



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: October 13, 2021
RE: Regular Meeting, **5:30 PM, Wednesday, October 20, 2021, in the Courtroom, Second Floor, City Hall, 303 Pollock St.**

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

REGULAR MEETING AGENDA – 5:30 PM

1. Opening of Meeting with Roll Call
2. Approval of Minutes of Previous Meeting(s)
3. Hearings on Certificates of Appropriateness:
 - A. Hearings: Introduction, Swearing-In, Summary of Process
 - Introduction of Hearings and Rules of Procedure
 - Swearing-In of Speakers
 - Summary of the Hearing Process
 - Applications:
 - B. **715 E. Front Street** – to include demolition of a contributing structure.
 - C. **302 Broad St.** – to include application of a masonry water repellant in all AVCs.
 - D. **407 Avenue D** – to include a new shed in the Tertiary AVC.
 - E. **810 E. Front St.** – to include a new infill house on a vacant parcel.
- *Please note that applications for these projects, including proposed plans, are available for review during normal business hours in the Development Services Department (303 First St.).*
5. Old Business (non-hearing items tabled or continued from a previous meeting): none
6. General Public Comments
7. New Business: 2022 Calendar of HPC meetings
8. HPC Administrator's Report
 - A. Report on CoAs Issued 9/8/2021 – 10/11/2021
MAJORS and AMENDMENTS:

1. 227 E. Front Street – elevating and moving the building, revising the front stairs, relocating the ramp, replacing the rear porch and stairs, adding a second story door
2. 221 S. Front St. – amending the CoA with two windows instead of four

MINORS:

1. 215 Pollock St. – rear stairs
2. 209 Hancock St. – driveway
3. 215 Craven St. – mural
4. 218 Change St. – rear porch roof addition – contact neighbors (later today)
5. 225 C. Broad St. ROW – tree replacement
6. 301 Johnson St. ROW – tree replacement
7. 309 Johnson St. ROW – tree replacement
8. 313 George St. - reroofing
9. 404 Ave C – tree replacement
10. 504 S. Front St. – gravel and door
11. 506 Johnson St. – gutters and downspouts
12. 520 Craven St. ROW – tree replacement
13. 520 Metcalf St. – tree replacement
14. 804 Queen St. – sign, rear ramp

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

C. Other Items and Updates

9. Commissioners' Comments

10. Adjourn



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CITY OF NEW BERN

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

**Minutes of the
Historic Preservation Commission Design Review Meeting
October 6, 2021
Development Services Conference Room, 303 First St.**

Meeting called to order by Chair Cox at 5:30 pm.

HPC members in attendance:

Ruth Cox, Chair
Tripp Eure, Vice Chair
Jim Bisbee
John Blackwelder
Peggy Broadway
Tony Bryant
Candace Sullivan

HPC members excused: Ellen Sheridan, Annette Stone

HPC members absent: none

Staff: HPA Matt Schelly

City Attorney: Jaimee Mosley

I. Welcome to and Introduction of New HPC Member (Bryant)

II. Informal Design Review – Discussions with potential applicants prior to submitting a formal application. Potential applicants may show up with nothing more than a verbal description, however photos and other information are more helpful.

A. 300 Pollock St. (City Hall) – elevator and stairway addition

New and revised drawings were discussed in detail. This project will be added to the agenda for the next Design Review meeting, November 3, and then also the Regular Meeting on November 17.

B. 715 E. Front St. – new house and reuse of existing historic house

Review of extensive application materials, discussion of condition of house, re-use options for the house, and requirements in the HPC Policies and Rules of Procedure. The HPC needs to request answers to two questions from the State Historic Preservation Office (SHPO):

The following items must be verified by the HPC as part of the demolition review process.

1. ...
2. SHPO has determined whether the structure has statewide significance. (This is in reference to 160A-400.14(b)).

3. SHPO has evaluated the interior and exterior of the structure and provided a written evaluation and opinion on the architectural, historical, and cultural significance of the structure.

Staff Schelly will attempt to convince the SHPO to answer these questions in time for the October 20 meeting.

This project is to be added to the agenda for the October 20 meeting.

III. Application Design Review - Consider certificate of appropriateness applications for proposed major exterior alterations:

A. 302 Broad St. (Courthouse) – water repellent for brickwork

Review and discussion of the application and letters from the applicant and John Wood, SHPO historic preservation specialist. Issues of environmental factors including, but not limited to, rising damp, and indoor air conditions, as well as recent roofing and gutter repairs, current repointing, and other potential actions to solve the problem were discussed. It was pointed out that several seasons of weather may need to pass to determine that the recent and current work done to solve the problem have or have not solved the problem. Also pointed out was that the request is in direct conflict with the Guidelines.

Staff Schelly was directed to contact John Wood.

The project is to be added to the agenda for the October 20 meeting.

B. 504 S. Front St. – fencing, landscaping, and stage

The applicant for this project did not show up. Staff Schelly reported that he had indicated to him that he might not be ready in time. This will be added to the agenda for the November 3 meeting.

C. 404 Avenue C – addition, window replacements, roofing replacement

Staff Schelly indicated the applicants had informed they were not yet ready, but to add their project to the November 3 meeting.

D. 720 Pollock St. - new windows

Review and discussion of the application. This can be processed as a minor work. The applicants will need to state that they will be using the same windows, the sills will be the same, and the operation mechanism (pulleys, cords, etc.) will be the same. They will also need to provide a drawing of the rear wall.

E. 407 Avenue D – new shed

Review and discussion of the application. A site plan is needed to verify setbacks and to include the concrete pad and any other site changes. Information on materials for the doors and windows is needed.

The project is to be added to the agenda for the October 20 meeting.

F. 810 E. Front St. – new infill house

Review and discussion of the application. The issue of the extra high floor elevation was brought up, and the applicant indicated several design features to mitigate that such as: the extra landing for the front steps at the point it is covered by the porch; on the front the siding and the trim board at the bottom of the siding is extended below the first floor which reduces the height of the foundation wall. It was pointed out that the extended siding and trim board did not extend around the sides, however. The new Guideline for foundation height in flood areas was read and discussed.

The project is to be added to the agenda for the October 20 meeting.

G. 400 S. Front St. – replacement windows

Review and discussion of the application. This can be processed as a minor work. The use of a vinyl window is allowed since this is a structure built in the 1980s. The applicant is to provide a sample of the window with inserts and grills to HPA Schelly

H. 748, 750, 752 E. Front St. – new bulkhead railing

Review and discussion of the application. This can be processed as a minor work.

IV. Informal Board Discussion Items -

A. Fencing height guidelines – discussion with City Attorney

Assistant City Attorney Mosley presented two proposals:

- 1) to revise Guideline 2.5.2 for the Primary AVC to add either “... as measured from the elevation of the finished grade at the addressed front entrance of the building” plus change “about” to “no more than” or “... as measured from the grade of the street from which access to the property is provided” plus change “about” to “no more than.”
- 2) to revise Guideline 2.5.3 for the Secondary and Tertiary AVCs to add either “... as measured from the grade of the street from which access to the property is provided.”

The HPC directed these proposals to go to the Guidelines Updates Work Group for their review and advice.

B. Prevention of Demolition by Neglect Work Group – report

Staff Schelly and Commissioner Broadway indicated that they had worked on the case for 217 Hancock. While it seems it has been repaired to meet the requirements of the DBN order, there is no documentation that the case has been closed, so the Chief Building Inspector has been requested to do that.

C. Guidelines Updates Work Group – report: no meeting this month

D. Historic Property Owners Support (HiP Owners Support) Work Group – report

Staff Schelly reported that the work group is working on a grant for revolving funds from the 1772 Foundation to be used to rehab structures in the Dryborough historic district.

E. Preservation Awards Work Group – report

Chair Cox reported that the Historic Society and the Preservation Foundation are excited to work together with us to establish the awards program.

V. Project Follow-Ups, Updates, and Questions

A. CoAs denied – None

B. CoAs issued, amendment in September

MAJORS:

227 E. Front St. – building elevation

221 S. Front St. amendment - windows

MINORS:

100 Block Craven St. – electric vehicle charging station

209 Hancock St. – driveway (later today)

218 Change St. – rear porch roof addition – contact neighbors (later today)

225 C. Broad St. ROW – tree replacement

301 Johnson St. ROW – tree replacement

309 Johnson St. ROW – tree replacement
313 George St. - reroofing
506 Johnson St. – gutters and downspouts
520 Craven St. ROW – tree replacement
520 Metcalf St. – tree replacement

C. Resiliency Plan: report on latest meeting; list of specific Heritage action items

VI. Enforcements - Old and New since last DR meeting

A. Ongoing, Formal:

215 Pollock St. – modern metal roofing – City Attorney pausing for owner to sue contractor
221 E. Front St. – long-time DBN case – “221 Team” mtg. with owner 6/11, site visit 6/15

B. Preliminary, Informal:

214 Pollock ROW – replacement tree – reminded Horton
311 Hancock St. – repointing w/o CoA - inspection and photos, discussion with contractor in 2020
319-323 Middle St. – painting previously unpainted brick – discussed with HPC; no new action since late 2020
711 Pollock St. – paint removal – no new action since early 2020; met with owner
819 N. Craven St. - new fencing w/o CoA - waiting for email that Morgan approved fencing as R-i-K.

C. Remaining to begin contact/enforcement:

306 Metcalf St. – new gate w/o CoA
408 Avenue A – reroofing w/o CoA or consent as RiK; repaving driveway apron
411 Johnson St. – incorrect standing seam metal roof (w/ or w/o a CoA?)
508 C St. – porch revision w/o CoA
509 Craven – follow up on 2018 violation, porch columns
510 C St. – shed w/o CoA
511 Middle St. – fence w/o CoA
525 Queen St. – repair to soffit unfinished; contractor contacted by HPA
601 Broad St. – reroofing w/o CoA or consent as RiK
605 Hancock St. – mech unit w/o CoA for screening
624 E. Front St. – installation of fencing not according to CoA or Guidelines
702 E. Front St. – landscaping required as condition of CoA not yet installed
707 Craven St. – post removed w/o CoA
715 Craven St. – new shed w/o CoA
809 N. Craven St. – replacement of siding and window trim w/o consent or CoA; owner to contact HPA
812 Queen St. – building demolition w/o CoA
813 N. Cool Ave. – mech unit needs screening, porch expansion w/o CoA
911 Broad St. – porch revision w/o CoA
1117 N. Craven St. – installation of driveway and tree removal w/o COA; met with owner

VII. Staff and Board:

A. Training: video of example of using a website to tell the history of a neighborhood was presented prior to the meeting. Several HPC members were in attendance.

VIII. Requests by Commission Members for Future Work Session Items

None

IX. Adjourn

Minutes of the
New Bern Historic Preservation Commission
September 15, 2021 – 5:30 P.M.

The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday, September 15, 2021, in the Historic Courtroom, Second Floor, City Hall, 303 Pollock St.

1. OPENING OF MEETING WITH ROLL CALL

Meeting called to order by Chair Cox at 5:41 pm.

Members Present: Dr. Ruth Cox, Chair Annette Stone
(5 needed for quorum) Tripp Eure, Vice-Chair Candace Sullivan
Tony Bryant (sworn in at the beginning of the meeting)

Members Excused (E)/Absent (A): James Bisbee (E), John Blackwelder (E), Peggy Broadway (A), Ellen Sheridan (E)

Tony Bryant was sworn in as member of the Historic Preservation Commission, using the text of the Oath of Office.

A quorum was now present.

Staff Present: Matthew Schelly, AICP, City Planner, HPC Secretary

City Attorney Present: Jaimee Mosley

Others Present: Sarah Afflerbach, Dusty Sicard

2. PRESENTATION OF CERTIFICATE OF APPRECIATION (Klotz)

The presentation was made to former Commissioner Klotz prior to the opening of the meeting. He was thanked for his many years of service the HPC and the New Bern community.

3. ELECTION OF OFFICERS

Chair Cox asked for nominations from the floor for the position of Chair.

Commissioner Stone nominated Ruth Cox; second Commissioner Sullivan.

Chair Cox asked if there are any more nominations; hearing none, Chair Cox closed the nominations.

Chair Cox called for a vote. Unanimously, Cox was voted in as Chair.

Chair Cox continued the election by asking for nominations from the floor for the position of Vice Chair.

Commissioner Sullivan nominated Tripp Eure; second Commissioner Stone.

Chair Cox asked if there are any more nominations; hearing none, Chair Cox closed the nominations.

Chair Cox called for a vote. Unanimously, Eure was voted in as Vice Chair.

4. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

45 **Motion to waive reading the 08/18/2021, 09/01/2021, and 3/17/2021 minutes:**
46 Commissioner Stone; Commissioner Sullivan Second; the motion carried unanimously.

47 **Motion to approve the 08/18/2021, 09/01/2021, and 3/17/2021 minutes:**
48 Vice Chair Eure; Commissioner Stone Second; the motion carried unanimously.

49

50 **5. HEARINGS ON CERTIFICATES OF APPROPRIATENESS:**

51 **A. Hearings: Introduction, Swearing-In, Summary of Process**

52 Chair Cox explained the HPC and the quasi-judicial hearing process and Staff Schelly swore
53 in three witnesses with the following oath:

54 “Do you swear to tell the truth to the best of your knowledge?”

55 Sarah Afflerbach, Dusty Sicard, and Tripp Eure responded in the affirmative.

56

57 **APPLICATIONS**

58 Chair Cox called to begin the hearings for the applications for a Certificate of Appropriateness.

59

60 **B. 227 E. Front St.** – to include elevating the building 3 feet, moving it back 4 feet on the
61 lot, revising the front stairs in the Primary and Secondary AVCs, removing the existing
62 ramp in the Secondary AVC, removing the existing rear porch and stairs, adding a second
63 story door, and adding a new ramp and two-story stairs in the Tertiary AVC.

64

65 **Conflict**

66 Chair Cox asked the Commission if anyone has a conflict of interest for this project.

67 There was no response.

68

69 **Staff Overview of the Application**

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

72

73 **Applicant Comment**

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

76

77 **Proponents’, Opponents’, and Government Comments**

78 Chair Cox asked if there is anyone who has received notice, has standing in this
79 application, is a proponent or opponent of the application, or from a government agency
80 and would like to present evidence. None spoke.

81

82 **Staff Recommendation**

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

86 **Utilities**

87 2.3.1

88 2.3.2

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89	<u>Landscaping</u>
90	2.4.3
91	<u>Fences and Garden Walls</u>
92	2.5.1
93	2.5.2
94	<u>Design Principles</u>
95	3.1.1
96	<u>Modifications</u>
97	3.2.1
98	3.2.2
99	<u>Foundations</u>
100	4.1.1
101	4.1.2
102	4.1.3
103	4.1.4
104	4.1.5
105	4.1.6
106	<u>Walls, Trim and Ornamentation</u>
107	4.2.1
108	4.2.2
109	4.2.4
110	<u>Windows, Doors and Openings</u>
111	4.3.1
112	4.3.2
113	<u>Entrances</u>
114	4.4.1
115	4.4.2
116	4.4.4
117	<u>Accessibility and Life Safety</u>
118	4.7.1
119	4.7.2
120	4.7.3
121	<u>Masonry</u>
122	5.1.1
123	5.1.2
124	5.1.3
125	5.1.4
126	5.1.5
127	5.1.6
128	<u>Wood</u>
129	5.2.1
130	5.2.2
131	<u>Metals</u>
132	5.3.1

133 5.3.2

134 5.3.3

135 5.3.4

136 **Paint**

137 5.4.1

138 5.4.2

139 5.4.3

140 5.4.4

141 5.4.6

142 5.4.9

143 **Contemporary Materials**

144 5.5.1

145 5.5.2

146 5.5.3

147

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

- 150 1. The project is located in the *Tight Weave* development pattern;
- 151 2. The project is located within the Primary, Secondary, and Tertiary AVCs;
- 152 3. The structure is a contributing resource;
- 153 4. Elevating this structure helps protect it from future damage and potential destruction or
154 demolition;
- 155 5. Moving this structure is necessary in order to accommodate the longer stairway to the
156 sidewalk;
- 157 6. The proposed modifications do not conceal, damage, or remove significant design
158 components or architectural features;
- 159 7. The Zoning Administrator and the Chief Building Official have reviewed this project
160 and commented accordingly;
- 161 8. The project is not incongruous with the Guidelines.

162

163 Staff recommends the Commission approve this application to include elevating the
164 building 3 feet, moving it back 4 feet on the lot, revising the front stairs in the Primary
165 and Secondary AVCs, removing the existing ramp in the Secondary AVC, removing the
166 existing rear porch and stairs, adding a second story door, and adding a new ramp and
167 two-story stairs in the Tertiary AVC.

168

169 **Applicant's Comments**

170 Chair Cox asked the applicants if they had any additional comments.

171

172 **Commissioners' Questions and Comments**

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

174 Commissioner Stone asked the applicant, how did it work out regarding the neighbor's
175 nearby building? Ms. Afflerbach replied that she spoke to the building inspector, and it is
176 not a building code or zoning issue. There is a 2-foot-high, 4-foot-wide embankment

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177 along the property line. The subject building will be moved back to the point that it
178 overlaps with the existing neighbor's building.
179 Commissioner Sullivan asked about the finish of the railings. Ms. Afflerbach replied that
180 they will be painted to blend in with the siding and the slats below the railing.
181 Chair Cox asked for any other questions from the Commissioners. There were none.

182
183 Chair Cox clarified that the motion for the application should include:
184 Chair Cox asked that the motion include something about the flood vents that were
185 missing in the application.

186
187 **MOTION** by Vice Chair Eure to find the application **Not Incongruous** with New Bern's
188 Code of Ordinance sections 15.411 – 15.429 and New Bern's Historic District Guidelines
189 based on the following specific guidelines and findings of fact:

190 **Foundations**

191 4.1.5

192 4.1.6

193 **Accessibility and Life Safety**

194 4.7.1

195 4.7.2

196 4.7.3

197 **Masonry**

198 5.1.2

199 **Paint**

200 5.4.3

201
202 **The Findings of Fact, based on the information contained in the application, are:**

- 203 1. The structure is being elevated to the minimum height to meet code and regulatory
204 requirements;
205 2. Accessible building elements are located in the Secondary AVC;
206 3. Traditional materials are used in traditional ways;
207 4. The changes contained in the application are not incongruous with the Guidelines or
208 the District.

209 **Approval includes the following condition:**

210 The applicant is to submit the flood vent locations to HPA Schelly so that it is a matter of
211 record.

212 Commissioner Sullivan seconded the motion.

213 Chair Cox asked if there is any other discussion.

214 **Motion passed:** Unanimously

215 **MOTION** by Vice Chair Eure to issue the CoA; Second by Commissioner Stone.

216 **Motion passed:** Unanimously

217
218 **C. 221 S. Front St.** – to include modifying the approved CoA with two new windows
219 instead of four new windows on the Tertiary AVC.

220

221 **Conflict**
 222 Chair Cox asked the Commission if anyone has a conflict of interest for this project.
 223 Vice Chair Eure indicated he has a conflict and therefore requests to be recused from this
 224 case.
 225 MOTION: Commissioner Sullivan; second Commissioner Stone; vote was unanimous.
 226 Vice Chair Eure stepped down.
 227

228 **Staff Overview of the Application**
 229 Staff Schelly provided a review of the application and internal review documents. The
 230 existence of a staff recommendation was indicated.
 231

232 **Applicant Comment**
 233 Dusty Sicard, authorized representative for the applicant, answered Chair Cox’s question
 234 if the applicants were also changing the windows on the north elevation, by saying no,
 235 they were not changing windows on the north elevation.
 236

237 **Proponents’, Opponents’, and Government Comments**
 238 Chair Cox noted there is nobody in the audience, so there is nobody present who has
 239 received notice, has standing in this application, is a proponent or opponent of the
 240 application, or is from a government agency and would like to present evidence.
 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
 245 application:

246 **Modifications**

247 3.2.1

248 3.2.4

249 **Windows, Doors and Openings**

250 4.3.1

251 4.3.2

252 4.3.3

253 **Masonry**

254 5.1.1

255 5.1.2

256 5.1.3

257 5.1.4

258 **Wood**

259 5.2.1

260 5.2.2

261 **Paint**

262 5.4.1

263 5.4.2

264 5.4.3

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

- 267 1. The project is located in the *Dense Fabric* development pattern;
- 268 2. The proposal is a renovation and restoration project;
- 269 3. The proposed design, components, and materials meet the requirements of the
270 Guidelines;
- 271 4. The Zoning Administrator and the Chief Building Official have reviewed this project
272 and commented accordingly;
- 273 5. The project is not incongruous with the Guidelines.

274 **Staff recommends** the Commission approve this application for the replacement of 4
275 existing windows with 2 new windows in the Tertiary AVC.

276
277 **Applicant's Comments**

278 Chair Cox asked the applicants if they had any additional comments.
279 Mr. Sicard responded that he did not.

280
281 **Commissioners' Questions and Comments**

282 Chair Cox asked the Commissioners if they had any questions or comments. None spoke.

283
284 **MOTION** by Commissioner Stone to find the amendment for 221 S. Front St. to be **Not**
285 **Incongruous** with New Bern's Code of Ordinance sections 15.411 – 15.429 and New
286 Bern's Historic District Guidelines based on the following specific guidelines and
287 findings of fact:

288 **Modifications**

289 3.2.1

290 3.2.4

291 **Windows, Doors and Openings**

292 4.3.1

293 4.3.2

294 4.3.3

295 **Masonry**

296 5.1.1

297 5.1.2

298 5.1.3

299 5.1.4

300 **Wood**

301 5.2.1

302 5.2.2

303 **Paint**

304 5.4.1

305 5.4.2

306 5.4.3

307 **Findings of Fact** are:

- 308 1. The project is located in the *Dense Fabric* area;

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- 309 2. The proposal is a renovation and restoration project;
310 3. The materials meet the minimum standards of the Guidelines;
311 4. It is consistent with the Zoning official's approval;
312 5. The project is not incongruous with the Historic District Guidelines.

313 Commissioner Sullivan seconded the motion.

314 **Motion passed:** Unanimously

315

316 **MOTION** by Commissioner Sullivan to reseate Vice Chair Eure; Second by
317 Commissioner Bryant.

318 **Motion passed** unanimously. Vice Chair Eure returned to the dais.

319

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

321 None

322

323 **7. GENERAL PUBLIC COMMENTS**

324 None

325

326 **8. NEW BUSINESS**

327 None

328

329 **9. HPC ADMINISTRATOR'S REPORT**

330 **A. Report on CoAs Issued 8/11/2021 – 9/7/2021**

331 Chair Cox introduced the list in the agenda (below).

332 **MAJORS and AMENDMENTS:**

333 None

334 **MINORS:**

335 1. 100 Block Craven St. – electric vehicle charging station

336 2. 375 S. Front St. – signs

337 3. 402 Dunn St. – gutters, downspouts

338 4. 505 E. Front St. – driveway pavers

339 5. 513 Metcalf St. – fencing, rear pavers

340 6. 630 Edgerton Dr. – tree removal

341 7. 724 Pollock St. – landscaping, front steps, handrails

342

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

344 1. 416-418 Broad St. – extension of CoA for infill construction of 8 new townhouse units.

345

346 **C. Other Items and Updates**

347 Chair Cox added an update from the Awards Work Group. She has spoken with Tim
348 Thompson of the New Bern Preservation Foundation who said they are interested in joining
349 with us to get a proposal together. She has also spoken with Jimmy Hodges at the New
350 Bern Historical Society who says he thinks they also would like to participate and she is
351 talking to the director there tomorrow morning.

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352 Commissioner Stone added that the electric vehicle spaces are being put in. Staff Schelly
353 indicated they received their CoA for that.

354

355 **10. COMMISSIONERS' COMMENTS:**

356 None

357

358 **11. ADJOURN:**

359 **Motion to adjourn the meeting:** Commissioner Sullivan; Second by Commissioner Bryant.

360 **Motion passed:** Unanimously

361 The meeting was adjourned at 6:36 pm.

362

363 Minutes approved: October 20, 2021

364

365

366

367

368

Dr. Ruth Cox, Chair

Matthew Schelly, City Planner, HPC Secretary

FEE SCHEDULE (office use only)	
<input type="checkbox"/> \$22	Standard Application (minor)
<input checked="" type="checkbox"/> \$107	Standard Application (major)



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

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

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

Type of Project: Exterior Alteration Addition Infill Site Work Other

I. Applicant/Owner Information:			
Property Address (Include year built, if known): 715 E. Front Street (1950)			
Property Owner Name(s): Roselie McDevitt	Owner Mailing Address: 3260 Bit Road Evergreen, CO 80439	Phone #'s: 203-461-5767	Email: roseliemcd@gmail.com
Applicant Name (if different): GO Architectural Design, PLLC Sarah Afflerbach, AIA	Applicant Mailing Address: 1202A Pollock Street New Bern, NC 28560	Phone #'s: 252-633-0322	Email: sarah@goarchdesign.com

II. Project Information: <i>(See "CoA Instructions" & "Historic Guidelines" for help in completing this section)</i>
1. Provide a detailed description of work to be conducted on site: (Attach additional sheets if needed) Demolition of existing structure to accommodate new house - see attached. <p align="right">Continued on additional sheet or attached brochure <input checked="" type="checkbox"/></p>
2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (page and guideline number): Demolition 6.4.1-5 <p align="right">Continued on additional sheet or attached brochure <input type="checkbox"/></p>
3. Provide a detailed description of materials to be used (copies of brochures, texture, etc.): Reference the specific Guidelines in the Historic District Guidelines for the proposed material(s). n/a <p align="right">Continued on additional sheet or attached brochure <input type="checkbox"/></p>

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

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

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

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

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

Check one:

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

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



Signature of Applicant/Owner

10.4.21

Date

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



NEW BERN
CITY OF NEW BERN

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

Aldermen

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

Dana E. Outlaw
Mayor

Mark A. Stephens
City Manager

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

CERTIFICATE OF APPROPRIATENESS OWNERS AUTHORIZATION

Dear Sir or Madame:

I am the owner of the property located at:

715 E. Front St. New Bern, NC 28560

(address, city, zip code)

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

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

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

Roselie McDevitt

Phone 203-461-5767

Roselie McDevitt

Owner's Signature

Roselie McDevitt

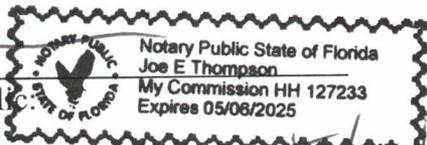
Print Name

10/5/2021

Date

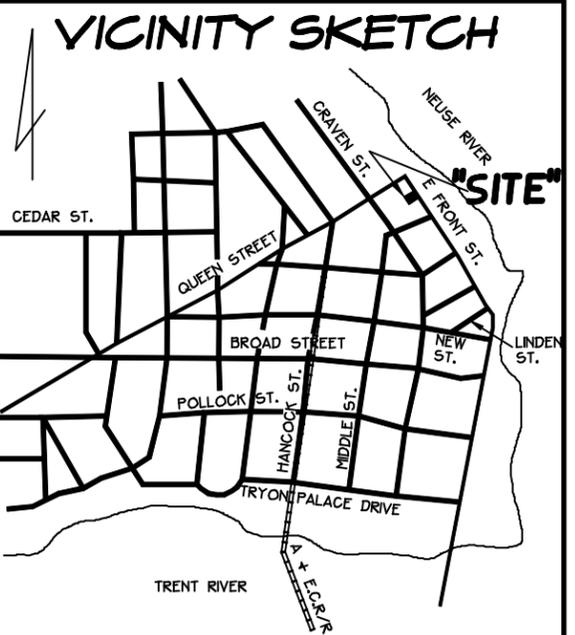
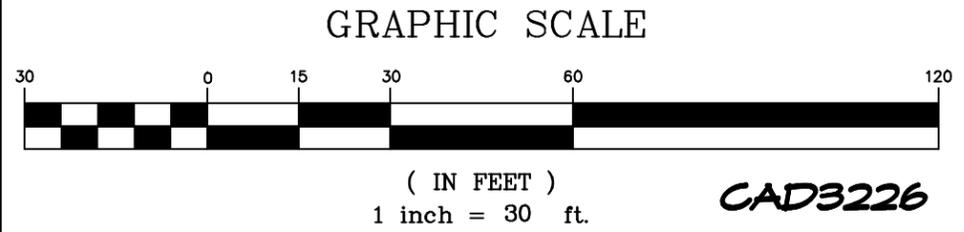
Sworn to and subscribed before me this 5 day of Oct, 2021.

[Signature]
Notary Public:

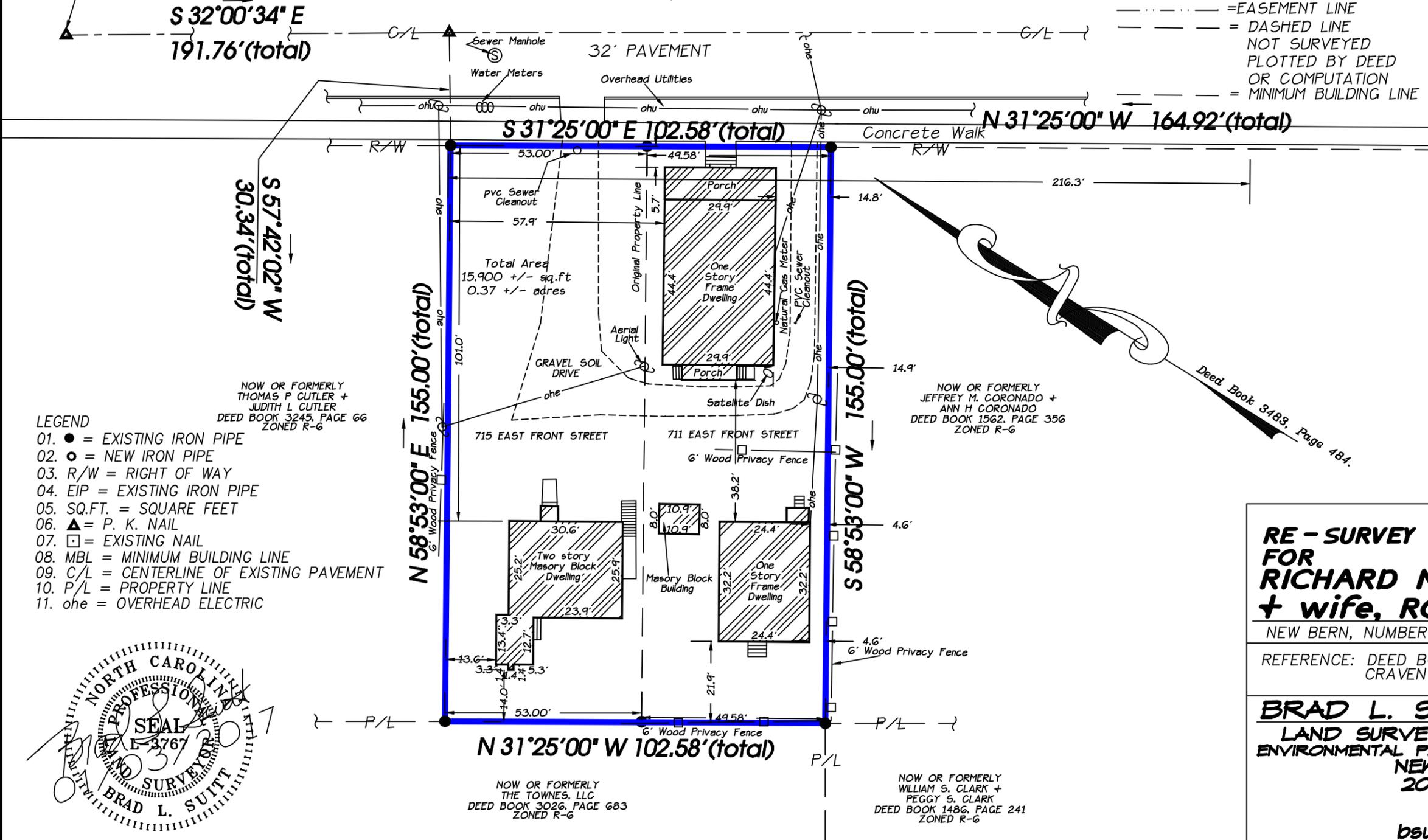


My commission expires: 5/6/2025

NOTE:
 01. AREA BY COORDINATES.
 02. SURVEY PRECISION = 1: 10,000.
 03. THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND.
 & DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 04. FLOOD REPORT:
 THIS PROPERTY SCALED IN ZONE AE PER FLOOD INSURANCE RATE
 MAP NUMBER 3720558000J. EFFECTIVE DATE: JULY 02, 2004.
 THIS PROPERTY DID SCALE IN A SPECIAL FLOOD HAZARD AREA
 WHERE BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS HAVE BEEN DETERMINED.
 THIS REPORT IN NO WAY SUPERSEDES THE ABOVE REFERENCED FIRM.
 05. ABOVE GROUND ELECTRIC, TELEPHONE, CABLE T.V. UTILITIES.
 06. COMMUNITY WATER & SEWER SERVICE.
 07. PROPERTY ADDRESS: 711 & 715 EAST FRONT STREET.
 08. PROPERTY ZONED R-6.



PK NAIL CENTERLINE CENTERLINE
 INTERSECTION OF EAST FRONT STREET
 + QUEEN STREET, EXISTING PAVEMENT



LINE WEIGHT LEGEND
 ————— = PROPERTY LINE
 - - - - - = EASEMENT LINE
 - - - - - = EASEMENT LINE
 - - - - - = DASHED LINE
 - - - - - NOT SURVEYED
 - - - - - PLOTTED BY DEED
 - - - - - OR COMPUTATION
 - - - - - = MINIMUM BUILDING LINE

- LEGEND
 01. ● = EXISTING IRON PIPE
 02. ○ = NEW IRON PIPE
 03. R/W = RIGHT OF WAY
 04. EIP = EXISTING IRON PIPE
 05. SQ.FT. = SQUARE FEET
 06. ▲ = P. K. NAIL
 07. □ = EXISTING NAIL
 08. MBL = MINIMUM BUILDING LINE
 09. C/L = CENTERLINE OF EXISTING PAVEMENT
 10. P/L = PROPERTY LINE
 11. ohe = OVERHEAD ELECTRIC

NOW OR FORMERLY
 THOMAS P. CUTLER +
 JUDITH L. CUTLER
 DEED BOOK 3245, PAGE 66
 ZONED R-6

NOW OR FORMERLY
 JEFFREY M. CORONADO +
 ANN H. CORONADO
 DEED BOOK 1562, PAGE 356
 ZONED R-6

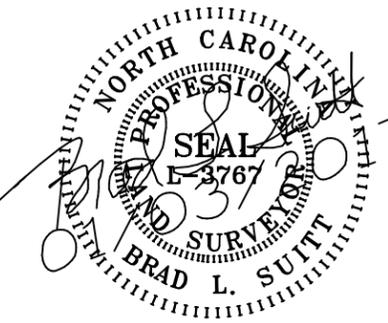
NOW OR FORMERLY
 THE TOWNES, LLC
 DEED BOOK 3026, PAGE 683
 ZONED R-6

NOW OR FORMERLY
 WILLIAM S. CLARK +
 PEGGY S. CLARK
 DEED BOOK 1486, PAGE 241
 ZONED R-6

**RE - SURVEY
 FOR
 RICHARD MCDEVITT
 + wife, ROSELIE MCDEVITT**

NEW BERN, NUMBER EIGHT TOWNSHIP, CRAVEN COUNTY NC
 REFERENCE: DEED BOOK 3483, PAGE 484,
 CRAVEN COUNTY REGISTRY. DATE: 1/03/2017

BRAD L. SUITT & ASSOC., P. A.
 LAND SURVEYING - SITE PLAN DESIGN
 ENVIRONMENTAL PLANNING - COMMERCIAL - RESIDENTIAL
 NEW BERN, NC. 28561
 207 TICINO COURT
 PO Box 12142
 (252)635-3333
 bsuitt1@suddenlink.net



Assessment of the Existing Concrete Masonry Structure on 715 East Front Street

George G. Aiken, PE – 10/15/21

The existing structure 26' x 31' concrete masonry structure at the rear of 715 East Front Street, was constructed around 1950. It was reportedly built by the Bengel Family behind a larger residential structure at that location and offered as inexpensive rental property. A 10' x 14' kitchen was added to this structure at a later date, perhaps in the 60's or 70's. This is apparent, given the connection (lack of) between the two structures, different construction materials, foundation, and roof construction.

The building was significantly destroyed by Hurricane Florence in September 2018 (3 years ago). It appears as though the building has been open to the elements since that time and has been allowed to deteriorate. Some cleanup and demolition of the destroyed structure has been done since Hurricane Florence. This appears to be limited to removal of the remaining roof, some wood framing, sheetrock and plaster, insulation, removal of the HVAC system, electrical and plumbing fixtures, and the demolition of the brick masonry chimney.

The existing structure is a single-story concrete masonry shell that is dilapidated and uninhabitable. There is no roof, no windows, no electricity, no plumbing, no heating and air conditioning, nor kitchen. The interior, floor joist, floor sheathing and a few remaining ceiling joists have been exposed to the weather for 3 years and appear to be in poor condition and unstable. **Figure 1 through Figure 13** indicate the general condition of the remaining structure in place. **Figures 14 through 16** indicate the conditions in the existing crawl space. **Figure 17 through 30** indicate the conditions of the Concrete Masonry Wall at each of the wall openings. Photos have been highlighted where cracking exists.

Due to the structures Concrete Masonry Construction, it is impractical and cost prohibitive to make the structure habitable, given the need to raise the finished floor elevation to above current FEMA flood levels. Successfully Elevating the entire structure, would propose significant risk to the structure and would be impractical and extremely expensive and well beyond the scope of a residential application. Elevating the interior floor and exterior walls would also be expensive and would significantly alter the character of the structure.

COA for Demolition and Redevelopment

Evaluating a Contributing Structure for Demolition

1. The structure qualifies as a contributing structure in a locally designated historic district, and it is 50 years or older. *Yes, the structure is classified as a contributing structure.*
2. SHPO has determined whether the structure has statewide significance. (This is in reference to 160A-400.14(b)). *It has been determined that the structure does not have statewide significance.*¹
3. SHPO has evaluated the interior and exterior of the structure and provided a written evaluation and opinion on the architectural, historical, and cultural significance of the structure. *SHPO has issued an opinion on this structure.*

¹ Communicated during HPC informal meeting on 10/5/21

Considerations for Evaluation:

Consideration 1: Address the historical, cultural, and architectural significance of the structure.

- Is it a contributing structure? *Yes, although given the existing condition of the structure, it is not considered “viable” by the HPC guidelines (sect 6.4.2). syn: feasible, workable, practical*
- Is it significant because of its historic use, an event, a person, a builder or an architect? *No, it is not believed that the house is associated with any historic event, person, builder or architect.*
- Is it the last or the oldest example of a certain building type? *No, there it is believed that there are numerous 1950’s vintage structures in the area. It is unknown if this type of architecture is scarce or unique.*

Consideration 2: Address the integrity of the structure.

- What are the conditions of foundations, floors, walls, windows, doors and roofs? *The existing structure is a single story concrete masonry unit shell that is dilapidated and uninhabitable. There is no roof, no windows, no electricity, no plumbing, no heating, and air conditioning, nor kitchen. The interior, floor joist, floor sheathing and a few remaining ceiling joist have been exposed to the weather for 3 years, and are deteriorated and unstable.*
- Is it a hazard to public health, safety and welfare? *The remaining ceiling joist, floor joist and floor sheathing have been exposed to the elements 3 years and are deteriorated and unstable.*

Consideration 3: Address attempted preservation efforts.

- Have options for rehabilitation been explored with preservation organizations? *Raising the entire concrete structure or building up the interior crawl space floor to a level above existing the FEMA flood elevation for that location have been proposed. The former alternative although technically possible, would be prohibitively costly and well beyond the scope of a residential application. It is very likely that the foundation and walls of the structure are of unreinforced as is the case with the vast majority of CMU construction in residential applications. Cracking or damaging the structure during this process very likely. The latter proposal is also technically feasible, but also prohibitively expensive and would significantly alter the character of the building and whatever historical or architectural significance that it may have. Finally, options for the repurposing of the structure (such as a garage or work area) have been explored, but not of these options are viable given the current condition of the structure and the significant expense of protecting and strengthening the structure and bringing it into compliance with current building codes.*
- Has the applicant been unsuccessful in seeking alternatives to demolition? *The property owner has explored the two options described above. The proposed property owner has also explored repurposing the structure, but no options are viable.*
- Have alternatives for structure relocation and sale of the property been pursued? *Similar to lifting or raising the structure, underpinning and moving a CMU structure is prohibitively expensive and beyond the scope of a residential application.*

Structural Engineering Report

There is no requirement for the property owner to provide a structural engineering report, but if one is provided it should contain as much detail as possible, including

A breakdown of the structural integrity of design components, such as the roof, walls, floors, windows, doors, and foundation.

Roof and Ceiling: A significant portion of the roof and ceiling was destroyed during Hurricane Florence. Additionally, much of the remaining roof and ceiling framing has been demolished and removed from the site. There are a small number of rafter ends and ceiling joist left in place. These members have been exposed to the weather and have deteriorated. They also appear to be unstable.

Interior Walls: Interior walls consisted of timber furring sheathed with sheetrock. Much of the sheetrock was destroyed during Hurricane Florence and all has since been removed. Some (15%) of the timber furring strips remain in place but have been exposed to the weather for some time. An interior stud wall supporting the ceiling joist has been mostly (50%) removed. This appears to be in poor condition and unstable.

Windows: The windows have been removed and are stored on site. They appear to be serviceable.

Exterior Doors: There are two exterior doors that are in place and serviceable. These doors do not appear to be 1950's vintage

Floor: The floor system consists of masonry piers supporting timber girders and joist, sheathed with T&G subfloor and Plywood sheathing. The floor has not been fully inspected, but it is exposed and appears to be saturated, and in poor condition.

Exterior Foundation and Walls: The existing foundation has not been inspected and is unknown size and depth, but it appears to be serviceable as there are no visible signs of differential settlement or wall cracking. The exterior CMU wall appears to be in serviceable condition. The wall openings are supported by steel lintels which appear to be rusted but serviceable. The existing openings in the CMU wall have been inspected and appear to be substantially deficient. Of the 12 openings 7 have various levels of cracking, and 5 have no visible cracking. The masonry chimney has been removed. The Kitchen addition was added after the construction of the main structure. The floor of this 10'x14' structure is an elevated concrete slab (stem slab). The slab is covered by a style tile, which is in satisfactory condition.

A detailed description and justification for each structural component on whether the component is 50% or more structurally unsound.

Roof and Ceiling: The roof and ceiling have been removed. The small portion of ceiling joist in place is deteriorated and unstable. 100% Structurally unsound

Interior Walls: Interior walls have mostly been removed. Any residual structure would have to be replaced. 100% Structurally unsound.

Windows: Windows have been removed and appear to be functional. It is uncertain whether or not the windows meet current building code for design pressure.

Floor: The floor system of the primary 26' x 31' structure appears to be deteriorated to the extent that is no longer safely serviceable. It is unknown if the existing masonry piers are serviceable. 85% Structurally unsound. Note: the 10'x14' kitchen addition has an elevated concrete slab floor which appears to be serviceable. 5% Structurally unsound, requiring minor sealing, caulking and parging.

Exterior door: Serviceable, 0% Structurally unsound.

*Exterior walls and foundations: Serviceable, 20% Structurally unsound, requiring minor sealing, caulking, parging, painting and inspection and strengthening existing lintels. The condition of each wall opening is presented in **Figures 18-30**. These figures are highlighted where cracks were observed.*

Opinion

The only part of the in-situ structure that could possibly be repurposed is the exterior CMU walls. These walls appear to be in serviceable condition but strengthening of lintels or spanning of the openings prior to placing loading would be prudent. It is believed that the wall is not reinforced either vertically or horizontally, since this was not common in residential construction. Protecting the existing CMU wall would be extremely difficult and demolition and reconstruction would be painstakingly done by hand, and immensely expensive. Much difficulty could be anticipated in demolishing the existing wood floor, subfloor, joist and beams and piers. Placing any new concrete or wood floor would also be extremely time consuming and require diligent care to be taken to protect the CMU walls. Moreover, any new construction on the 70-year-old CMU units would have to be made compliant with existing building codes. It would be especially challenging to meet the modern building code for high wind and roof tie-down. Each of these factors speak to the viability (feasibility, workability, practicality) of any scheme to repurpose the walls.

George G. Aiken, PE - 10/13/21



FIGURE 1



FIGURE 2

FIGURE 3

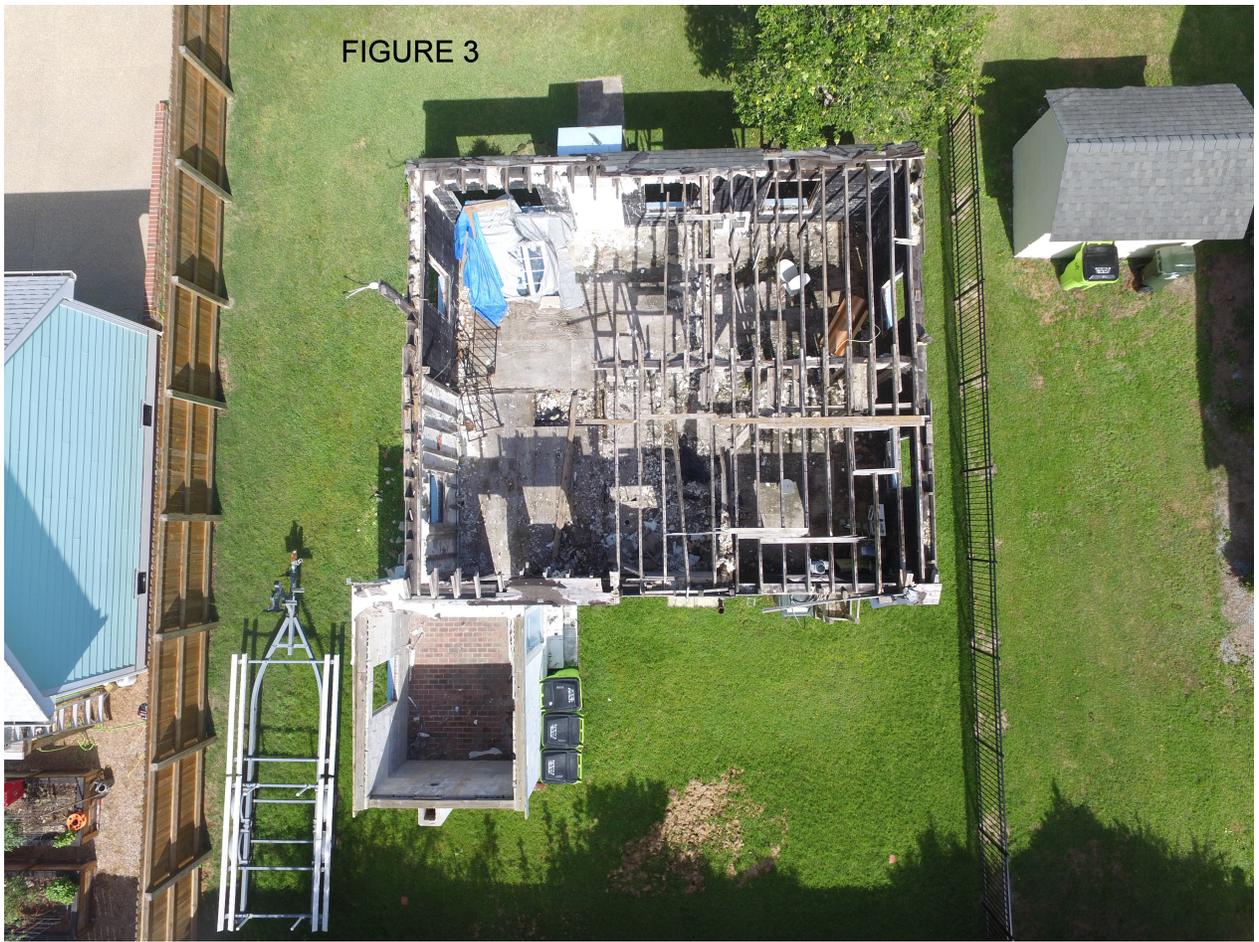


FIGURE 4





FIGURE 5



FIGURE 6

FIGURE 7



FIGURE 8



FIGURE 9



FIGURE 10



FIGURE 11



FIGURE 12





FIGURE 13

FIGURE 14



FIGURE 15





FIGURE 16



FIGURE 17

FIGURE 18





FIGURE 19



FIGURE 20

FIGURE 21



FIGURE 22

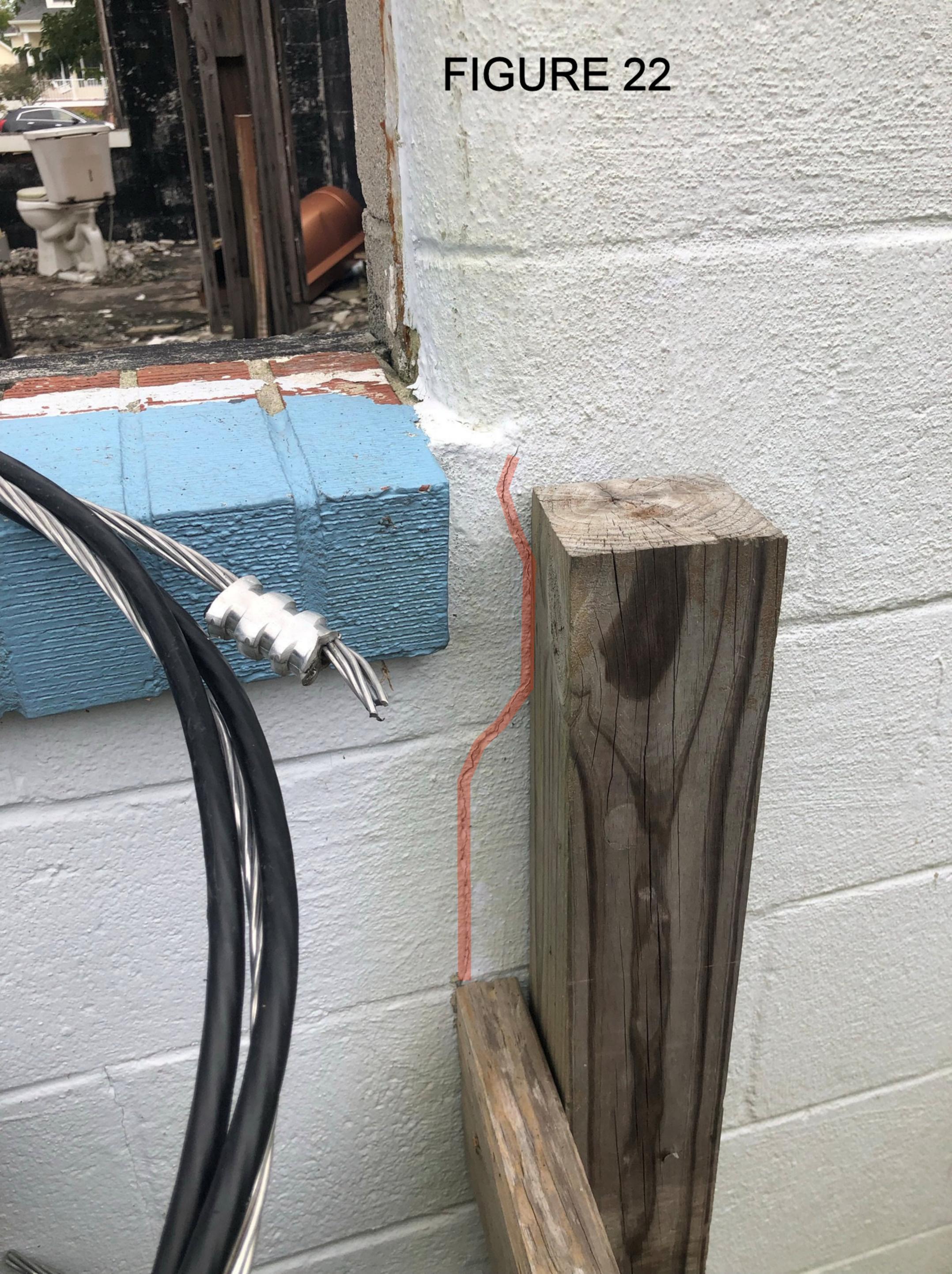


FIGURE 23

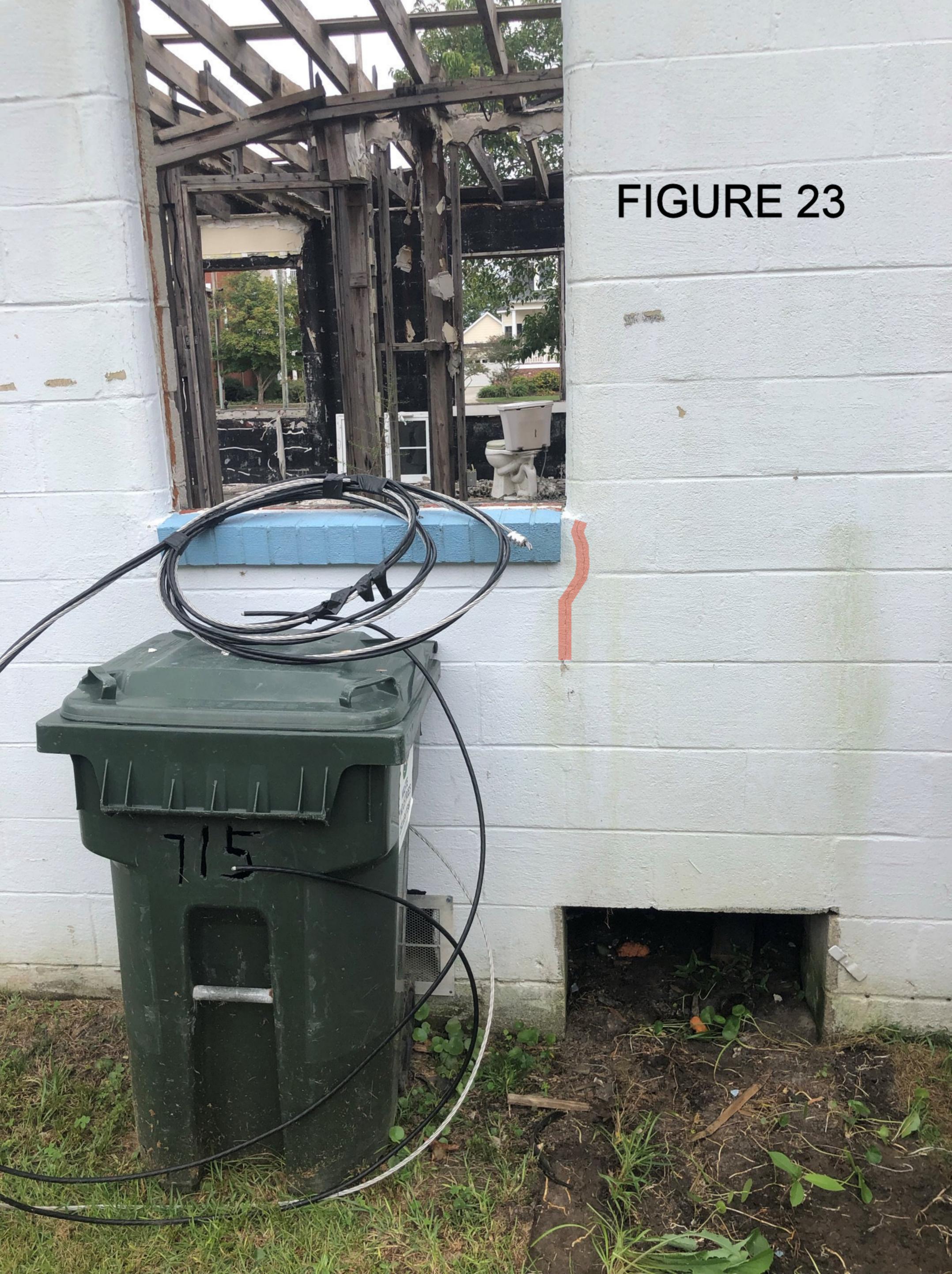


FIGURE 24

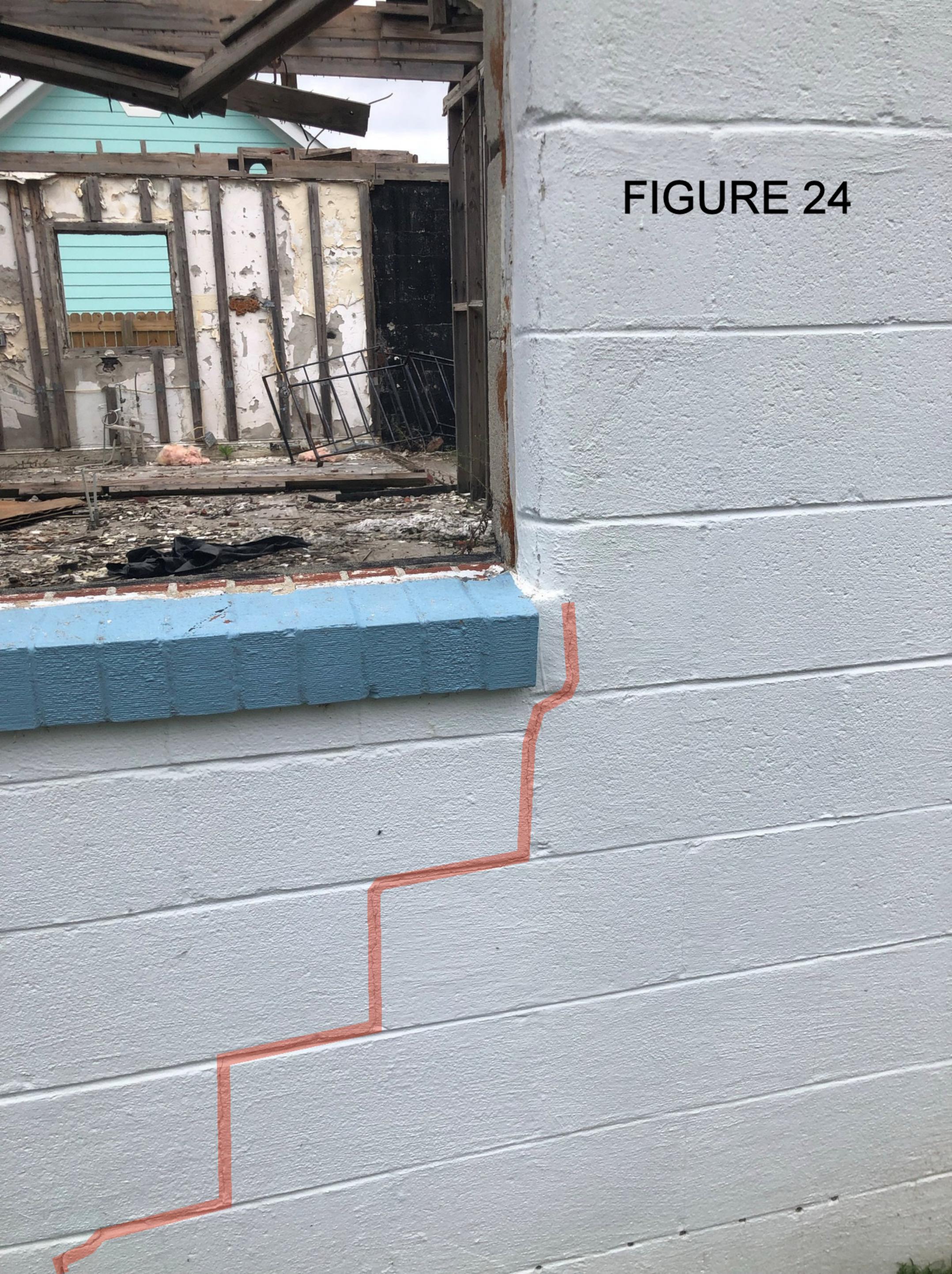




FIGURE 25

FIGURE 26



FIGURE 27



FIGURE 28

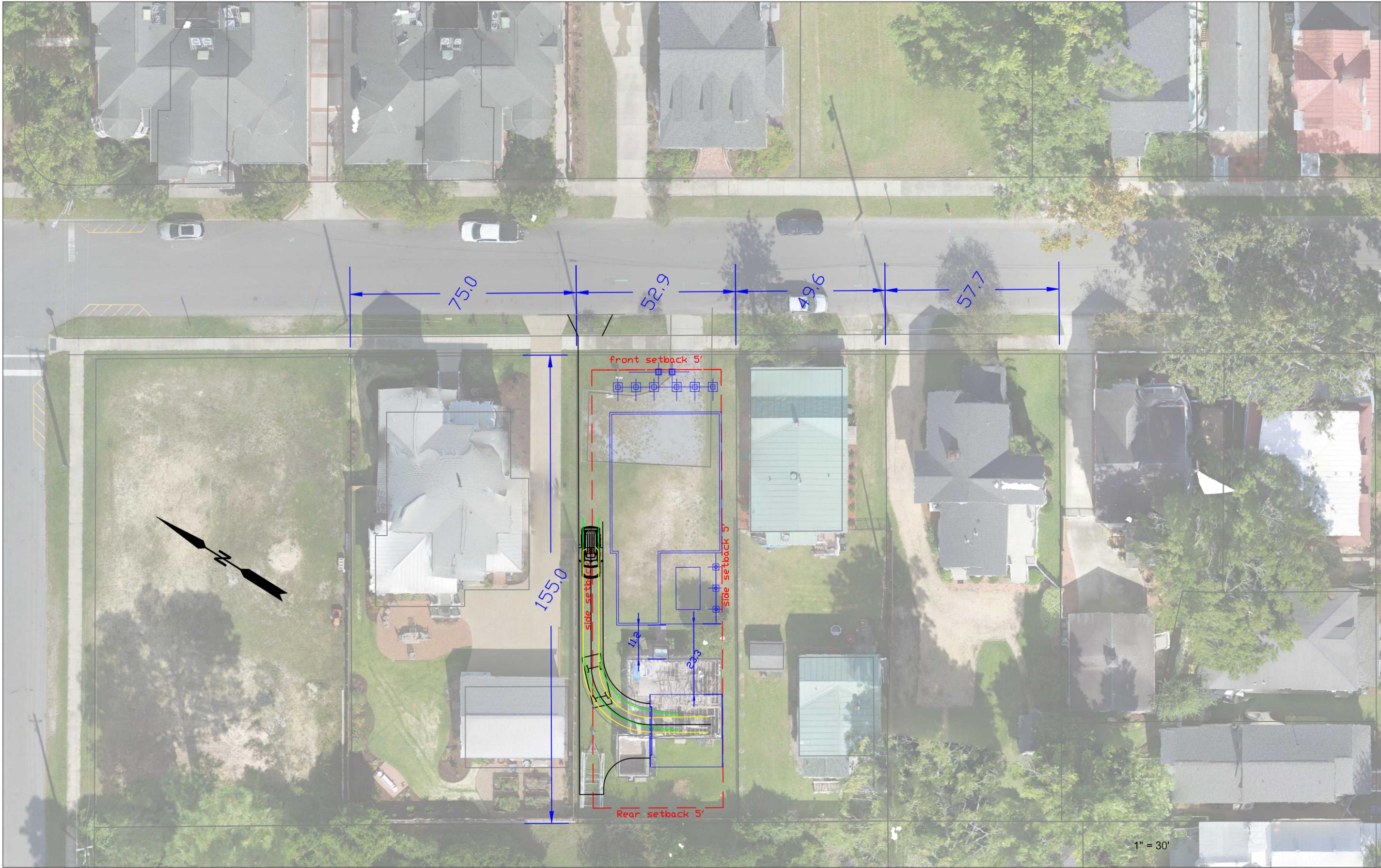




FIGURE 29

FIGURE 30





1" = 30'

FILENAME
XXXX.dwg
REV. DATE

DRAWN BY:
59

Company name:
A Squared, LLC

A SQUARED, LLC
2011 FRONT STREET
BEAUFORT, NC 28516
PH 919-279-2313

Project name:
**715 EAST FRONT STREET
EXISTING AND PROPOSED**

Date
10/15/21

Sheet #
C-1

HIGHLIGHTS

3,602 square feet

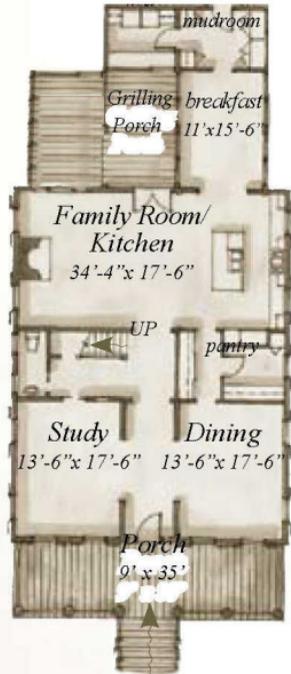
3 Bedrooms

3 1/2 Bathrooms

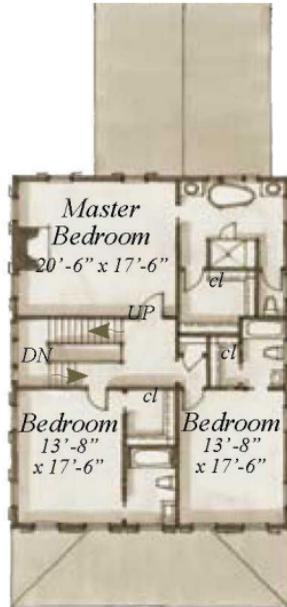
**Optional Attic Suite
(additional 863 s.f.)**



FLOORPLAN



MAIN FLOOR
2,000 S.F.



UPPER FLOOR
1,602 S.F.



OPTIONAL
ATTIC SUITE
863 S.F.



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

ARCHITECTURAL DETAILS

EXTERIOR:

- Five bay home with Italianate details including cupola, ornate bracketry at cornice and roof line and turned balusters at porch
- Large 2-over-2 lite pattern windows with operable shutters
- Brick foundation with lattice insets
- Front porch covered by metal-clad hipped roof in keeping with regional vernacular

INTERIOR:

- Walk-in butler's pantry and server with custom cabinetry connects kitchen to dining room
- Masonry fireplace in family room and master bedroom
- Attic floor with elegant light cupola
- Paneled wainscoting in study and dining room
- Furniture quality cabinetry and island in kitchen

715 E. Front Street – Bengel House, ca. 1950

SHPO Response to Request for Determination, Evaluation, and Opinion

The adopted HPC Policies and Rules of Procedure requires the HPC verify the following two items:

- SHPO has determined whether the structure has statewide significance. (This is in reference to 160A-400.14(b)).
- SHPO has evaluated the interior and exterior of the structure and provided a written evaluation and opinion on the architectural, historical, and cultural significance of the structure.

Following are two e-mails that constitute the current (10/15, 2 pm) response from the SHPO. Staff has provided emphasis with underlines and highlighting to facilitate review. A third email might be sent by the SHPO.

From: Wood, John <john.p.wood@ncdcr.gov>

Sent: Wednesday, October 13, 2021 9:52 AM

To: Matthew Schelly <SchellyM@newbernnc.gov>

Cc: Ruth Cox <ruthpcox@msn.com>; Tripp Eure III AIA, NCARB (eure@mbfarchitects.com) <eure@mbfarchitects.com>; Wood, John <john.p.wood@ncdcr.gov>; Brantley, Kristi <kristi.brantley@ncdcr.gov>

RE: Proposed Demolition: 715 East Front Street, New Bern, Craven County, NC

Good morning, Matt,

Thank you for the submittal of the COA application for the proposed demolition of the one-story house at 715 East Front Street (CV1927) in New Bern, a contributing property in the National Register-listed New Bern Historic district. As is documented in the COA application, the house was heavily damaged by Hurricane Florence. The entire roof structure, many of the ceiling joists, the masonry chimney, all windows, and all of the interior finishes have been removed subsequent to the hurricane. Since the hurricane, the structure has been left exposed to the elements with no apparent stabilization efforts having been made. As the result of the hurricane damage, the removal of the architectural elements described above, and the continued deterioration, the building no longer retains the integrity of design, materials, workmanship, and feeling.

Based on our evaluation of the building's style, construction, and historical associations, coupled with the loss of historic integrity we have determined that the house at 715 East Front Street (CV1927) in New Bern **does not rise to a level of being of statewide significance.**

The above comments are made pursuant to N.C.G.S §160D-949 (formerly §160A.400.14(b)).

Thank you for giving us the opportunity to comment on the proposed demolition. Should the commission approve the demolition of the building and the building then be demolished please be sure to include that demolition in the statistics submitted as part of your annual CLG report.

Please do not hesitate to contact me if you have any questions or require additional information.

John



John P. Wood

Preservation/Restoration Specialist
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: (252) 830-6580, extension 225
john.p.wood@ncdcr.gov

117 West Fifth Street | Greenville, North Carolina 27858

From: Wood, John <john.p.wood@ncdcr.gov>

Sent: Wednesday, October 13, 2021 1:36 PM

To: Matthew Schelly <SchellyM@newbernnc.gov>

Cc: Ruth Cox <ruthpcox@msn.com>; Tripp Eure III AIA, NCARB (eure@mbfarchitects.com)
<eure@mbfarchitects.com>; Brantley, Kristi <kristi.brantley@ncdcr.gov>; Wood, John
<john.p.wood@ncdcr.gov>

Subject: RE: [External] urgent question

Hi Matt,

There are only a hand full of building[s] in the state that have been determined to be of statewide significance.

The cultural significance was addressed with the term “historical associations.” Maybe I should have expanded upon this a bit in my earlier email.

In determining statewide significance we use the four criteria of the National Register of Historic Places:

Properties are significant and eligible if they retain integrity and

- a. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. Are associated with the lives of significant persons in or past; or
- c. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. Have yielded or may be likely to yield, information important in history or prehistory.

Based upon our research, the East Front Street property served as rental property during and after the district’s period of significance. At times the property sat vacant with no tenants. The persons (tenants) that we were able to identify do not rise to the level of being persons of statewide significance under Criterion B. The property does not meet any of the remaining three criteria.

The condition of a building plays a factor in significance, but poor condition does not mean a building is not significant. Poor condition may mean a building may not meet National Register Criterion C, but still may be significant and able to listed in the National Register (or be contributing to a district) under one or more of the other criteria. Therefore, the commission should not approve the demolition of a building just because it is in poor condition.

John



John P. Wood

Preservation/Restoration Specialist
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: (252) 830-6580, extension 225
john.p.wood@ncdcr.gov

117 West Fifth Street | Greenville, North Carolina 27858

Matthew Schelly

Subject: FW: [External] urgent question
Attachments: NR Consultants List 2020.pdf

From: Wood, John <john.p.wood@ncdcr.gov>
Sent: Monday, October 18, 2021 9:18 AM
To: Matthew Schelly <SchellyM@newbernc.gov>
Cc: Brantley, Kristi <kristi.brantley@ncdcr.gov>; Wood, John <john.p.wood@ncdcr.gov>
Subject: RE: [External] urgent question

Good Morning Matt,

When potentially eligible historic districts are surveyed as part of the preparation of a National Register of Historic Places nomination there unfortunately is seldom time to prepare in-depth background history for every property in the district. For the most part, if a property falls within the district's period of significance; retains historic integrity, and is representative of one of the National Register criteria for which the district is being nominated, then it would be considered to be contributing to the historic district.

This is the case for the house at 715 East Front Street (why it is considered to be a contributing property):

- This house falls within the updated (2003) historic district boundaries.
- The house falls within the updated historic district's expanded period of significance: 1922-1953.
- At the time of the survey, the house retained historic integrity.
- The house is part of the historic streetscape of the northern end of East Front Street.
- The house is representative of National Register Criterion A in the area of Community Development. Under Criterion A, the house is an example of the post-World War II housing that was constructed in New Bern in the decade following the war. It is part of the continued development (or redevelopment) of the northern end of East Front Street where older residential and light industrial structures were demolished and the lots rebuilt upon. It also may indicate one family's means of creating additional income through rental property as they also constructed two houses on the adjacent lot at 711 East Front Street.
- The house is representative of National Register Criterion C for Architecture as an example of the simple modest house styles and forms being constructed in New Bern in the decade following the Second World War. Construction materials represent the popular materials and methods in use during the period. The style, form, and materials may also be indicative of the function/occupants of the house (rental housing for tenant occupancy).

If you believe that the HPC needs more in-depth information in order to render a decision on the proposed demolition, then the City will need to hire a consultant or require the property owner to hire a consultant to undertake additional research on the historical or cultural significance of the property. That research might shed light on whether the family constructed the building solely as a means of creating additional income through rental property or whether there was an investment aspect. If the family had other rental properties in town that may factor into the building's history or the development of the lot. Interviews with living family members may shed light on why the particular style, form, and materials were selected. Their rationale for selecting that particular lot may be significant. They may have owned the lot for a while before the earlier house on the property was demolished or they may simply have had an opportunity to purchase an expensive property. Family records such as wills and estate files may be helpful as would a chain of title for the property. The research into the background of the tenants may shed light on occupational and socio-economic status, as well as if any members of the household were veterans.

While it appears that the HPC has enough information to render a decision, the more information that they have, the better the decision will be. I will leave it up to you and them to decide if they require additional information. I have attached a list of our National Register consultant should the city wish to retain a consultant to conduct additional research.

Hope this helps.

John



John P. Wood

Preservation/Restoration Specialist
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: (252) 830-6580, extension 225
john.p.wood@ncdcr.gov

117 West Fifth Street | Greenville, North Carolina 27858

***This message does not necessarily represent the policy of the N.C. Department of Natural and Cultural Resources*

*** E-mail messages to and from me, in connection with the transaction of public business, are subject to the North Carolina Public Records Law and may be monitored and/or disclosed to third parties.*

#StayStrongNC

Learn more @ nc.gov/covid19

And don't forget your Ws! Wear. Wait. Wash.

WEAR a face covering.

WAIT 6 feet apart from other people.

WASH your hands often.



NEW BERN
CITY OF NEW BERN

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

Aldermen

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

Dana E. Outlaw
Mayor
Foster Hughes
Interim City Manager
Brenda E. Blanco
City Clerk

To whom it may concern:

I recently visited the property at 715 E. Front St. to assess the viability of renovating the existing residential structure to meet all applicable Building Codes while also complying with the City's Flood Damage Prevention Ordinance. My observations are below.

All framing members that have been exposed to the elements will need to be removed and replaced. All electrical, plumbing, and mechanical systems are also inoperable and would need to be fully removed and replaced.

It appears that the only portion of the structure that is salvageable are the unreinforced/uninsulated block walls. Raising the finished floor elevation to above the current FEMA flood levels would be impractical and cost prohibitive. Attempting to successfully elevate the entire masonry "shell" would surely lead to additional cracking and damages.

 10-20-21

Matt Boswell

Chief Building Inspector/ Floodplain Manager



Zoning and Inspections Review of

Application for Certificate of Appropriateness for Alterations in Historic District

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

Application Address and Description: 715 E. Front St. – to include demolition of a contributing structure.

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

Zoning District:

Required Setbacks (primary structure): Front Side Rear

Accessory Setbacks: From Nearest Structure Side Rear

Maximum Lot Coverage for proposed use:

Maximum Height of Structure:

Required Site Improvements: Landscaping Buffer Parking

Other requirements:

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

Comments: N/A

Zoning Administrator [Signature] 10/15/21

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

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

Comments: Demolition permit required

Chief Building Inspector [Signature] 10/15/21

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – October 2021

Applicant: Roselie McDevitt/GO Architectural Design, PLLC

Applicant Address: 1202A Pollock St., New Bern, NC 28560

Project Address: 715 E. Front St., New Bern, NC

Historic Property Name, Date: Bengel House, built c. 1950.

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

NR Inventory Description (2003): One story; four bays wide, two bays deep; two eight-light casements first, second bays; front entrance in third bay; large double casement in right bay; gable-end roof; interior ridge chimney offset to right.

Sandbeck Description (1988): None

715 E. Front St. – to include demolition of a contributing structure.

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

Demolition

- 6.4.2 It is not appropriate to demolish a viable contributing structure in order to create an infill construction opportunity.
- 6.4.3 The HPC reserves the right to postpone demolition until development and building permits are approved for redevelopment plans.
- 6.4.4 Prepare drawings and photographically document the site prior to demolition. Include photographs of interiors, exteriors, architectural elements and context within the streetscape.
- 6.4.5 Notify preservation organizations, and allow for the salvage of design components, architectural features and building materials for reuse.

In addition, the Guidelines stipulate the HPC should address the following three considerations:

Consideration 1: Address the historical, cultural and architectural significance of the structure.

- Is it a contributing structure?
- Is it significant because of its historic use, an event, a person, a builder, or an architect?
- Is it the last or the oldest example of a certain building type?

Consideration 2: Address the integrity of the structure.

- What are the conditions of foundations, floors, walls, windows, doors and roofs?
- Is it a hazard to public health, safety and welfare?

Consideration 3: Address attempted preservation efforts.

- Have options for rehabilitation been explored with preservation organizations?
- Has the applicant been unsuccessful in seeking alternatives to demolition?
- Have alternatives for structure relocation and sale of the property been pursued?

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

1. The project is a proposal to demolish a contributing resource.

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – October 2021

2. The structure is in serious disrepair, has substantial structural deficiencies, and is not viable due to a combination of: hurricane damage; subsequent interior elevation and rehabilitation construction; a pause in the construction after removing the roof and windows then neglecting to protect the structure from the elements for over one year.
3. Rehabilitation and reuse of the structure as a dwelling would require elevating the structure, which has twice proven to be unviable.
4. The applicant is proposing a new house and garage for the property, however the design of which will still need to be approved by the HPC.
5. Reuse of the structure as the garage for the new house is not possible without destroying the historic characteristics of the structure.
6. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly.
7. The project is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application to include demolition of a contributing structure, however with the condition that demolition may not proceed until the following requirements are met:

- 1. A Certificate of Appropriateness is issued for the redevelopment of the parcel.**
- 2. Building permits are approved for the redevelopment of the parcel.**
- 3. Drawings of the structure are submitted to the HPA.**
- 4. Documentation is submitted to the HPA regarding the applicant's notification to preservation organizations, and allowing for the salvage of design components, architectural features, and building materials for reuse.**

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

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

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

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

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

Check one:

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

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

Signature of Applicant/Owner

Date

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

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

CERTIFICATE OF APPROPRIATENESS OWNERS AUTHORIZATION

Dear Sir or Madame:

I am the owner of the property located at:

407 Avenue D, New Bern, NC 28560

(address, city, zip code)

I hereby authorize Jonathan E. Friesen or Leigh Anne Friesen 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:

1580 Pudding Swamp Road, Turbeville, SC 29162

Phone 843-659-5785

John Roland Yow
Owner's Signature

John Roland Yow

Print Name

10/12/2021

Date

Sworn to and subscribed before me this 12th day of October, 2021.

Susan H. Alexander

Notary Public:

My commission expires:

1-9-23



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.

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Phone 843-659-5785

Alice Yow
Owner's Signature

Alice Yow

Print Name

10-12-21
Date

Sworn to and subscribed before me this 12th day of October, 2021.

Susan H. Olesh
Notary Public:

My commission expires: 1-9-23





Craven County GIS 407 Avenue D

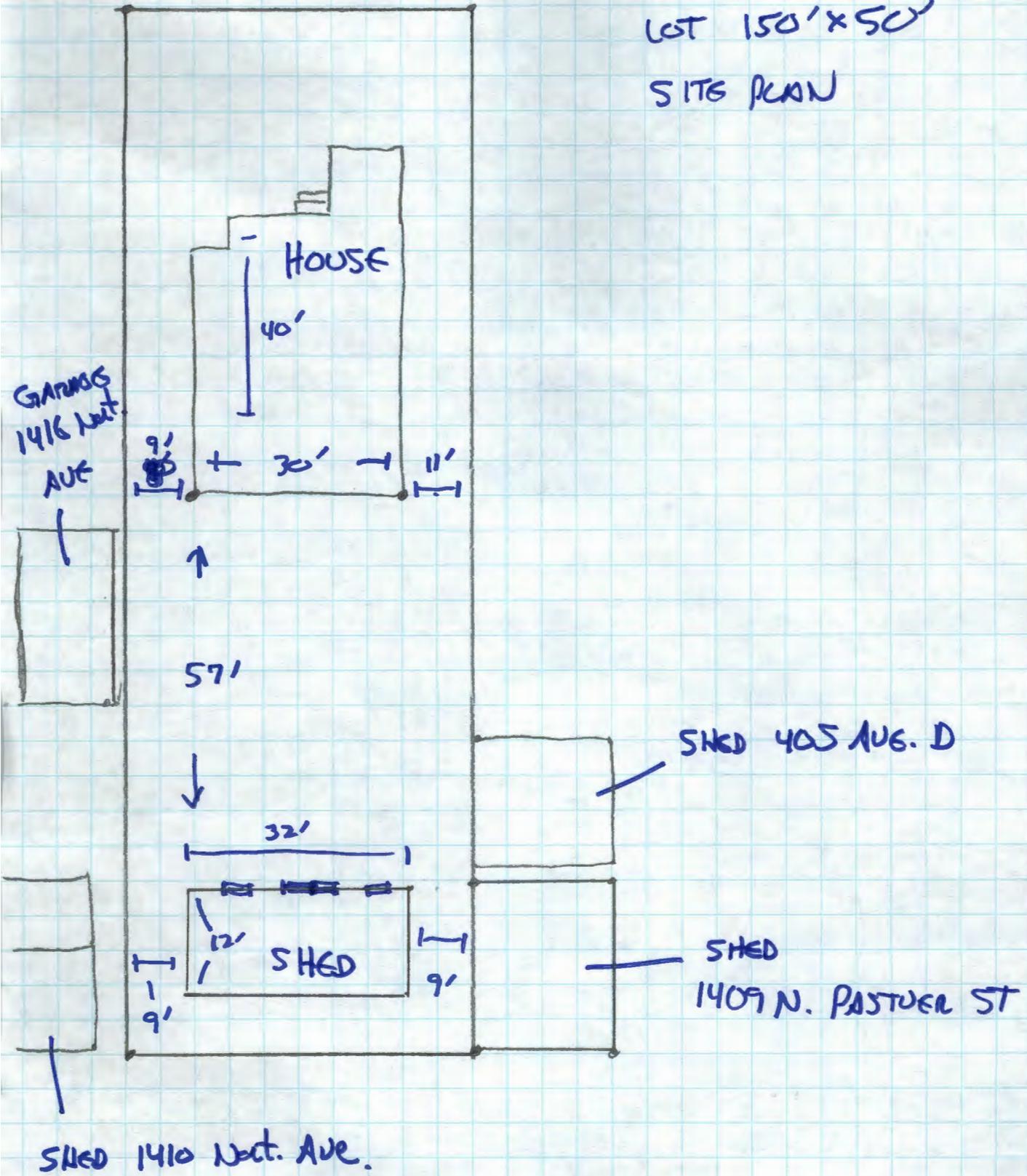
Craven County does NOT warrant the information shown on this map and should be used ONLY for tax assessment purposes. Printed on October 5, 2021 at 5:09:36 PM

1 inch = 31 feet



← AVS D →

407 AVENUE D
LOT 150' X 50'
SITE PLAN



407 Avenue D – color photos from applicant 2010-10-05





Adjacent Property - Shed



Adjacent Property - Garage



CODE CRITERIA:

THE CONTRACTOR/MANUFACTURER SHALL COMPLY WITH THE FOLLOWING CODES AND ALL APPLICABLE AMENDMENTS/SUPPLEMENTS:

1. 2018 INTERNATIONAL BUILDING CODE
2. 2018 RESIDENTIAL BUILDING CODE

PROJECT NOTE:

THIS BUILDING IS NOT DESIGNED FOR HUMAN HABITATION AND DOES NOT HAVE WATER, SEWER, ELECTRICAL OR HVAC SYSTEMS. THIS BUILDING IS DESIGNED AS A MINOR STORAGE OCCUPANCY ONLY.

GENERAL NOTES:

1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2018.
2. ALL MATERIALS AND LABOR SHALL BE IN ACCORDANCE WITH THE ABOVE CODE AND ALL OTHER APPLICABLE LOCAL CODES AT THE TIME OF MANUFACTURE.
3. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
4. STRUCTURES ARE CLASSIFIED AS "MINOR STORAGE FACILITIES" (OCCUPANCY CATEGORY I) AND SHOULD NOT BE USED FOR HUMAN HABITATION.
5. STRUCTURES ARE DESIGNED FOR LOCATIONS THAT HAVE A 3 SECOND WIND GUST OF 150 MPH (MAX). STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.
6. STRUCTURES ARE DESIGNED FOR LOCATIONS WITH A SURFACE ROUGHNESS CATEGORY B AND A TOPOGRAPHICAL FACTOR OF 1.0. STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.

7. STRUCTURES SHOULD HAVE METAL ROOF OR OPTIONAL 25 YEAR RATED FIBERGLASS/ASPHALT SHINGLES WITH 1 LAYER OF 15 LB ROOFING FELT.

8. ALL STUDS, RAFTERS, COLLAR TIES, AND TRUSS CHORDS ARE SPF #2, U.N.O.

9. ALL EXTERIOR DIMENSIONAL WOOD IS TO BE PRESSURE TREATED.

10. ALL ROOF DECKING IS TO BE 7/8" O.S.B.

11. ALL SIDING IS TO BE 1/2" T-111 OR DURATEMP SIDING W/ 50 YR LTD MFG WARRANTY.

12. ALL FLOOR JOISTS ARE TO BE P.T. SYP #2.

13. ALL EXTERIOR NAILS ARE TO BE HOT DIPPED GALVANIZED.

14. ALL INTERIOR FLOOR DECKING IS TO BE 5/8" PLYWOOD. EXTERIOR TO BE 3/4" P.T.

15. ALL SKIDS ARE TO BE 4x6 P.T. SYP, RATED FOR GROUND CONTACT.

16. THE STRUCTURE HAS BEEN DESIGNED TO RESIST LOADS AS A COMPLETED STRUCTURE ONLY. APPLICATION OF CONSTRUCTION LOADS TO THE PARTIALLY COMPLETED STRUCTURE SHALL BE CONSIDERED BY THE CONTRACTOR AND INCLUDED IN THE DESIGN OF SHORING, BRACING, FORM WORK, AND OTHER SUPPORTING ELEMENTS PROVIDED FOR CONSTRUCTION OF THE STRUCTURE.

17. NO FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION WILL BE PROVIDED BY THE ENGINEER.

ITEMS BY OTHERS:

THE FOLLOWING ITEMS ARE NOT PROVIDED BY RAILROAD CONSULTANTS, PLLC AND ARE TO BE DESIGNED BY OTHERS IF APPLICABLE AND ARE TO BE SUPPLIED AND INSTALLED BY OTHERS. THESE ITEMS MAY BE SUBJECT TO LOCAL JURISDICTION APPROVAL. RAILROAD CONSULTANTS, PLLC IS NOT RESPONSIBLE THESE ITEMS. RAMPS, STAIRS, AND GENERAL ACCESS; ELECTRICAL SERVICE HOOKUP

DESIGN CRITERIA:

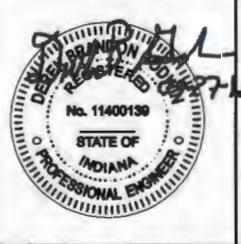
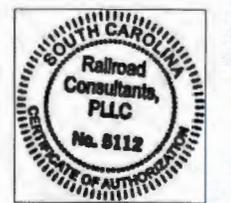
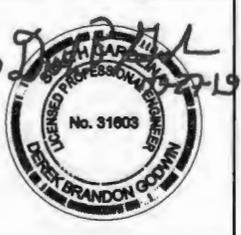
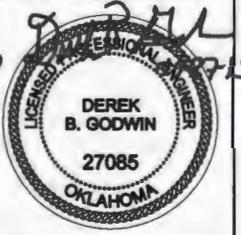
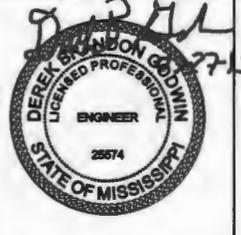
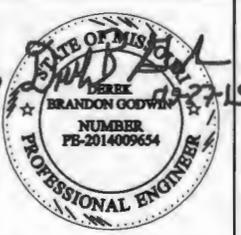
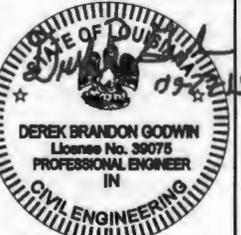
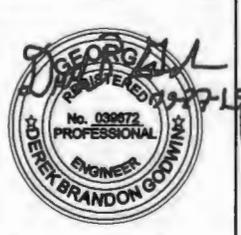
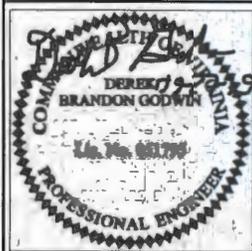
1. 2018 INTERNATIONAL BUILDING CODE
2. 2018 RESIDENTIAL BUILDING CODE
3. DEAD LOADS:
FLOOR: 10 PSF
LOFT: 5 PSF
ROOF: 10 PSF
4. LIVE LOADS:
FLOOR: 40 PSF (16" JOIST SPA)
FLOOR: 60 PSF (12" JOIST SPA)
LOFT: 10 PSF
ROOF: 20 PSF (REDUCIBLE)
5. SNOW LOADS:
GROUND SNOW LOAD, Pg=25psf
FLAT ROOF SNOW LOAD, Pf=20psf
SNOW EXPOSURE FACTOR, Ce=1.2
SNOW LOAD IMPORTANCE FACTOR, I=0.8
THERMAL FACTOR, Ct=1.2
6. WIND LOADS:
BASIC WIND SPEED, V=150 MPH
RISK CATEGORY = I
WIND EXPOSURE C
WIND LOAD IMPORTANCE FACTOR = 1.0
C&C ROOF-ZONE 1=23.3, -37.0 psf
C&C ROOF-ZONE 2=23.3, -64.5 psf
C&C ROOF-ZONE 3=23.3, -95.4 psf
C&C WALL-ZONE 4=40.5, -43.9 psf
C&C WALL-ZONE 5=40.5, -54.2 psf
7. SEISMIC LOADS:
THIS STRUCTURE IS EXEMPT FROM SEISMIC DESIGN PER EXEMPTION 3 OF ASCE 7-10, SECTION 11.1.2

BUILDING SIZES:

- 8' WIDTH
8'x12 or 16'
- 10' WIDTH
10'x12', 16' or 20'
- 12' WIDTH**
**NOTE:(11'-2 ACTUAL)
12'x12'-40' (4' INCREMENTS)
- 14' WIDTH*
*NOTE:(13'-0 ACTUAL)
14'x16'-40' (4' INCREMENTS)
- 16' WIDTH***
***NOTE:(15'-0 ACTUAL)
16'x20'-40' (4' INCREMENTS)
(16' WIDE IS SITE BUILT IN VA)

INDEX OF SHEETS:

- S-0-LT - COVER SHEET
- S-1-LT - FOUNDATION PLAN
- S-2-LT - FOUNDATION (CONT)
- S-3-LT - BARN
- S-4-LT - CORNER PORCH
- S-5-LT - LOFTED BARN CABIN
- S-6-LT - LOFTED BARN GAR.
- S-7-LT - SLB/LB
- S-8-LT - WPLBC
- S-9-LT - NAILING PATTERN
- S-10-LT - DETAILS
- S-11-LT - DETAILS



LOFTED (EAST)--V=150MPH--IBC 2018



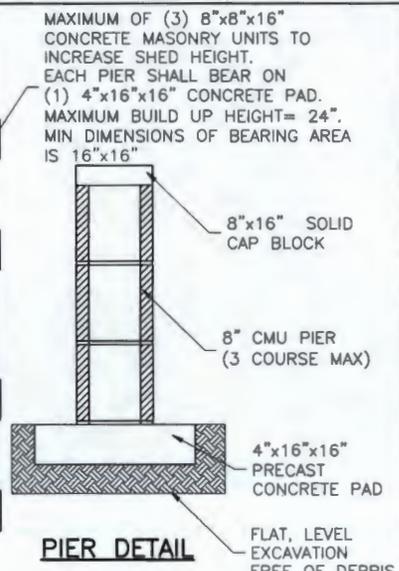
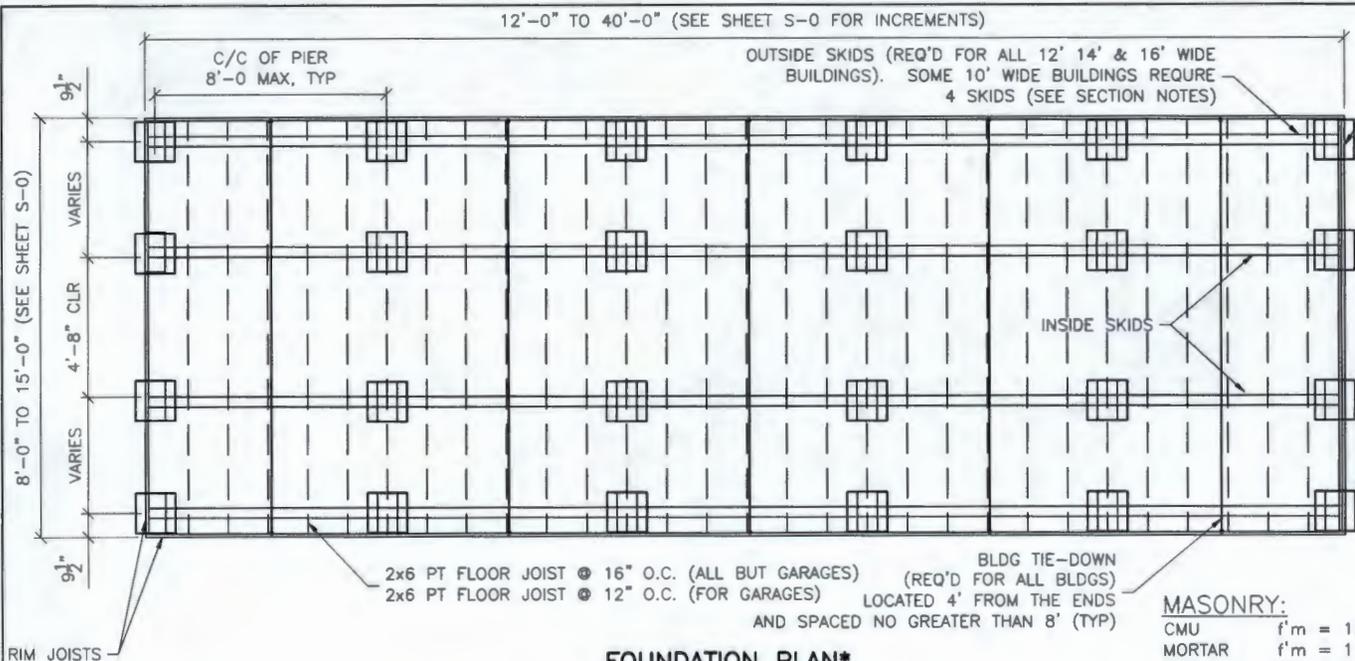
RAILROAD CONSULTANTS, PLLC
213 UPTOWN SQUARE
MURFREESBORO, TN 37129
PHONE: (615) 663-1142



GRACELAND PORTABLE BUILDINGS, LLC
6807 HWY 62 WEST
BARDWELL, KY 42023
PHONE: (866) 574-7446

PROJECT NO:	14017
DATE:	09-27-19
DRAWN BY:	JGG
CHECKED BY:	DBG
REVISION:	0

SHEET NUMBER
S-0-LT
SCALE: 1/4"=1'-0"

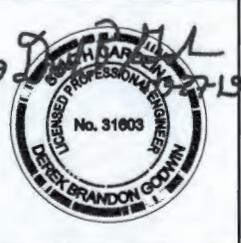
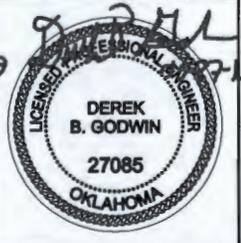


FOUNDATION PLAN*
*NOTES ON SHEET 2

MASONRY:
 CMU f'm = 1,500 PSI
 MORTAR f'm = 1,900 PSI
 GROUT f'm = 3,500 PSI

CONCRETE:
 1. MATERIALS (COMPRESSIVE STRENGTH AT 28 DAYS)
 FOOTINGS 3,000 PSI
 FOOTINGS AND EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED

- FOUNDATION ALTERNATIVES:**
- 1) THE FOLLOWING 16"x16" ABS PIER PAD, www.mobilehomepartsstore.com, ITEM #: 503250 IS AN ACCEPTABLE SUBSTITUTE FOR THE 4"x16"x16" PRECAST CONCRETE PAD.
 - 2) IT IS ALSO ACCEPTABLE SUBSTITUTE THE 4"x16"x16" PRECAST CONCRETE PAD WITH (2) 4"x8"x16" PRECAST CONCRETE PAD BLOCKS



LOFTED (EAST)--V=150MPH--IBC 2018



RAILROAD CONSULTANTS, PLLC
 213 UPTOWN SQUARE
 MURFREESBORO, TN 37129
 PHONE: (615) 663-1142



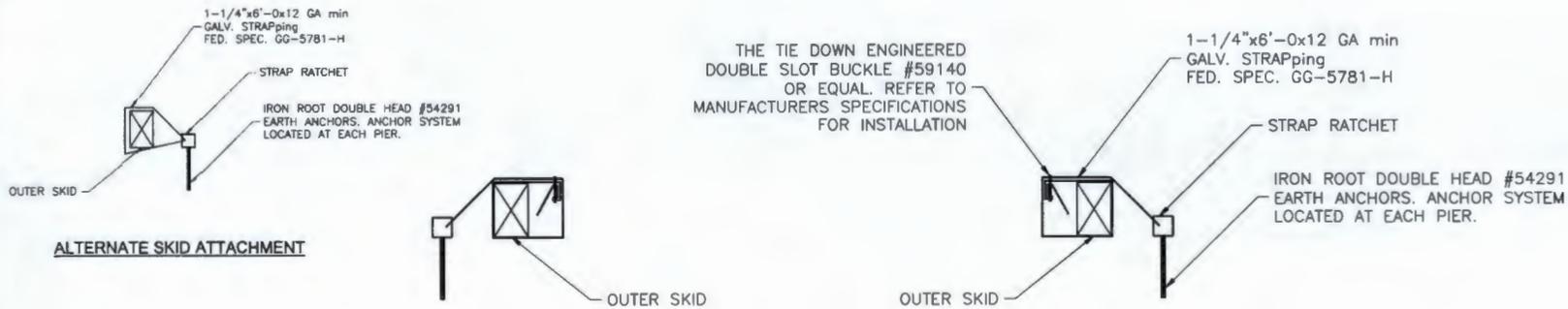
GRACELAND PORTABLE BUILDINGS, LLC
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 BARDWELL, KY 42023
 PHONE: (866) 574-7446

PROJECT NO:	14017
DATE:	09-27-19
DRAWN BY:	JGG
CHECKED BY:	DBG
REVISION:	0

SHEET NUMBER
S-1-LT
 SCALE: 1/4"=1'-0"

FOUNDATION:

- ANCHORS ARE SPECIFIED ON SHEET S-2 AND SHALL BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS PER THE BUILDING CODE.
- ANCHORS AND STRAPS INCLUDING THE INSTALLATION SHALL MEET THE REQUIREMENTS OF APPENDIX E OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
- THE MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2500 psf HAS BEEN ASSUMED FOR FOOTING DESIGN. CONTRACTOR TO HAVE THIS CAPACITY VERIFIED PRIOR TO CONSTRUCTION.
- IF A MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1500 psf IS USED, THEN THE PIER SPACING SHALL BE NO GREATER THAN 4'-0.
- FOOTINGS SHALL BE CARRIED TO AN ELEVATION LOWER THAN THOSE SHOWN ON THE DRAWINGS IF REQUIRED TO REACH SUITABLE SOIL.
- FOOTINGS SHALL BE PLACED ON SUITABLE SOIL THAT MEETS DESIGN ASSUMPTIONS.
- FOUNDATION MATERIALS AND LABOR IS PROVIDED BY CUSTOMER.
- TIE DOWNS SHALL BE PLACED AT EACH OUTER PIER.
- SHED IS DESIGNED TO ALSO BE PLACED ON FLAT, LEVEL GROUND DIRECTLY ON THE SKIDS.

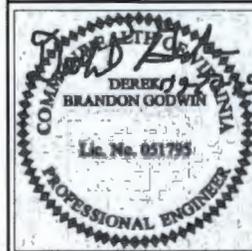
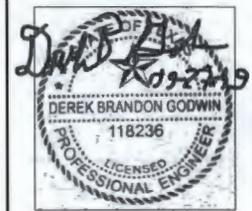


ANCHOR TIE DOWN DETAIL

APPROVED EQUAL FOR #54291 IS OLIVER TECHNOLOGY: OT 3044 BP



NC FIRM # P-1400



LOFTED (EAST)--V=150MPH--IBC 2018



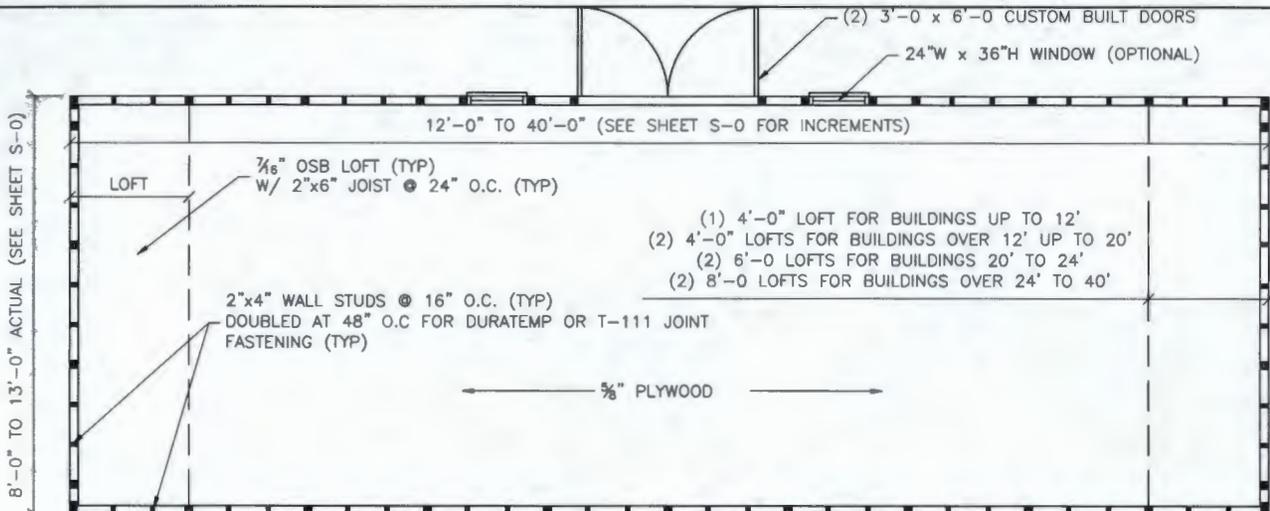
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CHECKED BY:	DBG
REVISION:	0

SHEET NUMBER
S-2-LT
SCALE: 1/4"=1'-0



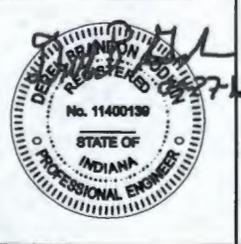
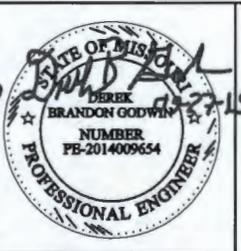
FLOOR PLAN

FLOOR PLAN NOTES:

- 1) INSTALL 3/8" FLOOR SHEATHING WITH LONG DIMENSION SPANNING JOISTS, STAGGER JOINTS.
- 2) FASTEN 3/8" FLOOR SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.

NOTES:

- 1. ADDITIONAL 36"W MAN DOOR (OPTIONAL) AT CUSTOMERS DISCRETION.
- 2. ALL WINDOWS WHERE SPACE PERMITS MAY BE REPLACED WITH A 36"x36" OPTION.



LOFTED (EAST)--V=150MPH--IBC 2018



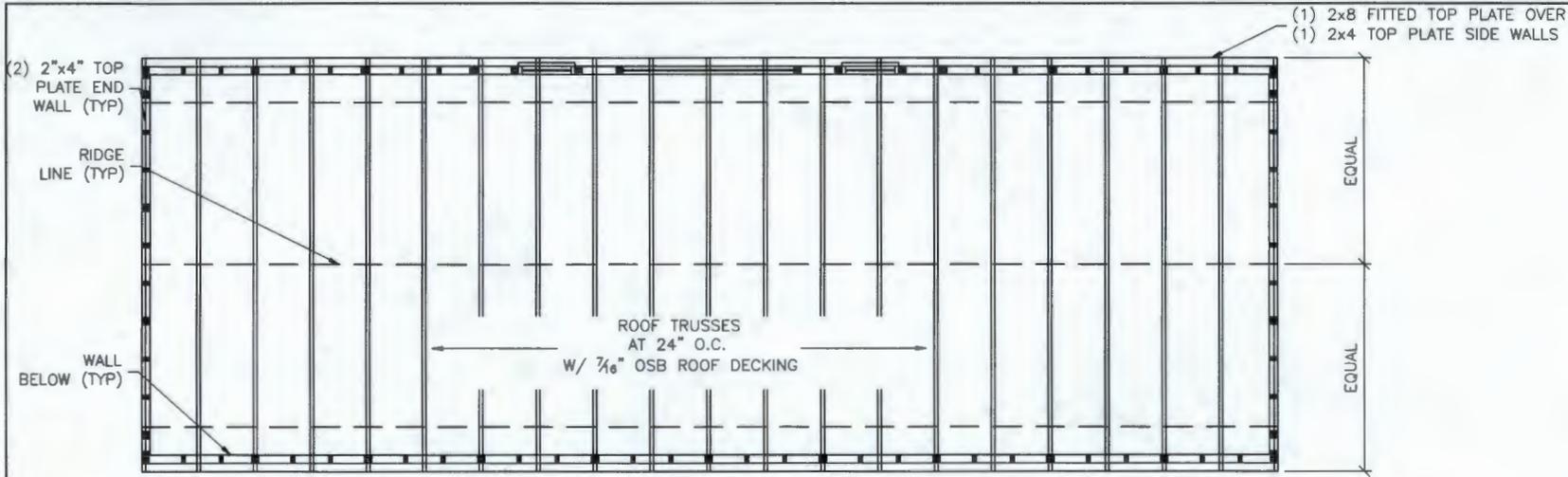
RAILROAD CONSULTANTS, PLLC
213 UPTOWN SQUARE
MURFREESBORO, TN 37129
PHONE: (615) 663-1142



GRACELAND PORTABLE BUILDINGS, LLC
6807 HWY 62 WEST
BARDWELL, KY 42023
PHONE: (866) 574-7446

PROJECT NO:	14017
DATE:	09-27-19
DRAWN BY:	JGG
CHECKED BY:	DBG
REVISION:	0

SHEET NUMBER
S-7-LT
SCALE: 1/4"=1'-0"

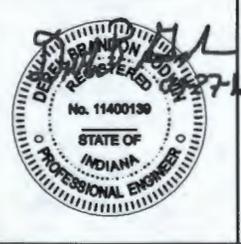


ROOF FRAMING

- ROOF FRAMING NOTES:**
- 1) INSTALL 7/16" ROOF SHEATHING WITH LONG DIMENSION SPANNING TRUSSES.
 - 2) FASTEN 7/16" ROOF SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.
- OTHER FRAMING NOTES:**
- 1) 2x8 TOP PLATE W/ (2) 3"x0.120@ NAILS AT 16" O.C. TO 2x4 TOP PLATE.



NC FIRM #: P-1400



LOFTED (EAST)--V=150MPH--IBC 2018



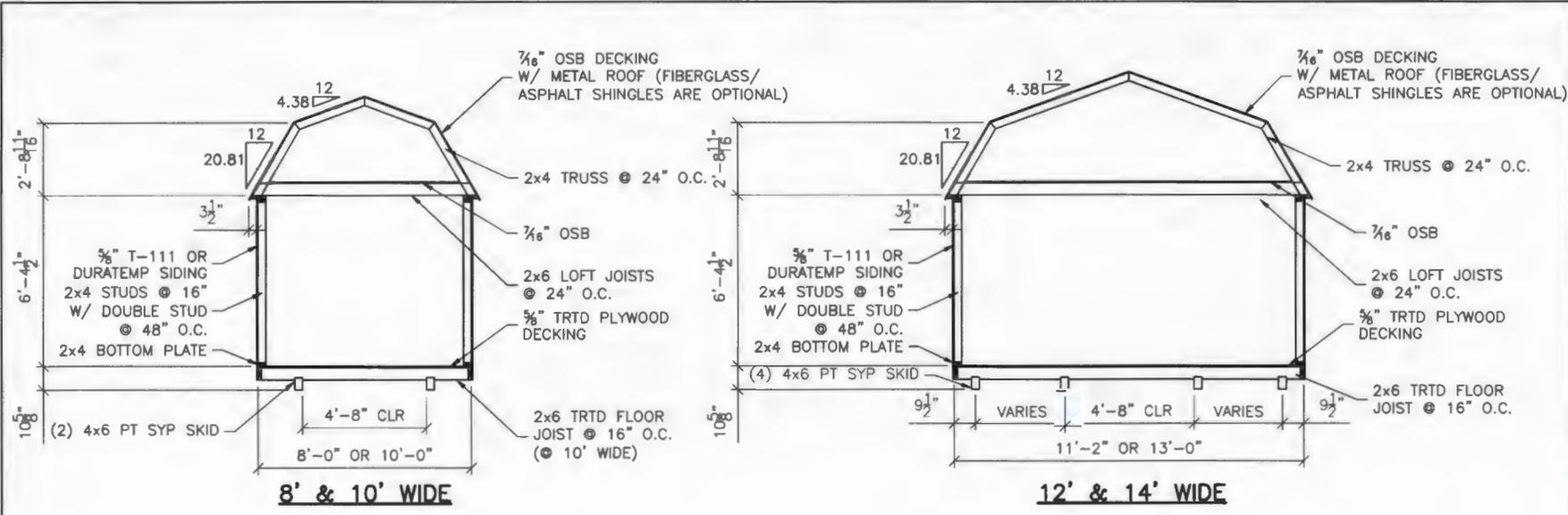
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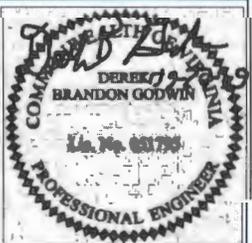
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BARDWELL, KY 42023
PHONE: (866) 574-7446

PROJECT NO:	14017
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REVISION:	0

SHEET NUMBER
S-7A-LT
SCALE: 1/4"=1'-0"



BUILDING SECTIONS



LOFTED (EAST)--V=150MPH--IBC 2018



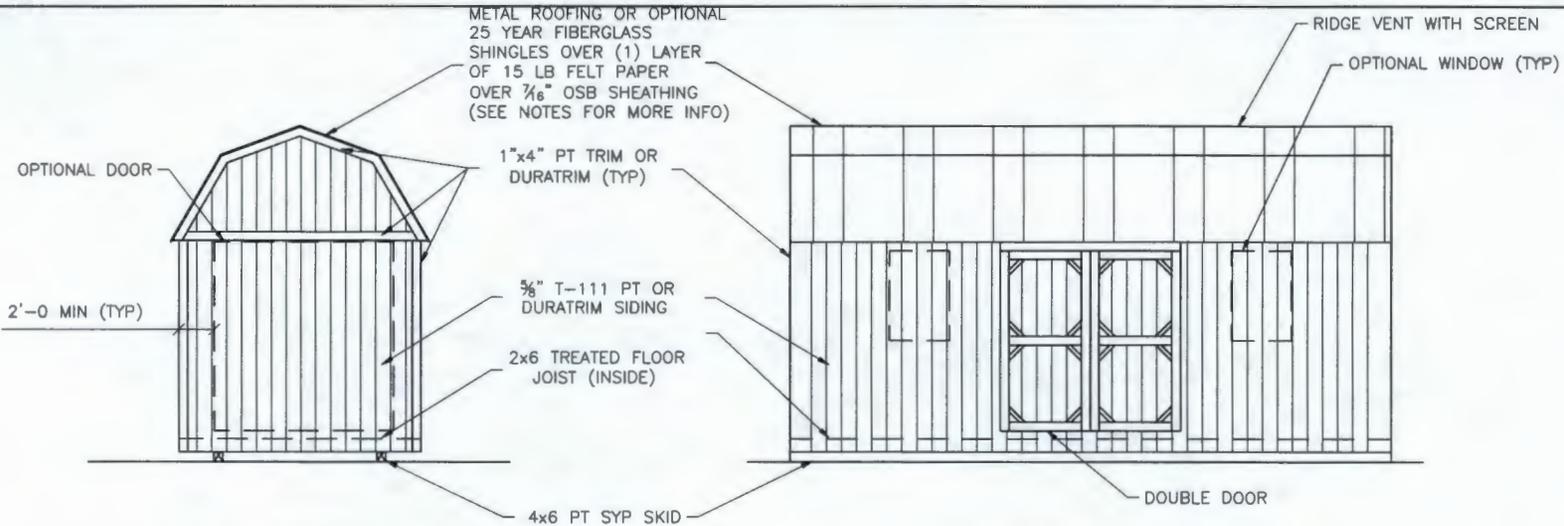
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PHONE: (866) 574-7446

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DATE:	09-27-11
DRAWN BY:	JGG
CHECKED BY:	DBG
REVISION:	0

SHEET NUMBER
S-7B-LT
SCALE: 1/4"=1'-0"



END WALL ELEVATION

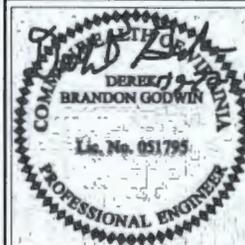
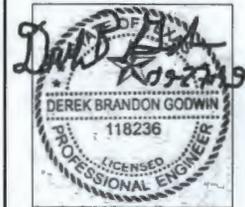
SIDE WALL ELEVATION

ROOFING AND UNDERLAYMENT NOTES:

- 1) PROVIDE A RIDGE VENT TYPICAL WITH INSECT SCREEN.
- 2) METAL ROOFING SHALL BE 29 GAUGE METAL IN ACCORDANCE WITH ASTM A 924 OR ASTM A 924M OVER OSB SHEATHING.
- 3) PROVIDE 29 GAUGE RIDGE CAP, EAVE TRIM AND RAKE TRIM.
- 4) INSTALL AND FASTEN METAL ROOFING PER MANUFACTURER'S INSTRUCTIONS FOR WIND LOADING.
- 5) OPTIONAL SHINGLES SHALL BE IN ACCORDANCE WITH ASTM D 7158 TYPE H OR ASTM D 3161F TYPICAL.
- 6) INSTALL 1 LAYER OF 15 LB ROOFING FELT, START WITH A 19" WIDE STRIP PARALLEL WITH AND STARTING AT EAVES FASTENED SECURELY TO HOLD IN PLACE. START AT EAVE WITH A 38" WIDE SHEET WITH OVERLAPPING SUCCESSIVE SHEETS BY 19". FASTEN UNDERLAYMENT WITH CORROSION-RESISTANT FASTENERS PER MAUFACTURER'S INSTRUCTIONS AND SPACED A MAXIMUM OF 36" APART.



NC FIRM # P-1400



LOFTED (EAST)--V=150MPH--IBC 2018



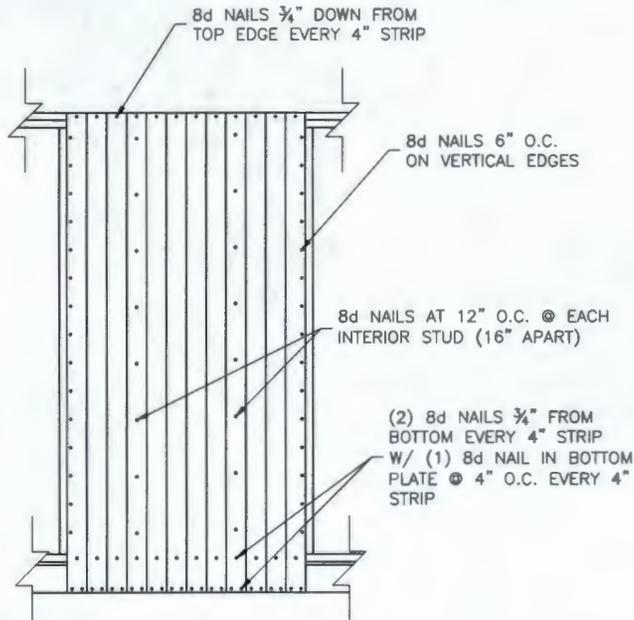
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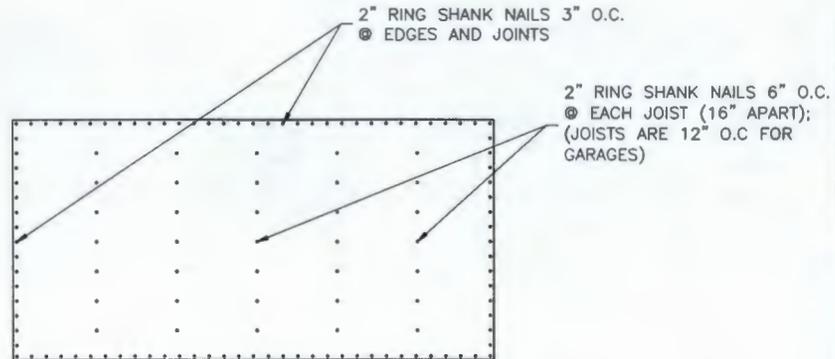
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BARDWELL, KY 42023
PHONE: (866) 574-7446

PROJECT NO: 14017
DATE: 09-27-19
DRAWN BY: JGG
CHECKED BY: DBG
REVISION: 0

SHEET NUMBER
S-7C-LT
SCALE: 1/4"=1'-0"



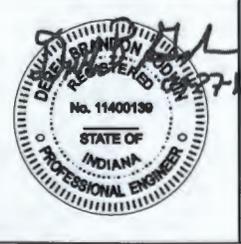
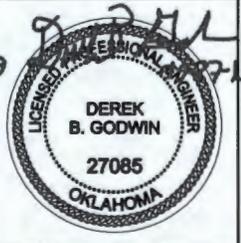
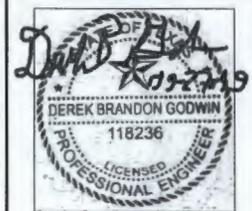
WALL SHEATHING (NAIL PATTERN)



FLOOR SHEATHING (NAIL PATTERN)



NC FIRM # P-1400



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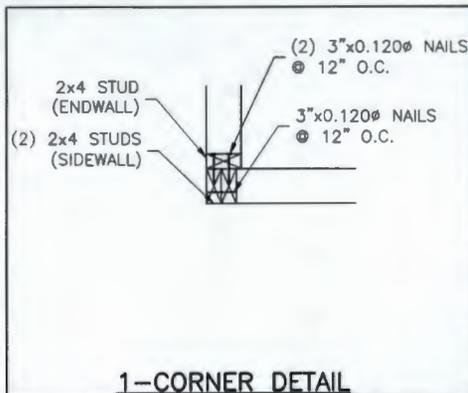
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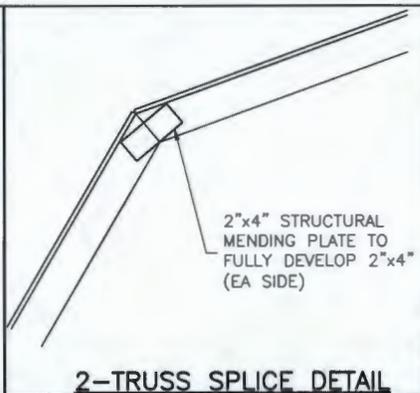
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BARDWELL, KY 42023
PHONE: (866) 574-7446

PROJECT NO:	14017
DATE:	09-27-19
DRAWN BY:	JGG
CHECKED BY:	DBG
REVISION:	0

SHEET NUMBER
S-9-LT
SCALE: 1/4"=1'-0"



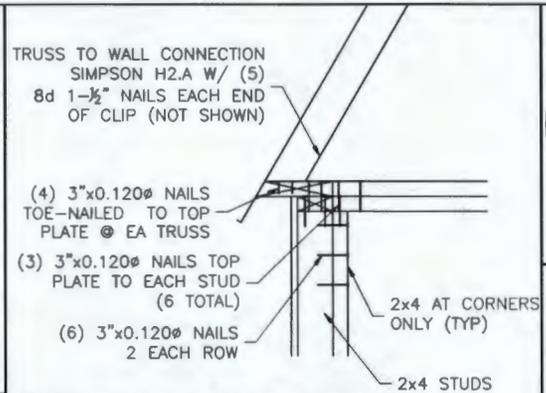
1-CORNER DETAIL



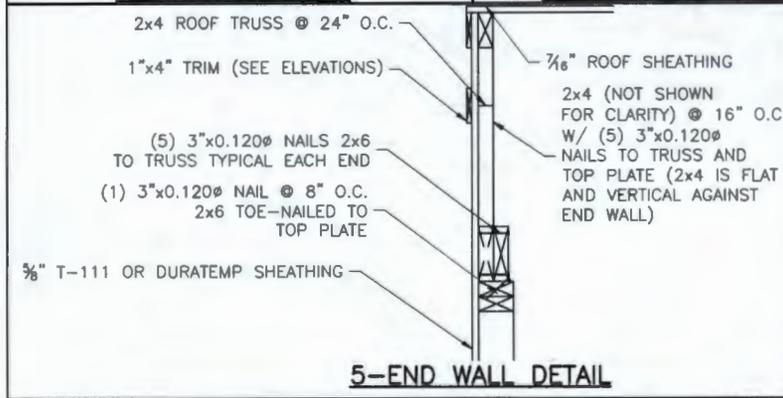
2-TRUSS SPLICE DETAIL



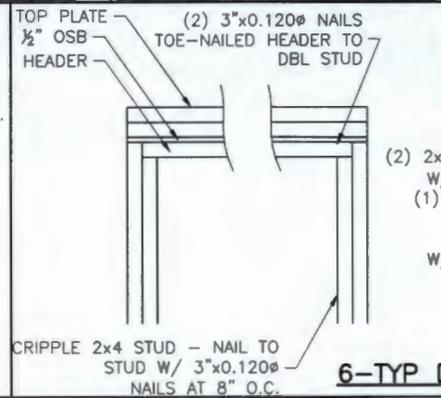
3-TYP WINDOW FRAMING



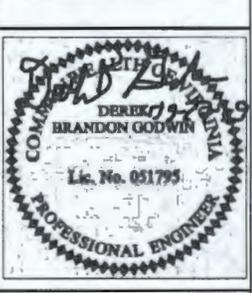
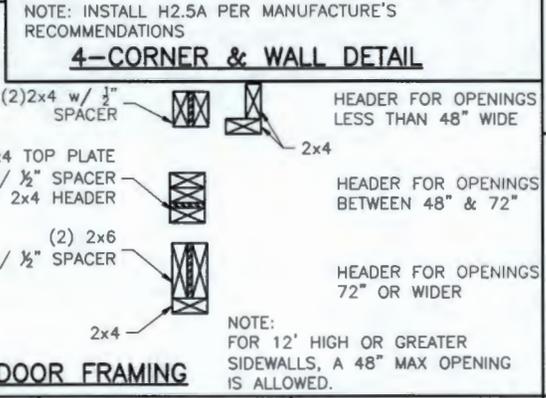
4-CORNER & WALL DETAIL



5-END WALL DETAIL



6-TYP DOOR FRAMING



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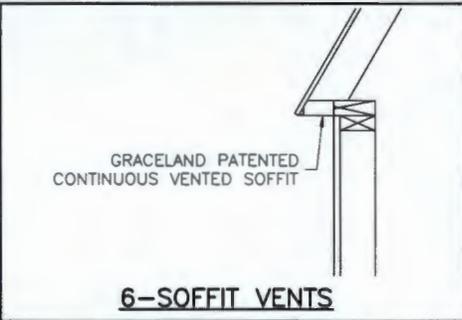
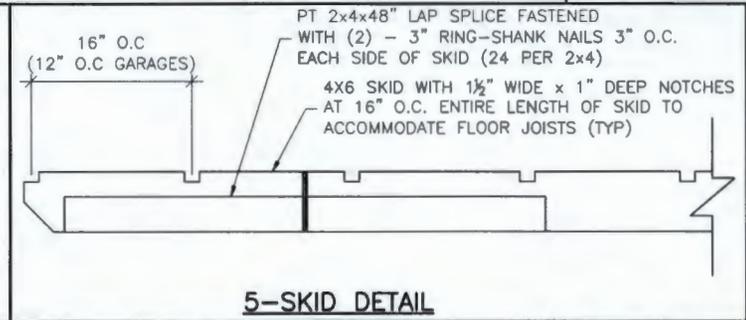
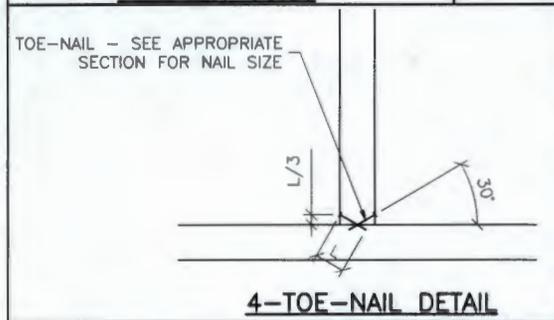
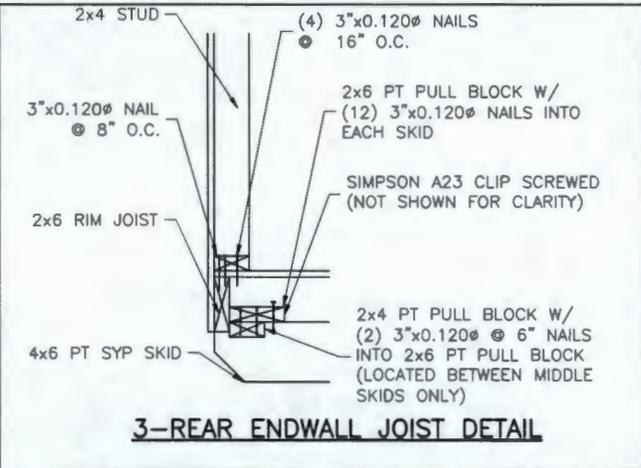
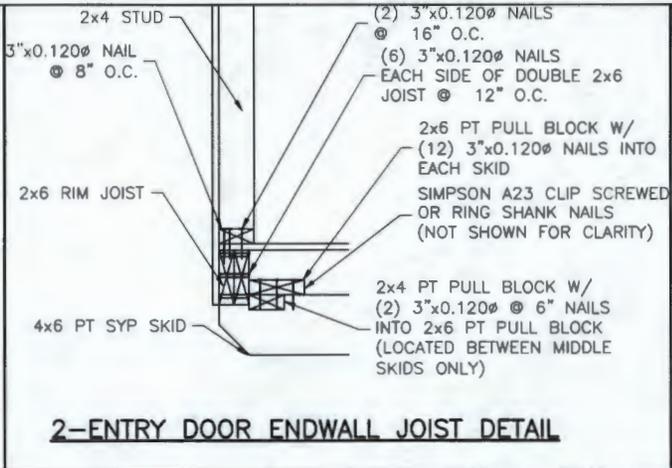
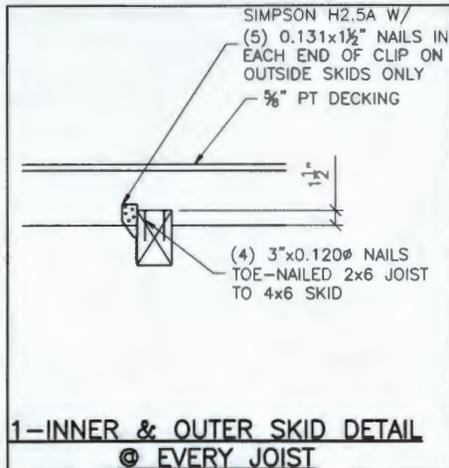
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PROJECT NO: 14017
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SHEET NUMBER
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				DATE: 09-27-19	S-11-LT
				DRAWN BY: JGG	
				CHECKED BY: DBG	
		REVISION: 0	SCALE: 1/4"=1'-0"		

GRACELAND
LOFTED BARN



407 Avenue D – photos from the applicant of a sample shed, to be painted



Matthew Schelly

From: Jon Friesen <jef@gillespieandmurphy.com>
Sent: Tuesday, October 19, 2021 9:02 AM
To: Matthew Schelly
Cc: Leigh Anne Friesen
Subject: RE: 407 Avenue D HPC agenda and packet
Attachments: image002.wmz; 407 Avenue D Site Plan.pdf

Matt,

Please see the attached site plan. I understand from the manufacturer that T1-11 is all wood (plywood). Also, please see my answers below, in red.

Jon

From: Matthew Schelly <SchellyM@newbernnnc.gov>
Sent: Monday, October 18, 2021 8:24 PM
To: Jon Friesen <jef@gillespieandmurphy.com>
Cc: Ruth Cox <ruthpcox@msn.com>; Leigh Anne Friesen <friesenla@bellsouth.net>; Jaimee Mosley <jbm@dhwlegal.com>
Subject: RE: 407 Avenue D HPC agenda and packet

Hello, Mr. Friesen,

Actually, I was just reminded to remind you that you will either need 1) the owners to show up at the meeting or 2) their notarized signature on the Owner's Authorization Form before we can proceed with the hearing (**I emailed the authorizations to you in a separate email late last night**). If you can't do either we can't hold the hearing but we can continue the hearing until the next HPC Regular Meeting on November 17.

If you have any questions, feel free to contact us at any time.

Thanks,
Matt



Matthew Schelly, AICP, Reg. Arch. (CA), CZO, CFM

City Planner, Historic Preservation Administrator

City of New Bern, Development Services Department
303 First Street
New Bern, NC 28560
Office: 252-639-7583
schellym@newbernnnc.gov

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From: Jon Friesen <jef@gillespieandmurphy.com>
Sent: Monday, October 18, 2021 8:57 AM
To: Matthew Schelly <SchellyM@newbernnnc.gov>

Cc: Ruth Cox <ruthpcox@msn.com>; Leigh Anne Friesen <friesenla@bellsouth.net>

Subject: RE: 407 Avenue D HPC agenda and packet

Thanks Matt.

From: Matthew Schelly <SchellyM@newbernnnc.gov>

Sent: Friday, October 15, 2021 4:52 PM

To: Jon Friesen <jef@gillespieandmurphy.com>

Cc: Ruth Cox <ruthpcox@msn.com>

Subject: 407 Avenue D HPC agenda and packet

Hello, Mr. Friesen,

Attached you will find the agenda for the October 20 HPC Regular Meeting. The packet of information for your project that was sent to the HPC members, which includes the Zoning and Inspections Review and the Staff Recommendations, is also attached.

Check it over as this is currently the content of the presentation for your project at the meeting. You will be able to add or subtract minor items to or from your application during the meeting.

Note that for your application we are missing the site plan that shows the dimensions from the shed to the property lines and the house. See attached.

We will also need to know the materials for the window (metal), the type of window pane dividers (metal), and if and then how you will close or cover the opening under the shed (no plans to cover it). If you can send this information to me before the end of the day Tuesday, I can add it to the presentation, otherwise you can bring this additional information with you. We may be able to add verbal commitments as conditions to your CoA.

You or your authorized representative must attend this meeting.

See you Wednesday at 5:30 at the City Hall, in the second floor Historic Courtroom.

If you have any questions, feel free to contact us at any time.

Thanks,
Matt



Matthew Schelly, AICP, Reg. Arch. (CA), CZO, CFM
City Planner, Historic Preservation Administrator

City of New Bern, Development Services Department
303 First Street
New Bern, NC 28560
Office: 252-639-7583
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If you are not the intended



Zoning and Inspections Review of

Application for Certificate of Appropriateness for Alterations in Historic District

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

Application Address and Description: 407 Avenue D – to include a new shed in the Tertiary AVC.

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

Zoning District:

Required Setbacks (primary structure): Front Side Rear

Accessory Setbacks: From Nearest Structure Side Rear

Maximum Lot Coverage for proposed use:

Maximum Height of Structure:

Required Site Improvements: Landscaping Buffer Parking

Other requirements:

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

Comments: MUST meet setbacks + separation requirements
Zoning Administrator [Signature] 10/15/21

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

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

Comments: Building permit Required bc and dimension is greater than 12'
Chief Building Inspector [Signature] 10/15/21

Certificate of Appropriateness Findings & Recommendations

HPC Meeting October 20, 2021

Applicant: John & Alice Yow/Jon Friesen
Applicant Address: 1416 National Ave., New Bern, NC 28560
Project Address: 407 Avenue D, New Bern, NC

407 Avenue D – to include the installation of a new shed in the Tertiary AVC.

NR Inventory (1988) Information

Historic Property Name: House, ca. 1926

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

Description: Similar in form to the house at the corner of this block [404 Avenue C], this L-shaped frame house apparently dates from the late 1940s. It is topped by a side-gable roof and has a projecting front bay, a large rear wing, and an exterior end chimney. There is a picture window to the right of the entrance and a greenhouse/porch on the southwest elevation. Other windows are six over six sash.

Sandbeck Description (1988): None

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

Accessory Structures

- 2.6.1 Locate accessory structures in Secondary or Tertiary AVCs, and behind primary structures when possible. Accessory structures are to be secondary to the primary structure in regard to mass, scale, form, and texture.
- 2.6.3 Accessory structures such as sheds, gazebos, pergolas, arbors, trellises, and similar types of site improvements with minimal foundations are to serve as focal points within rear yard landscapes. These forms and detailing have little relationship to historic fabric and can be easily removed without creating permanent damage.

Design Principles

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

Foundations

- 4.1.2 When infilling between brick piers, recess brick curtain walls 1 to 2 inches to visually delineate piers.
- 4.1.3 Use traditional materials when constructing foundations. Concrete block should receive a veneer of stucco, brick or other appropriate masonry material.

Walls, Trim and Ornamentation

- 4.2.4 Incorporate wood trims and articulate masonry appropriately for the application.
- 4.2.5 Primary structures are generally more ornate and detailed. Accessory structures are generally subordinate to the primary structure and have minimal ornamentation, if any, and simplified details.

Windows, Doors and Openings

- 4.3.2 Add window and door openings in Secondary or Tertiary AVCs in locations that do not diminish the original design. In general, openings shall have a vertical orientation or be square.

Certificate of Appropriateness Findings & Recommendations

HPC Meeting October 20, 2021

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

Masonry

- 5.1.2 Match the masonry bond, or pattern, of masonry materials found in adjoining work. In general, new material should be the same size, color, and texture of that existing.
- 5.1.3 The size, color, texture and bond, or pattern, of masonry and mortar creates the intended finished appearance. It is not appropriate to paint masonry that has not been previously painted.
- 5.1.5 Provide a veneer of brick, stucco, or other appropriate material over concrete masonry units. Architectural concrete masonry units such as rusticated, split face or similar types may be substituted for stone masonry construction.

Paint

- 5.4.2 Select paint and sealant coatings that are harmonious with adjoining work. In general, new material shall be a compatible formulation with the substrate of application.
- 5.4.3 Apply primer coatings to front and back wood surfaces prior to cutting and fitting. Prime end cuts before installation. Apply finish paint coatings to exposed primed surfaces.

Contemporary Materials

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

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

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

MOTION

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

- **Prior to installation of the shed, a site plan showing the location of the shed relative to the property lines and the house is to be submitted to the HPA and reviewed and approved by the HPC and the Zoning Administrator.**

FEE SCHEDULE (office use only)	
<input type="checkbox"/> \$22	Standard Application (minor)
<input checked="" type="checkbox"/> \$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): 810 E. Front Street (new build)			
Property Owner Name(s): Kent & Shari Lucas	Owner Mailing Address: 3904 Sienna Trail New Bern, NC 28560	Phone #'s: 252-514-3245	Email: sharihart1@me.com
Applicant Name (if different): GO Architectural Design, PLLC Sarah Afflerbach, AIA	Applicant Mailing Address: 1202A Pollock Street New Bern, NC 28560	Phone #'s: 252-633-0322	Email: sarah@goarchdesign.com

II. Project Information: <i>(See "CoA Instructions" & "Historic Guidelines" for help in completing this section)</i>
1. Provide a detailed description of work to be conducted on site: (Attach additional sheets if needed) Construct a new two story single family home on an empty lot. See plans and elevations for details and material choices. <p align="right">Continued on additional sheet or attached brochure <input checked="" type="checkbox"/></p>
2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (page and guideline number): 2.1.1, 2.1.2, 2.1.3, 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.3.1-4.3.7, 4.4.1-4.4.5, 4.5.1-4.5.6, 4.6.1-4.6.3 <p align="right">Continued on additional sheet or attached brochure <input type="checkbox"/></p>
3. Provide a detailed description of materials to be used (copies of brochures, texture, etc.): Reference the specific Guidelines in the Historic District Guidelines for the proposed material(s). Hardie Board siding (smooth faced lap siding and shakes), Azek trim and railing and painted ornamental railing, brick masonry piers, open weave brick masonry infill, vinyl windows with 3D grilles inside and out, asphalt shingles and hand seamed metal roofing, concrete walk and driveway. <p align="right">Continued on additional sheet or attached brochure <input checked="" type="checkbox"/></p>

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

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

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

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

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

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

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

Sarah Altlerbach

Signature of Applicant/Owner

10.4.21

Date

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



NEW BERN

CITY OF NEW BERN

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

Aldermen

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

Dana E. Outlaw
Mayor

Mark A. Stephens
City Manager

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

CERTIFICATE OF APPROPRIATENESS OWNERS AUTHORIZATION

Dear Sir or Madame:

I am the owner of the property located at:

810 E. Front Street, New Bern, NC 28560

(address, city, zip code)

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

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

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

3904 Sienna Trail, New Bern, NC 28562

Phone 252-514-3245

Owner's Signature

Kent Lucas

Print Name

9-30-21

Date

Sworn to and subscribed before me this 30 day of Sept., 2021.

Notary Public:

My commission expires: 6/29/25

Steven K. Bell
NOTARY PUBLIC
Craven County
North Carolina
My Commission Expires June 29, 2025

LOT 04 - LUCAS CUSTOM HOME



KEYS & SYMBOLS

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

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

DRAWING NUMBER

SHEET NUMBER

ROOM NAME

CEILING HEIGHT AND SQUARE FOOTAGE

DRAWING NUMBER

SHEET NUMBER

ELEVATION HEIGHT

FIRST FLOOR PLAN

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

VENTILATION

GARAGE 850 SQ IN
 (7) 8" X 16" VENTS

ROOF 1421 SQ IN

ELECTRICAL ELEGEND

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

SHEET SCHEDULE

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

GROSS SQUARE FOOTAGE

HEATED / COOLED

SECOND FLOOR PLAN	1,312 SF
THIRD FLOOR PLAN	1,375 SF
TOTAL H/C	2,687 SF

NON HEATED

GARAGE	850 SF
2ND FLOOR DECK	364 SF
3RD FLOOR DECK	364 SF
TOTAL NON H/C	1,578 SF



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LOT 04 - RIVER STATION
 810 E. FRONT STREET, NEW BERN, NC 28560

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G-101

TITLE SHEET

10.13.2021
 RIVERSTATION - LOT 04



PHOTO 01



PHOTO 02



PHOTO 03



PHOTO 04



PHOTO 05



PHOTO 06



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LOT 04 - RIVER STATION

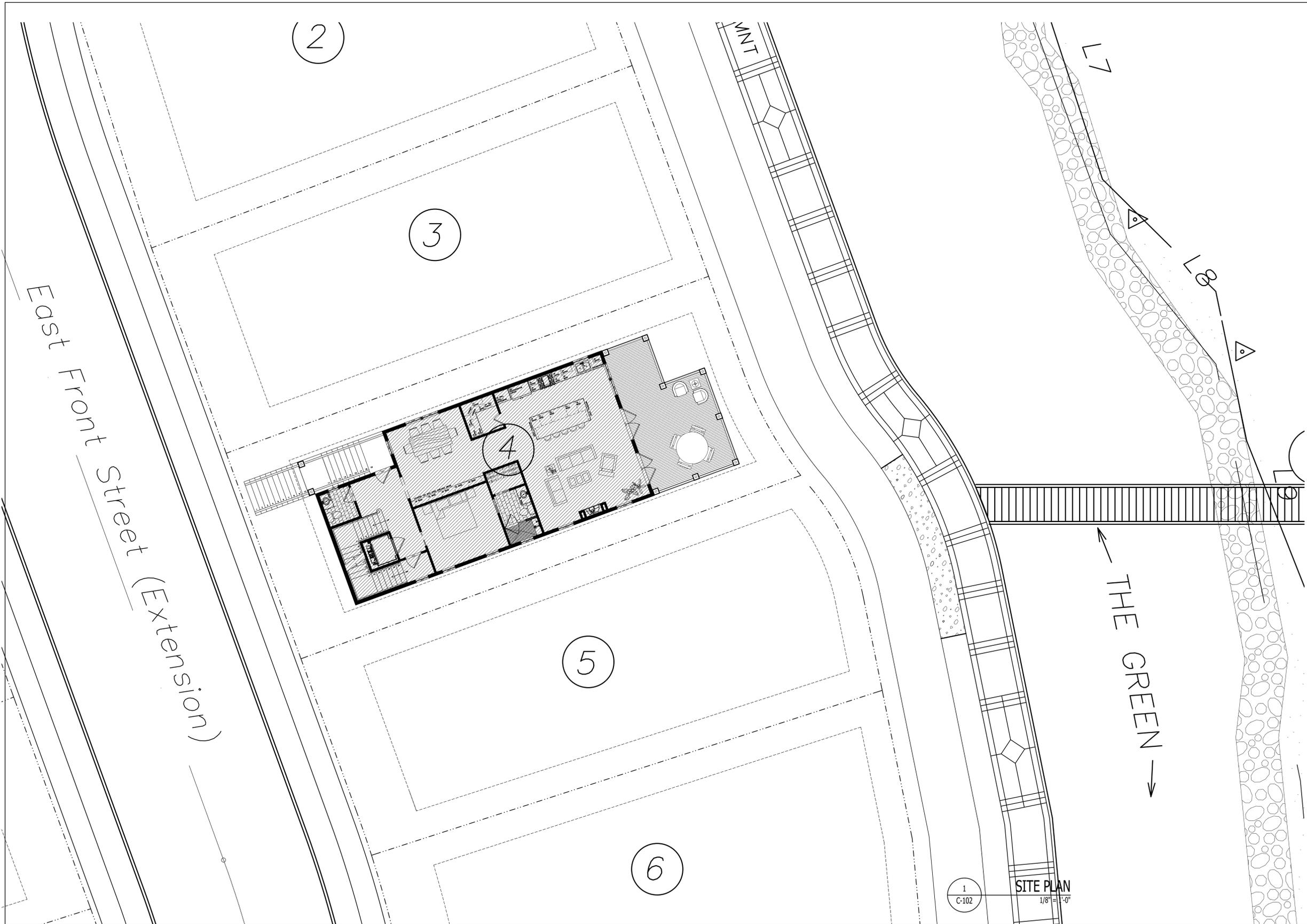
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PHOTOS

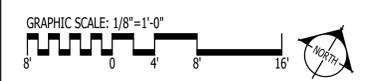
10.13.2021
 RIVERSTATION - LOT 04



NOTES:

REVIEW THE CERTIFICATE OF APPROPRIATENESS PRIOR TO CONSTRUCTION.

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



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.



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C-101
 SITE PLAN
 10.13.2021
 RIVERSTATION - LOT 04

C-101
 SITE PLAN
 10.13.2021
 RIVERSTATION - LOT 04

1
A-203

72'-2"

14'-10 1/2"

19'-9 1/2"

30'-0"

7'-6"

PROPERTY LINE

MINIMUM BUILDING LINE

E. FRONT STREET

6'-4" UP

27'-0"

20'-8"

GARAGE
10' CLG. CONC.

COVERED
PATIO
10' CLG. CONC.

TRASH RECYCLE

34'-8"

37'-6"

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

1
A-202

2
A-201

NOTES

1. DIMENSIONS ARE TO FACE OF STUD - THIS SHEET
2. ALL EXTERIOR WALLS - 2X6 WOOD STUD @ 16" O.C.
3. ALL INTERIOR WALLS - 2X4 WOOD STUD @ 16" O.C.
4. 1/2" PAINTED GYPSUM BOARD ON ALL WALLS AND CEILING
5. BATHROOMS TO RECEIVE 1/8" MOISTURE RESISTANT GYPSUM BOARD
6. SEAL ALL JOINTS AND OPENINGS WITH CONT. SILICONE CAULKING
7. PROVIDE COAT ROD AND SHELF IN ALL CLOSETS
8. INTERIOR DOORS TO BE PAINTED PONDEROSA PINE P82-1 3/8" RAISED PANEL
9. EXTERIOR COLUMNS TO BE COMPOSITE 12" SQUARE - TYP
10. PORCH DECKING TO BE 1X4 T&G KILN DRIED PAINTED OR STAINED DECKING - TYP
11. RESIDENTIAL ELEVATOR - CONFIRM W/ OWNER
12. SHOWER - MOSAIC TILE FLOOR, TILE WALLS, FRAME-LESS GLASS ENCLOSURE



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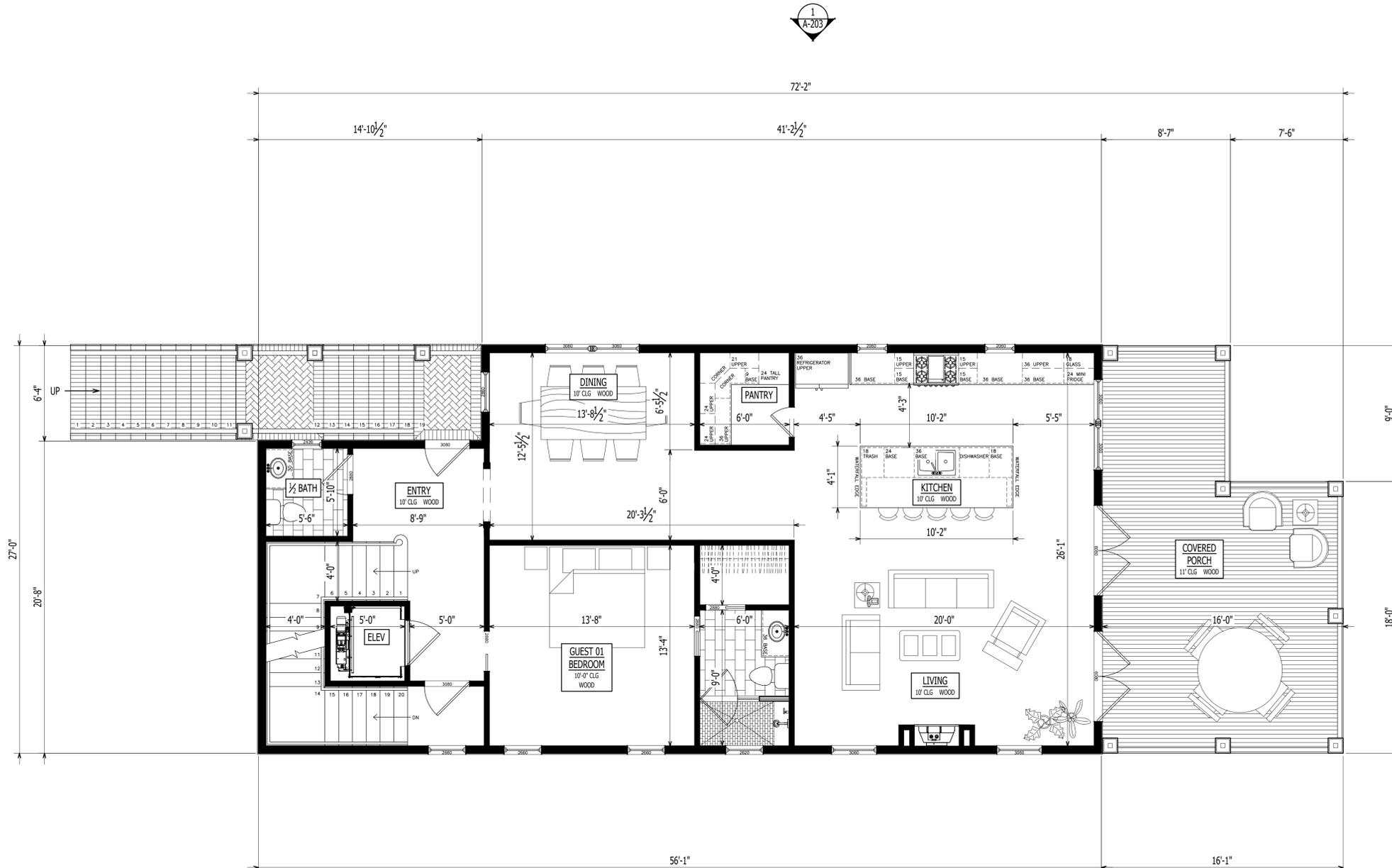
A-101

FIRST FLOOR PLAN

10.13.2021
 RIVERSTATION - LOT 04

E. FRONT STREET

1
A-201



2
A-201

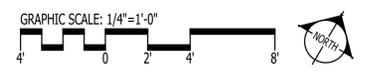
1
A-102

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

1
A-202

NOTES

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11. RESIDENTIAL ELEVATOR - CONFIRM W/ OWNER
12. SHOWER - MOSAIC TILE FLOOR, TILE WALLS, FRAME-LESS GLASS ENCLOSURE



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A-102

SECOND FLOOR PLAN

10.13.2021
RIVERSTATION - LOT 04

E. FRONT STREET

1
A-201



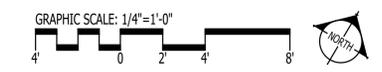
1
A-103

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

2
A-201

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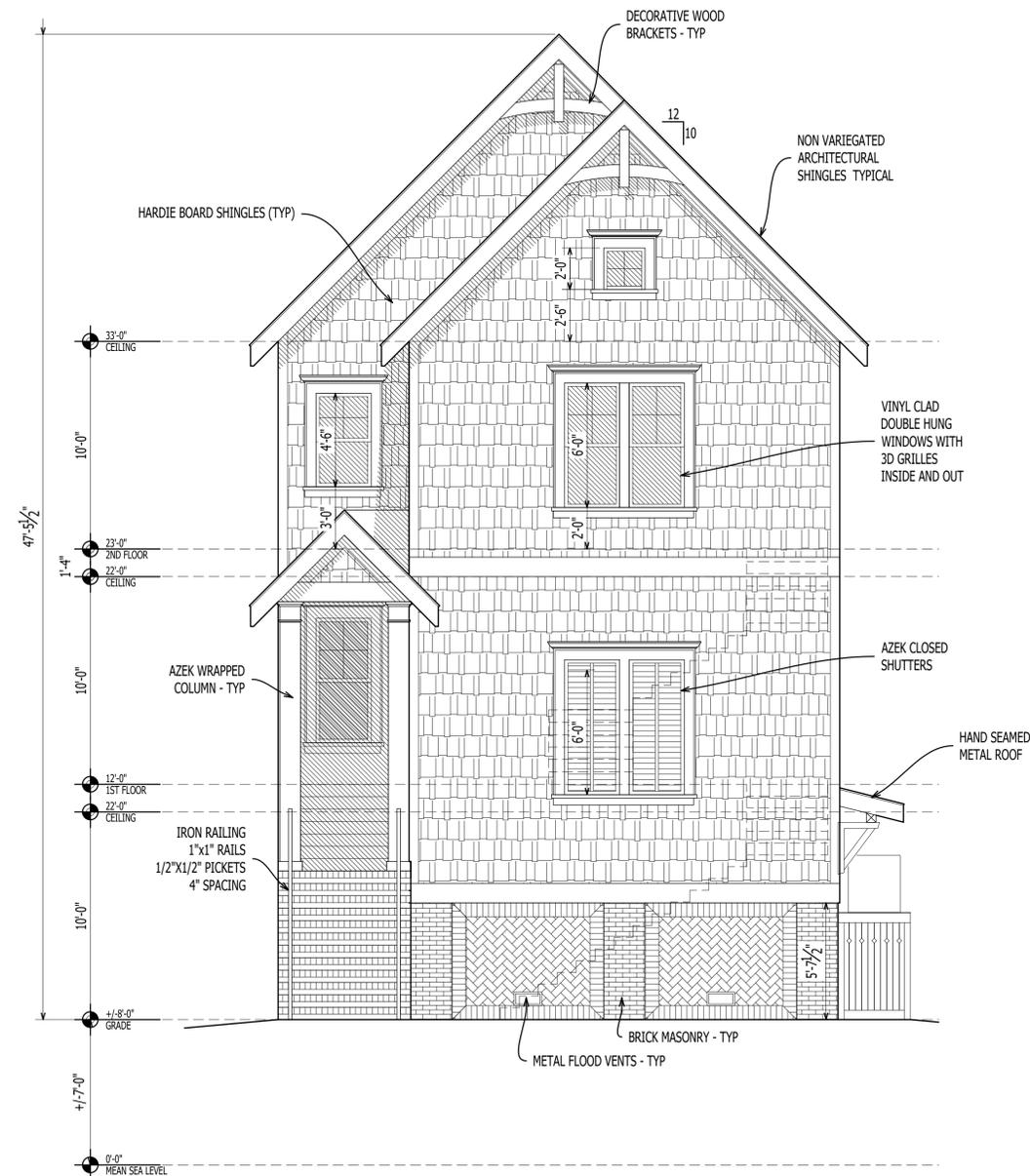
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LOT 04 - RIVER STATION
810 E. FRONT STREET, NEW BERN, NC 28560

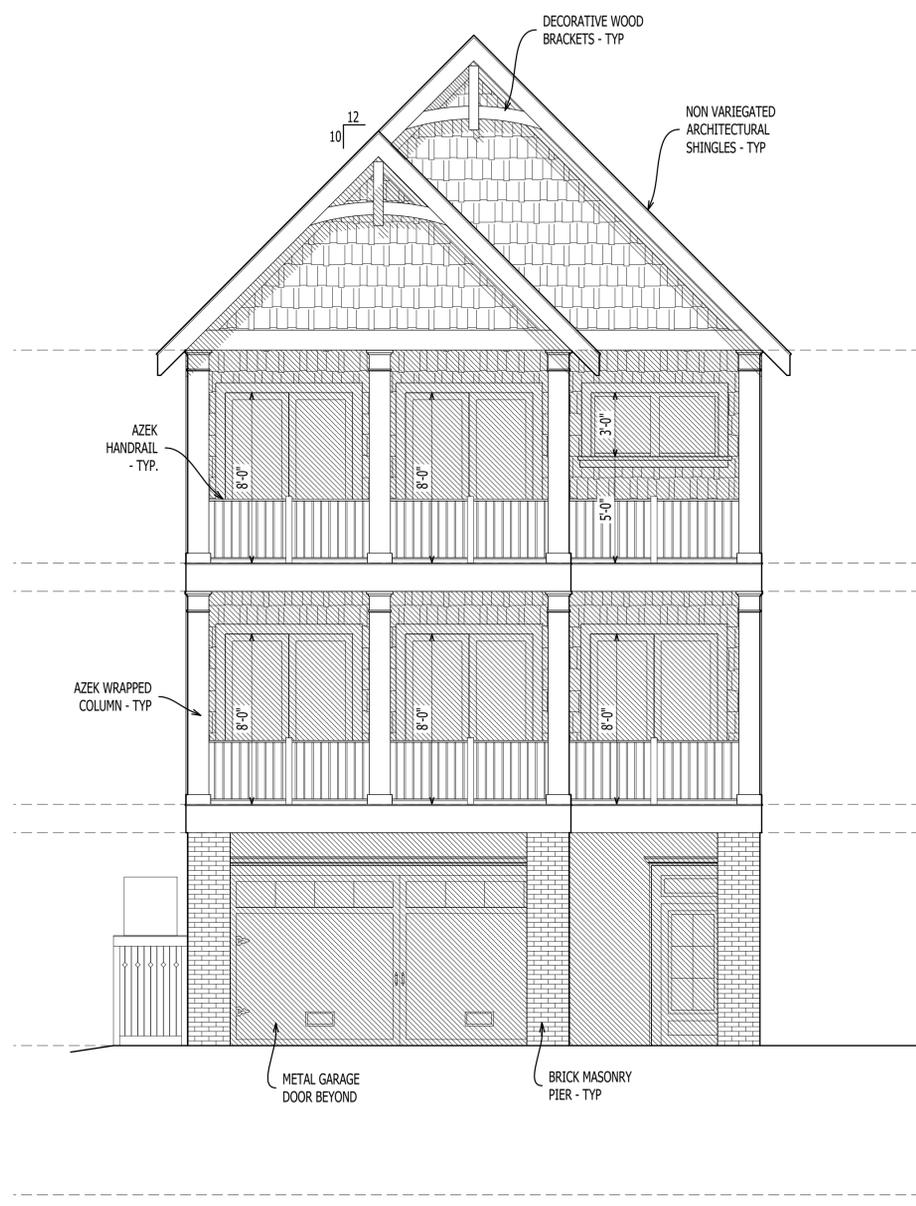
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A-103
THIRD FLOOR PLAN

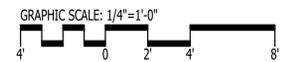
A-103
THIRD FLOOR PLAN
10.13.2021
RIVERSTATION - LOT 04



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



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



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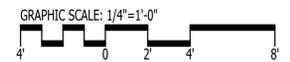
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A-201
ELEVATIONS

10.13.2021
RIVERSTATION - LOT 04



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



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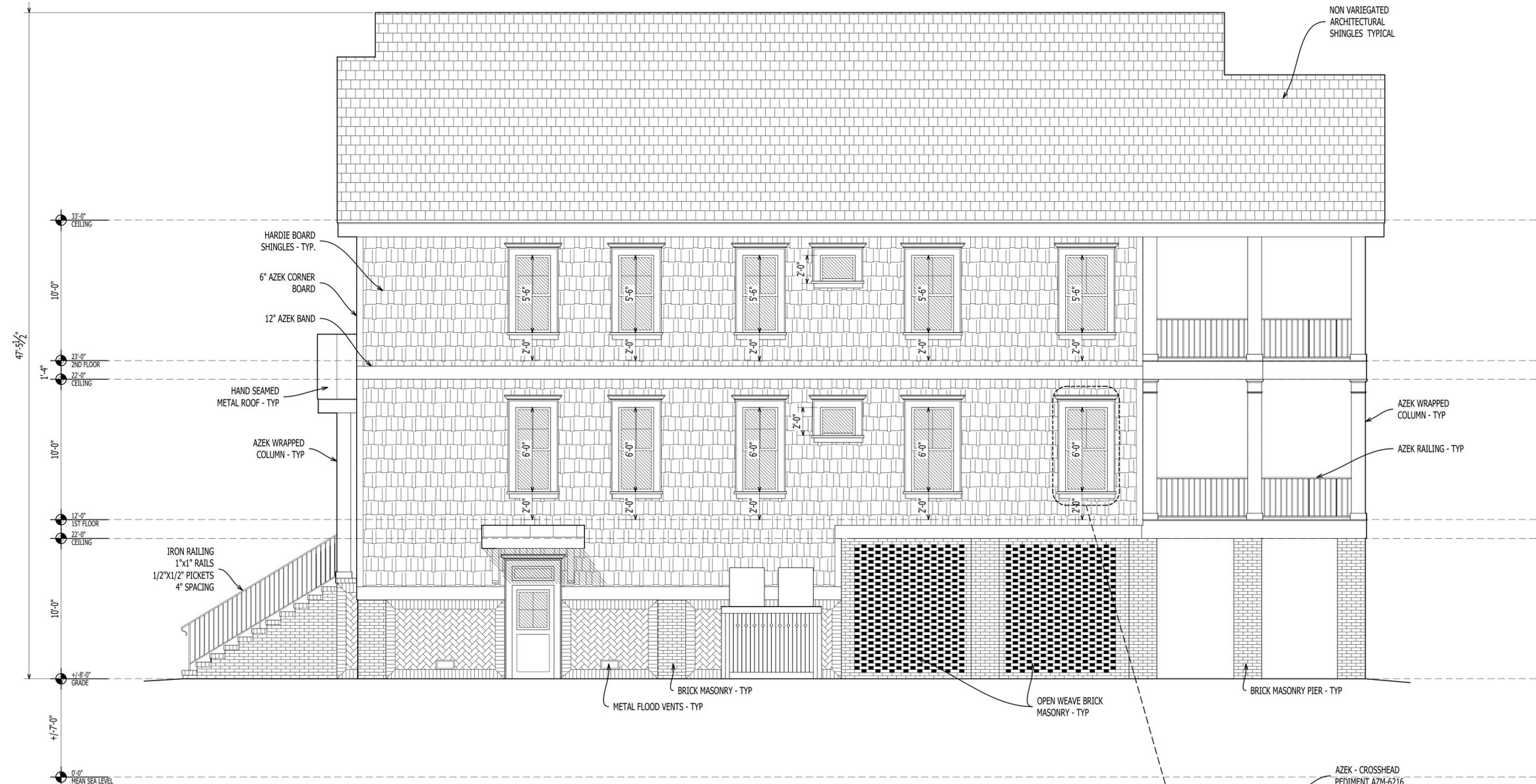
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LOT 04 - RIVER STATION

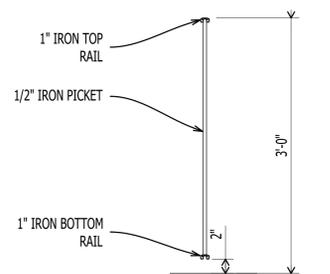
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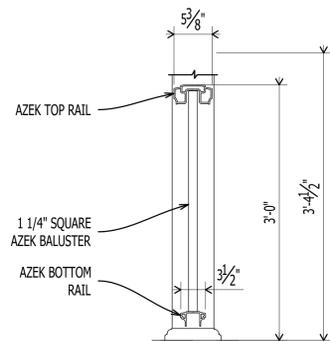
A-202
ELEVATIONS
10.13.2021
RIVERSTATION - LOT 04



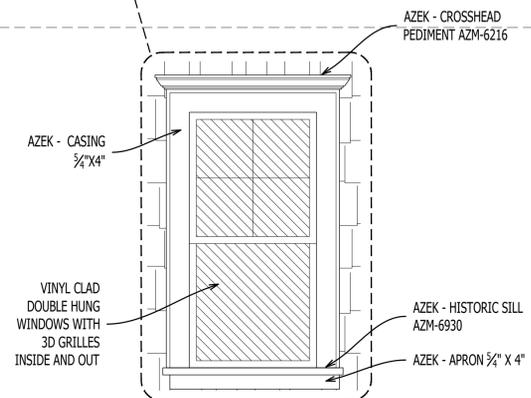
1
A-203
ELEVATION
Scale: 1/4" = 1'-0"



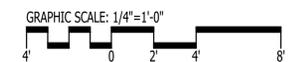
2
A-203
IRON RAILING
Scale: 1" = 1'-0"



3
A-203
AZEK RAILING
Scale: 1" = 1'-0"



4
A-203
ENLARGED WINDOW
Scale: 1/2" = 1'-0"



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

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LOT 04 - RIVER STATION

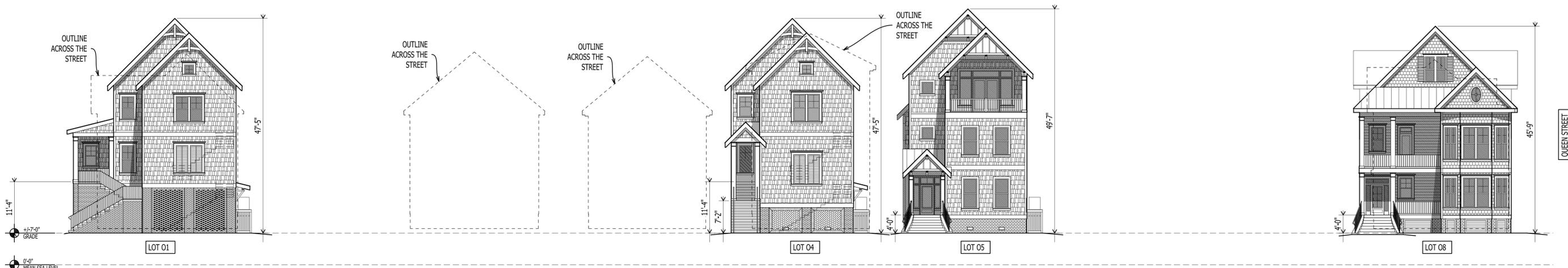
810 E. FRONT STREET, NEW BERN, NC 28560

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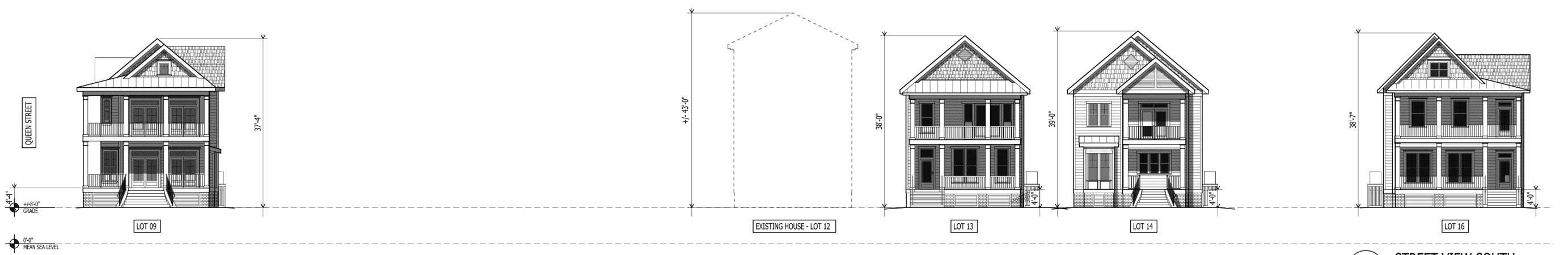
A-203

ELEVATIONS

10.13.2021
RIVERSTATION - LOT 04



1 STREET VIEW NORTH
A-204
Scale: 3/32" = 1'-0"



2 STREET VIEW SOUTH
A-204
Scale: 3/32" = 1'-0"



528 E. FRONT STREET



524 E. FRONT STREET



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LOT 04 - RIVER STATION

810 E. FRONT STREET, NEW BERN, NC 28560

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A-204

STREET ELEVATIONS

10.13.2021
RIVERSTATION - LOT 04



Zoning and Inspections Review of

Application for Certificate of Appropriateness for Alterations in Historic District

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

Application Address and Description: 810 E. Front St. – to include construction of a new infill house on a vacant parcel.

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

Zoning District: R-6, Riverstation Mixed Use Overlay

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

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

Maximum Lot Coverage for proposed use: 60%

Maximum Height of Structure: 50 ft above the Regulatory Flood Protection Elevation

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

Other requirements:

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

Comments:

Zoning Administrator *[Signature]* 10/15/21

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

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

Comments:

Chief Building Inspector *[Signature]* 10/15/21

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – October 2021

Applicant: Kent & Shari Lucas/GO Architectural Design PLLC

Applicant Address: 3904 Sienna Trail, New Bern, NC 28560

Project Address: 810 E. Front St., New Bern, NC 28560

Historic Property Name: N/A

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

NR Inventory Description (2003): N/A.

Sandbeck Description (1988): N/A

810 E. Front St. - to include construction of a new infill house on a vacant parcel.

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

Development Pattern

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

Design Principles

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

Infill Construction

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

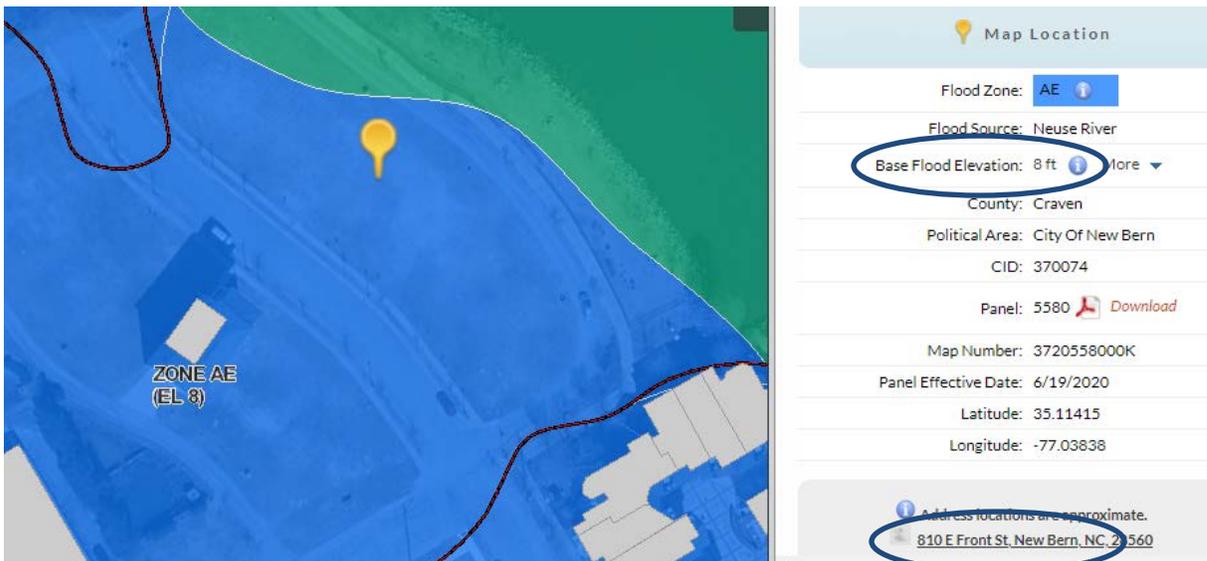
Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – October 2021

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

Foundations

- 4.1.3 Use traditional materials when constructing foundations. Concrete block should receive a veneer of stucco, brick, or other appropriate masonry material.
- 4.1.4 Locate foundation features such as vents and access doors in areas that will not detract from the architectural character of the building. Coordinate with other architectural features when possible, such as aligning vents and access doors with windows above or centering them between piers.
- 4.1.5 When elevating a structure in flood zones, limit elevation to the minimum height required by ordinance. When elevating a structure that is not in a flood zone, limit elevation to 2 feet above the current height.



- 4.1.6 Minimize the visual impact of tall foundation walls by introducing a combination of landscaping, grading, and terraced retaining walls.

Walls, Trim and Ornamentation

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

Windows, Doors and Openings

- 4.3.2 Add window and door openings in Secondary or Tertiary AVCs in locations that do not diminish the original design. In general, openings shall have a vertical orientation or be square.
- 4.3.3 Glazing should have true divided light muntins, or three-dimensional grilles affixed to both the interior and exterior of the glass. Provide shadow bars between insulated glass panes.

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – October 2021

Entrances

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

Roofs

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

Decks and Patios

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

Masonry

5.1.3 The size, color, texture and bond, or pattern, of masonry and mortar creates the intended finished appearance. It is not appropriate to paint masonry that has not been previously painted.

5.1.5 Provide a veneer of brick, stucco, or other appropriate material over concrete masonry units. Architectural concrete masonry units such as rusticated, split face or similar types may be substituted for stone masonry construction.

5.1.6 It is not appropriate to use water repellants or sealers on masonry because these treatments often trap moisture and accelerate spalling.

Metals

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

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

Paint

5.4.2 Select paint and sealant coatings that are harmonious with adjoining work. In general, new material shall be a compatible formulation with the substrate of application.

5.4.3 Apply primer coatings to front and back of wood surfaces prior to cutting and fitting. Prime end cuts before installation. Apply finish paint coatings to exposed primed surfaces.

5.4.4 Consider using opaque stain in lieu of paint on flooring, fencing, and similar wood surfaces exposed to foot traffic or weather.

5.4.6 It is not appropriate to apply paint, water repellent or sealant coatings to unpainted surfaces such as masonry, stone, copper, and bronze.

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

1. The project is located in the *Narrow Stitch* development pattern;
2. The proposal is an infill project;
3. Depending on the interpretation of Guideline 4.1.5, and except for the shape of two windows, the proposed design, components, and materials might meet the requirements of the Guidelines;

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – October 2021

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

MOTION

Staff recommends the Commission either:

- **continue the application until the floor elevation can be rectified to meet the requirements of Guideline 4.1.5, or**
- **approve this application for construction of a new infill house on a vacant parcel on condition that the shape of two windows be changed to meet Guideline 4.3.2.**



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: October 13, 2021
RE: Regular Meeting, **5:30 PM, Wednesday, October 20, 2021, in the Courtroom, Second Floor, City Hall, 303 Pollock St.**

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

REGULAR MEETING AGENDA – 5:30 PM

1. Opening of Meeting with Roll Call
2. Approval of Minutes of Previous Meeting(s)
3. Hearings on Certificates of Appropriateness:
 - A. Hearings: Introduction, Swearing-In, Summary of Process
 - Introduction of Hearings and Rules of Procedure
 - Swearing-In of Speakers
 - Summary of the Hearing Process
 - Applications:
 - B. **715 E. Front Street** – to include demolition of a contributing structure.
 - C. **302 Broad St.** – to include application of a masonry water repellant in all AVCs.
 - D. **407 Avenue D** – to include a new shed in the Tertiary AVC.
 - E. **810 E. Front St.** – to include a new infill house on a vacant parcel.
- *Please note that applications for these projects, including proposed plans, are available for review during normal business hours in the Development Services Department (303 First St.).*
5. Old Business (non-hearing items tabled or continued from a previous meeting): none
6. General Public Comments
7. New Business: 2022 Calendar of HPC meetings
8. HPC Administrator's Report
 - A. Report on CoAs Issued 9/8/2021 – 10/11/2021
MAJORS and AMENDMENTS:

City of New Bern
Historic Preservation Commission
2022 Schedule

<u>Design Review Date</u>	<u>Official Meeting Date</u>
January 5, 2022	January 19, 2022
February 2, 2022	February 16, 2022
March 2, 2022	March 16, 2022
April 6, 2022	April 20, 2022
May 4, 2022	May 18, 2022
June 1, 2022	June 15, 2022
July 6, 2022	July 20, 2022
August 3, 2022	August 17, 2022
September 7, 2022	September 21, 2022
October 5, 2022	October 19, 2022
November 2, 2022	November 16, 2022
December: no meeting	December: no meeting

DRAFT

Please Note:

Unless otherwise indicated, the New Bern Historic Preservation Commission meets for Design Review on the first Wednesday of each month at 5:30 in the Development Services Conference Room, 303 First St. The Commission holds its official Regular Meetings on the third Wednesday of each month at 5:30 in the City Hall courtroom on the 2nd floor.

The deadline to request to be on the agenda for the Design Review meeting is noon on the Monday prior to the meeting (2 days prior). Almost all cases need to go to the Design Review meeting before coming to the Regular meeting.

All materials to be considered by the New Bern Historic Preservation Commission must be submitted on 8" x 11" or 11" x 17" size paper and a PDF. This schedule is provided as a convenience for those involved in the Historic Districts project review process and will be adhered to in scheduling applications. The dates are based on the best available information at the time of printing. Questions may be directed to the City of New Bern Development Services Department at (252) 639-7583.

1. 227 E. Front Street – elevating and moving the building, revising the front stairs, relocating the ramp, replacing the rear porch and stairs, adding a second story door
2. 221 S. Front St. – amending the CoA with two windows instead of four

MINORS:

1. 215 Pollock St. – rear stairs
2. 209 Hancock St. – driveway
3. 215 Craven St. – mural
4. 218 Change St. – rear porch roof addition – contact neighbors (later today)
5. 225 C. Broad St. ROW – tree replacement
6. 301 Johnson St. ROW – tree replacement
7. 309 Johnson St. ROW – tree replacement
8. 313 George St. - reroofing
9. 404 Ave C – tree replacement
10. 504 S. Front St. – gravel and door
11. 506 Johnson St. – gutters and downspouts
12. 520 Craven St. ROW – tree replacement
13. 520 Metcalf St. – tree replacement
14. 804 Queen St. – sign, rear ramp

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

C. Other Items and Updates

9. Commissioners' Comments

10. Adjourn