



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: July 13, 2021
RE: Regular Meeting, **5:30 PM, Wednesday, July 21, 2021, in the Courtroom, Second Floor, City Hall, 303 Pollock 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 (Brake)
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. 211 Pollock St. – to include construction of terrace lined by 4-foot-high brick garden walls in the Primary AVC.
 - C. 221 S. Front St. (Harvey Mansion) – to include the restoration of two chimneys, the removal of two modern balconies, the addition of 4 new balconies, and the reconfiguration of doors and windows for the balcony changes, all in the Tertiary AVC.
 - D. 809 E. Front St. – to include the construction of a new infill house on a vacant parcel.
- *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).*
5. Old Business (non-hearing items tabled or continued from a previous meeting): None
6. General Public Comments
7. New Business: None

8. HPC Administrator's Report

A. Report on CoAs Issued 6/8/2021 – 7/12/2021

MAJORS and AMENDMENTS:

211 Johnson St. – amendment to elevate historic kitchen in Tertiary AVC

304 Queen St – amendment for bracket detail and open side to carport in all AVCs

808 E. Front St. – amendment for building height, rear columns, bracket details in all AVCs

MINORS:

203 S. front St. – amendment for sign revision

206 Craven St. – new sign

310 Hancock St ROW – tree replacement

320 Pollock St – tree replacement

400 Johnson St ROW – tree replacement

509 Broad St. – front doors restoration

514 Metcalf St. – new mechanical unit

524 E. Front St. – new driveway gate

531 Queen St. – new shed

531 Queen St. – tree replacement

610 Metcalf St. – CoA amended

711 E. Front St. – new metal fencing

901 Broad St. – new mechanical unit

1206 National Ave. – reroofing metal to asphalt shingles

711 E. Front St. – new fencing

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

C. Other Items and Updates

9. Commissioners' Comments

10. Adjourn

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



HPC Administrator
HPAdmin@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):
 211 Pollock Street, circa 1957

Property Owner Name(s): Pietro Passalacqua	Owner Mailing Address: 115 Rollingwood Drive New Bern, NC 28562	Phone #s: (252) 799-6498	Email: interone@live.com
Applicant Name (if different): Darden J. Eure, III, AIA, NCARB, MBF Architects, P.A.	Applicant Mailing Address: 317-C Pollock Street	Phone #s: (252) 637-6373	Email: eure@mbfarchitects.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)

Installation of a terrace, garden walls and planters in the Primary AVC

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):

2.4.3 for masonry planter edging material; 2.4.4 for incorporating landscape features with the terrace;
 2.5.2 for garden walls less than 4 feet vertically; 3.1.4 for masonry creating texture and visual interest

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).

5.1.2 for matching masonry bond, same size and similar color; 5.3.2 and 5.3.3 for metal handrail fabrications; terrace flooring is concrete

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
Dream J. Kirk, SA, MA, NCARB

July 8, 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.



July 8, 2021

Mr. Matt Schelly
Historic Preservation Administrator
City of New Bern
303 First Street
New Bern, NC 28560

SchellyM@newbernnc.gov

RE: Terrace Addition
211 Pollock Street
New Bern, Craven County
MBFA No: 2111

Dear Matt:

Enclosed herewith please find an Application for a Certificate of Appropriateness for a major work. An electronic file is forwarded for your use under a separate communication.

This package consists of the following:

1. Check No. 16078 in the amount of \$107.00 made payable to the City of New Bern
2. Application for a Certificate of Appropriateness
3. Letter of Representation
4. Drawings HPC101 through HPC900, 24 inch by 36 inch format, four sheets
5. Renderings requested at Design Review will be added to this package as soon as they are available

Predominant materials proposed for the project are as follows:

1. Masonry planters and garden walls
2. Concrete walk, ramp and terrace surface
3. Metal handrails are 1.5 inch diameter
4. Landscaping is diagrammatic for purposes of location and scale; however, specific plantings will be submitted for review in the future via a Minor Work permit

Please place this item on the agenda for the forthcoming regular meeting of July 21, 2021.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Eure', with a stylized flourish at the end.

Darden J. Eure, III, AIA, NCARB
eure@mbfarchitects.com
MBF Architects, P.A.

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:

211 POLLOCK STREET, NEW BERN, NC 28560

(address, city, zip code)

I hereby authorize MBP ARCHITECTS, P.A. 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:

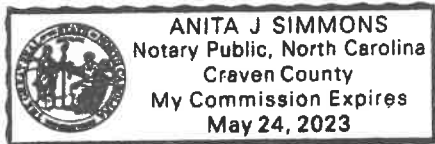
115 ROLLINGWOOD DRIVE, NEW BERN, NC Phone (252) 799, 6498
28562

X

Owner's Signature

PIETRO PASSARICIA
Print Name

June 23, 2021
Date

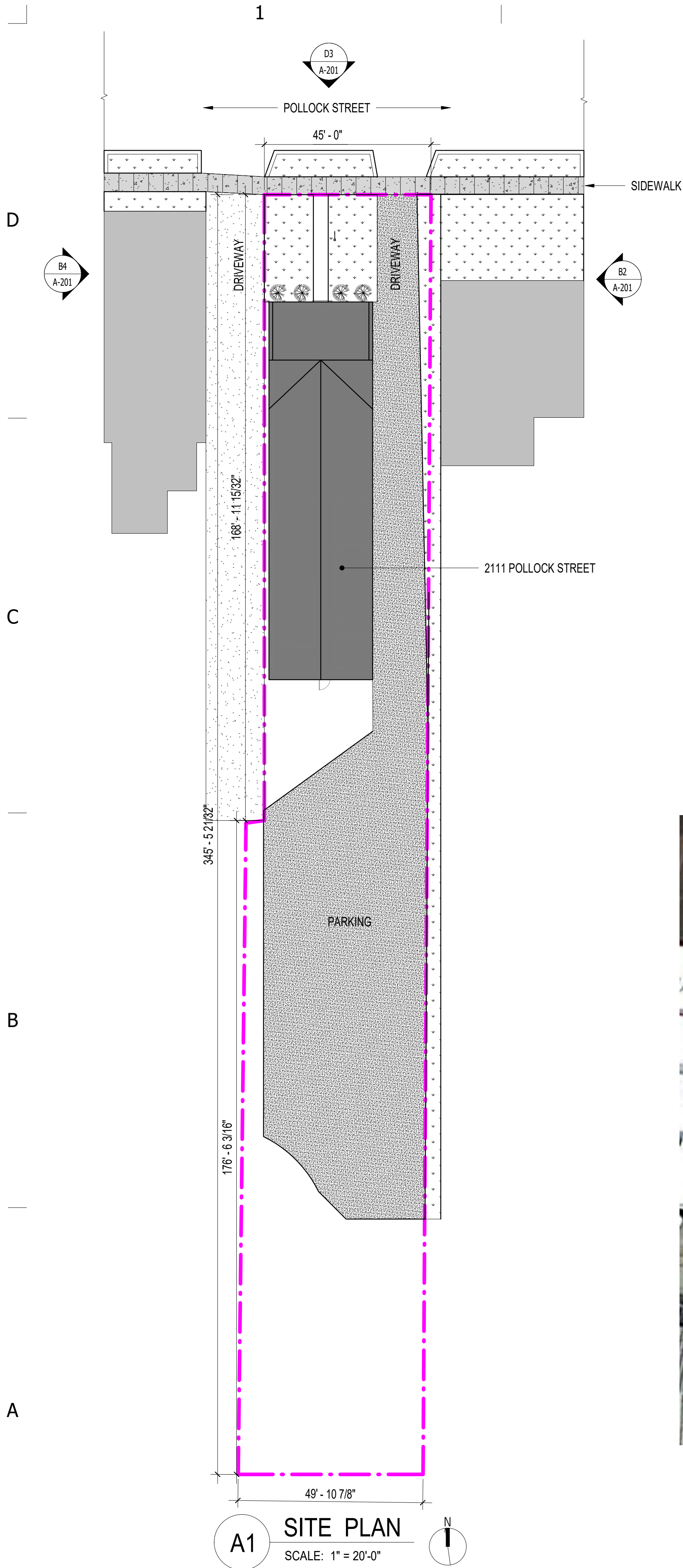


Sworn to and subscribed before me this 23 day of June, 2021.

Anita J. Simmons
Notary Public:

My commission expires: 5/24/2023

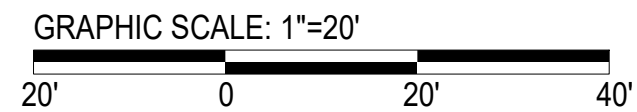
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C4 PHOTOGRAPH DOCUMENTATION
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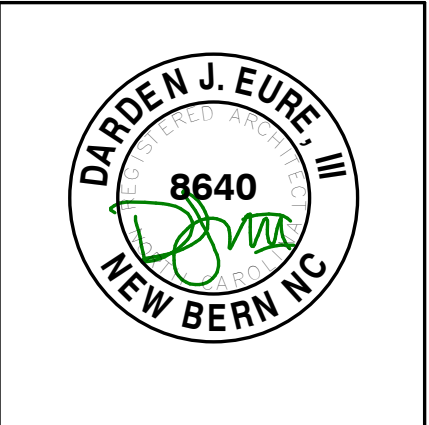
A4 AERIAL PHOTOGRAPH
SCALE: NO SCALE



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REVISIONS	#	DATE	DESCRIPTION

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MBFA No: 2111

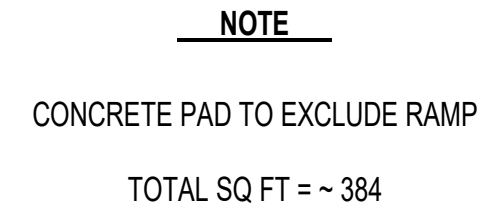
SITE PLAN

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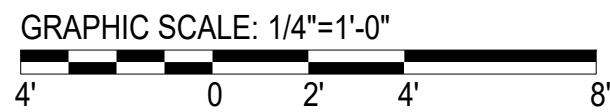


LAN

SHEET



FF TERRACE IS 1'.2" ABOVE
SE01
(SEE SITE DEMOLITION PLAN)



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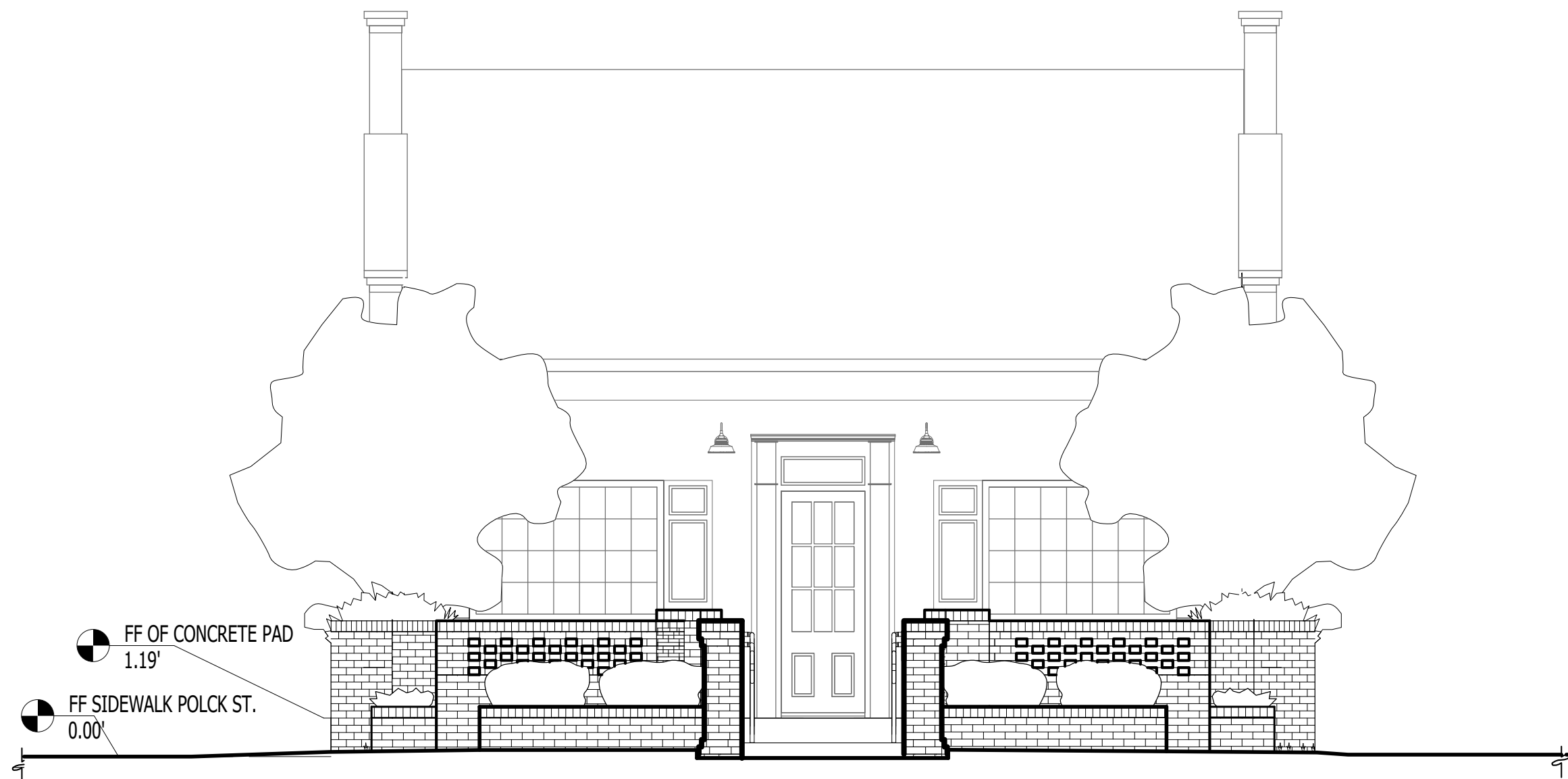
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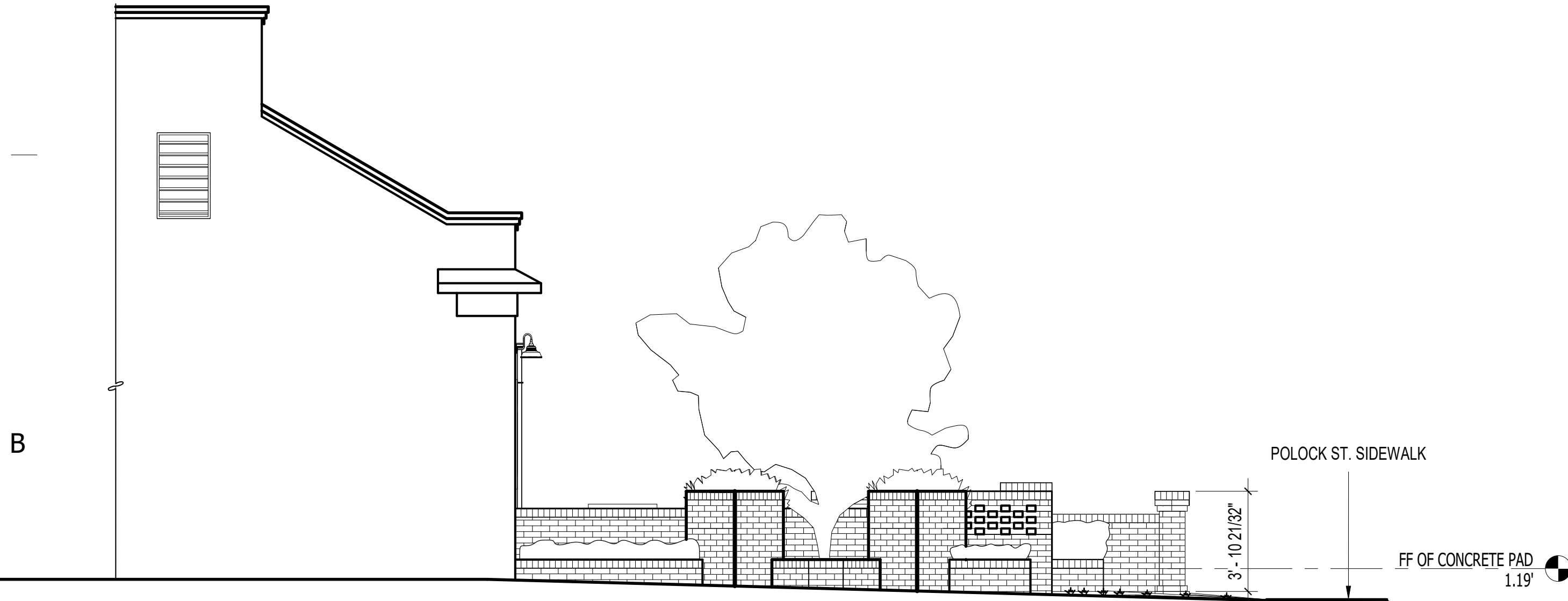
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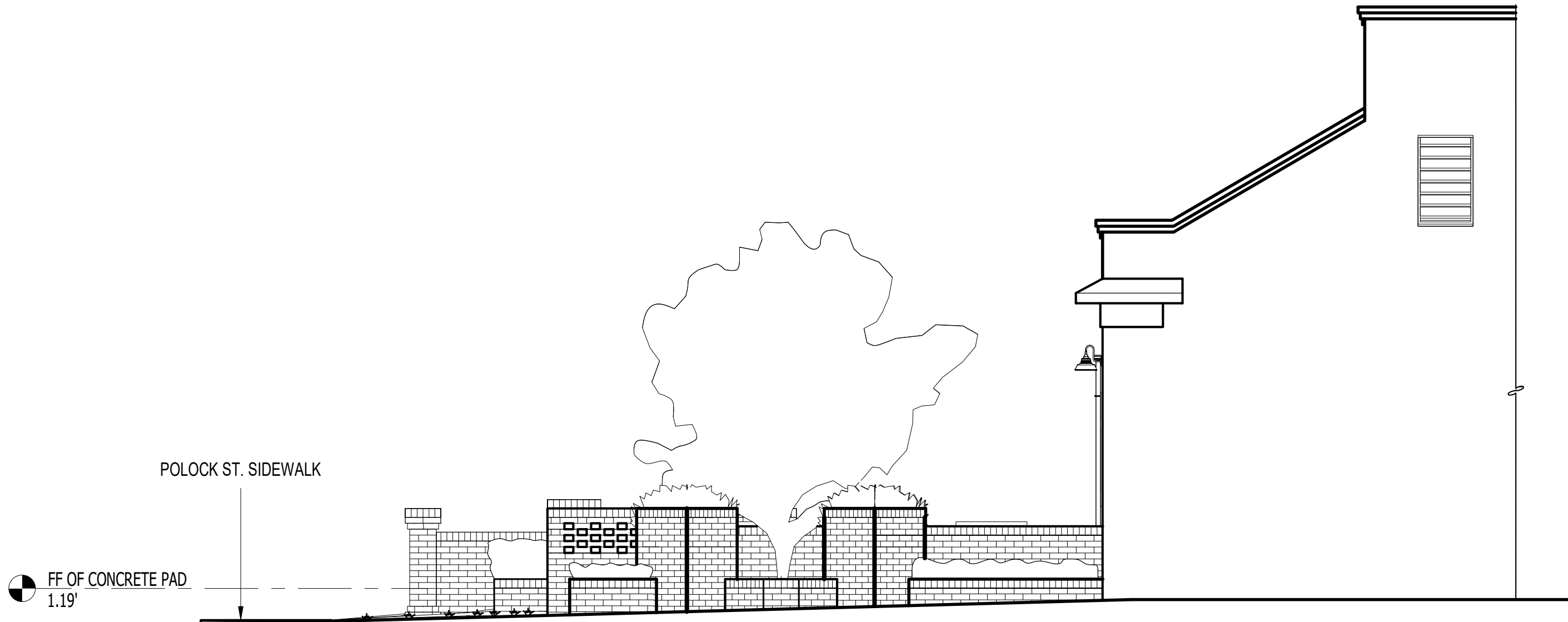
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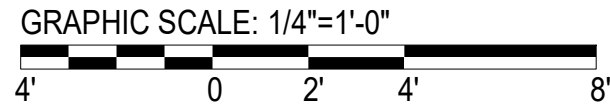
D3 ELEVATION NORTH
SCALE: 1/4" = 1'-0"



B2 ELEVATION EAST
SCALE: 1/4" = 1'-0"

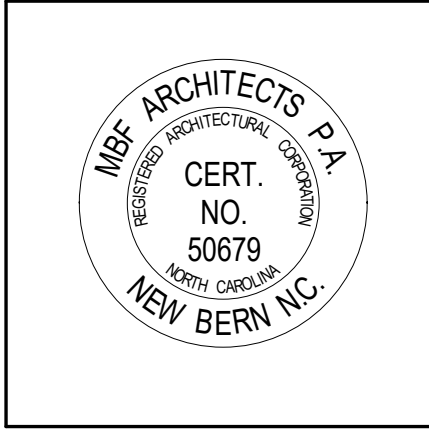


B4 ELEVATION WEST
SCALE: 1/4" = 1'-0"



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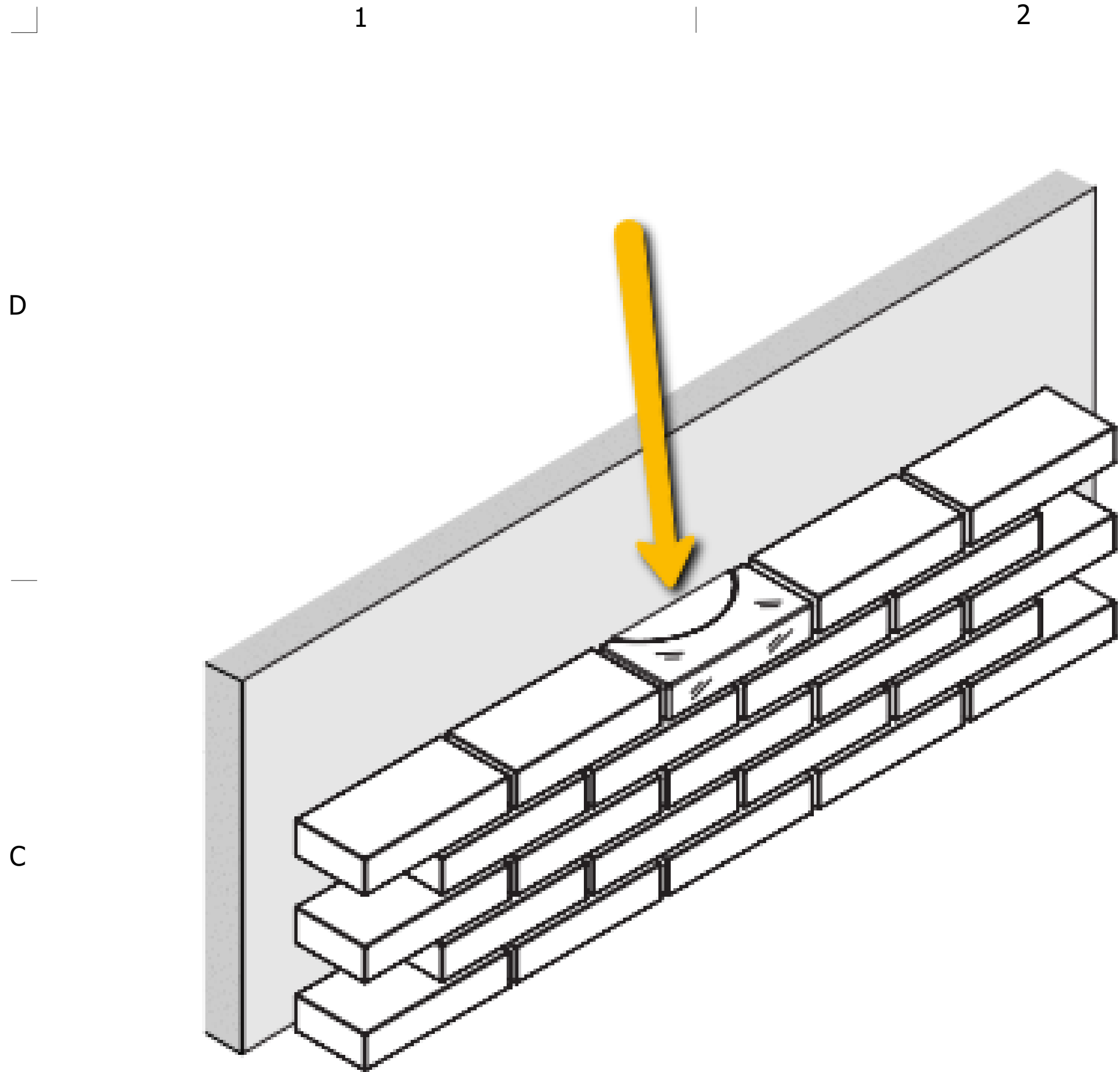
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MBFA No: 2111

ELEVATIONS

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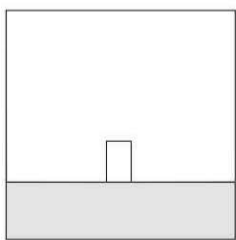


C1 BRICK LIGHT
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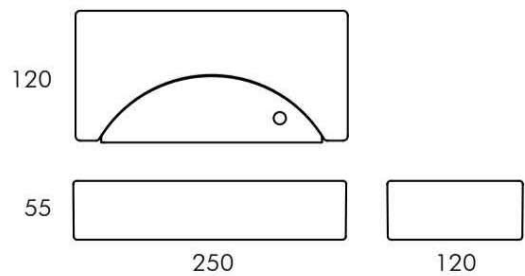
BRICK OF LIGHT

SIMES

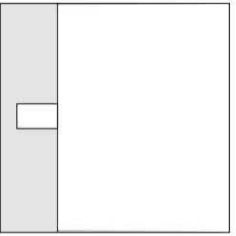
Stand alone version with rechargeable battery



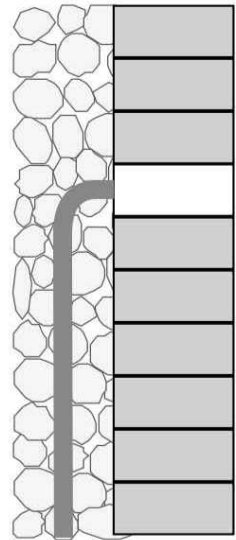
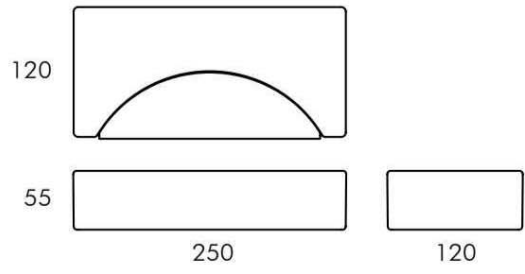
B.9005W
MID-POWER LEDs **3000K** CR180 300lm
Rated luminaire luminous flux 70lm
Rated input power 1,7W
Dimmable (3 steps 30%-60%-100%)
Luminaire operating on rechargeable lithium polymers fed battery.
Independent charge approx. 10 hours



24V DC Recessed version for remote power supply

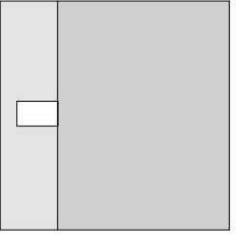
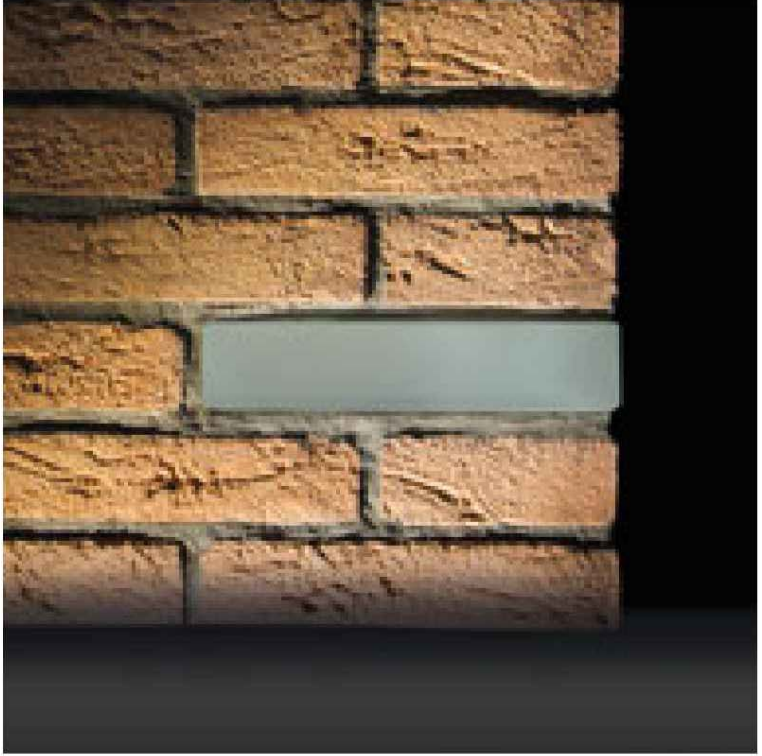


B.9000W
MID-POWER LEDs **3000K** CR180 300lm
Rated luminaire luminous flux 120lm
Rated input power 2,9W **24V DC**
Requires a remote constant voltage driver (page 468-469)

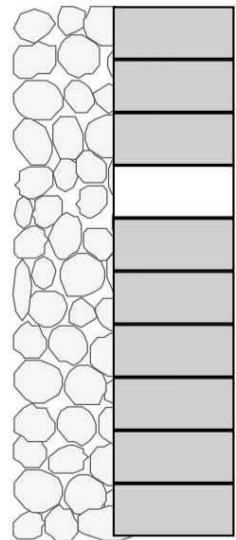
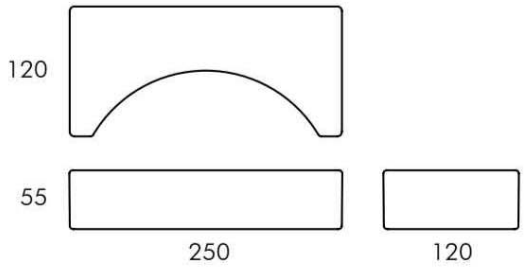


The luminaire has been designed to be integrated and recessed in the wall like a true construction material.

Recessed full glass version



B.9009
Decorative wall element

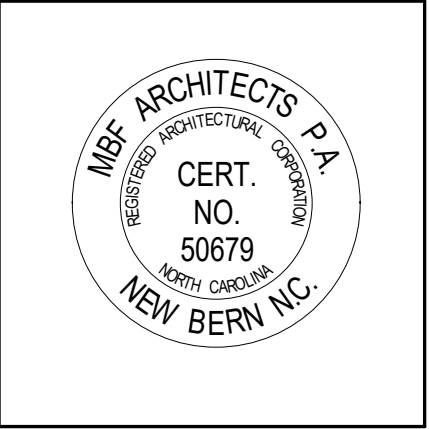
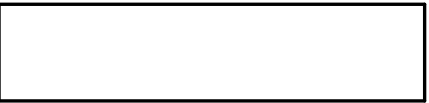


The luminaire has been designed to be integrated and recessed in the wall like a true construction material.

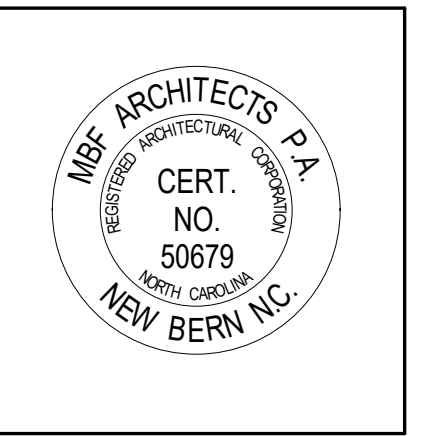
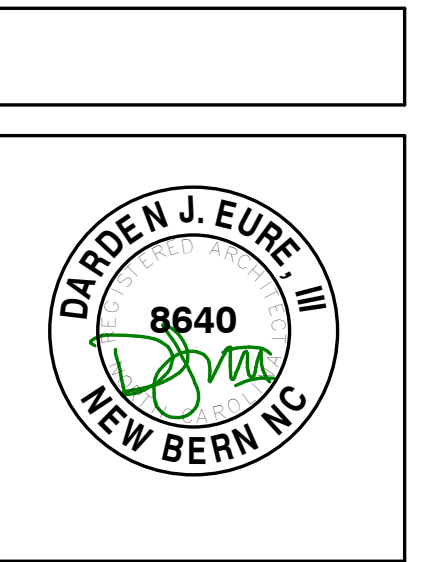
SIMES ■ 199

B4 BRICK LIGHT INFORMATION
SCALE: NOT TO SCALE

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[illegible]

BFA No: 2111

TERRACE
PERSPECTIVE_1

A-905

SHEET

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B3

PERSPECTIVE HPC-2

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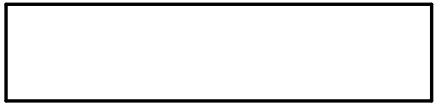
4

5

TERRACE ADDITION
211 POLLOCK STREET
NEW BERN, CRAVEN COUNTY

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MBFA No: 2111

TERRACE
PERSPECTIVE_2

A-906
SHEET

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B3 PERSPECTIVE HPC-3
SCALE: NOT TO SCALE

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TERRACE ADDITION
211 POLLOCK STREET
NEW BERN, CRAVEN COUNTY

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REVISIONS	DESCRIPTION	
	DATE	
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MBFA No: 2111
PERSPECTIVE 3

A-907
SHEET



Zoning and Inspections Review of

Application for Certificate of Appropriateness for Alterations in Historic District

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

Application Address and Description: 211 Pollock St. – to include construction of terrace lined by 4-foot-high brick garden walls in the Primary AVC.

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

Zoning District: C-2

Required Setbacks (primary structure): Front average Side 0 ft Rear 0 ft

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

Maximum Lot Coverage for proposed use: N/A

Maximum Height of Structure: 60 ft

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

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 and Recommendations

HPC Regular Meeting – July 2021

Applicant: Pietro Passalacqua./MBF Architects, P. A.

Applicant Address: 317-C Pollock St., New Bern, NC 28560

Project Address: 211 Pollock St., New Bern, NC 28560

Historic Property Name: N/A

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

NR Inventory Description (2003): N/A.

Sandbeck Description (1988): N/A

211 Pollock St. - to include construction of terrace lined by 4-foot-high brick garden walls in the Primary AVC.

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

Landscaping

- 2.4.3 Use plant materials that are indigenous to the historic districts. It is not appropriate to use contemporary edging materials such as landscaping timbers or plastic borders.
- 2.4.4 Incorporate trees, shrubbery, and other landscape features around the periphery of a lot and within parking areas.

Fences and Garden Walls

- 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.

Design Principles

- 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.

Decks and Patios

- 4.6.4 Construct low profile decks and patios that eliminate requirements for handrails and excessive screening.

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.

Metals

- 5.3.2 Use metal fabrications found in adjoining work. In general, new material should be the same dimension, shape, and alloy of that existing.
- 5.3.3 Use full weld iron and steel fabrication techniques. Welds shall be properly dressed, or ground smooth.

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

1. The project is located in the *Tight Weave* development pattern;
2. The proposal is a garden wall and patio project;
3. The proposed design, components, and materials meet the requirements of the Guidelines;

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – July 2021

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

MOTION

Staff recommends the Commission approve this application for construction of terrace lined by 4-foot-high brick garden walls in the Primary AVC.

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):
 221 South Front Street, circa 1797

Property Owner Name(s): John Harvey, LLC	Owner Mailing Address: 4701 Trent River Drive Trent Woods, NC 28562	Phone #s: (252) 876-8687	Email: chcushman@gmail.com
Applicant Name (if different): Darden J. Eure, III, AIA, NCARB, MBF Architects, P.A.	Applicant Mailing Address: 317-C Pollock Street New Bern, NC 28560	Phone #s: (252) 637-6373	Email: eure@mbfarchitects.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)

Reconstruction of two masonry chimneys. Removal of two circa 1980 balconies and installation of four balconies in the Tertiary AVC, including removal and installation of appurtenant doors and windows and resultant masonry repairs

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):

4.3.1 for minimizing historic fabric disturbance; 4.3.2 for adding vertical window and door openings in the Tertiary AVC; 4.3.3 for true divided light glazing

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).

5.1.1 for minimizing historic fabric disturbance; 5.1.2 for matching masonry bond and same size; 5.1.3 for painting masonry patchwork to match; 5.1.4 for using lime mortar; 5.3.3 for metal balusters

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

DARDEN J. BUDE, III, 414, NCARB

July 8, 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.



July 8, 2021

Mr. Matt Schelly
Historic Preservation Administrator
City of New Bern
303 First Street
New Bern, NC 28560

SchellyM@newbernnc.gov

RE: Harvey Mansion Alterations
John Harvey, LLC
New Bern, Craven County
MBFA No: 2028

Dear Matt:

Enclosed herewith please find an Application for a Certificate of Appropriateness for a major work. An electronic file is forwarded for your use under a separate communication.

This package consists of the following:

1. Check No. 16079 in the amount of \$107.00 made payable to the City of New Bern
2. Application for a Certificate of Appropriateness
3. Letter of Representation
4. Drawing A-900 and HPC001 through HPC501, 24 inch by 36 inch format, five sheets

Predominant materials proposed for the project are as follows:

1. Wood doors and windows, true divided light, wood painted
2. Brick masonry patchwork painted to match
3. Metal balcony balustrades, wood decking and wood soffit, metal and wood painted
4. Reconstruct brick masonry chimneys, two each

Please place this item on the agenda for the forthcoming regular meeting of July 21, 2021.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Eure", is written over a faint, stylized blue line graphic.

Darden J. Eure, III, AIA, NCARB
eure@mbfarchitects.com
MBF Architects, P.A.

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:

221 South Front Street, New Bern, NC 28560

(address, city, zip code)

I hereby authorize MBF Architects 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:

4701 Trent River Drive, Trent Woods, NC 28562 Phone 252-876-8687

Ch. J. C.

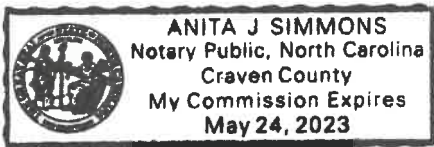
Owner's Signature

John Harvey, LLC - Charles Cushman

Print Name

7/6/2021

Date



Sworn to and subscribed before me this 7th day of July, 2021.

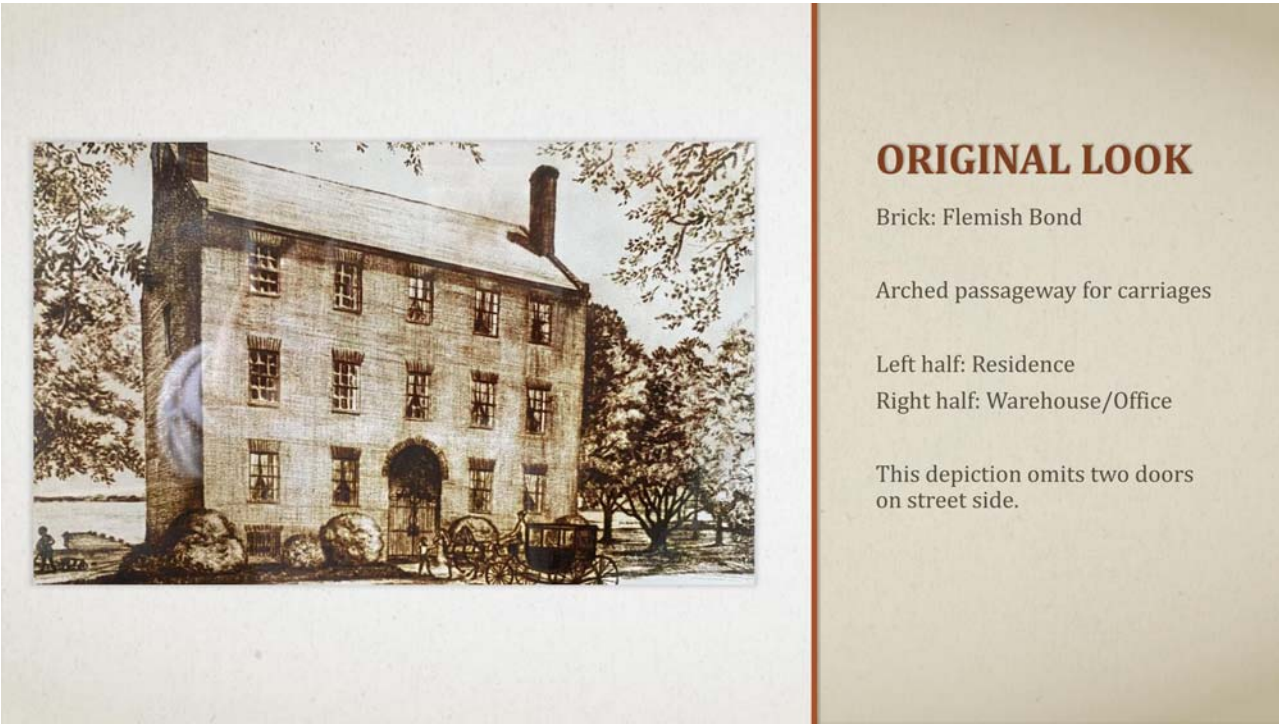
Anita J. Simmons
Notary Public.

My commission expires: May 24, 2023

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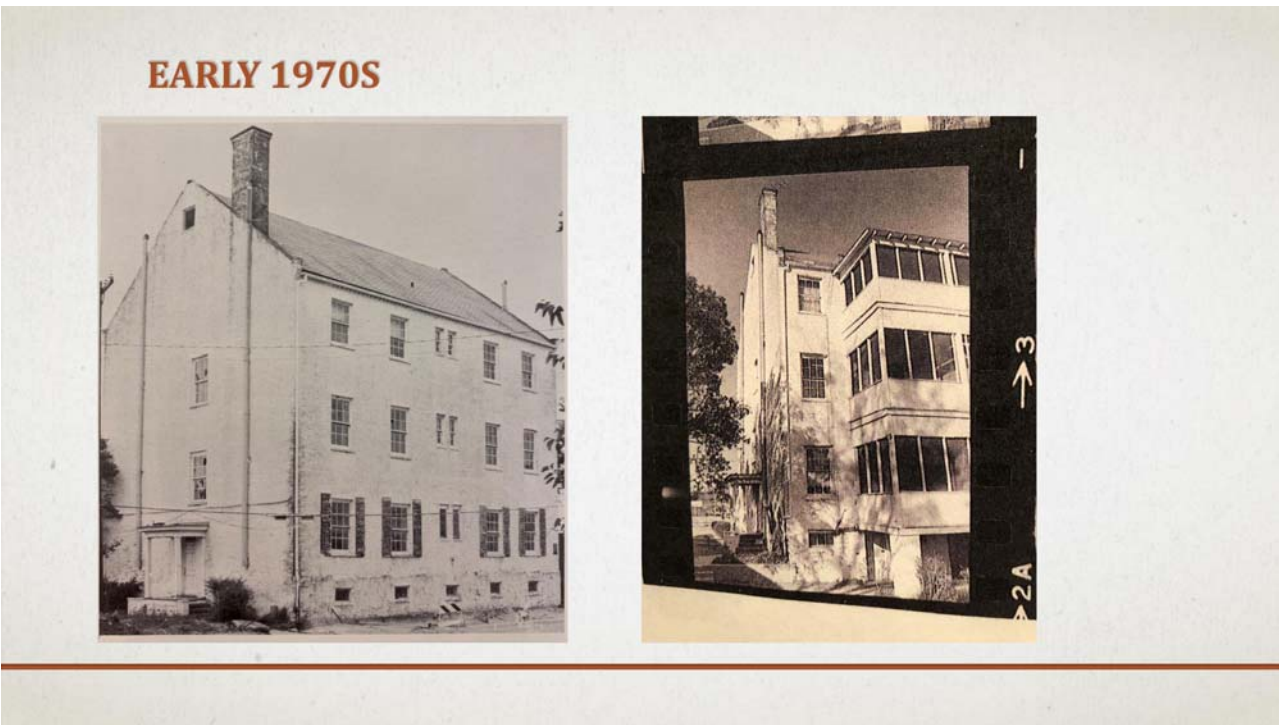
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D



D1 PHOTOGRAPHIC DOCUMENTATION HISTORIC
SCALE: NOT TO SCALE

C



B1 PHOTOGRAPHIC DOCUMENTATION HISTORIC
SCALE: NOT TO SCALE

B

A

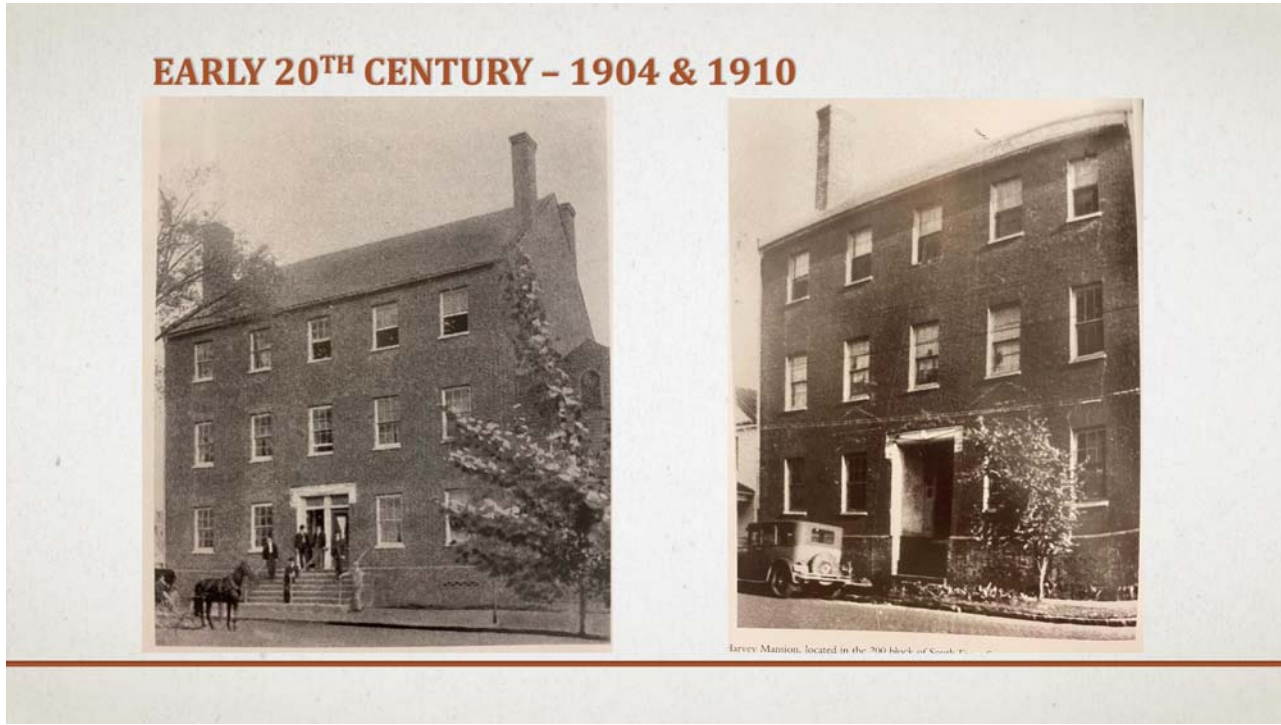
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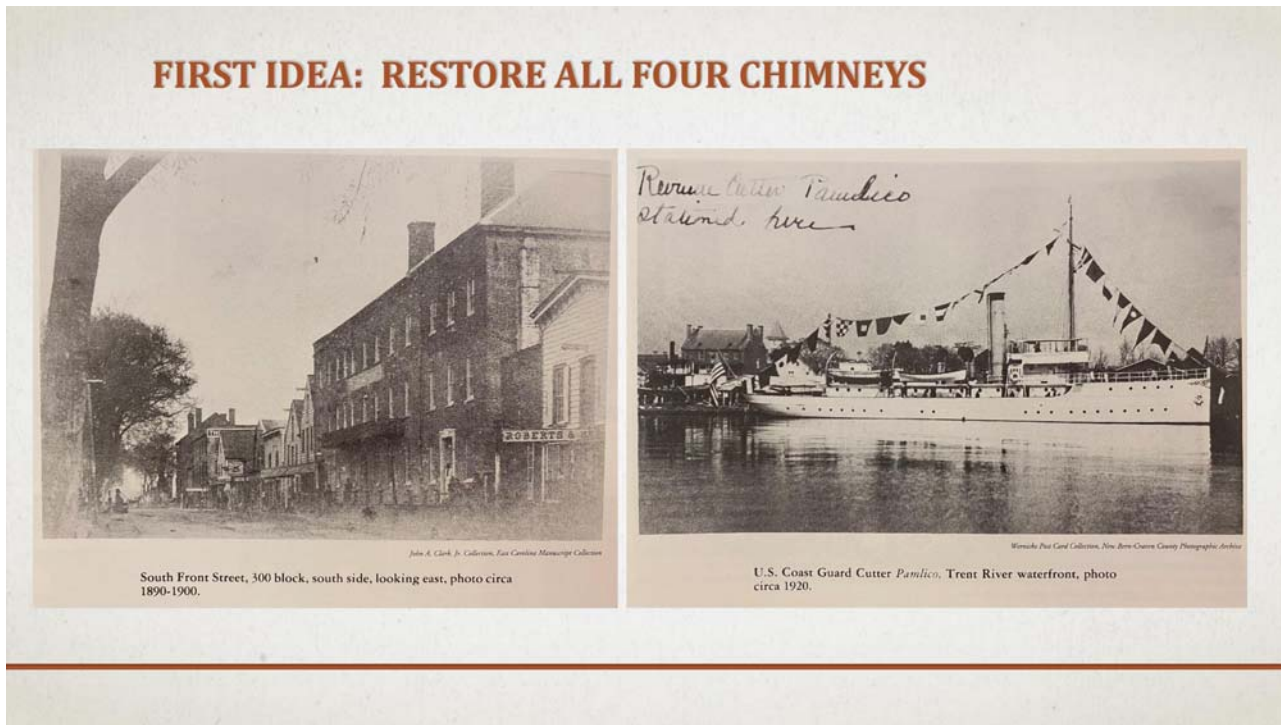
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3

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D3 PHOTOGRAPHIC DOCUMENTATION HISTORIC
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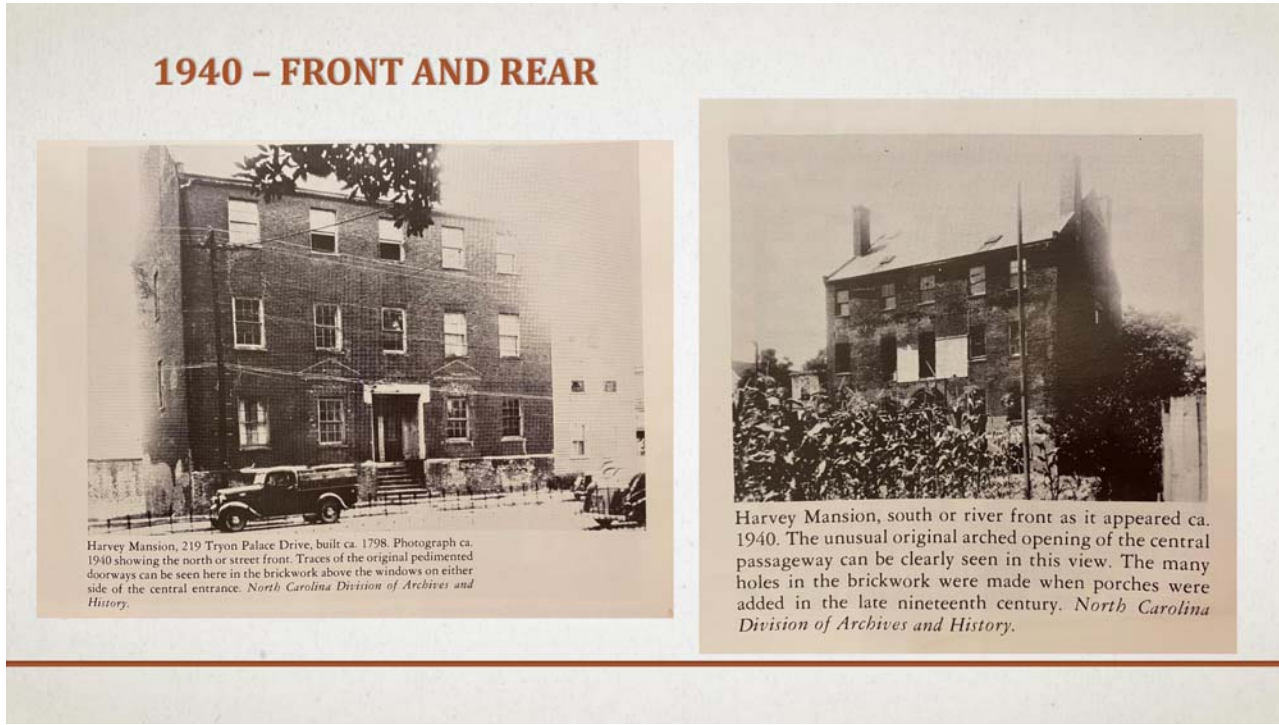
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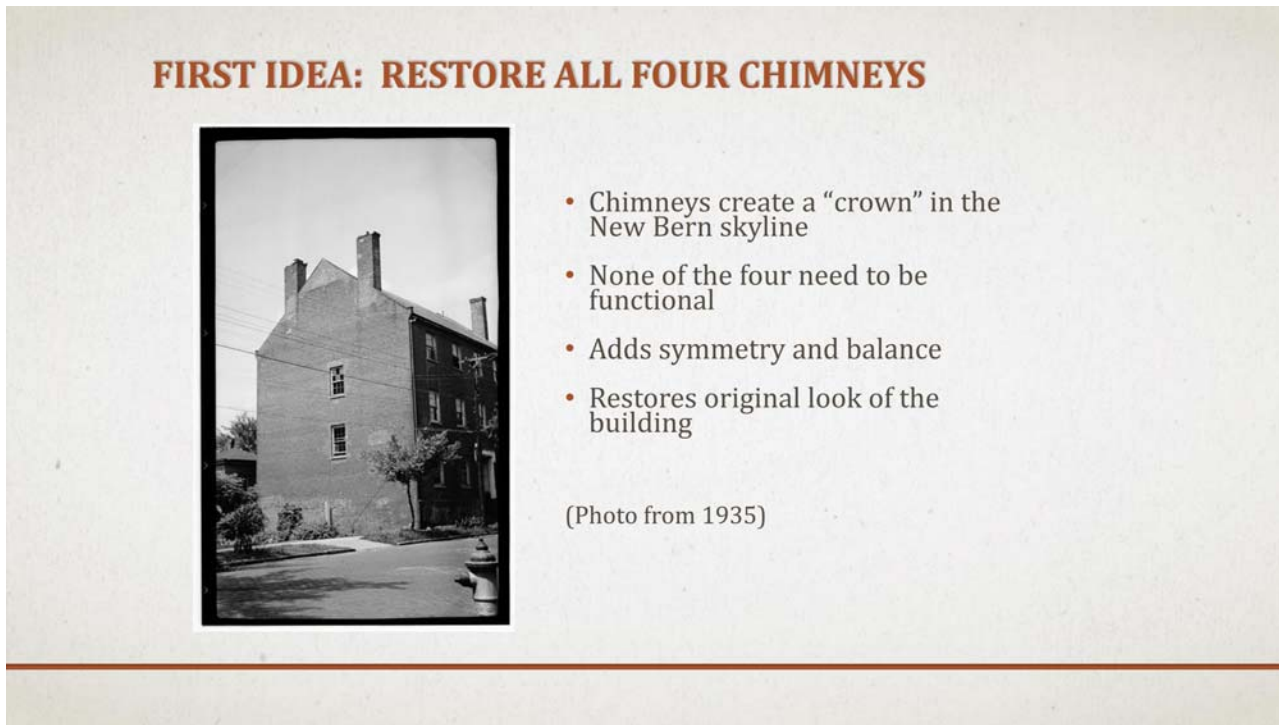
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SCALE: NOT TO SCALE

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4



D5 PHOTOGRAPHIC DOCUMENTATION HISTORIC
SCALE: NOT TO SCALE



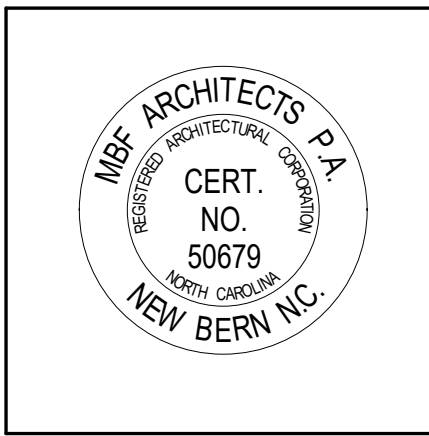
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SCALE: NOT TO SCALE

5

5

REVISIONS	DESCRIPTION	
	DATE	
#		

PLANNING

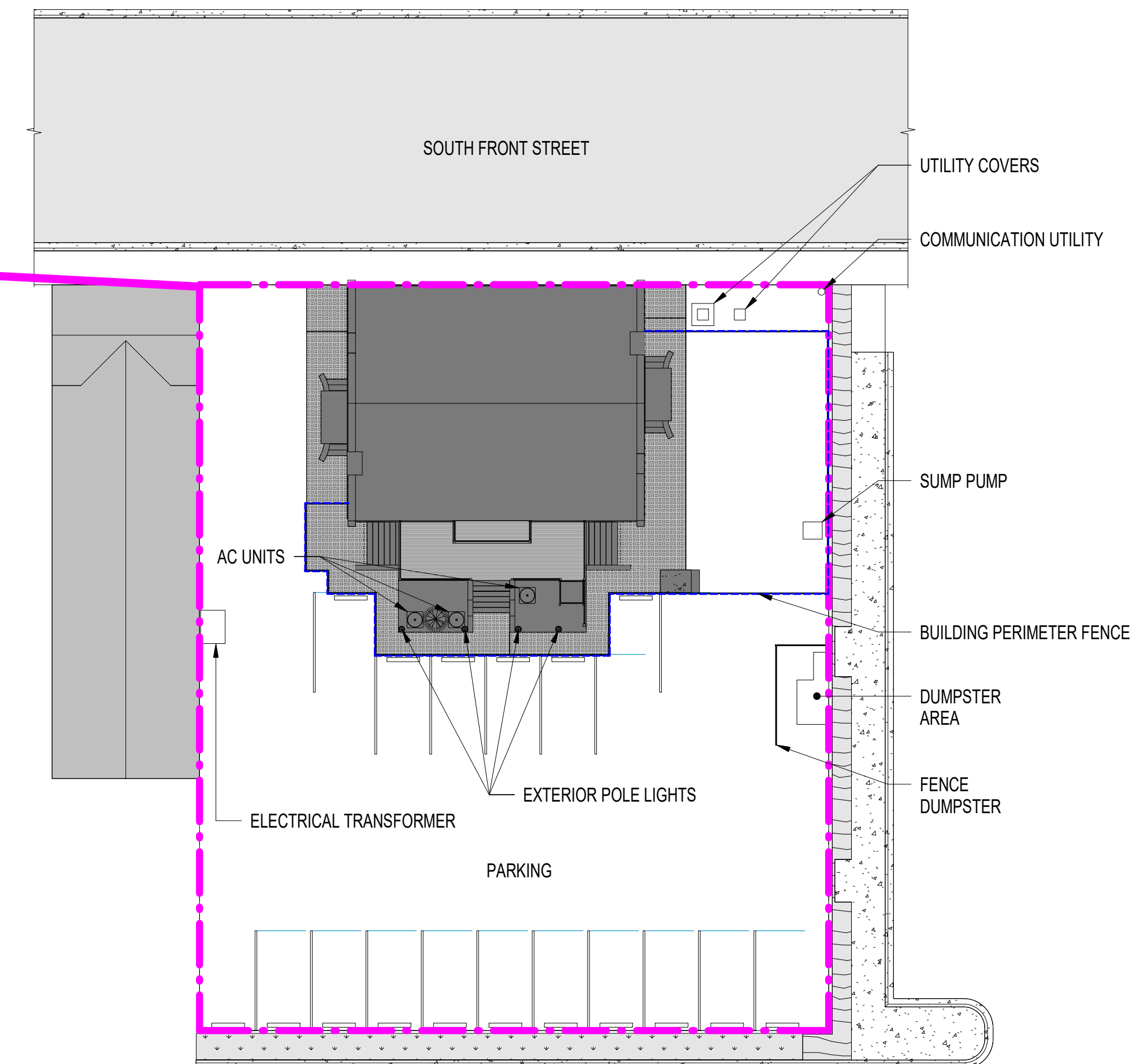


MBFA No: 2028

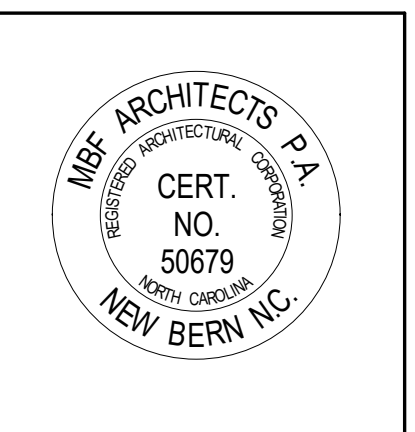
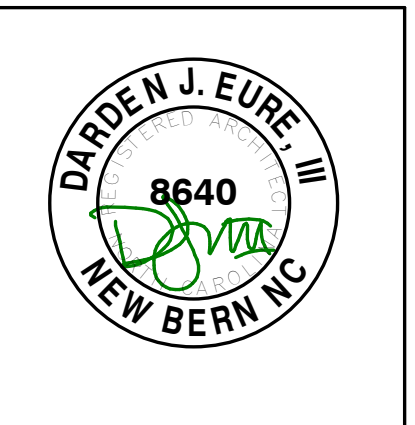
PHOTOGRAPHIC
HISTORIC

A-900
SHEET

221 SOUTH FRONT STREET
NEW BERN, CRAVEN COUNTY

[illegible]

PLANNING



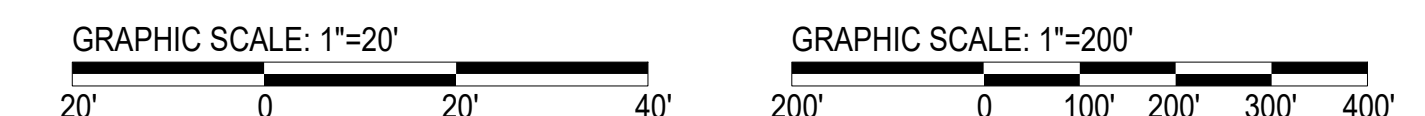
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TITLE SHEET

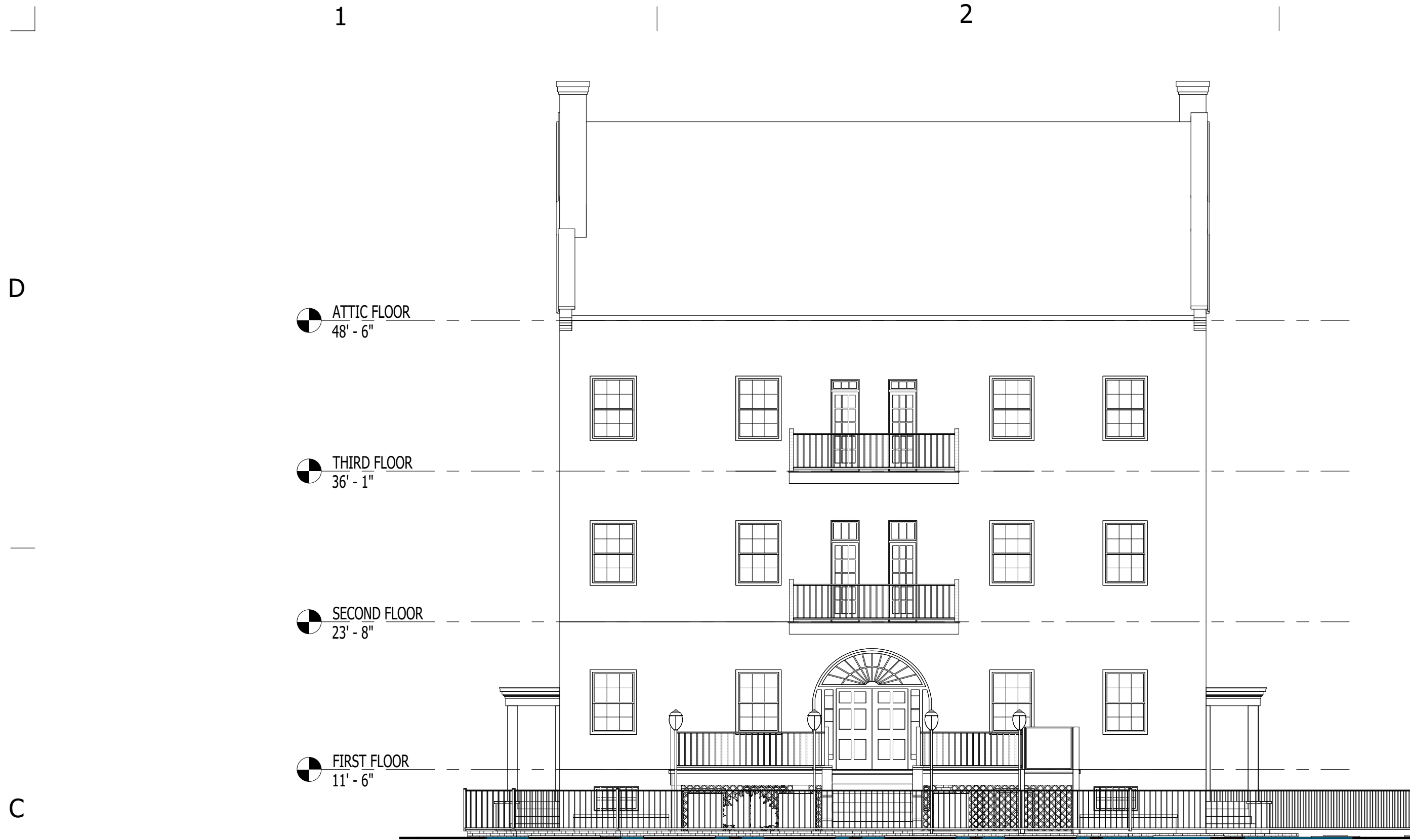
HPC001

B3 LOCATION MAP
SCALE: 1" = 200'-0"

B5 PROJECT SITE
SCALE: 1" = 20'-0"



File Path: S:\projects\2020\2028 Harvey Mansion Alterations\2028 Design\2028 Dwgs\2028 ARCH-2021.rvt
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C2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



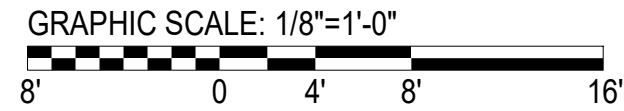
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SCALE: 1/8" = 1'-0"



A2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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PLANNING

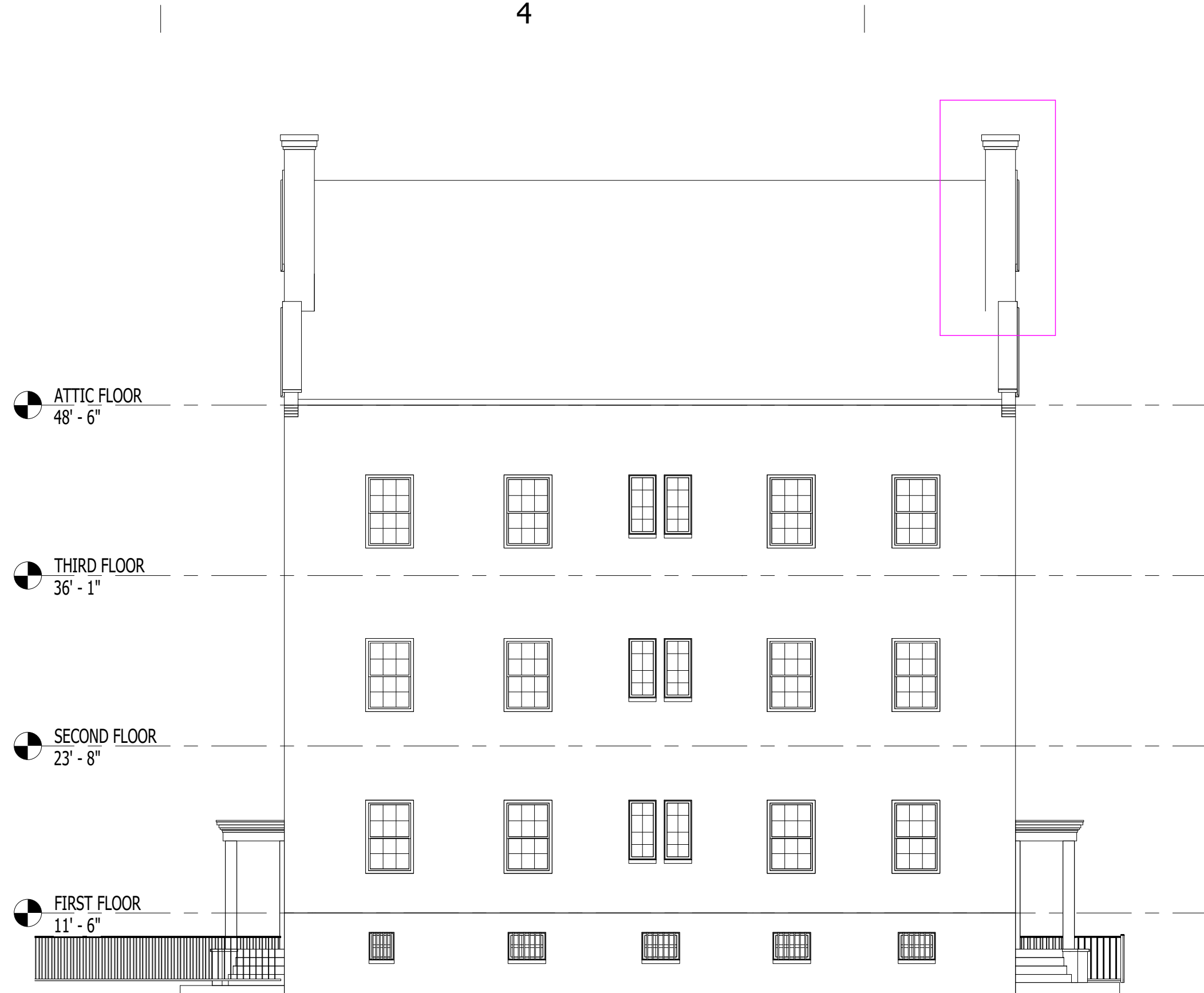


MBFA No: 2028
EXISTING
ELEVATIONS

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C2 SOUTH ELEVATION
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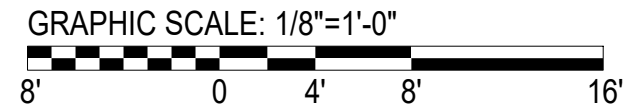
C4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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REVISIONS	DESCRIPTION	
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PLANNING



MBFA No: 2028
ELEVATIONS

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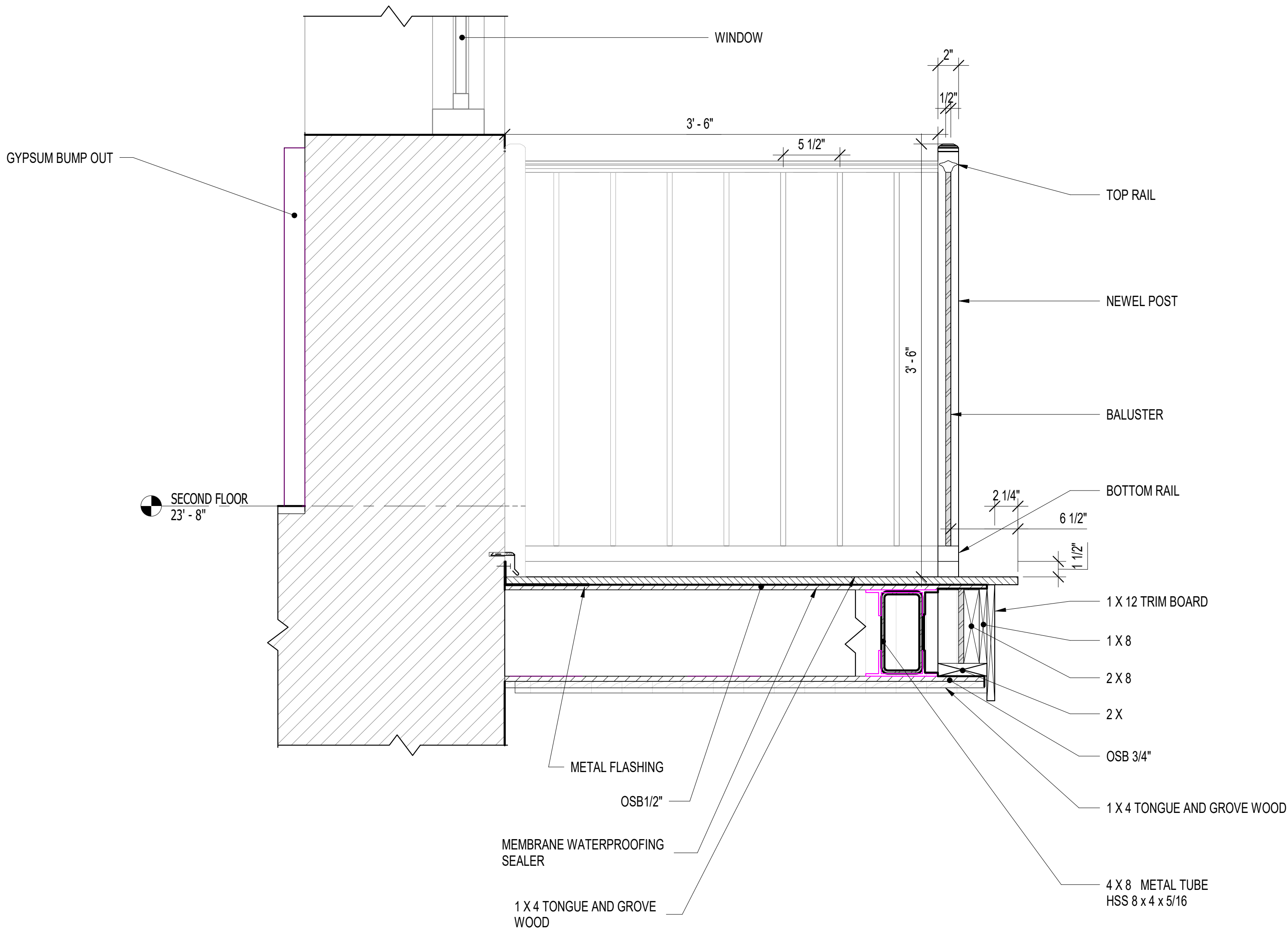
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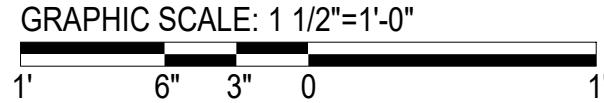
C

B

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C3 BALUSTRADE DETAIL
SCALE: 1 1/2" = 1'-0"

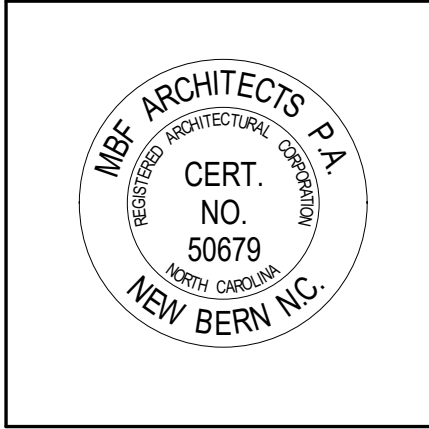


HARVEY MANSION ALTERATIONS
JOHN HARVEY, LLC
221 SOUTH FRONT STREET
NEW BERN, CRAVEN COUNTY

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REVISIONS	DESCRIPTION	
	DATE	
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PLANNING



MBFA No: 2028
SECTION BALCONY

HPC501
SHEET



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: 221 S. Front St. – to include the restoration of two chimneys, the removal of two modern balconies, the addition of 4 new balconies, and the reconfiguration of doors and windows for the balcony changes, all in the Tertiary AVC.

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

Zoning District: C-1, Commercial Waterfront Overlay

Required Setbacks (primary structure): Front Side Rear

Accessory Setbacks: From Nearest Structure Side Rear

Maximum Lot Coverage for proposed use:

Maximum Height of Structure: (per 15-474.(c))

Required Site Improvements: Landscaping Buffer Parking

Other requirements:

N/A

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 LLH 7/16/21

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] 7/16/21

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – July 2021

Applicant: John Harvey, LLC./MBF Architects, P. A.

Applicant Address: 317-C Pollock St., New Bern, NC 28560

Project Address: 221 S. Front St., New Bern, NC 28560

Historic Property Name: Harvey Mansion. ca. 1798.

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

NR Inventory Description (2003): Federal style; three stories above raised basement; five bays wide; paired central windows above arched entrance; interior end chimneys; gable-end parapet roof.

Sandbeck Description (1988): "... converted to apartments in the 1940s ..."

221 S. Front St. - to include the restoration of two chimneys, the removal of two modern balconies, the addition of 4 new balconies, and the reconfiguration of doors and windows for the balcony changes, all in the Tertiary AVC.

Staff submits the following Historic District Guidelines are 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.
- 3.2.4 Rebuild missing or insensitively altered design components based on documented evidence of the original configuration.

Windows, Doors and Openings

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

Masonry

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

Metals

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

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – July 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.

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

- 1. The project is located in the *Dense Fabric* development pattern;
- 2. The proposal is a renovation and restoration 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 the restoration of two chimneys, the removal of two modern balconies, the addition of 4 new balconies, and the reconfiguration of doors and windows for the balcony changes, all 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): 809 E. Front Street - Lot 13 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. <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): 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 <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). 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. <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.

Sam Attlesbach
Signature of Applicant/Owner

7.6.21
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:

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

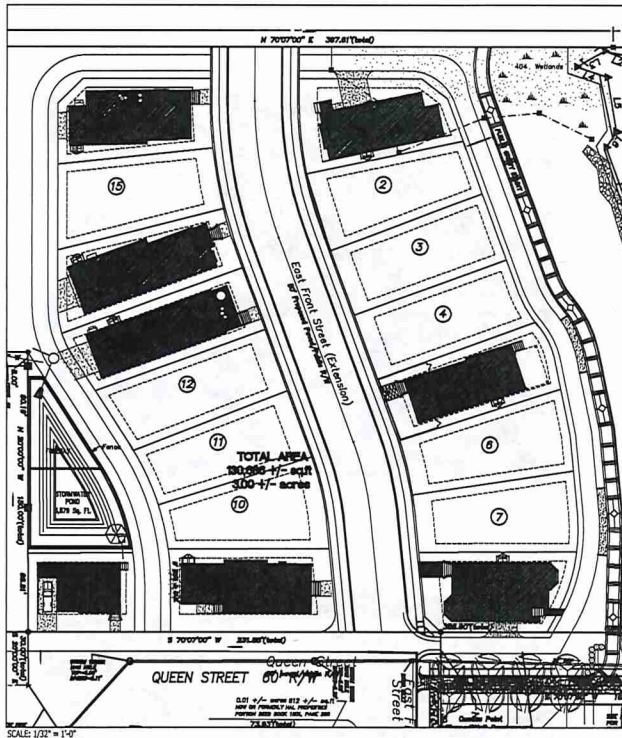
Sworn to and subscribed before me this 20th day of May, 2021.

Karen Smitten
Notary Public:

My commission expires: 9/6/2024



LOT 13 - RIVER STATION CUSTOM HOME



KEYS & SYMBOLS

DOOR & WINDOW SIZE KEY
2' = 2'-0\"

2050 = 2'-0\"

DRAWING NUMBER
SHEET NUMBER

ROOM NAME

CEILING HEIGHT AND SQUARE FOOTAGE

DRAWING NUMBER

FIRST FLOOR PLAN

Scale: 1/4\"

SHEET NUMBER

ELEVATION HEIGHT

VENTILATION

GARAGE 1,824 SQ IN
(8' 8\"

ROOF SQ IN

ELECTRICAL ELEGEND

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

SHEET SCHEDULE

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

GROSS SQUARE FOOTAGE

HEATED / COOLED
FIRST FLOOR PLAN 1,394 SF
SECOND FLOOR PLAN 1,568 SF
TOTAL H/C 3,962 SF

NON HEATED
GARAGE/STORAGE 562 SF
FRONT PORCH 231 SF
2ND FLOOR PORCH 231 SF
2ND FLOOR REAR PORCH 84 SF
TOTAL NON HEATED 1,108 SF



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LOT 13 - RIVER STATION
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G-101

TITLE SHEET

07.06.2021

RIVERSTATION - LOT 13



PHOTO 01



PHOTO 02



PHOTO 03



PHOTO 04



PHOTO 05



PHOTO 06



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PHOTOS

07.06.2021
RIVERSTATION - LOT 13



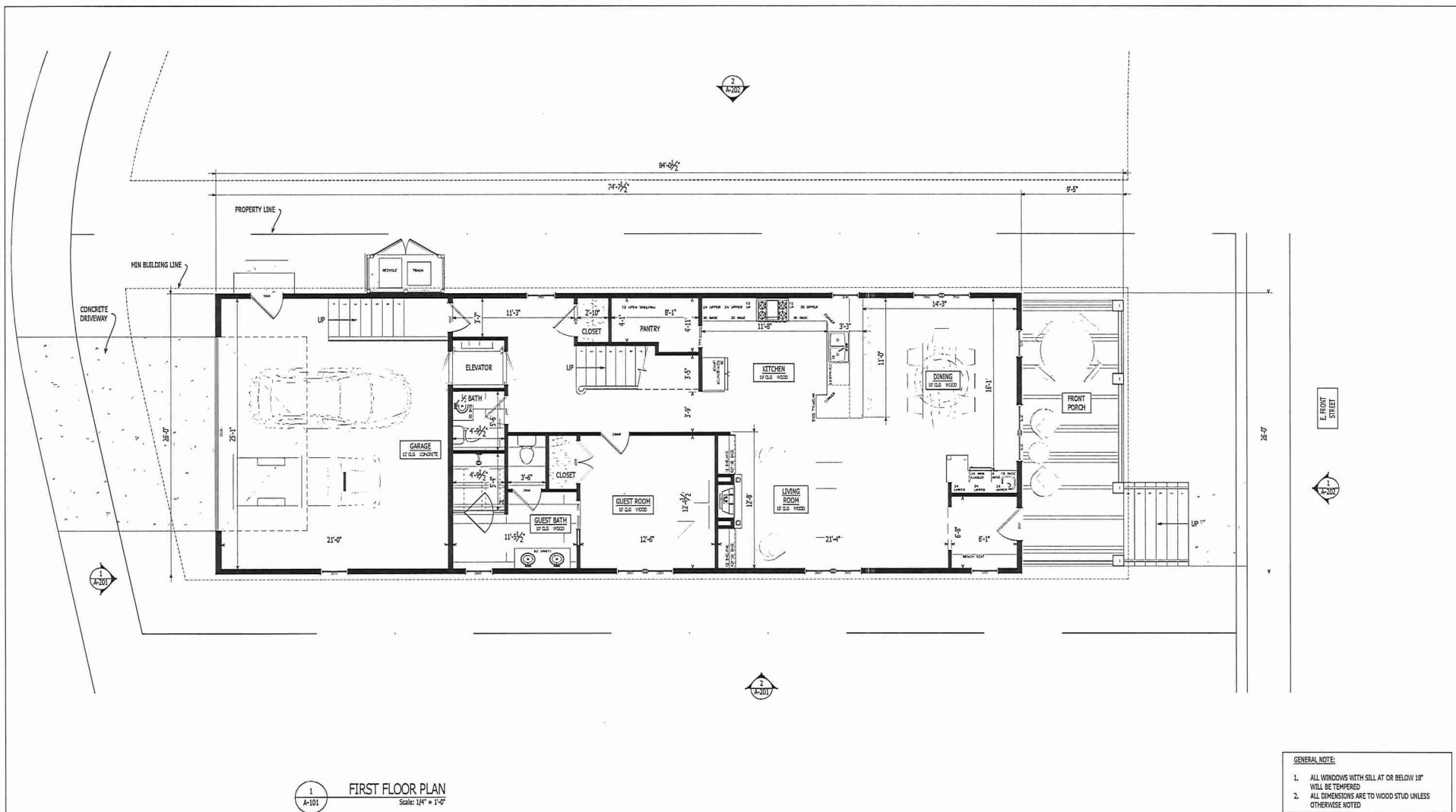

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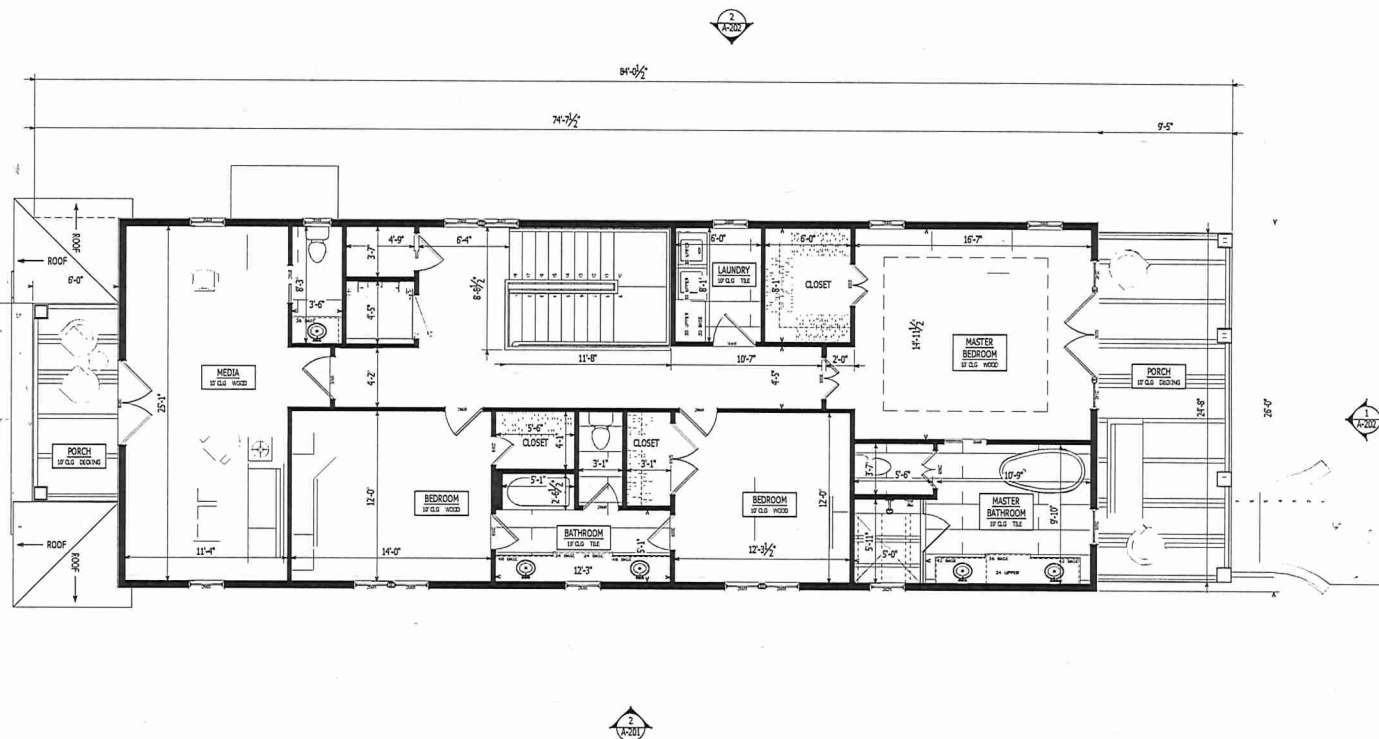
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C-101
 SITE PLAN
 07.06.2021
 RIVERSTATION - LOT 13



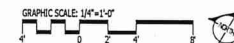
	<p>1202-A Pollock Street New Bern, NC 28560 252-633-0322 www.goarchdesign.com</p>	<p>COPYRIGHT NOTICE: THIS PLAN IS THE PROPERTY OF GO ARCHITECTURAL DESIGN, PLLC. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS.</p>	<h2>LOT 13 - RIVER STATION</h2> <p>809 E. FRONT STREET, NEW BERN, NC 28560</p>	<p>THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES, INCLUDING BUILDING CODES AND ENVIRONMENTAL CONSIDERATIONS, FOR THE CITY OF NEW BERN, NC. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS.</p>	<p>A-101 FIRST FLOOR PLAN</p>	<p>07.06.2021 RIVERSTATION - LOT 13</p>
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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 13 - RIVER STATION

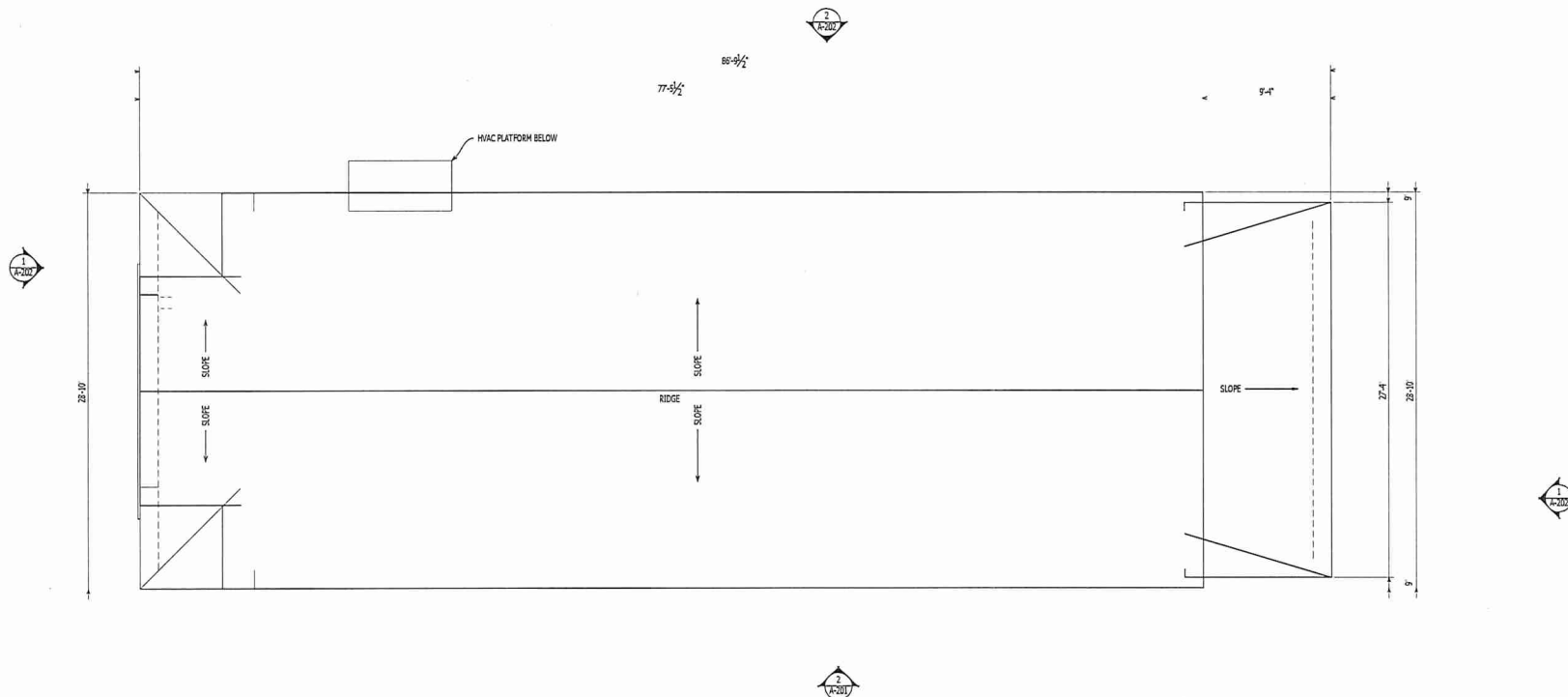
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A-102

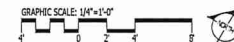
SECOND FLOOR PLAN

07.06.2021
RIVERSTATION - LOT 13



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

- GENERAL NOTE:
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 2. ALL DIMENSIONS ARE TO WOOD STUD UNLESS OTHERWISE NOTED



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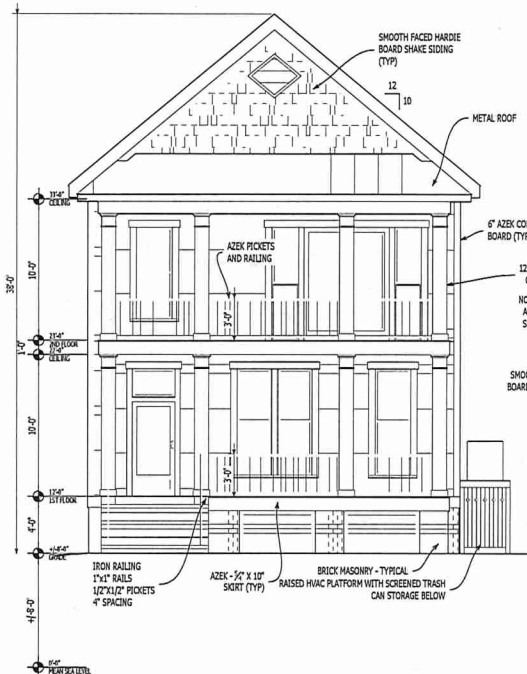
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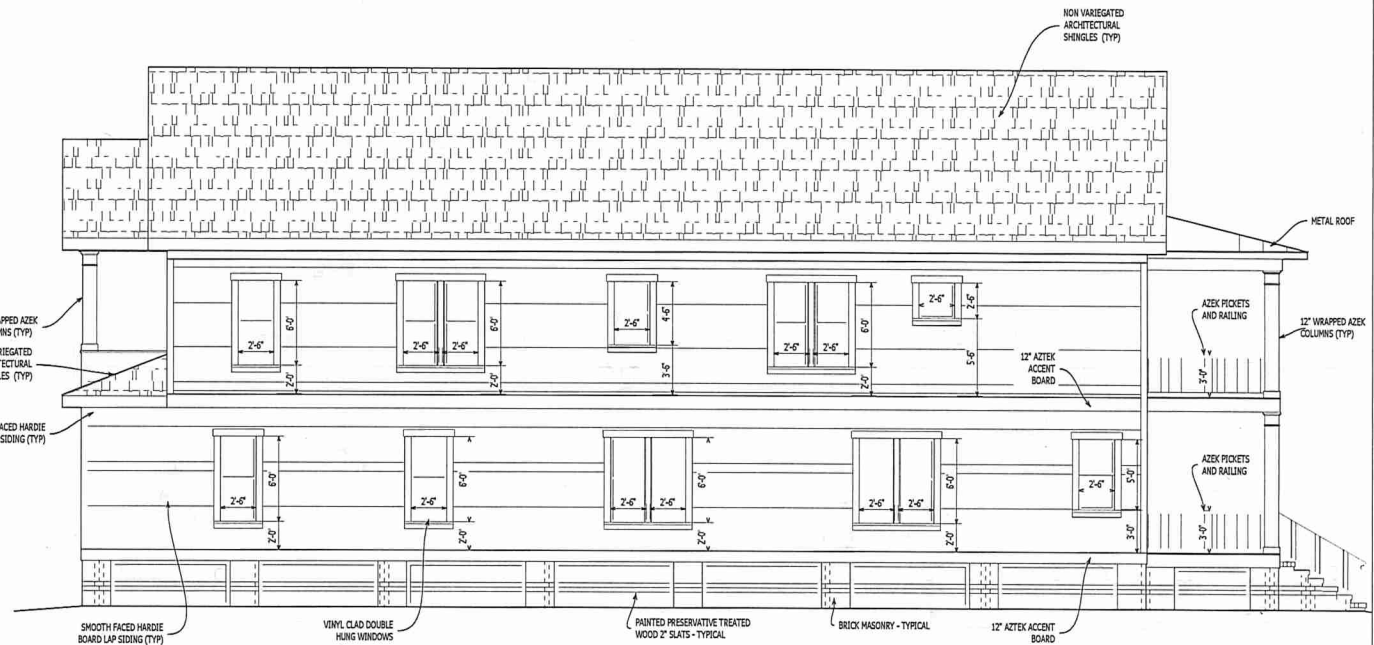
A-103

ROOF PLAN

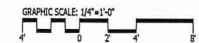
07.06.2021
RIVERSTATION - LOT 13



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



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



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LOT 13 - RIVER STATION

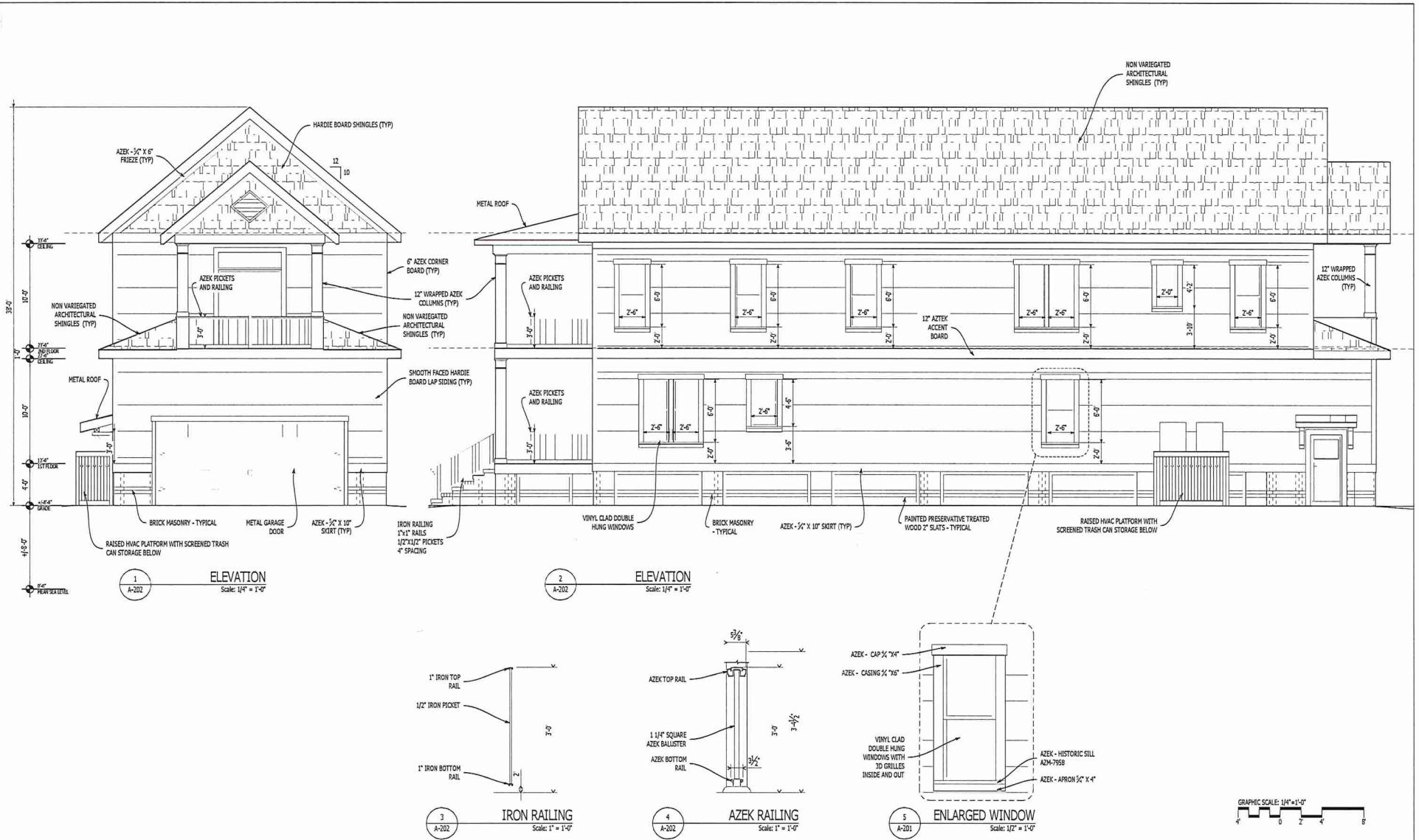
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A-201

ELEVATIONS

07.06.2021
RIVERSTATION - LOT 13



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LOT 13 - RIVER STATION

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A-202

ELEVATIONS
07.06.2021
RIVERSTATION - LOT 13



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 is 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 E. Front St. – to include construction of a new infill house on a vacant parcel.

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

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 and Recommendations

HPC Regular Meeting – July 2021

Applicant: Riverstation Development Corp./GO Architectural Design PLLC

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

Project Address: 809 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 on a vacant parcel.

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 – July 2021

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

Foundations

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

Walls, Trim and Ornamentation

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

Windows, Doors and Openings

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

Entrances

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

Roofs

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

Decks and Patios

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

Masonry

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

Metals

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

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – July 2021

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

Paint

- 5.4.2 Select paint and sealant coatings that are harmonious with adjoining work. In general, new material shall be a compatible formulation with the substrate of application.
- 5.4.3 Apply primer coatings to front and back of 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 on a vacant parcel.



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: July 13, 2021
RE: Regular Meeting, **5:30 PM, Wednesday, July 21, 2021, in the Courtroom, Second Floor, City Hall, 303 Pollock 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 (Brake)
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. 211 Pollock St. – to include construction of terrace lined by 4-foot-high brick garden walls in the Primary AVC.
 - C. 221 S. Front St. (Harvey Mansion) – to include the restoration of two chimneys, the removal of two modern balconies, the addition of 4 new balconies, and the reconfiguration of doors and windows for the balcony changes, all in the Tertiary AVC.
 - D. 809 E. Front St. – to include the construction of a new infill house on a vacant parcel.
- *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).*
5. Old Business (non-hearing items tabled or continued from a previous meeting): None
6. General Public Comments
7. New Business: None

8. HPC Administrator's Report

A. Report on CoAs Issued 6/8/2021 – 7/12/2021

MAJORS and AMENDMENTS:

211 Johnson St. – amendment to elevate historic kitchen in Tertiary AVC

304 Queen St – amendment for bracket detail and open side to carport in all AVCs

808 E. Front St. – amendment for building height, rear columns, bracket details in all AVCs

MINORS:

203 S. front St. – amendment for sign revision

206 Craven St. – new sign

310 Hancock St ROW – tree replacement

320 Pollock St – tree replacement

400 Johnson St ROW – tree replacement

509 Broad St. – front doors restoration

514 Metcalf St. – new mechanical unit

524 E. Front St. – new driveway gate

531 Queen St. – new shed

531 Queen St. – tree replacement

610 Metcalf St. – CoA amended

711 E. Front St. – new metal fencing

901 Broad St. – new mechanical unit

1206 National Ave. – reroofing metal to asphalt shingles

711 E. Front St. – new fencing

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

C. Other Items and Updates

9. Commissioners' Comments

10. Adjourn