



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: May 12, 2021
RE: Regular Meeting, **5:30 PM, Wednesday, May 19, 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. Presentation of Certificate of Appreciation; Introduction of New Commissioner
3. Approval of Minutes of Previous Meeting(s)
4. 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. [applicant via Teams]
- C. 809 Broad St.** (Country Biscuit) – to include new masonry veneer below windows in the Primary and Secondary AVCs.
- D. 402 Dunn St.** – to include the installation of a new shed in the Secondary and Tertiary AVCs. This is an after-the-fact application.
- E. 508 Johnson St.** – to include replacing rear porch steps with wood landing, steps, and railing, removing a portion of screening and all vinyl ceiling on the upper porch, adding new screening and screen doors on both the lower and upper porches in the Tertiary AVC.
- F. 509 Broad St.** – to include a new accessibility ramp to the front entrance in the Primary and Secondary AVCs.
- G. 808 E. Front St.** – to include the following changes to the approved CoA in all of the AVCs: change the foundation to a solid brick foundation with flood vents, add a third floor

front balcony, increase the height of the side walls, remove the roof dormers, change single columns at the rear porches to triple columns.

****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)

A. **221 E. Front St.** – update on this Demolition by Neglect case

B. **104 Johnson St.** – update on this Demolition by Neglect case

5. General Public Comments

6. New Business: None

7. HPC Administrator's Report

A. **Report on CoAs Issued 4/14/2021 – 5/10/2021**

MAJORS and AMENDMENTS:

308 Metcalf St. – many various modifications in all AVCs

611 E. Front St. – new roofed wood trellis in the Tertiary AVC

617 E. Front St. – remove rear stoop and roof, construct a new screened porch, brick outdoor kitchen, brick patio paving, and a wood outdoor shower enclosure, in the Secondary and Tertiary AVCs

802 E. Front St. – new 2½ story infill house

811 E. Front St. – amendment to COA to change metal roofing to composite shingles

MINORS:

602 Middle St. – parking paving expansion

221 E Front St. – tree replacements

508 Johnson St. – tree replacement

601 Hancock St. – drainage slot

717 Pollock St. – garage door replacement

317 Pollock St. – sign

901 Broad St. – HVAC unit on roof

B. **Report on CoA Extensions Issued since the Prior Regular Meeting:** None

C. **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 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 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 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. Laughlin 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.

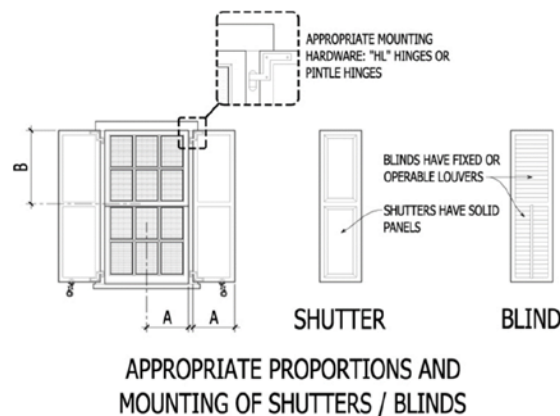
Modifications

- 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.

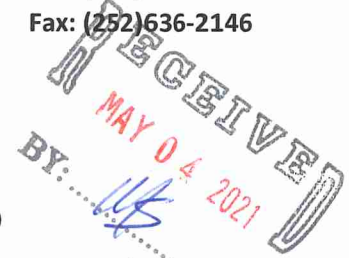
MOTION

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)



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

I. Applicant/Owner Information: Michelle Lynn			
Property Address (Include year built, if known): 809 Broad Street, New Bern, NC 28560 year built approximately 1973			
Property Owner Name(s): Sister Network, Inc.	Owner Mailing Address: 916 Buckingham Rd Trent Woods, NC 28562	Phone #s: 252-670-2805	Email: guestbooksvcs@gmail.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) Cover the existing red brick on the left front (as you are looking at building), the front of building and the right side. The two steel posts on the right will also be covered with the material listed on Section II - number 3. The top near the roof which is white approximately 30" will be repainted a light gray. <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): Guidelines for Modifications 3.2.1 Guidelines for Contemporary Materials 5.5.2 5.5.3 5.5.4 and 5.5.5 <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). See Veretta Stone brochure <i>Pgs</i> <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)

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Signature of Applicant/Owner


Date

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809 Broad St. – applicant's photos







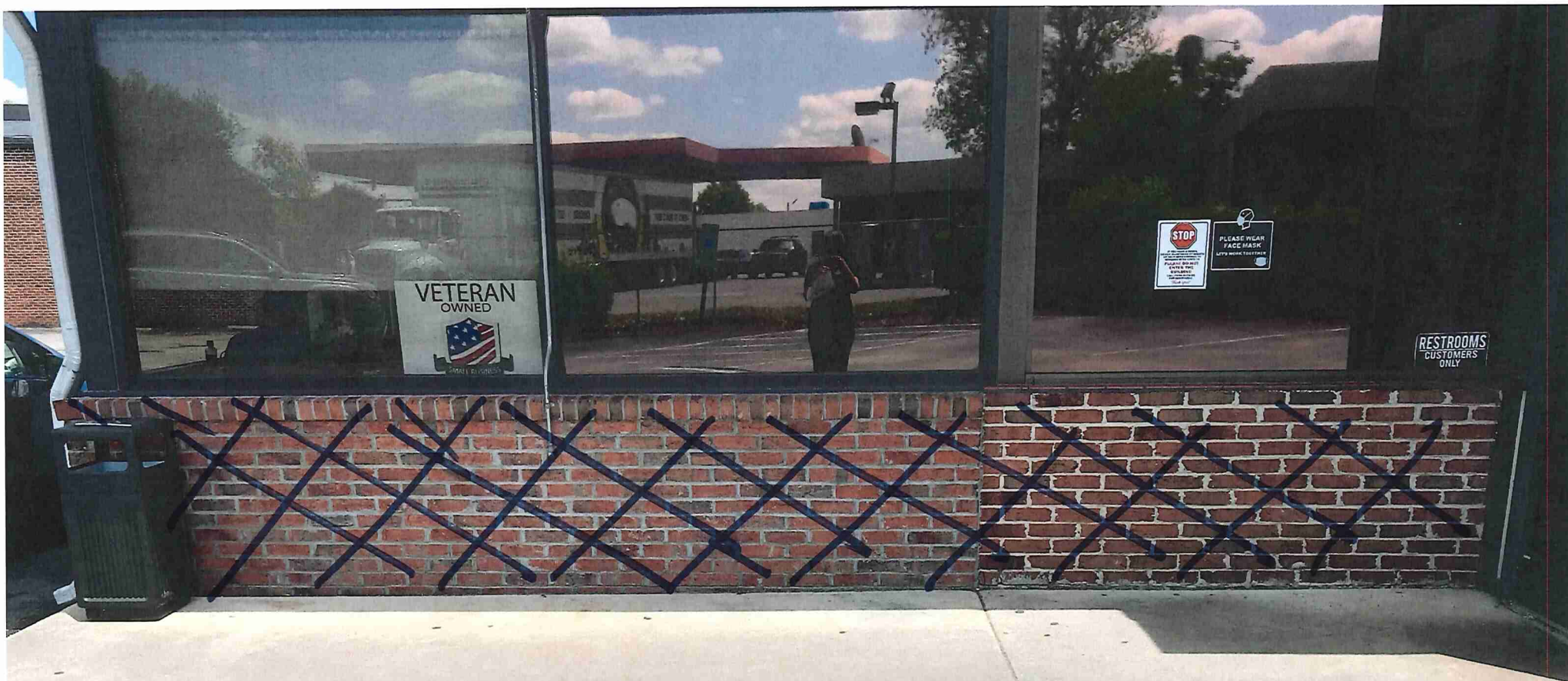


The Country Biscuit
809 Broad St.
NB NC 28560



809 Broad St.



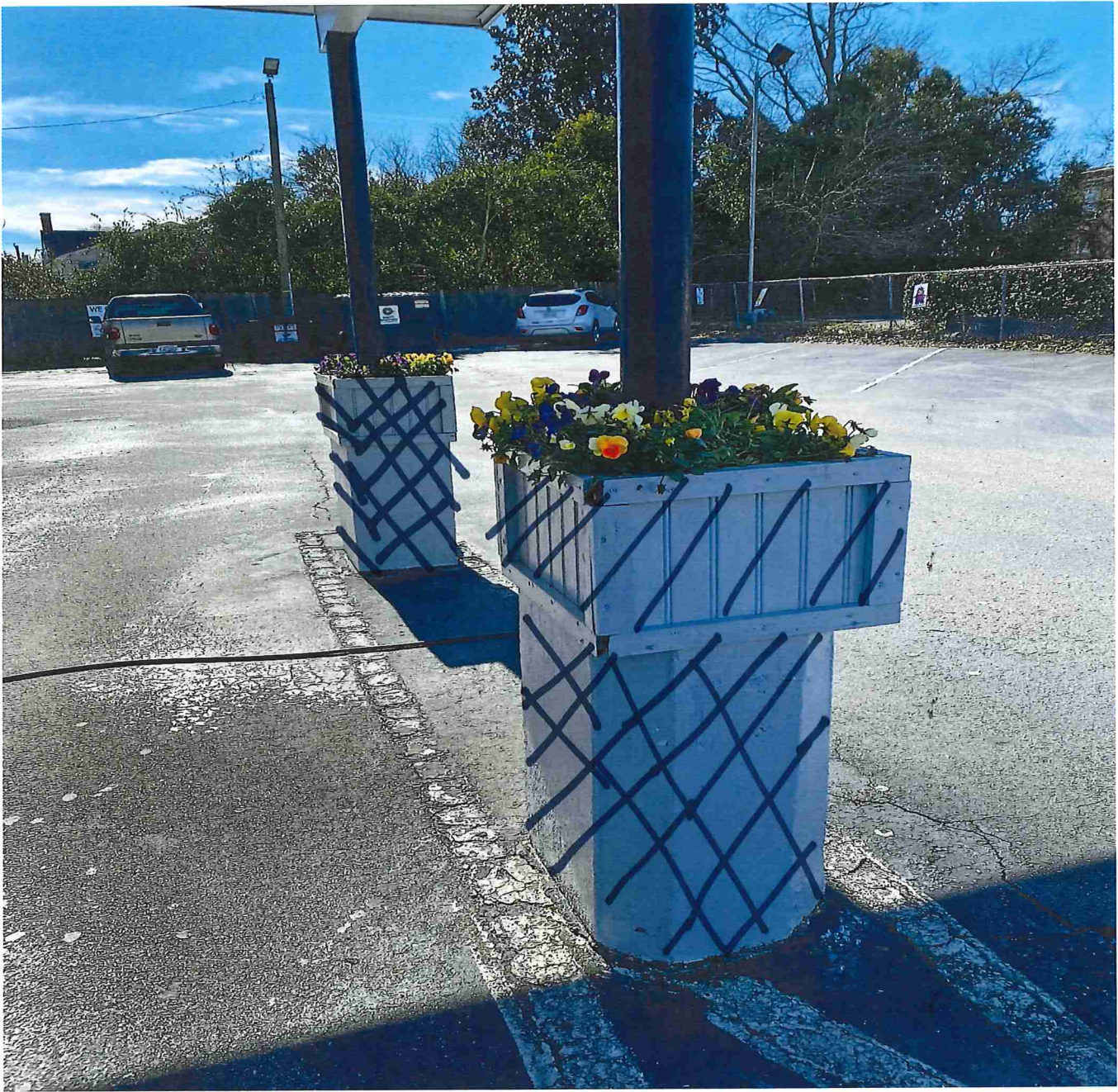


809 Broad St.
NB NC 28560

809 Broad St. NBN



809 Broad St.



RSE
TON

STONE SIDING



809 Broad Street
New Bern, North Carolina 28562
252-638-5151

WHAT IS VERSETTA STONE®?

Versetta Stone® Siding is the first brand to offer the beauty of stone in an easy-to-install product. Building off of its rich heritage in manufactured stone, Versetta Stone Siding accurately replicates the textures and random colors of natural stone to complement interior and exterior applications. Any builder can now quickly install mortarless stone siding and elevate the quality and curb appeal of their homes.

- Tongue-and-groove interlocking system installs tight and feels more solid
- Can install in any weather, unlike mortared stone applications
- One of the best moisture management systems available
- Hand-painted artistry and realism of natural stone
- Great for interior applications like accent walls, fireplaces, and backsplashes without creating a mess

Shown on cover: Ledgestone, Terra Rosa

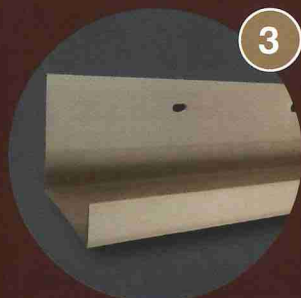
THE VERSETTA STONE® SYSTEM



Universal Corner



Flat Panel



J-Channel



Starter Strip



Wainscot Cap/Sill



FLAT PANEL

The main component of the Versetta Stone® system, the Flat Panel covers two square feet and weighs approximately 17 lbs. Each panel is embedded with a G-90 galvanized nail strip* that allows for easy installation with mechanical fasteners.

*Includes a 50-year corrosive resistant warranty.



UNIVERSAL CORNER

The Universal Corner panels are the same size and shape as Flat panels but have finished ends. Universal Corner panels fit neatly with Flat panels and are designed for use on end wall terminations and for inside and outside corners. The panels must be cut to create right and left panels.

FROM START TO FINISH, THE COMPLETE SYSTEM FOR YOUR NEXT PROJECT



Fastening Screws



Trim Stone



Receptacle Box



Light Box



Textured Finishing Adhesive

Mortarless panels are designed for quick and easy installation using mechanical fasteners.



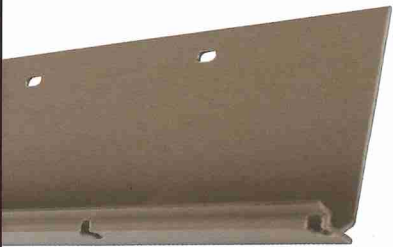
EVERYTHING YOU NEED FOR A PRO FINISH

Versetta Stone accessories make it simple to create a fully finished look without extra hassles or wasted time. Every component, from corners and sills to receptacle boxes to fasteners and adhesives, works as a system with our stone siding panels. Made with the same premium materials and in coordinating styles, colors, and textures, our accessory system ensures you have what it takes to achieve professional results—all in one place.



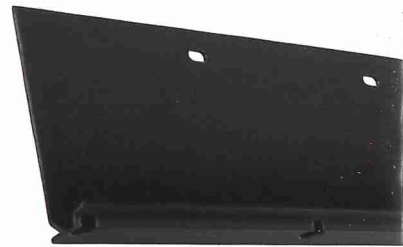
J-CHANNEL

- 10' Length
- Available in Taupe only



STARTER STRIP

- 10' length
- Available in Charcoal and Taupe

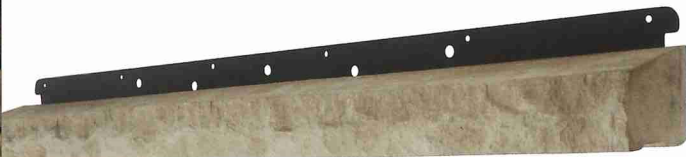


Taupe

Charcoal

WAINSCOT CAP/SILL

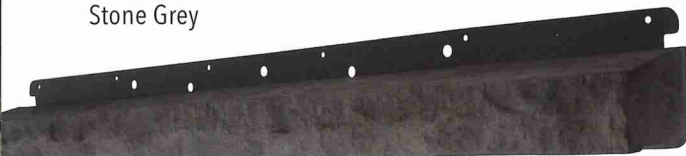
- 36" x 3-1/2"
- 2.6" Exposure / 3" Thickness
- Available in Taupe, Stone Grey and Charcoal



Taupe



Stone Grey



Charcoal

TRIM STONE

- 36" x 9-1/2"
- 8.2" Exposure
- Available in Taupe and Charcoal



Taupe



Charcoal



Mission Point



Plum Creek



Sand



Sterling

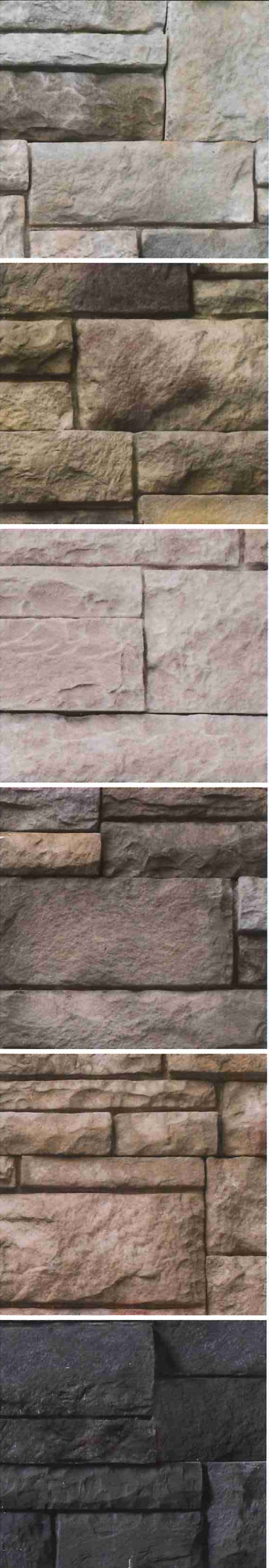


Terra Rosa



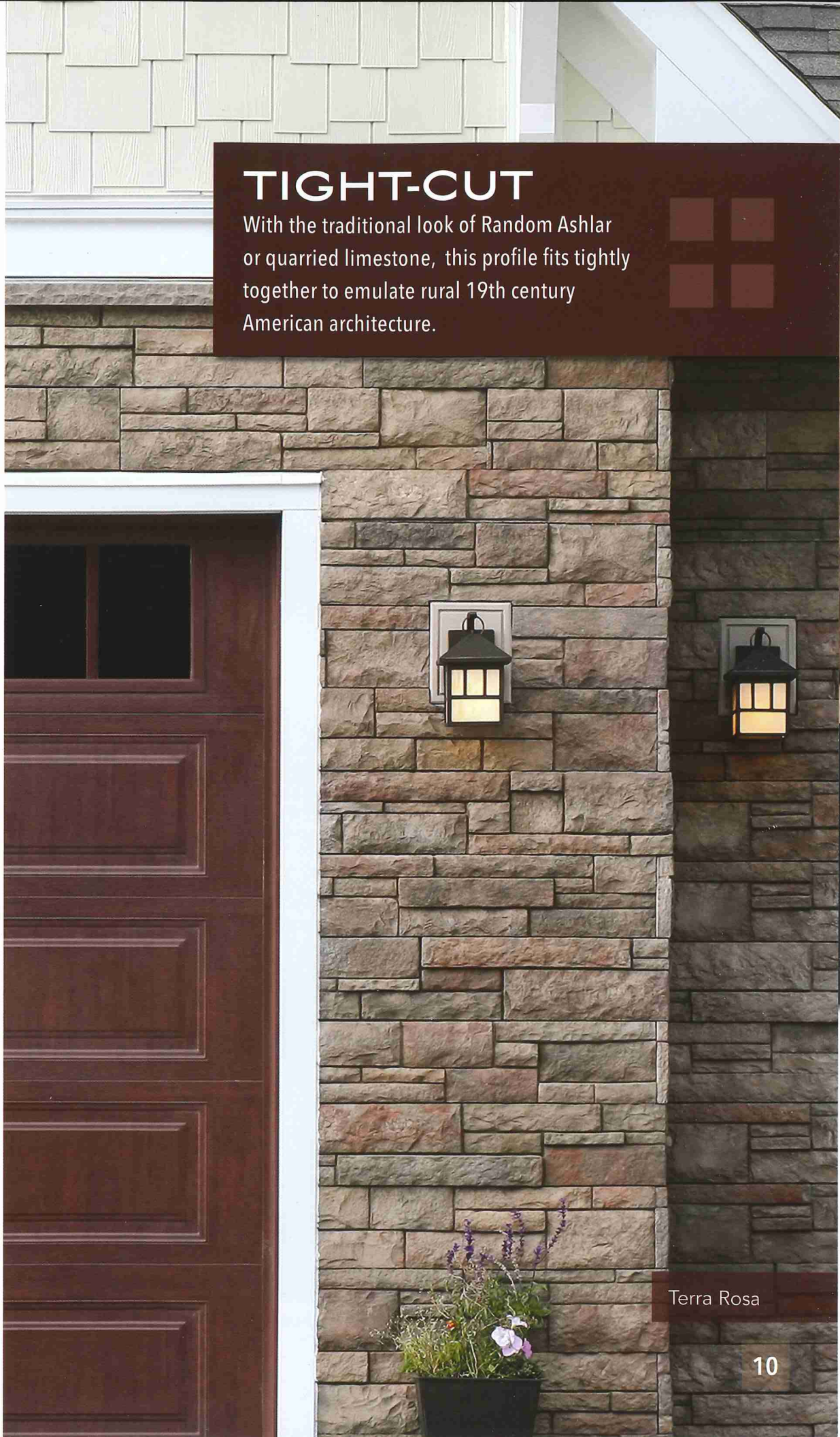
Northern Ash

Actual colors may vary from printed representations.



TIGHT-CUT

With the traditional look of Random Ashlar or quarried limestone, this profile fits tightly together to emulate rural 19th century American architecture.



Terra Rosa



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: 809 Broad St. – to include new masonry veneer below windows in the Primary and Secondary AVCs.

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

Zoning District: C-4

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

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

Certificate of Appropriateness Findings & Recommendations

HPC Meeting May 19, 2021

Applicant: Sister Network, Inc./Michelle Lynn
Applicant Address: 916 Buckingham Rd., Trent Woods, NC 28562
Project Address: 809 Broad St., New Bern, NC

809 Broad St. – to include new masonry veneer below windows in the Primary and Secondary AVCs.

NR Inventory (2003) Information

Historic Property Name: Little Mint
Status: **Contributing:** **Non-contributing:** **X** **Vacant Lot:**
Description: Fast food restaurant; one story; brick; mansard roof.

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

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

Guidelines for Contemporary Materials

- 5.5.2 Use contemporary and nontraditional materials in traditional ways. Apply materials in a traditional manner that conveys the same visual appearance as historic materials.
- 5.5.3 Contemporary and nontraditional materials should convey appropriate historic material characteristics, and will be evaluated on a case-by-case basis for appearance, dimension, texture, color, sheen, visual weight and similar characteristics.
- 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.
- 5.5.5 Cement board with a smooth finish is acceptable as the predominant siding material for infill construction and non-historic accessory structures.

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

1. The structure is a non-contributing resource;
2. The project is within the Primary 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 new masonry veneer below windows in the Primary and Secondary AVCs.

FEE SCHEDULE (office use only)

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



NORTH CAROLINA

Everything comes together here

HPC Administrator

HPCAdmin@newbernnc.gov

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Application for a Certificate of Appropriateness

(For Alterations to Properties in Locally Designated Historic Districts)

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

ADDING STORAGE SHED TO PROPERTY

I. Applicant/Owner Information:

Property Address (Include year built, if known):

402 DUNN STREET, NEW BERN 28560

Property Owner Name(s):

RAIG & TINA SPENGLER

Owner Mailing Address:

402 DUNN STREET

Phone #s:

304-639-3650
cell

Email:

CSpringer@apgen.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)

ADDING A 10' x 20' SHED ON PROPERTY
ON TOP OF EXISTING BRICK PLATFORM

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: (only need the guideline numbers):

NEW BERN CITY + ZONING AND BUILDING CODES AS WELL AS HD GUIDELINES

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).

PRE-FAB BUILDING

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
- ☐ 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

2-30-21

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.

402 Dunn St. photos by staff

2021-04-23





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: 402 Dunn St. – to include the installation of a new shed in the Secondary and Tertiary AVCs. This is an after-the-fact application.

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

Zoning District: R-10S

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: Accessory building must be relocated to meet setback requirements and 8' separation from the primary structure. Zoning Administrator [Signature] 5/14/21

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] 5/14/21

Certificate of Appropriateness Findings & Recommendations

HPC Meeting May 19, 2021

Applicant: Craig & Tina Springer
Applicant Address: 402 Dunn St., New Bern, NC 28560
Project Address: 402 Dunn St., New Bern, NC

402 Dunn St. – to include the installation of a new shed in the Secondary and Tertiary AVCs. This is an after-the-fact application.

NR Inventory (1988) Information

Historic Property Name: O. A. Kafer Rental House, 1912

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

Description: Deed records and Sanborn maps indicate that O. A. Kafer had this two-story, triple-pile, frame, side-hall-plan house built as rental property immediately after purchasing a large lot on Dunn and North Pasteur streets from the Bynum family in 1912. A standing seam tin front gable roof with returns tops the house, which has a three-bay facade and a one-story rear ell with interior corner porch. Windows are two over two sash, and chimneys rise in interior locations. The original one-story, full-facade porch has been removed. [It seems to have been rebuilt in 2007 – 2010.]

Sandbeck Description (1988): None

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.
- 2.6.3 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.

Foundations

- 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.

Walls, Trim and Ornamentation

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

Certificate of Appropriateness Findings & Recommendations

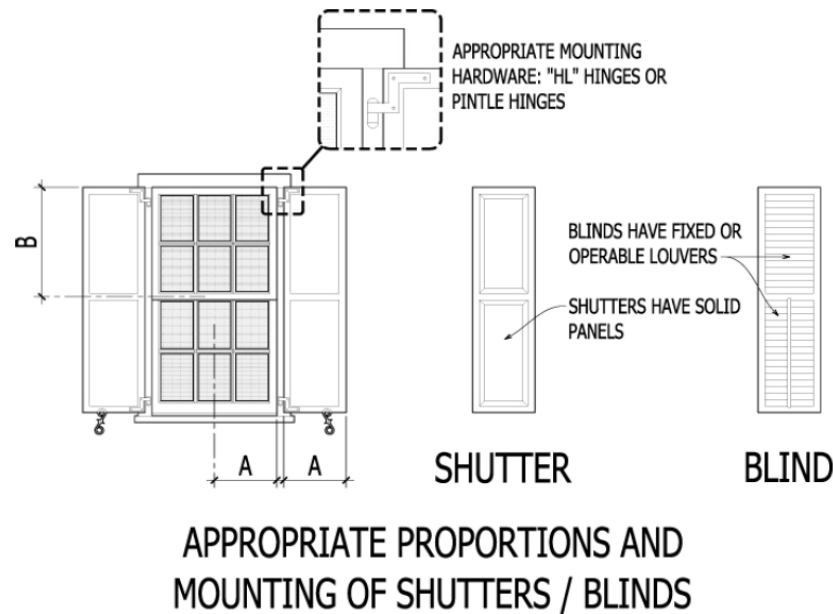
HPC Meeting May 19, 2021

- 4.2.5 Primary structures are generally more ornate and detailed. Accessory structures are generally subordinate to the primary structure and have minimal ornamentation, if any, and simplified details.

Windows, Doors and Openings

- 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.

Illustration from Page 4-6 of the Guidelines:



Masonry

- 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.
- 5.1.5 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.

Wood

- 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.

Certificate of Appropriateness Findings & Recommendations

HPC Meeting May 19, 2021

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.

Contemporary Materials

- 5.5.1 In general, contemporary material shall match the dimension, shape and texture of their counterparts commonly found in the historic districts.
- 5.5.2 Use contemporary and nontraditional materials in traditional ways. Apply materials in a traditional manner that conveys the same visual appearance as historic materials.
- 5.5.3 Contemporary and nontraditional materials should convey appropriate historic material characteristics, and will be evaluated on a case-by-case basis for appearance, dimension, texture, color, sheen, visual weight and similar characteristics.

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 AVC;
- 3. All but the shutters of 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. Other than the shutters, the project is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application to include the installation of a new shed in the Secondary and Tertiary AVCs with the following two conditions:

- **The Zoning issues be resolved to the satisfaction of the Zoning Administrator.**
- **The shutters either be fitted with the appropriate hardware or be removed.**

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-guidlines/>

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

I. Applicant/Owner Information:

Property Address (Include year built, if known): 508 Johnson Street (Furnifold M. Simmons House - built 1882)

Property Owner Name(s): Roy & Marie Leonard	Owner Mailing Address: 508 Johnson Street New Bern, NC 28560	Phone #'s: 540-842-9236	Email: roy_leonard@hotmail.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)

On the first floor remove existing wood porch steps and on the second floor remove the dividing wood frame and screening, and vinyl ceiling. On the first floor create new painted wood platform, steps, and railing with new painted wood framing and screened door and screening placed on the inside of the existing posts and railings. On the second floor create new painted wood framing and screened door and new screening placed on the inside of the existing posts and railings. Add new painted wood bead-board ceiling and ceiling fans to match the first floor. Replace all vinyl pickets and railing with new preservative treated painted pickets and railing. New painted wood Bermuda shutters on east side of porch, both levels. Add new gas light in front yard.

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):

Modifications 3.2.1-5
Entrances 4.4.5
Wood 5.2.1-2
Paint 5.4.1-4

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).

Painted preservative treated wood framing, painted wood bead-board, and screening.

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
- ☒ 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 Attleboro
Signature of Applicant/Owner

4/29/21
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.



NEW BERN

CITY OF NEW BERN

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

Aldermen

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

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:

508 JOHNSON ST., NEW BERN, NC 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:

508 JOHNSON ST., NEW BERN, NC 28560 Phone (540) 842-9236

Owner's Signature

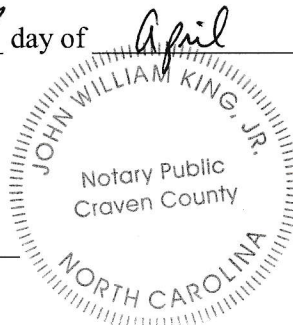
RALPH R. LEONARD, JR.
Print Name

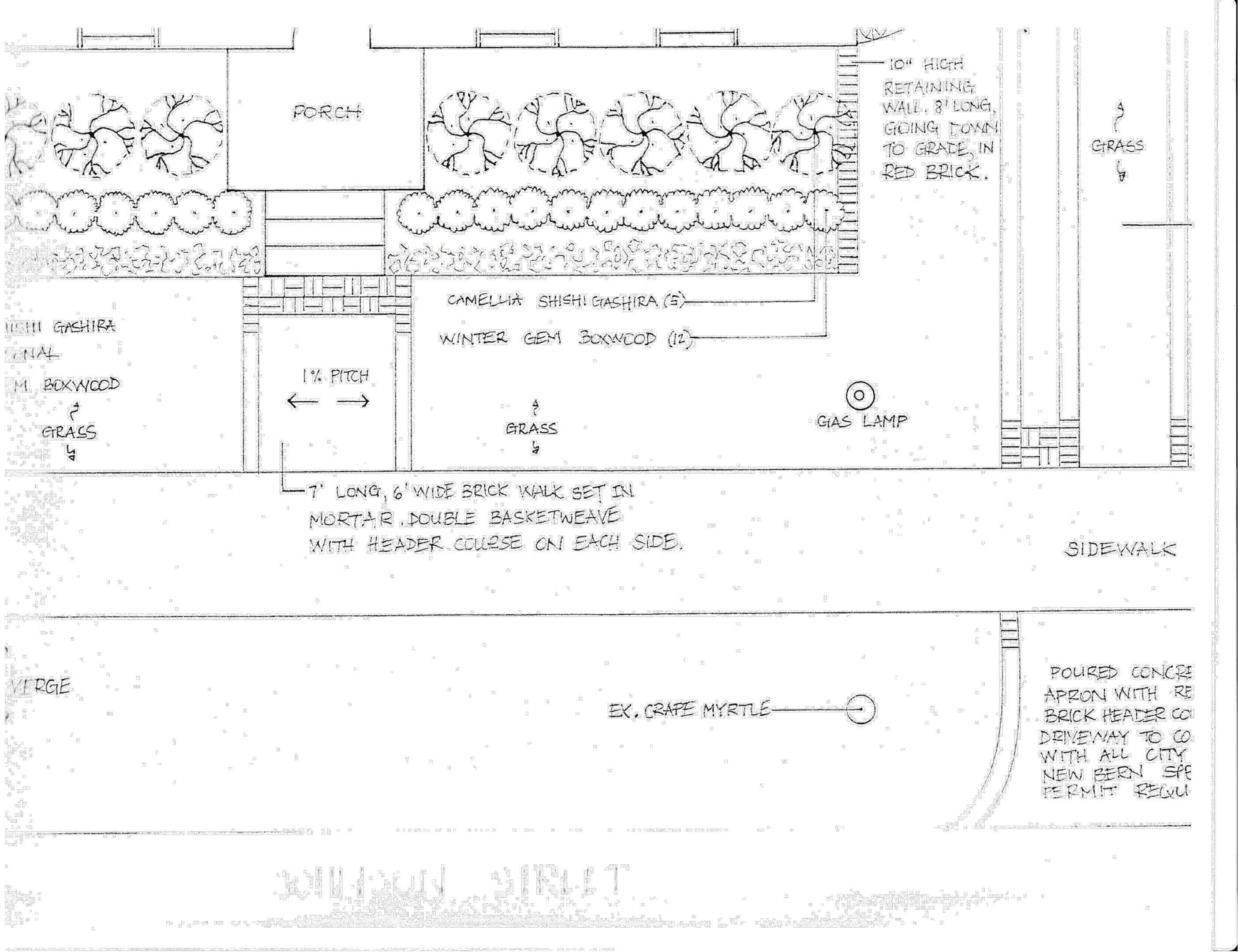
4/29/21
Date

Sworn to and subscribed before me this 29th day of April, 2021.

Notary Public:

My commission expires: 9-27-21





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

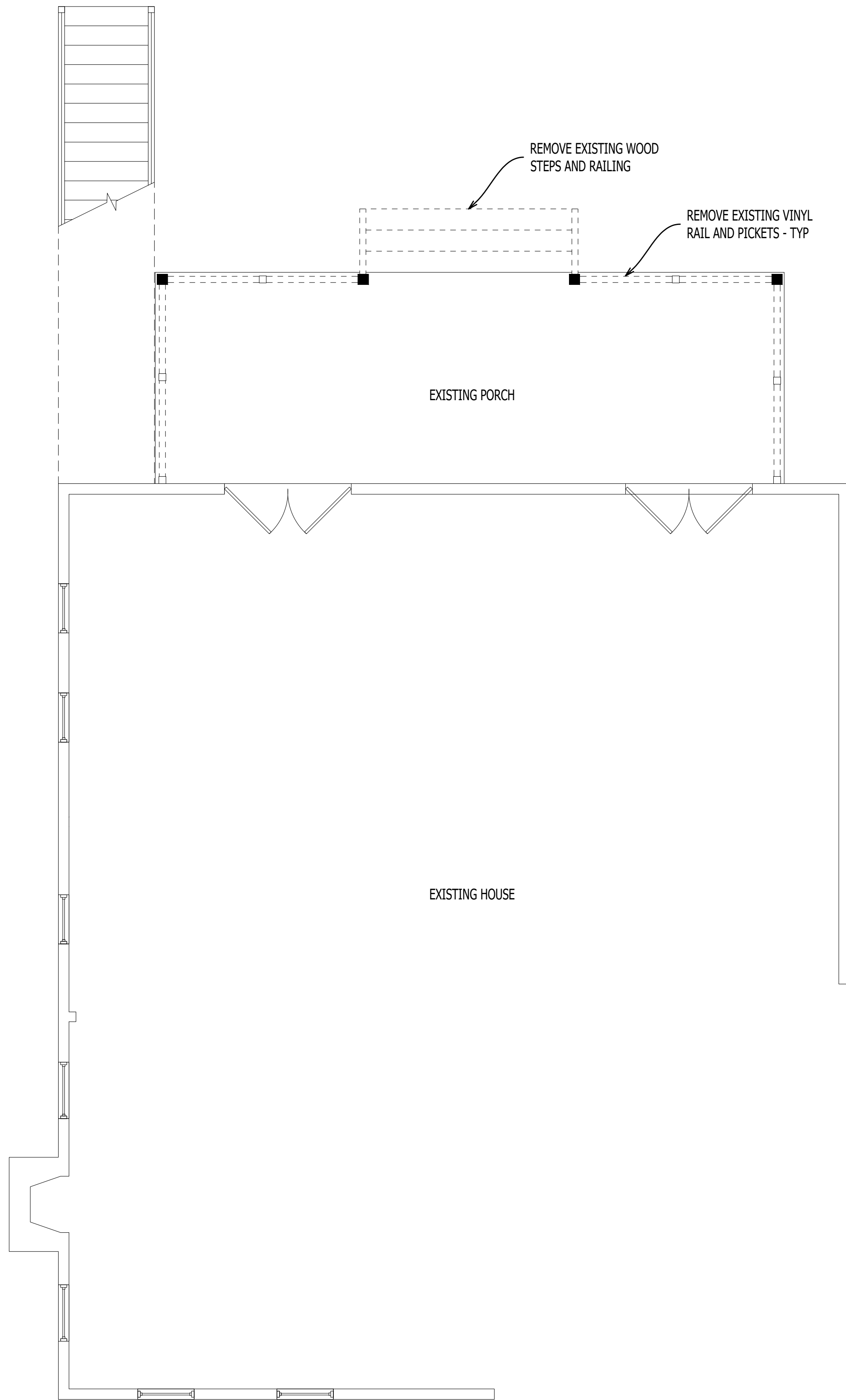
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LEONARD RENOVATION

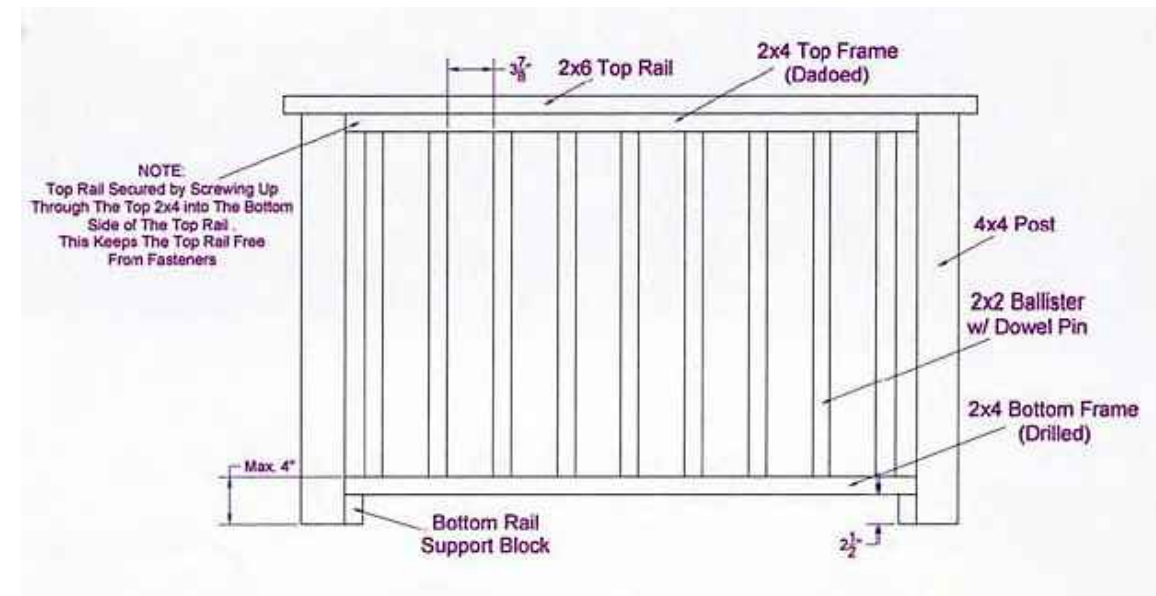
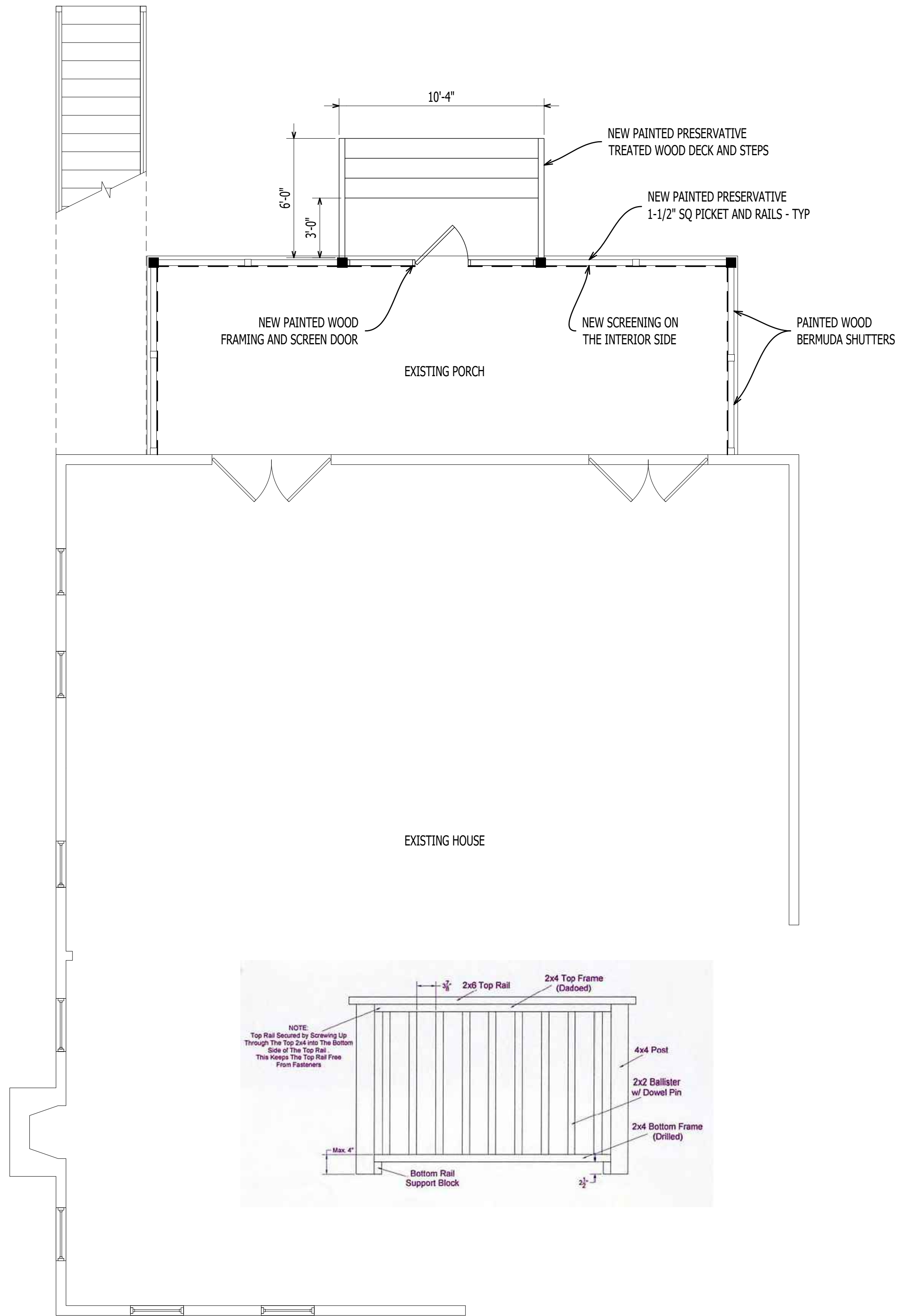
508 JOHNSON STREET , NEW BERN, NC 28560

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.

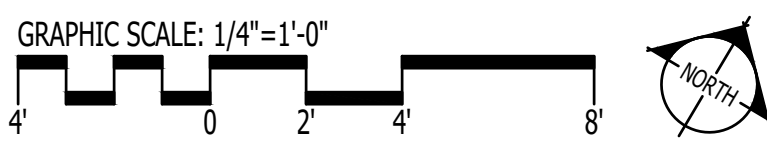
C-101
SITE PLAN
05.13.2021
LEONARD - 508 JOHNSON



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



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



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

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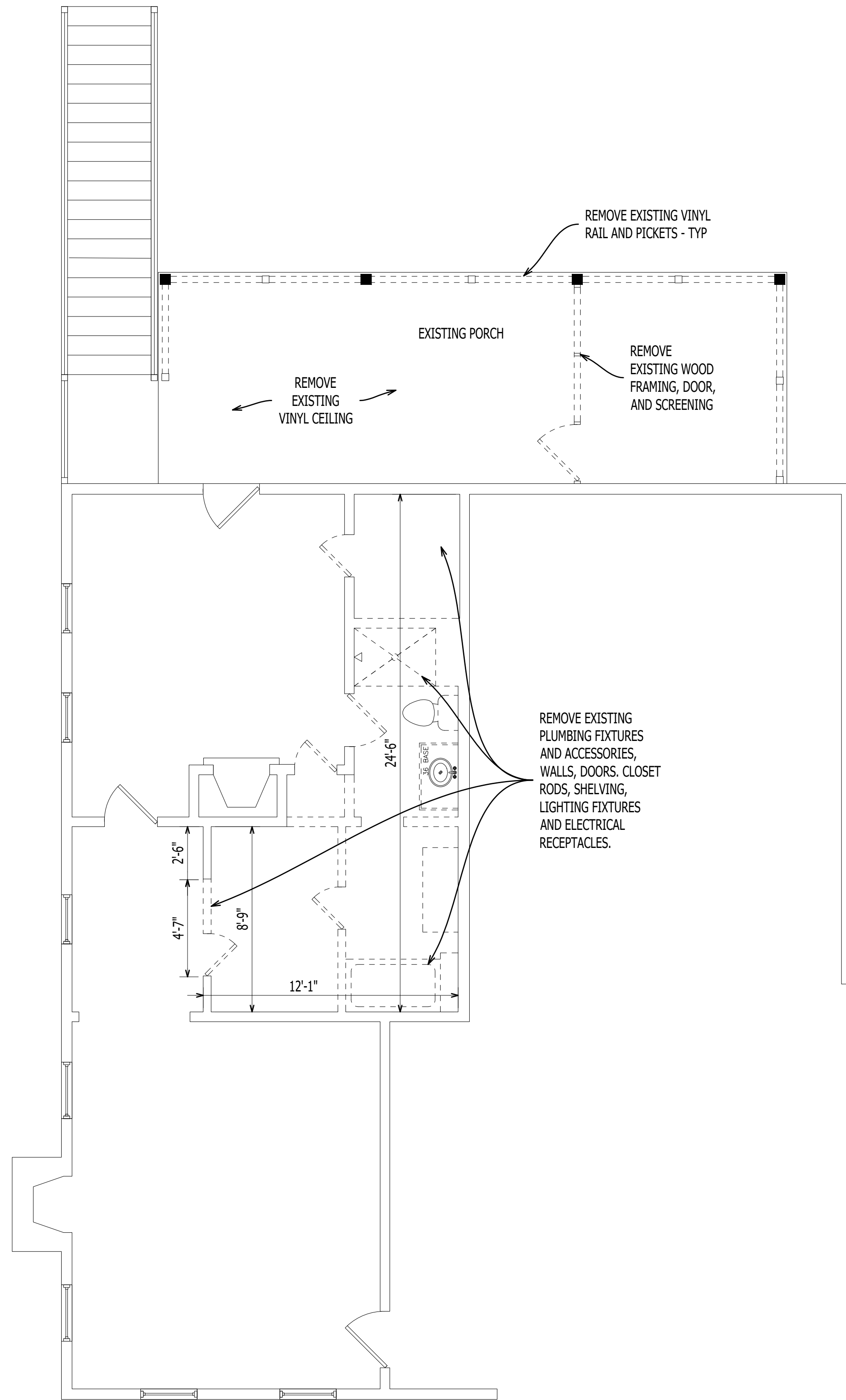
LEONARD RENOVATION
508 JOHNSON STREET, NEW BERN, NC 28560

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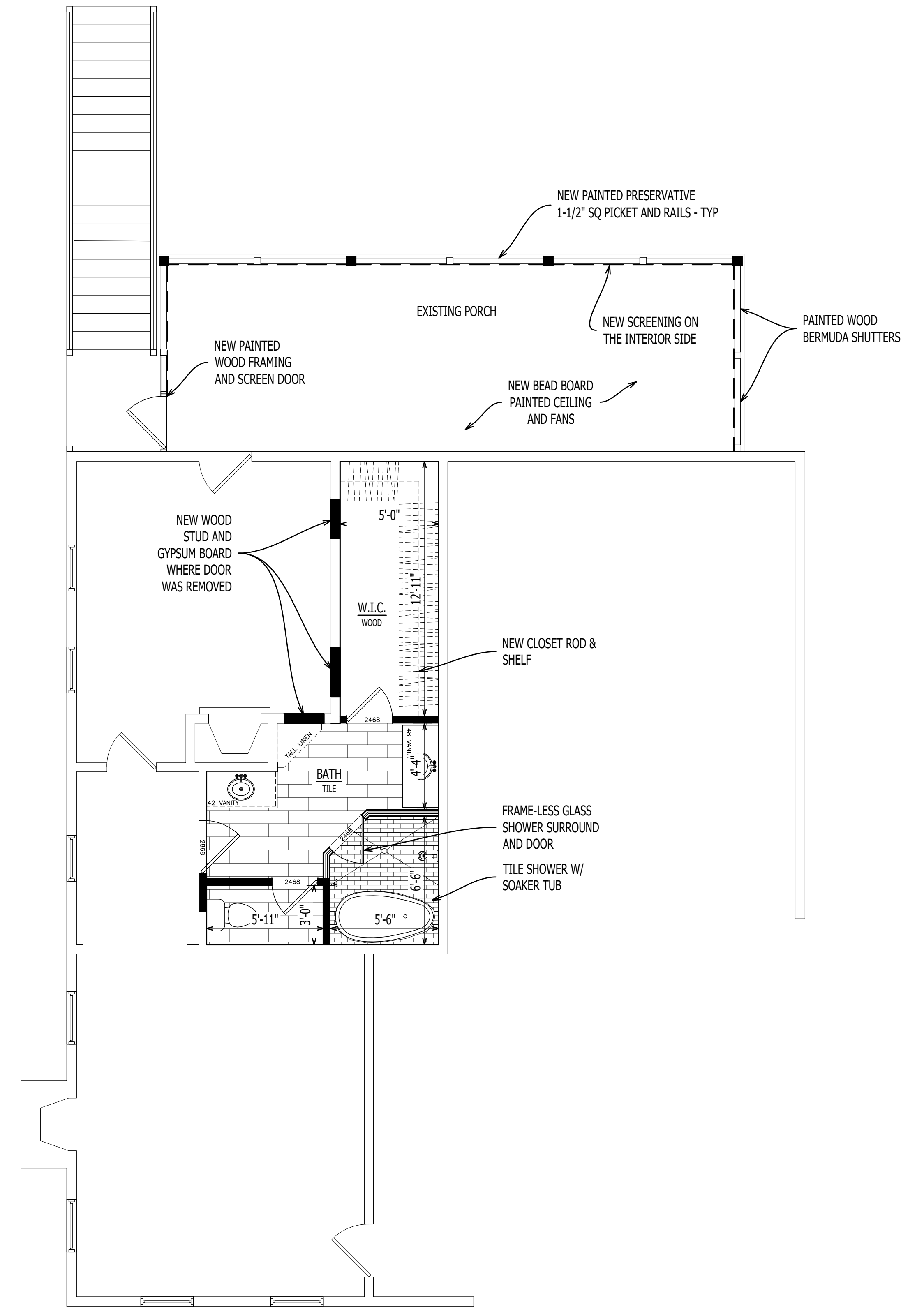
A-101

FIRST FLOOR PLANS

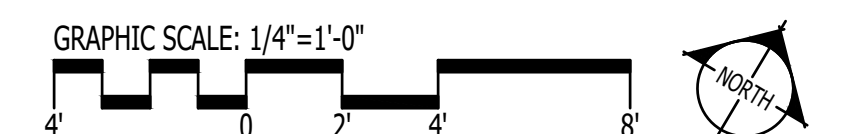
05.13.2021
LEONARD - 508 JOHNSON



1 SECOND FLOOR DEMO
Scale: 1/4" = 1'-0"



2 SECOND FLOOR NEW
Scale: 1/4" = 1'-0"



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New Bern, NC 28560
252-633-0322
www.goarchdesign.com

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LEONARD RENOVATION
508 JOHNSON 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-102
SECOND FLOOR PLANS
05.13.2021
LEONARD - 508 JOHNSON

From: Roy Leonard <roy_leonard@hotmail.com>

Sent: Thursday, May 13, 2021 8:41 PM

To: Matthew Schelly <SchellyM@newbernnc.gov>; Sarah Afflerbach <sarah@goarchdesign.com>; Marie Leonard <marileonard25@hotmail.com>

Subject: Re: 508 Johnson St. - HPC May 19 Regular Meeting agenda

Matt - Sarah advised that we needed to pick one gaslight / post design to aid the committee's decision.

We have decided to go with this light:



It is the Estate lantern, a very high quality light manufactured in the USA by Copper Sculptures. It measures 37.5 X 14.5, which is considered extra large by the company. Copper Sculptures lanterns are hand-made and feature solid copper construction with braised seams.

For the post, we will work with Sarah to come up with something "chunky" and turned like a newel post. We anticipate a 7 or 8 foot post.

Please advise us if anything more is needed.

Regards,
Roy Leonard

Sent from my iPhone



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: 508 Johnson St. – to include replacing rear porch steps with wood landing, steps, and railing, removing a portion of screening and all vinyl ceiling on the upper porch, adding new screening and screen doors on both the lower and upper porches in the Tertiary AVC.

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

Zoning District: R-8

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: 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

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

Certificate of Appropriateness Findings & Recommendations

HPC Meeting May 19, 2021

Applicant: Roy & Marie Leonard/GO Architectural Design, PLLC
Applicant Address: 508 Johnson St., New Bern, NC 28560
Project Address: 508 Johnson St., New Bern, NC

508 Johnson St. – to include replacing the rear porch steps with wood landing, steps, and railing, removing a portion of screening and all vinyl ceiling on the upper porch, replacing all vinyl railing with wood railing, and adding new screening and screen doors on both the lower and upper porches in the Tertiary AVC.

NR Inventory (2003) Information

Historic Property Name: Furnifold M. Simmons House, ca. 1882, remodelled ca. 1950

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

Description: Two-and-a-half stories; five bays wide; modern pedimented entrance; central gable flanked by gabled dormers; exterior end chimneys; gable-end roof.

Sandbeck Description (1988): “Although most of the Victorian elements were removed ... in the 1950s, it still retains its essential form and lively gabled roofline. ... The entire house was destructively remodeled in the 1950s both inside and out. At that time, the front porch was removed, the present [then in 1988] Neo-Classical doorway installed, and the exterior covered with asbestos shingles and false shutters. Any Victorian decoration which may have graced the eaves, gables and bargeboards was removed, ...”

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

Utilities

- 2.3.6 Install light fixtures in locations that complement the character of historic structures and sites. It is not appropriate to replace original light fixtures. Lamping shall emit a white light. Illumination shall provide visibility and security without overemphasizing a structure, parking area or site.

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.
- 3.2.3 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.
- 3.2.4 Rebuild missing or insensitively altered design components based on documented evidence of the original configuration.
- 3.2.5 It is not appropriate to introduce features and details that will create a false sense of historic development.

Entrances

- 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.

Certificate of Appropriateness Findings & Recommendations

HPC Meeting May 19, 2021

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

- 5.4.1 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.

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 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 replacing the rear porch steps with wood landing, steps, and railing, removing a portion of screening and all vinyl ceiling on the upper porch, replacing all vinyl railing with wood railing, and adding new screening and screen doors on both the lower and upper porches in the Tertiary AVC.

FEE SCHEDULE (office use only)
 [] \$22 Standard Application (minor)
 [X] \$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): 509 Broad Street (Built 1950)			
Property Owner Name(s): Saltwater Creek, LLC	Owner Mailing Address: 401 Middle Street New Bern, NC 28560	Phone #'s: 252-637-2580	Email: steve@rebengel.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) Add concrete ramp and steps and painted metal railing to the front entry. <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): Accessibility 4.7.1-3 <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). Preservative treated wood deck, handrail and pickets. <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 Attleboro
Signature of Applicant/Owner

4/29/21
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.



NEW BERN

CITY OF NEW BERN

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

Aldermen

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

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:

509 Broad Street New Bern, NC 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:

1311 N Craven Street New Bern, NC 28560

Phone 252-670-1199

Owner's Signature

Steve Bengel-Managing Partner-Saltwater
Creek, LLC

Print Name

October 30, 2020

Date

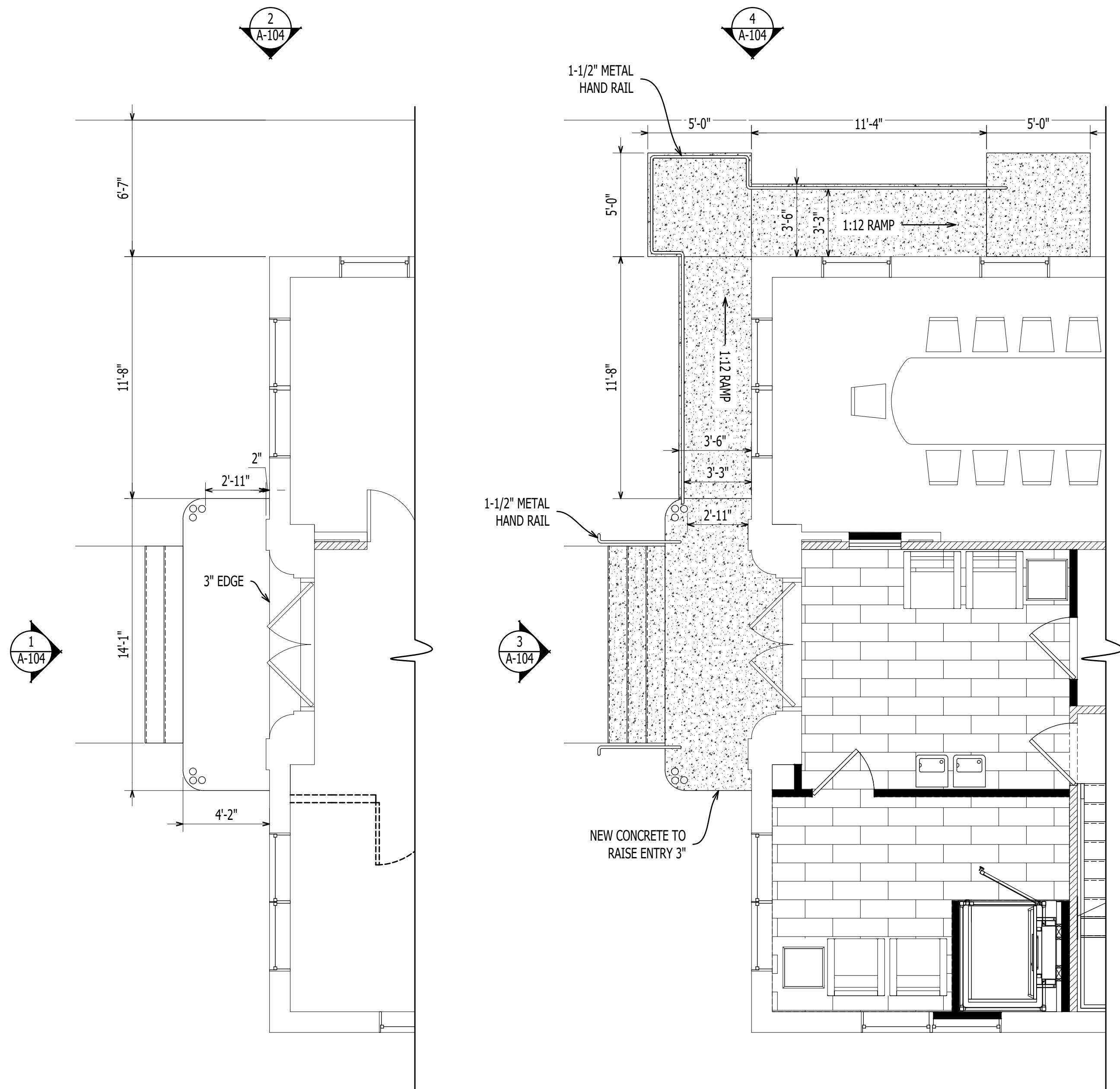
Sworn to and subscribed before me this 30th day of October, 2020

NOTARY
PUBLIC

Notary Public:

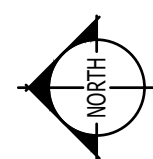
My commission expires: 4-30-2023





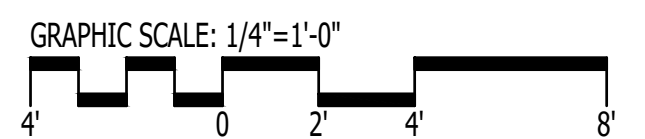
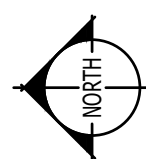
1
A-103

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



2
A-103

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



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

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REVISIONS: 3.24.2021

GSA OFFICE BUILDING

509 BROAD 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-103

ENTRY PLAN

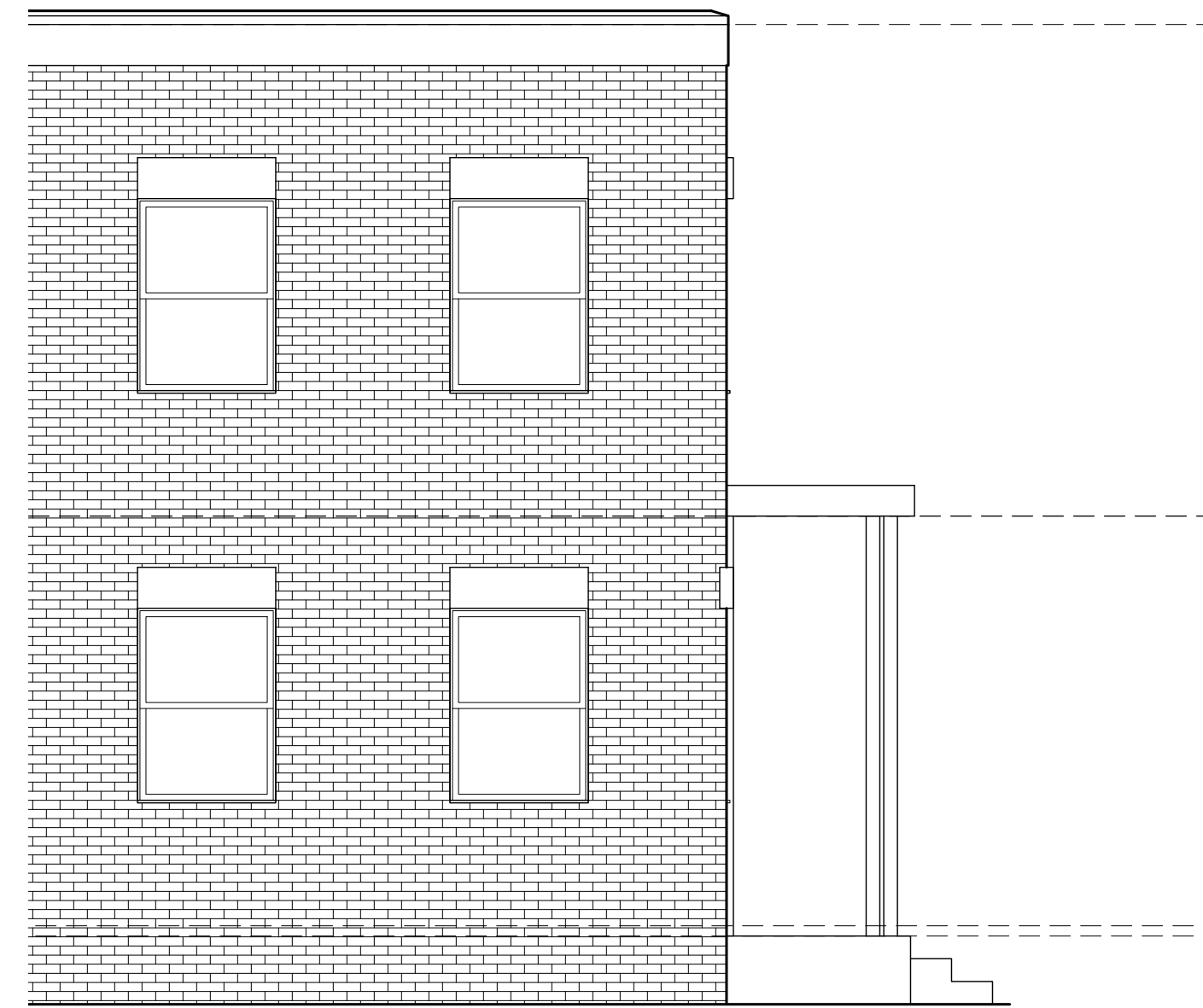
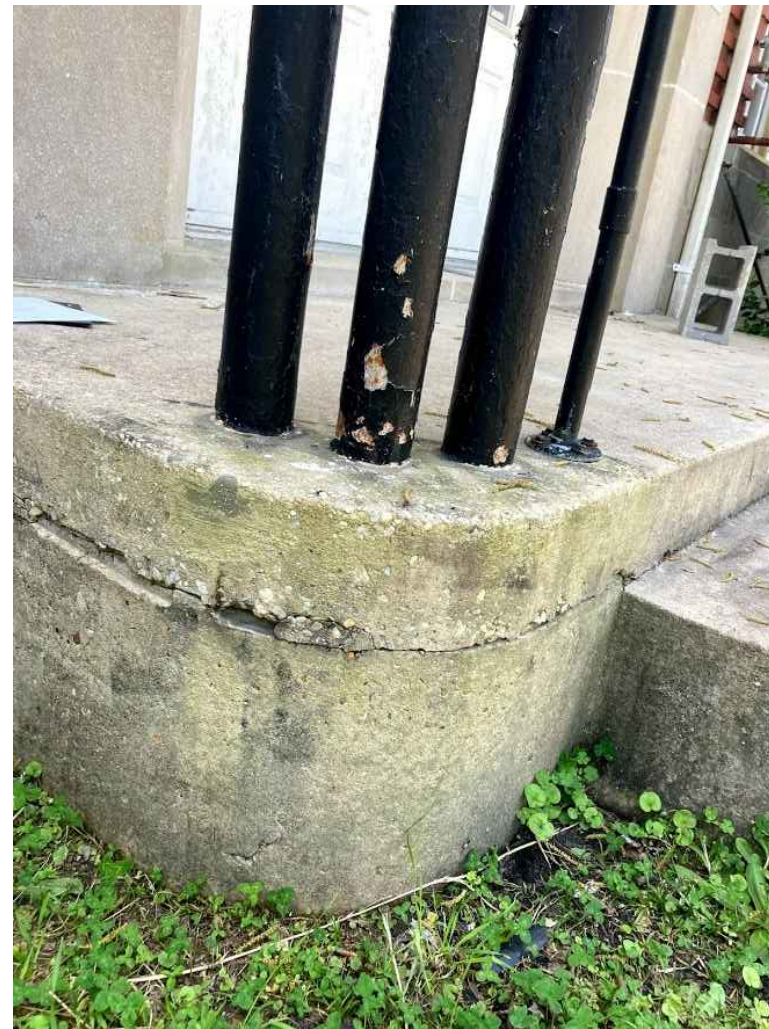
05.05.2021
GSA - 509 BROAD ST





1
A-104

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



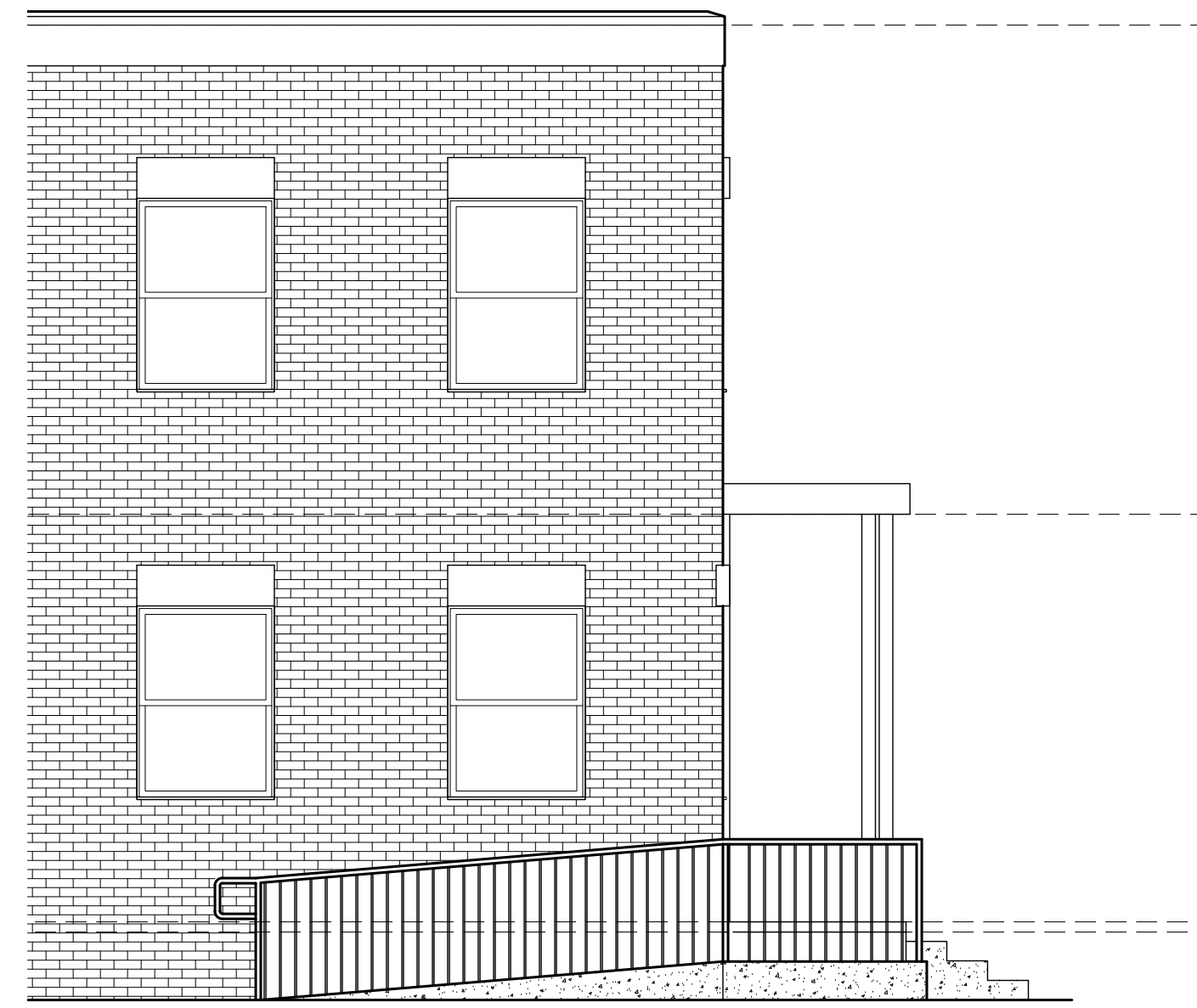
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A-104

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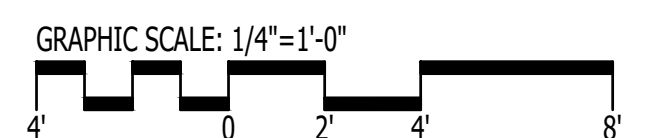
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A-104

NEW ENTRY
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
4
A-104

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



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

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REVISIONS:  3.24.2021

GSA OFFICE BUILDING
509 BROAD STREET, NEW BERN, NC 28560

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A-104

ENTRY ELEVATIONS

05.05.2021
GSA - 509 BROAD ST



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: 509 Broad St. – to include a new accessibility ramp to the front entrance in the Primary and Secondary AVCs.

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

Zoning District: C-4

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

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

Certificate of Appropriateness Findings & Recommendations

HPC Meeting May 19, 2021

Applicant: Saltwater Creek, LLC/GO Architectural Design, PLLC
Applicant Address: 401 Middle St., New Bern, NC 28560
Project Address: 509 Broad St., New Bern, NC

509 Broad St. – to include a new accessibility ramp to the front entrance in the Primary and Secondary AVCs.

NR Inventory (2003) Information

Historic Property Name: Craven County Health Department, ca. 1947

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

Description: Two stories; brick; three bays wide, nine bays deep; single, paired six-over-six sash; central entrance, flat roof, metal posts; Art Moderne style masonry panel above central bay contains circle and five vertical bars; flat roof.

Sandbeck Description (1988): None

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

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.

Entrances

- 4.4.1 Adhere to Guidelines for retention of historic fabric when altering entrance components.

Accessibility and Life Safety

- 4.7.1 Adhere to Guidelines for retention of historic fabric when altering accessibility and life safety components.
- 4.7.2 Locate ramps, lifts, fire stairs and fire doors in visually unobtrusive areas. Avoid accommodations within a Primary AVC when possible.
- 4.7.3 Make accommodations compatible with the character of the building by replicating balustrade and door opening detailing. Use landscaping to soften the presence of accommodations in a Primary AVC.

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

- 1. The structure is a contributing resource;
- 2. The project is within the Primary 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.

Certificate of Appropriateness Findings & Recommendations

HPC Meeting May 19, 2021

MOTION

Staff recommends the Commission approve this application to include a new accessibility ramp to the front entrance in the Primary and Secondary AVCs with the following condition:

- **The applicants shall provide a landscape plan that meets the requirements of the Guidelines to the HPC Administrator prior to completion of the construction and the approved landscaping will be installed after October 1, 2021, but before March 30, 2022.**

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): 808 E. Front Street - Lot 05 River Station(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 treaded 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
- ☒ 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:

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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.

- ◆ 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.
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- ◆ 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 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
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:

811, 815, & 816 East Front Street, New Bern, NC 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:

227 E. Front Street Phone 252-638-4215
New Bern, NC 28560


Owner's Signature

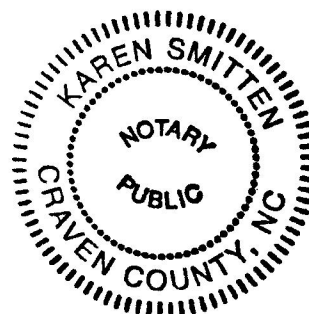
Hubert G. Tolson, III
Print Name

9-1-2020
Date

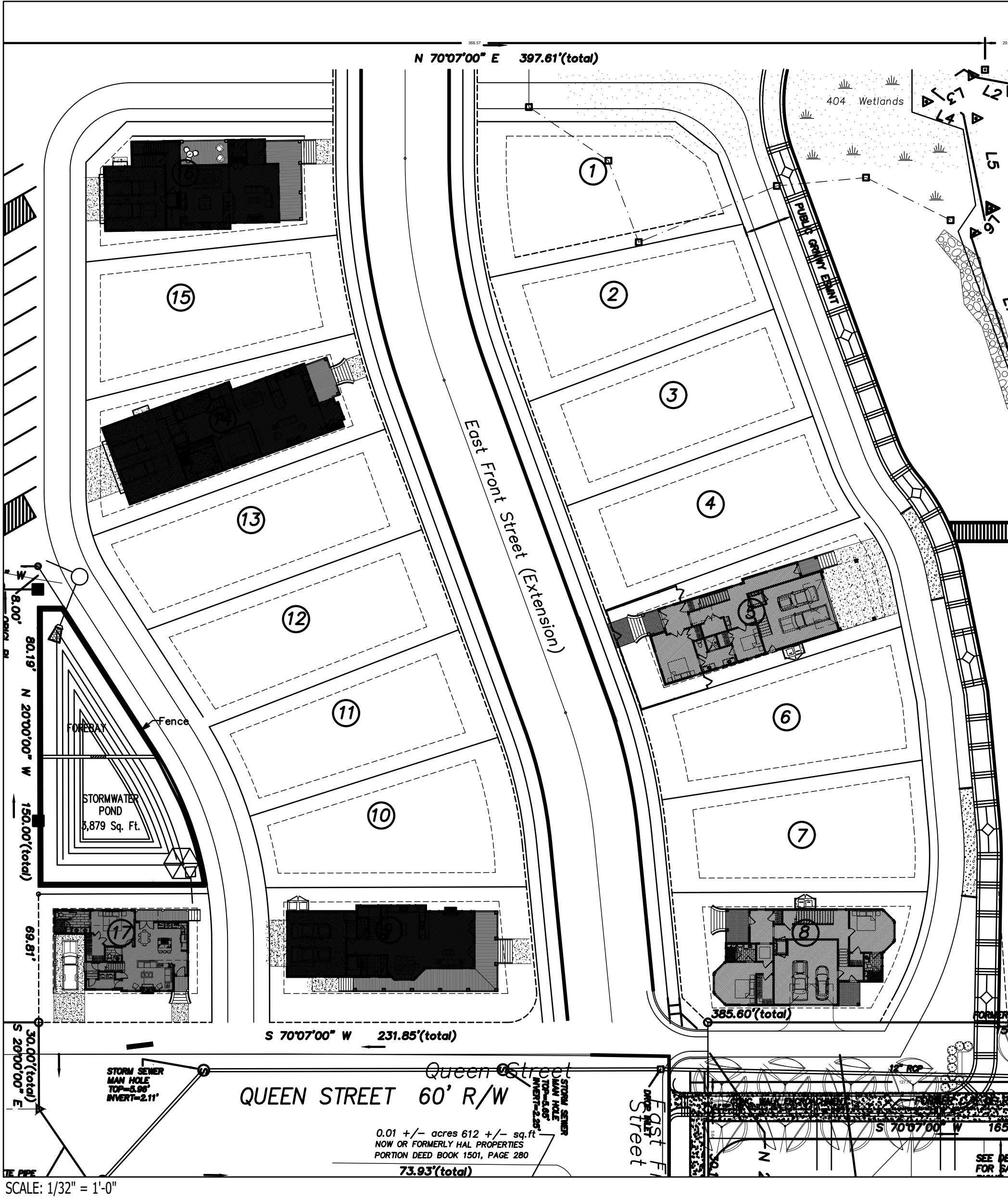
Sworn to and subscribed before me this 1st day of September, 2020

Karen Smitten
Notary Public:

My commission expires: 9-6-2024



LOT 05 - RIVER STATION CUSTOM HOME



CONCEPTUAL RENDERING

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

BEDROOM

10' CLG WOOD

CEILING HEIGHT AND
SQUARE FOOTAGE

FLOOR FINISH

DRAWING NUMBER

FIRST FLOOR PLAN

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

SHEET NUMBER

0'-0" GRADE

ELEVATION HEIGHT

VENTILATION

GARAGE 904 SQ IN
(8) 8" X 16" VENTS

ROOF 1421 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 THIRD FLOOR PLAN
- A-104 ROOF PLAN
- A-105 CEILING PLAN
- A-201 ELEVATIONS
- A-202 ELEVATIONS
- A-203 INTERIOR ELEVATIONS
- A-204 INTERIOR ELEVATIONS

GROSS SQUARE FOOTAGE

HEATED / COOLED

FIRST FLOOR PLAN	1,066 SF
SECOND FLOOR PLAN	1,486 SF
THIRD FLOOR PLAN	1,160 SF
TOTAL H/C	3,712 SF

NON HEATED

GARAGE/STORAGE	554 SF
2ND FLOOR DECK	286 SF
3RD FRONT DECK	99 SF
3RD FLOOR DECK	286 SF
TOTAL NON H/C	1,225 SF

GROSS FOOTPRINT 1,703 SF
(INCLUDING PORCHES)



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G-101

TITLE SHEET

05.5.2021
LOT 05 - 808 E. FRONT ST



PHOTO 01



PHOTO 02



PHOTO 03



PHOTO 04



PHOTO 05



PHOTO 06



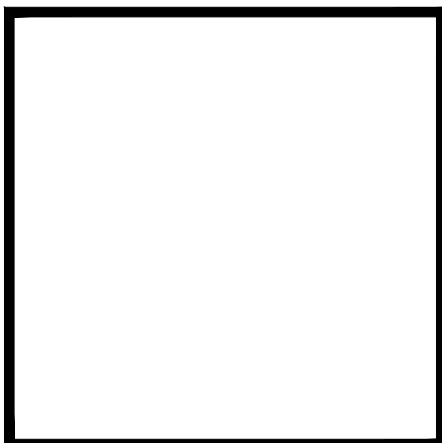
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LOT 05 - RIVER STATION

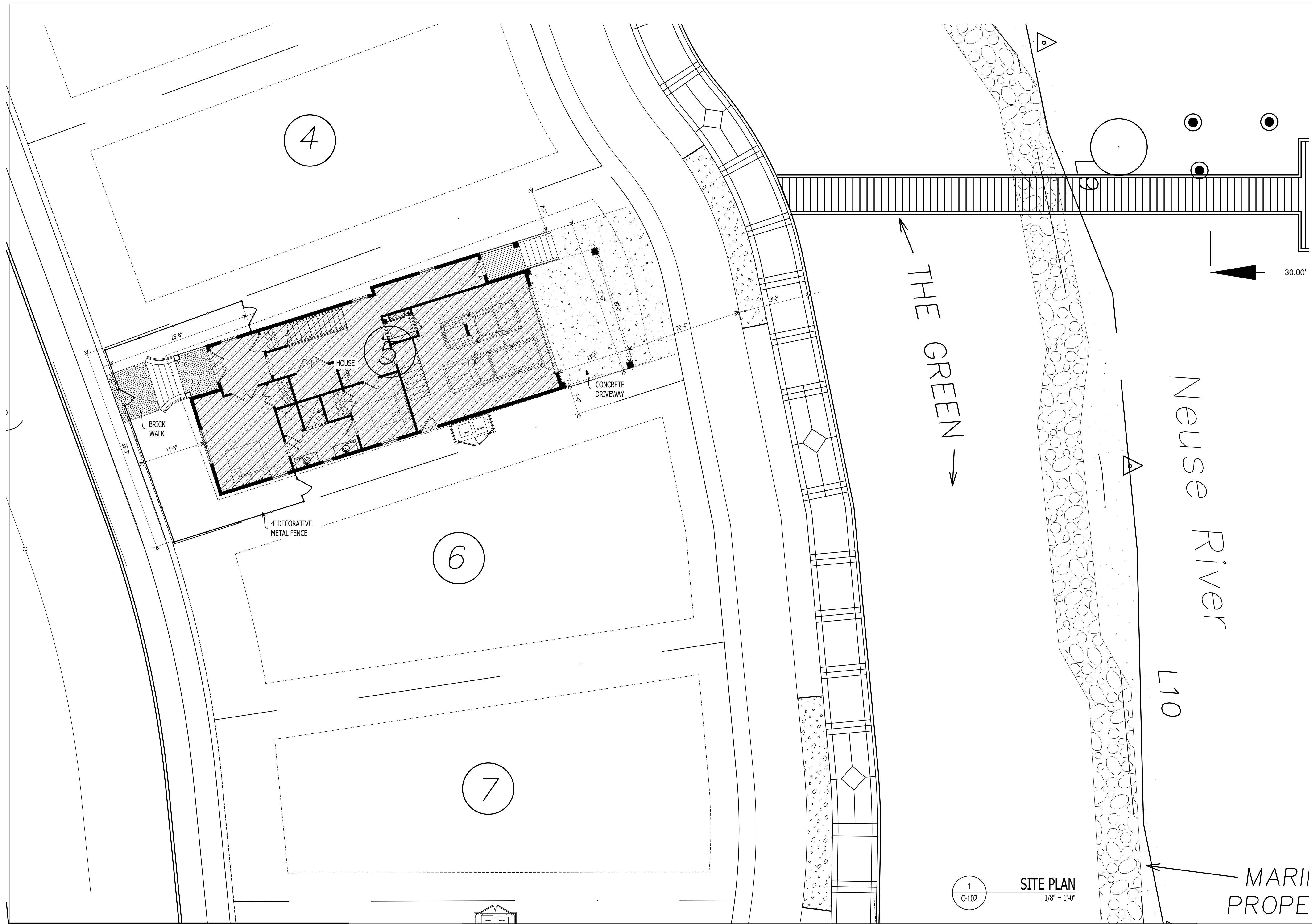
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PHOTOS

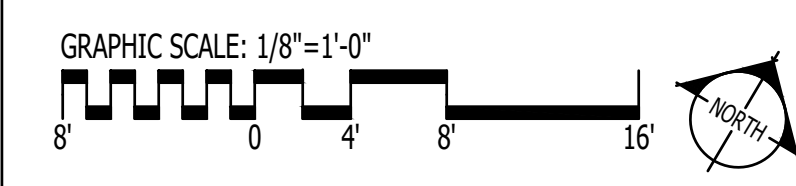
05.5.2021
LOT 05 - 808 E. FRONT ST



NOTES:

REVIEW THE CERTIFICATE OF APPROPRIATENESS PRIOR TO CONSTRUCTION.

PLANT 2 APPROVED FLOWERING TREES IN THE RIGHT OF WAY ON QUEEN STREET



1
C-102
SITE PLAN
1/8" = 1'-0"

MARI PROPE



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C-101

SITE PLAN

05.5.2021
LOT 05 - 808 E. FRONT ST

E. FRONT STREET

CRUB

3
A-204
FENCE

1
A-202

2
A-202

1
A-201

1
A-101

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

2
A-201

4
A-204

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

GRAPHIC SCALE: 1/4"=1'-0"
4' 0' 2' 4' 8'



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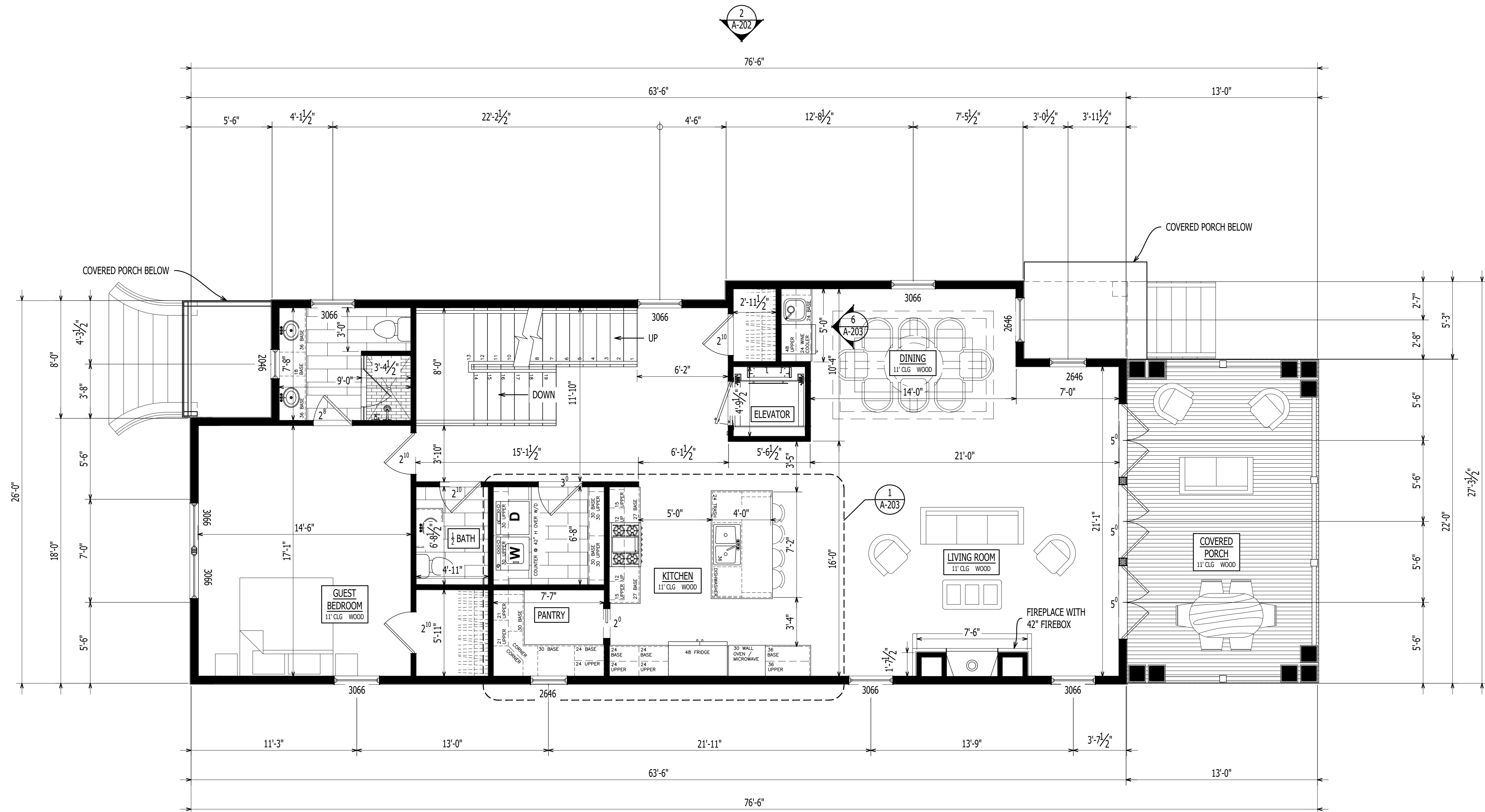
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STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.

A-101

FIRST FLOOR PLAN

05.5.2021
LOT 05 - 808 E. FRONT ST

E. FRONT STREET

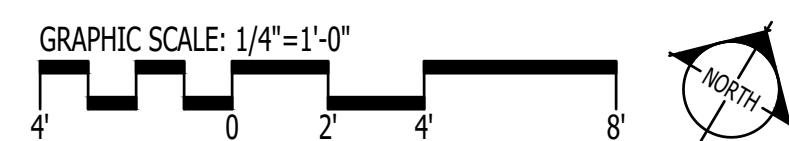


1
A-102

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



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LOT 05 - RIVER STATION

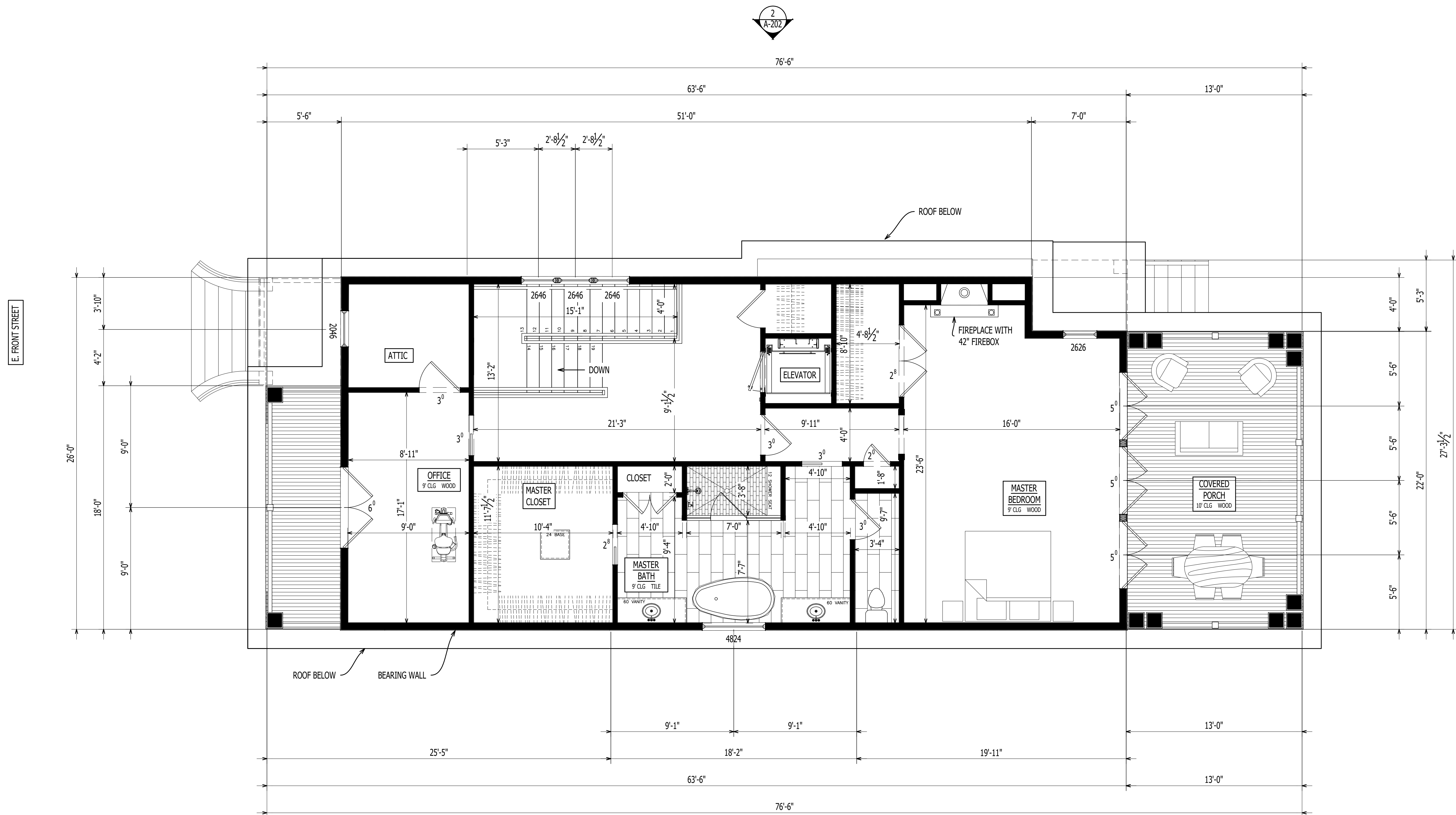
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A-102

SECOND FLOOR PLAN

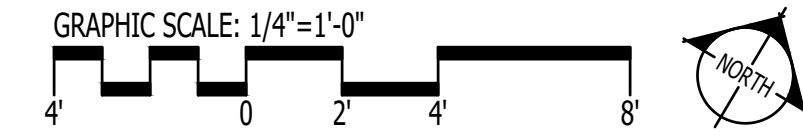
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LOT 05 - 808 E. FRONT ST



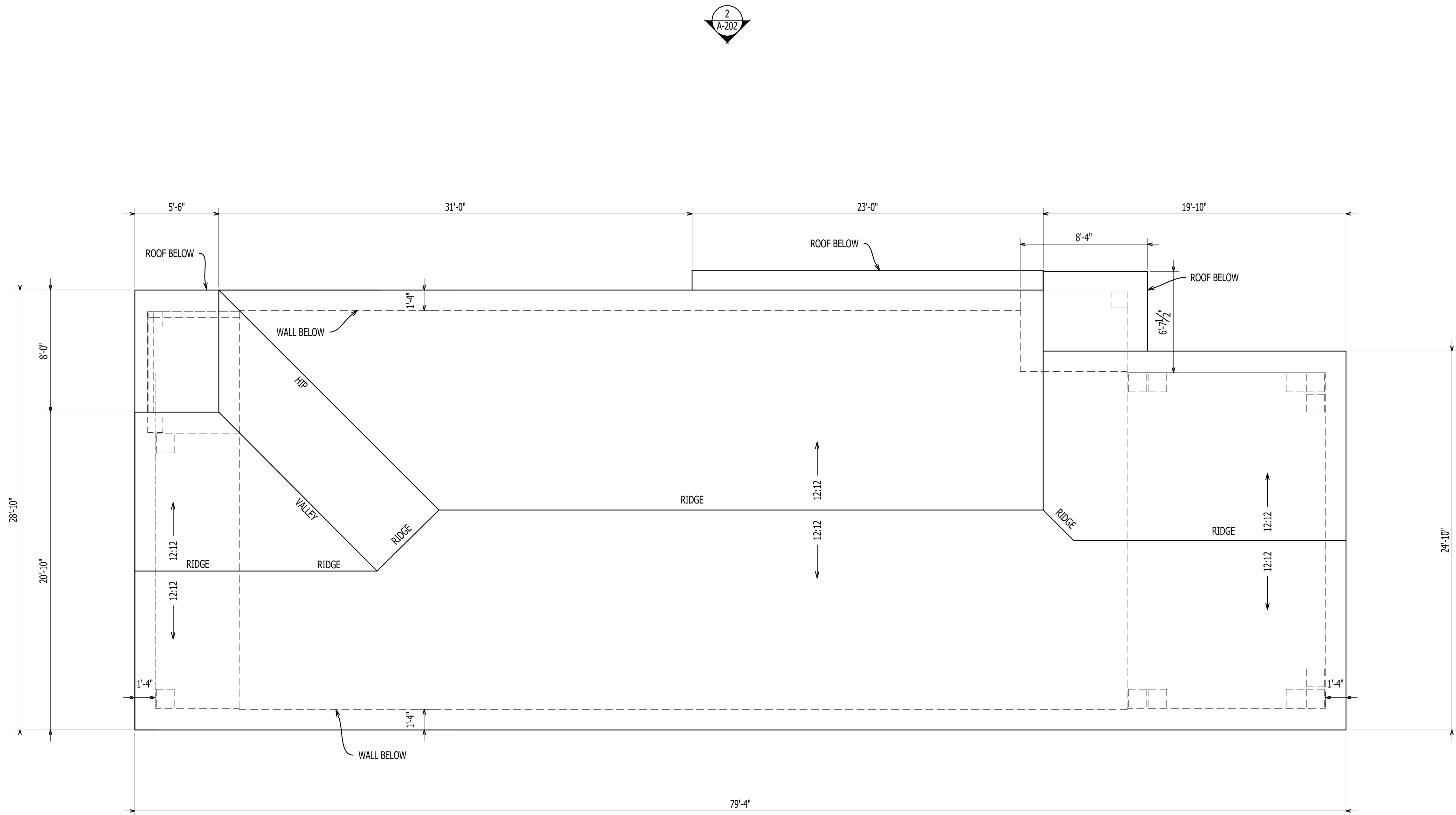
1
A-103
THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

2
A-201

- GENERAL NOTE:
- ALL WINDOWS WITH SILL AT OR BELOW 18" WILL BE TEMPERED
 - ALL DIMENSIONS ARE TO WOOD STUD UNLESS OTHERWISE NOTED



E. FRONT STREET



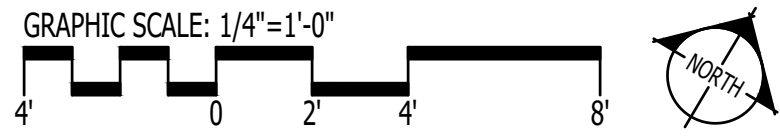
1
A-104

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

2
A-201

GENERAL NOTE:

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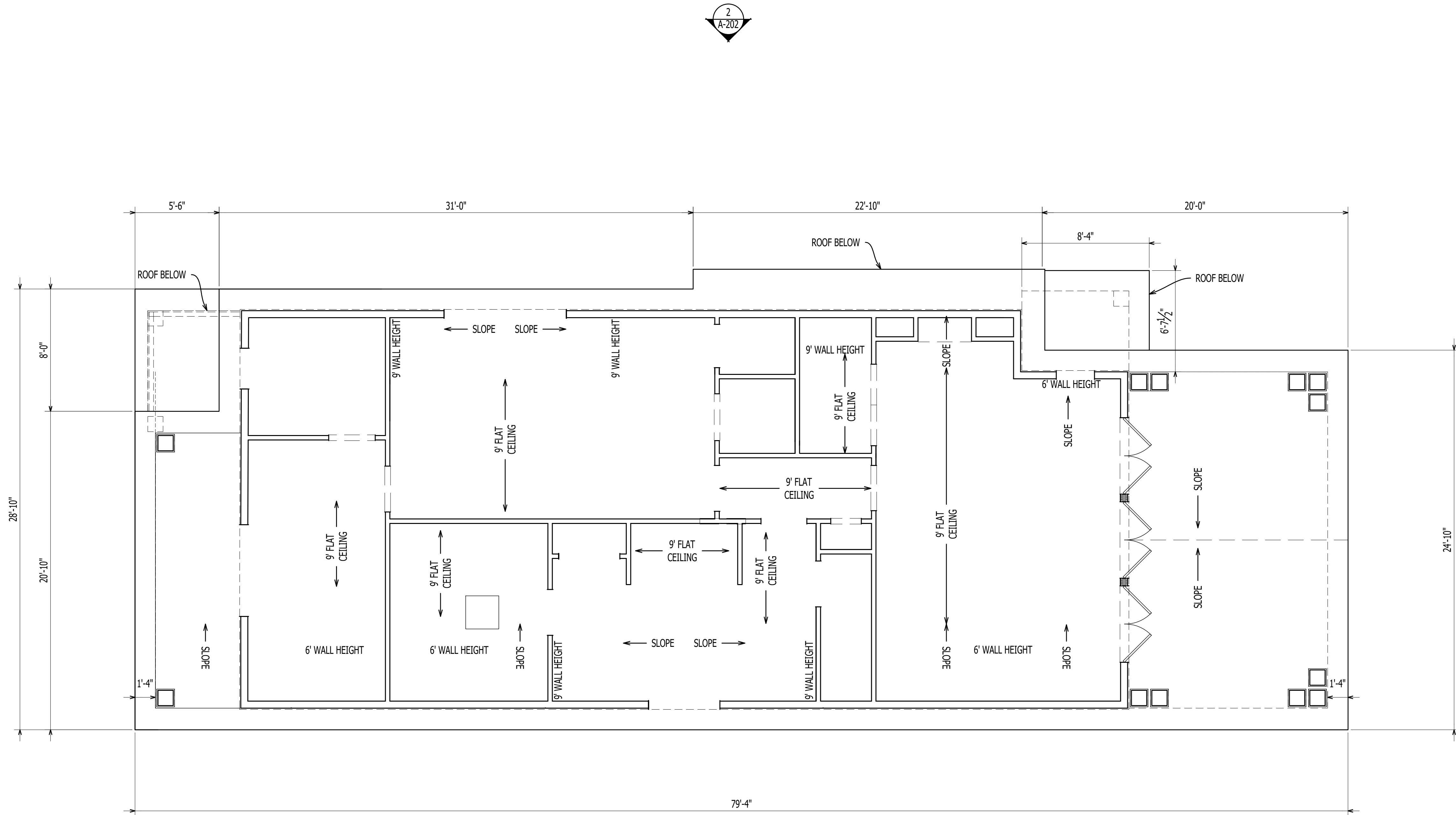
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A-104

ROOF PLAN

05.5.2021
LOT 05 - 808 E. FRONT ST

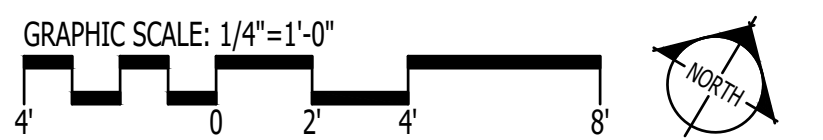
E. FRONT STREET



1
A-105

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

2
A-201



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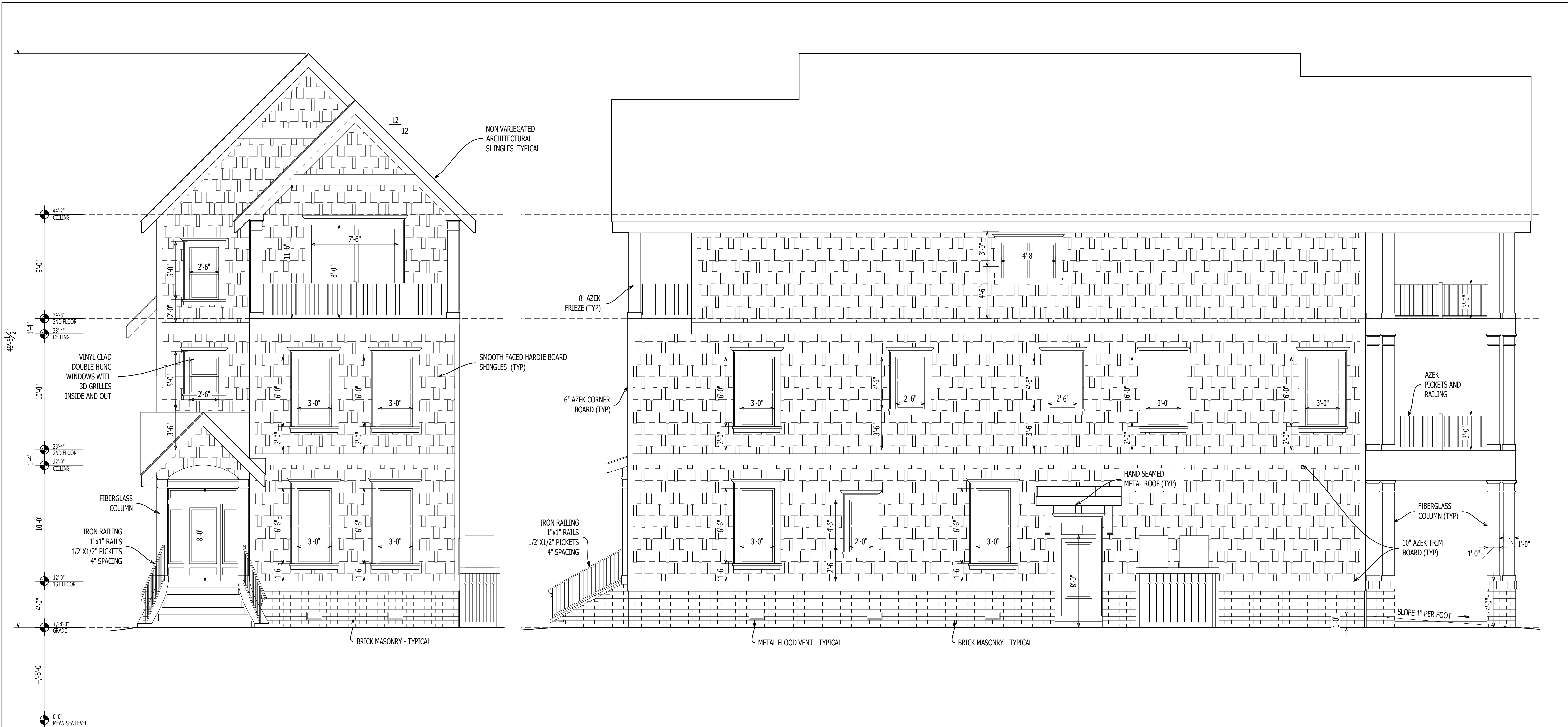
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A-105

CEILING PLAN

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LOT 05 - 808 E. FRONT ST

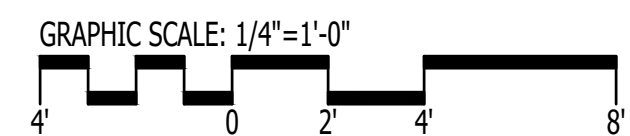


1
A-201

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

2
A-201

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



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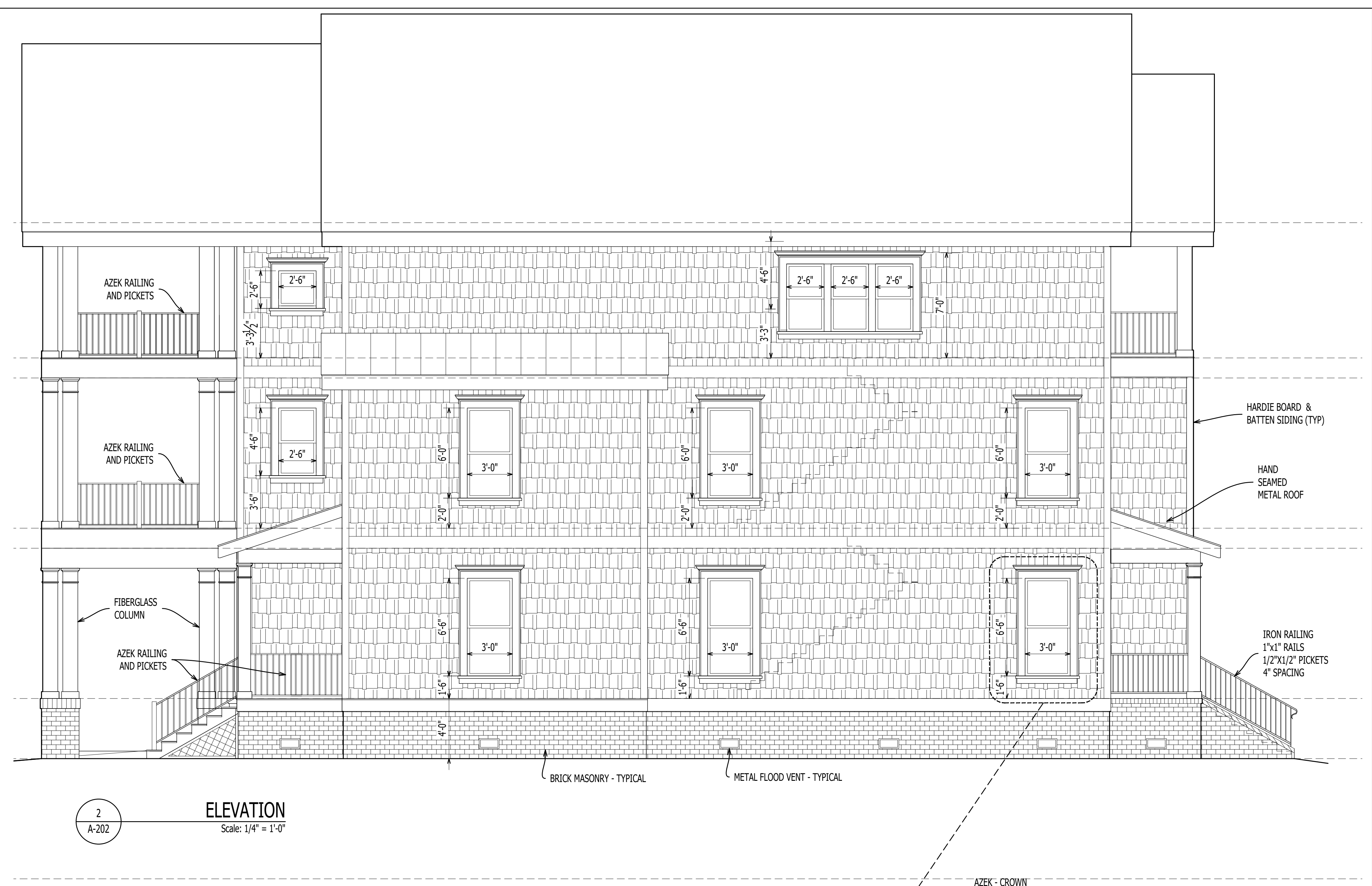
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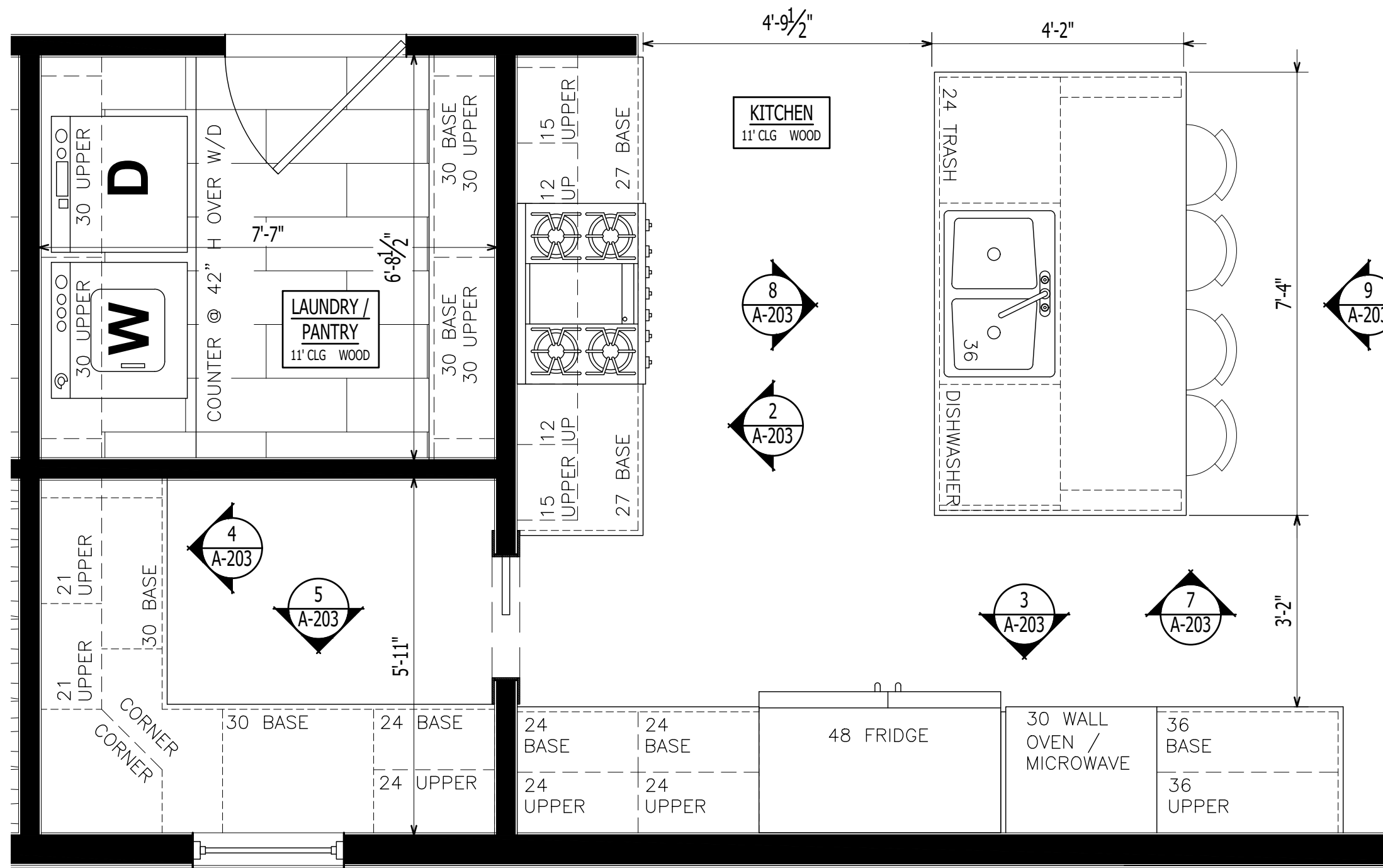
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A-201

ELEVATIONS

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LOT 05 - 808 E. FRONT ST

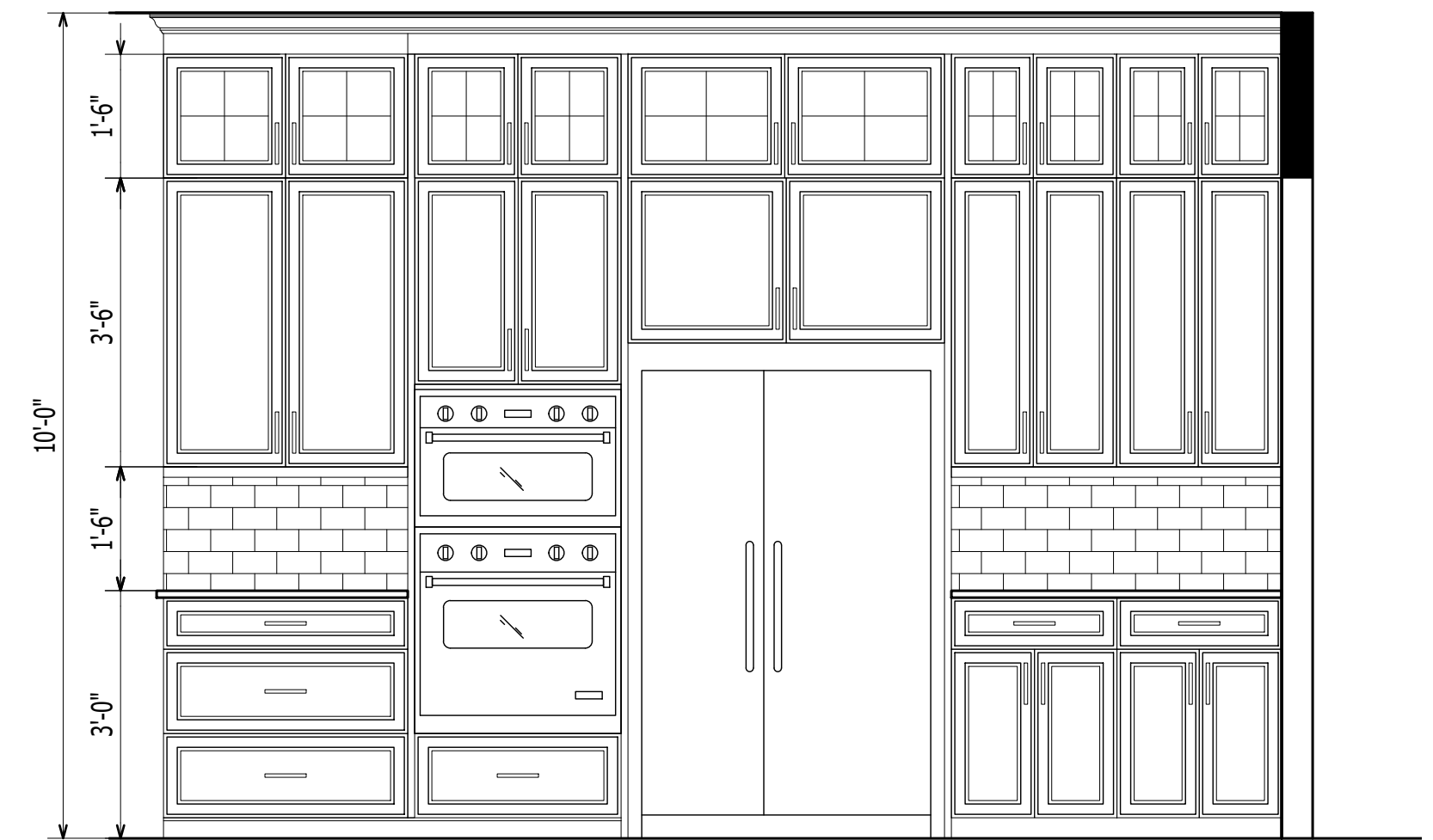




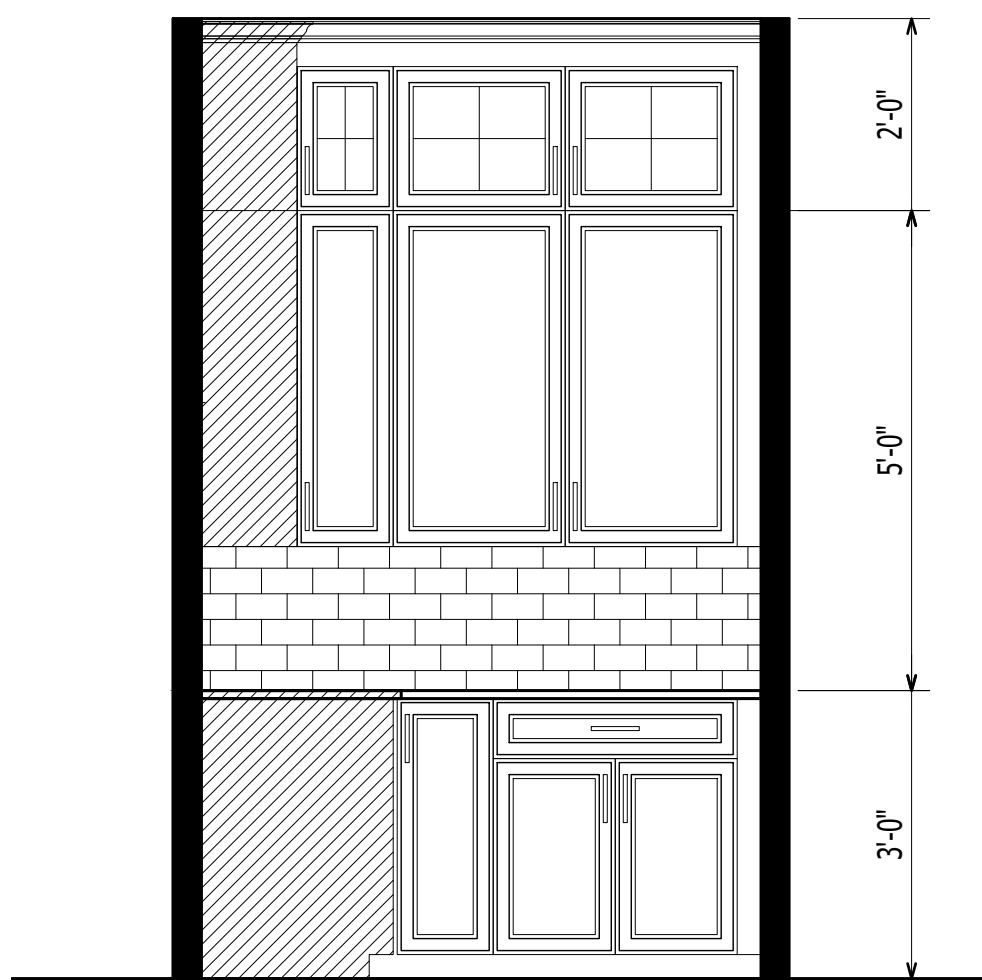
1
A-203
ENLARGED SCULLERY & KITCHEN PLAN
Scale: 1/2" = 1'-0"



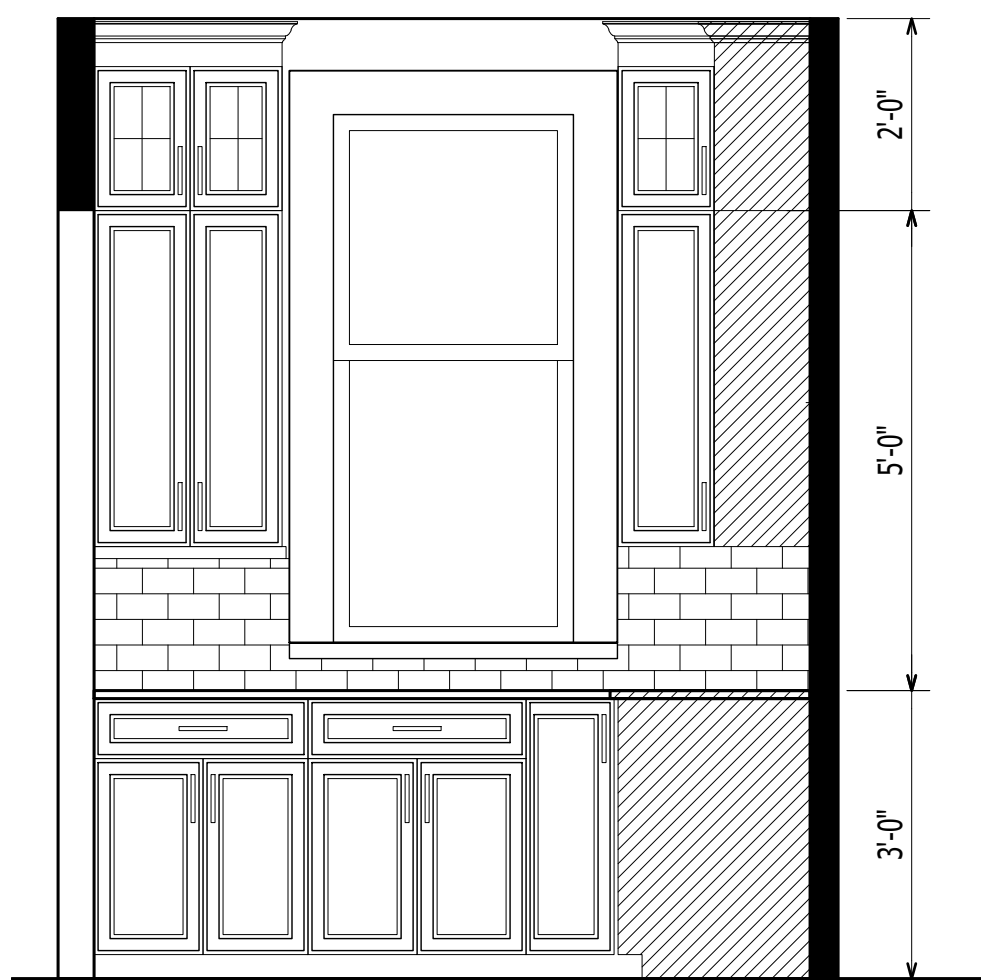
2
A-203
KITCHEN ELEVATION
Scale: 1/2" = 1'-0"



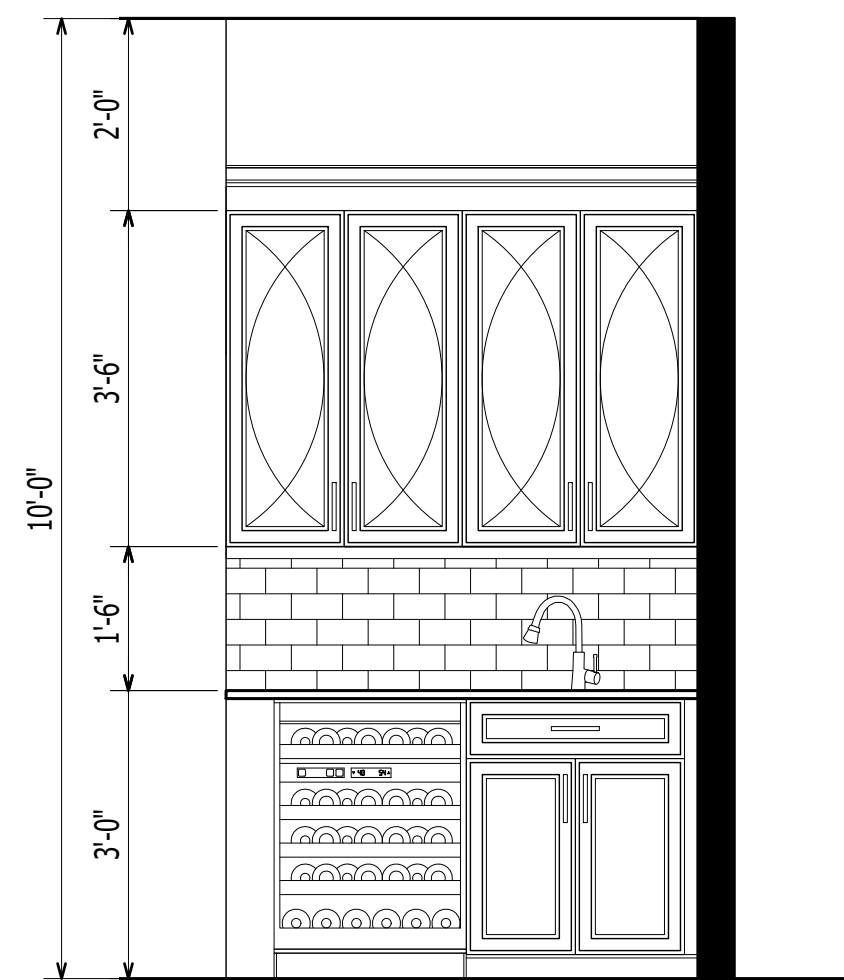
3
A-203
KITCHEN ELEVATION
Scale: 1/2" = 1'-0"



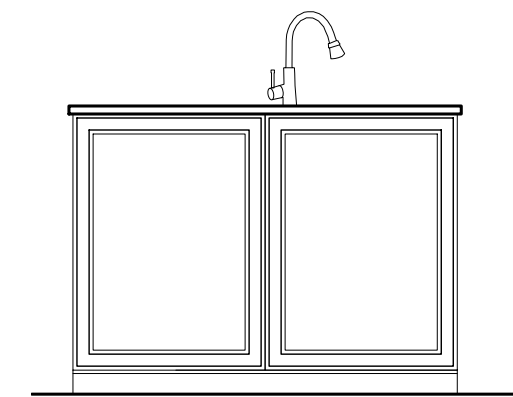
4
A-203
PANTRY ELEVATION
Scale: 1/2" = 1'-0"



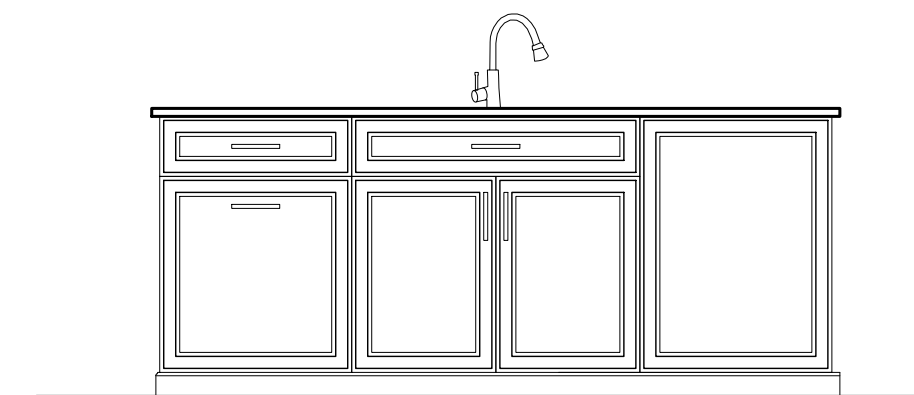
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A-203
PANTRY ELEVATION
Scale: 1/2" = 1'-0"



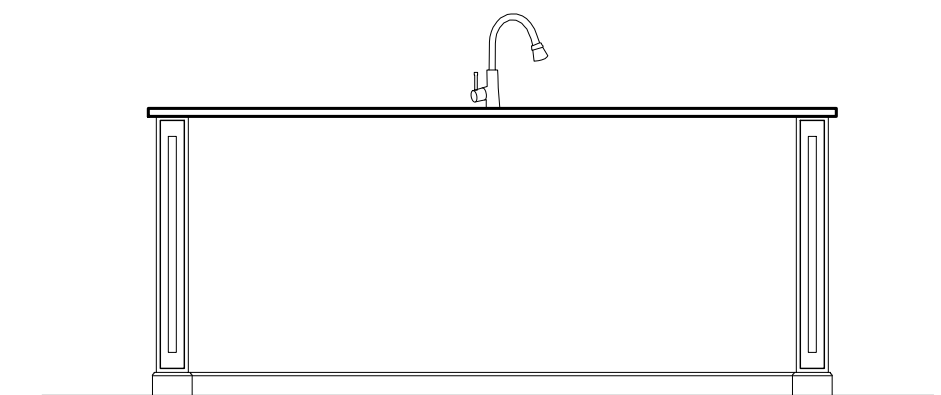
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A-203
BAR ELEVATION
Scale: 1/2" = 1'-0"



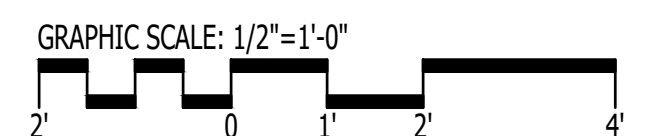
7
A-203
BAR ELEVATION
Scale: 1/2" = 1'-0"



8
A-203
BAR ELEVATION
Scale: 1/2" = 1'-0"



9
A-203
BAR ELEVATION
Scale: 1/2" = 1'-0"



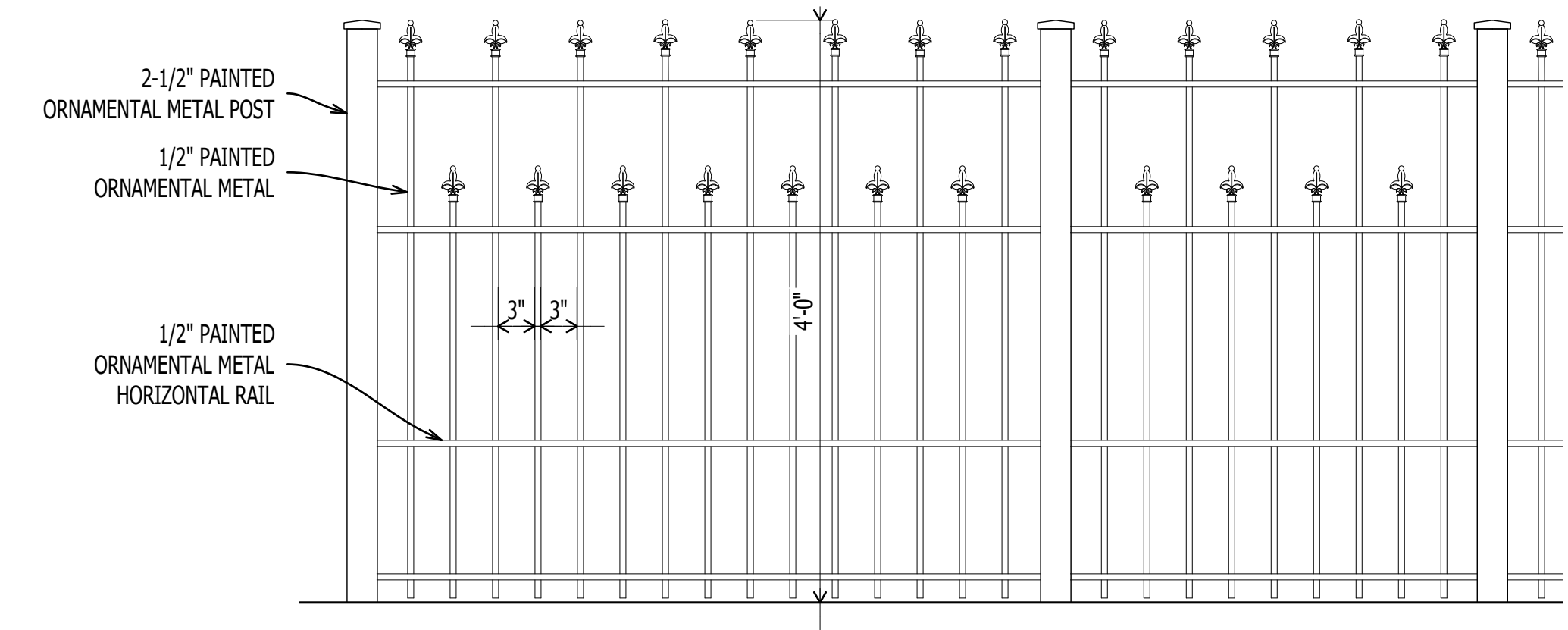
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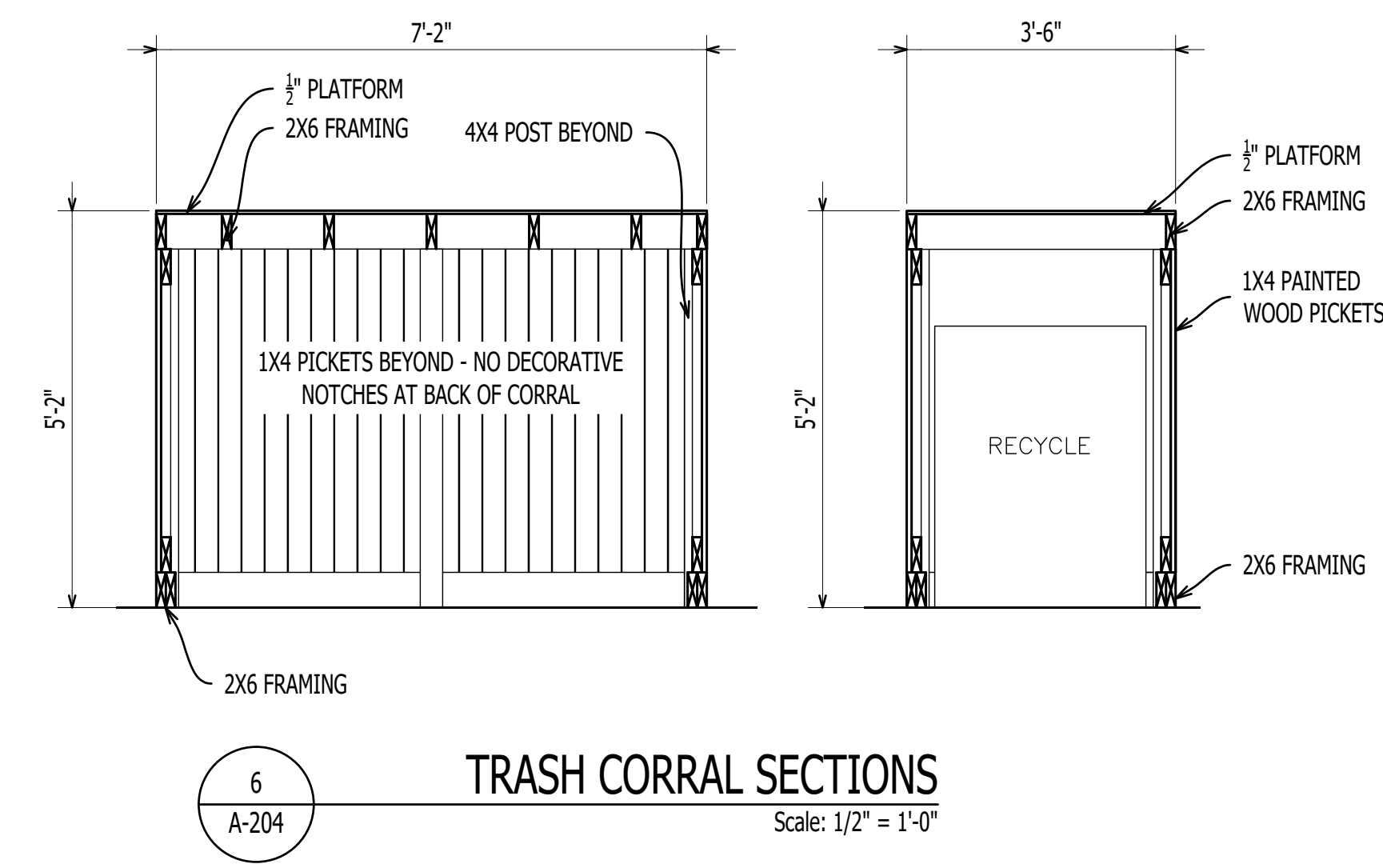
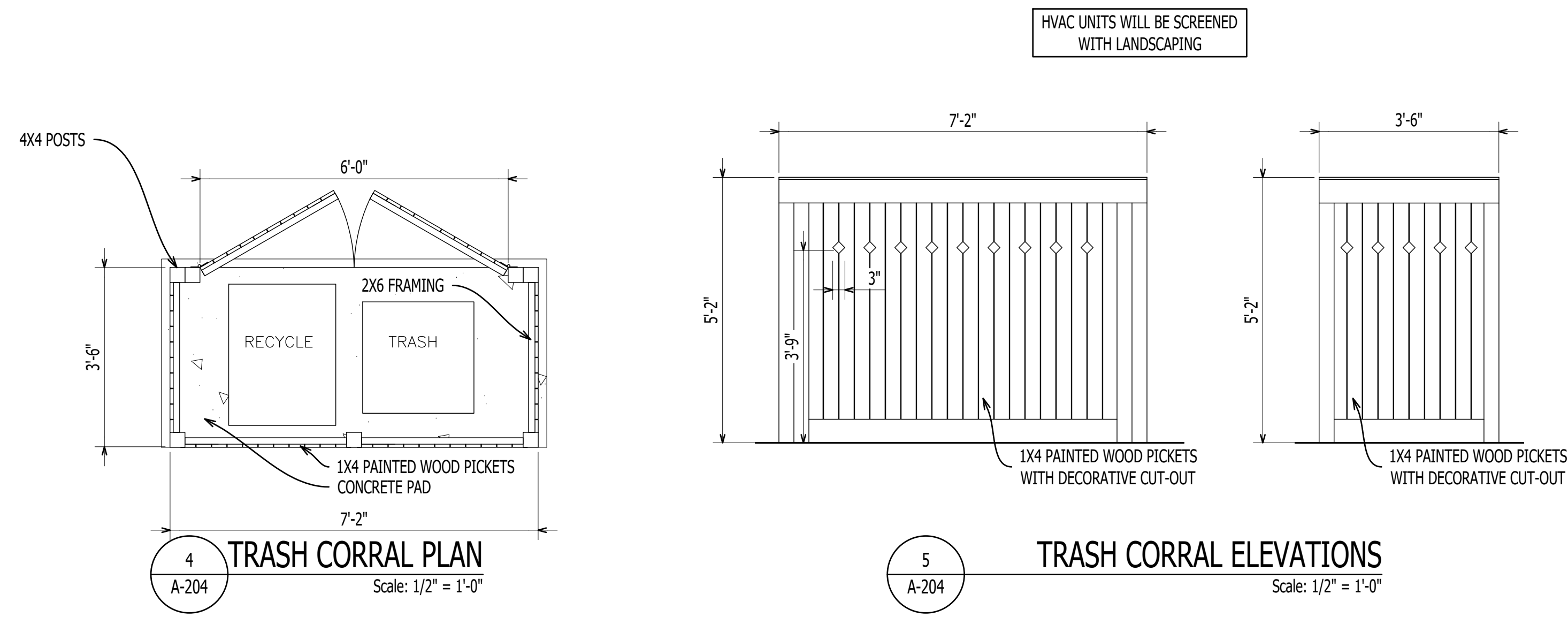
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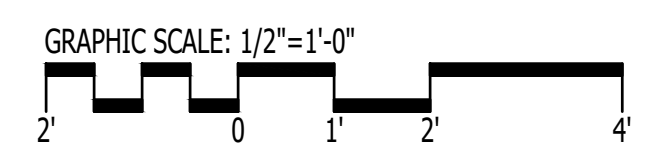
A-203
ENLARGED PLAN & INT
ELEVATIONS
05.5.2021
LOT 05 - 808 E. FRONT ST



3
A-204
FENCE ELEVATION
Scale: 1/2" = 1'-0"



6
A-204
TRASH CORRAL SECTIONS
Scale: 1/2" = 1'-0"



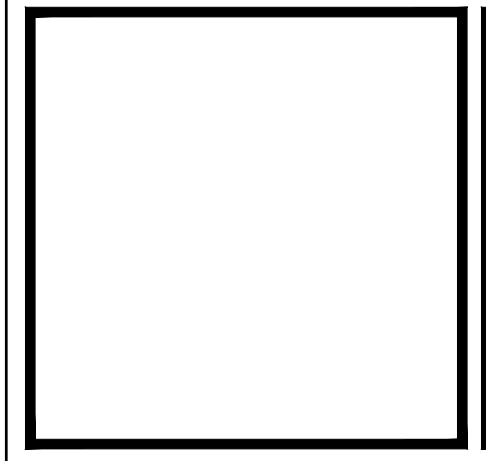
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LOT 05 - RIVER STATION

808 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-204
ENLARGED PLAN & INT
ELEVATIONS
05.5.2021
LOT 05 - 808 E. FRONT ST



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: 808 E. Front St. – to include construction of a new infill house.

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

Zoning District: R-6, Riverstation Mixed Use 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: the Regulatory Flood Protection Elevation

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  5/14/21

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  5/14/21

Certificate of Appropriateness Findings and Recommendations

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Applicant: Riverstation Development Corp./GO Architectural Design PLLC

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

Project Address: 808 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

808 E. Front St. - to include construction of a new 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. Complement 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.

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- 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.

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- 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 repellent 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 in the *Narrow Stitch* development pattern;
2. The proposal is an infill project;
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 for construction of a new infill house.

front balcony, increase the height of the side walls, remove the roof dormers, change single columns at the rear porches to triple columns.

****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)

A. **221 E. Front St.** – update on this Demolition by Neglect case

B. **104 Johnson St.** – update on this Demolition by Neglect case

5. General Public Comments

6. New Business: None

7. HPC Administrator's Report

A. **Report on CoAs Issued 4/14/2021 – 5/10/2021**

MAJORS and AMENDMENTS:

308 Metcalf St. – many various modifications in all AVCs

611 E. Front St. – new roofed wood trellis in the Tertiary AVC

617 E. Front St. – remove rear stoop and roof, construct a new screened porch, brick outdoor kitchen, brick patio paving, and a wood outdoor shower enclosure, in the Secondary and Tertiary AVCs

802 E. Front St. – new 2½ story infill house

811 E. Front St. – amendment to COA to change metal roofing to composite shingles

MINORS:

602 Middle St. – parking paving expansion

221 E Front St. – tree replacements

508 Johnson St. – tree replacement

601 Hancock St. – drainage slot

717 Pollock St. – garage door replacement

317 Pollock St. – sign

901 Broad St. – HVAC unit on roof

B. **Report on CoA Extensions Issued since the Prior Regular Meeting:** None

C. **Other Items and Updates**

8. Commissioners' Comments

9. Adjourn