



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: June 8, 2021
RE: Regular Meeting, **5:30 PM, Wednesday, June 16, 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 (Evans)
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.
- C. 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): None
5. General Public Comments
6. New Business:

- A. PDBN Work Group membership** – whether to allow a former HPC member to serve
- B. Work Group assignments** – PDBN Work Group, HiP Owners Support Work Group

7. HPC Administrator's Report

A. Report on CoAs Issued 5/11/2021 – 6/7/2021

MAJORS and AMENDMENTS:

- 1 - 809 Broad St. (Country Biscuit) – new masonry veneer below windows in the Primary and Secondary AVCs.
- 2 - 402 Dunn St. – new shed in the Secondary and Tertiary AVCs.
- 3 - 508 Johnson St. – 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.
- 4 - 509 Broad St. – new accessibility ramp to front entrance in Primary and Secondary AVCs.

MINORS and AMENDMENTS:

- 1 - 100 Middle St. ROW – Tree replacement
- 2 - 115 Middle St. ROW – Tree replacement
- 3 - 244 Middle St. Amendment: Cell antenna equipment on rear wall, in equipment room
- 4 - 308 Metcalf St. – 14 items
- 5 - 312 Avenue A ROW – Tree replacement
- 6 - 407 Metcalf St. ROW – Tree replacement
- 7 - 504 Middle St. – Front landscaping
- 8 - 505 E Front St. ROW – Tree replacement
- 9 - 512 Queen St. – Small front picket fence
- 10 - 609 E Front St. – Rear access ramp, driveway pavement, playset, tree removals
- 11 - 610 Metcalf St. – Rear garden fence
- 12 - 614 Craven St. – Temporary plantings
- 13 - 704 E Front St. – Rear fence
- 14 - 728 Queen St. – Replace 2 front windows

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

C. 221 E. Front St. – update on this Demolition by Neglect case, no HPC action

D. 104 Johnson St. – update on this Demolition by Neglect case, no HPC action

E. 715 E. Front St. – update on this historic structure of concern by the HPC, no HPC action

F. 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. Langdon 2/12/21

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

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

Comments:

Chief Building Inspector

Mark Reed

2/12/21

Certificate of Appropriateness Findings & Recommendations

HPC Meeting February 17, 2021

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

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

NR Inventory (2003) Information

Historic Property Name: House, built ca. 1900

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

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

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

Guidelines for Fences and Garden Walls

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

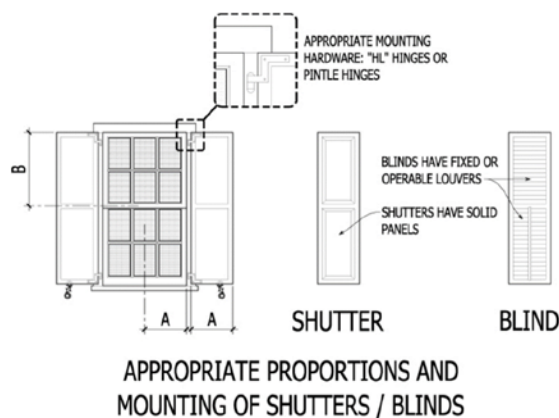
Modifications

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

Windows, Doors and Openings

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

Illustration on Page 4-6 for Shutters and Blinds:



Certificate of Appropriateness Findings & Recommendations

HPC Meeting February 17, 2021

Metals

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

Paint

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

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

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

MOTION

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

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



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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 ☒

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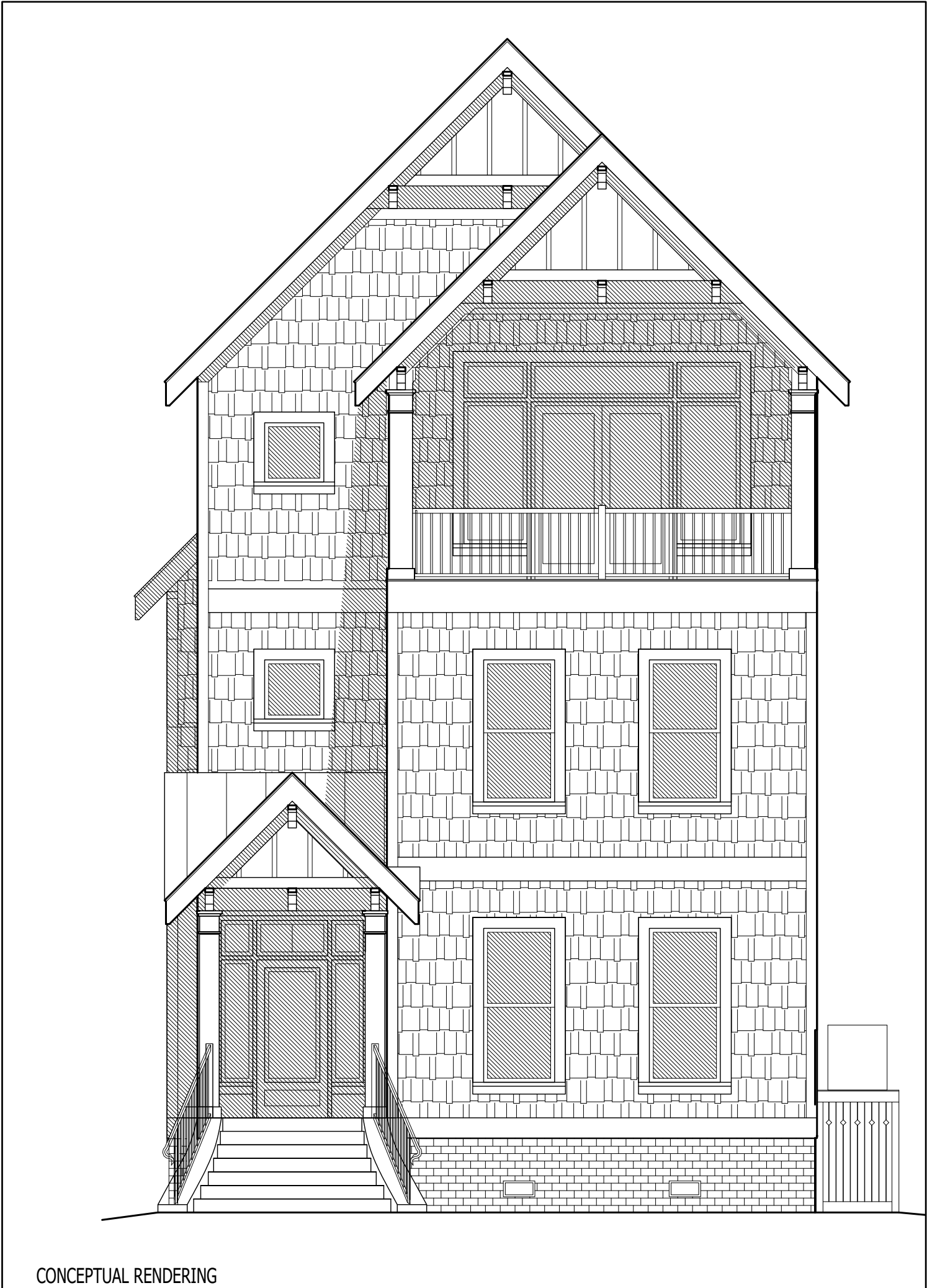
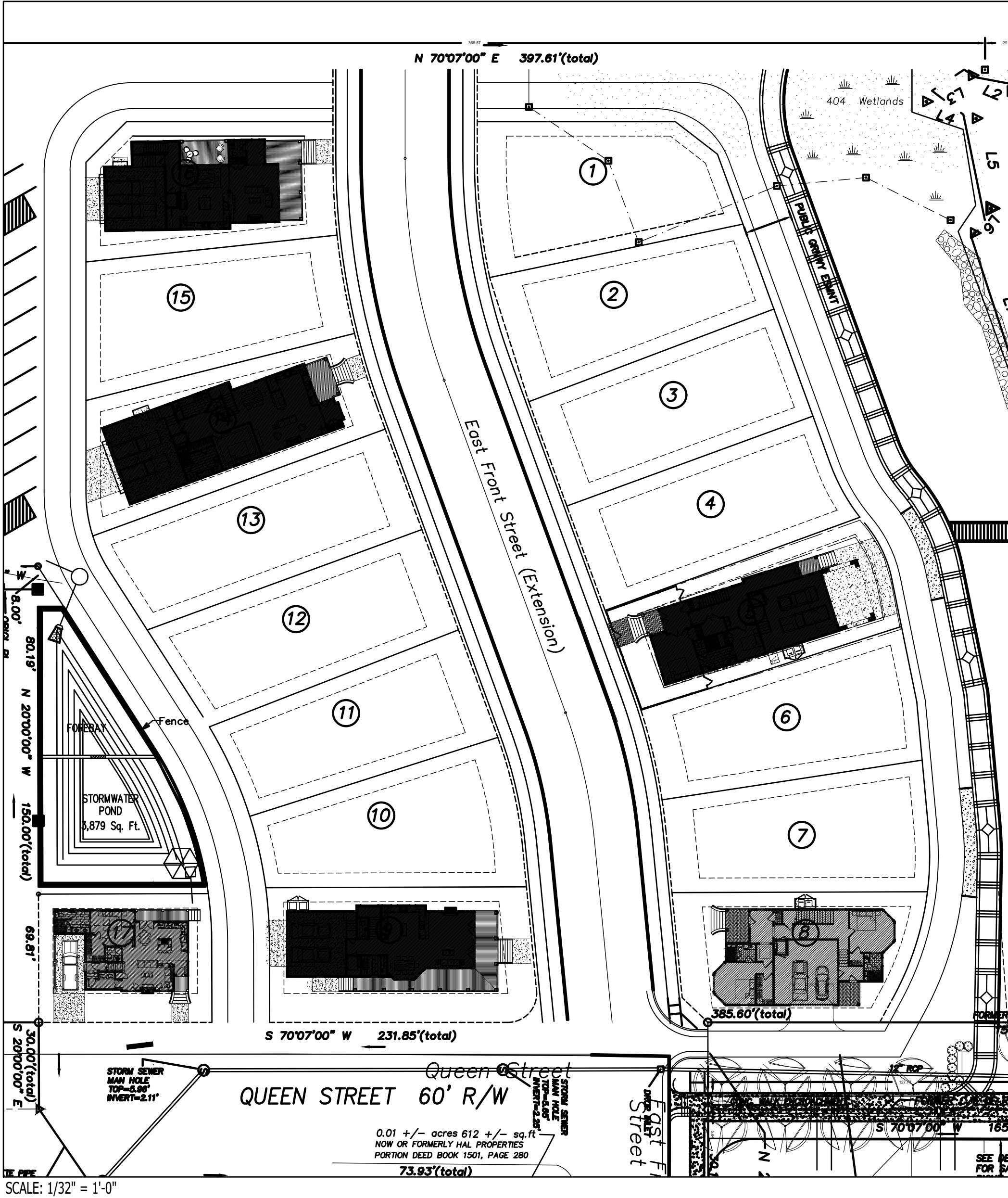
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Sarah Afflerbach
Signature of Applicant/Owner

3.1.21
Date

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

LOT 05 - RIVER STATION CUSTOM HOME



KEYS & SYMBOLS

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

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

DRAWING NUMBER

SHEET NUMBER

ROOM NAME

BEDROOM

10' CLG WOOD

CEILING HEIGHT AND
SQUARE FOOTAGE

FLOOR FINISH

DRAWING NUMBER

1

A-101

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	1,523 SF
THIRD FLOOR PLAN	1,354 SF
TOTAL H/C	3,943 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)



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

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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.

G-101

TITLE SHEET

06.10.2021
LOT 05 - 808 E. FRONT ST



PHOTO 01



PHOTO 02



PHOTO 03



PHOTO 04



PHOTO 05



PHOTO 06



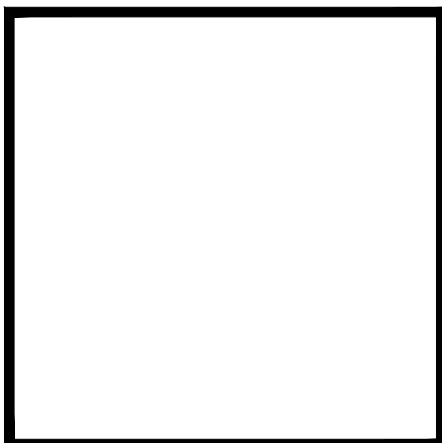
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LOT 05 - RIVER STATION

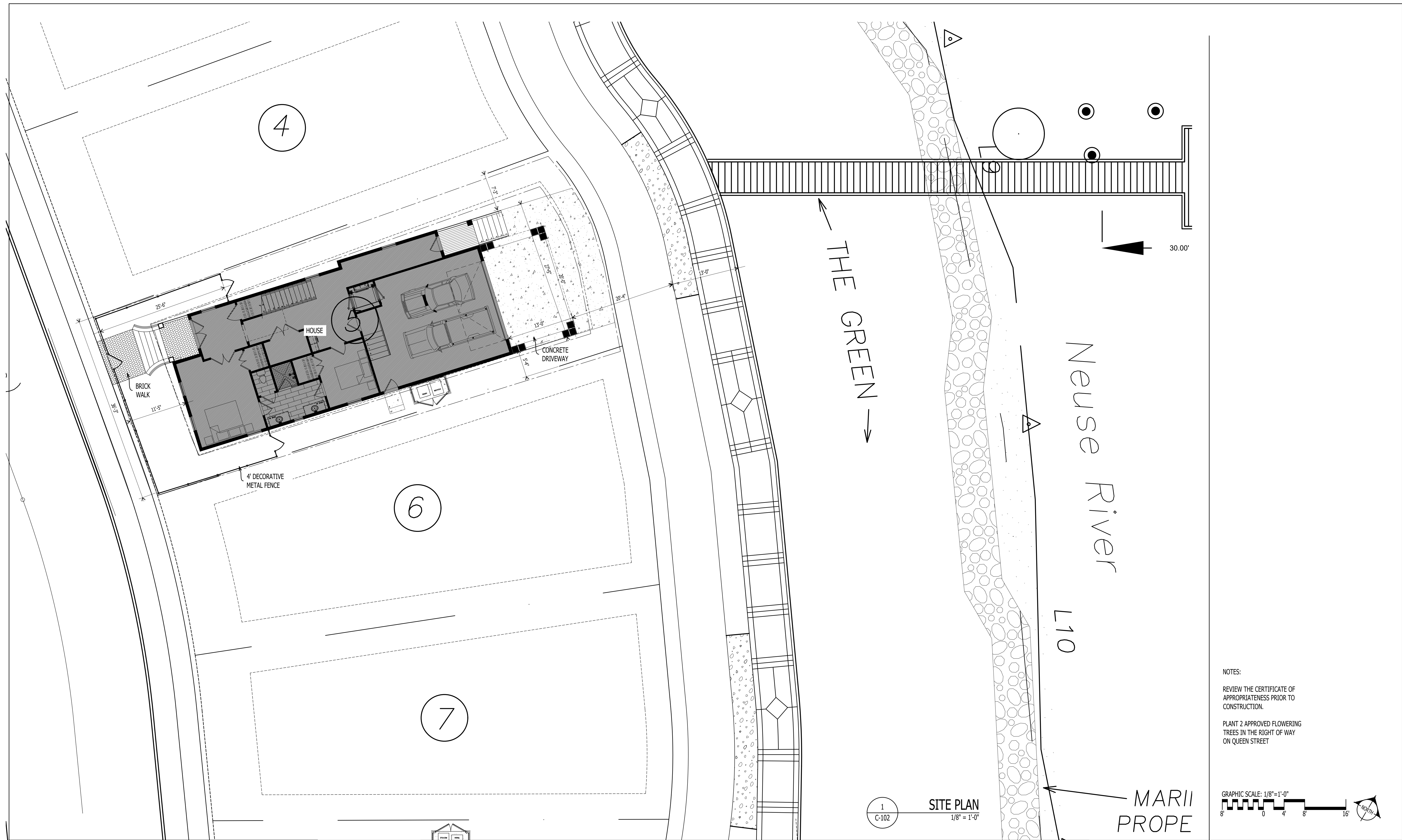
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PHOTOS

06.10.2021
LOT 05 - 808 E. FRONT ST

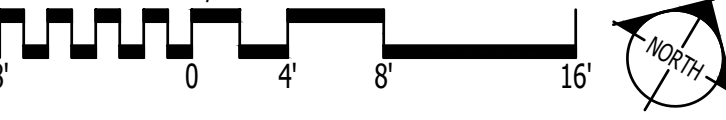


NOTES:

REVIEW THE CERTIFICATE OF APPROPRIATENESS PRIOR TO CONSTRUCTION.

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

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



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

MARI PROPE



LOT 05 - RIVER STATION
808 E. FRONT STREET , NEW BERN, NC 28560



1202-A Pollock Street
New Bern, NC 28560
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C-101

SITE PLAN

06.10.2021
LOT 05 - 808 E. FRONT ST

E. FRONT STREET

CRUB

3
A-204
FENCE

1
A-201

2
A-202

1
A-202

1
A-101

FIRST FLOOR PLAN

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

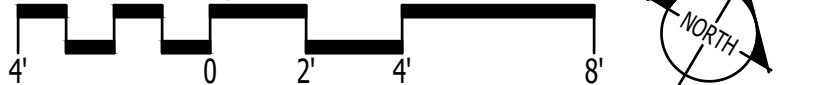
2
A-201

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"



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LOT 05 - RIVER STATION
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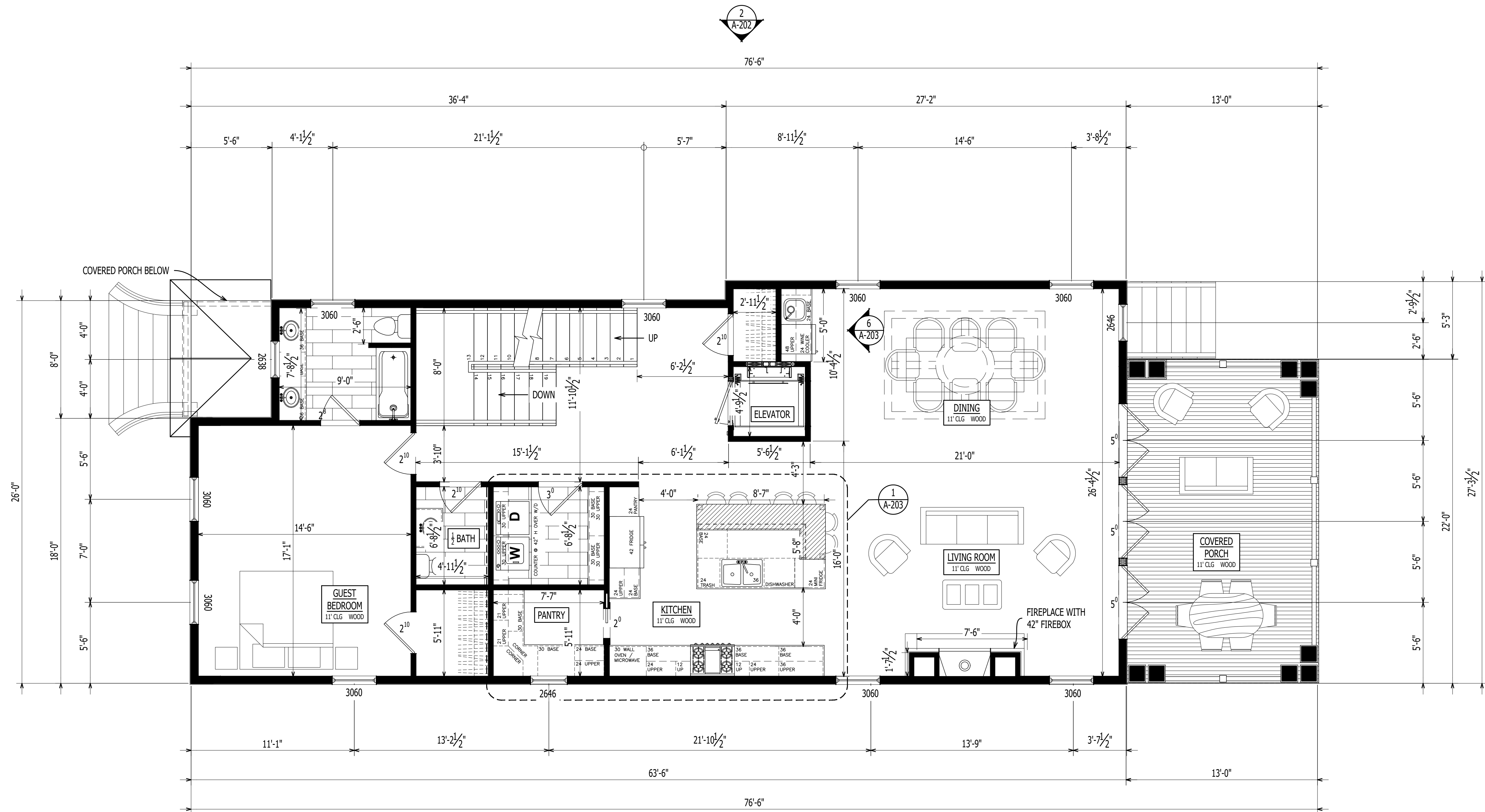
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A-101

FIRST FLOOR PLAN

06.10.2021
LOT 05 - 808 E. FRONT ST

E. FRONT STREET

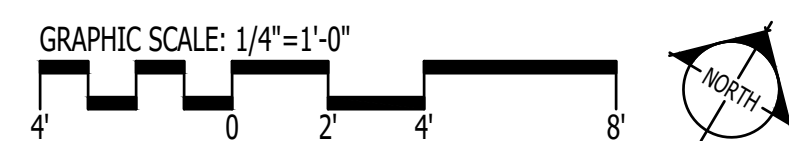


1
A-102

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

2
A-201

- GENERAL NOTE:
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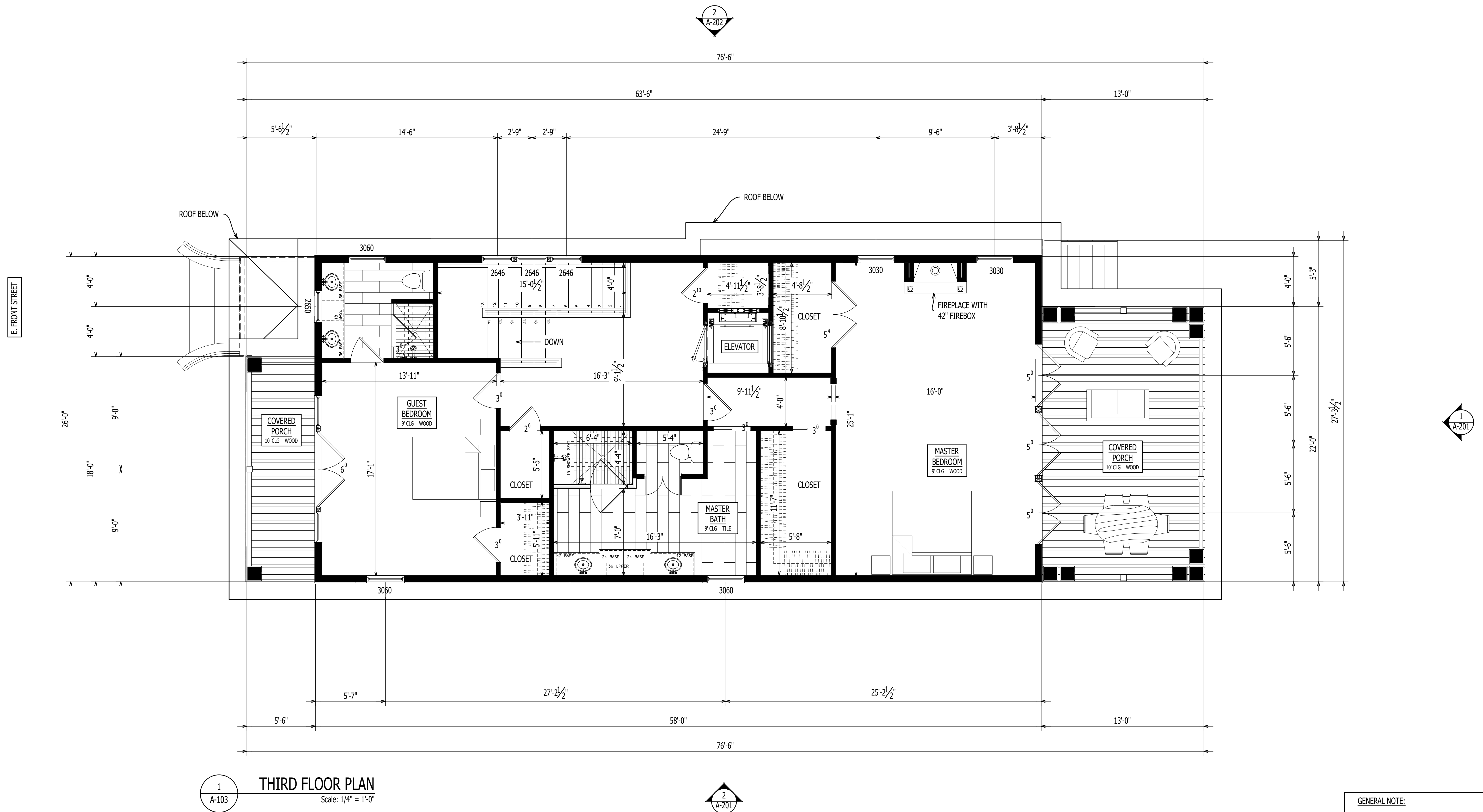
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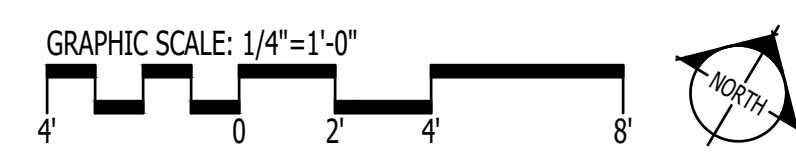
A-102

SECOND FLOOR PLAN

06.10.2021
LOT 05 - 808 E. FRONT ST



- GENERAL NOTE:
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LOT 05 - RIVER STATION

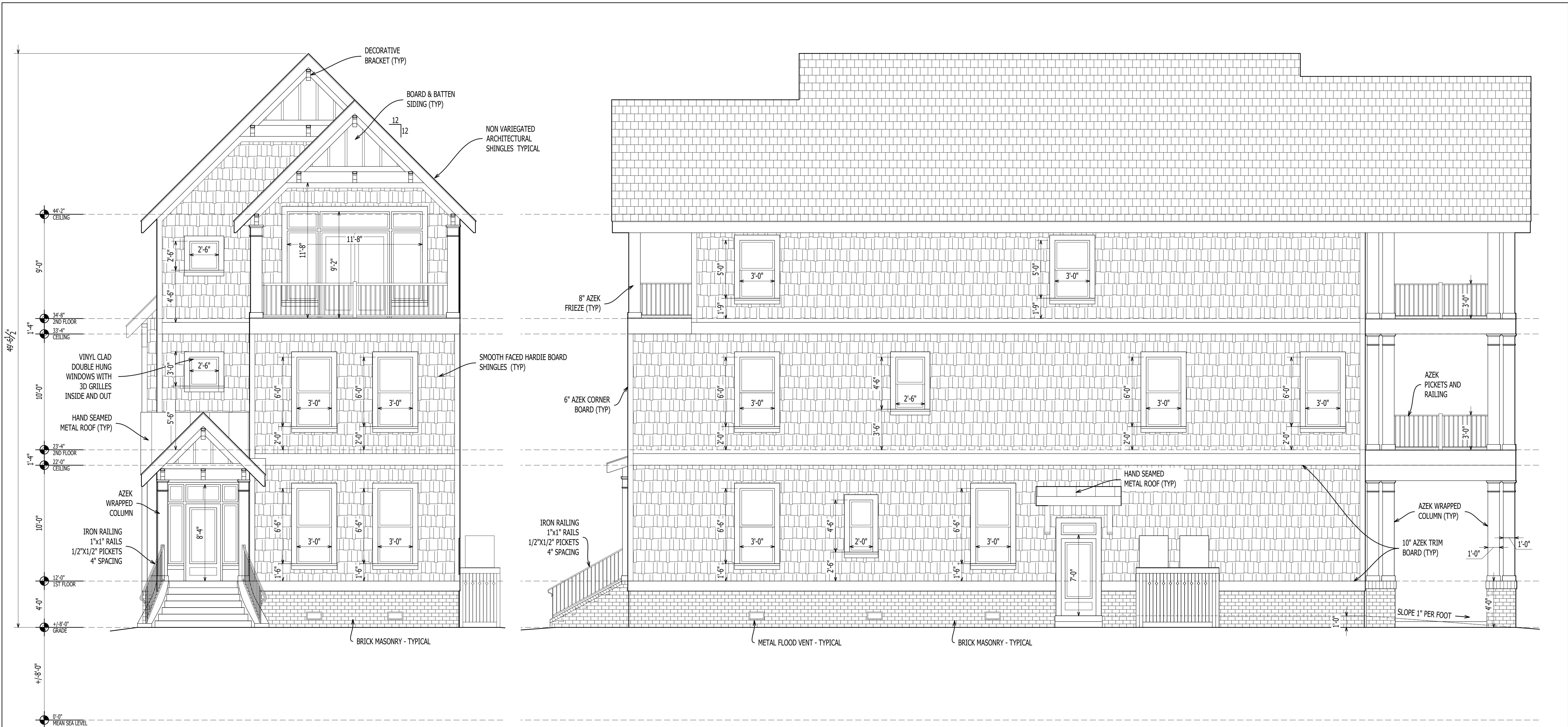
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A-103

THIRD FLOOR PLAN

06.10.2021
LOT 05 - 808 E. FRONT ST

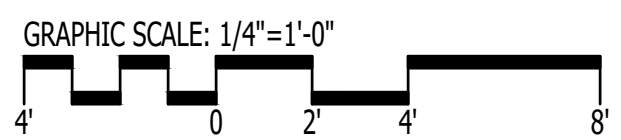


1
A-201

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

2
A-201

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



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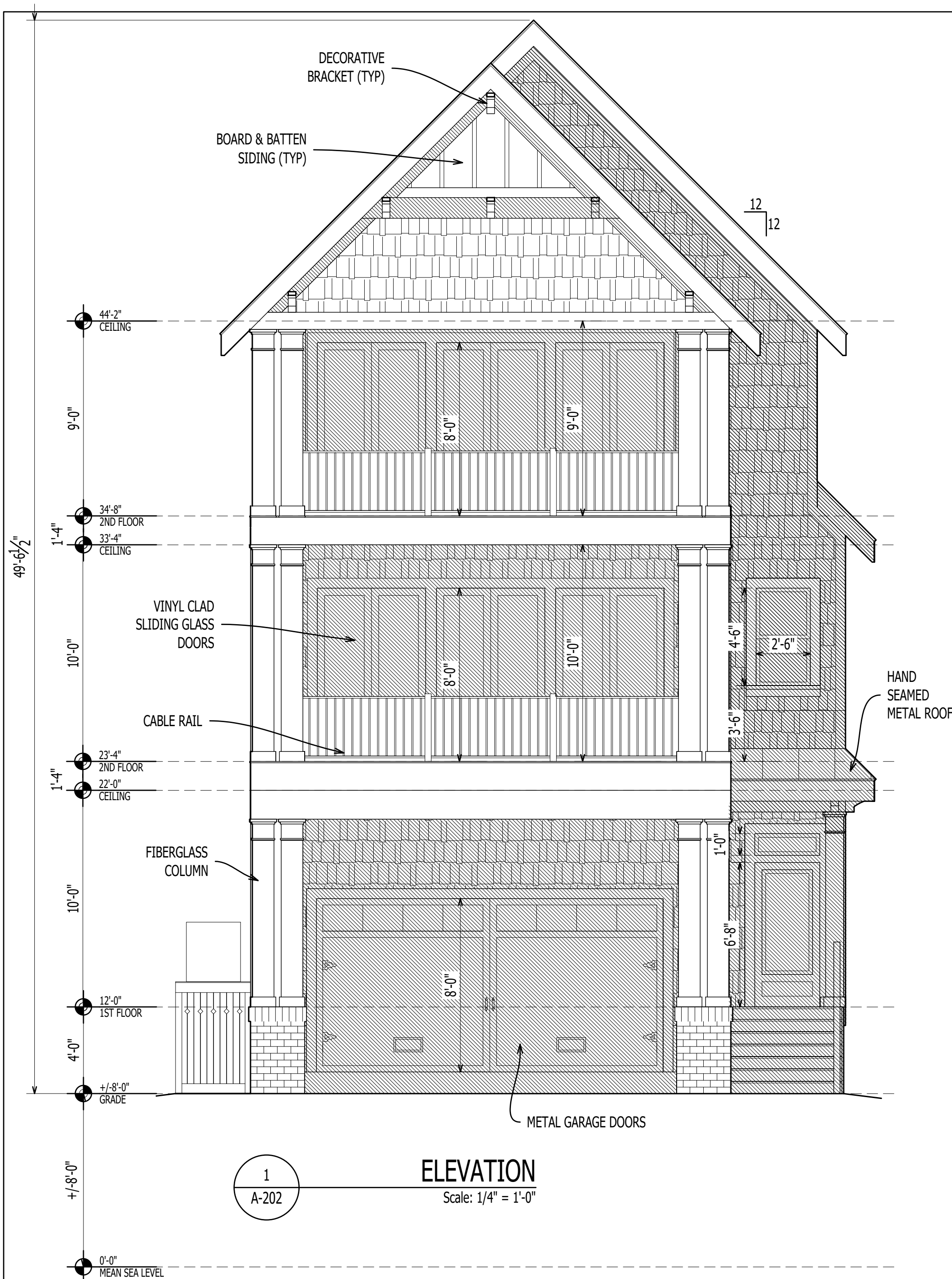
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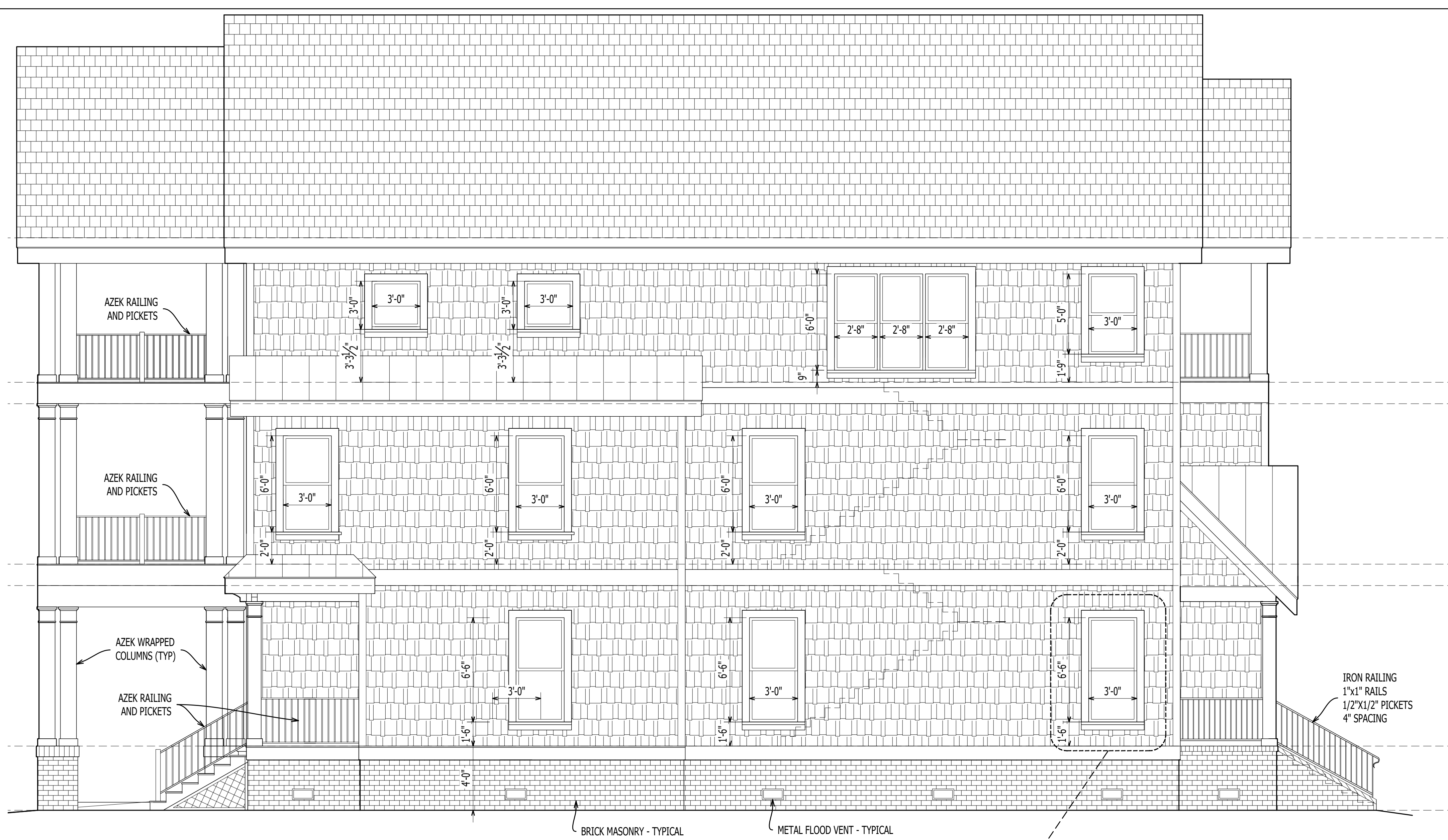
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ELEVATIONS

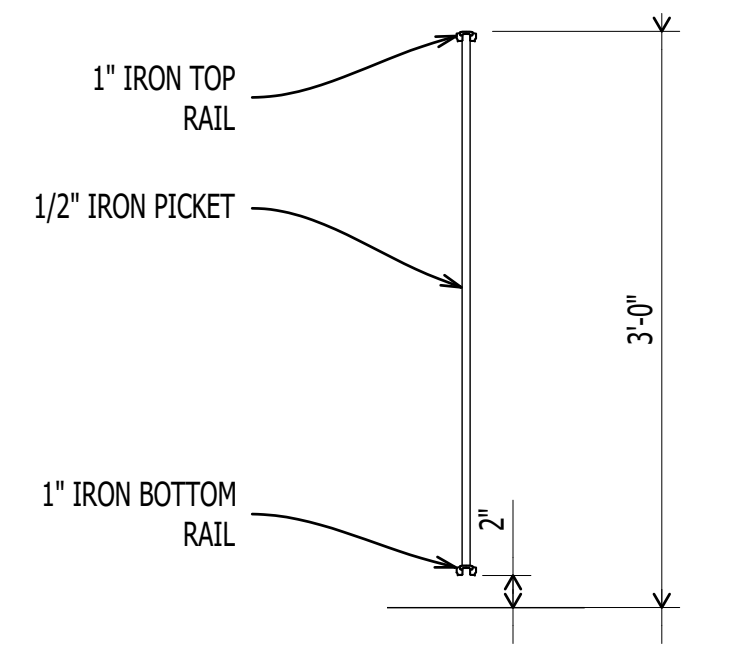
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LOT 05 - 808 E. FRONT ST



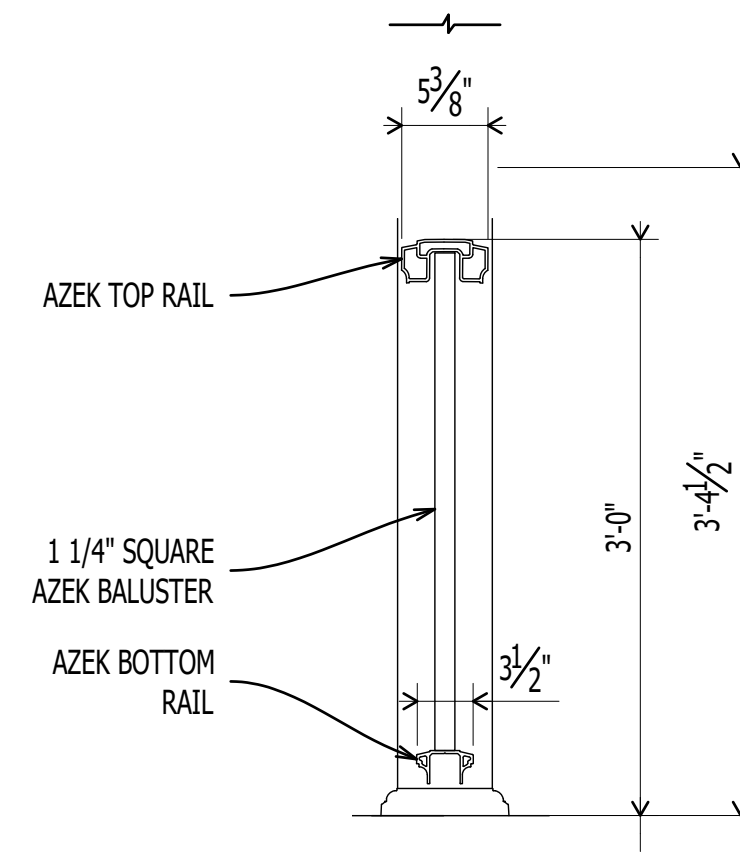
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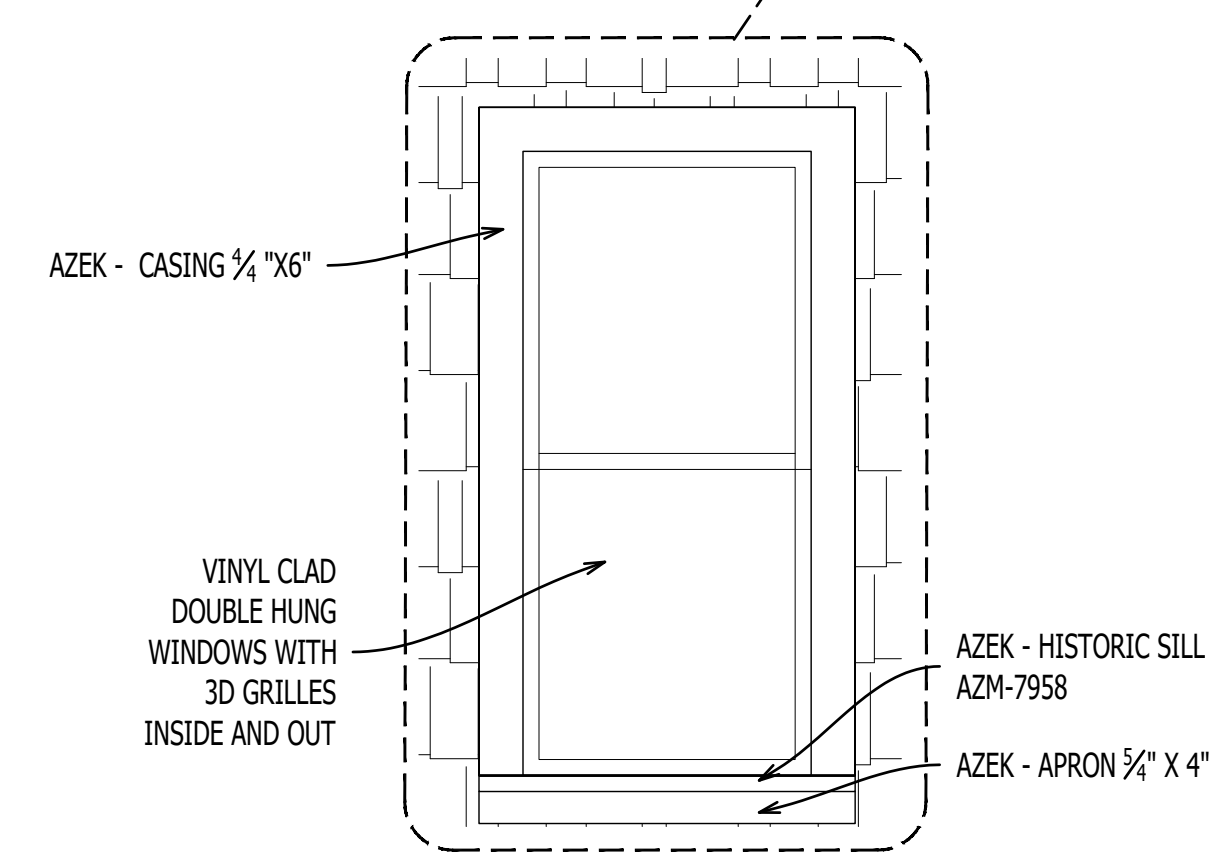
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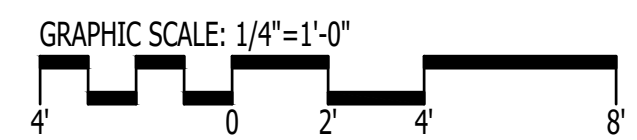
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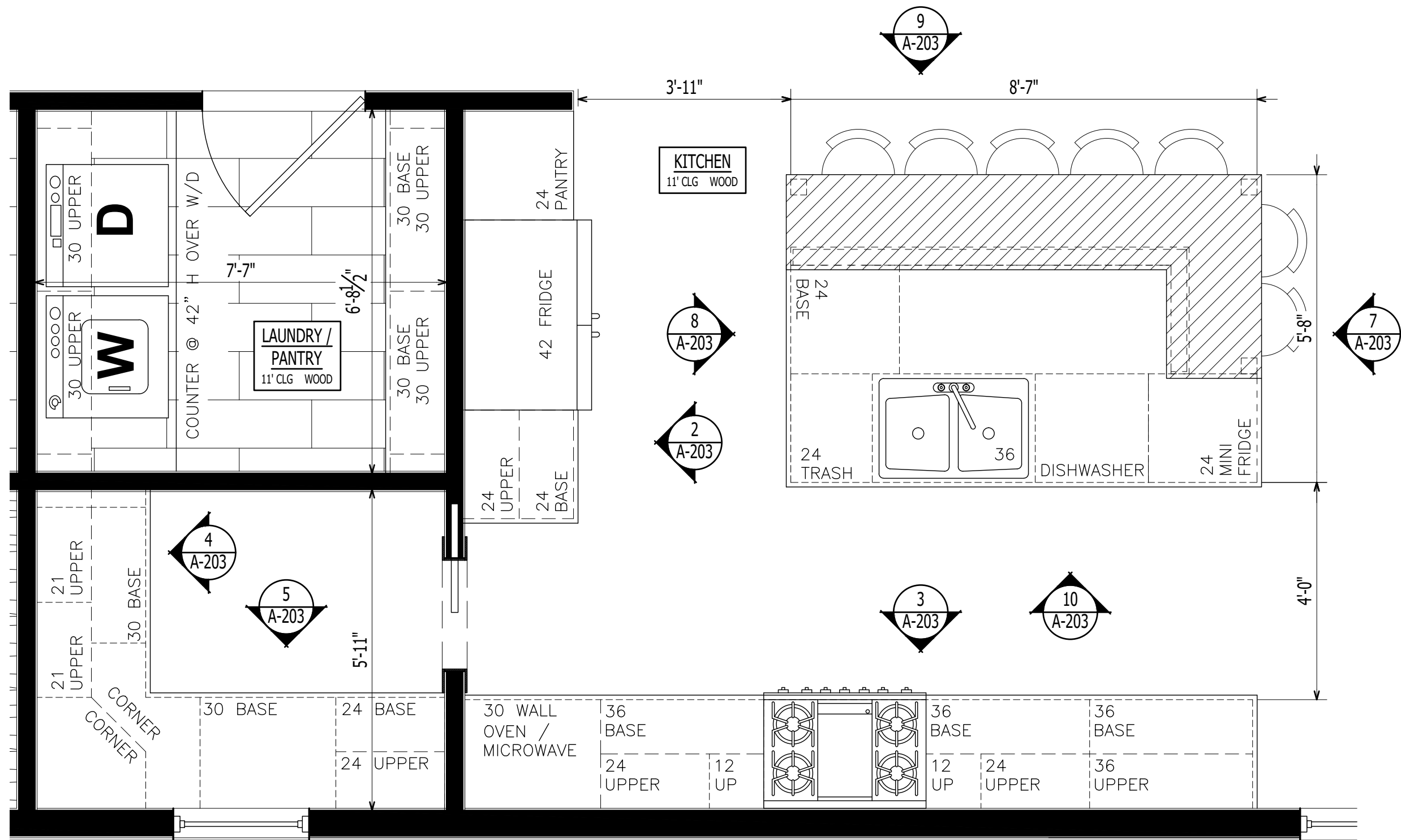


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AZEK RAILING
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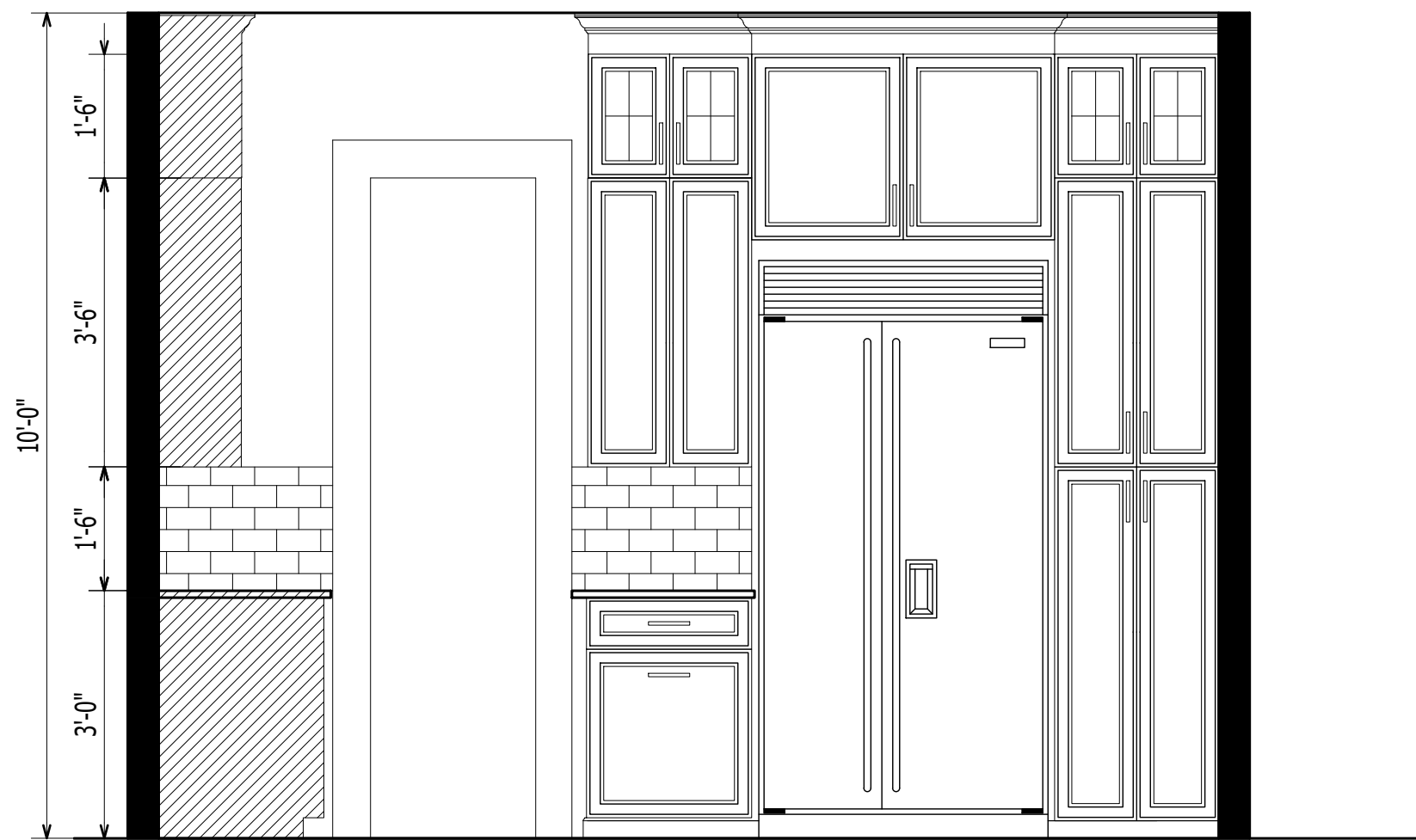


5
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ENLARGED WINDOW
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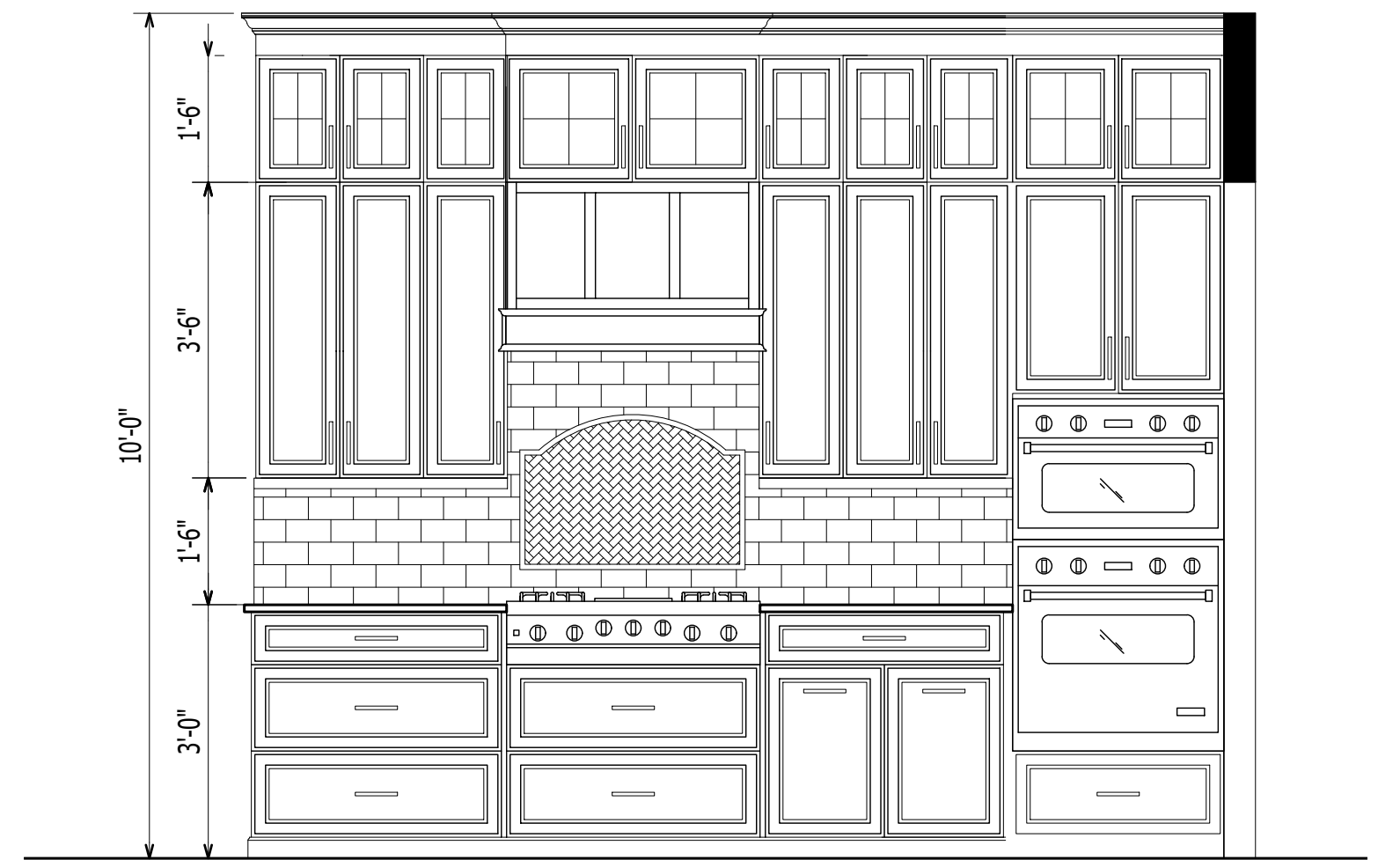




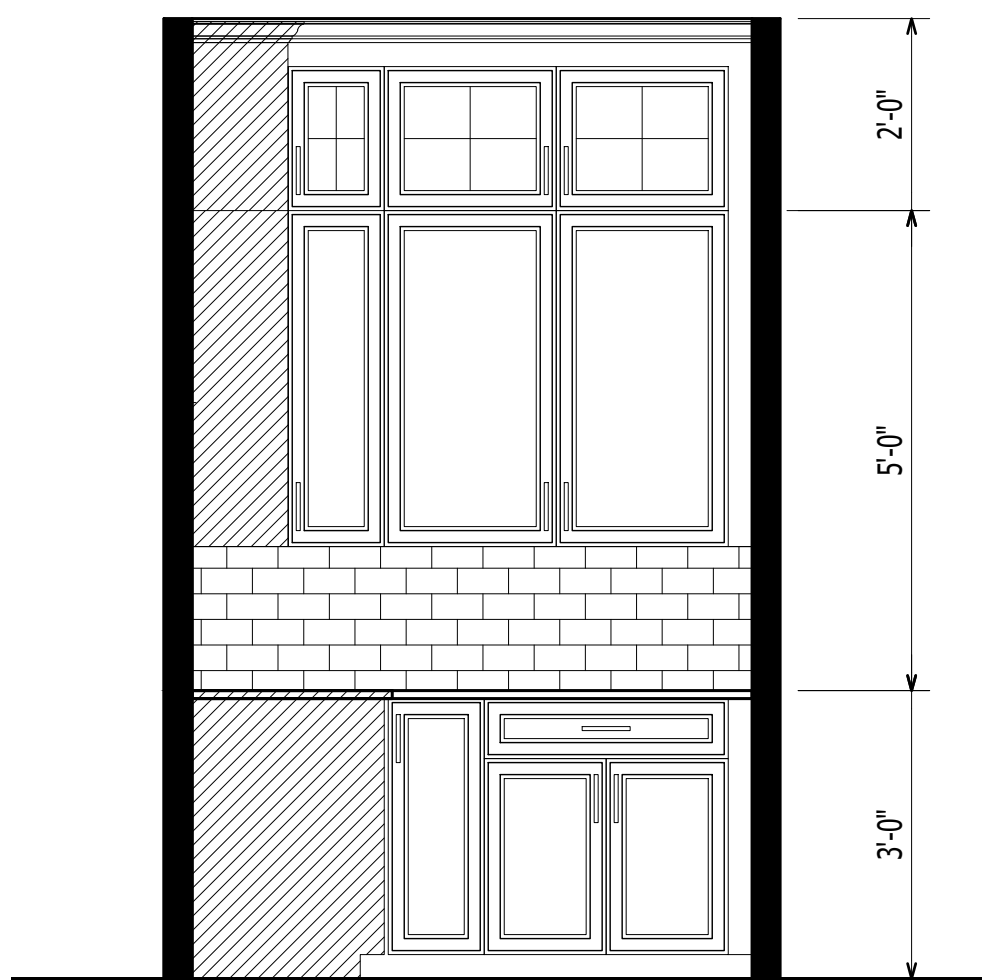
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ENLARGED SCULLERY & KITCHEN PLAN
Scale: 1/2" = 1'-0"



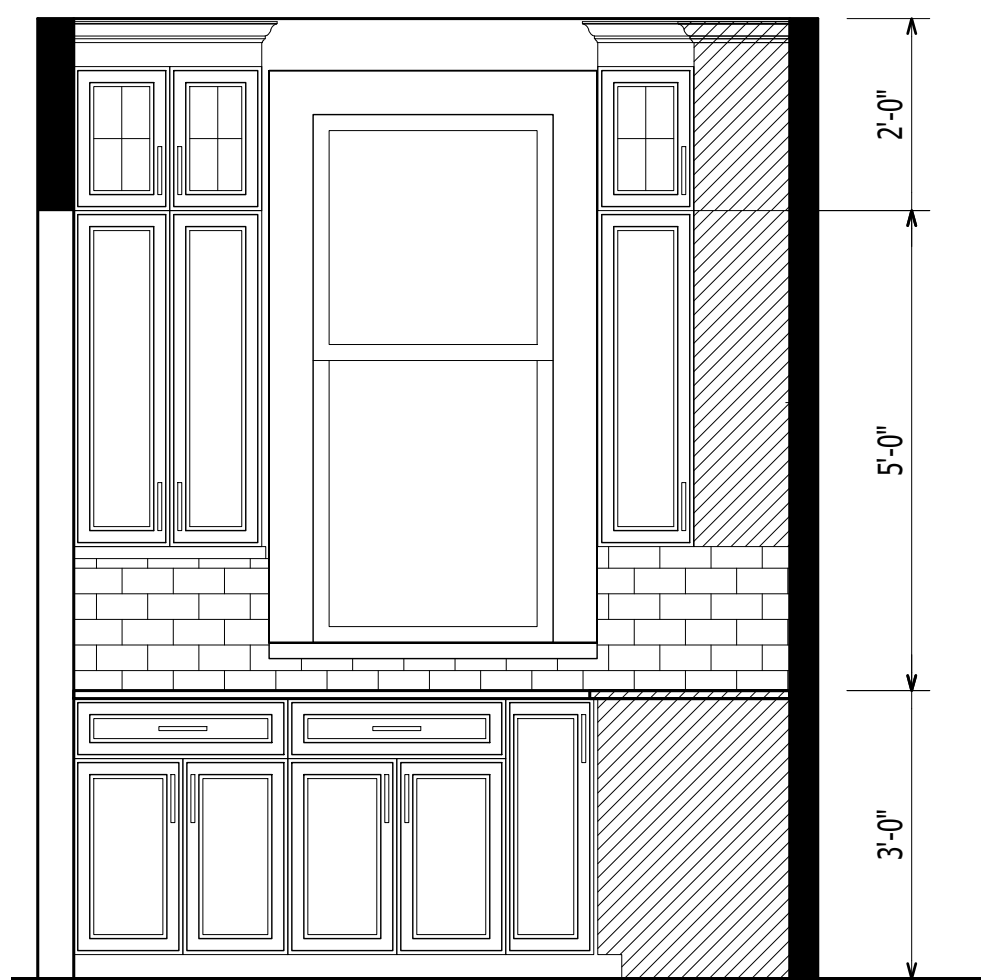
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KITCHEN ELEVATION
Scale: 1/2" = 1'-0"



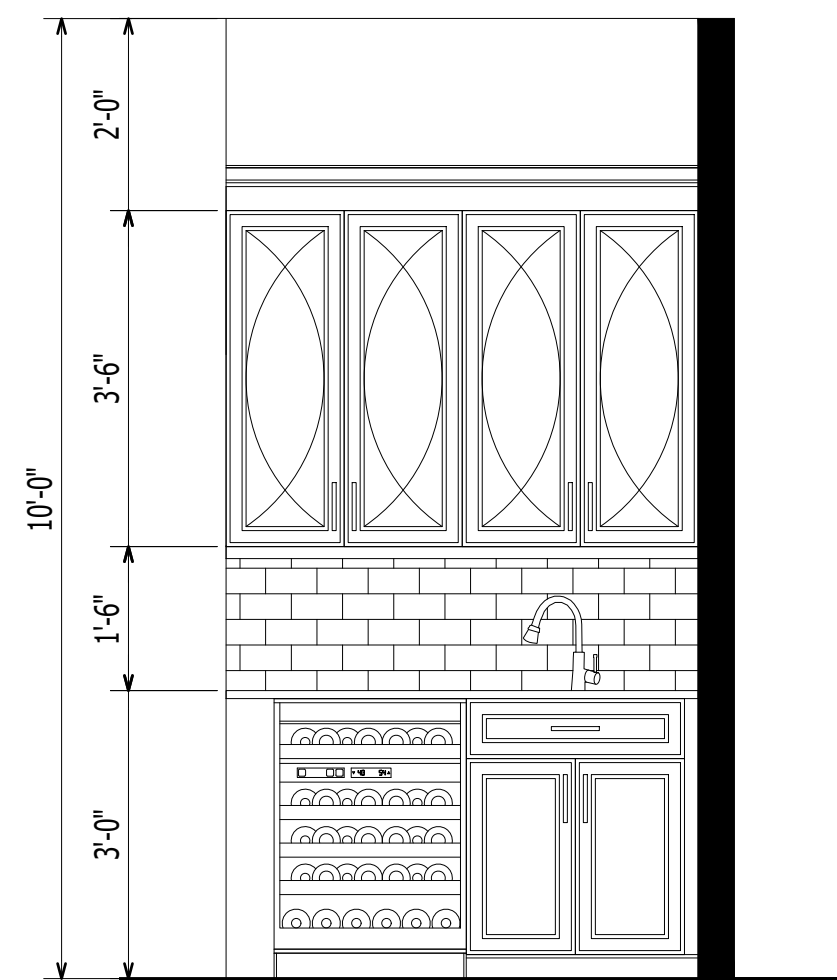
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KITCHEN ELEVATION
Scale: 1/2" = 1'-0"



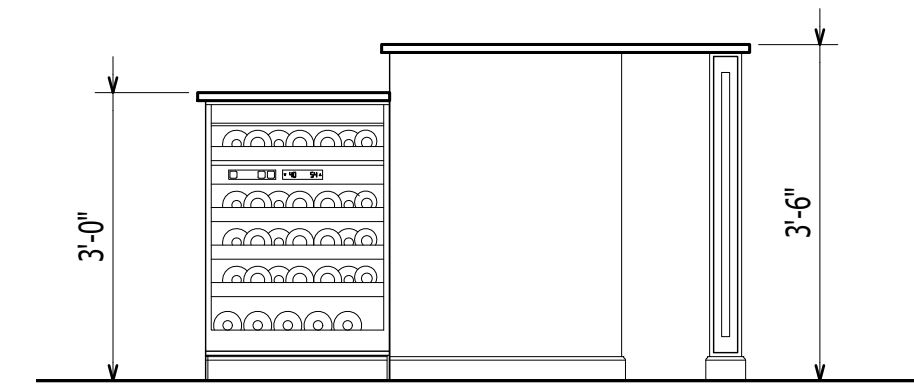
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A-203
PANTRY ELEVATION
Scale: 1/2" = 1'-0"



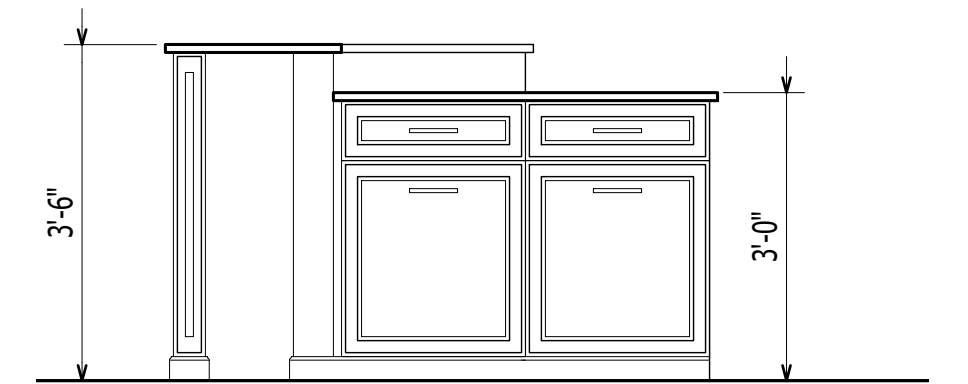
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PANTRY ELEVATION
Scale: 1/2" = 1'-0"



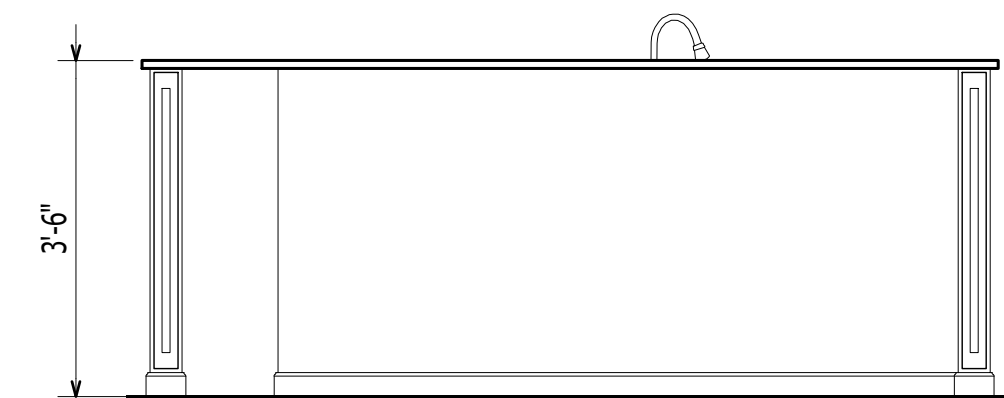
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A-203
BAR ELEVATION
Scale: 1/2" = 1'-0"



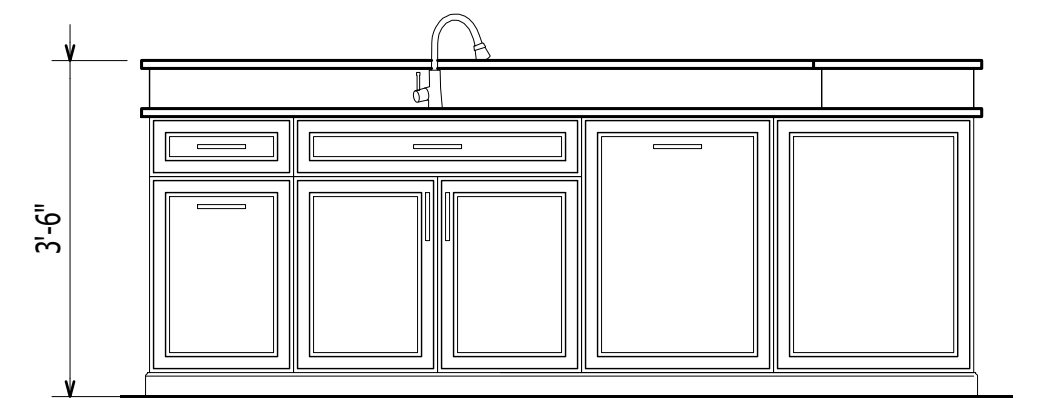
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A-203
BAR ELEVATION
Scale: 1/2" = 1'-0"



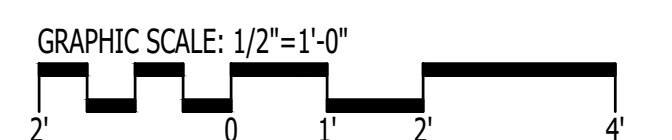
8
A-203
BAR ELEVATION
Scale: 1/2" = 1'-0"



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



10
A-203
BAR ELEVATION
Scale: 1/2" = 1'-0"



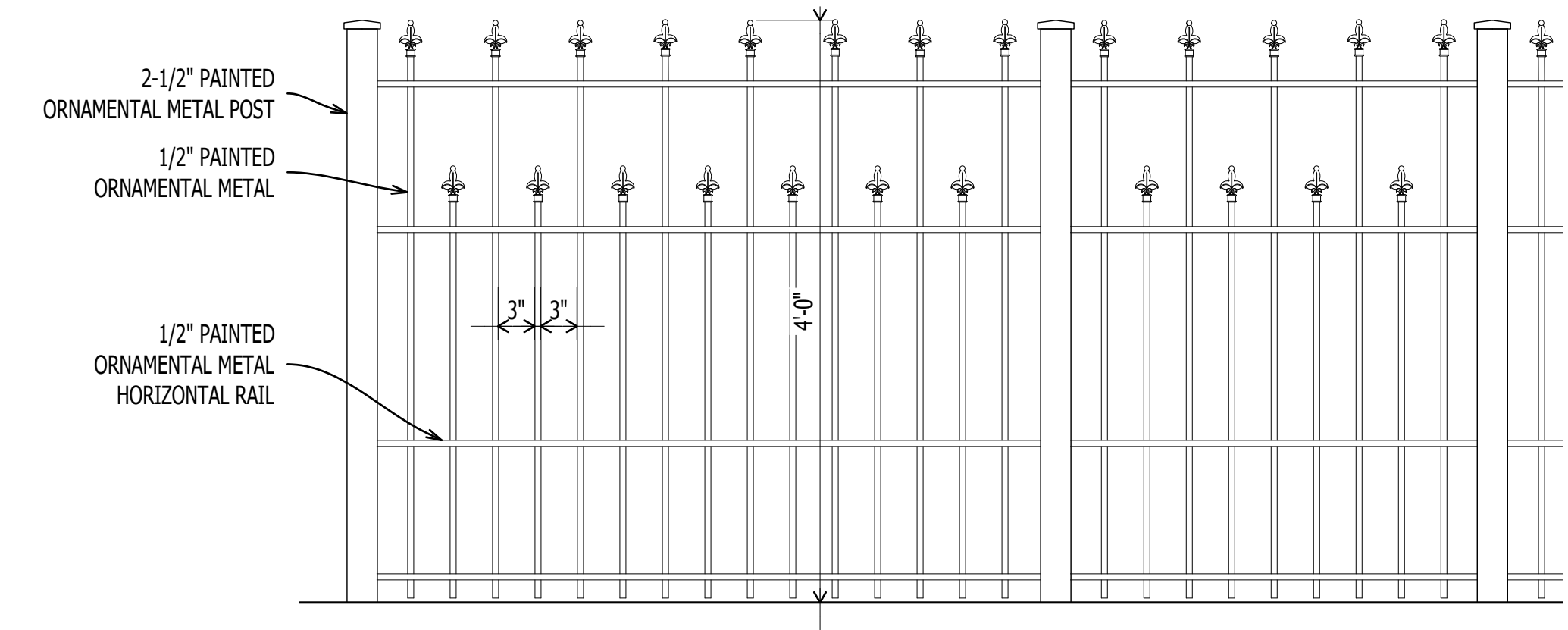
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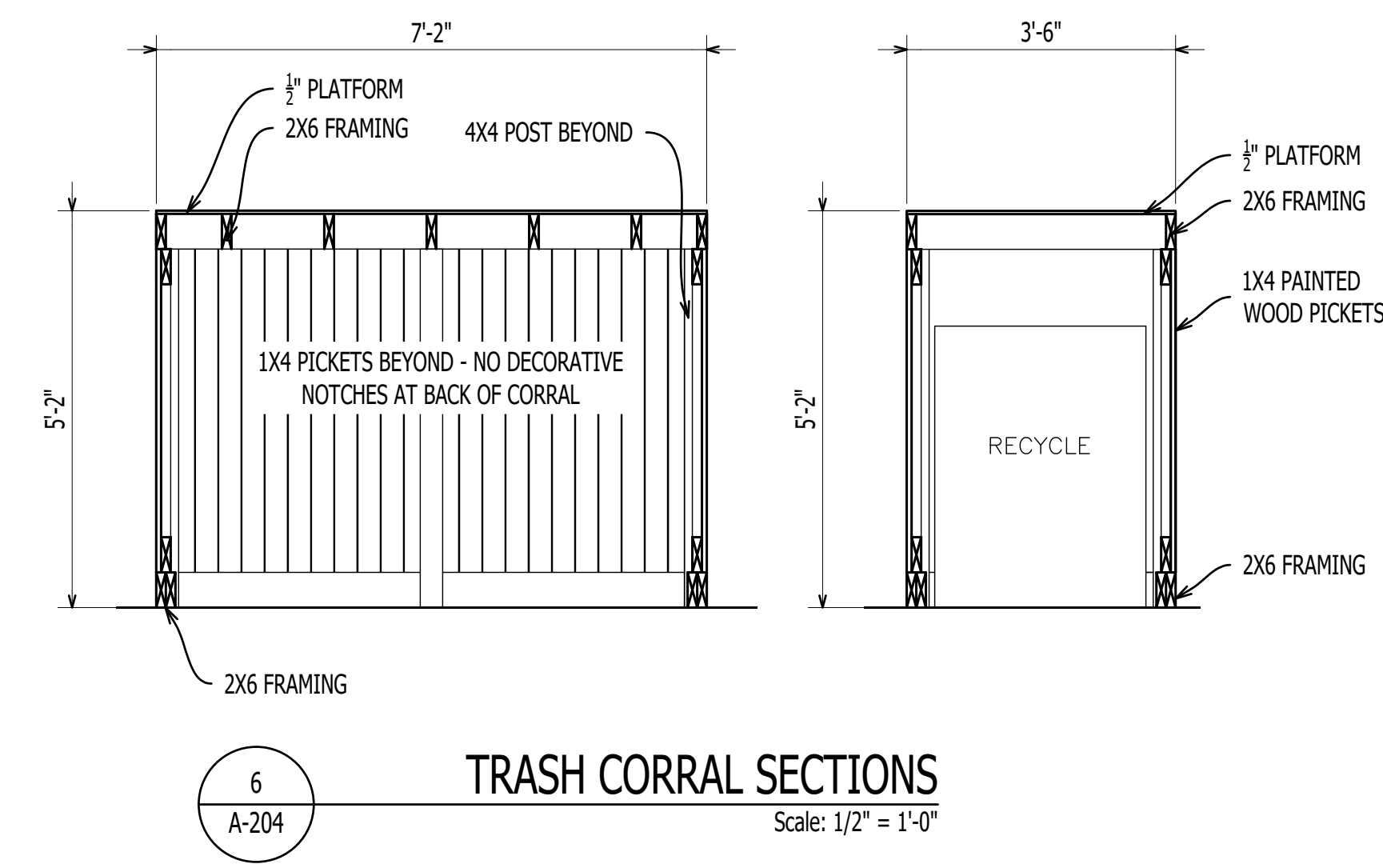
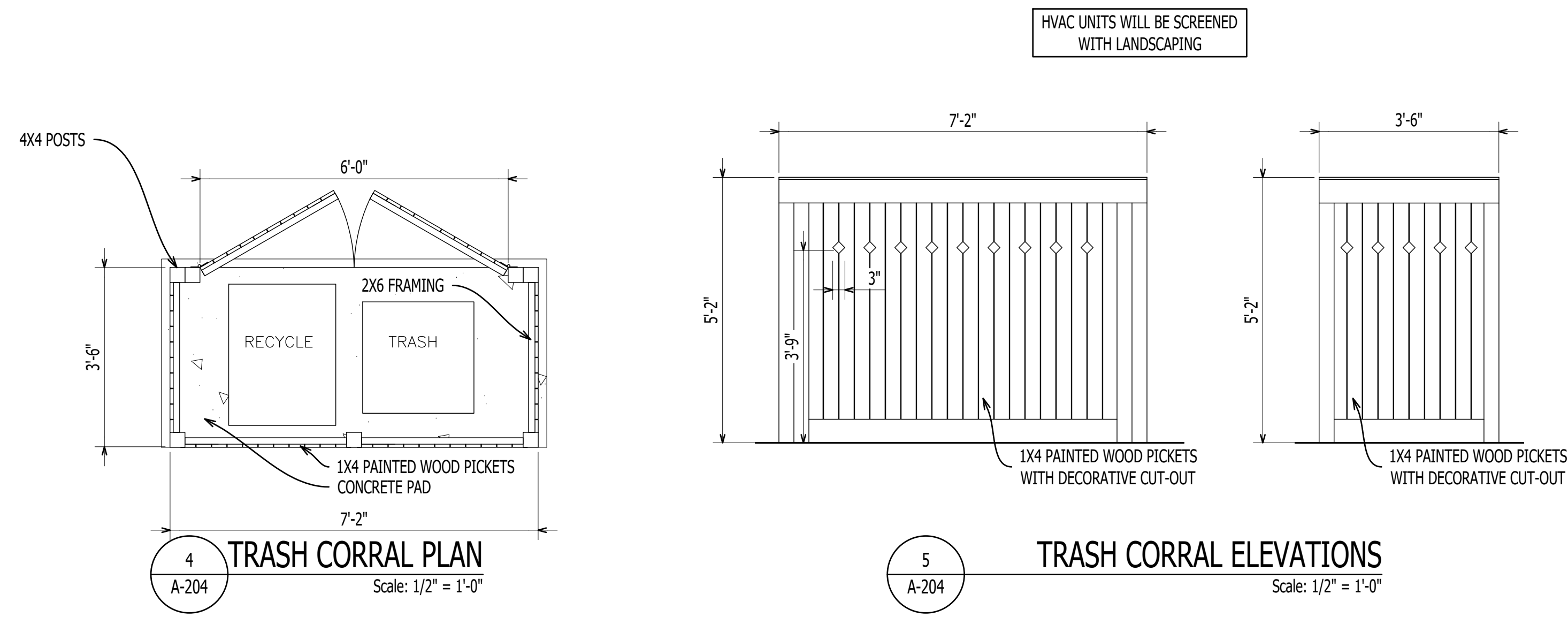
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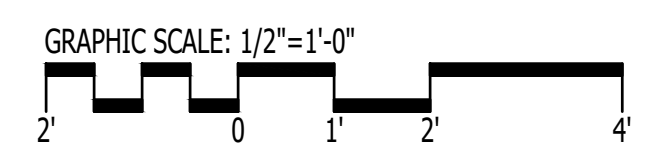
A-203
ENLARGED PLAN & INT
ELEVATIONS
06.10.2021
LOT 05 - 808 E. FRONT ST



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



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



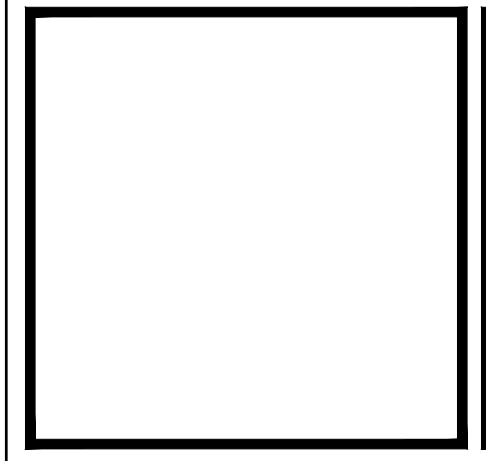
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A-204
ENLARGED PLAN & INT ELEVATIONS
06.10.2021
LOT 05 - 808 E. FRONT ST



NEW BERN

CITY OF NEW BERN

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(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:

802, 808, 809, & 811 E. Front Street
(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, New Bern Phone 252-238-4215
NC 28560

[Signature]
Owner's Signature

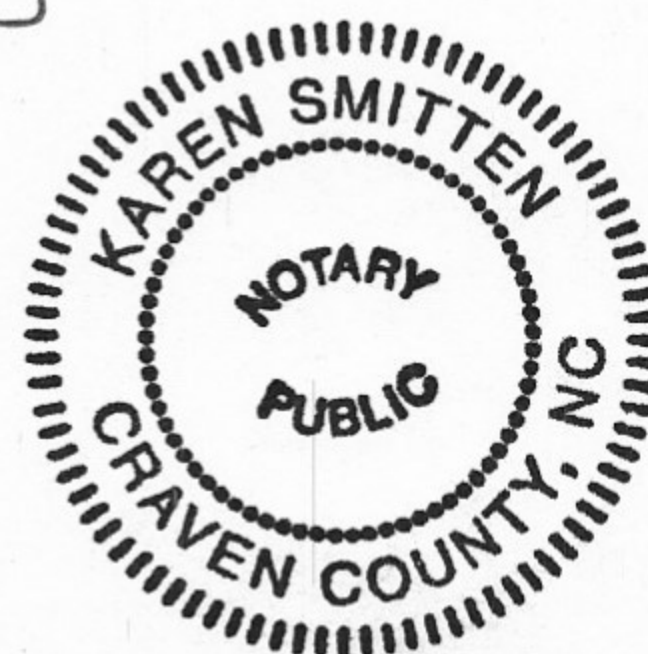
Hubert G. Tolson, III
Print Name

5/20/2021
Date

Sworn to and subscribed before me this 20th day of May, 2021.

Karen Smitten
Notary Public:

My commission expires: 9/6/2024





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

HPC Regular Meeting – May 2021

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.

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – May 2021

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

Foundations

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

Walls, Trim and Ornamentation

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

Windows, Doors and Openings

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

Entrances

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

Roofs

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

Decks and Patios

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

Masonry

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

Metals

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

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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.

- A. PDBN Work Group membership** – whether to allow a former HPC member to serve
- B. Work Group assignments** – PDBN Work Group, HiP Owners Support Work Group

7. HPC Administrator's Report

A. Report on CoAs Issued 5/11/2021 – 6/7/2021

MAJORS and AMENDMENTS:

- 1 - 809 Broad St. (Country Biscuit) – new masonry veneer below windows in the Primary and Secondary AVCs.
- 2 - 402 Dunn St. – new shed in the Secondary and Tertiary AVCs.
- 3 - 508 Johnson St. – 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.
- 4 - 509 Broad St. – new accessibility ramp to front entrance in Primary and Secondary AVCs.

MINORS and AMENDMENTS:

- 1 - 100 Middle St. ROW – Tree replacement
- 2 - 115 Middle St. ROW – Tree replacement
- 3 - 244 Middle St. Amendment: Cell antenna equipment on rear wall, in equipment room
- 4 - 308 Metcalf St. – 14 items
- 5 - 312 Avenue A ROW – Tree replacement
- 6 - 407 Metcalf St. ROW – Tree replacement
- 7 - 504 Middle St. – Front landscaping
- 8 - 505 E Front St. ROW – Tree replacement
- 9 - 512 Queen St. – Small front picket fence
- 10 - 609 E Front St. – Rear access ramp, driveway pavement, playset, tree removals
- 11 - 610 Metcalf St. – Rear garden fence
- 12 - 614 Craven St. – Temporary plantings
- 13 - 704 E Front St. – Rear fence
- 14 - 728 Queen St. – Replace 2 front windows

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

C. 221 E. Front St. – update on this Demolition by Neglect case, no HPC action

D. 104 Johnson St. – update on this Demolition by Neglect case, no HPC action

E. 715 E. Front St. – update on this historic structure of concern by the HPC, no HPC action

F. Other Items and Updates

8. Commissioners' Comments

9. Adjourn