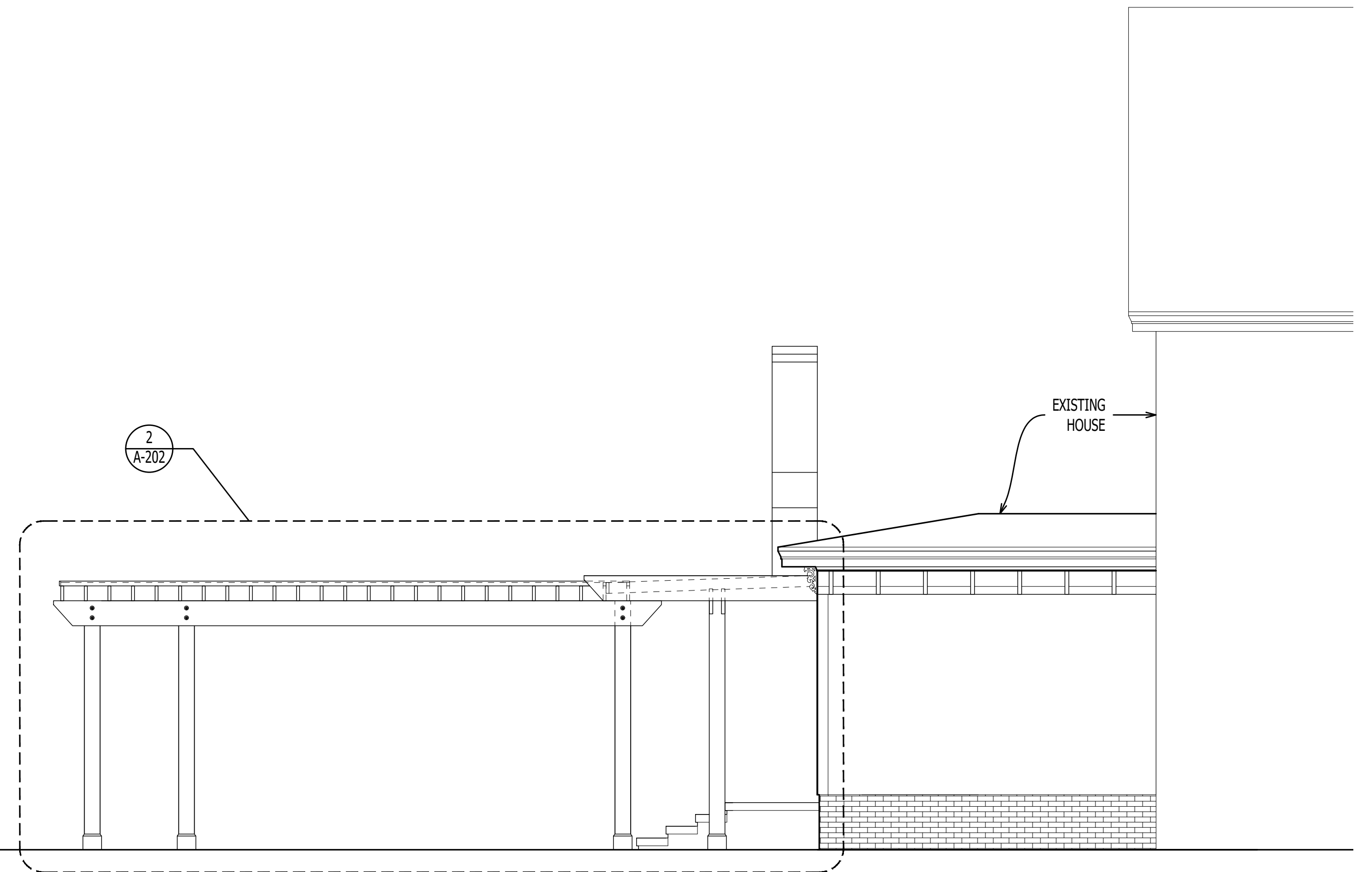
2
A-202
NEW ELEVATION
Scale: 1/2" = 1'-0"



3
A-202
NEW ELEVATION
Scale: 1/4" = 1'-0"



4
A-202
NEW ELEVATION
Scale: 1/4" = 1'-0"



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DEERING KERR RENOVATIONS 611 E. FRONT STREET, NEW BERN, NC 28560

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A-202

NEW ELEVATIONS

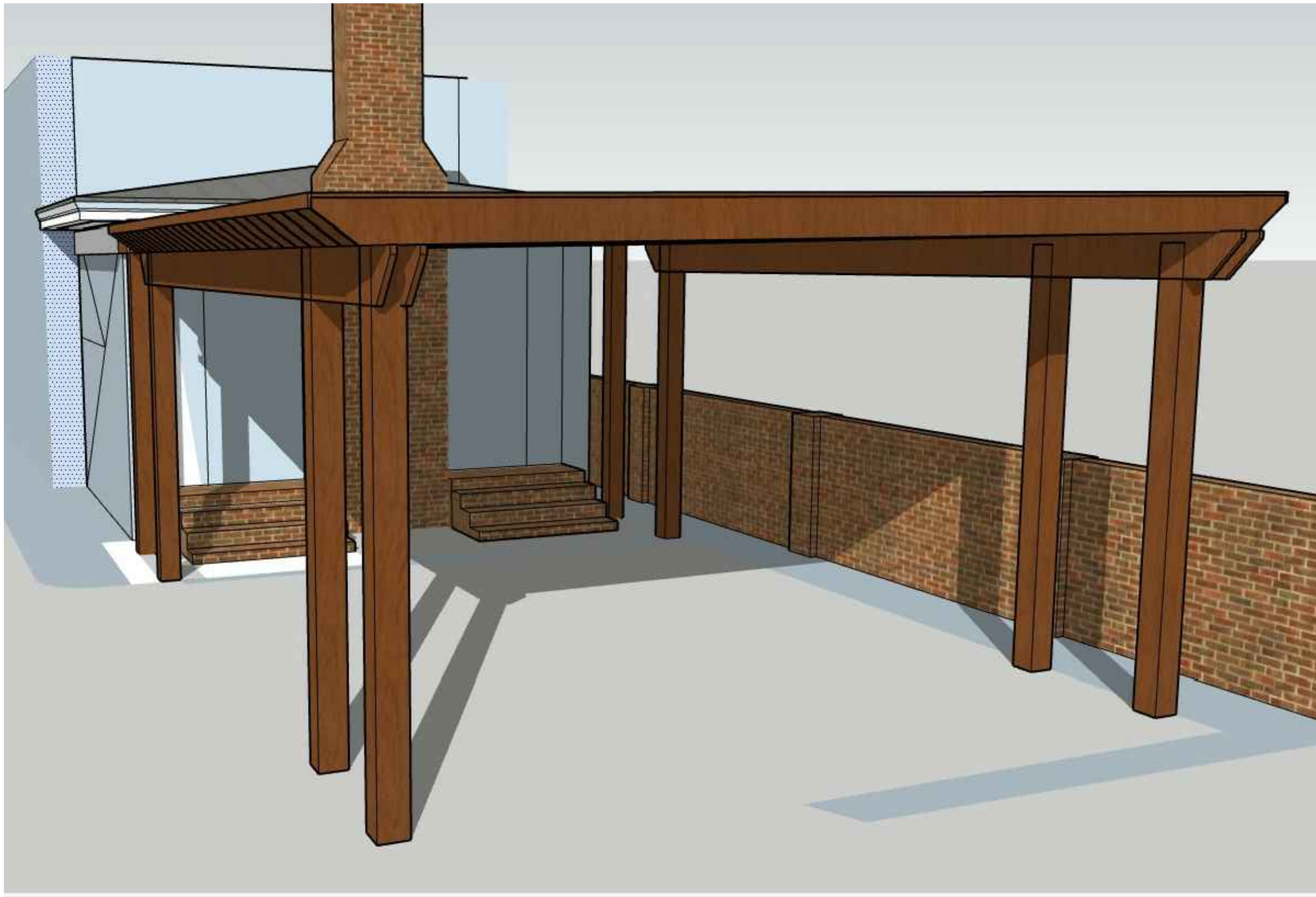
04.20.2021
DEERING - 611 E.FRONT



RENDERING 04



RENDERING 01



RENDERING 02



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DEERING KERR RENOVATIONS 611 E. FRONT STREET, NEW BERN, NC 28560

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A-203
ELEVATIONS & RENDERINGS

04.20.2021
DEERING - 611 E.FRONT



Zoning and Inspections Review of

Application for Certificate of Appropriateness for Alterations in Historic District

Initial review of applications for certificates of appropriateness by the Zoning Administrator and Chief Building Inspector is intended to provide the applicant and Historic Preservation Commission with information related to compliance with local land use ordinance and building code. It does not represent a formal approval of a permit by any party and does not bind the decisions of Commission.

Application Address and Description: 611 E. Front St. – to include a new, roofed, wood trellis in the Tertiary AVC.

Zoning Administrator please review the application and fill out all applicable items

Zoning District: R-10

Required Setbacks (primary structure): Front average Side 5 ft Rear 6 ft

Accessory Setbacks: From Nearest Structure 8 ft Side 3 ft Rear 3 ft

Maximum Lot Coverage for proposed use: 60%

Maximum Height of Structure: 45 ft

Required Site Improvements: Landscaping N/A Buffer N/A Parking N/A

Other requirements:

I have reviewed the application for proposed alterations to this property and have determined that it Meets Does Not Meet X the requirements of the Land Use Ordinance.

Comments:

setback for the roofed addition is required to be 5 feet

Zoning Administrator [Signature] 4/15/21

Chief Building Inspector please review the application and include any comments below

The proposed project Will X Will Not _____ require a building permit(s).

Comments:

Chief Building Inspector [Signature] 4/15/21

Certificate of Appropriateness Findings & Recommendations

HPC Meeting April 21, 2021

Applicant: Paul Deering & Nicole Kerr/GO Architectural Design, PLLC
Applicant Address: 611 E. Front St., New Bern, NC
Project Address: 611 E. Front St., New Bern, NC

611 E. Front St. – to include a new, roofed, wood trellis in the Tertiary AVC.

NR Inventory (2003) Information

Historic Property Name: Jerkins-Havens House, built ca. 1855-1860/1880-1890

Status: **Contributing:** X **Non-contributing:** **Vacant Lot:**

Description: Italianate style; two stories; three bays wide; elaborate brackets; steep hip roof; paneled chimney stack.

Sandbeck Description (1988): “Its plain weatherboard exterior was considerably enlivened by the addition, ca. 1880-1890, of many Victorian details, including the .. bracketed cornice, ... and the bracketed front porch”



Staff submits the following Historic District Guidelines as appropriate to this application:

Accessory Structures

- 2.6.1 Locate accessory structures in Secondary or Tertiary AVCs, and behind primary structures when possible. Accessory structures are to be secondary to the primary structure in regard to mass, scale, form, and texture.
- 2.6.2 It is appropriate for outbuildings, and similar structures with substantial foundations, to have a similar form and detailing as the primary structure. Reduce these elements in scale to compliment the outbuilding massing, and incorporate less ornate and simpler elements than found on the primary structure.
- 2.6.3 Accessory structures such as sheds, gazebos, pergolas, arbors, trellises, and similar types of site improvements with minimal foundations are to serve as focal points within rear yard landscapes. These forms and detailing have little relationship to historic fabric and can be easily removed without creating permanent damage.

Additions

- 3.3.1 Locate additions in a Secondary or Tertiary AVC to minimize the impact on primary, character defining elevations. Limit the footprint of additions to maintain private open spaces.
- 3.3.2 Use roof forms and pitches that are similar to those found on the primary structure. Delineate the addition from the plane of the primary structure by creating slight offsets and corners.

Certificate of Appropriateness Findings & Recommendations

HPC Meeting April 21, 2021

- 3.3.3 Incorporate materials and details derived from the primary structure. Extend the architectural hierarchy of the primary structure to the addition. Architectural embellishments and detailing are often simplified on less visible Secondary and Tertiary AVC elevations.

Walls, Trim and Ornamentation

- 4.2.1 Adhere to Guidelines for retention of historic fabric when altering wall components.

Roofs

- 4.5.1 Adhere to Guidelines for retention of historic fabric when altering roof components.
- 4.5.2 Alterations to roof forms such as changes in roof pitch, the introduction of dormers, skylights or rooftop ornamentation shall not be undertaken in a Primary AVC.
- 4.5.3 Retain rooftop architectural features such as chimneys, dormers, towers, cupolas, cresting, finials, parapet walls and decorative roof patterns and colors.
- 4.5.4 Standing seam metal roofs shall have a pan width no greater than 24 inches. Pans shall be completely flat without corrugation. Provide double locked seams with flush ridge and hip flashings on contributing structures.

Wood

- 5.2.1 Adhere to Preservation Guidelines for retention of historic fabric when altering wood materials.
- 5.2.2 Construct wood assemblies similar to that found in adjoining work. In general, new material should be the same dimension and shape of that existing.

Paint

- 5.4.2 Select paint and sealant coatings that are harmonious with adjoining work. In general, new material shall be a compatible formulation with the substrate of application.
- 5.4.3 Apply primer coatings to front and back wood surfaces prior to cutting and fitting. Prime end cuts before installation. Apply finish paint coatings to exposed primed surfaces.
- 5.4.4 Consider using opaque stain in lieu of paint on flooring, fencing, and similar wood surfaces exposed to foot traffic or weather.

Contemporary Materials

- 5.5.6 Contemporary materials such as synthetic slate and fiberglass asphalt shingles are acceptable for sloped roofing regardless of building age. Select fiberglass asphalt shingles from a darker color palette. Contemporary membrane and roll roofing are acceptable for low-sloped roofs with a 1 inch per foot pitch or less regardless of building age.

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

1. The structure is a contributing resource in the *Tight Weave* development pattern;
2. The project is within the Tertiary AVC;
3. The proposed design, components, and materials meet the requirements of the Guidelines;

Certificate of Appropriateness Findings & Recommendations

HPC Meeting April 21, 2021

4. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
5. The project is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application to include a new, roofed, wood trellis in the Tertiary AVC with the following condition:

- **any Zoning issues be resolved and any changes to the design be approved by the Historic Preservation Administrator as an Amendment to this CoA before beginning construction of any portion affected by a Zoning issue.**

COAMJR-002198-2021

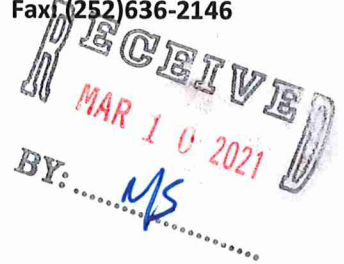
FEE SCHEDULE (office use only)

[] \$22 Standard Application (minor)
 [x] \$107 Standard Application (major)

Fee pd



HPC Administrator
 HPCadmin@newbernnc.gov
 Work: (252) 639-7583
 Fax: (252) 636-2146



Application for a Certificate of Appropriateness
(For Alterations to Properties in Locally Designated Historic Districts)

For assistance, see "CoA Instructions," as well as "Historic District Guidelines," available online at:

<https://www.newbernnc.gov> Go to: Departments, Development Services, then:

- For the CoA Instructions: Document Center, Alphabetical Listing, Certificate of Appropriateness – Instructions for COA application
- For the Historic District Guidelines: Historic Preservation, HPC Guidelines, Historic District Guidelines

Type of Project: ☒ Exterior Alteration ☒ Addition ☐ Infill ☐ Site Work ☐ Other

I. Applicant/Owner Information: Coastal Craftsmen, LLC / Seth Miller & Samantha Cunningham			
Property Address (Include year built, if known): 617 East Front St. New Bern, NC 28560			
Property Owner Name(s): Seth Miller & Samantha Cunningham	Owner Mailing Address: 617 East Front St. New Bern, NC 28560	Phone #s: 252-670-6023	Email: Seth.m.miller@gmail.com
Applicant Name (if different):	Applicant Mailing Address:	Phone #s:	Email:

II. Project Information: (See "CoA Instructions" & "Historic Guidelines" for help in completing this section)	
1. Provide a detailed description of work to be conducted on site: (Attach additional sheets if needed) 23'7" x 8'9" Screened Porch Addition at rear of house. Outdoor Kitchen Brick Patio <div style="text-align: right;">Continued on additional sheet or attached brochure <input type="checkbox"/></div>	
2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (only need the guideline numbers): 4.1 Foundations 5.1 Masonry 5.4 Paint 4.5 Roofs 5.2 Wood 4.6 Decks & Patios 5.3 Metals <div style="text-align: right;">Continued on additional sheet or attached brochure <input type="checkbox"/></div>	
3. Provide a detailed description of materials to be used (copies of brochures, texture, etc.): Reference the specific Guidelines in the Historic District Guidelines for the proposed material(s). Wood Construction (Wood framing/Trim, Pressure Treated & Kiln dried T&G decking, Wood bead board ceiling) Standing Seam Metal Roof. Brick foundation Curtain/ Brick Patio & Brick outdoor kitchen <div style="text-align: right;">Continued on additional sheet or attached brochure <input type="checkbox"/></div>	

III. Additional Information Provided: (See "CoA Instructions" for more detail)

Plan(s) of Work, with: (please check all of those which are included with this application)

- ☒ Site plan (with annotated notes showing existing site and requested work)
- ☒ Photographs of the building and location where the proposed work will be completed
- ☒ Annotated notes or photos of materials to be used (samples may also be submitted)
- ☒ Floor plan with dimensions (for additions)
- ☒ Elevations with dimensions (for exterior additions or renovations)
- ☒ Supporting materials (brochures, photos of similar New Bern projects, estimates, etc.)
- ☒ Letter from owner acknowledging this application, in the case of submission by an applicant or lessee.

Please see Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if additional information will be required before consideration at a Historic Preservation Commission hearing.

Please read the following statements. Your signature below acknowledges that you have read the statements and attest to their accuracy:

Check one:

☐

I am the owner of the Property, or

☒

I am acting on behalf of the owner of the property and have attached the notarized authorization form indicating the owner(s) consent to represent them for this application.

- ◆ I understand that submittal of this application does not constitute approval of proposed alterations.
- ◆ I understand that the approval of this application by City Staff or the New Bern Historic Preservation Commission (HPC) does not constitute approval of other federal, state, or local permit applications.
- ◆ I understand that I (or my representative) will need to attend the Hearing of this Application by HPC. No Applications shall be heard without a representative present and all applicable fees paid in full.
- ◆ I have reviewed the City of New Bern's "Historic District Guidelines" in preparing this Application.
- ◆ I understand that the property referenced by this Certificate of Appropriateness (CoA) application is in one of New Bern's local historic districts and that it represents a part of New Bern's historic fabric. If a CoA is approved by HPC or Staff, I agree to implement all changes as specified in the approved CoA, including any conditions. I understand that I am responsible for contacting Staff if I have any questions regarding the allowed changes specified in the approved CoA.
- ◆ I understand that ANY unapproved alterations are enforceable as a violation of City Ordinance and must be brought into compliance by removal or through the CoA process.
- ◆ I affirm that all the information included in this application is true to the best of my knowledge.
- ◆ I understand that incomplete applications cannot be considered.


Signature of Applicant/Owner

3/9/2021

Date

APPLICATION SHOULD BE SUBMITTED TO THE DEVELOPMENT SERVICES MAIN OFFICE AT 303 FIRST ST.. FOR A MAJOR PROJECT, SUBMITTAL AND FEE PAYMENT MUST BE NO LESS THAN 2 WEEKS PRIOR TO THE UPCOMING HPC REGULAR MEETING. FOR FURTHER INFORMATION, CONTACT THE HISTORIC PRESERVATION COMMISSION ADMINISTRATOR AT (252) 639-7583.

Petitioners requesting City of New Bern Historic Preservation Commission action on property not owned by them must have this form completed by the owner of the property.

CERTIFICATE OF APPROPRIATENESS OWNERS AUTHORIZATION

Dear Sir or Madame:

I am the owner of the property located at:

617 East Front St. New Bern, NC 28560

(address, city, zip code)

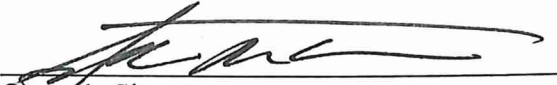
I hereby authorize Coastal Craftsmen, llc to appear with my consent, before the City of New Bern Historic Preservation Commissioner in order to request a Certificate of Appropriateness for the property referenced above.

I authorize you to present this matter on my/our behalf as the owner(s) of the property.

If there are any questions, please contact me at the following address and phone number:

617 East Front St. New Bern, NC 28560

Phone 252-670-6023


Owner's Signature

Seth Miller
Print Name

03/09/2021
Date

Sworn to and subscribed before me this 9th day of March, 2021.

Belinda H. Barr
Notary Public:

My commission expires: July 4, 2021



HPC Meeting April 21, 2021

Applicant: Seth Miller & Samantha Cunningham/Coastal Craftsmen, Inc.
Applicant Address: 617 E. Front St., New Bern, NC
Project Address: 617 E. Front St., New Bern, NC

617 E. Front St. – to include removing the existing stoop and roof, existing concrete patio, and portion of the brick driveway; construct a new, screened porch, brick outdoor kitchen with a fireplace, brick patio paving, and a wood, outdoor shower enclosure, all in the Secondary and Tertiary AVCs.

NR Inventory (2003) Information

Historic Property Name: Abbott-Rowe House, built ca. 1885/1923

Status: **Contributing:** X **Non-contributing:** **Vacant Lot:**

Description: Two-and-a-half stories; three bays wide; pediment and hipped dormers; hipped main roof.

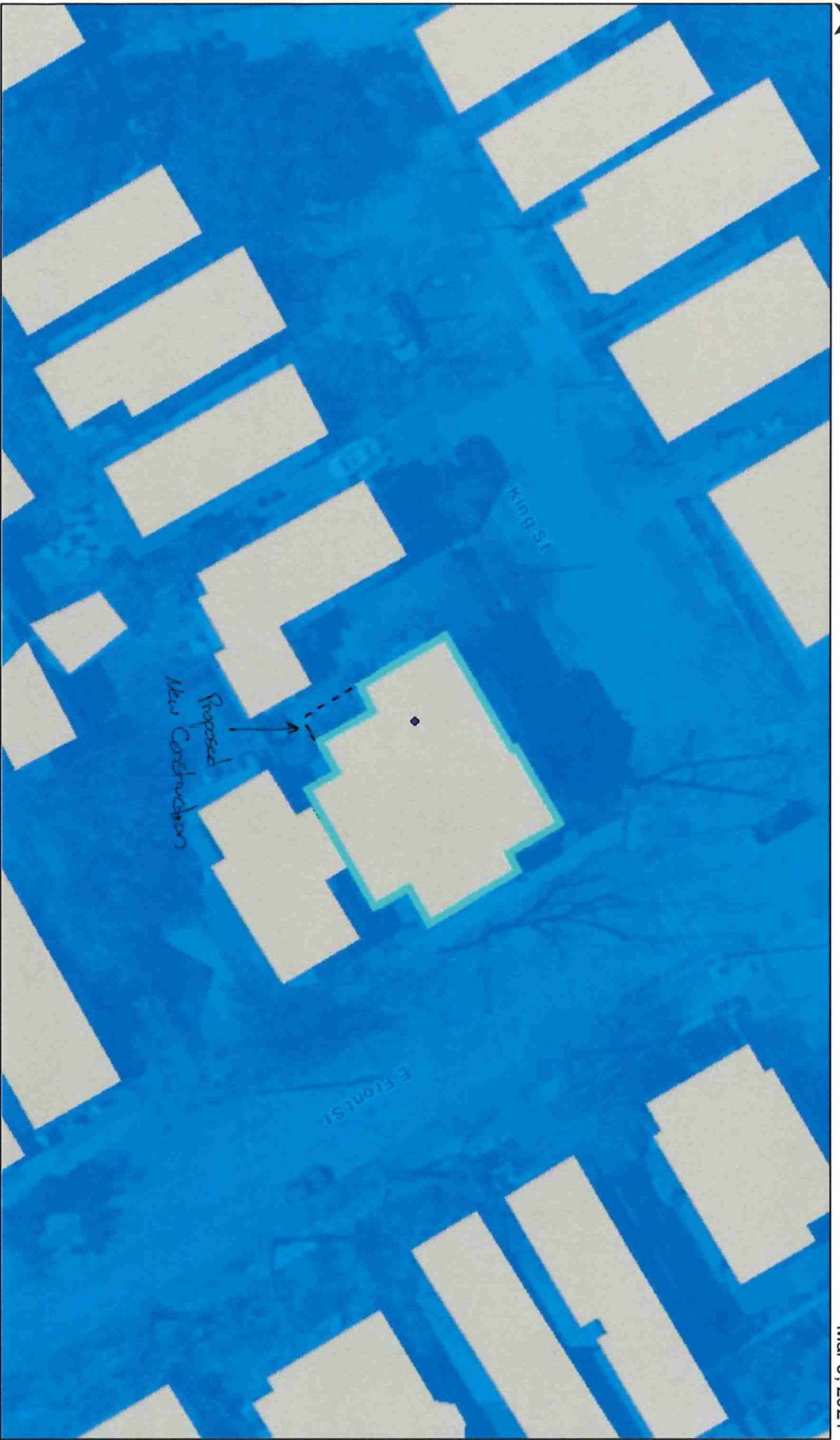
Sandbeck Description (1988): “Outwardly bearing the 1920s detailing of the Colonial Revival and Bungalow styles, ... [From the 1920s] remodeling ... [t]he dominant exterior detail is the broad overhanging cornice – a feature that is repeated on the front porch and side porte-cochere.”





N

Mar 9, 2021



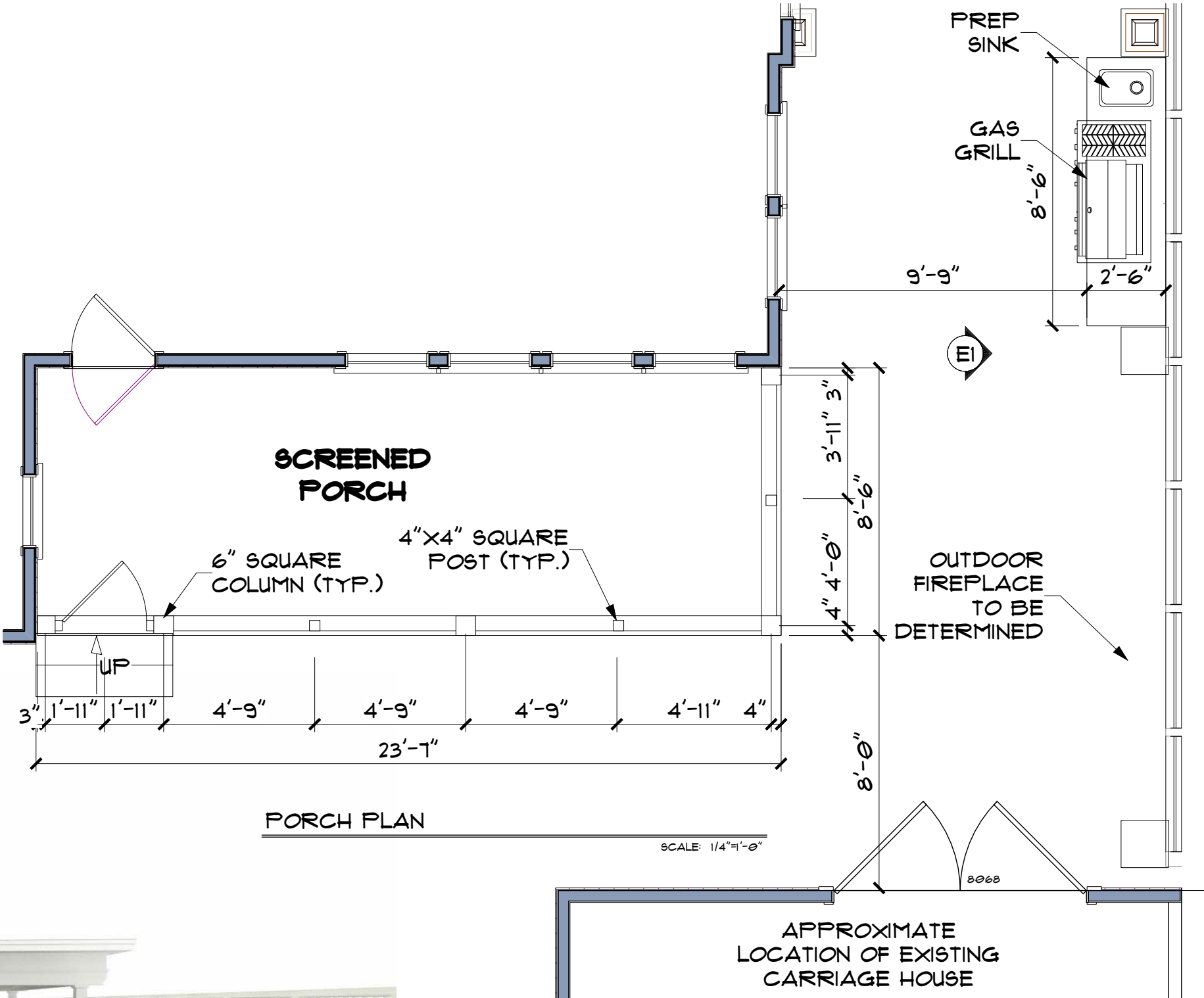
Legend

- | | | | |
|--|-------------------|---|---|
|  | Panels |  | Flood Hazard Areas |
|  | Political Areas |  | AE |
|  | Stream Centerline |  | Floodway (AE) |
|  | Cross Sections |  | 0.2 % Chance Annual Flood Hazard |
|  | Levee |  | Future Conditions 1% Annual Chance Flood Hazard |

North Carolina Floodplain Mapping Program



Allen Smith assumes no liability for any structure erected using these plans. All designs, details, notes and recommendations included in these drawings are suggested. The local building codes take precedence over anything specified herein. It is the responsibility of the contractor to ensure that construction of this project meets or exceeds the minimum code requirements of the area and state in which the construction takes place.



NO.	DESCRIPTION	BY	DATE

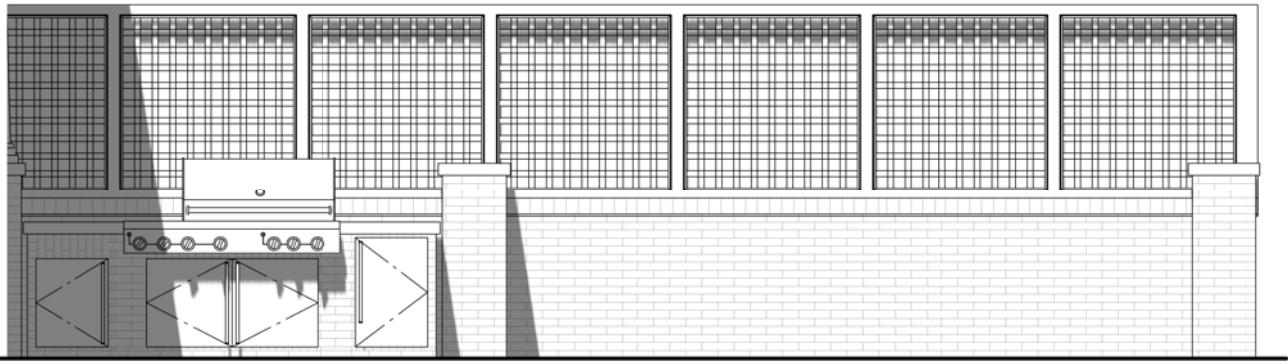
Miller / Cunningham
PORCH PLAN

Allen Smith
Residential Design
& Drafting Services
(252) 916-5708

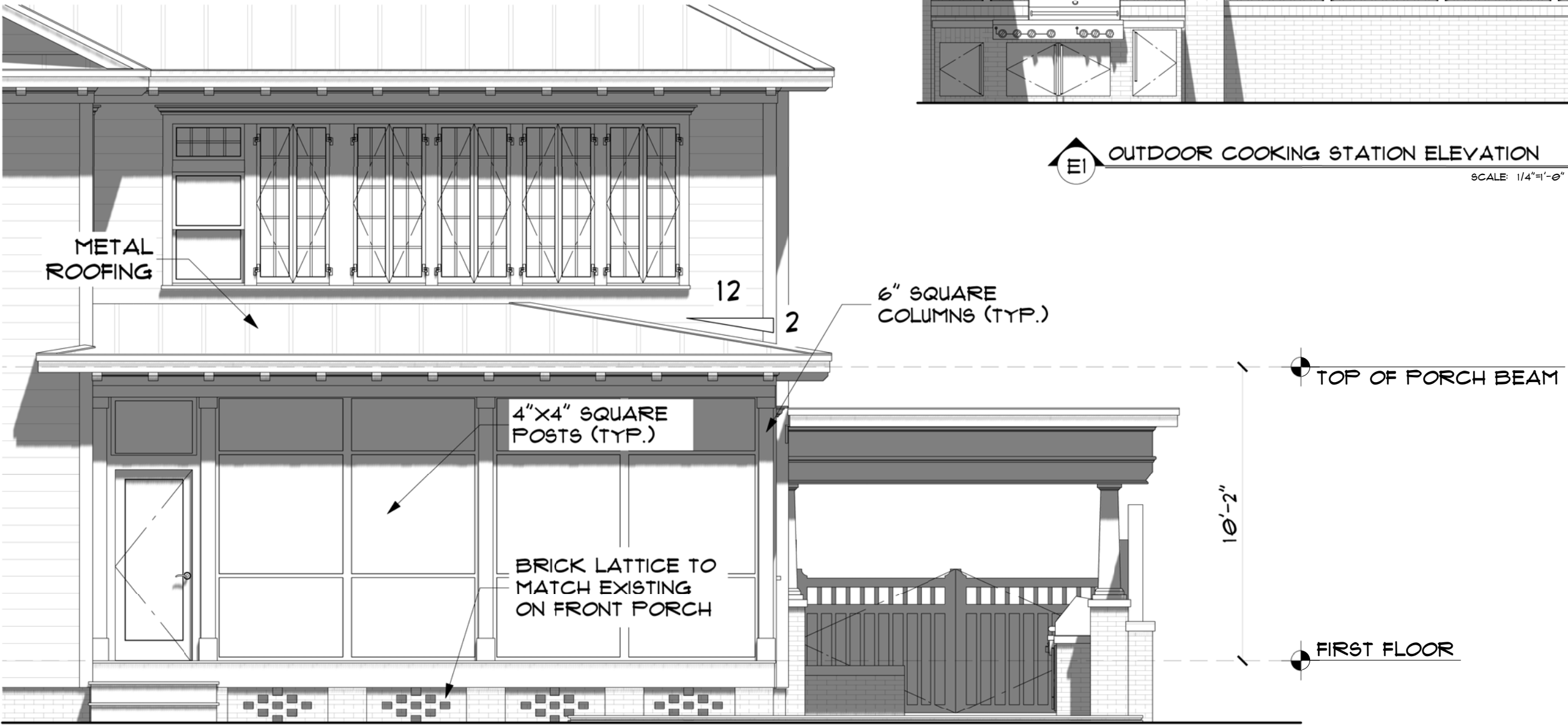
2216 TRENT BLVD.
NEW BERN, NC 28560
CRAFTSMEN
(252) 672-9725
www.coastalcraftsmenllc.com

DATE:
4/21/2021
SCALE:
SHEET:
1

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EI OUTDOOR COOKING STATION ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

NO.	DESCRIPTION	BY	DATE

Miller / Cunningham
ELEVATIONS

Allen Smith
Residential Design
& Drafting Services
(252) 916-5708

2216 TRENT BLVD.
NEW BERN, NC 28560
CRAFTSMEN
(252) 672-9225
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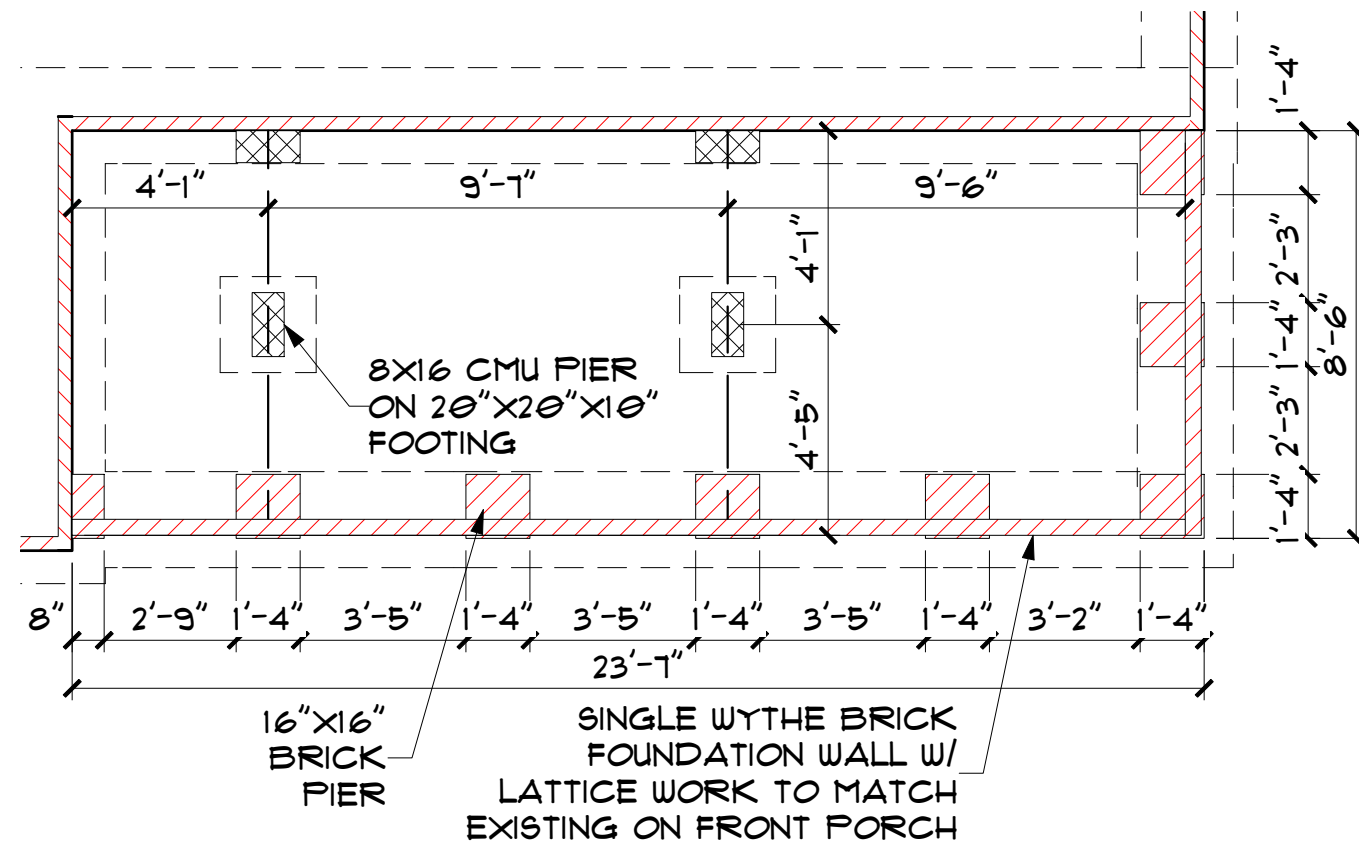
4/21/2021

SCALE:

SHEET:

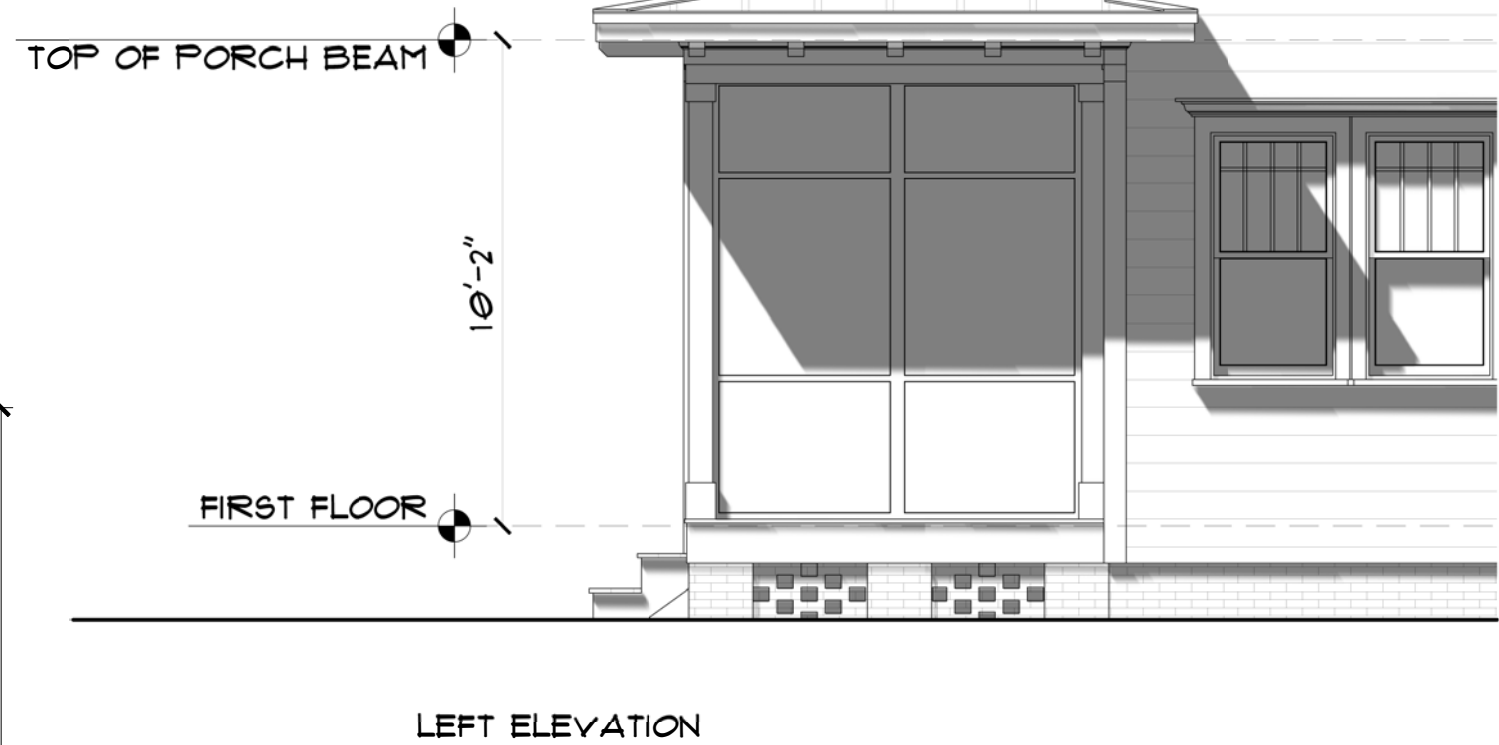
2

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FOUNDATION PLAN

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"

[illegible]

Miller / Cunningham
FOUNDATION PLAN
& ELEVATION



Allen Smith
Residential Design
& Drafting Services
(252) 916-5708

Coastal
CRAFTSMEN^{LLC}
2216 TRENT BLVD.
NEW BRUNSWICK, NJ 08901
(202) 672-9223
www.coastalcraftsmenllc.com

DATE:

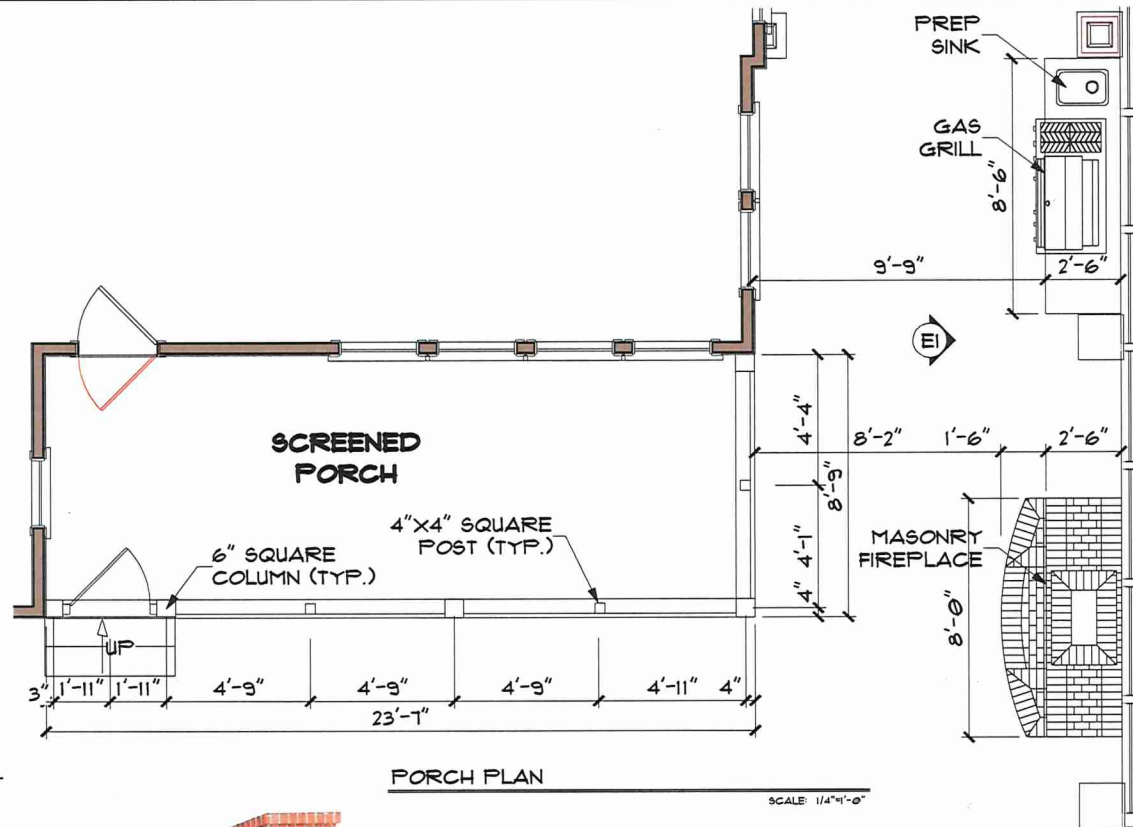
4/21/2021

SCALE:

SHEET:

3

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NO.	DESCRIPTION	BY	DATE

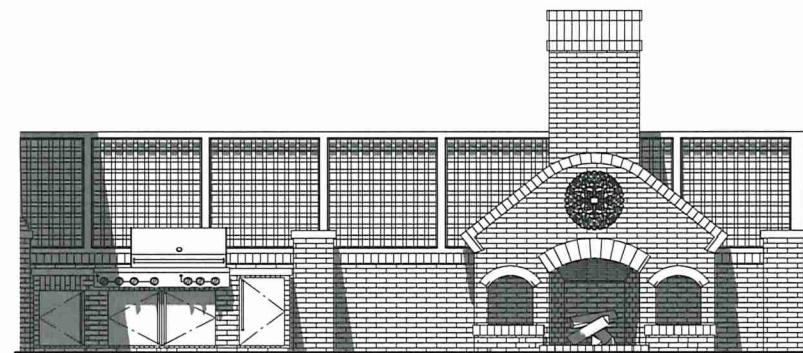
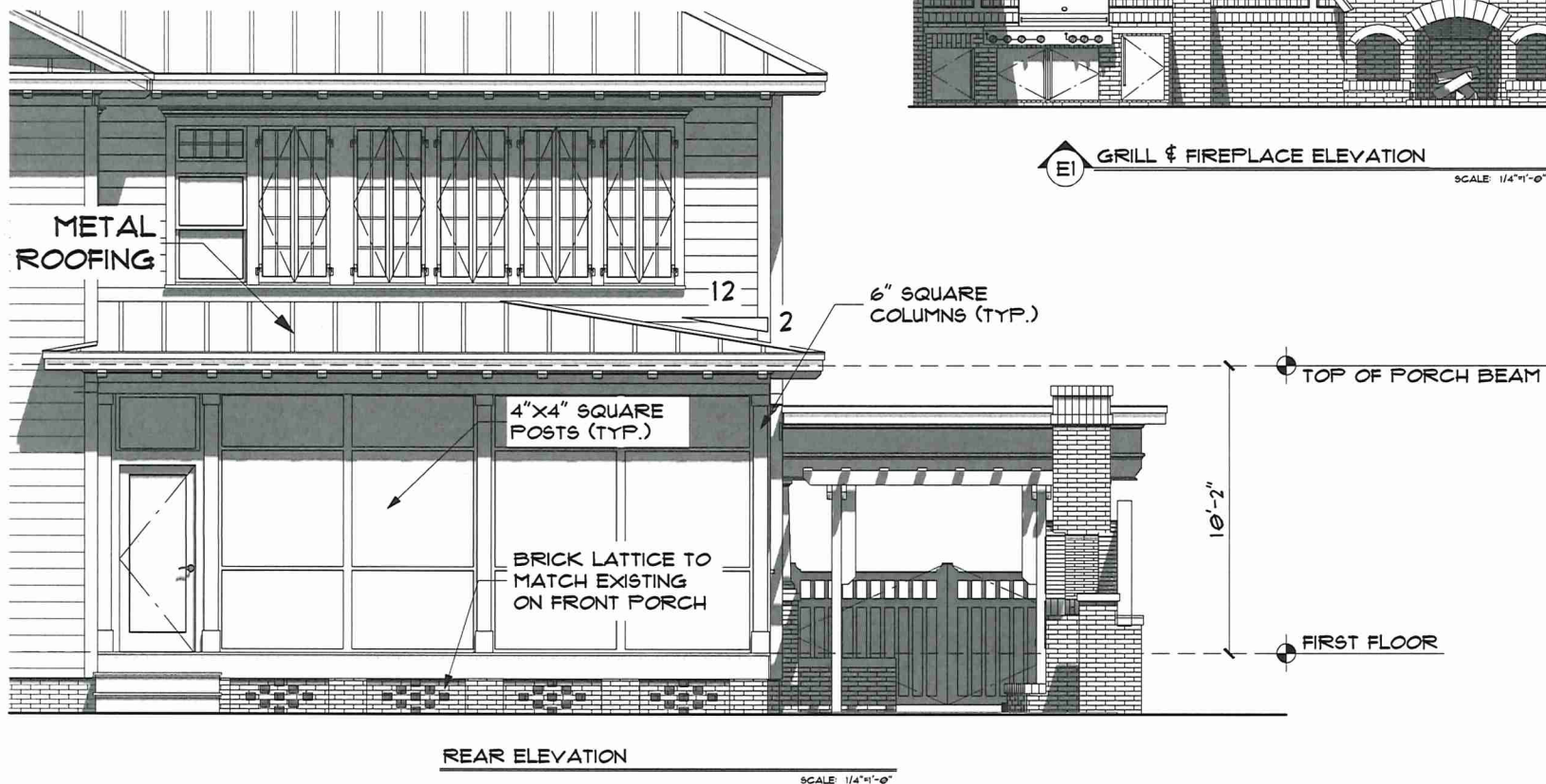
Miller / Cunningham
PORCH PLAN

Allen Smith
Residential
Design Service
(252) 916-5708

2210 TRUITT BLVD.
NEW HAVEN, CT 06511
CREATED CRAFTSMEN
(252) 612-9275
www.coastalcraftsmenllc.com

DATE:
3/4/2021
SCALE:
SHEET:
1

Allen Smith assumes no liability for any structure erected using these plans. All designs, details, notes and recommendations included in these drawings are suggested. The local building codes take precedence over anything specified herein. It is the responsibility of the contractor to ensure that construction of this project meets or exceeds the minimum code requirements of the area and state in which the construction takes place.



NO.	DESCRIPTION	BY	DATE

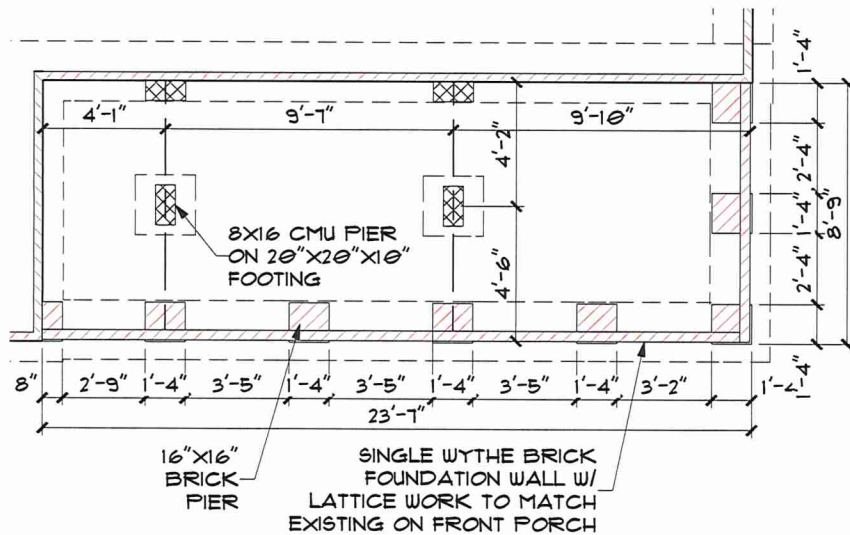
Miller / Cunningham
ELEVATIONS

Allen Smith
Residential Design & Construction
(252) 916-5708

2216 TRINITY BLVD.
NEW HAVEN, CT 06511
COASTAL CRAFTSMEN LLC
(202) 672-9223
www.coastalcraftsmenllc.com

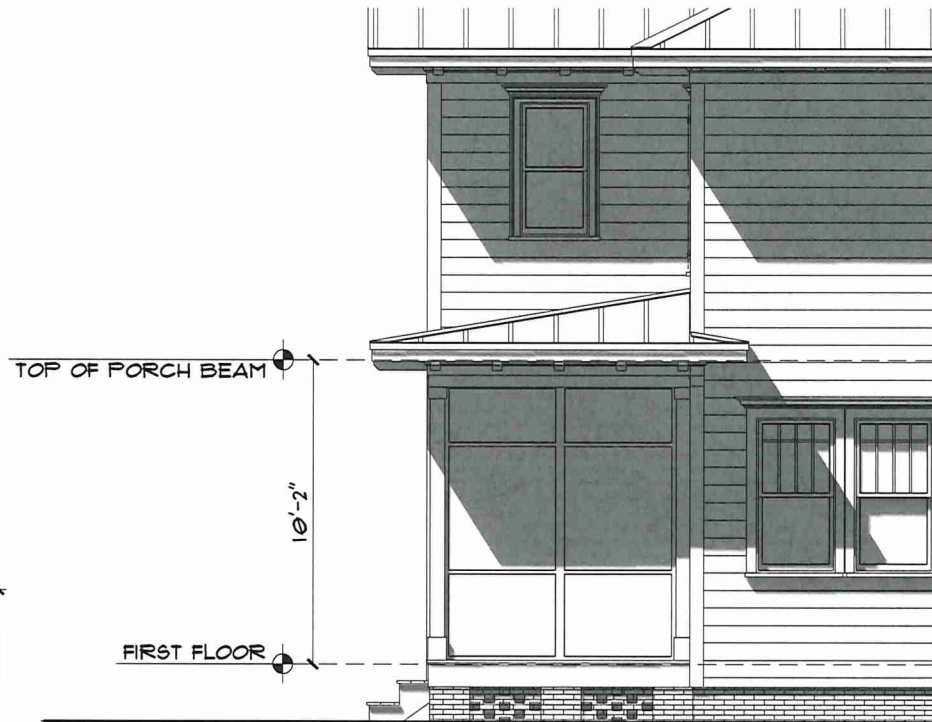
DATE:
3/4/2021
SCALE:
SHEET:
2

Allen Smith assumes no liability for any structure erected using these plans. All designs, details, notes and recommendations included in these drawings are suggested. The local building codes take precedence over anything specified herein. It is the responsibility of the contractor to ensure that construction of this project meets or exceeds the minimum code requirements of the area and state in which the construction takes place.



FOUNDATION PLAN

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"

NO.		DESCRIPTION	BY	DATE
Miller / Cunningham FOUNDATION PLAN & ELEVATION				
Allen Smith Residential Design & Drafting Services (252) 914-5718 www.coastalcraftsmenllc.com				
2216 TRUIT RD CRAFTSMEN NEW BERN NC 28550 (252) 672-0225				
DATE:				
3/4/2021				
SCALE:				
SHEET:				
3				

Coastal Craftsmen, LLC
2216 Trent Blvd.
New Bern, NC 28560

Estimate

Date	Estimate #
6/19/2020	4127

Seth Miller & Samantha Cunningham
617 E. Front St.
New Bern, NC 28560



NC General Contractors License #65204

(252) 672-9225

info@coastalcraftsmenllc.com

Estimates and designs provided to the customer are the property of Coastal Craftsmen, LLC. Any use or distribution of the documents is prohibited and protected by copyright law.

Work to be Performed	Total
<p>Project: Screened Porch Addition</p> <p>Verify project scope, selections & timing with homeowners. Obtain necessary building permits & HPC approval through City of New Bern. Deliver a port-o-john to the jobsite for the duration of construction. Deliver mobile debris container to jobsite as required. Demo existing porch. Dig & pour footings with earth anchors & threaded rod per code. Install brick curtain & post bases. Install 6x6 supports. Remove siding on exterior of house & install band board. Install girders, joists & roof framing. Install sheathing, synthetic paper & standing seam metal roof in homeowner specified color. Rough in electrical for (2) ceiling fans, (3) outlets, (4) recessed 4" LED lights & associated switching. Install pressure treated kiln dried tongue & groove decking. Install tongue & groove bead board on ceiling. Paint flooring & ceiling in homeowner specified color & sheen. Install wood framed screen system & homeowner provided screen door. Finish electrical installation. Clean work area & remove debris.</p>	
Thank you for the opportunity to provide this estimate.	Sales Tax (6.75%)
	Total

Contractor Representative: _____

Page 1

Customer Acceptance: _____

Coastal Craftsmen, LLC
2216 Trent Blvd.
New Bern, NC 28560

Estimate

Date	Estimate #
3/16/2021	4780

Seth Miller & Samantha Cunningham
617 E. Front St.
New Bern, NC 28560



NC General Contractors License #65204

(252) 672-9225

info@coastalcraftsmenllc.com

Estimates and designs provided to the customer are the property of Coastal Craftsmen, LLC. Any use or distribution of the documents is prohibited and protected by copyright law.

Work to be Performed	Total
<p>Brick Driveway, Patio, Fireplace & Outdoor Kitchen - Updated 3/26/2021</p> <p>Verify project scope, selections & project timing with homeowners. Obtain HPC approval through City of New Bern. Deliver a port-o-john to the jobsite for the duration of construction. Deliver mobile debris container to jobsite as required. Demo brick driveway & concrete patio. Rough in electrical & plumbing for outdoor kitchen & outdoor shower. Rough in gas line for homeowner provided grill insert. Install concrete base for outdoor kitchen & wood burning fireplace. Install wood burning brick fireplace & grill base per plans. Grade surface & compact to prep for brick pavers. Install brick pavers in homeowner specified pattern & mortar for solid surface finish. *** Note: Final design of pavers & fireplace will dictate masonry cost. Allowance is \$8,000. Install pressure treated shower surround in homeowner specified design. Finish plumbing installation of sink, sink fixture & shower fixture. *** Note: Sink & fixtures to be provided by Bath Concepts. Please contact Doreen Musella (252) 636-5957 to arrange an appointment to make selections. Allowance is \$800. Finish electrical installation of (2) homeowner provided light fixtures. Clean work area & remove debris.</p>	
Thank you for the opportunity to provide this estimate.	Sales Tax (6.75%)
	Total



Zoning and Inspections Review of

Application for Certificate of Appropriateness for Alterations in Historic District

Initial review of applications for certificates of appropriateness by the Zoning Administrator and Chief Building Inspector is intended to provide the applicant and Historic Preservation Commission with information related to compliance with local land use ordinance and building code. It does not represent a formal approval of a permit by any party and does not bind the decisions of Commission.

Application Address and Description: 617 E. Front St. – to include removing the existing stoop and roof, existing concrete patio, and portion of the brick driveway; construct a new, screened porch, brick outdoor kitchen with a fireplace, brick patio paving, and a wood, outdoor shower enclosure, all in the Secondary and Tertiary AVCs.

Zoning Administrator please review the application and fill out all applicable items

Zoning District: R-10

Required Setbacks (primary structure): Front average Side 5 ft Rear 6 ft

Accessory Setbacks: From Nearest Structure 8 ft Side 3 ft Rear 3 ft

Maximum Lot Coverage for proposed use: 60%

Maximum Height of Structure: 45 ft

Required Site Improvements: Landscaping N/A Buffer N/A Parking N/A

Other requirements:

I have reviewed the application for proposed alterations to this property and have determined that it Meets ☐ Does Not Meet ☒ the requirements of the Land Use Ordinance.

Comments:

the addition must leave at least 8 feet separation from the accessory structure. Zoning Administrator Matthew Shelly 4/15/21

Chief Building Inspector please review the application and include any comments below

The proposed project Will ☒ Will Not ☐ require a building permit(s).

Comments:

Chief Building Inspector Matthew Shelly 4/15/21

Certificate of Appropriateness Findings & Recommendations

HPC Meeting April 21, 2021

Applicant: Seth Miller & Samantha Cunningham/Coastal Craftsmen, Inc.
Applicant Address: 617 E. Front St., New Bern, NC
Project Address: 617 E. Front St., New Bern, NC

617 E. Front St. – to include removing the existing stoop and roof, existing concrete patio, and portion of the brick driveway; construct a new, screened porch, brick outdoor kitchen with a fireplace, brick patio paving, and a wood, outdoor shower enclosure, all in the Secondary and Tertiary AVCs.

NR Inventory (2003) Information

Historic Property Name: Abbott-Rowe House, built ca. 1885/1923

Status: **Contributing:** X **Non-contributing:** **Vacant Lot:**

Description: Two-and-a-half stories; three bays wide; pediment and hipped dormers; hipped main roof.

Sandbeck Description (1988): “Outwardly bearing the 1920s detailing of the Colonial Revival and Bungalow styles, ... [From the 1920s] remodeling ... [t]he dominant exterior detail is the broad overhanging cornice – a feature that is repeated on the front porch and side porte-cochere.”



Staff submits the following Historic District Guidelines as appropriate to this application:

Landscaping

2.4.7 Create focal points that highlight public art, statuary, fountains, and structures such as pergolas and gazebos. Place these elements in areas that do not obscure historic buildings or their architectural features.

Accessory Structures

2.6.1 Locate accessory structures in Secondary or Tertiary AVCs, and behind primary structures when possible. Accessory structures are to be secondary to the primary structure in regard to mass, scale, form, and texture.

Certificate of Appropriateness Findings & Recommendations

HPC Meeting April 21, 2021

- 2.6.3 Accessory structures such as sheds, gazebos, pergolas, arbors, trellises, and similar types of site improvements with minimal foundations are to serve as focal points within rear yard landscapes. These forms and detailing have little relationship to historic fabric and can be easily removed without creating permanent damage.

Design Principles

- 3.1.1 Consider the scale, mass and proportion inherent to the surrounding historic development pattern, and design modifications that incorporate these characteristics. Use basic shapes and forms that are common to the historic districts.
- 3.1.2 Windows, doors and openings shall be compatible in proportion, shape, location, size and quantity with those on surrounding historic structures. Avoid large expanses of blank walls. Establish bays, visually subdivide facades and delineate building elevations to create form and rhythm.
- 3.1.4 Use details to articulate facades, and the openings within facades. Appropriately detail the base, body and edges of facades to create texture and visual interest.
- 3.1.5 Avoid creating a false sense of historical development. It is not appropriate to apply historic architectural styles to infill construction. Creative interpretation of traditional detailing and ornamentation is encouraged.

Modifications

- 3.2.1 Select materials that are consistent with the structure. Limit the palette to those materials that were available at the time a building was originally constructed.
- 3.2.2 Modifications to a structure should not conceal, damage or remove significant design components or architectural features.

Additions

- 3.3.1 Locate additions in a Secondary or Tertiary AVC to minimize the impact on primary, character defining elevations. Limit the footprint of additions to maintain private open spaces.
- 3.3.2 Use roof forms and pitches that are similar to those found on the primary structure. Delineate the addition from the plane of the primary structure by creating slight offsets and corners.
- 3.3.3 Incorporate materials and details derived from the primary structure. Extend the architectural hierarchy of the primary structure to the addition. Architectural embellishments and detailing are often simplified on less visible Secondary and Tertiary AVC elevations.

Foundations

- 4.1.1 Adhere to Guidelines for retention of historic fabric when altering foundation components.
- 4.1.2 When infilling between brick piers, recess brick curtain walls 1 to 2 inches to visually delineate piers.
- 4.1.3 Use traditional materials when constructing foundations. Concrete block should receive a veneer of stucco, brick or other appropriate masonry material.
- 4.1.4 Locate foundation features such as vents and access doors in areas that will not detract from the architectural character of the building. Coordinate with other architectural features when possible, such as aligning vents and access doors with windows above or centering them between piers.

Certificate of Appropriateness Findings & Recommendations

HPC Meeting April 21, 2021

Walls, Trim and Ornamentation

- 4.2.1 Adhere to Guidelines for retention of historic fabric when altering wall components.
- 4.2.4 Incorporate wood trims and articulate masonry appropriately for the application.

Windows, Doors and Openings

- 4.3.1 Adhere to Guidelines for retention of historic fabric when altering window, door and opening components.
- 4.3.2 Add window and door openings in Secondary or Tertiary AVCs in locations that do not diminish the original design. In general, openings shall have a vertical orientation or be square.

Entrances

- 4.4.1 Adhere to Guidelines for retention of historic fabric when altering entrance components.
- 4.4.4 Provide porches, entrance doors, railings, and other ornaments that proportionally relate to the building. Appropriate balustrades often convey a heavier visual appearance. Center balusters between the top and bottom rails and space them about three inches apart.
- 4.4.5 Enclose and screen porches in Secondary and Tertiary AVCs in a manner that preserves historic features. Walls and screens should not obscure columns and balustrades.

Roofs

- 4.5.4 Standing seam metal roofs shall have a pan width no greater than 24 inches. Pans shall be completely flat without corrugation. Provide double locked seams with flush ridge and hip flashings on contributing structures.

Masonry

- 5.1.1 Adhere to Guidelines for retention of historic fabric when altering masonry materials.
- 5.1.2 Match the masonry bond, or pattern, of masonry materials found in adjoining work. In general, new material should be the same size, color, and texture of that existing.
- 5.1.3 The size, color, texture and bond, or pattern, of masonry and mortar creates the intended finished appearance. It is not appropriate to paint masonry that has not been previously painted.

Wood

- 5.2.1 Adhere to Preservation Guidelines for retention of historic fabric when altering wood materials.
- 5.2.2 Construct wood assemblies similar to that found in adjoining work. In general, new material should be the same dimension and shape of that existing.

Metals

- 5.3.2 Use metal fabrications found in adjoining work. In general, new material should be the same dimension, shape, and alloy of that existing.

Paint

- 5.4.2 Select paint and sealant coatings that are harmonious with adjoining work. In general, new material shall be a compatible formulation with the substrate of application.
- 5.4.3 Apply primer coatings to front and back wood surfaces prior to cutting and fitting. Prime end cuts before installation. Apply finish paint coatings to exposed primed surfaces.
- 5.4.4 Consider using opaque stain in lieu of paint on flooring, fencing, and similar wood surfaces exposed to foot traffic or weather.

Certificate of Appropriateness Findings & Recommendations

HPC Meeting April 21, 2021

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

1. The structure is a contributing resource in the *Tight Weave* development pattern;
2. The project is within the Tertiary and Secondary AVCs;
3. The proposed design, components, and materials meet the requirements of the Guidelines;
4. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
5. The project is not incongruous with the Guidelines.

MOTION

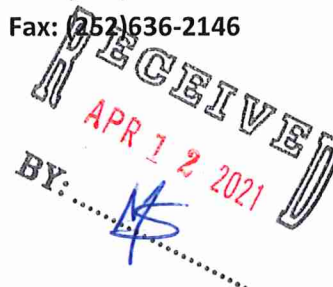
Staff recommends the Commission approve this application to include removing the existing stoop and roof, existing concrete patio, and portion of the brick driveway; construct a new, screened porch, brick outdoor kitchen with a fireplace, brick patio paving, and a wood, outdoor shower enclosure, all in the Secondary and Tertiary AVCs with the following condition:

- **any Zoning issues be resolved and any changes to the design be approved by the Historic Preservation Administrator as an Amendment to this CoA before beginning construction of any portion affected by a Zoning issue.**

FEE SCHEDULE (office use only)
 [] \$22 Standard Application (minor)
~~X~~ \$107 Standard Application (major)



HPC Administrator
 HPCadmin@newbernnc.gov
 Work: (252) 639-7583
 Fax: (252) 636-2146



Application for a Certificate of Appropriateness
(For Alterations to Properties in Locally Designated Historic Districts)

For assistance, see "CoA Instructions," as well as "Historic District Guidelines," available online at:

<https://www.newbernnc.gov> Go to: Departments, Development Services, then:

- For the CoA Instructions: Document Center, Alphabetical Listing, Certificate of Appropriateness – Instructions for COA application
- For the Historic District Guidelines: Historic Preservation, HPC Guidelines, Historic District Guidelines

Type of Project: ☒ Exterior Alteration ☐ Addition ☒ Infill ☐ Site Work ☐ Other

I. Applicant/Owner Information: MICHAEL ROGERS DBA METCALF HOLDING LLC			
Property Address (Include year built, if known): 308 METCALF STREET, ca. 1880			
Property Owner Name(s): MICHAEL ROGERS METCALF HOLDINGS LLC	Owner Mailing Address: 328 SOUTH FRONT ST NEW BERN, NC 28560	Phone #s: 252-571-9236	Email: mike@michaelrogerscpa.com
Applicant Name (if different):	Applicant Mailing Address:	Phone #s:	Email:

II. Project Information: <i>(See "CoA Instructions" & "Historic Guidelines" for help in completing this section)</i>	
1. Provide a detailed description of work to be conducted on site: (Attach additional sheets if needed) SEE ATTACHED	
Continued on additional sheet or attached brochure <input type="checkbox"/>	
2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (only need the guideline numbers): 4.1	
Continued on additional sheet or attached brochure <input type="checkbox"/>	
3. Provide a detailed description of materials to be used (copies of brochures, texture, etc.): Reference the specific Guidelines in the Historic District Guidelines for the proposed material(s). SEE ATTACHED	
Continued on additional sheet or attached brochure <input type="checkbox"/>	

III. Additional Information Provided: (See "CoA Instructions" for more detail)

Plan(s) of Work, with: (please check all of those which are included with this application)

- ☐ Site plan (with annotated notes showing existing site and requested work)
- ☒ Photographs of the building and location where the proposed work will be completed
- ☒ Annotated notes or photos of materials to be used (samples may also be submitted)
- ☐ Floor plan with dimensions (for additions)
- ☐ Elevations with dimensions (for exterior additions or renovations)
- ☐ Supporting materials (brochures, photos of similar New Bern projects, estimates, etc.)
- ☐ Letter from owner acknowledging this application, in the case of submission by an applicant or lessee.

Please see Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if additional information will be required before consideration at a Historic Preservation Commission hearing.

Please read the following statements. Your signature below acknowledges that you have read the statements and attest to their accuracy:

Check one:

- ☒ I am the owner of the Property, or
- ☐ I am acting on behalf of the owner of the property and have attached the notarized authorization form indicating the owner(s) consent to represent them for this application.

- ◆ I understand that submittal of this application does not constitute approval of proposed alterations.
- ◆ I understand that the approval of this application by City Staff or the New Bern Historic Preservation Commission (HPC) does not constitute approval of other federal, state, or local permit applications.
- ◆ I understand that I (or my representative) will need to attend the Hearing of this Application by HPC. No Applications shall be heard without a representative present and all applicable fees paid in full.
- ◆ I have reviewed the City of New Bern's "Historic District Guidelines" in preparing this Application.
- ◆ I understand that the property referenced by this Certificate of Appropriateness (CoA) application is in one of New Bern's local historic districts and that it represents a part of New Bern's historic fabric. If a CoA is approved by HPC or Staff, I agree to implement all changes as specified in the approved CoA, including any conditions. I understand that I am responsible for contacting Staff if I have any questions regarding the allowed changes specified in the approved CoA.
- ◆ I understand that ANY unapproved alterations are enforceable as a violation of City Ordinance and must be brought into compliance by removal or through the CoA process.
- ◆ I affirm that all the information included in this application is true to the best of my knowledge.
- ◆ I understand that incomplete applications cannot be considered.


Signature of Applicant/Owner

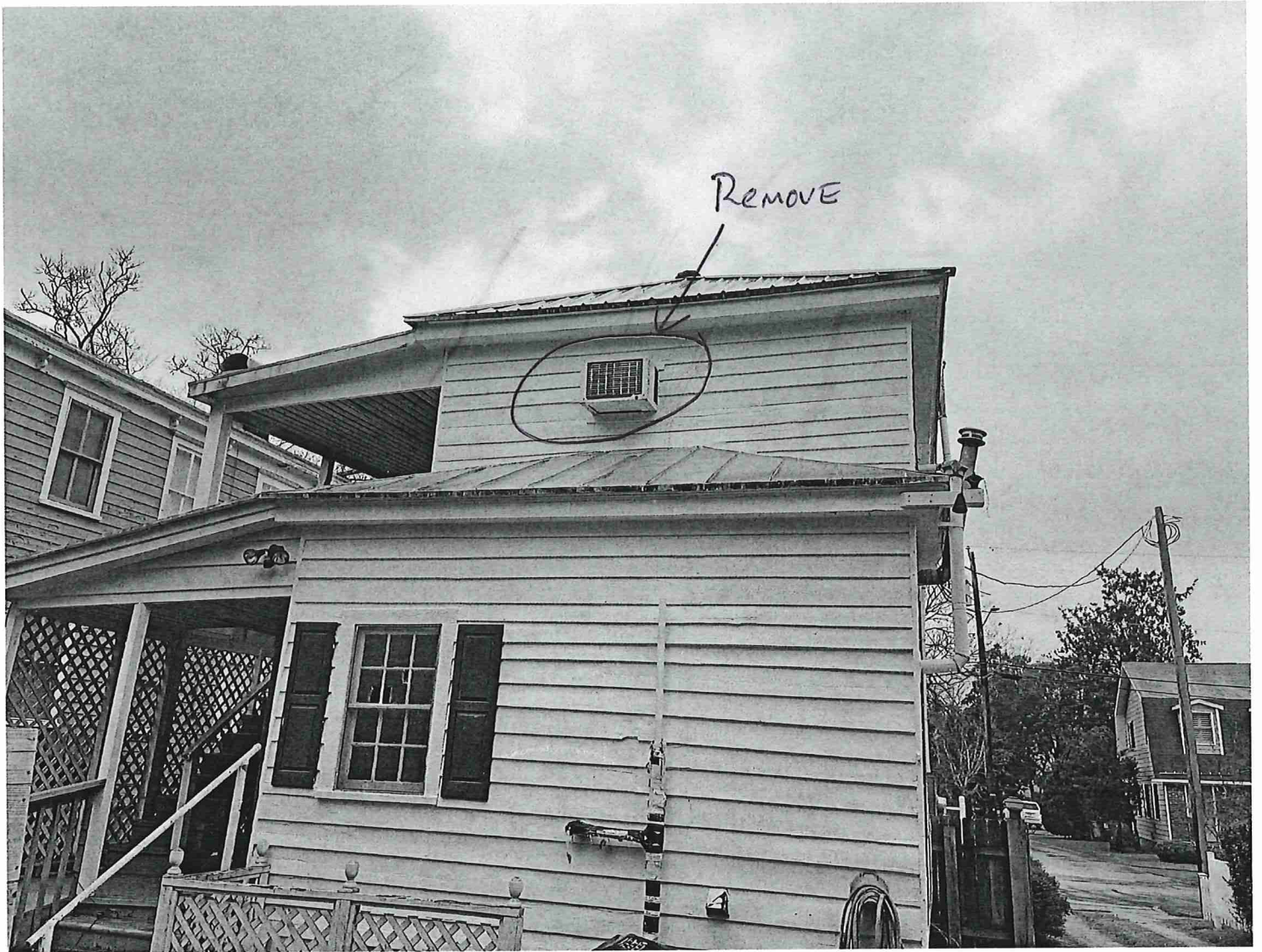
APRIL 12, 2021

Date

APPLICATION SHOULD BE SUBMITTED TO THE DEVELOPMENT SERVICES MAIN OFFICE AT 303 FIRST ST.. FOR A MAJOR PROJECT, SUBMITTAL AND FEE PAYMENT MUST BE NO LESS THAN 2 WEEKS PRIOR TO THE UPCOMING HPC REGULAR MEETING. FOR FURTHER INFORMATION, CONTACT THE HISTORIC PRESERVATION COMMISSION ADMINISTRATOR AT (252) 639-7583.

308 Metcalf St

1. Remove rear wall mounted A/C unit. Infill with identical clapboard that is on rest of house.
2. Remove 4 vinyl replacement windows on front of house and on 2nd floor left and right front sides. Replace with either salvaged vintage or reproduction divided glass 6 over 6. Matching style on rest of house.
3. Remove wood board infill between foundation piers and install solid brick masonry infill with decorative vent holes as illustrated in 4.1. Recess infill 1-2 inches between piers. Solid brick infill to be done on left, right and rear of house. Install wood crawl space access door on rear left side infill.
4. Install 3 pair fully functional wood louvered shutters with hinge and holdback hardware on front windows of house.
5. Install vertical wood fence not to exceed 6' tall in back yard. Wood planks 1" apart. Fence similar in design to rear fence to house on left side. Paint with opaque stain. Remove smaller picket fence. Remove chain link fence.
6. Install tongue and groove wood floor, 3 1/8" width on front and back porches.
7. Remove slat ceilings and stringers on rear porch to expose roof joist.
8. Rear porch steps - Remove handicap ramp, remove precast concrete steps and pipe handrail. Replace with wood steps, handrail, pickets identical to front steps. Infill with wood lattice.
9. Remove back door to rear bedroom on back porch, infill with clapboard identical to existing. Use this wood door to replace steel door on back porch.
10. Trim porch post, front and back porch to match original post on back porch.
11. Replace right front 6 light glass door with a vintage or reproduction solid wood 4 panel door as similar to left front door as possible.



①



REMOVE (4) Vinyl windows



WOOD INFILLS



install shutters, Front of house

Classic Shutter for the Finest Buildings

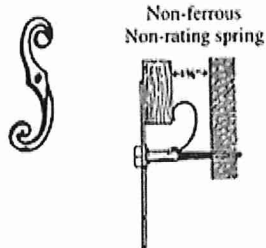
SPECIFICATIONS: Standard 18" Width

Stiles	2 5/8"
Top Rail	2 5/8"
Center Rail	3 5/8"
Bottom Rail	5 1/2"
Louvers	1/4" X 1 5/8"
Thickness	1 1/8"

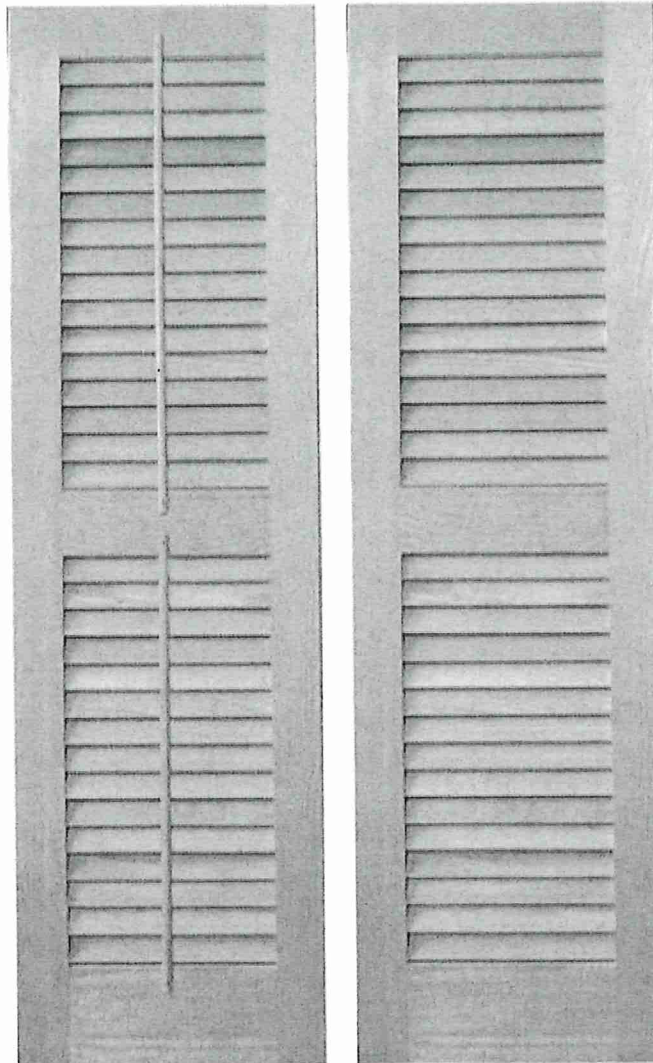
Vertical Mull Optional

Eased Edged and Grooved for
Overlap

Treated with Wolman Clear
Preservative



► For use as a blind or shutter holdback

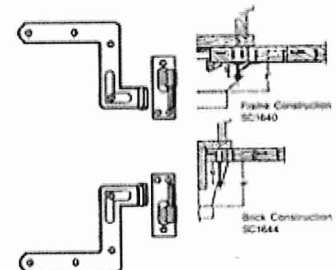


SIZES"

18 X 39
18 X 43
18 X 47
18 X 51
18 X 55
18 X 59
18 X 63
18 X 67
18 X 67M&J
18 X 71
18 X 75
18 X 79
18 X 81

SPECIAL SIZES:

Call for Prices
and Availability



► For use to hang blinds or shutters
flush with casing in both brick and
frame construction
► Bright zinc plated to resist rust

We introduce the classic shutter designed and constructed with the purpose of copying the old shutters usually seen in the historical districts of our older cities and plantations. The heavy stiles and rails and wide slats and the overlapping center stile rabbet provide the traditional features and appearance of historic architecture.

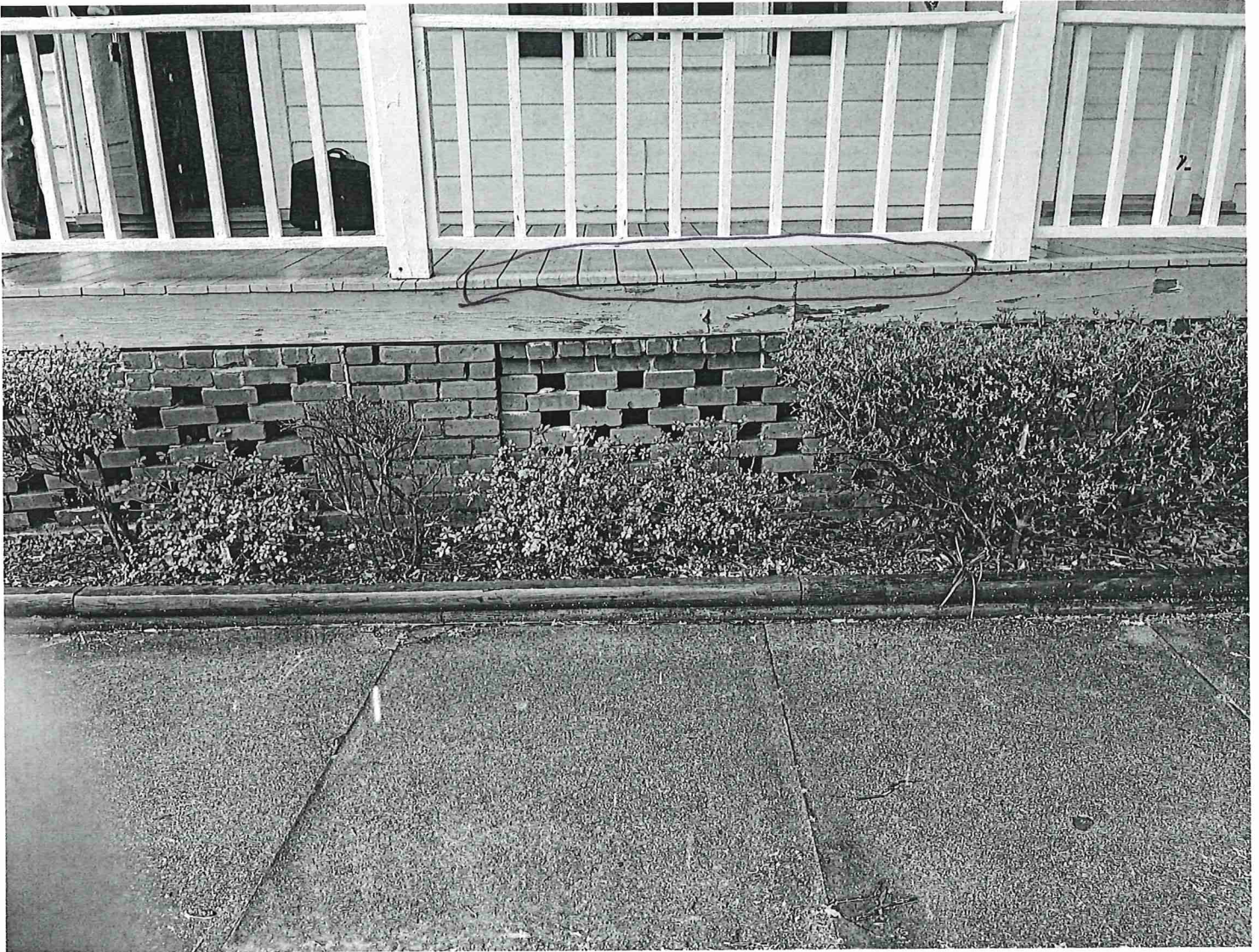
These shutters are suitable for hinging or stationary mounting. Each pair of shutters is dip treated with clear wood preservative and when properly finished with a quality paint will attractively compliment your home or building.

We suggest you contact us for these shutters and we are able to manufacture this product at high volume production prices, rather than low volume-high prices charged in the custom shops.

Use these shutters to enhance the quality and appearance of your building. No other shutter will compare with these shutters.



- install wood fence identical to neighbors. Remove small picket fence.

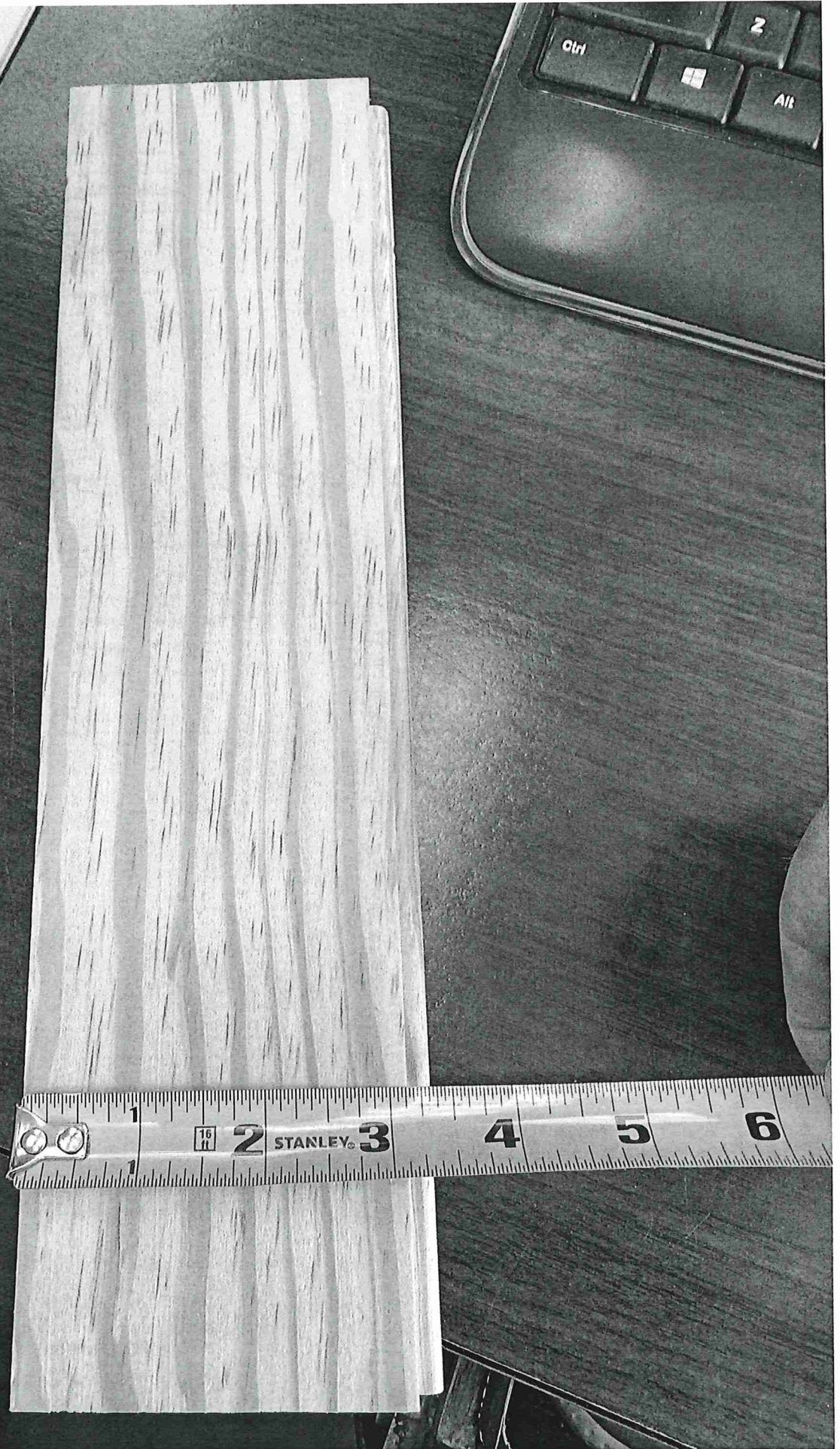


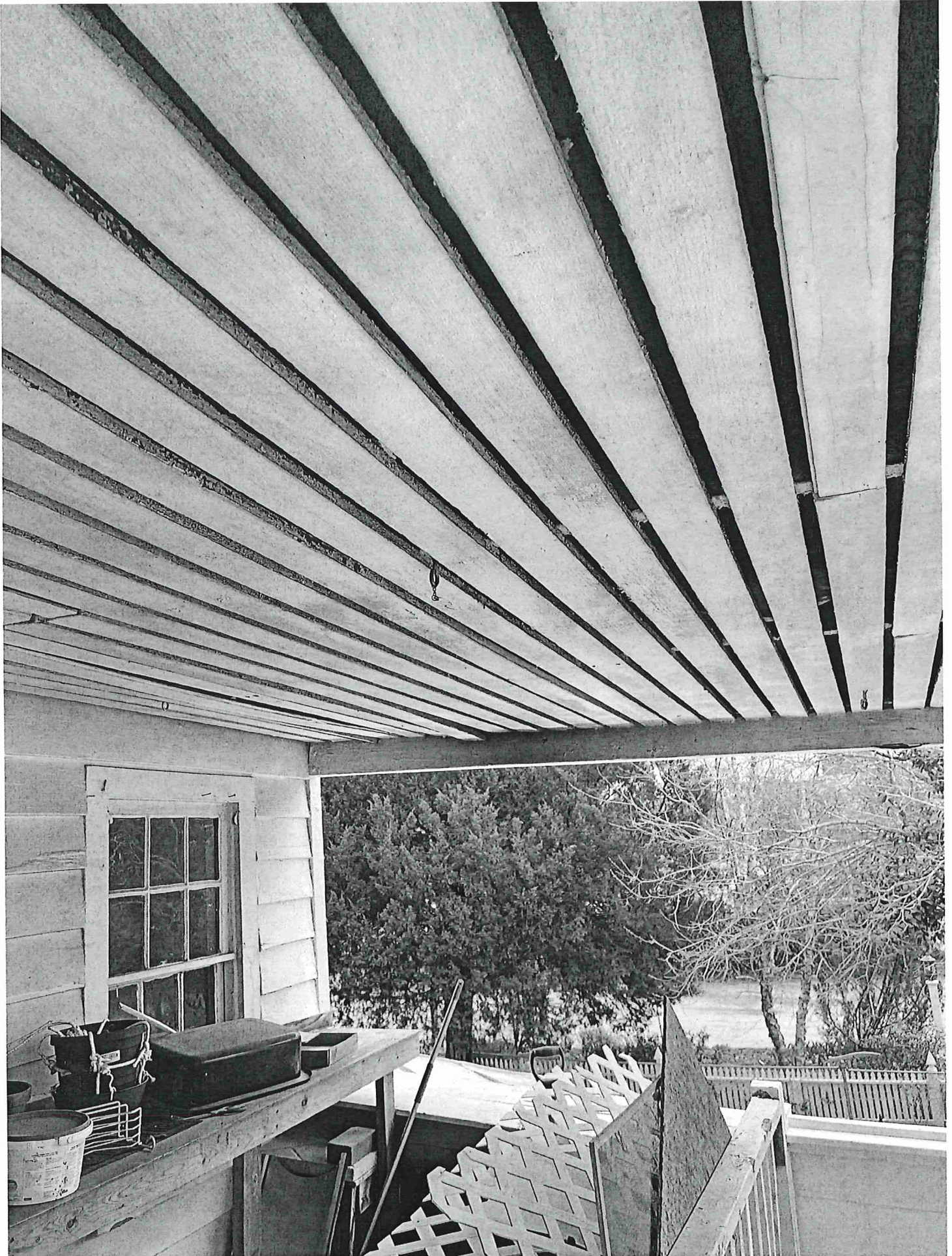
Replace deck porch floor.

6



CASHIER		NBK
SALESPERSON		NKB
ORDER ENTRY		NBS
		NBN
ID	Price	Amount
Y	250.0000	EA
		500.00





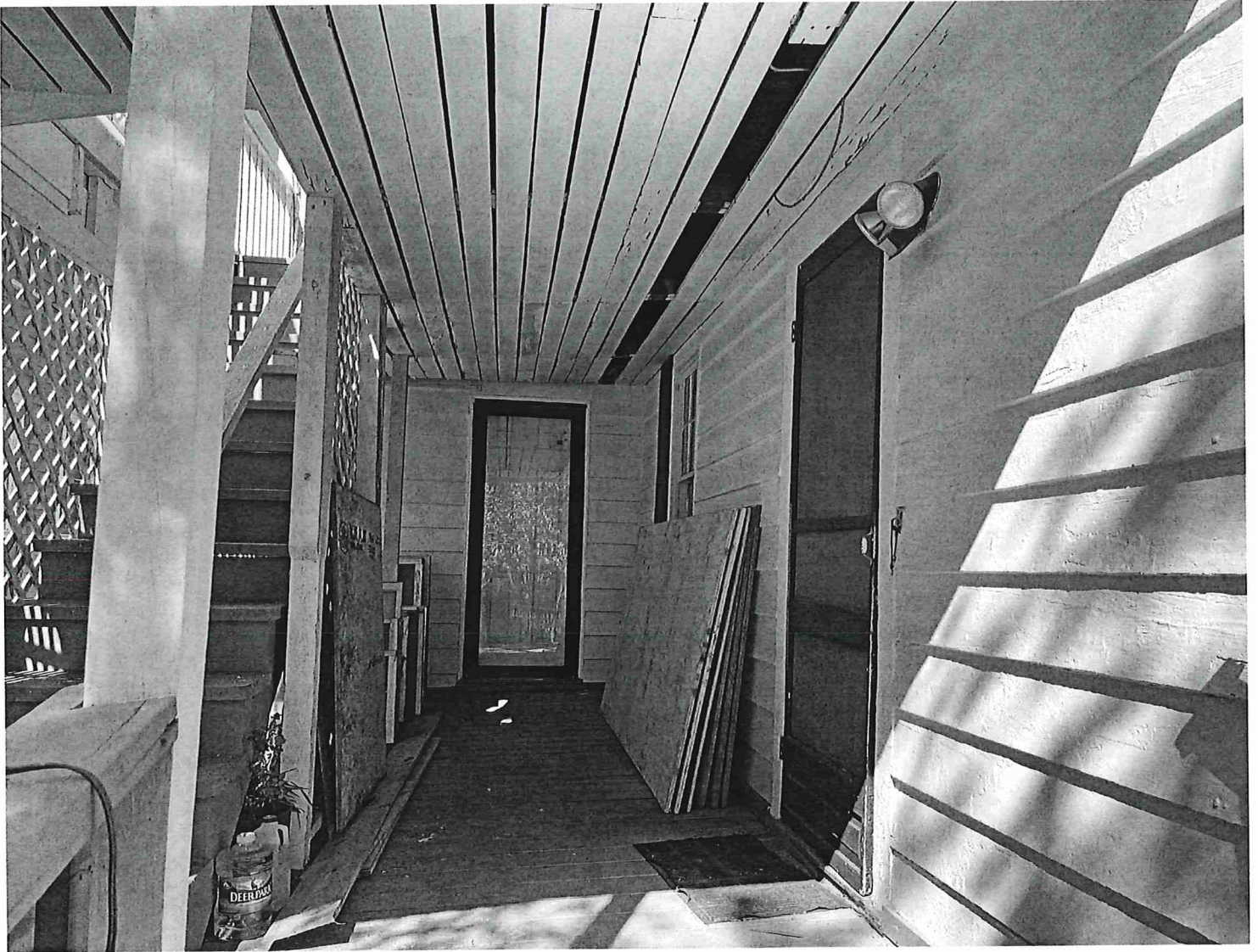


Remove handicap ramp, concrete steps, pipe handrail.

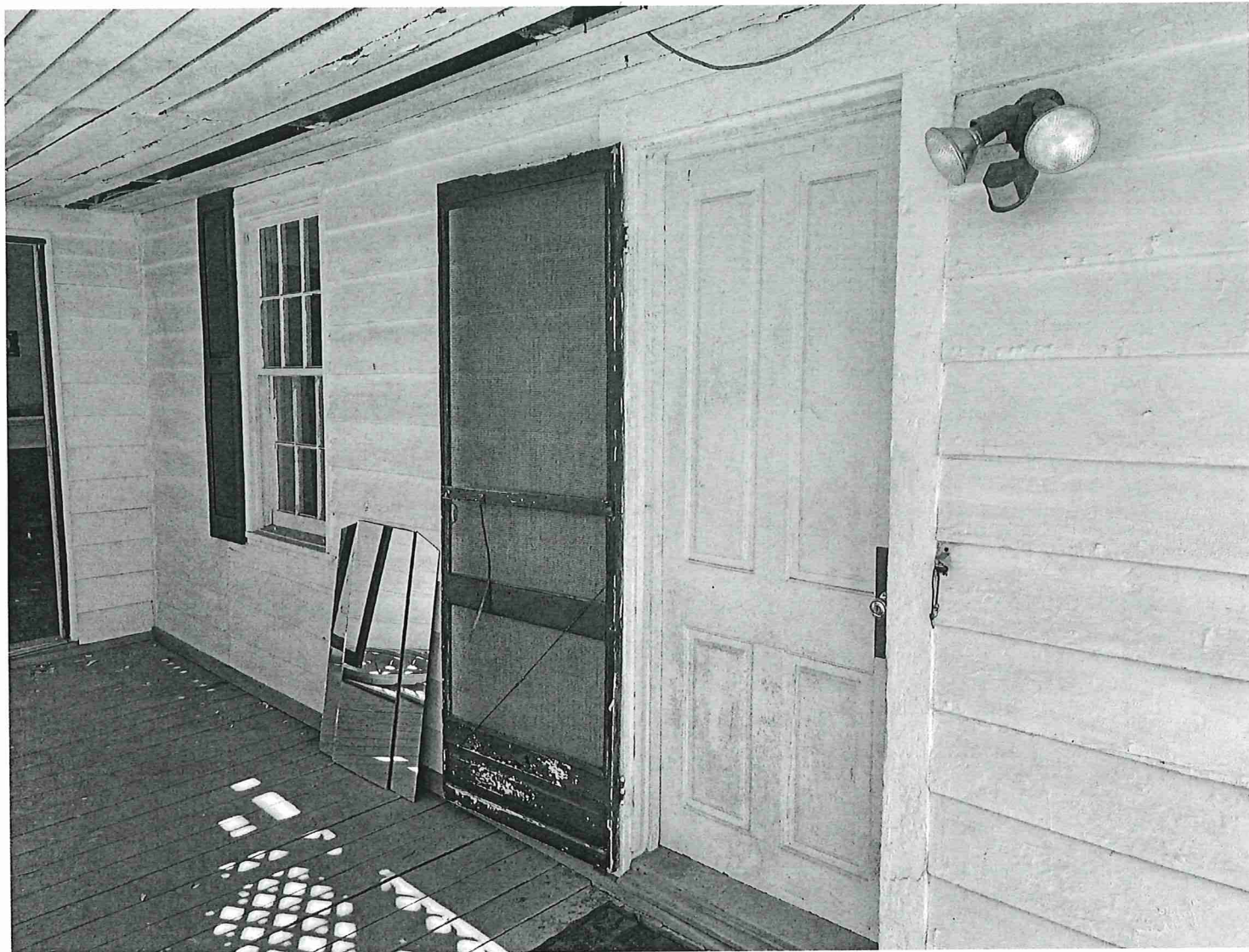


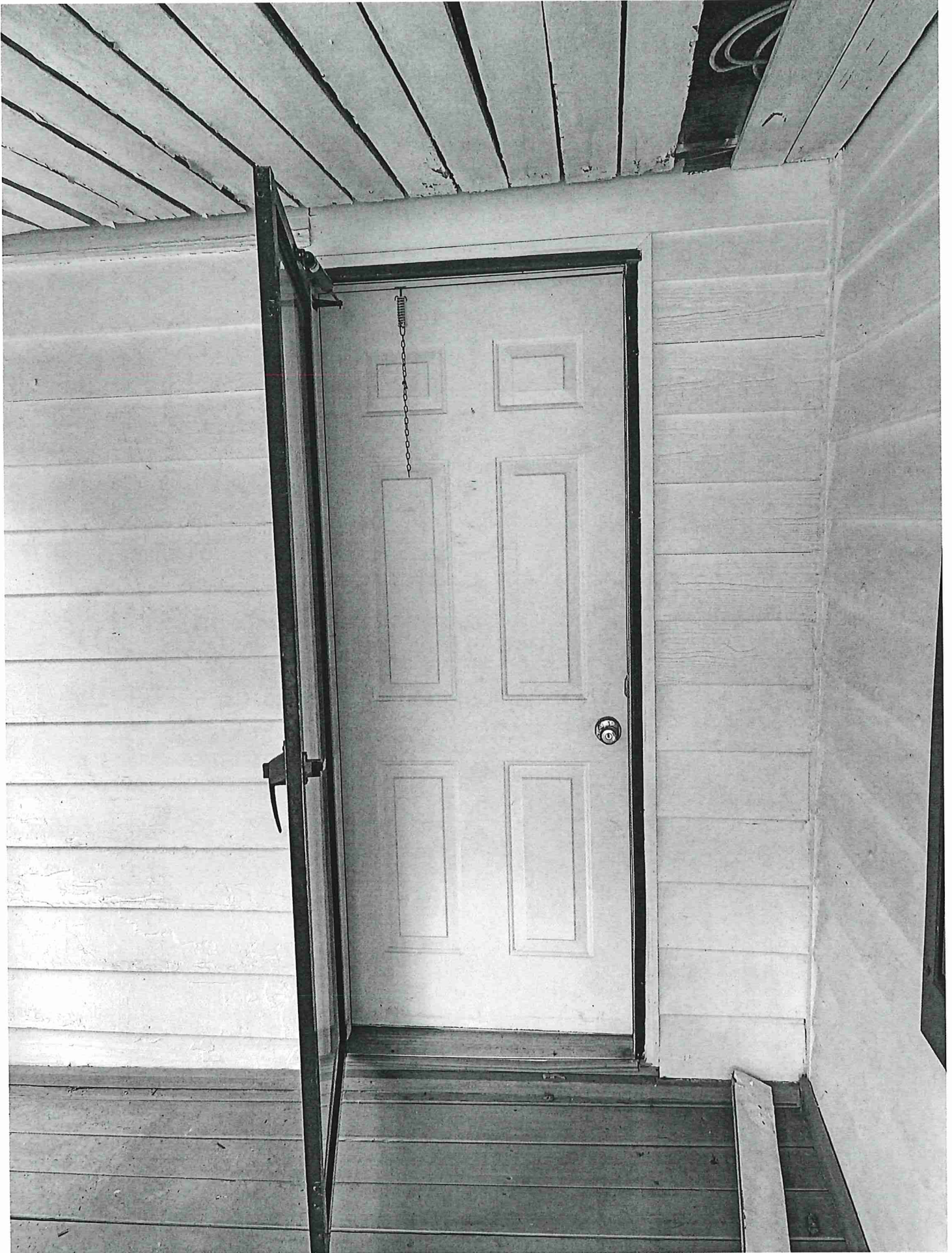
install back porch identical to front porch steps



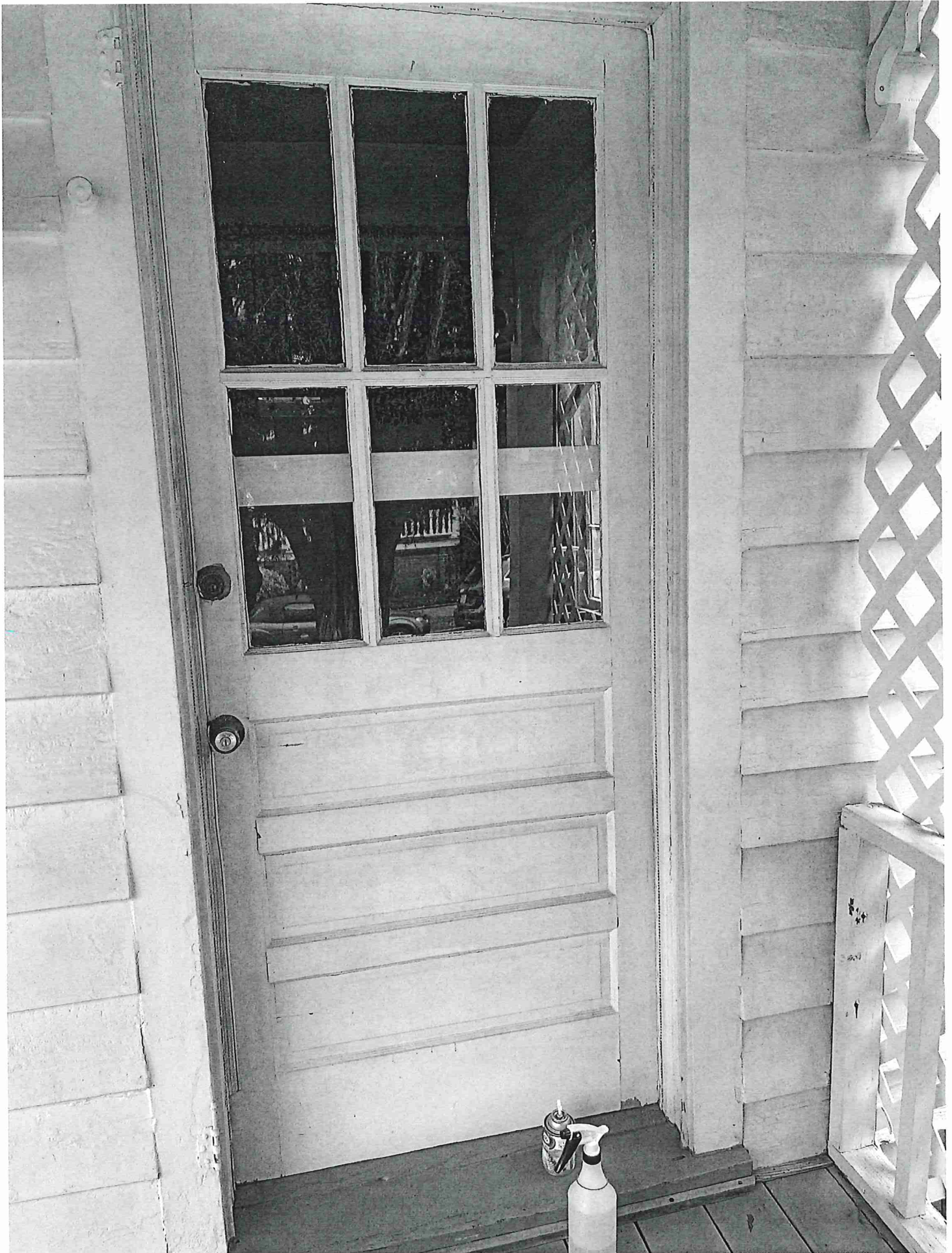


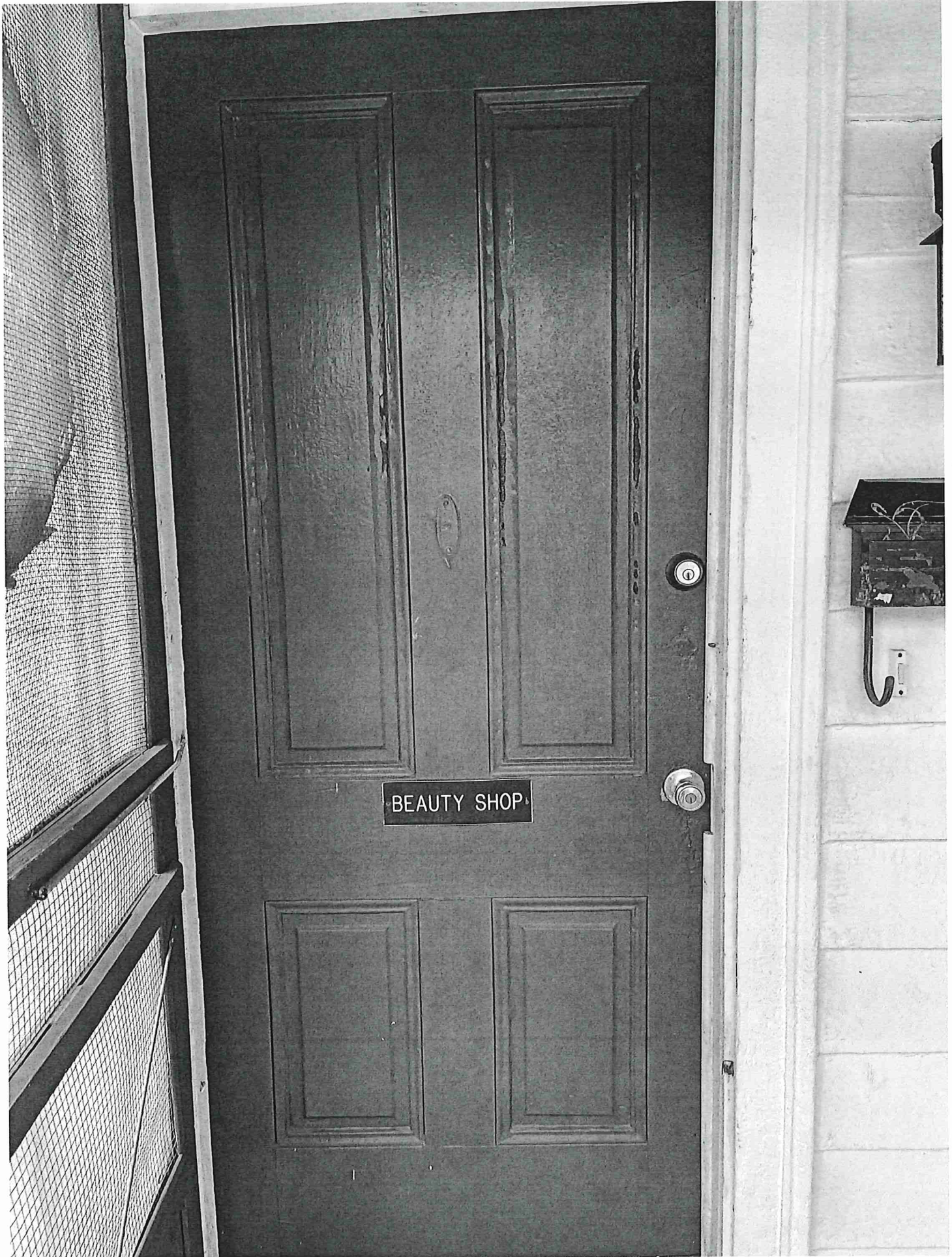
Remove door on right, infill with clapboard. Use door to replace steel door straight ahead.













Zoning and Inspections Review of

Application for Certificate of Appropriateness for Alterations in Historic District

Initial review of applications for certificates of appropriateness by the Zoning Administrator and Chief Building Inspector is intended to provide the applicant and Historic Preservation Commission with information related to compliance with local land use ordinance and building code. It does not represent a formal approval of a permit by any party and does not bind the decisions of Commission.

Application Address and Description: 308 Metcalf St. - replace front door with wood door; replace 4 windows; install shutters; replace porch flooring; chamfer existing wood posts; replace wood foundation infill with brick and access door; remove porch ceiling; replace metal door with wood door; infill door opening with siding; replace concrete steps, metal handrail, and handicap ramp with wood steps and handrail; remove chain link fence and picket fence; install wood 6 foot fence; remove a/c unit and infill with wood siding.

Zoning Administrator please review the application and fill out all applicable items

Zoning District:

Required Setbacks (primary structure): Front Side Rear

Accessory Setbacks: From Nearest Structure Side Rear

Maximum Lot Coverage for proposed use:

Maximum Height of Structure:

Required Site Improvements: Landscaping Buffer Parking

Other requirements:

I have reviewed the application for proposed alterations to this property and have determined that it Meets ☒ Does Not Meet ☐ the requirements of the Land Use Ordinance.

Comments:

Zoning Administrator  4/15/21

Chief Building Inspector please review the application and include any comments below

The proposed project Will ☒ Will Not ☐ require a building permit(s).

Comments: IF project cost exceeds \$15,000 a building permit will be required

Chief Building Inspector  4/15/21

Certificate of Appropriateness Findings & Recommendations

HPC Meeting April 21, 2021

Applicant: Michael Rogers, Metcalf Holdings, LLC
Applicant Address: 328 S. Front St., New Bern, NC
Project Address: 308 Metcalf St., New Bern, NC

308 Metcalf St. – to include: in the Primary AVC, replacing front door with wood, 4-panel door; replacing 4 vinyl windows with wood, double-hung, 6 over 6 windows; installing 3 pair of wood shutters with hardware; in the Primary and Secondary AVCs, installing tongue and groove, wood, porch flooring; chamfering existing wood posts; replacing wood foundation infill with solid or lattice-pattern brick and wood access door; in the Secondary AVC, removing slat porch ceiling; removing metal door, relocating wood door and infilling door opening with wood siding; and in the Tertiary AVC, replacing precast concrete steps, metal handrail, and handicap ramp with wood steps and handrail; removing chain link fence and picket fence; installing wood, 6-foot fence; removing a/c unit and infilling with wood siding.

NR Inventory (2003) Information

Historic Property Name: Watson Rental House, built ca. 1880

Status: **Contributing:** X **Non-contributing:** **Vacant Lot:**

Description: Two stories; three bays wide, four bays deep; double-story porch at southeast corner of house; low-pitched hip roof; interior chimney.

Sandbeck Description (1988): “This simply finished dwelling displays the boxy hipped-roof form seen on many of the city’s more Italianate-style houses built during the 1880s. But it is of smaller scale and lacks the ornate sawn ornament used on the larger, more costly examples of the style. Its three-bay façade is sheltered by a full-width porch added between 1908 and 1913 to replace the original small one-bay porch. The second entrance door is likewise a later alteration. The house follows a center-chimney, side-hall plan, and has a two-story rear ell with double porches. Its relatively small window openings contain traditional six-over-six sash. . . .”



Google 2019

Certificate of Appropriateness Findings & Recommendations

HPC Meeting April 21, 2021

Staff submits the following Historic District Guidelines as appropriate to this application:

Fences and Garden Walls

- 2.5.1 Fences and walls based on historic designs are encouraged. Incorporate materials and configurations that relate to the architecture of the principal structure on the site. Use fences and walls to demarcate property lines and screen private areas.
- 2.5.3 In Secondary and Tertiary AVCs, erect tall fences and walls with a vertical dimension of six feet or less. Tall fences that abut a structure shall terminate at an architectural feature. Transition low fencing to taller fencing at an architectural feature.
- 2.5.4 It is not appropriate to use utilitarian fences in a Primary AVC. In addition, it is not appropriate to use chain link fencing in the historic districts.

Design Principles

- 3.1.1 Consider the scale, mass and proportion inherent to the surrounding historic development pattern, and design modifications that incorporate these characteristics. Use basic shapes and forms that are common to the historic districts.
- 3.1.2 Windows, doors and openings shall be compatible in proportion, shape, location, size and quantity with those on surrounding historic structures. Avoid large expanses of blank walls. Establish bays, visually subdivide facades and delineate building elevations to create form and rhythm.

Modifications

- 3.2.1 Select materials that are consistent with the structure. Limit the palette to those materials that were available at the time a building was originally constructed.
- 3.2.2 Modifications to a structure should not conceal, damage or remove significant design components or architectural features.
- 3.2.4 Rebuild missing or insensitively altered design components based on documented evidence of the original configuration.

Foundations

- 4.1.1 Adhere to Guidelines for retention of historic fabric when altering foundation components.
- 4.1.2 When infilling between brick piers, recess brick curtain walls 1 to 2 inches to visually delineate piers.
- 4.1.3 Use traditional materials when constructing foundations. Concrete block should receive a veneer of stucco, brick or other appropriate masonry material.
- 4.1.4 Locate foundation features such as vents and access doors in areas that will not detract from the architectural character of the building. Coordinate with other architectural features when possible, such as aligning vents and access doors with windows above or centering them between piers.

Walls, Trim and Ornamentation

- 4.2.1 Adhere to Guidelines for retention of historic fabric when altering wall components.
- 4.2.4 Incorporate wood trims and articulate masonry appropriately for the application.

Windows, Doors and Openings

- 4.3.1 Adhere to Guidelines for retention of historic fabric when altering window, door and opening components.

Certificate of Appropriateness Findings & Recommendations

HPC Meeting April 21, 2021

- 4.3.2 Add window and door openings in Secondary or Tertiary AVCs in locations that do not diminish the original design. In general, openings shall have a vertical orientation or be square.
- 4.3.3 Glazing should have true divided light muntins, or three-dimensional grilles affixed to both the interior and exterior of the glass. Provide shadow bars between insulated glass panes.
- 4.3.4 Relate shutters and blinds proportionately to window openings. Whether operable or fixed, shutters or blinds shall have operable hardware including hinge and holdback hardware.
- 4.3.5 Tinted, opaque, and reflective glazing is not appropriate in historic windows.
- 4.3.6 Install storm windows and storm doors that do not obscure architectural detailing and trim. Proportion storm window sashes to align with window sashes. Proportion storm door stiles and rails to align with door stiles and rails.

Entrances

- 4.4.1 Adhere to Guidelines for retention of historic fabric when altering entrance components.
- 4.4.2 Reconstruct entrances and porches based on documentary evidence of the original configuration. Add architectural ornamentation when there is historical evidence of such features.
- 4.4.4 Provide porches, entrance doors, railings, and other ornaments that proportionally relate to the building. Appropriate balustrades often convey a heavier visual appearance. Center balusters between the top and bottom rails and space them about three inches apart.
- 4.4.5 Enclose and screen porches in Secondary and Tertiary AVCs in a manner that preserves historic features. Walls and screens should not obscure columns and balustrades.

Masonry

- 5.1.1 Adhere to Guidelines for retention of historic fabric when altering masonry materials.
- 5.1.2 Match the masonry bond, or pattern, of masonry materials found in adjoining work. In general, new material should be the same size, color, and texture of that existing.
- 5.1.3 The size, color, texture and bond, or pattern, of masonry and mortar creates the intended finished appearance. It is not appropriate to paint masonry that has not been previously painted.
- 5.1.4 Select mortar with appropriate strength properties for masonry units involved. A commonly used mix for softer, historic masonry is one-part portland cement, two parts hydrated lime and nine parts sand.

Wood

- 5.2.1 Adhere to Preservation Guidelines for retention of historic fabric when altering wood materials.
- 5.2.2 Construct wood assemblies similar to that found in adjoining work. In general, new material should be the same dimension and shape of that existing.

Metals

- 5.3.2 Use metal fabrications found in adjoining work. In general, new material should be the same dimension, shape, and alloy of that existing.

Paint

- 5.4.1 Adhere to Guidelines for retention of historic fabric when altering painted materials.

Certificate of Appropriateness Findings & Recommendations

HPC Meeting April 21, 2021

- 5.4.2 Select paint and sealant coatings that are harmonious with adjoining work. In general, new material shall be a compatible formulation with the substrate of application.
- 5.4.3 Apply primer coatings to front and back wood surfaces prior to cutting and fitting. Prime end cuts before installation. Apply finish paint coatings to exposed primed surfaces.
- 5.4.4 Consider using opaque stain in lieu of paint on flooring, fencing, and similar wood surfaces exposed to foot traffic or weather.

Contemporary Materials

- 5.5.4 Aluminum siding, vinyl siding, masonite siding, artificial brick sheathing, thin set stone veneer, stamped concrete and similar types of contemporary materials that imitate historic materials are not appropriate in the historic districts.

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

- 1. The structure is a contributing resource in the *Tight Weave* development pattern;
- 2. The project is within the Primary, Secondary and Tertiary AVCs;
- 3. The proposed design, components, and materials meet the requirements of the Guidelines;
- 4. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
- 5. The project is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application to include: in the Primary AVC, replacing front door with wood, 4-panel door; replacing 4 vinyl windows with wood, double-hung, 6 over 6 windows; installing 3 pair of wood shutters with hardware; in the Primary and Secondary AVCs, installing tongue and groove, wood, porch flooring; chamfering existing wood posts; replacing wood foundation infill with solid or lattice-pattern brick and wood access door; in the Secondary AVC, removing slat porch ceiling; removing metal door, relocating wood door and infilling door opening with wood siding; and in the Tertiary AVC, replacing precast concrete steps, metal handrail, and handicap ramp with wood steps and handrail; removing chain link fence and picket fence; installing wood, 6-foot fence; removing a/c unit and infilling with wood siding.