

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: August 11, 2021

RE: Regular Meeting, <u>5:30 PM, Wednesday, August 18, 2021</u>, 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 Certificates of Appreciation (Brake, Klotz)
- 3. Approval of Minutes of Previous Meeting(s)
 - A. July 21, 2021
 - B. May 19, 2021
 - C. April 21, 2021
- 4. Hearings on Certificates of Appropriateness: None this month
- 5. Old Business (non-hearing items tabled or continued from a previous meeting): None
- 6. General Public Comments
- 7. New Business:
 - A. <u>416-418 Broad St.</u> extension of CoA for infill construction of 8 new townhouse units in 2 new, 3-story buildings; parking and internal garages to be located and accessed from the rear of the buildings.
- 8. HPC Administrator's Report
 - A. Report on CoAs Issued 7/12/2021 8/10/2021

MAJORS and AMENDMENTS:

- 211 Pollock St. terrace lined by 4-foot-high brick garden walls in the Primary AVC.
- 221 S. Front St. (Harvey Mansion) 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.
- 809 E. Front St. new infill house on a vacant parcel.

MINORS:

- 600 Edgerton new fencing
- 219 New St. reroofing accessory building
- 513 Metcalf St. minor landscaping
- 309 New St. replacement playset
- 420 Broad St. sculpture
- B. Report on CoA Extensions Issued since the Prior Regular Meeting: None
- C. Other Items and Updates
- 9. Commissioners' Comments
- 10. Adjourn

1 2 3 4	New Bern Historic Preservation Commission July 21, 2021 – 5:30 P.M.			
5 6	The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesda July 21, 2021, in the Historic Courtroom, Second Floor, City Hall, 303 Pollock St.			
7	3 (1)	July 21, 2021, in the Historic Courtroom, Second Ploof, City Han, 303 Follock St.		
8	<u>1.</u>	OPENING OF MEETING	WITH ROLL CALL	
9 10	М	Secting called to order by Ch	air Cay at: 5:30 nm	
11		· ·	Ruth Cox, Chair	Joseph Klotz
12			ipp Eure, Vice-Chair	Annette Stone (arrived at 5:31)
13	(3	<u>-</u>	mes Bisbee	7 milette Stone (arrived at 3.31)
14			eggy Broadway	
15	M	Tembers Excused (E)/Absent		
16		quorum was present.	(11). Elleli Sileridan (11)	
17			Schelly, AICP, City Plani	ner. HPC Secretary
18	500			of Development Services
19	Ci	City Attorney Present: Jaimee		of Bevelopment Services
20		ray raccorney a research summer	1,10010	
21	<u>2.</u>	. APPROVAL OF MINUTE	S OF PREVIOUS MEE	CTING(S)
22	==		01 1111 / 10 00 1/111	- 122 (S)
23		Motion to waive reading th	e 06/16/2021 minutes: (Commissioner Bisbee; Commissioner
24		Klotz Second; the motion ca		Sommissioner Bissee, Commissioner
25			•	2021 minutes. None were offered.
26		•	•	issioner Klotz; Commissioner Bisbee
27		Second; the motion carried v		issioner moss, commissioner Bisece
28		Second, the motion curried t	inaminously.	
29	<u>3.</u>	. PRESENTATION OF CEI	RTIFICATE OF APPRI	ECIATION (Rrake)
30	<u>J.</u>	[This item was not done.]	KINICHTE OF MITK	ECHITOT (Diake)
31		[This item was not done.]		
32	<u>4.</u>	. HEARINGS ON CERTIFI	CATES OF APPROPR	IATENESS.
33	<u> </u>	A. Hearings: Introduction		
34				earing process and Staff Schelly swore
35				earing process and starr senerry swore
36		in witnesses with the following oath: "Do you sweet to tell the truth to the best of your knowledge?"		
37		"Do you swear to tell the truth to the best of your knowledge?" The following responded in the affirmative:		
38		Sarah Afflerbach, 406 H		
39			NCARB, 317-C Pollock	St. New Rern
40		Joe Klotz, 218 Pollock S		Du, New Delli
41		JOC INIOLZ, 210 I OHOCK S	, INCW DOIN	
42		APPLICATIONS		
43			hearings for the applicati	one for a Cartificate of Appropriatories
43 44		Chair Cox called to begin the hearings for the applications for a Certificate of Appropriateness.		
TT				

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

Conflict

Commissioner Klotz indicated they have received a notification letter for this project and therefore requests to be recused from this case.

MOTION: Commissioner Bisbee; Vice Chair Eure Second; the motion carried unanimously. Commissioner Klotz stepped down.

Vice Chair Eure indicated he is representing the applicant and therefore requested to be recused from this case.

MOTION: Commissioner Bisbee; Commissioner Broadway Second; the motion carried unanimously. Vice Chair Eure stepped down.

Staff Overview of the Application

Staff Schelly provided a review of the complete application and the internal review documents. The existence of a staff recommendation was indicated.

Applicant Comment

Chair Cox asked Eure, authorized representative for the applicant, if they had any additional comments. Eure introduced himself and indicated the application is the same as what was seen at Design Review, with the addition of the renderings requested at that meeting.

Proponents' and Opponents' Comments

 Chair Cox asked if there is anyone who has received notice, has standing in this application, is a proponent of the application, and would like to present evidence. None spoke.

Chair Cox asked if there is anyone who has received notice, has standing in this application, and is an opponent of the application, and would like to present evidence. Klotz spoke, referencing Guidelines 2.1.2 for infill construction, 3.1.1 for scale and proportion, and 4.6.2 for decks.

Rebuttals

 Chair Cox asked if there were any rebuttals by the applicant or anyone who received notice. Eure spoke: the building is non-conforming; the project is a series of stepped garden walls and landscaping enclosing a terrace that is a congruous modification.

Chair Cox asked Klotz if he would like to make any other comments.

 Klotz added: the use of the project is not as a garden, but as an extension to a restaurant.

Others with Evidence

 Chair Cox asked if there was anyone who has standing in this application, and would like to present evidence. None spoke.

Staff Recommendation

88	Staff Schelly submitted the description of the project and the following Historic District
89	Guidelines, Statements of Reason, and Recommendation as appropriate to this application:
90	<u>Landscaping</u>
91	2.4.3
92	2.4.4 For any and Candon Walls
93	Fences and Garden Walls
94 95	2.5.2 Design Principles
95 96	<u>Design Principles</u> 3.1.4
90 97	Decks and Patios
98	4.6.4
99	Masonry
00	5.1.2
01	Metals
02	5.3.2
03	5.3.3
04	Statements of Reason, based on the information contained in the application, in Staff's judg
05	ment are:
06	1. The project is located in the <i>Tight Weave</i> development pattern;
07	2. The proposal is a garden wall and patio project;
08	3. The proposed design, components, and materials meet the requirements of the Guide
09	lines;
10	4. The Zoning Administrator and the Chief Building Official have reviewed this projec
11	and commented accordingly;
12	5. The project is not incongruous with the Guidelines.
13	Staff recommends the Commission approve this application for construction of a terrace
14	lined by 4-foot-high brick garden walls in the Primary AVC.
15	·
16	Government Evidence
17	Chair Cox if there was any evidence from a City, State, or government person. None replied
18	
19	Applicant's Comments
20	Chair Cox asked the applicants if they had any additional comments.
21	Eure declined additional comments.
22	
23	Commissioners' Questions and Comments
24	Chair Cox asked the Commissioners if they had any questions or comments.
25	Several questions and answers were presented, including regarding softening the appear-
26	ance of the entry to the terrace. The applicant was agreeable to changing the proposal ac-
27	cordingly.
28	
29	MOTION by Commissioner Bisbee to find the application Not Incongruous with New
30	Bern's Code of Ordinance sections 15.411 – 15.429 and New Bern's Historic District

Guidelines based on the following specific guidelines and findings of fact:

DRAFT DRAFT 132 Landscaping 2.4.3 133 134 2.4.4 135 **Fences and Garden Walls** 136 137 **Design Principles** 3.1.4 138 139 **Decks and Patios** 140 4.6.4 141 Masonry 142 5.1.2 143 Metals 5.3.2 144 5.3.3 145 146 **Findings of Fact** are: 147 1. The project is located in the *Tight Weave* development pattern; 2. The proposal is a garden wall and patio project: 148 149 3. The proposed design, components, and materials meet the requirements of the Guide-150 lines: 4. The Zoning Administrator and the Chief Building Official have reviewed this project 151 152 and commented accordingly; 153 5. The project is not incongruous with the Guidelines. 154 **Approval includes the following condition:** 155 That the front wall be appropriately softened and reviewed by Matt [the HPA]. 156 Commissioner Stone seconded the motion. Chair Cox asked if all Commissioners understood the motion. No discussion. 157 158 **Motion passed**: Commissioner Broadway opposed. 159 **MOTION** by Commissioner Stone to issue the CoA; Second by Commissioner 160 161 Bisbee. **Motion passed**: Commissioner Broadway opposed. 162 163 **Reseating Recused Commissioners** 164 Chair Cox acknowledged that Eure will remain recused for the next application. 165 166 **MOTION** by Commissioner Bisbee to reseat Commissioner Klotz; Second by 167 Commissioner Stone. 168 Motion passed unanimously. Commissioner Klotz returned to the dais. 169 170 C. 221 S. Front St. (Harvey Mansion) – to include the restoration of two chimneys, the re-171 172

moval 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.

Conflict

173

174

175

Chair Cox asked if there are any conflicts for this case. None were heard.

176	
177	Staff Overview of the Application
178	Staff Schelly provided a review of the application and internal review documents. The
179	existence of a staff recommendation was indicated.
180	
181	Completeness
182	Chair Cox asked the Commission if anyone had any issues with the completeness of the
183	application. There was no response.
184	
185	Applicant Comment
186	Chair Cox asked Eure, authorized representative for the applicant, if they had any addi-
187	tional comments. Eure indicated the application is the same as what was seen at Design
188	Review and had no further comments at this time.
189	
190	Proponents' and Opponents' Comments
191	Chair Cox asked if there is anyone who has received notice, has standing in this applica-
192	tion, is a proponent of the application, and would like to present evidence. None spoke.
193	
194	Chair Cox asked if there is anyone who has received notice, has standing in this application,
195	and is an opponent of the application, and would like to present evidence. None spoke.
196	
197	Rebuttals
198	Chair Cox indicated therefore there would be no rebuttals.
199	
200	Others with Evidence
201	Chair Cox asked if there was anyone who has standing in this application and would like
202	to present evidence. None spoke.
203	
204	Staff Recommendation
205	Staff Schelly submitted the description of the project and the following Historic District
206	Guidelines, Statements of Reason, and Recommendation as appropriate to this applica-
207	tion:
208	Modifications
209	3.2.1
210	3.2.4
211	Windows, Doors and Openings
212	4.3.1
213	4.3.2
214	4.3.3
215	<u>Masonry</u>
216	5.1.1
217	5.1.2
218	5.1.3
219	5.1.4

DRAFT DRAFT 220 Metals 5.3.3 221 222 Wood 223 5.2.1 224 5.2.2 225 **Paint** 5.4.1 226 227 5.4.2 228 5.4.3 229 Statements of Reason, based on the information contained in the application, in Staff's judg-230 ment are: 231 1. The project is located in the *Dense Fabric* development pattern; 232 2. The proposal is a renovation and restoration project; 233 3. The proposed design, components, and materials meet the requirements of the Guide-234 lines: 235 4. The Zoning Administrator and the Chief Building Official have reviewed this project 236 and commented accordingly; 237 5. The project is not incongruous with the Guidelines. 238 **Staff recommends** the Commission approve this application for the restoration of two 239 chimneys, the removal of two modern balconies, the addition of 4 new balconies, and the 240 reconfiguration of doors and windows for the balcony changes, all in the Tertiary AVC. 241 242 **Government Evidence** 243 Chair Cox if there was any evidence from a City, State, or government person. None replied. 244 245 **Applicant's Comments** Chair Cox asked the applicants if they had any additional comments. 246 247 Eure declined to make any additional comments. 248 249 **Commissioners' Questions and Comments** 250 Chair Cox asked the Commissioners if they had any questions or comments. 251 Several questions and answers were presented, including regarding the muntin configura-252 tion shown on the drawings for the windows proposed to replace the existing balcony 253 doors. The applicant was agreeable to changing the proposal accordingly. 254 255 Chair Cox clarified that the motion for the application should include that the muntin 256 configuration in the new windows on the back of the building should match the muntin configuration of the windows on the front of the building. 257

MOTION by Commissioner Bisbee to find the application **Not Incongruous** with New Bern's Code of Ordinance sections 15.411 – 15.429 and New Bern's Historic District Guidelines based on the following specific guidelines and findings of fact:

Chair Cox asked for any other questions from the Commissioners. None were heard.

258259

260

261262

	— - · · · · · · · · · · · · · · · · · ·
264	Modifications
265	3.2.1
266	3.2.4
267	Windows, Doors and Openings
268	4.3.1
269	4.3.2
270	4.3.3
271	Masonry
272	5.1.1
273	5.1.2
274	5.1.3
275	5.1.4
276	Metals
277	5.3.3
278	Wood
279	5.2.1
280	5.2.2
281	Paint Paint
282	5.4.1
283	5.4.2
284	5.4.3
285	Findings of Fact are:
286	1. The project is located in the <i>Dense Fabric</i> development pattern;
287	2. The proposal is a renovation and restoration project;
288	3. The proposed design, components, and materials meet the requirements of the Guide-
289	lines;
290	4. The Zoning Administrator and the Chief Building Official have reviewed this project
291	and commented accordingly;
292	5. The project is not incongruous with the Guidelines.
293	Approval includes the following condition:
294	That the doors to be reinstalled as windows on the rear of the building will be four over
295	four instead of as shown.
296	Chair Cox asked if all Commissioners understood the motion. No discussion.
297	Commissioner Klotz seconded the motion.
298	Motion passed unanimously.
299	
300	MOTION by Commissioner Klotz to issue the CoA; Second by Commissioner Bisbee.
301	Motion passed unanimously.
302	
303	Reseating Recused Commissioners
304	MOTION by Commissioner Bisbee to reseat Vice Chair Eure; Second by
305	Commissioner Broadway.
306	Motion passed unanimously. Vice Chair Eure returned to the dais.
307	

308	<u>D.</u>	809 E. Front St. – to include the construction of a new infill house on a vacant parcel.
309		Staff Overview of the Application
310		Staff Schelly provided a review of the application and internal review documents. The
311		existence of a staff recommendation was indicated.
312		
313		Conflict
314		Chair Cox asked if there are any conflicts for this case. None were heard.
315		
316		Completeness
317		Chair Cox asked the Commission if anyone had any issues with the completeness of the
318		application. There was no response. OR Commissioner questioned
319		
320		Applicant Comment
321		Chair Cox asked Afflerbach, the authorized representative for the applicant, if they had
322		any additional comments. Afflerbach indicated they had no additional comments.
323		
324		Proponents' and Opponents' Comments
325		Chair Cox noted there is nobody in the audience, so there are no proponents, opponents,
326		rebuttals, others with standing, or comments from the government.
327		
328		Staff Recommendation
329		Staff Schelly submitted the description of the project and the following Historic District
330		Guidelines, Statements of Reason, and Recommendation as appropriate to this applica-
331		tion:
332		Development Pattern
333		2.1.1
334		2.1.2
335		2.1.3
336		Design Principles
337		3.1.1
338		3.1.2
339		3.1.3
340		3.1.4
341		3.1.5
342		Infill Construction
343		3.4.1
344		3.4.2
345		3.4.3
346		3.4.4
347		Foundations
348		4.1.3
349		4.1.4
350		Walls, Trim and Ornamentation
351		4.2.4

DRAFT DRAFT 352 Windows, Doors and Openings 353 354 **Entrances** 4.4.4 355 356 Roofs 357 4.5.4 358 **Decks and Patios** 359 4.6.2 360 Masonry 361 5.1.3 5.1.5 362 363 5.1.6 364 Metals 5.3.3 365 366 5.3.4 367 **Paint** 5.4.2 368 369 5.4.3 370 5.4.4 371 5.4.6 372 Statements of Reason, based on the information contained in the application, in Staff's judg-373 ment are: 374 1. The project is located in the *Narrow Stitch* development pattern; 375 2. The proposal is an infill project; 376 3. The proposed design, components, and materials meet the requirements of the Guide-377 lines: 378 4. The Zoning Administrator and the Chief Building Official have reviewed this project 379 and commented accordingly; 380 5. The project is not incongruous with the Guidelines. 381 **Staff recommends** the Commission approve this application for construction of a new in-382 fill house on a vacant parcel. 383 384 **Applicant's Comments** 385 Chair Cox asked Afflerbach, the authorized representative for the applicant, if they had 386 any additional comments. Afflerbach indicated they had no additional comments. 387 388 **Commissioners' Questions and Comments** 389 Chair Cox asked the Commissioners if they had any questions or comments. 390 None were heard. 391 392 **MOTION** by Commissioner Bisbee to find the application **Not Incongruous** with New 393 Bern's Code of Ordinance sections 15.411 – 15.429 and New Bern's Historic District 394 Guidelines based on the following specific guidelines and findings of fact:

395

Development Pattern

DRAFT DRAFT 396 2.1.1 397 2.1.2 398 2.1.3 399 **Design Principles** 400 3.1.1 401 3.1.2 402 3.1.3 403 3.1.4 404 3.1.5 405 **Infill Construction** 406 3.4.1 407 3.4.2 408 3.4.3 409 3.4.4 **Foundations** 410 411 4.1.3 412 4.1.4 413 Walls, Trim and Ornamentation 414 415 Windows, Doors and Openings 4.3.3 416 417 **Entrances** 4.4.4 418 419 Roofs 420 4.5.4 421 **Decks and Patios** 4.6.2 422 423 **Masonry** 424 5.1.3 425 5.1.5 426 5.1.6 427 **Metals** 428 5.3.3 429 5.3.4 430 **Paint** 431 5.4.2 432 5.4.3 433 5.4.4 434 5.4.6 435 Findings of Fact are: 1. The project is located in the *Narrow Stitch* development pattern; 436 437 2. The proposal is an infill project; 3. The proposed design, components, and materials meet the requirements of the Guide-438 439 lines;

	ı	
440		4. The Zoning Administrator and the Chief Building Official have reviewed this project
441		and commented accordingly;
442		5. The project is not incongruous with the Guidelines.
443		
444		Commissioner Eure seconded the motion. 809 E. Front St. was confirmed as the address
445		for the proposal.
446		Chair Cox asked if all Commissioners understood the motion.
447		Motion passed unanimously.
448		
449		MOTION by Commissioner Eure to issue the CoA; Second by Commissioner Bisbee;
450		Motion passed unanimously.
451 452	<i>E</i>	OLD BUSINESS (non-hearing items tabled or continued from a previous meeting)
453	<u>5.</u>	None
454		None
455	6.	GENERAL PUBLIC COMMENTS
456	<u>U.</u>	None
457		None
458	<u>7.</u>	NEW BUSINESS
459	<u>/·</u>	None
460		None
461	8.	HPC ADMINISTRATOR'S REPORT
462	<u> </u>	A. Report on CoAs Issued 6/8/2021 – 7/12/2021
463		Chair Cox introduced the list in the agenda (below). Chair Cox asked if there were any
464		Comments staff would like to make about these. Staff Schelly replied, no.
465		Comments start would like to make about these. Start senerly replied, no.
466		MAJORS and AMENDMENTS:
467		1. 211 Johnson St. – amendment to elevate historic kitchen in Tertiary AVC
468		2. 304 Queen St – amendment for bracket detail and open side to carport in all AVCs
469		3. 808 E. Front St. – amendment for building height, rear columns, bracket details in all
470		AVCs
471		MINORS:
472		1. 203 S. front St. – amendment for sign revision
473		2. 206 Craven St. – new sign
474		3. 310 Hancock St ROW – tree replacement
475		4. 320 Pollock St – tree replacement
476		5. 400 Johnson St ROW – tree replacement
477		6. 509 Broad St. – front doors restoration
478		7. 514 Metcalf St. – new mechanical unit
479		8. 524 E. Front St. – new driveway gate
480		9. 531 Queen St. – new shed
481		10. 531 Queen St. – tree replacement
482		11. 610 Metcalf St. – CoA amended

12. 711 E. Front St. – new metal fencing

DRAFT DRAFT 484 13. 901 Broad St. – new mechanical unit 485 14. 1206 National Ave. – reroofing metal to asphalt shingles 486 15. 711 E. Front St. – new fencing 487 488 **B.** Report on CoA Extensions Issued since the Prior Regular Meeting: None 489 490 491 C. Other Items and Updates 492 1. Awards project update – Chair Cox talked to Alderman Bengel, and Bengel 493 had some suggestions. 494 2. **309** New St. (Centenary Church) – the Minor CoA application for a replacement playground was presented to the HPC for their information since it was a 495 highly visible location. 496 497 3. **211 Johnson St.** – Commission Broadway initiated a discussion about the eleva-498 tion of the historic chimney. 499 4. **509 Broad St.** – the applicants, at the request of the SHPO, want to amend the 500 handrail of the ramp to remove the vertical spindles from the design. The discus-501 sion pointed out there may be requirements by the Building Inspector that will 502 affect the final design. We should have them come to us with a new design at a 503 Design Review meeting. 504 5. **HPC member vacancies and expired terms** – Commissioner Klotz initiated a 505 discussion. Staff Schelly reported that Alderman Odham has appointed John 506 Blackwelder, owner of the Aerie B&B, to fill the seat vacated by George Brake. 507 More discussion about the vacant and the expired seats ensued. 508 509 9. COMMISSIONERS' COMMENTS: 510 None 511 512 10. ADJOURN: 513 **Motion to adjourn the meeting:** Commissioner Bisbee; Second by Commissioner Broadway 514 **Motion passed u**nanimously The meeting was adjourned at 7:14 pm. 515 516 517 518 Minutes approved: August 18, 2021 519

Matthew Schelly, City Planner, HPC Secretary

520521522

523

Dr. Ruth Cox, Chair

1 2 3	Minutes of the New Bern Historic Preservation Commission May 19, 2021 – 5:30 P.M.
4 5	The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday
6	May 19, 2021, in the conference room of the Development Services Department, 303 First St.
7	
8	1. OPENING OF MEETING WITH ROLL CALL
9	Meeting called to order by Chair Cox at: 5:30 pm.
10	Members Present: Dr. Ruth Cox, Chair
11	Tripp Eure, Vice-Chair
12	James Bisbee
13	George Brake
14	Peggy Broadway
15	Christian Evans
16	Joseph Klotz
17	Annette Stone
18	Members Excused (E)/Absent (A): Ellen Sheridan (E)
19	A quorum was present.
20	Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administrator
21	City Attorney Present: Jaimee Mosley
22	Others Present: Sarah Afflerbach, Michelle Lynn, Craig & Tina Springer, Ralph R. Leonard
23	
24	2. PRESENTATION OF CERTIFICATE OF APPRECIATION (WOODS);
25	INTRODUCTION OF NEW COMMISIONER
26	This item was done after 4A.
27	A ADDROVAL OF MINISTER OF DREVIOUS MEETING(S)
28	3. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)
29	Motion to waive reading of the minutes: Commissioner Evans; Second by Commissioner
30	Bisbee. The motion carried unanimously.
31	4 THE A DAY OF ONL OF DEPOSITE OF A DDD ODDIA WEIGHT
32	4. HEARINGS ON CERTIFICATES OF APPROPRIATENESS:
33	A. Hearings: Introduction, Swearing-In, Summary of Process
34	Chair Cox explained the HPC and the quasi-judicial hearing process and Staff Schelly swore
35	in five witnesses with the following oath:
36	"Do you swear to tell the truth to the best of your knowledge?"
37	Sarah Afflerbach, Michelle Lynn, Craig & Tina Springer, and Ralph R. Leonard responded
38	in the affirmative.
39	Chair Cox continued with the summary of the hearing process.
40	
41	1. PRESENTATION OF CERTIFICATE OF APPRECIATION (WOODS);
42	INTRODUCTION OF NEW COMMISIONER
43	This item was done at this point in the meeting. There was no introduction of a new

commissioner.

AFT I	DRAFT
AFT I	

	DF	RAFT DRAFT
45		
46		em 4 continued at this point.
47		PPLICATIONS PPLICATIONS
48	Cł	hair Cox called to begin the hearings for the applications for a Certificate of Appropriateness.
49		
50	<u>B.</u>	<u>311 Bern St.</u> – to include the installation of new, wood window blinds and new,
51		wood, 4-foot-high fencing in the Primary AVC.
52		The applicant was expected to join the meeting remotely, however had not yet joined the
53		meeting, so this item was moved to the end of the hearings.
54	~	
55	<u>C.</u>	. 809 Broad St. (Country Biscuit) – to include new masonry veneer below windows
56		in the Primary and Secondary AVCs
57		
58		Staff Overview
59		Staff Schelly provided a review of the application and internal review documents. The
60		Zoning and Inspections Form was reviewed. The existence of a staff recommendation
61		was indicated.
62		
63		Applicant Comment
64		Chair Cox asked the applicant, Michelle Lynn, if she had any additional comments. Ms.
65		Lynn indicated she had no additional comments.
66 67		Duamananta' and Onnananta' Comments Others with Evidence City County on
67 68		Proponents' and Opponents' Comments, Others with Evidence, City, County, or
68 69		other Government Agencies Chair Cox asked if there is anyone who is a proponent or opponent of the application, has
70		standing, or is a City, County, other government person who would like to present
71		evidence. None spoke.
72		evidence. Trone spoke.
73		Staff Recommendation
74		Staff Schelly submitted the description of the project and the following Historic District
75		Guidelines, Statements of Reason, and Recommendation as appropriate to this application:
76		<u>Modifications</u>
77		3.2.1
78		Contemporary Materials
79		5.5.2
80		5.5.3
81		5.5.4
82		5.5.5
83		Statements of Reason, based on the information contained in the application, in Staff's
84		judgment are:

judgment are:

1. The structure is a non-contributing resource;

85

86

- 2. The project is within the Primary and Secondary AVCs;
- 3. The proposed design, components, and materials meet the requirements of the Guidelines;

- 89 4. The Zoning Administrator and the Chief Building Official have reviewed this project 90 and commented accordingly; 91
 - 5. The project is not incongruous with the Guidelines.

Staff recommends the Commission approve this application to include new masonry veneer below windows in the Primary and Secondary AVCs.

93 94 95

92

Applicant's Comments

Chair Cox asked the applicant, Michelle Lynn, if she had any additional comments. Ms. Lynn indicated she had no additional comments.

97 98 99

96

Commissioners' Questions and Comments

Chair Cox asked the Commissioners if they had any questions or comments.

100 101 102

103

104

105

106

Vice Chair Eure thanked the applicant for providing the information requested at the Design Review meeting. He also pointed out that there is a paragraph on page 5-1 of the Guidelines that reads, "Masonry materials found in the historic districts include brick, stucco, stone, concrete masonry units, architectural concrete masonry units, slate and terracotta tile." He indicated the proposal uses a masonry product that looks like stone and the proposed material fits in that paragraph.

107 108

Chair Cox asked for any other questions from the Commissioners. None were heard.

109 110 111

112 113

114

115

122

123

124

125

126

127

128 129 **MOTION** by Commissioner Evans to find the application **Not Incongruous** with New Bern's Code of Ordinance sections 15.411 – 15.429 and New Bern's Historic District Guidelines based on the following specific guidelines and findings of fact:

Modifications

3.2.1

116 **Contemporary Materials**

5.5.2 117

118 5.5.3

119 5.5.4

120 5.5.5

121 Findings of Fact are:

- 1. The structure is a non-contributing resource;
- 2. The project is within the Primary and Secondary AVCs;
- 3. The proposed design, components, and materials meet the requirements of the Guidelines;
- 4. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
- 5. The project is not incongruous with the Guidelines.
- Commissioner Bisbee seconded the motion.
- 130 Chair Cox asked if there were any more comments. No comments were heard.
 - **Motion passed**: Unanimously

	DRAFT		DRAFT
133	MOTION by Comm	nissioner Brake to issue the CoA; Second by	v Commissioner
134	Bisbee.	, , , , , , , , , , , , , , , , , , ,	,
135	Motion passed: Una	nimously	
136	F		
137	D. 402 Dunn St. – to i	include the installation of a new shed in	the Secondary and
138		is an after-the-fact application.	•
139	Ž		
140	Staff Overview		
141	Staff Schelly provide	ed a review of the application and internal r	eview documents. The
142	Zoning and Inspectio	ons Form was reviewed, including a comme	ent from the Zoning
143	Administrator that the	ne accessory building must be relocated to n	neet setback requirements
144	and an 8-foot separate	tion from the primary structure. The existe	nce of a staff
145	recommendation was	s indicated.	
146			
147	Applicant Comment	ıt .	
148	Chair Cox asked the	applicant, Craig Springer, if he had any add	ditional comments. Mr.
149	Springer did have sor	me comments.	
150			
151	Proponents' and Op	pponents' Comments, Others with Evide	nce, City, County, or
152	other Government A	C	
153		nere is anyone who is a proponent or oppon	11
154		idence, or is a City, County, other government	nent person who would
155	like to present eviden	nce. None spoke.	
156			
157	Staff Recommendat		
158		ed the description of the project and the follow	
159		ts of Reason, and Recommendation as appropriate of the second of the sec	priate to this application:
160	Accessory Structure	<u>es</u>	
161	2.6.1		
162	2.6.3		
163	Design Principles		
164	3.1.1		
165	3.1.2		
166	Foundations		
167	4.1.2		
168	4.1.3		
169	Walls, Trim and Or	<u>rnamentation</u>	
170	4.2.4		
171	4.2.5	10	
172	Windows, Doors and	a Openings	
173	4.3.2		
174	4.3.3		
175	4.3.4		

176

Masonry

DRAFT DRAFT 177 5.1.2 178 5.1.3 179 5.1.5 180 Wood 5.2.2 181 182 **Paint** 183 5.4.1 184 5.4.2 185 5.4.3 186 **Contemporary Materials** 187 5.5.1 188 5.5.2 189 5.5.3 190 Statements of Reason, based on the information contained in the application, in Staff's 191 iudgment are: 192 1. The structure is a contributing resource in the *Tight Weave* development pattern; 193 2. The project is within the Secondary AVC: 194 3. All but the shutters of the proposed design, components, and materials meet the 195 requirements of the Guidelines; 196 4. The Zoning Administrator and the Chief Building Official have reviewed this project 197 and commented accordingly; 198 5. Other than the shutters, the project is not incongruous with the Guidelines. 199 **Staff recommends** the Commission approve this application to include the installation of 200 a new shed in the Secondary and Tertiary AVCs with the following two conditions: 201 1. The Zoning issues be resolved to the satisfaction of the Zoning Administrator. 202 2. The shutters either be fitted with the appropriate hardware or be removed. 203 204 **Applicant's Comments** 205 Chair Cox asked the applicant, Craig Springer, if he had any additional comments. Mr. 206 Springer did have some comments. He pointed out that the shutters are permanently

207

Commissioners' Questions and Comments

attached to the walls of the shed and cannot be removed.

Chair Cox asked the Commissioners if they had any questions or comments.

210211212

213

214

215

208209

Commissioner Bisbee asked for the clarification that the approval is requested without knowing where the shed will be located. Chair Cox confirmed that adding that the recommendation of the staff includes requiring it meet the Zoning requirements. Staff Schelly added that the Guidelines only dictate that an accessory structure cannot be in the Primary AVC, which is also a Zoning requirement.

216217218

Vice Chair Eure suggested the applicant choose to add shutter dogs to the shutters since removal of the shutters is too difficult. The applicant agreed to add shutter dogs.

Chair Cox asked that the motion include documentation that the shed has been moved to

221

262

263264

222 the compliant location. The applicant showed photos and a plan showing the shed in that 223 location when it was delivered, but they had it moved to the non-complaint location. 224 225 Chair Cox asked for any other questions from the Commissioners. None were heard. 226 227 **MOTION** by Commissioner Brake to find the application **Not Incongruous** with New 228 Bern's Code of Ordinance sections 15.411 – 15.429 and New Bern's Historic District 229 Guidelines based on the following specific guidelines and findings of fact: 230 **Accessory Structures** 2.6.1 231 232 2.6.3 233 **Design Principles** 234 3.1.1 235 3.1.2 236 **Foundations** 237 4.1.2 238 4.1.3 239 Walls, Trim and Ornamentation 240 4.2.4 241 4.2.5 242 Windows, Doors and Openings 4.3.2 243 244 4.3.3 245 4.3.4 246 Masonry 5.1.2 247 248 5.1.3 249 5.1.5 250 Wood 251 5.2.2 252 **Paint** 253 5.4.1 254 5.4.2 255 5.4.3 256 **Contemporary Materials** 5.5.1 257 5.5.2 258 259 5.5.3 260 Findings of Fact are: 261 1. The structure is a contributing resource in the *Tight Weave* development pattern;

The project is within the Secondary AVC;
 All but the shutters of the proposed design

3. All but the shutters of the proposed design, components, and materials meet the requirements of the Guidelines;

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

Approval includes the following conditions:

- The Zoning issues be resolved to the satisfaction of the Zoning Administrator and the HPA be notified and a site plan provided when this is done.
- The shutters either be fitted with the appropriate hardware or be removed.

271272273

265

266

267

268

269270

- Chair Cox asked if all Commissioners understood the motion. No discussion.
- 274 Commissioner Evans seconded the motion.
 - **Motion passed**: Unanimously

275276277

278

- **MOTION** by Commissioner Evans to issue the CoA; Second by Commissioner Brake.
- Motion passed: Unanimously

279280281

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

283284285

286 287

282

Staff Overview of the Application

Staff Schelly provided a review of the application and internal review documents. The applicant's representative, Ms. Afflerbach, clarified that the application includes a new gas lamp in the Primary AVC. The existence of a staff recommendation was indicated.

288 289 290

Conflict

Chair Cox asked if there are any conflicts for this case. None were heard.

291292293

294

Completeness

Chair Cox asked the Commission if anyone had any issues with the completeness of the application. There was no response.

295296297

298

Applicant Comment

Chair Cox asked Afflerbach, the authorized representative for the applicant, if they had any additional comments. Afflerbach indicated they had no additional comments.

299300301

Proponents' and Opponents' Comments

Chair Cox noted there is nobody in the audience, so there are no proponents, opponents, rebuttals, others with standing, or comments from the government.

303 304 305

306 307

308

302

Staff Recommendation

Staff Schelly submitted the description of the project and the following Historic District Guidelines, Statements of Reason, and Recommendation as appropriate to this application:

DRAFT DRAFT 309 Utilities 310 2.3.6 311 **Modifications** 312 3.2.1 313 3.2.2 3.2.3 314 3.2.4 315 316 3.2.5 317 Entrances 318 4.4.5 319 Wood 320 5.2.1 321 5.2.2 322 **Paint** 323 5.4.1 324 5.4.2 325 5.4.3 326 5.4.4 327 **Contemporary Materials** 328 5.5.4 329 **Statements of Reason,** based on the information contained in the application, in Staff's 330 judgment are: 1. The structure is a contributing resource in the *Tight Weave* development pattern; 331 332 2. The project is within the Primary and Tertiary AVCs; 333 3. The proposed design, components, and materials meet the requirements of the 334 Guidelines; 335 4. The Zoning Administrator and the Chief Building Official have reviewed this project 336 and commented accordingly; 5. The project is not incongruous with the Guidelines. 337 338 **Staff recommends** the Commission approve this application to include replacing the rear 339 porch steps with wood landing, steps, and railing, removing a portion of screening and all 340 vinyl ceiling on the upper porch, replacing all vinyl railing with wood railing, and adding 341 new screening and screen doors on both the lower and upper porches in the Tertiary AVC. 342 **Commissioners' Questions and Comments** 343 Chair Cox asked the Commissioners if they had any questions or comments. 344 None were heard. 345 346 **MOTION** by Vice Chair Eure to find the application **Not Incongruous** with New Bern's Code of Ordinance sections 15.411 – 15.429 and New Bern's Historic District Guidelines 347 based on the following specific guidelines and findings of fact: 348 349 **Utilities** 350 2.3.6 351 **Modifications**

352

3.2.1

DRAFT DRAFT 353 3.2.2 354 3.2.3 355 3.2.4 3.2.5 356 357 **Entrances** 358 4.4.5 359 Wood 360 5.2.1 5.2.2 361 362 **Paint** 5.4.1 363 364 5.4.2 5.4.3 365 5.4.4 366 367 **Contemporary Materials** 368 5.5.4 369 **Statements of Reason,** based on the information contained in the application, in Staff's 370 judgment are: 371 1. The structure is in the *Tight Weave* development pattern; 372 2. The lamp post is within the Primary AVC and the majority of the work is in the Tertiary 373 AVC: 374 3. The proposed design, components, and materials meet the requirements of the 375 Guidelines: 376 4. The Zoning Administrator and the Chief Building Official have reviewed this project 377 and commented accordingly; 378 5. The project is not incongruous with the Guidelines. 379 380 Commissioner Bisbee seconded the motion. 381 **Motion passed** unanimously. 382 Chair Cox asked if there were any questions at this point. None were heard. 383 384 **MOTION** by Commissioner Evans to issue the CoA; Second by Commissioner Bisbee; 385 Motion passed unanimously. 386 F. 509 Broad St. – to include a new accessibility ramp to the front entrance in the 387 Primary and Secondary AVCs. 388 389 390 **Staff Overview of the Application** Staff Schelly provided a review of the application and internal review documents. The 391 392 existence of a staff recommendation was indicated. 393 394 **Applicant Comment** 395 Chair Cox asked Afflerbach, the authorized representative for the applicant, if they had 396 any additional comments. Afflerbach indicated they had no additional comments.

397	
398	Proponents' and Opponents' Comments
399	Chair Cox noted there is nobody in the audience, so there are no proponents, opponents,
400	rebuttals, others with standing, or comments from the government.
401	
402	Staff Recommendation
403	Staff Schelly submitted the description of the project and the following Historic District
404	Guidelines, Statements of Reason, and Recommendation as appropriate to this
405	application:
406	Modifications
407	3.2.1
408	3.2.2
409	Entrances
410	4.4.1
411	Accessibility and Life Safety
412	4.7.1
413	4.7.2
414	4.7.3
415	Statements of Reason, based on the information contained in the application, in Staff's
416	judgment are:
417	1. The structure is a contributing resource;
418	2. The project is within the Primary and Tertiary AVCs;
419	3. The proposed design, components, and materials meet the requirements of the
420	Guidelines;
421	4. The Zoning Administrator and the Chief Building Official have reviewed this project
422	and commented accordingly;
423	5. The project is not incongruous with the Guidelines.
424	Staff recommends the Commission approve this application to include a new accessibility
425	ramp to the front entrance in the Primary and Secondary AVCs with the following
426	condition:
427	• The applicants shall provide a landscape plan that meets the requirements of the
428	Guidelines to the HPC Administrator prior to completion of the construction and
429	the approved landscaping will be installed after October 1, 2021, but before March
430	30, 2022.
431	
432	Applicant's Comments
433	Chair Cox asked Afflerbach, the authorized representative for the applicant, if they had
434	any additional comments. Afflerbach indicated they had no additional comments.
435	·
436	Commissioners' Questions and Comments
437	Chair Cox asked the Commissioners if they had any questions or comments.
438	Commissioner Bisbee questioned about the existing metal columns and handrails when
439	the porch is raised. Afflerbach replied that the columns with be cut and a base placed on

them and that the handrails will be removed and then reinstalled.

439

be replaced in order to adjust for the new porch height.

Vice Chair Eure asked about replacing the front steps. Afflerbach replied that they will

Commissioner Brake asked Schelly why the landscaping is not to be installed until after

441

442

443

483

484

Motion passed unanimously.

444 October 1. Schelly replied that we generally recommend that in order to avoid the heat of 445 the summer. He recommended the condition that a landscape plan be provided. Commissioner Stone asked for more information about the handrail for the ramp. 446 447 Afflerbach indicated it would be round metal, like the other handrails. The pickets have 448 to extend to the surface of the ramp. She also explained other details about the 449 dimensions of the ramp and platforms. She ahs been working with the Chief Building 450 Inspector to ensure their approval. 451 452 **MOTION** by Commissioner Bisbee to find the application **Not Incongruous** with New Bern's Code of Ordinance sections 15.411 – 15.429 and New Bern's Historic District 453 454 Guidelines based on the following specific guidelines and findings of fact: 455 **Modifications** 456 3.2.1 457 3.2.2 458 **Entrances** 459 4.4.1 **Accessibility and Life Safety** 460 461 4.7.1 462 4.7.2 463 4.7.3 464 Statements of Reason, based on the information contained in the application, in Staff's 465 iudgment are: 1. The structure is a contributing resource; 466 2. The project is within the Primary and Tertiary AVCs; 467 468 3. The proposed design, components, and materials meet the requirements of the 469 Guidelines: 470 4. The Zoning Administrator and the Chief Building Official have reviewed this project 471 and commented accordingly; 472 5. The project is not incongruous with the Guidelines. 473 Vice Chair Eure seconded the motion. 474 Commissioner Bisbee amended his motion to add the following condition: 475 The applicants shall provide a landscape plan that meets the requirements of the 476 Guidelines to the HPC Administrator prior to completion of the construction and 477 the approved landscaping will be installed after October 1, 2021, but before March 478 30, 2022. 479 Vice Chair Eure amended his second for the amended motion. Motion passed unanimously. 480 481 482 **MOTION** by Commissioner Klotz to issue the CoA; Second by Commissioner Bisbee;

G. 808 E. Front St. – to include the following changes to the approved CoA in all of the AVCs: change the foundation to a solid brick foundation with flood vents, add a third floor front balcony, increase the height of the side walls, remove the roof dormers, change single columns at the rear porches to triple columns.

Staff Overview of the Application

Staff Schelly discovered the Owner's Authorization is not for the project being presented.

MOTION by Commissioner Stone to continue the application to the next HPC Regular Meeting on June 16, 2021, at 5:30 pm, in the Development Services Conference Room, due to the absence of authorization for Ms. Afflerbach to represent the owner.

Chair Cox asked if anyone had any comments. None were heard.

Second by Commissioner Klotz.

Motion passed unanimously.

Chair Cox returned to item B, which was moved to the end of the hearings.

B. 311 Bern St. – to include the installation of new, wood window blinds and new,

wood, 4-foot-high fencing in the Primary AVC.

The applicant had still not yet joined the meeting remotely. However, Schelly requested a short recess to contact the applicant by phone due to the fact that the computer was offline for 30 to 45 minutes and the applicant may have attempted to join the meeting during that time period.

After the recess, Schelly indicated that he could not reach the applicant. A discussion ensued about how to proceed. Since the most recent application was dated in January 2021, the following motion was made:

MOTION by Commissioner Bisbee to continue the application to the next HPC Regular Meeting on June 16, 2021, at 5:30 pm, in the Development Services Conference Room, due to the absence of the applicant.

Second by Vice Chair Eure.

Chair Cox asked if anyone had any comments. None were heard.

Motion passed unanimously.

5. OLD BUSINESS (non-hearing items tabled or continued from a previous meeting)

A. 221 E. Front St. – update on this Demolition by Neglect (DBN) case

A walk-through of the property was conducted on May 3, 2021. The walk-through included the owner, Chair Cox, Vice Chair Eure, Tim Thompson and John Young of the Preservation Foundation, the City Attorney, the Assistant City Attorney, and John Wood of the State Historic Preservation Office.

A meeting of this group, without the owner and plus Schelly, was announced to be held the next day to discuss the observations and compare those with the list created by the PDBN Work Group from their site visit the previous month. This all to create a list and timeline to send to the owner for DBN items to repair.

529 **B.** 104 Johnson St. – update on this Demolition by Neglect (DBN) case

Schelly reported that he met the previous month at the site with the owner's cousin, David French, who has the power of attorney, along with a family friend, Jennifer Knight. Schelly toured the exterior of the property and discussed with them the process for DBN. French indicated they are in the ReBuild NC program to repair the house for damages due to Hurricane Florence. They indicated to Schelly that the program was scheduled to send inspectors to the site over the next few months. We need to send French the list of repairs required from us.

Commissioner Broadway asked how this would affect our guidelines. Schelly replied that the ReBuild NC is new and probably less than a year old with little to no track record on how long their projects can take. Changes to the New Bern Historic District Guidelines are not necessary. We will just need to be patient. Almost all of the damage is on the inside.

540541542

530531

532

533534

535

536

537

538

539

6. GENERAL PUBLIC COMMENTS

None

543544545

7. <u>NEW BUSINESS</u>

None

546547548

549550

551

552

553

554

555

556

557558

559

560

561

562563

564

565

566

567

568569

570

571

8. HPC ADMINISTRATOR'S REPORT

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

Chair Cox referred to the list in the agenda (below).

MAJORS and AMENDMENTS:

- 1. 308 Metcalf St. many various modifications in all AVCs
- 2. 611 E. Front St. new roofed wood trellis in the Tertiary AVC
- 3. 617 E. Front St. remove rear stoop and roof, construct a new screened porch, brick outdoor kitchen, brick patio paving, and a wood outdoor shower enclosure, in the Secondary and Tertiary AVCs
- 4. 802 E. Front St. new 2½ story infill house
- 5. 811 E. Front St. amendment to COA to change metal roofing to composite shingles MINORS:
- 1. 602 Middle St. parking paving expansion
- 2. 221 E Front St. tree replacements
- 3. 508 Johnson St. tree replacement
- 4. 601 Hancock St. drainage slot
- 5. 717 Pollock St. garage door replacement
- 6. 317 Pollock St. sign
- 7. 901 Broad St. HVAC unit on roof

B. Report on CoA Extensions Issued since the Prior Regular Meeting

None

C. Other Items and Updates

Schelly reported he contacted the owner of the **Bear Town Market beer garden fence**, as directed by the HPC, but was only able to leave a message.

Schelly reported that we have been recertified as a **Certified Local Government** (CLG), which is a historic preservation designation. This is important because it provides us with multiple benefits, including free use of John Wood, free trainings and resources, and allows us to apply for grants for the community. This is done every year. They commended us for several things we initiated last year: two extra work groups – the Awards Work Group and the Historic Property Owners Support (HiP) Work Group.

572

573

574

575

576 577

578 579

580

581

582

583 584

585

586 587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

9. COMMISSIONERS' COMMENTS:

Chair Cox asked about how far up the chain of command the awards proposal has progressed. Schelly reported he handed it to his superior, Jeff Ruggieri, who asked if it was discussed with Alderman Bengel. Chair Cox confirmed that it was, plus with the City Attorney twice. Cox then asked to be informed when it comes to the Aldermen so that someone can make a presentation. Some discussion about a small budget request, which would need to be approved by the Aldermen.

Commissioner Evans asked about the replacement retaining wall on the corner of Broad and George Streets. Schelly reported that he has seen it, that they seem to have stopped construction, and that he needs to call them about it.

Commissioner Broadway asked about the house at 715 E. Front St. Schelly reported on status of the construction of the approved project. Chair Cox asked if the PDBN Work Group would take this up.

Vice Chair Eure reported that Commissioner Klotz has drafted up some suggestions for improving the **Demolition by Neglect procedures** and the Guidelines Updates Work Group will be working on these in the coming months.

Commissioner Klotz discussed the end of his term and the importance of the HPC to preserve the heritage and the existence of this city. He added the **need for more staff for** this function and better communication among departments, both of which he blames for the extreme length of time it had taken to resolve many of the DBN cases in a reasonable length of time, not 18 to 30 years. Schelly indicated his proposal in the budget for a computer program that will answer many of the questions from the public, freeing up staff time. Vice Chair Eure mentioned that HPC members have talked to the Ward 1 Alderman, previous and current, about the need for more staffing.

602 603

10. ADJOURN:

604	10. <u>ADJOURN:</u>	
605	Motion to adjourn the meeting: Commission	oner Bisbee; Second by Commissioner Evans
606	Motion passed: Unanimously	
607	The meeting was adjourned at 7:42 pm.	
608		
609	Minutes approved: August 18, 2021	
610		
611		
612		
613	Dr. Ruth Cox, Chair	Matthew Schelly, City Planner, Secretary

New Bern Historic Preservation Commission April 21, 2021 – 5:30 P.M. The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesd April 21, 2021, in the conference room of the Development Services Department, 303 First St. Department, 304 First St. Department, 305 First St. Department,
The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesd April 21, 2021, in the conference room of the Development Services Department, 303 First St. 1. OPENING OF MEETING WITH ROLL CALL Meeting called to order by Chair Cox at: 5:30 pm. Members Present: Dr. Ruth Cox, Chair Tripp Eure, Vice-Chair George Brake Peggy Broadway Christian Evans Joseph Klotz Ellen Sheridan Members Excused (E)/Absent (A): James Bisbee (E) A quorum was present. Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller 2. APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesd April 21, 2021, in the conference room of the Development Services Department, 303 First St. 1. OPENING OF MEETING WITH ROLL CALL Meeting called to order by Chair Cox at: 5:30 pm. Members Present: Dr. Ruth Cox, Chair Tripp Eure, Vice-Chair George Brake Peggy Broadway Christian Evans Joseph Klotz Ellen Sheridan Members Excused (E)/Absent (A): James Bisbee (E) A quorum was present. Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller 2. APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commission Bisbee. The motion carried unanimously.
April 21, 2021, in the conference room of the Development Services Department, 303 First St. 1. OPENING OF MEETING WITH ROLL CALL Meeting called to order by Chair Cox at: 5:30 pm. Members Present: Dr. Ruth Cox, Chair Tripp Eure, Vice-Chair George Brake George Brake Peggy Broadway Christian Evans Joseph Klotz Ellen Sheridan Members Excused (E)/Absent (A): James Bisbee (E) A quorum was present. Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller 2. APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commission Bisbee. The motion carried unanimously.
1. OPENING OF MEETING WITH ROLL CALL Meeting called to order by Chair Cox at: 5:30 pm. Members Present: Dr. Ruth Cox, Chair Tripp Eure, Vice-Chair George Brake Peggy Broadway Christian Evans Joseph Klotz Ellen Sheridan Members Excused (E)/Absent (A): James Bisbee (E) A quorum was present. Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller 2. APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
1. OPENING OF MEETING WITH ROLL CALL Meeting called to order by Chair Cox at: 5:30 pm. Members Present: Dr. Ruth Cox, Chair Tripp Eure, Vice-Chair George Brake Peggy Broadway Christian Evans Joseph Klotz Ellen Sheridan Members Excused (E)/Absent (A): James Bisbee (E) A quorum was present. Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller 2. APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commission Bisbee. The motion carried unanimously.
Meeting called to order by Chair Cox at: 5:30 pm. Members Present: Dr. Ruth Cox, Chair Tripp Eure, Vice-Chair George Brake Peggy Broadway Christian Evans Joseph Klotz Ellen Sheridan Members Excused (E)/Absent (A): James Bisbee (E) A quorum was present. Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
Members Present: Dr. Ruth Cox, Chair Tripp Eure, Vice-Chair George Brake Peggy Broadway Christian Evans Joseph Klotz Ellen Sheridan Members Excused (E)/Absent (A): James Bisbee (E) A quorum was present. Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
Tripp Eure, Vice-Chair George Brake Peggy Broadway Christian Evans Joseph Klotz Ellen Sheridan Members Excused (E)/Absent (A): James Bisbee (E) A quorum was present. Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissioner Bisbee. The motion carried unanimously.
George Brake Peggy Broadway Christian Evans Joseph Klotz Ellen Sheridan Members Excused (E)/Absent (A): James Bisbee (E) A quorum was present. Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
Peggy Broadway Christian Evans Joseph Klotz Ellen Sheridan Members Excused (E)/Absent (A): James Bisbee (E) A quorum was present. Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
Christian Evans Joseph Klotz Ellen Sheridan Members Excused (E)/Absent (A): James Bisbee (E) A quorum was present. Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
Joseph Klotz Ellen Sheridan Members Excused (E)/Absent (A): James Bisbee (E) A quorum was present. Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administrated City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunninghated Seth Miller APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commission Bisbee. The motion carried unanimously.
17 Members Excused (E)/Absent (A): James Bisbee (E) 18 A quorum was present. 19 Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra 20 City Attorney Present: Jaimee Mosley 21 Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha 22 Seth Miller 23 24 2. APPROVAL OF MINUTES OF PREVIOUS MEETING(S) 25 Motion to waive reading of the minutes: Commissioner Evans; Second by Commissioner Bisbee. The motion carried unanimously.
Members Excused (E)/Absent (A): James Bisbee (E) A quorum was present. Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissioner Bisbee. The motion carried unanimously.
A quorum was present. Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller 23 24 2. APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
Staff Present: Matthew Schelly, AICP, City Planner, Historic Preservation Administra City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller 23 24 2. APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
 City Attorney Present: Jaimee Mosley Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
Others Present: Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningha Seth Miller 23 24 2. APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
 Seth Miller APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
 23 24 2. APPROVAL OF MINUTES OF PREVIOUS MEETING(S) Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
 24 2. APPROVAL OF MINUTES OF PREVIOUS MEETING(S) 25 Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
Motion to waive reading of the minutes: Commissioner Evans; Second by Commissio Bisbee. The motion carried unanimously.
Bisbee. The motion carried unanimously.
· · · · · · · · · · · · · · · · · · ·
7.1
28 3. HEARINGS ON CERTIFICATES OF APPROPRIATENESS:
29 A. Hearings: Introduction, Swearing-In, Summary of Process
Chair Cox explained the HPC and the quasi-judicial hearing process and Staff Schelly sw
in five witnesses with the following oath:
32 "Do you swear to tell the truth to the best of your knowledge?"
Sarah Afflerbach, Charles Francis, Paul Deering, Samantha Cunningham, Seth Mi
responded in the affirmative.
Chair Cox continued with the summary of the hearing process.
36
37 APPLICATIONS
Chair Cox called to begin the hearings for the applications for a Certificate of Appropriatene
39
40 B. 311 Bern St. – to include the installation of new, wood window blinds and new, wood
foot-high fencing in the Primary AVC.
The applicant was not present.

MOTION by Commissioner Broadway to continue the application to the next HPC Regular Meeting on May 19, 2021, at 5:30 pm, in the Development Services Conference Room, due to the unavailability of the applicant.

Second by Commissioner Sheridan.

Chair Cox asked if anyone had any comments. None were heard.

Motion passed unanimously.

C. 802 E. Front St. – to include a new 2½ story infill house.

Staff Overview

Staff Schelly began a review of the application. As the Owner's Authorization was presented, Commissioner Brake questioned if Scott Davidson is the owner. Sarah Afflerbach responded that Scott Davidson is the owner, as stated on the Owner's Authorization From, not River Station Development Corporation, as stated on the application. Assistant City Attorney Mosely indicated that since the application includes a only a clerical error, the HPC could proceed with the hearing. Schelly proceeded with the remaining portion of the application and internal review documents. The Zoning and Inspections Form was reviewed. The existence of a staff recommendation was indicated.

Conflict

Chair Cox asked if there are any conflicts for this case. None were heard.

Completeness

Chair Cox asked the Commission if anyone had any issues with the completeness of the application. There was no response.

Applicant Comment

Chair Cox asked Afflerbach, the authorized representative for the applicant, if they had any additional comments. There was no response.

Proponents' and Opponents' Comments, Others with Evidence

Chair Cox asked if there was anyone who is a notified proponent or opponent of the project. There was no response.

Chair Cox asked if there was anyone with relevant evidence who has standing for this project. There was no response.

Staff Recommendation

Staff Schelly submitted the description of the project and the following Historic District Guidelines, Statements of Reason, and Recommendation as appropriate to this application:

Development Pattern

- 83 2.1.1
- 84 2.1.2
- 85 2.1.3

Design Principles

DRAFT DRAFT 87 3.1.1 88 3.1.2 89 3.1.3 90 3.1.4 91 3.1.5 92 **Infill Construction** 93 3.4.1 94 3.4.2 95 3.4.3 96 3.4.4 **Foundations** 97 4.1.3 98 99 4.1.4 100 Walls, Trim and Ornamentation 101 102 Windows, Doors and Openings 103 4.3.3 104 **Entrances** 105 4.4.4 106 Roofs 4.5.4 107 108 **Decks and Patios** 109 4.6.2 110 Masonry 111 5.1.3 112 5.1.5 5.1.6 113 114 Metals 5.3.3 115 116 5.3.4 **Paint** 117 5.4.2 118 119 5.4.3 120 5.4.4 121 5.4.6 122 **Statements of Reason,** based on the information contained in the application, in Staff's judgment are: 123 124 1. The project is located within the Primary, Secondary, and Tertiary AVCs; 125 2. The project is located within the Narrow Stitch development pattern; 3. The Zoning Administrator and the Chief Building Official have reviewed this 126 127 project and commented accordingly; 4. The project is not incongruous with the Guidelines. 128 129 Staff recommends the Commission approve this application for construction of a new 2½-

story infill house.

131 Evidence from City, County, or other Government Agencies

132 Chair Cox asked if there was anyone who is a City, County, other government person who would like to present evidence. There was no response.

134 135

Applicant Comment

Chair Cox asked Afflerbach, the authorized representative for the applicant, if she had any additional comments. Afflerbach indicated she had no additional comments.

137 138 139

140

141

142

143144

145

146

147

148

136

Commissioners' Questions and Comments

Chair Cox asked the Commissioners if they had any questions or comments.

Commissioner Broadway expressed concern that the houses are being constructed without any landscaping being approved. Afflerbach responded that she can bring a landscape plan to the next meeting and the developer has been working on landscape plans. She added that there is probably no room for trees on the lots, shrubs are planned, but in the right-of-way there are some nice trees there and the developer can request more trees after the construction is done. Broadway asked if there will be uniformity in the landscaping. Afflerbach replied that the same person is doing all of the landscape plans, so they should be uniform. Taller shrubs are planned for around the mechanical units.

Chair Cox asked for any other questions from the Commissioners. None were heard.

149 150 151

152

153

154

163

164

174

MOTION by Commissioner Klotz to find the application **Not Incongruous** with New Bern's Code of Ordinance sections 15.411 – 15.429 and New Bern's Historic District Guidelines based on the following specific guidelines and findings of fact:

Development Pattern

155 2.1.1

156 2.1.2

157 2.1.3

158 **Design Principles**

159 3.1.1

160 3.1.2

161 3.1.3

162 3.1.4

3.1.5

5.1.5

Infill Construction

165 3.4.1

166 3.4.2

167 3.4.3

168 3.4.4

Foundations

170 4.1.3

171 4.1.4

172 Walls, Trim and Ornamentation

173 4.2.4

Windows, Doors and Openings

DRAFT DRAFT 175 4.3.3 **Entrances** 176 177 4.4.4 178 Roofs 4.5.4 179 180 **Decks and Patios** 4.6.2 181 182 Masonry 183 5.1.3 184 5.1.5 185 5.1.6 186 Metals 5.3.3 187 188 5.3.4 189 **Paint** 190 5.4.2 191 5.4.3 192 5.4.4 193 5.4.6 194 **Findings of Fact**: 195 1. The project is located within the Primary, Secondary, and Tertiary AVCs; 196 2. The project is located within the Narrow Stitch development pattern; 3. The Zoning Administrator and the Chief Building Official have reviewed this project 197 198 and commented accordingly; 199 4. The project is not incongruous with the Guidelines. 200 **Condition:** 201 Page one of the application shall be changed to reflect the ownership of the property by 202 Scott Davidson. 203 204 Commissioner Brake seconded the motion. 205 **Motion passed** unanimously. 206 207 **MOTION** by Commissioner Evans to issue the CoA; Second by Commissioner Brake; 208 Motion passed unanimously. 209 210 **D.** 211 Johnson St. – amendment to approved CoA: to include the elevation of a portion of the existing house in the Tertiary AVC. 211 212 Staff Schelly requested removing this from the agenda for the reason that it was improperly listed as a hearing item. 213 214 Chair Cox clarified with the Assistant City Attorney that a motion to remove this from the 215 agenda was not required. 216

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

J	
218	Staff Overview
219	Staff Schelly provided a review of the application and internal review documents. The
220	Zoning and Inspections Form was reviewed, including a comment from the Zoning
221	Administrator that the setback for the structure is required to be 5 feet. Schelly added that
222	the applicants have revised the design to comply with this requirement. Also, a Building
223	Permit will be required. The existence of a staff recommendation was indicated.
224	
225	Conflict
226	Chair Cox asked if there are any conflicts for this case. None were heard.
227	·
228	Completeness
229	Chair Cox asked the Commission if anyone had any issues with the completeness of the
230	application. There was no response.
231	
232	Applicant Comment
233	Chair Cox asked Afflerbach, the authorized representative for the applicant, if they had any
234	additional comments. Afflerbach indicated they had no additional comments.
235	·
236	Proponents' and Opponents' Comments, Others with Evidence, City, County, or
237	other Government Agencies
238	Chair Cox asked if there is anyone who is a proponent or opponent of the application, ha
239	standing, relevant evidence, or is a City, County, other government person who would like
240	to present evidence. None spoke.
241	
242	Staff Recommendation
243	Staff Schelly submitted the description of the project and the following Historic District
244	Guidelines, Statements of Reason, and Recommendation as appropriate to this application:
245	Accessory Structures
246	2.6.1
247	2.6.2
248	2.6.3
249	<u>Additions</u>
250	3.3.1
251	3.3.2
252	3.3.3
253	Walls, Trim and Ornamentation
254	4.2.1
255	Roofs
256	4.5.1
257	4.5.2
258	4.5.3
259	4.5.4

Wood 5.2.1

DRAFT DRAFT 5.2.2 262 263 **Paint** 264 5.4.2 5.4.3 265 5.4.4 266 267 **Contemporary Materials** 268 5.5.6 269 **Statements of Reason,** based on the information contained in the application, in Staff's 270 judgment are: 1. The structure is a contributing resource in the *Tight Weave* development pattern; 272 2. The project is within the Tertiary AVC; 273 3. The proposed design, components, and materials meet the requirements of the 274 Guidelines: 275 4. The Zoning Administrator and the Chief Building Official have reviewed this project 276 and commented accordingly; 277 5. The project is not incongruous with the Guidelines. 278 **Staff recommends** the Commission approve this application to include a new, roofed, 279 wood trellis in the Tertiary AVC. 280 281 **Applicant's Comments** 282 Chair Cox asked Afflerbach, the authorized representative for the applicant, if she had any 283 additional comments. Afflerbach said the rear addition was built by previous owners. 284 285 **Commissioners' Questions and Comments** 286 Chair Cox asked the Commissioners if they had any questions or comments. Commissioner Klotz asked how the roof will be pitched. Afflerbach answered that it will 287 pitch slightly toward the driveway. There was some additional discussion about this. 288 Chair Cox asked for any other questions from the Commissioners. None were heard. 289 290 291 **MOTION** by Commissioner Brake to find the application **Not Incongruous** with New 292 Bern's Code of Ordinance sections 15.411 – 15.429 and New Bern's Historic District 293 Guidelines based on the following specific guidelines and findings of fact: 294 **Accessory Structures** 295 2.6.1 296 2.6.2 297 2.6.3 298 Afflerbach interrupted at this point. Clarificatino was made that the structure was not an 299 accessory structure but an addition. 300 The Motion was withdrawn and restarted. 301 302 **MOTION** by Commissioner Brake to find the application **Not Incongruous** with New

271

303

304

305

Additions

Guidelines based on the following specific guidelines and findings of fact:

Bern's Code of Ordinance sections 15.411 – 15.429 and New Bern's Historic District

DRAFT DRAFT 306 3.3.1 307 3.3.2 308 3.3.3 309 Walls, Trim and Ornamentation 310 Roofs 311 4.5.1 312 313 4.5.2 314 4.5.3 4.5.4 315 Wood 316 5.2.1 317 318 5.2.2 319 Paint 320 5.4.2 321 5.4.3 322 5.4.4 323 **Contemporary Materials** 324 5.5.6 325 Statements of Reason, based on the information contained in the application, in Staff's 326 judgment are: 327 1. The structure is a contributing resource in the *Tight Weave* development pattern; 328 2. The project is within the Tertiary AVC; 329 3. The proposed design, components, and materials meet the requirements of the 330 Guidelines: 4. The Zoning Administrator and the Chief Building Official have reviewed this project 331 and commented accordingly; 332 333 5. The project is not incongruous with the Guidelines. 334 335 Commissioner Evans seconded the motion. 336 **Motion passed**: Unanimously 337 338 **MOTION** by Commissioner Evans to issue the CoA; Second by Commissioner 339 Brake. 340 **Motion passed**: Unanimously 341 342 **F.** 617 E. Front St. – to include removing the existing stoop and roof, existing concrete patio, 343 and portion of the brick driveway; construct a new, screened porch, brick outdoor kitchen with a fireplace, brick patio paving, and a wood, outdoor shower enclosure, all in the 344 Secondary and Tertiary AVCs. 345 346 347 **Staff Overview of the Application** 348 Staff Schelly provided a review of the application and internal review documents. The existence of a staff recommendation was indicated. 349

DRA	AFT DRAFT
	Conflict Chair Cox asked if there are any conflicts for this case. None were heard.
C	Completeness Chair Cox asked the Commission if anyone had any issues with the completeness of the pplication. There was no response.
C	Applicant Comment Chair Cox asked the applicants, who were present, if they had any additional comments They indicated they had no additional comments.
o C st	Proponents' and Opponents' Comments, Others with Evidence, City, County, or ther Government Agencies Chair Cox asked if there is anyone who is a proponent or opponent of the application, has tanding, relevant evidence, or is a City, County, other government person who would like to present evidence. None spoke.
S G <u>L</u>	staff Recommendation taff Schelly submitted the description of the project and the following Historic Distric Guidelines, Statements of Reason, and Recommendation as appropriate to this application and Landscaping
<u>A</u> 2	.4.7 Accessory Structures .6.1 .6.3
$\frac{\overline{3}}{3}$	Design Principles .1.1 .1.2
3 <u>N</u>	.1.4 .1.5 <u>Modifications</u> .2.1
3 <u>A</u> 3	.2.2 Additions .3.1
3	.3.2

392 4.1.4393 Walls, Trim and Ornamentation

3.3.3

4.1.1

4.1.2

4.1.3

Foundations

394 4.2.1 4.2.4 395 396 Windows, Doors and Openings 397 4.3.1 4.3.2 398 399 **Entrances** 400 4.4.1 401 4.4.4 402 4.4.5 403 Roofs 4.5.4 404 405 Masonry 5.1.1 406 407 5.1.2 408 5.1.3 409 Wood 5.2.1 410 411 5.2.2 412 Metals 413 5.3.2 414 **Paint** 415 5.4.2 416 5.4.3 417 5.4.4

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

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

Staff recommends the Commission approve this application to include removing the existing stoop and roof, existing concrete patio, and portion of the brick driveway; construct a new, screened porch, brick outdoor kitchen with or without a fireplace, brick patio paving, and a wood, outdoor shower enclosure, all in the Secondary and Tertiary AVCs.

431 432 433

434

435

436

437

430

418

419

420

421

422

423

424

425

426

427

428 429

Commissioners' Questions and Comments

Chair Cox asked the applicants where the **outdoor shower** is located. The shower is to be located to the east of the column for the carport, constructed as a 3-foot by 3-foot area enclosed with pressure-treated walls and opaque-stained or painted to match the lattice on the fence.

Commissioner Broadway asked if the existing **lattice fence** on top of the brick wall needs to be repaired or replaced, would they be allowed to do that? Discussion resulted in Schelly explaining about repairs, replacements-in-kind, and other modifications.

Commissioner Evans asked about the **brick fireplace**. Schelly explained that while it was in the project previously, the latest plan now does not include it. However, Schelly did indicate this is why he included the drawings for the fireplace in the presentation of the application. Schelly explained that if the applicants keep the fireplace in the application and the application is approved, once any part of the project is started the CoA will not expire and the fireplace can be constructed as approved, even several years later, without a new CoA. Minor revisions to the fireplace design could be allowed later. The applicants then indicated they would like to put the fireplace back in the application under consideration. Discussion about the details of the fireplace ensued, including that the fireplace will be somewhat smaller than in the previous drawings. HPC concerns about the actual location and construction on the property line led to withdrawing the fireplace from consideration.

451 452 453

438

439

440

441

442

443

444

445

446

447

448

449

450

Chair Cox asked the Commissioners if they had any questions or comments. None were heard.

454 455

456

457

458

459

461

469

MOTION by Commissioner Brake to find the application **Not Incongruous** with New Bern's Code of Ordinance sections 15.411 – 15.429 and New Bern's Historic District Guidelines based on the following specific guidelines and findings of fact:

Landscaping

460 2.4.7

Design Principles

462 3.1.1

463 3.1.2 464 3.1.4

465 3.1.5

466 **Modifications**

467 3.2.1

468 3.2.2

Additions

470 3.3.1 471 3.3.2

471 3.3.2 472 3.3.3

473 **Foundations**

474 4.1.1

475 4.1.2

476 4.1.3 477 4.1.4

478 Walls, Trim and Ornamentation

479 4.2.1

480 4.2.4 481 **Windo**

Windows, Doors and Openings

DRAFT DRAFT 482 4.3.1 483 4.3.2 484 **Entrances** 485 4.4.1 4.4.4 486 4.4.5 487 488 Roofs 489 4.5.4 490 Masonry 491 5.1.1 492 5.1.2 493 5.1.3 494 Wood 495 5.2.1 496 5.2.2 497 **Metals** 498 5.3.2 499 **Paint** 500 5.4.2 501 5.4.3 502 5.4.4 503 **Findings of Fact:** 504 1. The structure is a contributing resource in the *Tight Weave* development pattern; 505 2. The project is within the Tertiary and Secondary AVCs; 506 3. The proposed design, components, and materials meet the requirements of the 507 Guidelines; 508 4. The Zoning Administrator and the Chief Building Official have reviewed this project and 509 commented accordingly; 5. The project is not incongruous with the Guidelines. 510 511 **Conditions:** 512 1. A rendering of the proposed shower be given to the HPC Administrator for approval 513 consistent with the discussion of the meeting. 514 2. Construction of a fireplace is not included in this motion. 515 Commissioner Evans seconded the motion. 516 **Motion passed** with Commissioner Klotz opposed. 517 518 **MOTION** by Commissioner Sheridan to issue the CoA; Second by Commissioner Evans; 519 Motion passed with Commissioner Klotz opposed. 520 521 G. 308 Metcalf St. – to include: in the Primary AVC, replacing front door with wood, 4-panel 522 door; replacing 4 vinyl windows with wood, double-hung, 6 over 6 windows; installing 3 523 pair of wood shutters with hardware; in the Primary and Secondary AVCs, installing 524 tongue and groove, wood, porch flooring; chamfering existing wood posts; replacing wood 525 foundation infill with solid or lattice-pattern brick and wood access door; in the Secondary

526	AVC, removing slat porch ceiling; removing metal door, relocating wood door and infilling
527	door opening with wood siding; and in the Tertiary AVC, replacing precast concrete steps,
528	metal handrail, and handicap ramp with wood steps and handrail; removing chain link
529	fence and picket fence; installing wood, 6-foot fence; removing a/c unit and infilling with
530	wood siding.
531	
532	Staff Overview of the Application
533	Staff Schelly provided a review of the application and internal review documents. The
534	existence of a staff recommendation was indicated.
535	
536	Conflict
537	Chair Cox indicated she had received a notification letter for this project and therefore
538	requests to be recused from this case.
539	Vice Chair Eure conducted the proceedings.
540	MOTION: Commissioner Klotz; Commissioner Evans Second; the motion carried
541	unanimously. Chair Cox stepped down.
542	Vice Chair Eure noted there are no people in attendance other than the applicant and Dr. Cox.
543	
544	Applicant Comment
545	Vice Chair Eure asked the applicant, Michael Rogers, if he had any additional comments.
546	Rogers indicated he had none.
547	
548	Proponents' and Opponents' Comments, Others with Evidence, City, County, or
549	other Government Agencies
550	Vice Chair Eure asked if Dr. Cox had any comments on this project. She had left the room.
551	There were no others present.
552	
553	Staff Recommendation
554	Staff Schelly submitted the description of the project and the following Historic District
555	Guidelines, Statements of Reason, and Recommendation as appropriate to this application:
556	Fences and Garden Walls
557	2.5.1
558	2.5.3
559	2.5.4
560	Design Principles
561	3.1.1
562	3.1.2
563	Modifications
564	3.2.1
565	3.2.2
566	3.2.4
567	Foundations

4.1.1

4.1.2

568569

DRAFT DRAFT 570 4.1.3 4.1.4 571 572 Walls, Trim and Ornamentation 573 4.2.1 574 4.2.4 575 Windows, Doors and Openings 576 4.3.1 577 4.3.2 578 4.3.3 579 4.3.4 580 4.3.5 4.3.6 581 582 **Entrances** 583 4.4.1 584 4.4.2 585 4.4.4 586 4.4.5 587 **Masonry** 588 5.1.1 589 5.1.2 590 5.1.3 591 5.1.4 592 Wood 5.2.1 593 594 5.2.2 595 Metals 5.3.2 596 597 **Paint** 598 5.4.1 599 5.4.2 600 5.4.3 601 5.4.4 602 **Contemporary Materials** 603 5.5.4 604 **Statements of Reason,** based on the information contained in the application, in Staff's 605 1. The structure is a contributing resource in the *Tight Weave* development pattern; 606 607 2. The project is within the Primary, Secondary and Tertiary AVCs; 3. The proposed design, components, and materials meet the requirements of the 608 Guidelines; 609 4. The Zoning Administrator and the Chief Building Official have reviewed this project 610

and commented accordingly;

5. The project is not incongruous with the Guidelines.

611

612

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

622623624

625

613

614

615

616

617

618 619

620

621

Applicant's Comments

Vice Chair Eure asked Rogers if he had any additional comments. Rogers indicated he had no additional comments.

626 627 628

629 630

631

632

Commissioners' Questions and Comments

Commissioner Evans asked about removing the chain link fence and replacing it with **new fencing**. Rogers answered, clarifying the scope of the work.

Commissioner Broadway asked if the two-story stairway would remain and if the lattice will be removed. Rogers replied that the stairway will remain and the lattice will be part of a separate CoA application for minor work.

633 634 635

636

637

638

642

645

648

649

MOTION by Commissioner Evans to find the application **Not Incongruous** with New Bern's Code of Ordinance sections 15.411 – 15.429 and New Bern's Historic District Guidelines based on the following specific guidelines and findings of fact:

Fences and Garden Walls

639 2.5.1

640 2.5.3

641 2.5.4

Design Principles

643 3.1.1

644 3.1.2

Modifications

646 3.2.1

647 3.2.2

3.2.4

Foundations

650 4.1.1

651 4.1.2

652 4.1.3

653 4.1.4

654 Walls, Trim and Ornamentation

655 4.2.1

656 4.2.4

657	Windows, Doors and Openings
658	4.3.1
659	4.3.2
660	4.3.3
661	4.3.4
662	4.3.5
663	4.3.6
664	Entrances
665	4.4.1
666	4.4.2
667	4.4.4
668	4.4.5
669	<u>Masonry</u>
670	5.1.1
671	5.1.2
672	5.1.3
673	5.1.4
674	$\underline{\mathbf{Wood}}$
675	5.2.1
676	5.2.2
677	<u>Metals</u>
678	5.3.2
679	<u>Paint</u>
680	5.4.1
681	5.4.2
682	5.4.3
683	5.4.4
684	Contemporary Materials
685	5.5.4
686	Findings of Fact:
687	1. The structure is a contributing resource in the <i>Tight Weave</i> development pattern;
688 689	2. The project is within the Primary, Secondary and Tertiary AVCs;3. The proposed design, components, and materials meet the requirements of the
690	Guidelines;
690 691	4. The Zoning Administrator and the Chief Building Official have reviewed this project
692	and commented accordingly;
693	5. The project is not incongruous with the Guidelines.
694	Commissioner Brake seconded the motion.
695	Vice Chair Eure asked if there was any further discussion. There was no response.
696	Motion passed unanimously.
697	11201011 pubbed unummousty.
698	MOTION by Commissioner Evans to issue the CoA; Second by Commissioner Brake;
699	Motion passed unanimously.
700	120201 passed diddiniously.
, 00	

Reseating Recused Commissioners

MOTION by Commissioner Klotz to reseat Chair Cox; Second by Commissioner Evans. **Motion passed** unanimously. Chair Cox returned to the table.

4. OLD BUSINESS (non-hearing items tabled or continued from a previous meeting)

A. Bear Town Market fence – Schelly reported he has not yet contacted the owners, requesting them to come to an upcoming HPC meeting. Schelly will also consult with the City Attorney about this and what to do if the owners refuse to appear.

5. GENERAL PUBLIC COMMENTS

None

6. NEW BUSINESS

A. 221 E. Front St. – update of Demolition by Neglect (DBN) case

Schelly reported that on April 14, the Prevention of Demolition by Neglect Work Group (PDBN) toured the site along with Schelly and the new owner of the property with the intent to establish a list of work to be done to bring the house back into compliance with the ordinance. The resulting report was presented in detail. Vice Chair Eure added more information on the history and status of the case. Schelly was directed to clean up the list to remove repetitive items, send the list and a revised Schedule A (which was attached to the agreement of sale and includes a series of deadlines) to the new owner. A discussion about the DBN process ensued.

7. HPC ADMINISTRATOR'S REPORT

<u>A.</u> Report on DBN Complaint filed: 104 Johnson St., filed 2/25/2021

Schelly reported that he met with Mr. French, the owner's relative and power-of-attorney, at the site and toured and photographed the site. Schelly created a handwritten version of a list of repairs to be made. French has moved into the next phase of the ReBuild NC program. That program will inspect the property with multiple inspectors over the next few months to determine what repairs need to be done.

Commissioner Broadway asked if this will affect the Guidelines. Schelly replied that the Guidelines would not be affected by this project.

B. Report on CoAs Issued 3/9/2021 – 4/13/2021

Chair Cox introduced the list in the agenda (included for reference here).

735 <u>MAJORS</u>: 736 211 Johns

- 211 Johnson St. constructing a screened extension to the rear screened porch, new fireplace and chimney, revisions to the existing one-story addition, revisions to the rear terrace, a terrace roof, a one-story addition, a pool, and fencing, all in the Secondary and Tertiary AVCs.
- 307 Pollock St. replacing a section of the storefront with a new, wood, glass, and floor tile entrance in the Primary AVC, plus demolish one-story concrete block addition, cut doorway into an existing masonry wall, and add new metal door in the Tertiary AVC.

742 doorwa 743 MINORS:

1215 National Ave. ROW – tree replacement

DRAFT DRAFT 745 1408 National Ave. – new metal fencing 746 600 Edgerton Dr. – new landscaping, walkway, retaining wall 747 611 New St. – new driveway 748 323 Pollock St. – new sign, lighting 508 Metcalf St. – new handrail 749 750 607 Johnson St. – parking area enlargement 301 S. Front St. – replacement sign 751 752 207 Hancock St. – new parking area 753 309 Middle St. – new sign **C.** Report on CoA Extensions Issued since the Prior Regular Meeting: 754 755 818 E. Front St. – CoA Extension – private marina, 2nd extension to 3/20/2022 D. Other Items and Updates 756 757 1. Resignation of James Woods – Schelly reported that James Woods resigned and 758 expressed regret and appreciation. About 2 years remain in his term. Alderwoman 759 Best is working on a replacement. To maintain our CLG status, we must fill the 760 vacancy within a certain amount of time. 761 2. Approaching end of terms – the terms of Evans, Brake, and Klotz are coming up in a 762 few months. Please contact the person who appointed you to request being reappointed. 763 3. **Preservation Awards** – Chair Cox reported on progress and referred to a handout that 764 described the proposal. Cox has reviewed the proposal with the City Attorney and has sent a copy to Alderman Bengel and would like to move it closer to adoption. 765 766 Commissioner Klotz recommended the HPC formally approve the proposal so that it 767 can move forward. **MOTION:** Commissioner Klotz to approve the document; Commissioner Evans Second. 768 769 **Motion passed** unanimously. 770 Chair Cox indicated she and Schelly will work this forward. 771 772 **8.** COMMISSIONERS' COMMENTS: 773 Chair Cox asked if there were any more comments from the commissioners. None were heard. 774 775 9. ADJOURN: 776 Motion to adjourn the meeting: Commissioner Bisbee; Second by Commissioner Evans 777 **Motion passed**: Unanimously 778 The meeting was adjourned at 8:15 pm. 779 780 781 Minutes approved: August 18, 2021

Matthew Schelly, City Planner, Secretary

Dr. Ruth Cox, Chair

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-guidlines/

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

I. Applicant/Owner Information:					
Property Address (Include year built, if known): 416-418 Broad Street (undeveloped)					
Property Owner Name(s):	Owner Mailing Address:	Phone #'s:	Email:		
Broad Street Ventures, LLC	P.O. Box 1575	252-514-5198	stewartsmith@coldwellbanker.com		
S&T Land, LLC	New Bern, NC 28563				
Applicant Name (if different):	Applicant Mailing Address:	Phone #'s:	Email:		
Sarah Afflerbach, AIA	1202A Pollock Street	252-633-0322	sarah@goarchdesign.com		
GO Architectural Design, PLLC	New Bern, NC 28560	232-033-0322			
II. Project Information: (See "	CoA Instructions" & " Historic Gu	idelines" for help i	n completing this section)		
1. Provide a detailed description	n of work to be conducted on s	site: (Attach addi	tional sheets if needed)		
with ground faced concrete masonry ba doors, vinyl windows with 3D grilles insi roofing. The 4 units facing Broad Street doors and recessed 2nd floor recessed of doors, garage doors, and 2nd floor reces	de and out, and aluminum railings ar have recessed, colonnaded, covered covered porches. The 4 Off Broad Stre	nd walk up roof acces front entry doors at t eet units have the rec	s of painted hardie board and metal the street with rear facing garage entry essed, colonnaded, covered front entry		
			on additional sheet or attached brochure		
2. Reference the specific Guidel project: (page and guideline nu	mber):				
2.1.1-3, 2.3.1-7, 2.4.3-4, 2.7.1-5, 3.1.1	-5, 3.4.1-4, 4.1.3, 4.3.1, 4.3.3, 4.4.1, 4	.4.3-4, 4.5.1, 5.1.4-6,	5.3.3, 5.4.2, 5.5.1-6		
		Continued	on additional sheet or attached brochure		
3. Provide a detailed description	n of materials to be used (copi				
Reference the specific Guidelines in the Standard brick masonry, ground faced	Historic District Guidelines for the proconcrete masonry, vinyl windows an lumns and trim, smooth faced painte	roposed material(s). d doors with 3D grille d hardie board at roo			
		Continued	on additional sheet or attached brochure		

III	. Add	itional In	formation Provided: (See "CoA Instructions" for more detail)	
Pla	n(s) of	f Work, wit	h: (please check all of those which are included with this application)	
	X	Site plan	(with annotated notes showing existing site and requested work)	
	X	Photogra	phs of the building and location where the proposed work will be completed	
	X	Annotate	d notes or photos of materials to be used (samples may also be submitted)	
	X	Floor plan	with dimensions (for additions)	
	X	Elevation	s with dimensions (for exterior additions or renovations)	
	X	Supportin	g 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.			
			ment Services Staff (Staff) prior to submittal for initial review of the application and advisement if ion will be required before consideration at a Historic Preservation Commission hearing.	
and		t to their	lowing statements. Your signature below acknowledges that you have read the statements accuracy: I am the owner of the Property, or	
		X	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.	
•	l uno	derstand t	hat 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 hav	e reviewe	ed 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 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

Date

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

Aldermen

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

My commission expires: March 20, 2024



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

Mark A. Stephens City Manager

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

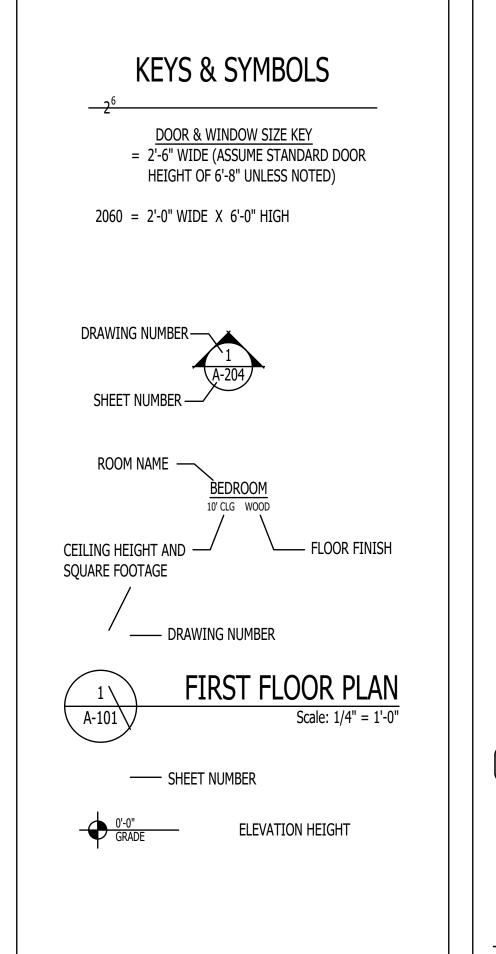
CERTIFICATE OF APPROPRIATENESS OWNERS AUTHORIZATION

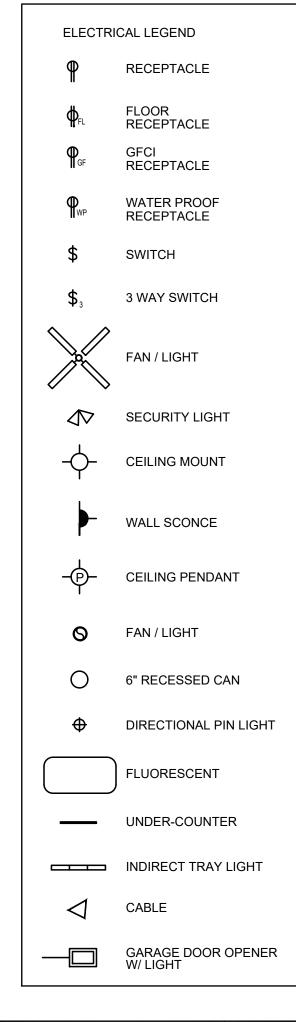
Dear Sir or Madame: I am the owner of the property located at: 416-418 BROADST. NEW BERY, NC (address, city, zip code) I hereby authorize GO Architectural Design, PLLC to appear with my consent, before the City of New Bern Historic Preservation Commissioner in order to request a Certificate of Appropriateness 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: 115 MIDDLE St., NEW BERN, NC Phone 252-514-5198 BROAD St. VENTURE, LLC Joff Mist, member/Mgs.
547 LAND, LLC Signature
Owner's Signature STEWART H <u>8-28-1</u> Date

BROAD STREET TOWNHOMES



CONCEPTUAL RENDERING





SHEET SCHEDULE

G-101 TITLE SHEET

C-101 SITE PLAN

A-101 FIRST FLOOR PLAN - BROAD ST

A-102 SECOND FLOOR PLAN - BROAD ST A-103 THIRD FLOOR PLAN - BROAD ST

A-104 ROOF FLOOR - BROAD ST

A-105 FIRST FLOOR PLAN - OFF BROAD

A-106 SECOND FLOOR PLAN - OFF BROAD

A-107 THIRD FLOOR PLAN - OFF BROAD

A-108 ROOF PLAN - OFF BROAD

A-201 FRONT ELEVATION - BROAD ST.

A-202 SIDE ELEVATIONS - BROAD ST.

A-203 READ ELEVATION - BROAD ST.

A-204 FRONT ELEVATION - OFF BROAD A-205 SIDE ELEVATIONS - OFF BROAD

A-206 REAR ELEVATION - OFF BROAD

A-401 BROAD STREET RENDERINGS

A-402 BROAD STREET UNITS RENDERINGS

A-403 OFF BROAD ST UNITS RENDERINGS

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFIRM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. VERIFY ALL COLOR AND MATERIAL CHOICES WITH OWNER PRIOR TO ORDERING OR INSTRUCTION.



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

BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

G-101
TOWNHOUSES

12 X 18 SHEETS ARE HALF SIZE

ARCHITECTURAL DESIGN

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

INT NO ENT., MADE AND LEGILLE
THIN, SHALL NOT BE SHARED,
STRIBUITED OR USED IN ANY WAY
N CONSENT FROM THE ARCHITECT.
STAIN SUCH CONSENT IS A VIOLATION

Date: 09.18.2019

Revisions:

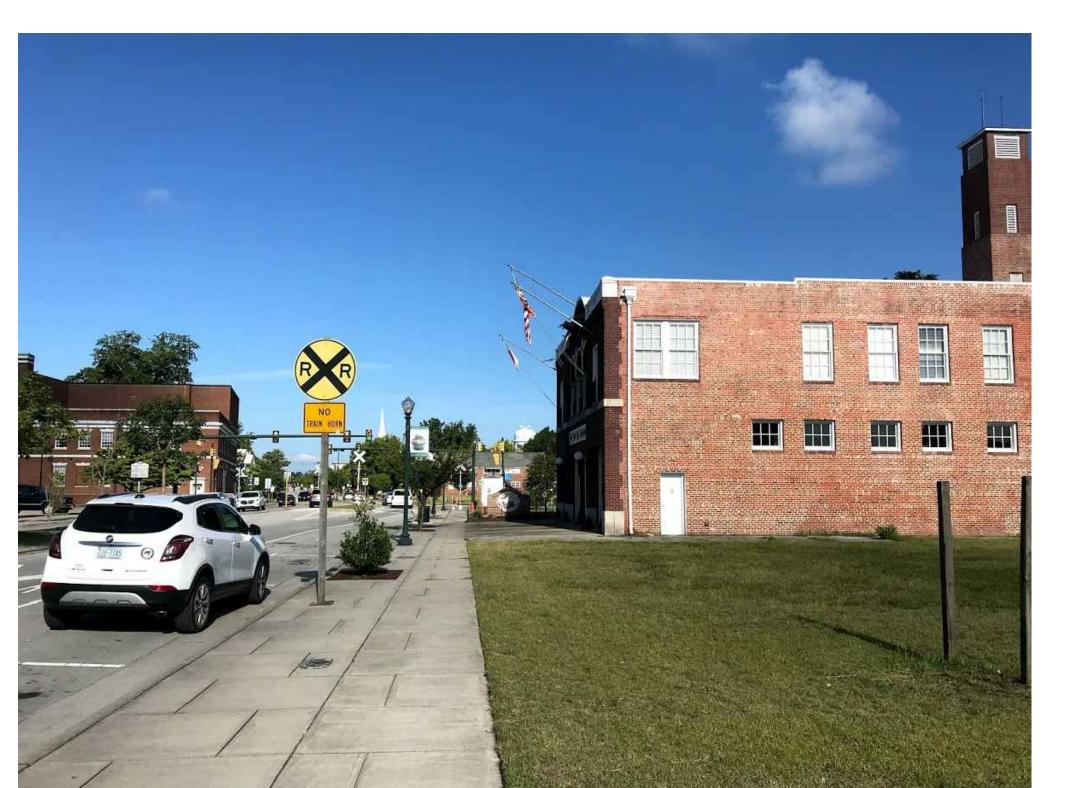






PHOTO 01 - 107 LF PHOTO 02 - 107 LF PHOTO 03





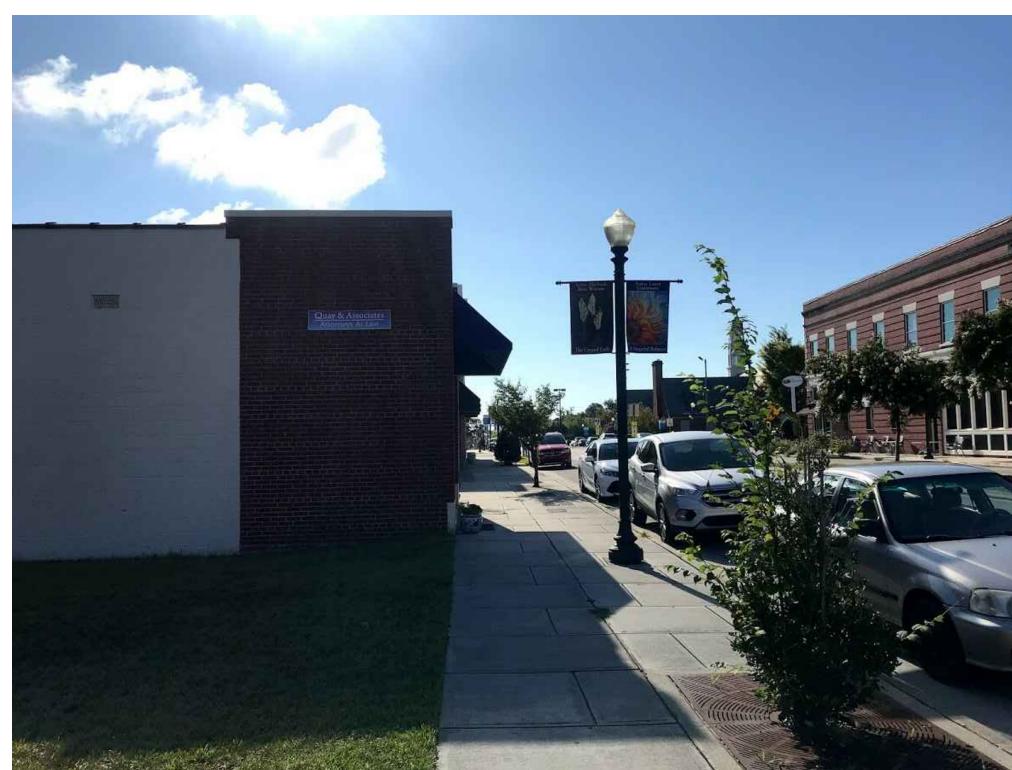


PHOTO 04 PHOTO 05



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

O P Y R I G H T N O T E :

HESE PLANS ARE THE PROPERTY OF THE ARCHITECT.
HESE PLANS CONTAIN PROPRIETARY INFORMATION OF
O ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT
O FEDERAL COPYRIGHT AND OTHER APPLICABLE
EDERAL AND STATE PROPERTY, TRADE AND RELATED
AWS. THESE PLANS, INCLUDING THE INFORMATION
ONTAINED WITHIN, SHALL NOT BE SHARED,
EPRODUCED, DISTRIBUITED OR USED IN ANY WAY
ITHOUT WRITTEN CONSENT FROM THE ARCHITECT.
NY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION
F LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL
R O S E C U T I O N A N D P E N A L T I E S.

BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

PHOTO

Revisions:

Date: 09.18.2019



PHOTO 08 PHOTO 07 PHOTO 09 PHOTO 10

Date: 09.18.2019

Revisions:



PHOTO 11



1202-A Pollock Street New Bern, NC 28560 2 5 2 - 6 3 3 - 0 3 2 2 www.goarchdesign.com

BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

PHOTO







PHOTO 08 PHOTO 09







PHOTO 10 PHOTO 11

Date: 09.18.2019

Revisions:



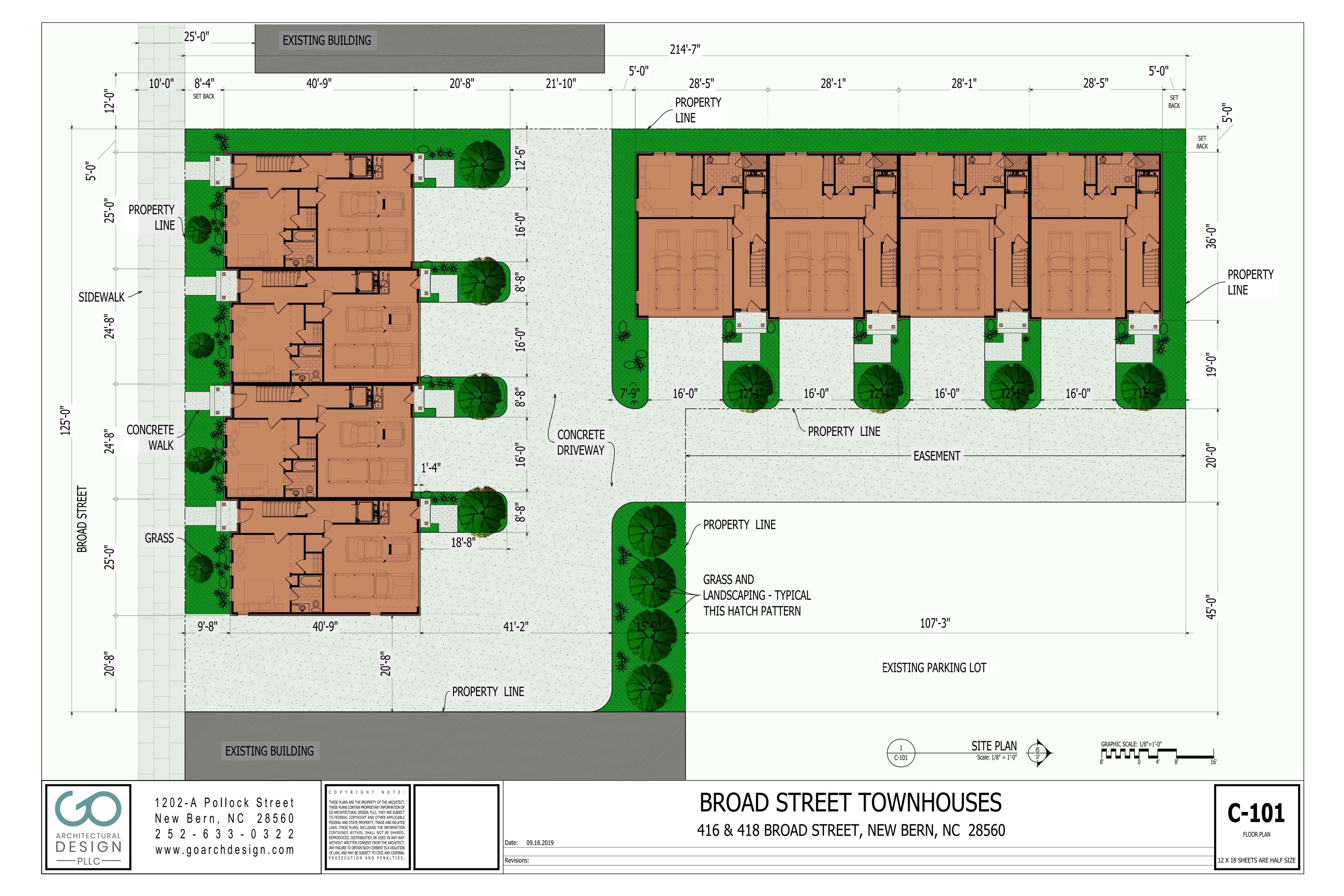
1202-A Pollock Street New Bern, NC 28560 252-633-0322 www.goarchdesign.com C O P Y R I G H T N O T E :

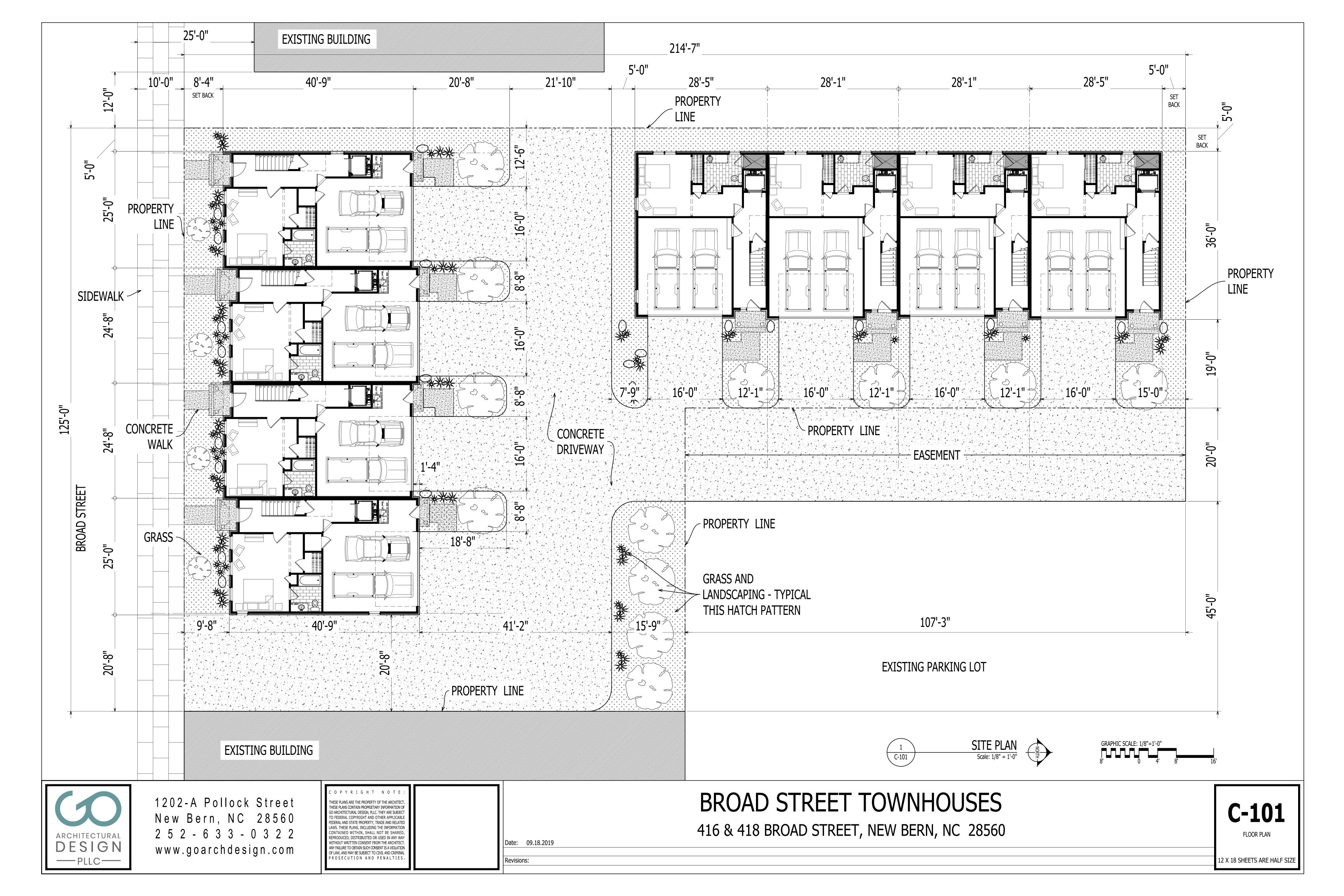
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT.
THESE PLANS CONTAIN PROPRIETARY INFORMATION OF
GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT
TO FEDERAL COPYRIGHT AND OTHER APPLICABLE
FEDERAL AND STATE PROPERTY, TRADE AND RELATED
LAWS. THESE PLANS, INCLUDING THE INFORMATION
CONTAINED WITHIN, SHALL NOT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

BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

PHOTO







BROAD STREET VIEW



BROAD STREET VIE



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

O P Y R I G H T N O T E :

HESE PLANS ARE THE PROPERTY OF THE ARCHITECT.
HESE PLANS CONTAIN PROPRIETARY INFORMATION OF
O ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT
O FEDERAL COPYRIGHT AND OTHER APPLICABLE
EDERAL AND STATE PROPERTY, TRADE AND RELATED
AWS. THESE PLANS, INCLUDING THE INFORMATION
ONTAINED WITHIN, SHALL NOT BE SHARED,
EPRODUCED, DISTRIBUITED OR USED IN ANY WAY
ITHOUT WRITTEN CONSENT FROM THE ARCHITECT.
WY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION
F LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL
R O S E CULT I O N AND PENALT IS S

Date: 09.18.2019

Revisions:

BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

A-401
RENDERINGS



BROAD STREET BIRDS EYE VIEW



Date: 09.18.2019

Revisions:



BROAD STREET EYE LEVEL



1202-A Pollock Street New Bern, NC 28560 2 5 2 - 6 3 3 - 0 3 2 2 www.goarchdesign.com

BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

A-402 BROAD STREET UNITS RENDERINGS







SINGLE UNIT CLOSE-UP

BROAD STREET EYE LEVEL



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

C O P Y R I G H T N O T E :

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

BROAD STREET TOWNHOUSES

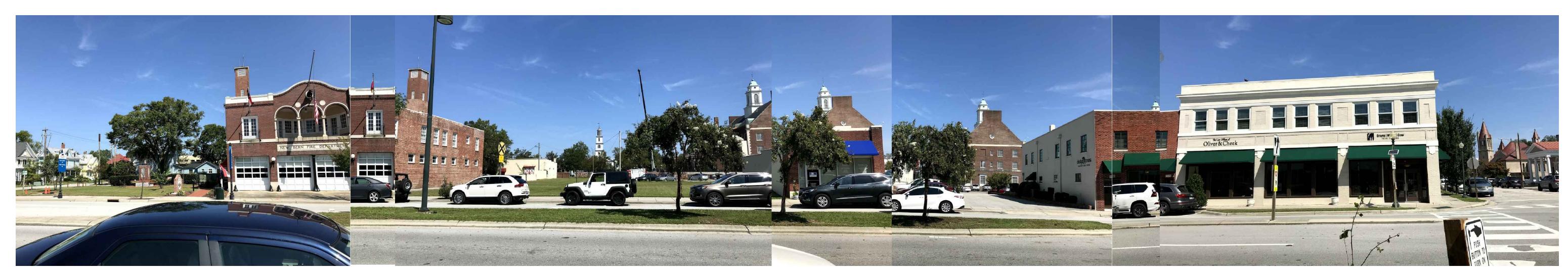
416 & 418 BROAD STREET, NEW BERN, NC 28560

A-403
OFF BROAD STREET UNITS
RENDERINGS

12 X 18 SHEETS ARE HALF SIZE

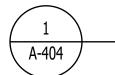
Date: 09.18.2019

Revisions:



STREET SCAPE PHOTO





BROAD STREET ELEVATION (NORTH) Scale: 3/32" = 1'-0"

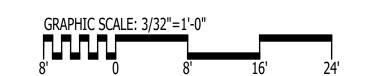


Revisions:



BROAD STREET ELEVATION (SOUTH)

Scale: 3/32" = 1'-0"





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

C O P Y R I G H T N O T E :

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

BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

A-404

OFF BROAD STREET UNITS RENDERINGS

Date: 09.18.2019



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

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFIRM TO ALL STANDARDS, CONSTRUCTION. VERIFY ALL COLOR AND MATERIAL CHOICES WITH OWNER PRIOR TO ORDERING OR INSTALLING.

BROAD STREET UNITS HEATED/COOLED SPACE

475 SF 829 SF 827 SF 2,131 SF

428 SF 80 SF

267 SF

1ST FLOOR 2ND FLOOR 3RD FLOOR TOTAL

GARAGE PORCH DECK



1202-A Pollock Street New Bern, NC 28560 2 5 2 - 6 3 3 - 0 3 2 2 www.goarchdesign.com

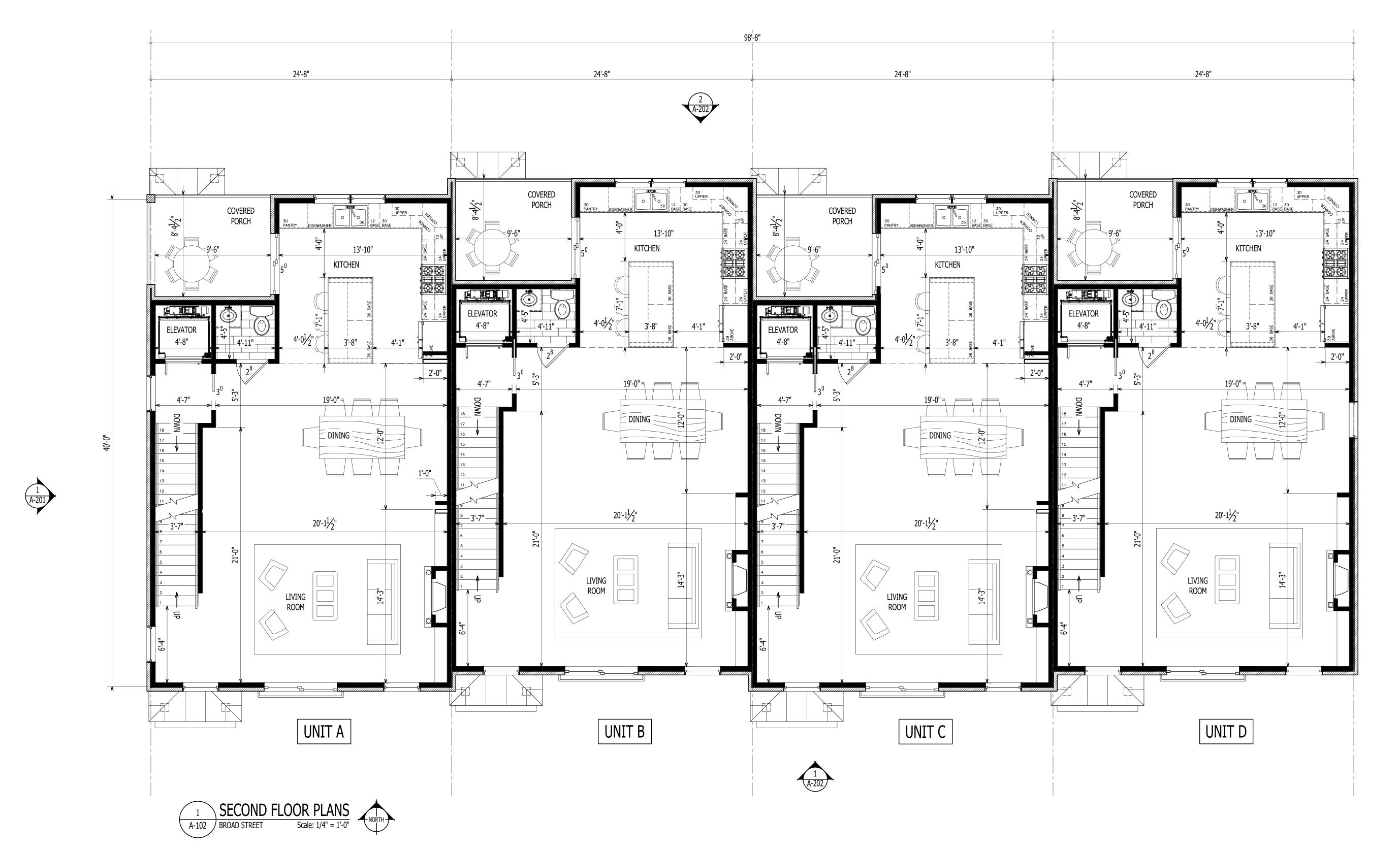
Date: 09.18.2019

Revisions:

BROAD STREET TOWNHOUSES 416 & 418 BROAD STREET, NEW BERN, NC 28560

A-101

BROAD STREET UNITS FIRST FLOOR PLANS



BROAD STREET UNITS

HEATED/COOLED SPACE 1ST FLOOR 2ND FLOOR 3RD FLOOR TOTAL 475 SF 829 SF 827 SF 2,131 SF

GARAGE PORCH DECK 428 SF 80 SF 267 SF

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFIRM TO ALL STANDARDS,

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

AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD CONSTRUCTION. VERIFY ALL COLOR AND MATERIAL CHOICES WITH OWNER PRIOR TO ORDERING OR INSTALLING.



1202-A Pollock Street New Bern, NC 28560 2 5 2 - 6 3 3 - 0 3 2 2 www.goarchdesign.com

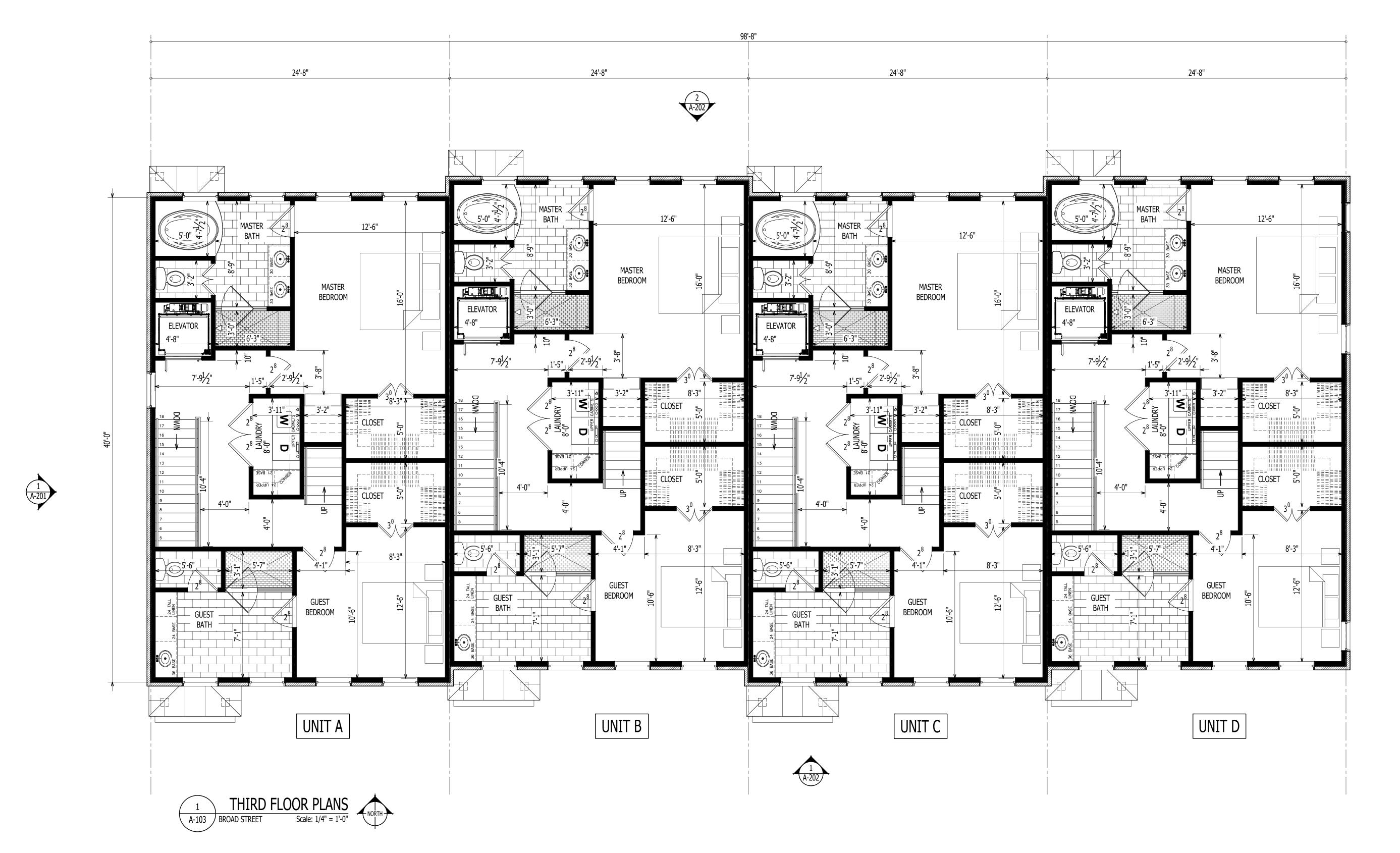
Date: 09.18.2019

Revisions:

BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

A-102 BROAD STREET UNITS SECOND FLOOR PLANS



BROAD STREET UNITS
HEATED/COOLED SPACE

1ST FLOOR 475 SF 2ND FLOOR 829 SF 3RD FLOOR 827 SF TOTAL 2,131 SF

GARAGE 428 SF PORCH 80 SF DECK 267 SF

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

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFIRM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. VERIFY ALL COLOR AND MATERIAL CHOICES WITH OWNER PRIOR TO ORDERING OR INSTALLING.



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

C O P Y R I G H T N O T E :

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

PRIETARY INFORMATION OF
N, PLLC. THEY ARE SUBJECT
AND OTHER APPLICABLE
ERTY, TRADE AND RELATED
UDING THE INFORMATION
HALL NOT BE SHARED,
IFED OR USED IN ANY WAY
ENT FROM THE ARCHITECT.

Date: 09.18.2019

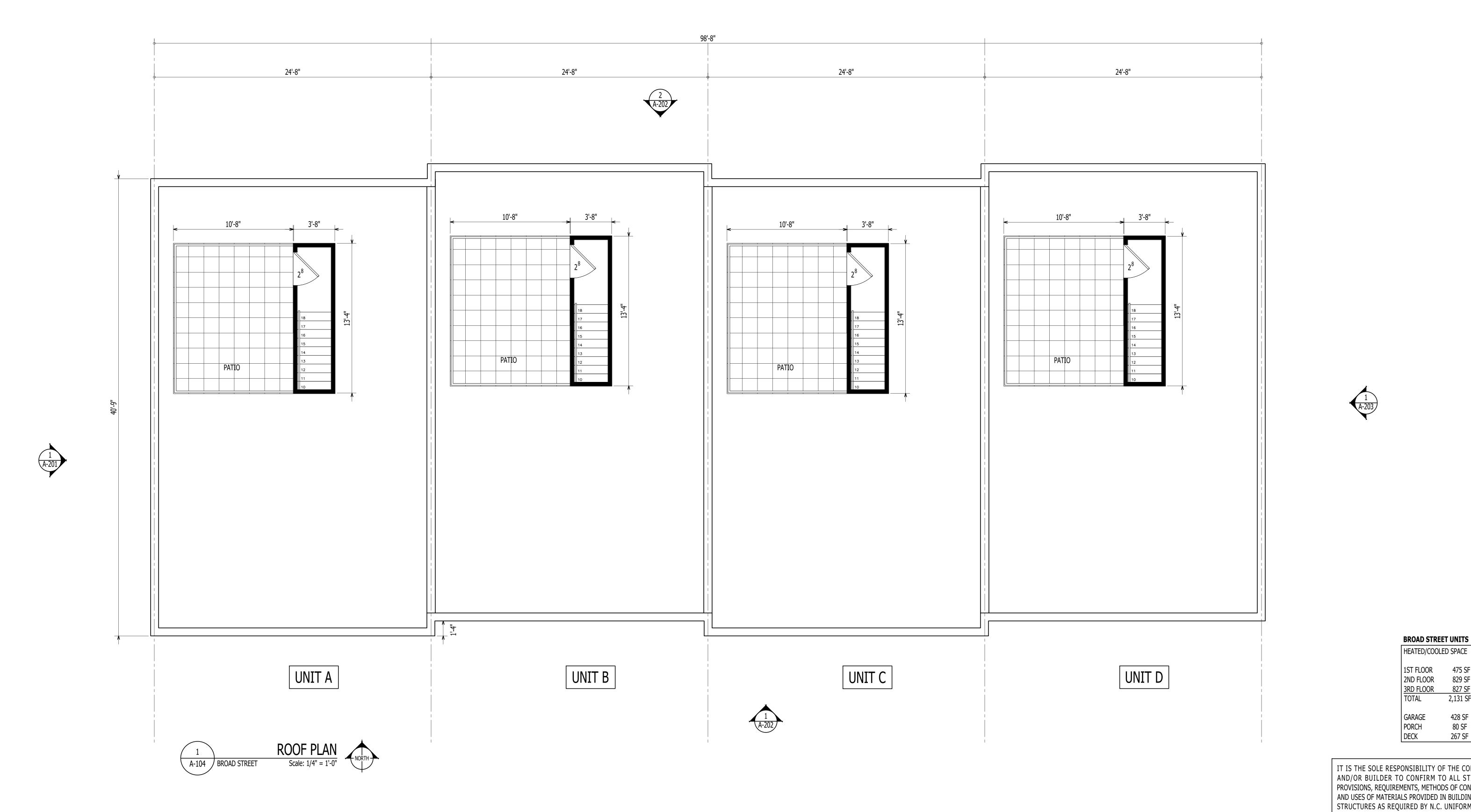
Revisions:

BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

A-103

BROAD STREET UNITS THIRD FLOOR PLANS



HEATED/COOLED SPACE 1ST FLOOR 2ND FLOOR 3RD FLOOR TOTAL 475 SF 829 SF 827 SF 2,131 SF

428 SF 80 SF 267 SF

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

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFIRM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD CONSTRUCTION. VERIFY ALL COLOR AND MATERIAL CHOICES WITH OWNER PRIOR TO ORDERING OR INSTALLING.



1202-A Pollock Street New Bern, NC 28560 2 5 2 - 6 3 3 - 0 3 2 2 www.goarchdesign.com

Date: 09.18.2019

Revisions:

BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

A-104 BROAD STREET UNITS ROOF PLANS





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

C O P Y R I G H T N O T E :

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

Date: 09.18.2019

Revisions:

BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

A-105

OFF BROAD UNITS
FIRST FLOOR PLANS





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

C O P Y R I G H T N O T E :

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT.
THESE PLANS CONTAIN PROPRIETARY INFORMATION OF
GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT
TO FEDERAL COPYRIGHT AND OTHER APPLICABLE
FEDERAL AND STATE PROPERTY, TRADE AND RELATED
LAWS. THESE PLANS, INCLUDING THE INFORMATION
CONTAINED WITHIN, SHALL NOT BE SHARED,
REPRODUCED, DISTRIBUITED OR USED IN ANY WAY
WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.
ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION
OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL
P R O S E C U T I O N A N D P E N A L T I E S.

TY OF THE ARCHITECT.
TARY INFORMATION OF
L.C. THEY ARE SUBJECT
O OTHER APPLICABLE
V, TRADE AND RELATED
NG THE INFORMATION

416 & 418 RP

Date: 09.18.2019

Revisions:

BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

A-106

OFF BROAD UNITS SECOND FLOOR PLANS

12 X 18 SHEETS ARE HALF SIZE

12 V 10 CHEETC ARE HALE CIZE



ARCHITECTURAL DESIGN
—PLLC—

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

C O P Y R I G H T N O T E :

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

Date: 09.18.2019

Revisions:

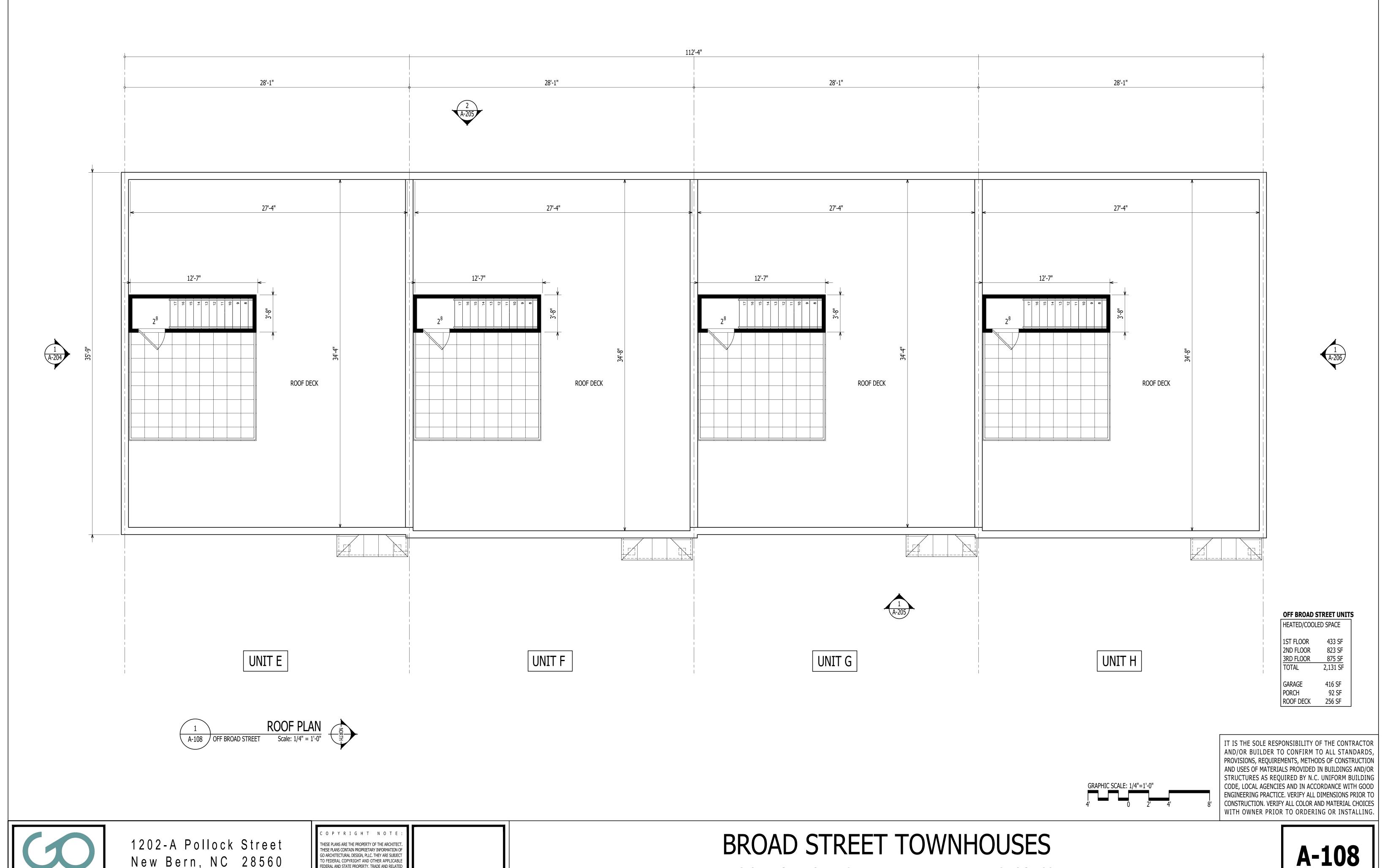
BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

A-107

OFF BROAD UNITS
THIRD FLOOR PLANS

THIRD FLOOR PLANS



DESIGN

New Bern, NC 28560 2 5 2 - 6 3 3 - 0 3 2 2 www.goarchdesign.com

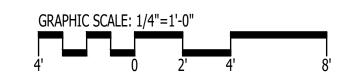
Date: 09.18.2019

Revisions:

416 & 418 BROAD STREET, NEW BERN, NC 28560

OFF BROAD UNITS ROOF PLANS





IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFIRM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. VERIFY ALL COLOR AND MATERIAL CHOICES WITH OWNER PRIOR TO ORDERING OR INSTALLING



1202-A Pollock Street New Bern, NC 28560 2 5 2 - 6 3 3 - 0 3 2 2 www.goarchdesign.com THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUITED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

Date: 09.18.2019

Revisions:

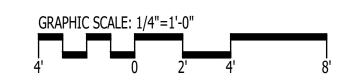
BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

A-201

BROAD STREET UNITS ELEVATIONS





IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFIRM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD CONSTRUCTION. VERIFY ALL COLOR AND MATERIAL CHOICES WITH OWNER PRIOR TO ORDERING OR INSTALLING.



1202-A Pollock Street New Bern, NC 28560 2 5 2 - 6 3 3 - 0 3 2 2 www.goarchdesign.com THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUITED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

Date: 09.18.2019

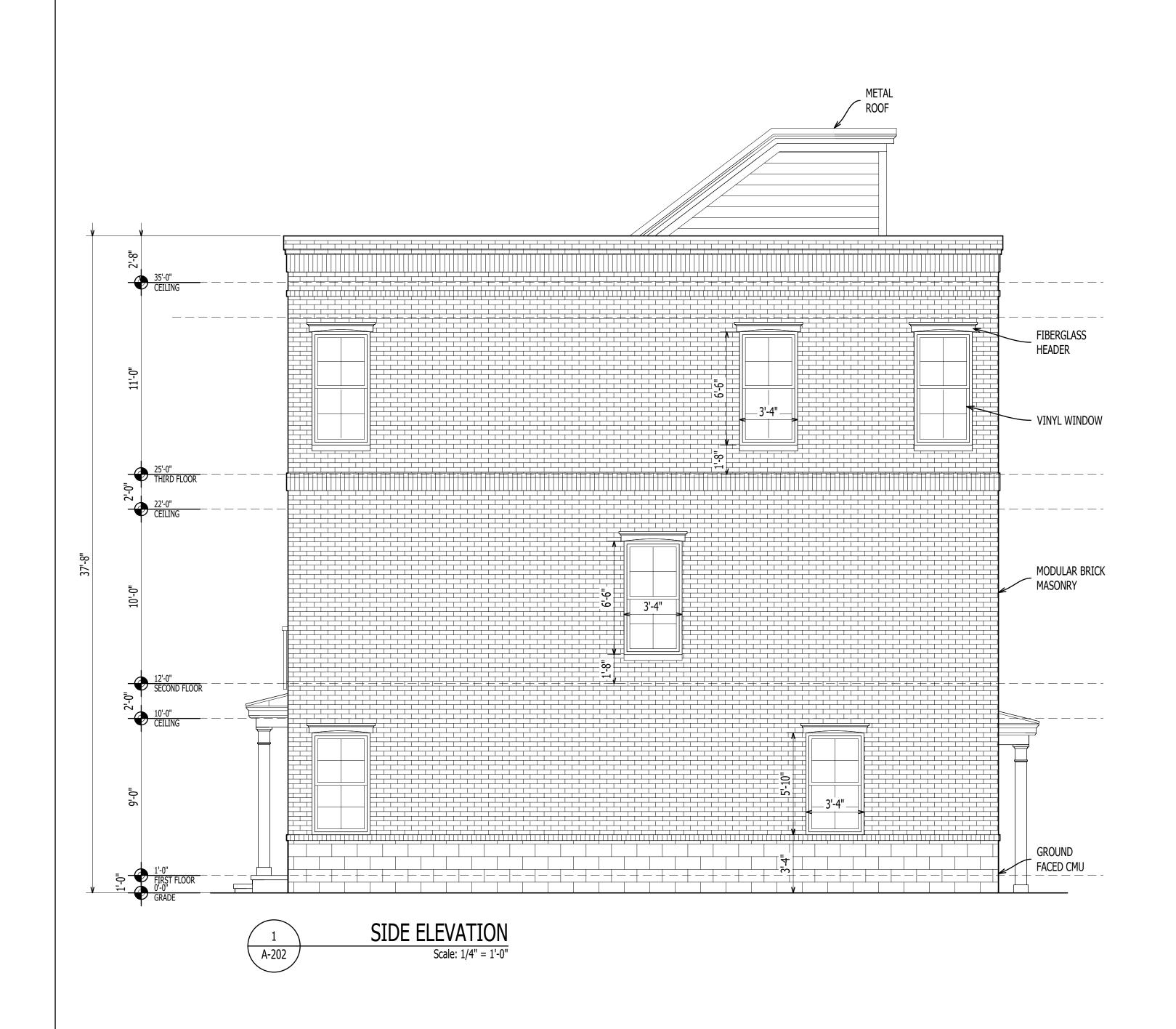
Revisions:

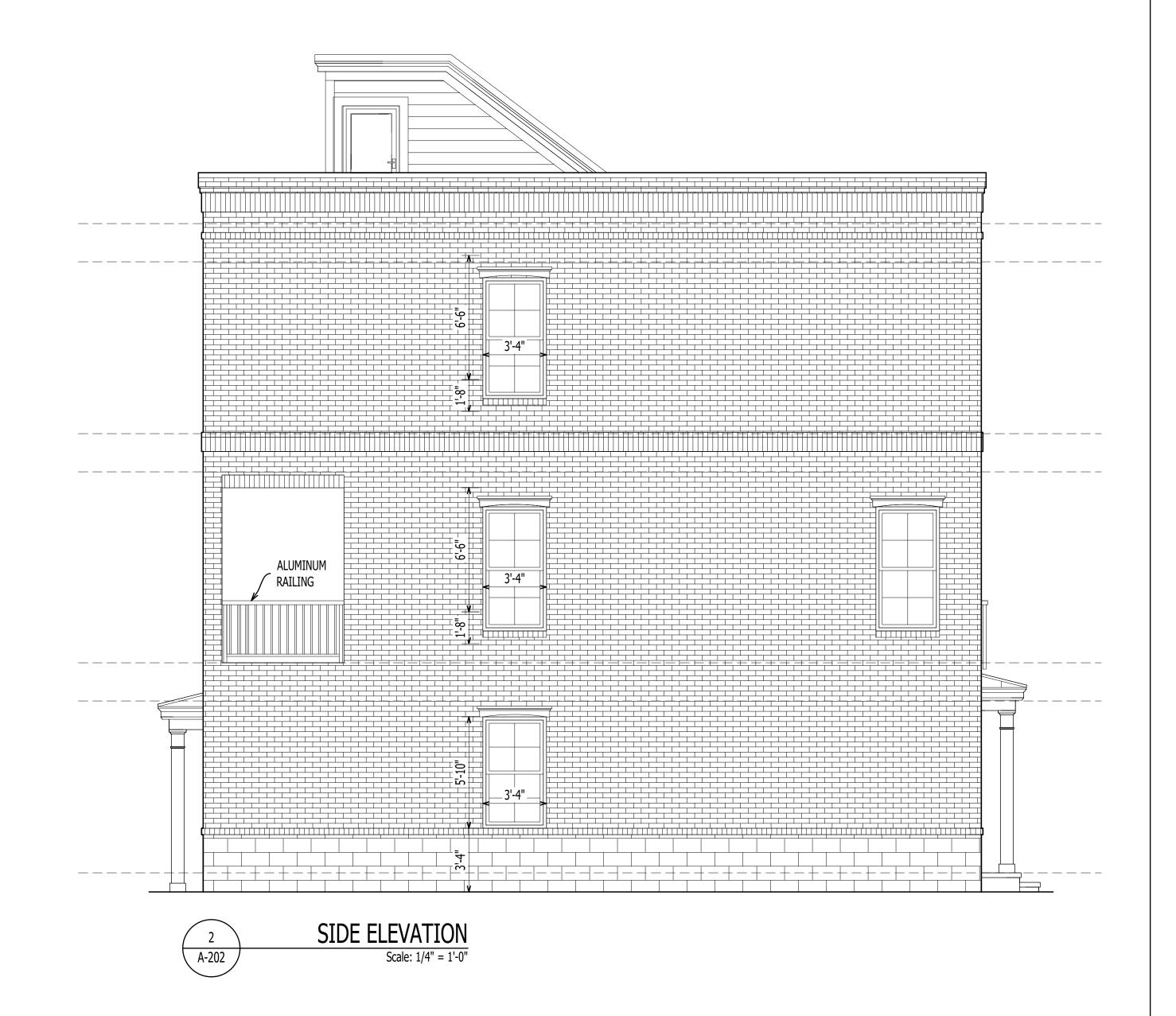
BROAD STREET TOWNHOUSES

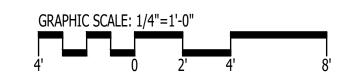
416 & 418 BROAD STREET, NEW BERN, NC 28560

A-201A

BROAD STREET UNITS ELEVATIONS







IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFIRM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. VERIFY ALL COLOR AND MATERIAL CHOICES WITH OWNER PRIOR TO ORDERING OR INSTALLING.



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

C O P Y R I G H T N O T E :

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

E PLANS ARE THE PROPERTY OF THE ARCHITECT.
E PLANS CONTAIN PROPRIETARY INFORMATION OF
RCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT
EDERAL COPYRIGHT AND OTHER APPLICABLE
RAL AND STATE PROPERTY, TRADE AND RELATED
G. THESE PLANS, INCLUDING THE INFORMATION
TAINED WITHIN, SHALL NOT BE SHARED,

Date: 09.18.2019

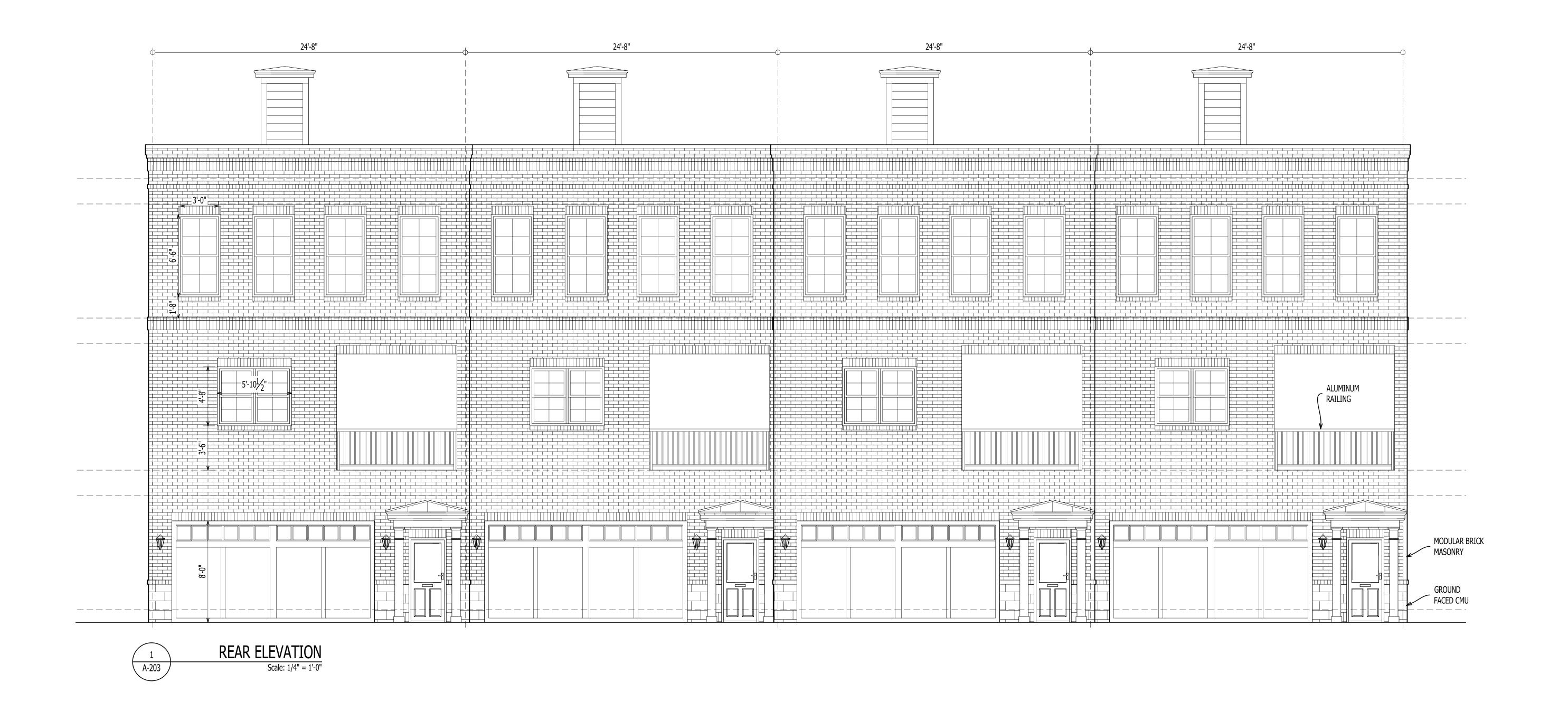
Revisions:

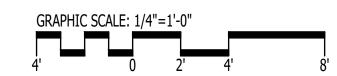
BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

A-202

BROAD STREET UNITS ELEVATIONS





IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFIRM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. VERIFY ALL COLOR AND MATERIAL CHOICES WITH OWNER PRIOR TO ORDERING OR INSTALLING



1202-A Pollock Street New Bern, NC 28560 2 5 2 - 6 3 3 - 0 3 2 2 www.goarchdesign.com THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUITED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

BROAD STREET TOWNHOUSES

Date: 09.18.2019

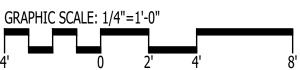
Revisions:

416 & 418 BROAD STREET, NEW BERN, NC 28560

A-203

BROAD UNITS ELEVATIONS





IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFIRM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. VERIFY ALL COLOR AND MATERIAL CHOICES WITH OWNER PRIOR TO ORDERING OR INSTALLING.



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

C O P Y R I G H T N O T E :

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT.
THESE PLANS CONTAIN PROPRIETARY INFORMATION OF
GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT
TO FEDERAL COPYRIGHT AND OTHER APPLICABLE
FEDERAL AND STATE PROPERTY, TRADE AND RELATED
LAWS. THESE PLANS, INCLUDING THE INFORMATION
CONTAINED WITHIN, SHALL NOT BE SHARED,
REPRODUCED, DISTRIBUITED OR USED IN ANY WAY
WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.
ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION
OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL
P R O S E C U T I O N A N D P E N A L T I E S.

Date: 09.18.2019

Revisions:

BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

A-204

OFF BROAD UNITS ELEVATIONS



IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFIRM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD CONSTRUCTION. VERIFY ALL COLOR AND MATERIAL CHOICES WITH OWNER PRIOR TO ORDERING OR INSTALLING.



1202-A Pollock Street New Bern, NC 28560 2 5 2 - 6 3 3 - 0 3 2 2 www.goarchdesign.com

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

Date: 09.18.2019

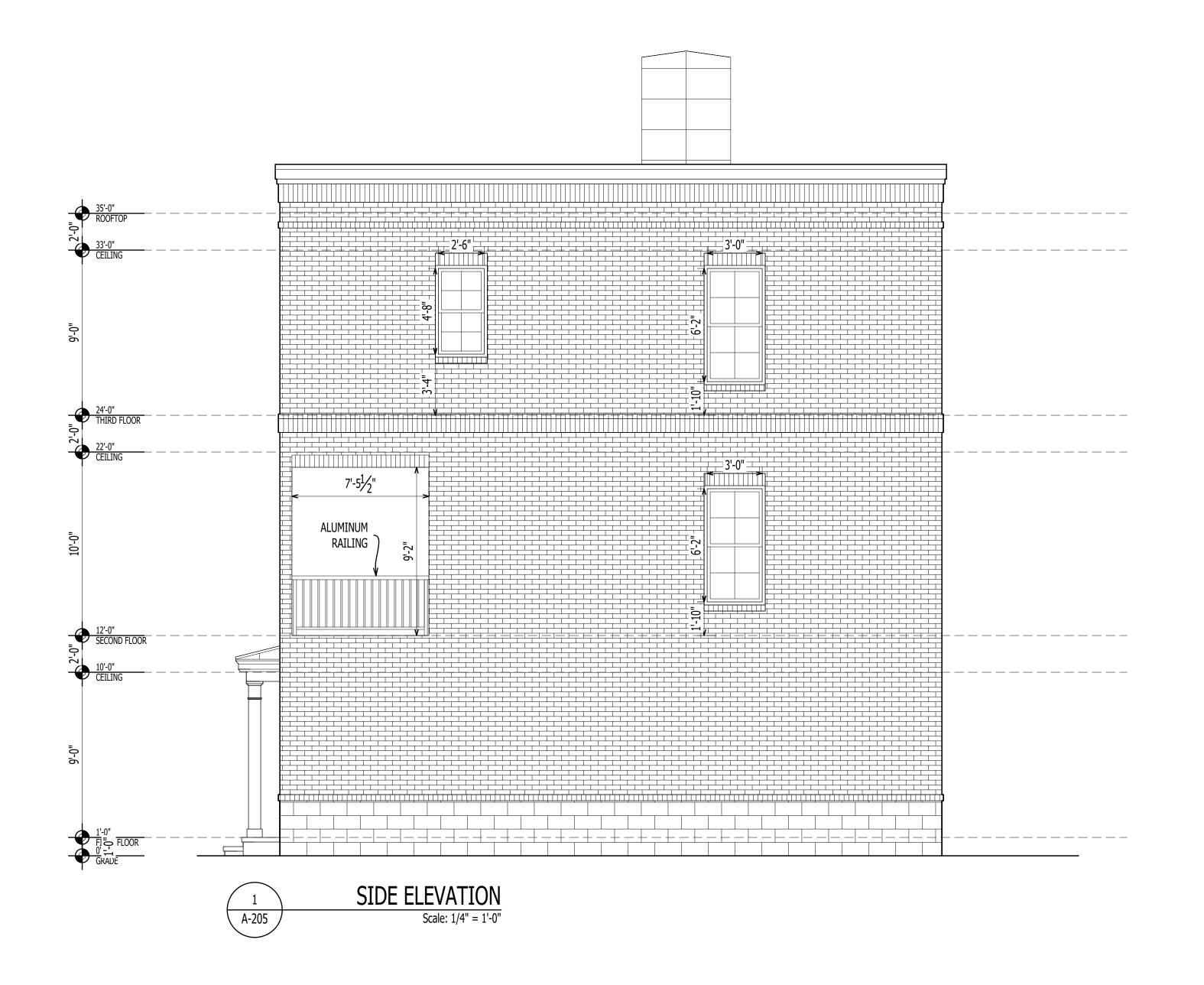
Revisions:

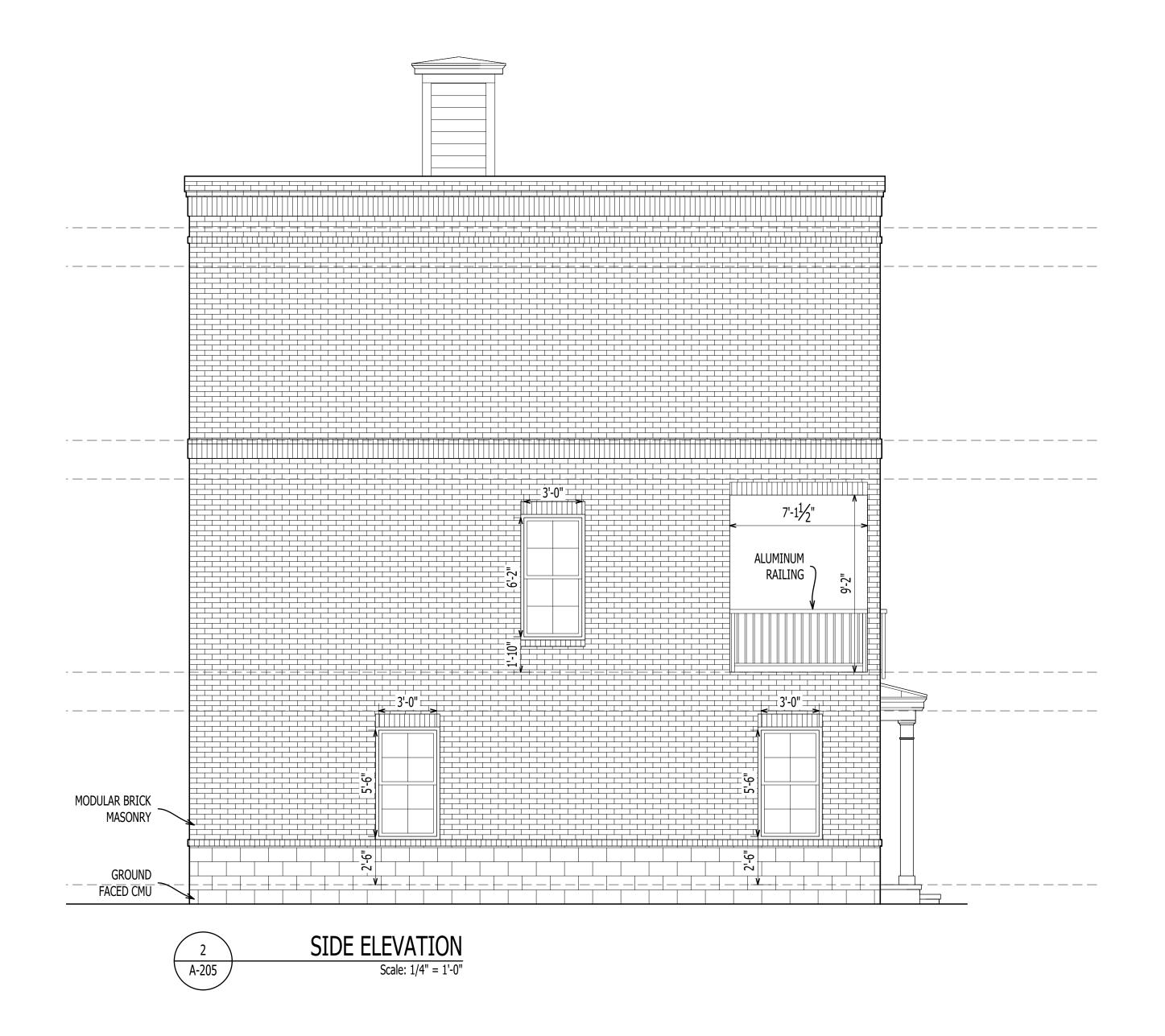
BROAD STREET TOWNHOUSES

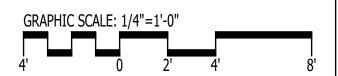
416 & 418 BROAD STREET, NEW BERN, NC 28560

A-204A OFF BROAD UNITS ELEVATIONS

12 X 18 SHEETS ARE HALF SIZE







IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFIRM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. VERIFY ALL COLOR AND MATERIAL CHOICES WITH OWNER PRIOR TO ORDERING OR INSTALLING.



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

C O P Y R I G H T N O T E :

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

Date: 09.18.2019

Revisions:

BROAD STREET TOWNHOUSES

RELATED PLICABLE PRICADE STREET NEW PERMINANCE 2015 CO.

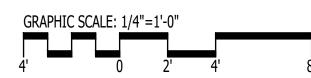
416 & 418 BROAD STREET, NEW BERN, NC 28560

A-205

OFF BROAD UNITS ELEVATIONS

12 X 18 SHEETS ARE HALF SIZE





AND/OR BUILDER TO CONFIRM TO ALL STANDARDS, AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR WITH OWNER PRIOR TO ORDERING OR INSTALLING



1202-A Pollock Street New Bern, NC 28560 2 5 2 - 6 3 3 - 0 3 2 2 www.goarchdesign.com

LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUITED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

Date: 09.18.2019

Revisions:

BROAD STREET TOWNHOUSES

416 & 418 BROAD STREET, NEW BERN, NC 28560

A-206

BROAD UNITS ELEVATIONS

12 X 18 SHEETS ARE HALF SIZE





How to Order

- 1 Determine height.
- 2 Determine breast board width of Crosshead.
- (3) Select End Cap width. End Cap widths should coordinate with Pilaster or Moulding on either side of door / window. If no Moulding is used, then any End Cap can be selected.
- (4) Calculate Trimmable Crosshead; account for End Cap. Crosshead breast board width - (End Cap Back Surface X 2) = Trimmable Crosshead
- (5) Select Trimmable Crosshead.
- (6) Optional: Select Accessory Moulding / Keystone.

Example

6" high 36" width

CHC4X6 (Coordinating over 3 1/2" Flat Trim)

36" - (2.5" x 2) = 31" required*

CHT36X6

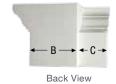
K6M and MLD716-12

*End Cap Back Surface

End Cap	End Cap Breast Width (A)	End Cap Back Surface (B)	Rabbet Width (C)
CHC2	1 1/2"	1"	1/2"
CHC4	3 1/2"	2 1/2"	1"
CHC7	7"	3"	4"
CHC11	11"	7"	4"



Front View



Distinction Accessories

	Accessory	6" Height	9" Height
	Keystone	K6M	К9М
mml	Dentil	MLD357-8	MLD358-8
	Bottom Trim	MLD716-12	MLD758-12



Trimmable

- Distinction Trimmable Crossheads are available in heights measuring 6" and 9", and widths measuring 36", 48", 144" and 216".
 - 36" and 48" widths allow for ease of handling and quick installation.
 - 144" and 216" widths can be cut to any length, minimizing waste in the field.
- End Cap overlaps the Trimmable Crosshead.
- End Cap may be routed.

6" Distinction Crosshead & End Caps







Part Number	Overall Width
CHT36X6	36"
CHT48X6	48"
CHT144X6	144 ³/s"
CHT216X6	216 ⁵ /8"

Overall Width

CHT36X9

CHT48X9

CHT144X9

CHT216X9







Part Number	Overall Width (A)	Width (B)	Rabbet Width (C)
CHC2X6	0.17.11	1 ¹ /2"	1/2"
CHC2X6-5*	3 1/4"	1 72	./2
CHC4X6	E 1/.II	0.1/-11	1"
CHC4X6-5*	5 1/4"	3 ¹ / ₂ "	'
CHC7X6^	8 3/4"	7"	411
CHC7X6-5*^	8 %4	1	4"
CHC11X6^	10.37.11	11"	4"
CHC11X6-5*^	12 3/4"	11	4

Note: Sold in pairs. *Pack quantity of 5 pair. ^Trimmable up to 3 1/2".

9" Distinction Crosshead & End Caps

36"

48"

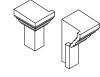
144 3/8"

216 5/8"









Bottom View

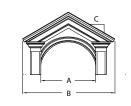
Part Number	Overall Width (A)	Width (B)	Rabbet Width (C)
CHC2X9	4 ¹ / ₄ "	1 ¹/2"	1/2"
CHC2X9-5*	4 74	1 72	72
CHC4X9	6 1/4"	3 ¹ /2"	1"
CHC4X9-5*	0 74	3 72	ı
CHC7X9^	9 3/4"	7"	4"
CHC7X9-5*^	9 74	1	4
CHC11X9^	10.37.11	11"	4"
CHC11X9-5*^	13 ³/₄"	11	4

Note: Sold in pairs. *Pack quantity of 5 pair. ^Trimmable up to 3 1/2".



Deluxe Victorian Pediment

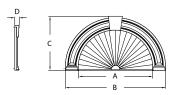




Part Number	Inside Width (A)	Inside Height	Overall Width (B)	Radius	Pitch (C)	Accessories
DVP40	40"	24 ¹ / ₂ "	67 ¹ / ₄ "	20"	7 / 12	PIL8X90P, PIL8X108P SWDH40X20

7" Panel Arch with Sunburst & Keystone



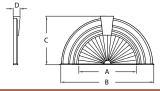


Part Number	Sunburst Width (A)	Overall Width (B)	Height (C)	Radius	Keystone Projection (D)	Pilaster
AR40X54PSK	40"	54"	29"	20"	2 5/8"	PIL7X90DP^

[^] PIL7X90DP matches this arch profile only.

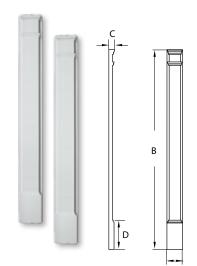
10" Decorative Arch





Part Number	Sunburst Width (A)	Overall Width (B)	Height (C)	Radius	Keystone Projection (D)	Pilaster
AR36X10SK	36"	56"	30 1/8"	2 1/8"	4"	PIL10X96A^ PIL10X192A^

[^] This arch matches PIL10X96A and PIL10X192A only.

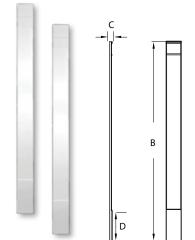


Plain Pilaster

Width (A)	Height (B)	Projection (C)	Plinth Block Height (D)
5 ¹ /4"	90"	1 ⁵ /8"	10 ¹ /8"
6"	90"	2 1/2"	13 1/4"
7"	90"	2 1/2"	13 ¹/4"
8"	90"	2 1/2"	13 1/4"
9"	90"	3"	14 ¹ /2"
11"	90"	3 1/2"	13 ¹ /4"
	5 1/4" 6" 7" 8"	5 1/4" 90" 6" 90" 7" 90" 8" 90" 9" 90"	5 1/4" 90" 1 5/8" 6" 90" 2 1/2" 7" 90" 2 1/2" 8" 90" 2 1/2" 9" 90" 3"

Window & Door Trim

Note: Sold in pairs. Pilaster may be routed for J-Channel



Plain Economy Pilaster Moulded with Plinth

Part Number	Width (A)	Height (B)	Projection (C)	Plinth Block Height (D)
PIL7X90PE	7"	90"	1 1/4"	14 1/4"

Note: Sold in pairs. Pilaster may be routed for J-Channel.



Parts may be required to ship LTL (less than truckload) based on size and overall dimensions.



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: August 11, 2021

RE: Regular Meeting, <u>5:30 PM, Wednesday, August 18, 2021</u>, 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 Certificates of Appreciation (Brake, Klotz)
- 3. Approval of Minutes of Previous Meeting(s)
 - A. July 21, 2021
 - B. May 19, 2021
 - C. April 21, 2021
- 4. Hearings on Certificates of Appropriateness: None this month
- 5. Old Business (non-hearing items tabled or continued from a previous meeting): None
- 6. General Public Comments
- 7. New Business:
 - A. <u>416-418 Broad St.</u> extension of CoA for infill construction of 8 new townhouse units in 2 new, 3-story buildings; parking and internal garages to be located and accessed from the rear of the buildings.
- 8. HPC Administrator's Report
 - A. Report on CoAs Issued 7/12/2021 8/10/2021

MAJORS and AMENDMENTS:

- 211 Pollock St. terrace lined by 4-foot-high brick garden walls in the Primary AVC.
- 221 S. Front St. (Harvey Mansion) 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.
- 809 E. Front St. new infill house on a vacant parcel.

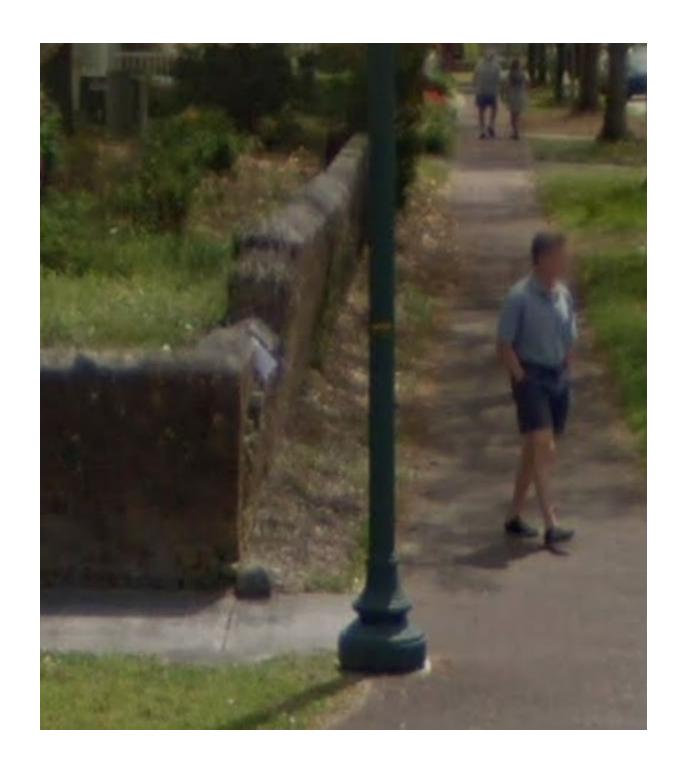
MINORS:

- 600 Edgerton new fencing
- 219 New St. reroofing accessory building
- 513 Metcalf St. minor landscaping
- 309 New St. replacement playset
- 420 Broad St. sculpture
- B. Report on CoA Extensions Issued since the Prior Regular Meeting: None
- C. Other Items and Updates
- 9. Commissioners' Comments
- 10. Adjourn

613 Broad St. - George St. retaining wall 2019







FEE SCHEDULE (office use only)

[]\$22 []\$107 Standard Application (minor) Standard Application (major) NEW BERN NORTH CAROLINA

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

Everything comes together here

Application for a Certificate of Appropriateness

(For Alterations to Properties in Locally Designated Historic Districts)

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

Type of Project: ☐I	Exterior Alteration \Box	Addition 🗆 Infill	⊠ Site Work	☐ Other
I. Applicant/Owner Informat	ion:			
Property Address (Include year I	ouilt, if known): ET . NEW BEA	en NC	9	
Property Owner Name(s):	Owner Mailing Address:	Phone #'s:	Email: 60	ichhestjohn cohn. con unhall@gmailacon
Pachel B Itali	DAVIDSON, NE	U-ia i	1875 Lpon	inhall@gmaile con
Applicant Name (if different):	Applicant Mailing Addre	ess: Phone #'s:	Email:	3
).	
II. Project Information: (See "				
Provide a detailed description		d on site: (Attach ad	ditional sheets	if needed)
- Removed of Z P.				
- Approved of Lan	dscape design			
- Restore/Build h	istoric fence	- see att	ached	,
- Repair existing	thou principles			
2. Reference the specific Guidel	ine(s) in the "Historic Dist	crict Guidelines" wh	ued on additional she ich you believe	et or attached brochure
project: (page and guideline nu	mber):			
See a	Hacked mater	iels		
				/
3. Provide a detailed description	of materials to be used			et or attached brochure
Reference the specific Guidelines in the	Historic District Guidelines for	the proposed material(s	s).	
see at	tacked mater	ا مراه		,
		Continu	ed on additional shee	et or attached brochure

- HPC Guidelines; and Guidelines for Landscaping 2.4.5. In particular, Pine trees have a greater propensity to sheer and fall, threatening the structures (house and retaining walls) if they fall during a storm.
- e. Tree removal and replacement is consistent with "Minor Works" and Guidelines for Landscaping 2.4.1.
- 2. Normal repointing, maintenance and repair of brick retaining wall (p. 1-9 of HPC Guidelines and consistent with Masonry Maintenance Guidelines 5.1.1 through 5.1.6 and 6.1.1 through 6.1.4):
 - a. The bricks are in disrepair and slightly tilted outward. Restoration of the drains through the wall is needed to prevent further deterioration and address water build up in the lot and basement of the house. Repairs will use existing bricks and period appropriate mortar (lime) consistent with historic preservation guidelines. If additional bricks are required because the existing brick is not salvageable (crumbled or broken), replacement bricks will be consistent with age of house
 - b. Repair is necessary to restore drainage of lot and to convey water away from foundations by restoring drain outlets in walls
- 3. Restoration/Building of Historic Fence consistent with Civil War Photos (consistent with Guidelines for Fences and Garden Walls 2.5.1 through 2.5.6):
 - a. Attached as Exhibit 4 is a photo depicting men in front of the house and the proposed fence
 - b. Attached as Exhibit 5 is the proposed foot print of the fence on the site plan drawn in Royal Blue.
- 4. Approval of Landscape Design and planting plan set forth in Exhibits 3 and 5. Both set forth the proposed plan for removal and replacement of shrubbery. Other than the removal of the Pine Trees as described above, the homeowners do not anticipate removal of additional mature trees. All proposals meet Guidelines for Landscaping in Guidelines 2.4.1 through 2.4.8; Guidelines for Prevention of Demolition by Neglect 6.2 (Slope grades to convey water away from foundations); and Guidelines for Utilities 2.3.1 through 2.3.7):
 - a. The landscaping plan for 613 Broad St. Plan will include re-grading the lot and return the site to a traditional landscape without the

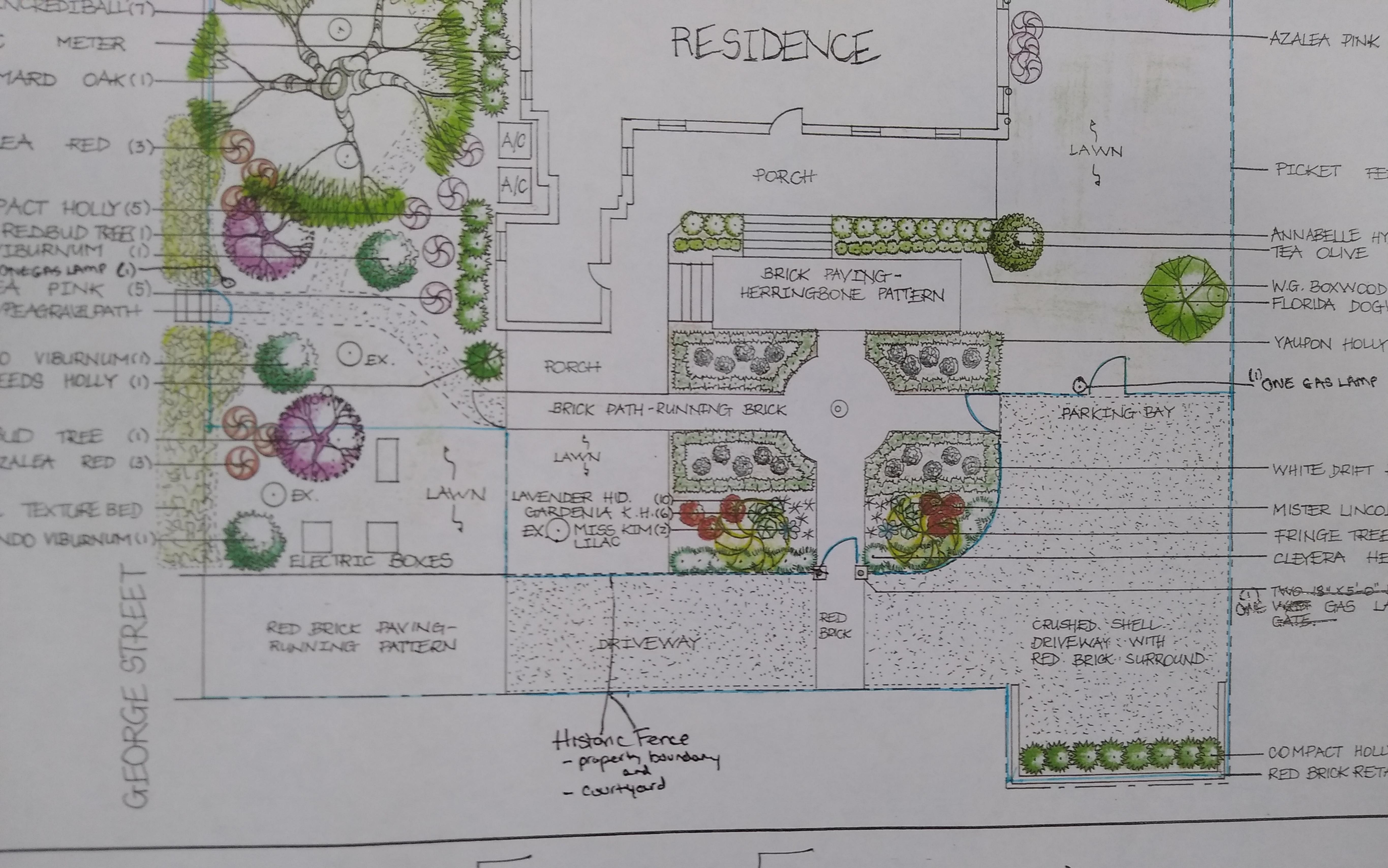


Exhibit 5 - Fence (blue)

Exhibit 4

