



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: March 8, 2022
RE: Regular Meeting, **5:30 PM, Wednesday, March 16, 2022, 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. **521 E. Front St.** – to include a new roof structure for the garage, metal roofing, and new wood, hinged garage doors in the Secondary and Tertiary AVCs.
 - C. **720 Pollock St.** – to include a front porch reconstruction, new rear fencing, and new patio paving in all AVCs.
 - D. **404 Avenue C** – to include an amendment to the approved CoA for front and side porch design revisions in the Primary and Secondary AVCs.
 - E. **212 Change St.** – to include: an extension to the enclosed rear porch, rear roof overhang extension, a new pergola, a new brick and metal gateway, new landscaping, and a storage closet addition to the accessory dwelling unit all in the Secondary and Tertiary AVCs.
- *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:
 - A. Select Acting Chair and Acting Vice Chair for the April 20, 2022 Regular Meeting
8. HPC Administrator's Report:
 - A. Report on CoAs Issued 02/08/2022 – 03/08/2022
 - MAJORS, including AMENDMENTS:
 1. 301 Johnson St. – gates
 - MINORS:
 1. 400 New St. – landscaping
 - B. Report on CoA Extensions Issued since the Prior Regular Meeting: None
 - C. Other Items and Updates
9. Commissioners' Comments
10. Adjourn

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



HPC Administrator
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:

<https://www.newbernnc.gov> Go to: Departments, Development Services, then:

For the CoA Instructions: Document Center, Alphabetical Listing, Certificate of Appropriateness – Instructions for COA application

For the Historic District Guidelines: Historic Preservation, HPC Guidelines, Historic District Guidelines

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

I. Applicant/Owner Information:			
Property Address (Include year built, if known): 521 EAST FRONT GARAGE BUILT 1816-1824			
Property Owner Name(s): SYLVIA WHITFORD	Owner Mailing Address: 521 EAST FRONT	Phone #'s: 658-5367	Email: STWHITFORD@GMAIL.COM
Applicant Name (if different):	Applicant Mailing Address:	Phone #'s:	Email:

II. Project Information: (See "CoA Instructions" & "Historic Guidelines" for help in completing this section)	
1. Provide a detailed description of work to be conducted on site: (Attach additional sheets if needed) See attached Continued on additional sheet or attached brochure <input checked="" type="checkbox"/>	
2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (page and guideline number): 4.5.1 4.5.4 4.3.3 5.1.2 5.1.4 Continued on additional sheet or attached brochure <input checked="" type="checkbox"/>	
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). Wood, metal, brick Sketch on additional sheet Continued on additional sheet or attached brochure <input checked="" type="checkbox"/>	

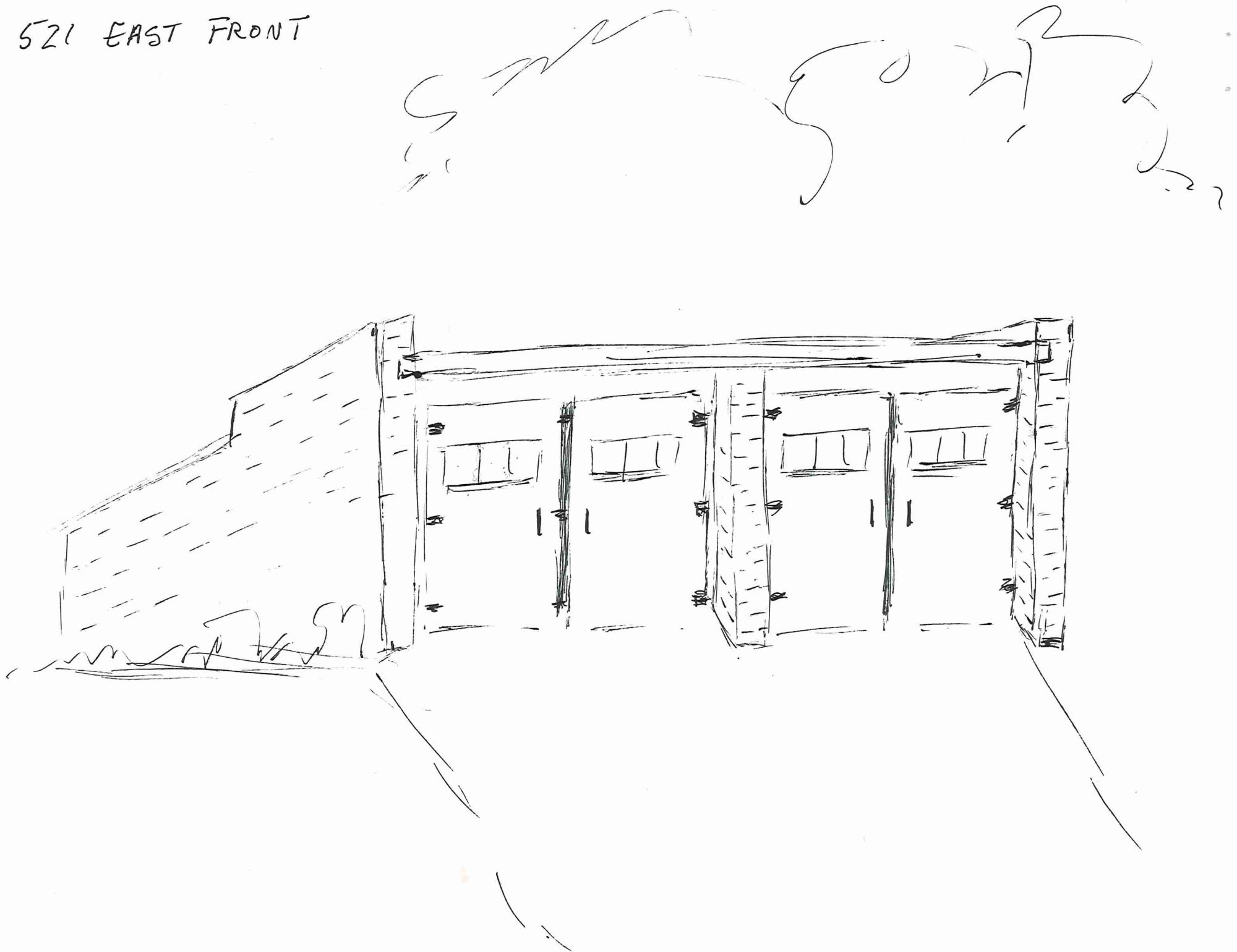
At this time there are 3 bricks ^{walls} standing that was once a garage__circa 1916-1924.
The roof has been gone for many years but it is obvious that it had a shed roof__see pictures.

I would like to replace the shed roof with one as nearly the same as possible, including a metal roof. There will be a 4X8 to support the 2X6 rafters over the doors.

I would also like to replace the doors using what would have been used in 1924__with research I learned garage doors of that era used doors hinged on the sides.



521 EAST FRONT





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: 521 E. Front St. – to include a new roof structure for the garage, metal roofing, and new wood, hinged garage doors in the Secondary and Tertiary AVCs.

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

Zoning District: R-10

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

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

Maximum Lot Coverage for proposed use: 60%

Maximum Height of Structure: 45 ft

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

Other requirements:

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

Comments:

Zoning Administrator

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

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

Comments:

Building permit required

Chief Building Inspector

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – March 16, 2022

Applicant: Ms. Sylvia Whitford
Applicant Address: 521 E. Front St., New Bern, NC
Project Address: 521 E. Front St., New Bern, NC

Historic Property Name: Charles Slover Kitchen, Quarters, Smokehouse

Status: **Contributing:** House, yes; garage, possibly **Non-contributing:** Vacant:

NR Inventory Description (2003): built ca. 1848-49; Two stories; brick; four bays wide; low-pitched, pedimented, gable-end roof incorporating end chimneys; tall, one-story wing attached to south end of main block.

Sandbeck Description (1988): [Nothing about the subject garage, neither with the Kitchen and Quarters nor with the Charles Slover House.]

521 E. Front St. - to include a new roof structure for the garage, metal roofing, and new wood, hinged garage doors in the Secondary and Tertiary AVCs.

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

Accessory Structures

2.6.2 It is appropriate for outbuildings, and similar structures with substantial foundations, to have a similar form and detailing as the primary structure. Reduce these elements in scale to compliment the outbuilding massing, and incorporate less ornate and simpler elements than found on the primary structure.

Modifications

3.2.1 Select materials that are consistent with the structure. Limit the palette to those materials that were available at the time a building was originally constructed.
3.2.3 Replace historic design components only if they are damaged beyond repair. Replacement for convenience is not appropriate. Use materials and details that match the original.

Windows, Doors and Openings

4. 3. 3 Glazing should have true divided light muntins, or three-dimensional grilles affixed to both the interior and exterior of the glass. Provide shadow bars between insulated glass panes.

Roofs

4.5.1 Adhere to Guidelines for retention of historic fabric when altering roof components.
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.

Masonry

5.1.1 Adhere to Guidelines for retention of historic fabric when altering masonry materials.
5.1.2 Match the masonry bond, or pattern, of masonry materials found in adjoining work. In general, new material should be the same size, color, and texture of that existing.

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – March 16, 2022

- 5.1.4 Select mortar with appropriate strength properties for masonry units involved. A commonly used mix for softer, historic masonry is one- part portland cement, two parts hydrated lime and nine parts sand.

Paint

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

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 in the Tertiary AVC;
2. The proposal is a project to replace a long-gone roof and garage doors for a historic garage;
3. The proposed design, components, and materials meet the requirements of the Guidelines;
4. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
5. The project is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application to include a new roof structure for the garage, metal roofing, and new wood, hinged garage doors in the Secondary and Tertiary AVCs.

FEE SCHEDULE (office use only)

- ☐ \$22 Standard Application (minor)
☒ \$107 Standard Application (major)



HPC Administrator
 HPCadmin@newbernnc.gov
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Application for a Certificate of Appropriateness
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For assistance, see "CoA Instructions," as well as "Historic District Guidelines," available online at:

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- For the Historic District Guidelines: Historic Preservation, HPC Guidelines, Historic District Guidelines

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

I. Applicant/Owner Information: AG's Home Solutions, LLC /Gilray

Property Address (Include year built, if known):
 720 Pollock Street

Property Owner Name(s): Jacob and Jennifer Gilray	Owner Mailing Address: 11528 Walden Loop Parrish FL 34219	Phone #s: 941-773-3024	Email: jake.gilray@gmail.com
Applicant Name (if different):	Applicant Mailing Address:	Phone #s:	Email:

II. Project Information: (See "CoA Instructions" & "Historic Guidelines" for help in completing this section)

1. Provide a detailed description of work to be conducted on site: (Attach additional sheets if needed)

Install Pavers in the rear of the property from the back steps and underneath pergola.
 Erect Pergola from wood and place on top of pavers.
 Install 6X8 shed on brick piers with a curtain wall in the rear of the property matching house.
 Install wooden fence on the right property line to replace previous fence that was rotten beyond repair.

Build front porch similar to adjoining properties to improve curb appeal. ☐ Continued on additional sheet or attached brochure

2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (only need the guideline numbers):

2.5.1, 2.5.3, 2.5.4, 5.4.2, 5.4.3, and 5.4.4, 2.6.1, 2.6.3, 3.1.1, and 3.1.2

☐ Continued on additional sheet or attached brochure

3. Provide a detailed description of materials to be used (copies of brochures, texture, etc.):

Reference the specific Guidelines in the Historic District Guidelines for the proposed material(s).

See attached

☐ Continued on additional sheet or attached brochure

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

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

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


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

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

Check one:

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

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


Signature of Applicant/Owner


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:

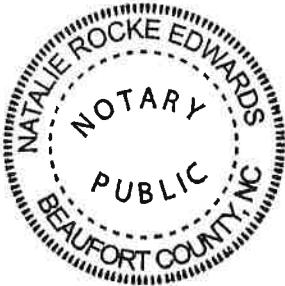
720 Pollock Street New Bern NC
(address, city, zip code)

I hereby authorize AG's Home Solutions 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:

11528 Warden Loop Phone 941-773-3024
Durham, NC 27719



[Signature]
Owner's Signature

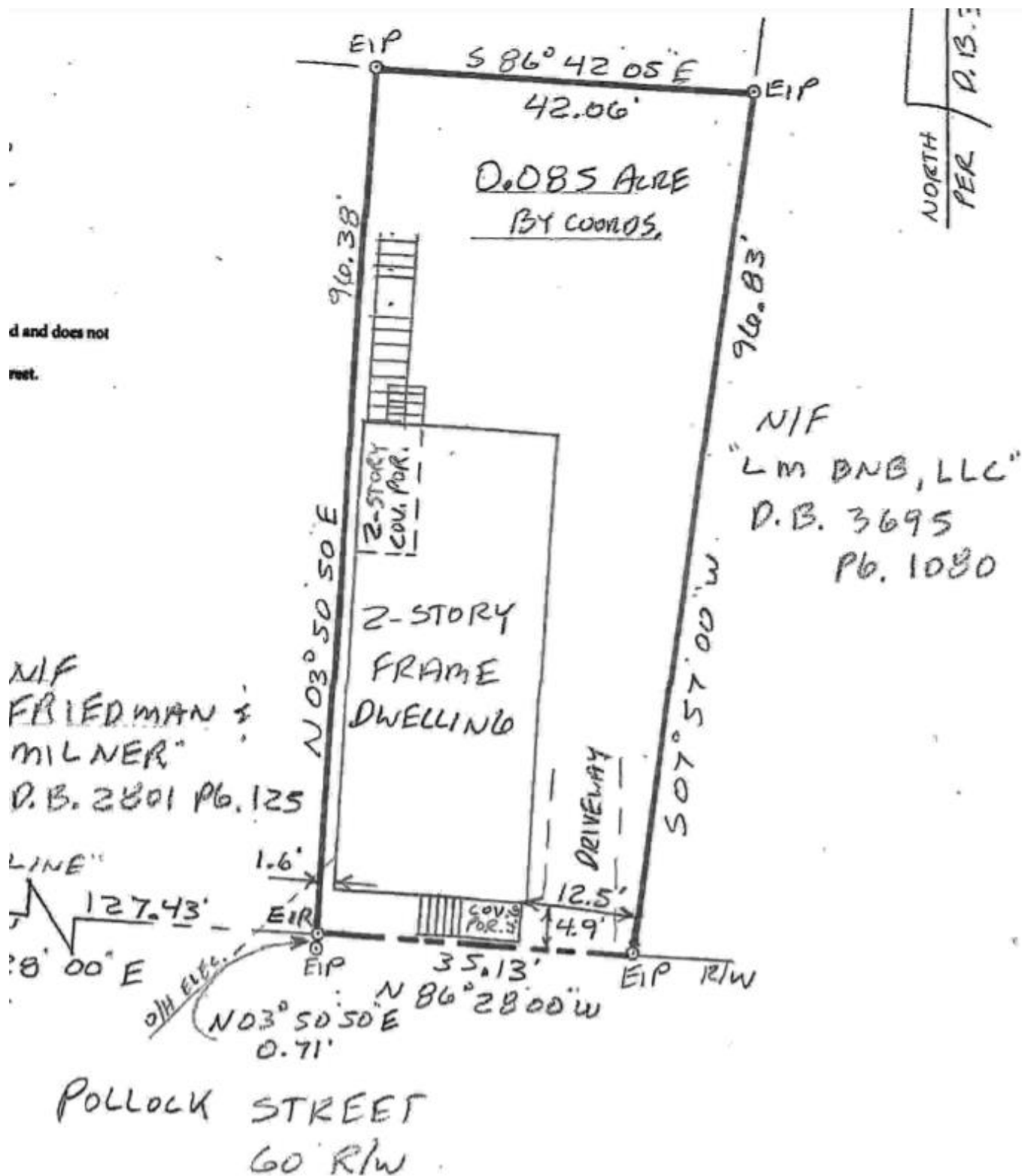
Jacob Gilray
Print Name

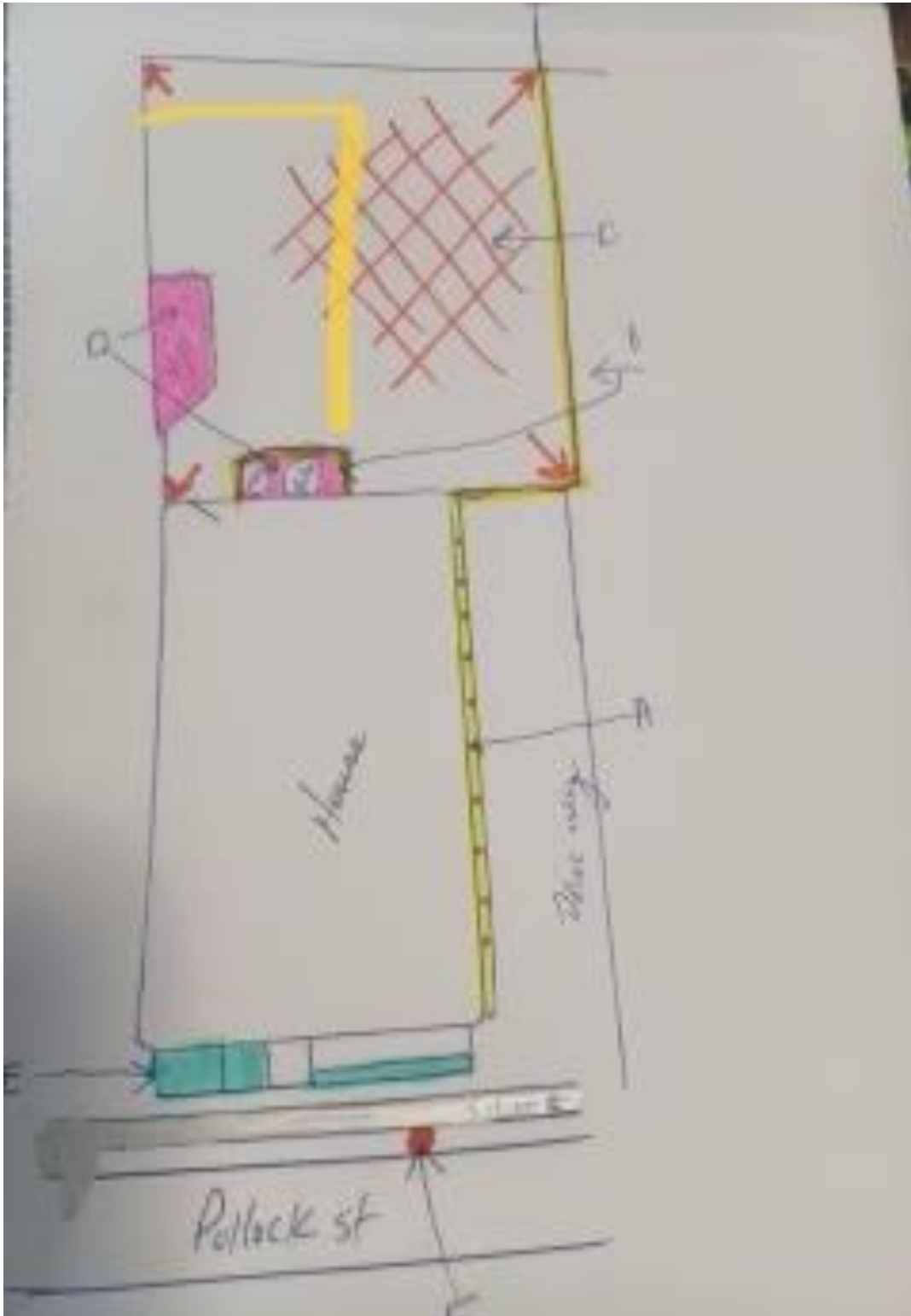
10/2/2021
Date

Sworn to and subscribed before me this 2nd day of October, 2021

[Signature]
Notary Public:

My commission expires: 2/13/2024





A = Liriope B = Fencing along right side of property, driveway gate and around HVAC C= Grass

D= Fabric and Rock under the steps and fencing around HVAC Units

Now that the survey has been completed on the property we request to remove from our application:

- Storage Shed
- Pergola
- We are also adding 4.5.4 to the application for the front porch roof

Please reference the attached site plan that has been labeled with each item below:

A – Landscaping along the Right Side of the House

- Remove existing border pieces that are broken
- Clean out old mulch and create natural boarder edge
- Plant 10 Liriope as pictured below



B - Fence

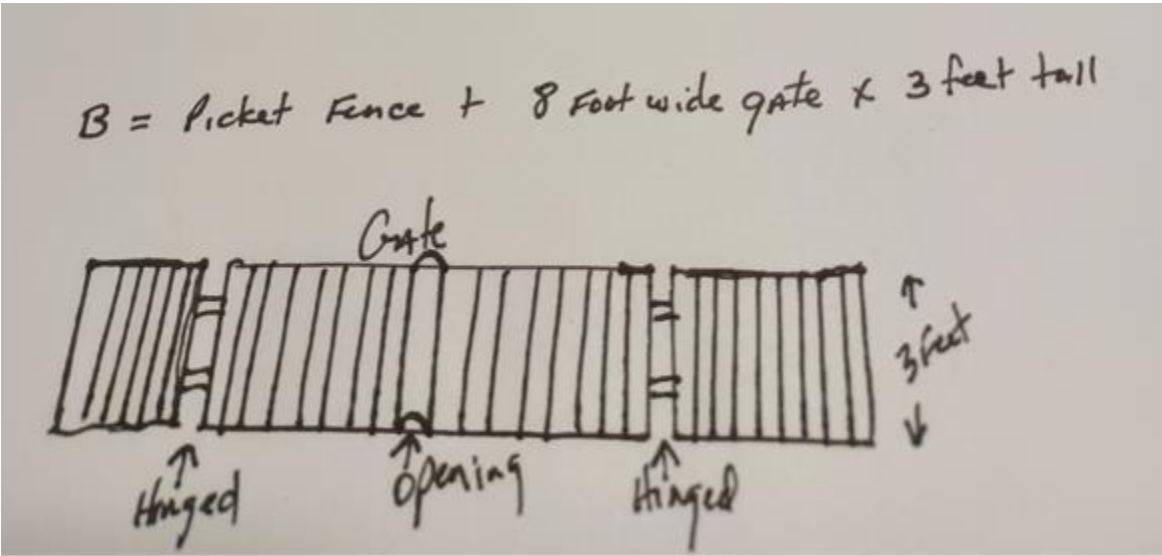
Fence to be placed on the right property line, across the driveway and around HVAC units as illustrated on site plan. There was a fence here previously. It was rotten and beyond repair.

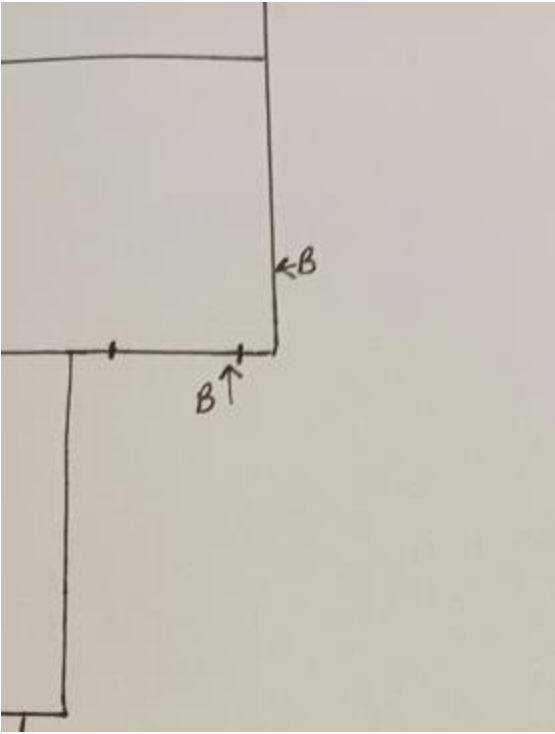
- Wooden pickets
- 36 inches tall
- Pickets 1.5 inches in between slats
- 8 foot wide gate at the driveway made of the same picket material
- Primed on all sides and painted white



Above photo shows the previous fence that was rotted beyond repair. New fence to be placed in same location as previous fence along the right property line and across the driveway.

Drawing to show picket fence and proposed gate below -





Gate placement pictured above for driveway – entire site map further in document

C – Existing Grass

The back yard to remain grass

Pavers

- Left Property line In the area indicated with the yellow rectangle
- Level and Pack with ABC/Base Sand and install pavers from the back steps into the back yard.



D – Area under the back steps and around HVAC Units

- Place landscaping fabric and river rock under the steps and around HVAC Units
- Build the same picket fence around the HVAC Units as a Screen
- Photo below shows the placement of the HVAC units and the area under the stairs



E -Landscaping In the front of the property

- Remove old stumps from borders edge and Plant 5 draft boxwoods across the front of the property inside brick wall. Dwarf variety selected as it stays very small and requires minimal pruning.
- Remove unlevel bricks and recreate brick work stoop area at foot of steps – shaded area shows placement of brick

Front Roof

- Extend Existing Porch Roof, hip roof, across the house using same materials – stand and seam
- Steps to stay as they are
- Area to the left to be a sitting area on brick

Here is the current front of the home

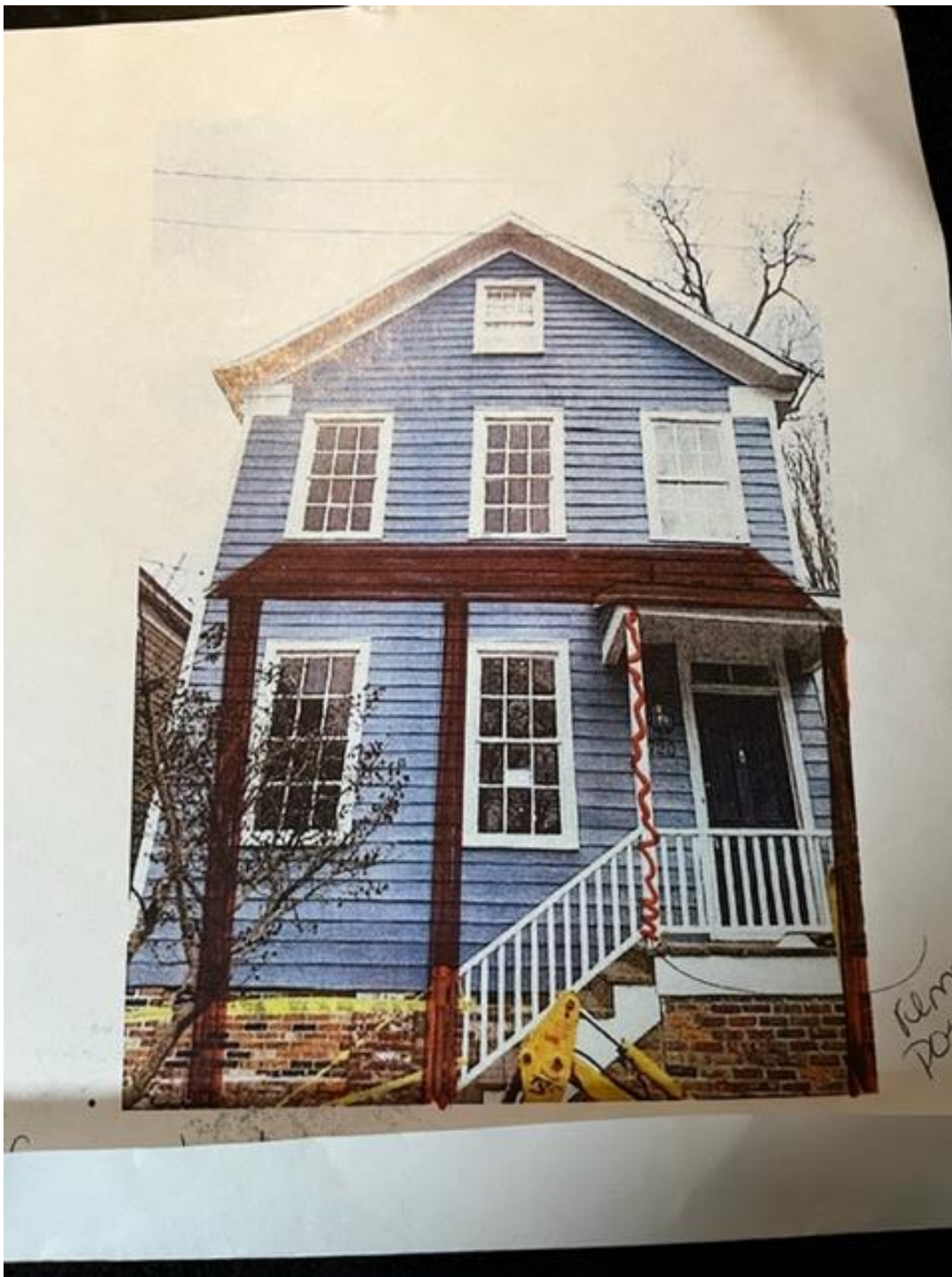




Here is a ROOF in the district that shows how this roof would look. We were unable to locate photos of the original full roof that has been referenced in historical documents.

Drawing below shows the roof across the property

- Hip Roof
- Stand and Seam roofing to meet 4.5.4
- 6X 6 wooden post painted white
- Steps stained gray





The area marked in red will be brick – there is some brick in this area as this appeared to be brick at some time. We will reuse what we can and match the rest.



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:

720 Pollock St. – to include a front porch reconstruction, new rear fencing, landscaping, and new patio paving in all AVCs.

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:

Zoning Administrator  3/15/22

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 needed for front porch reconstruction

Chief Building Inspector  3/15/22

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – March 16, 2022

Applicant: Jacob & Jennifer Gilray
Applicant Address: 11528 Walden Loop, Parrish, FL 34219
Project Address: 720 Pollock St., New Bern, NC

Historic Property Name: Hill Rental House

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

NR Inventory Description (2003): built ca. 1880-90; Two stories; three bays wide; shed-roofed entrance porch in right front bay; bracketed eaves; gable-front roof; interior chimney.

Sandbeck Description (1988): “Distinguished by its late Italianate-style bracketed cornice, Although altered and enlarged during the twentieth century, it retains much of its interior and exterior detailing. Evidence still visible in the front gable indicates that the house originally had cornice returns and decorative sawn bargeboards which would have been similar to the original gable treatment of 721 Pollock Street of about the same date. Of note are the six-over-six sash, the front entrance door with its arched upper panels, ... A full-width front porch originally sheltered the façade. ...”

720 Pollock St. - to include a front porch reconstruction, new rear fencing, and new patio paving in all AVCs.

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

Landscaping

2.4.3 Use plant materials that are indigenous to the historic districts. It is not appropriate to use contemporary edging materials such as landscaping timbers or plastic borders.

Fences and Garden Walls

2.5.1 Fences and walls based on historic designs are encouraged. Incorporate materials and configurations that relate to the architecture of the principal structure on the site. Use fences and walls to demarcate property lines and screen private areas.

2.5.3 In Secondary and Tertiary AVCs, erect tall fences and walls with a vertical dimension of six feet or less. Tall fences that abut a structure shall terminate at an architectural feature. Transition low fencing to taller fencing at an architectural feature.

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.

3.1.5 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.

Modifications

3.2.1 Select materials that are consistent with the structure. Limit the palette to those materials that were available at the time a building was originally constructed.

3.2.3 Replace historic design components only if they are damaged beyond repair. Replacement for convenience is not appropriate. Use materials and details that match the original.

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – March 16, 2022

- 3.2.4 Rebuild missing or insensitively altered design components based on documented evidence of the original configuration.

Additions

- 3.3.2 Use roof forms and pitches that are similar to those found on the primary structure. Delineate the addition from the plane of the primary structure by creating slight offsets and corners.
- 3.3.3 Incorporate materials and details derived from the primary structure. Extend the architectural hierarchy of the primary structure to the addition. Architectural embellishments and detailing are often simplified on less visible Secondary and Tertiary AVC elevations.

Walls, Trim and Ornamentation

- 4.2.1 Adhere to Guidelines for retention of historic fabric when altering wall components.
- 4.2.4 Incorporate wood trims and articulate masonry appropriately for the application.

Entrances

- 4.4.1 Adhere to Guidelines for retention of historic fabric when altering entrance components.
- 4.4.2 Reconstruct entrances and porches based on documentary evidence of the original configuration. Add architectural ornamentation when there is historical evidence of such features.
- 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

- 4.5.1 Adhere to Guidelines for retention of historic fabric when altering roof components.
- 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.

Wood

- 5.2.1 Adhere to Preservation Guidelines for retention of historic fabric when altering wood materials.
- 5.2.2 Construct wood assemblies similar to that found in adjoining work. In general, new material should be the same dimension and shape of that existing.

Paint

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

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – March 16, 2022

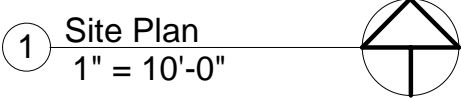
Statements of Reason, based on the information contained in the application, in Staff's judgment are:

1. The project is located in the *Tight Weave* development pattern, in all AVCs;
2. The proposal is a modification project;
3. The proposed design, components, and materials meet the requirements of the Guidelines;
4. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
5. Except for the clarification of some details for the front porch, the application is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application to include a front porch reconstruction, new rear fencing, and new patio paving in all AVCs, with the following condition:

- **that the CoA is not valid until the applicant provides more information about the details of the construction of the front porch to the HPA, who will review and approve when appropriate.**

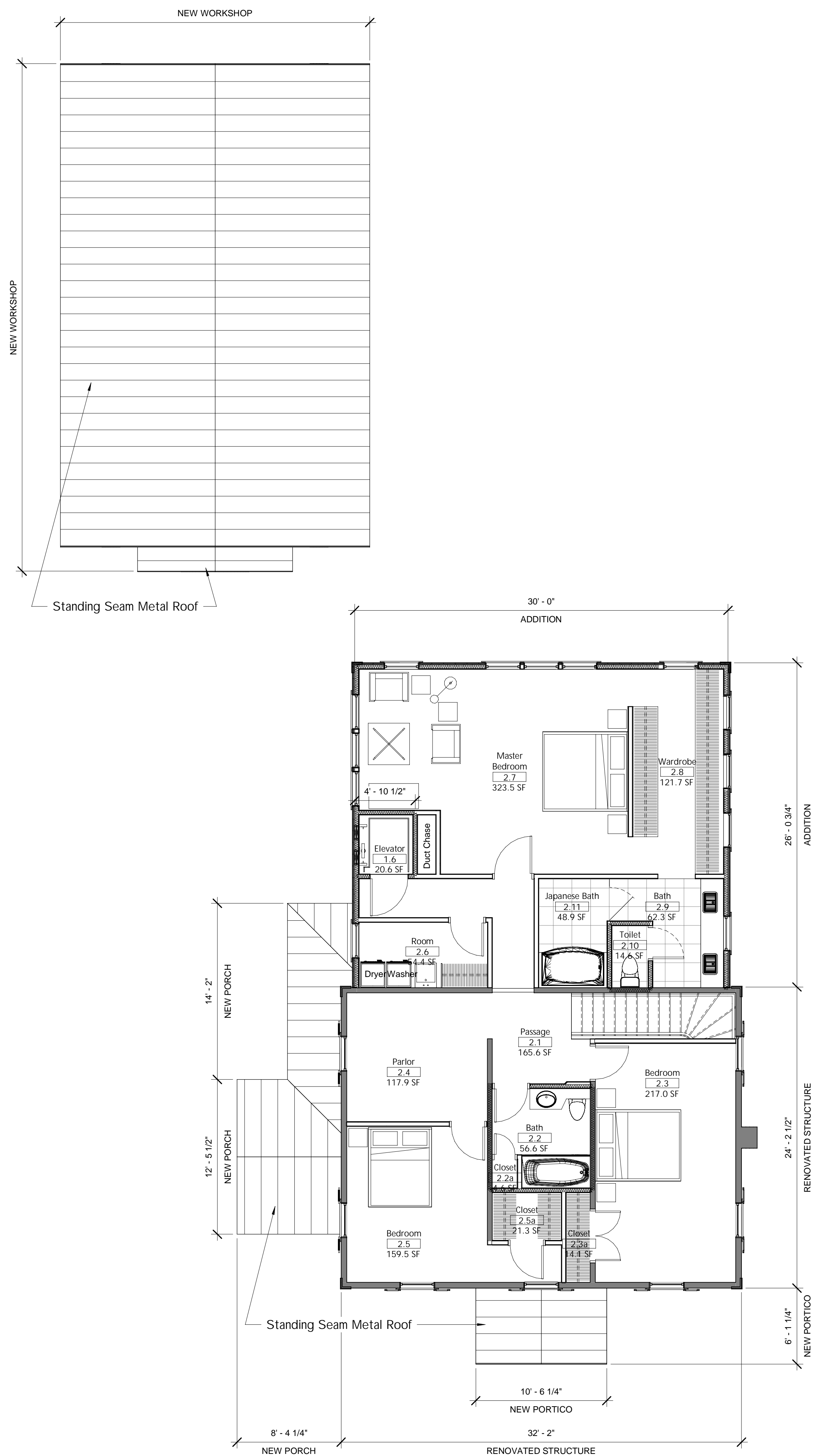


○ ▲ ■ ○ ▲ **▲** ▲ ○ ■ ▲ ○

○ ▲ ■ ○ ▲ **▲** ▲ ○ ■ ▲ ○



M/M Alexis Cardelli - 404 Avenue C New Bern, NC



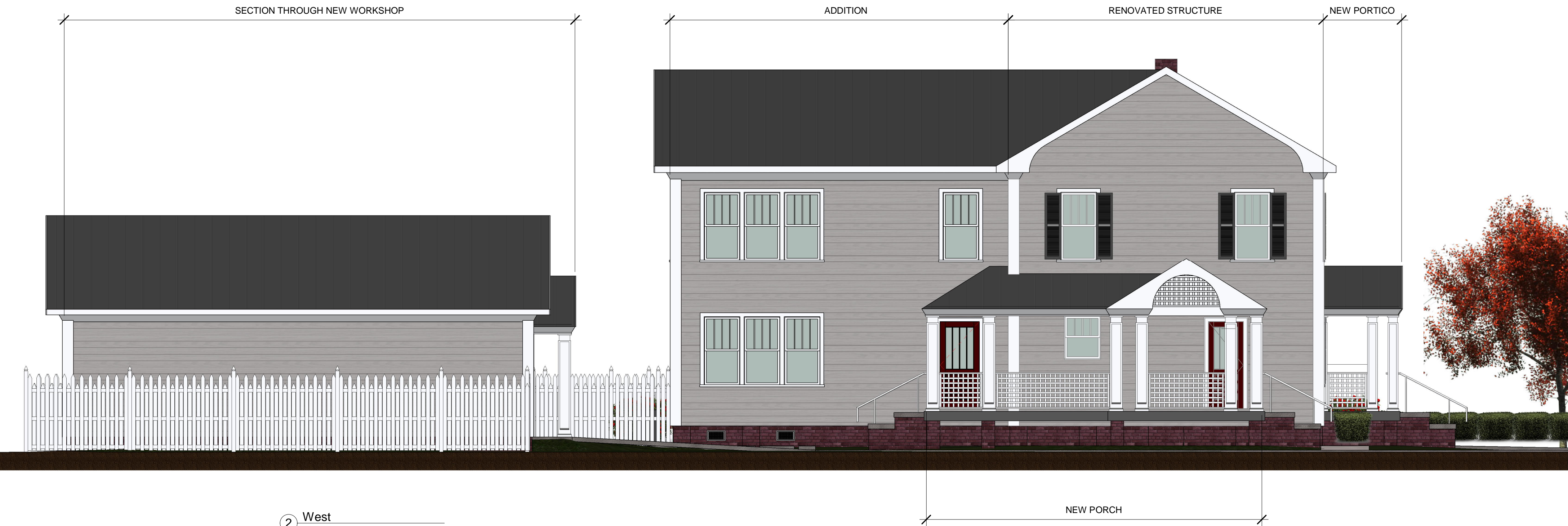
① Level 2
3/16" = 1'-0"

Residence Renovation & Addition:

M/M Alexis Cardelli - 404 Avenue C New Bern, NC



① South
3/16" = 1'-0"



② West
3/16" = 1'-0"

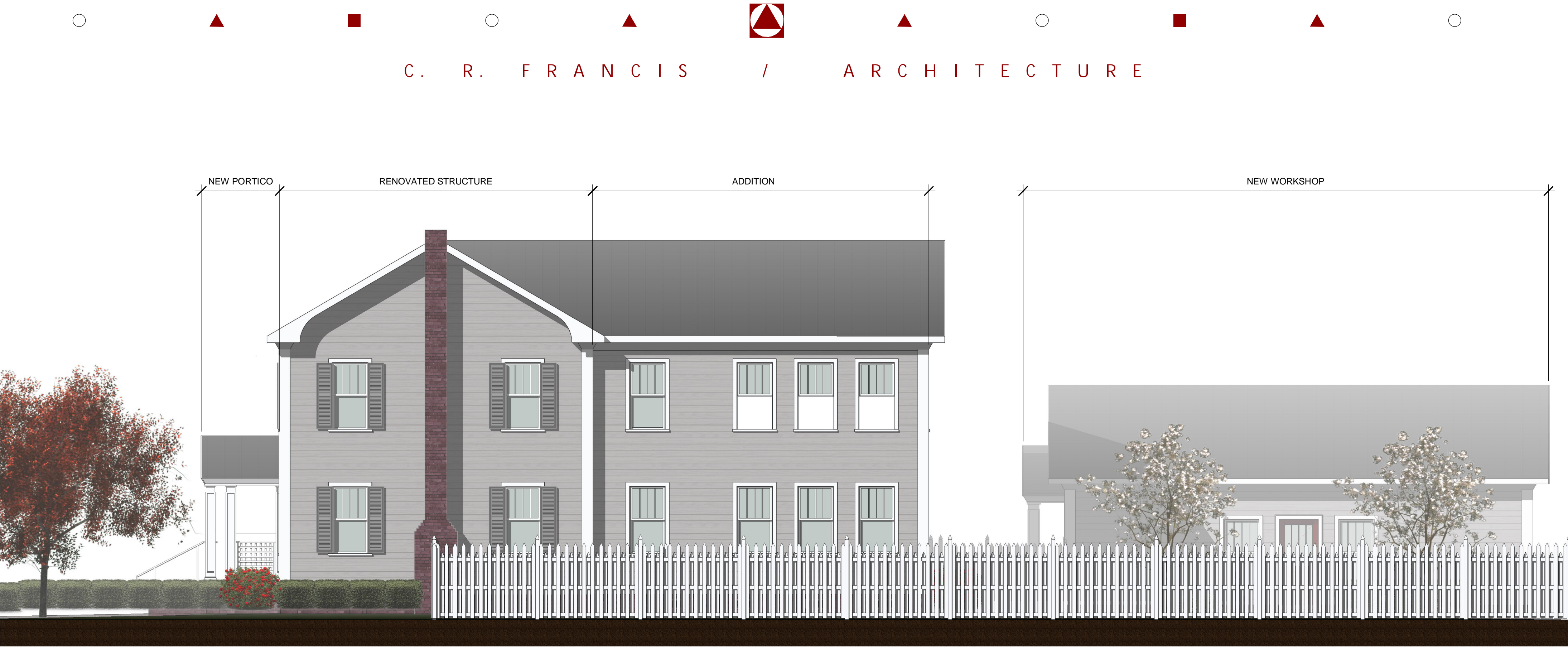


③ North
3/16" = 1'-0"

Residence Renovation & Addition:

M/M Alexis Cardelli - 404 Avenue C New Bern, NC

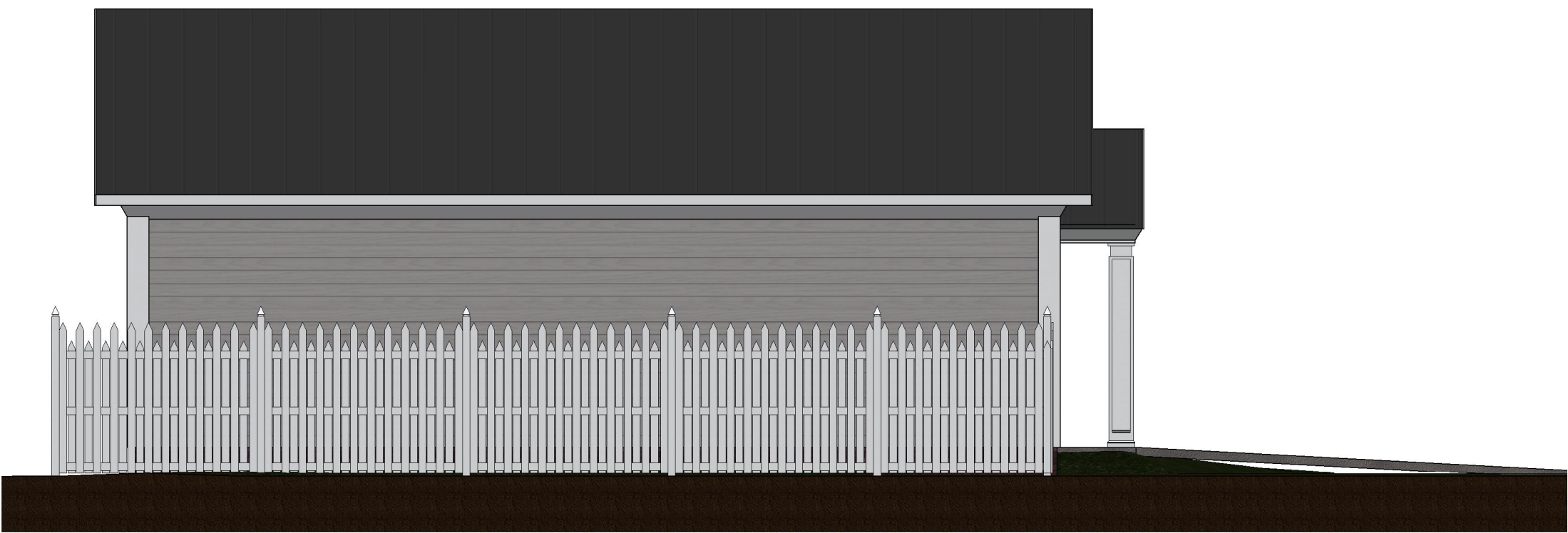




① East
3/16" = 1'-0"



② Wkshp South
3/16" = 1'-0"



③ Wkshp West
3/16" = 1'-0"



④ Wkshp North
3/16" = 1'-0"



⑤ Wkshp East
3/16" = 1'-0"

Residence Renovation & Addition:

M/M Alexis Cardelli - 404 Avenue C New Bern, NC



404 AVE C

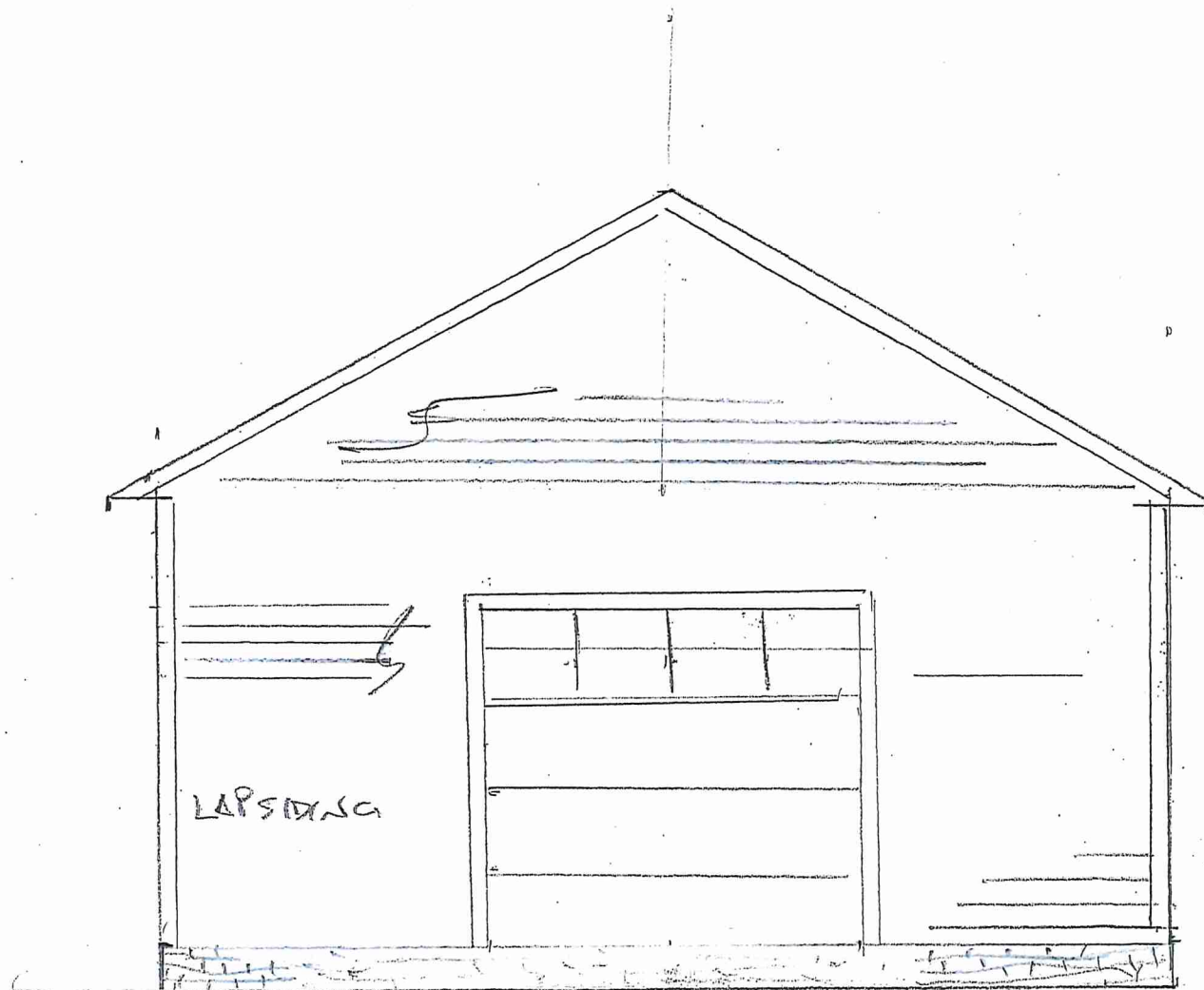
Front Porch



404 Ave C
side porch



404 Ave C





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: 404 Avenue C – to include: demolition of the rear 1-story addition, garage, front porch, and side porch; and construction of a new 2-story addition, front and side porch replacements, new workshop, reroofing the entire house with standing seam metal, new driveway, new patio, replacement walkways, and new plantings, in all AVCs.

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

Zoning District: R-10S

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

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

Maximum Lot Coverage for proposed use: 60%

Maximum Height of Structure: 45 ft

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

Other requirements:

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

Comments:

[Signature] Zoning Administrator 11/10/21

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 and Building Permits required

[Signature] Chief Building Inspector 11/10/21

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – March 2022

Applicant: Mr. & Ms. Cardelli
Applicant Address: 329 Middle St., New Bern, NC
Project Address: 404 Avenue C, New Bern, NC

Historic Property Name: House

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

NR Inventory Description (1988): House, ca. 1940 [i.e. 48 years old at time of inventory]; two-story, gable-roofed frame Colonial Revival house. Garage at rear of 404 Avenue C: ca. 1940; one-story frame garage.

Sandbeck Description (1988): none

404 Avenue C – to AMEND the approved and issued Certificate of Appropriateness to include revising the designs of the two porches and the gable of the workshop, in all AVCs.

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

Accessory Structures

- 2.6.2 It is appropriate for outbuildings, and similar structures with substantial foundations, to have a similar form and detailing as the primary structure. Reduce these elements in scale to compliment the outbuilding massing, and incorporate less ornate and simpler elements than found on the primary structure.

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.
- 3.1.4 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.

Entrances

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

- 4.5.1 Adhere to Guidelines for retention of historic fabric when altering roof components.
- 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.

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – March 2022

Wood

- 5.2.1 Adhere to Preservation Guidelines for retention of historic fabric when altering wood materials.
- 5.2.2 Construct wood assemblies similar to that found in adjoining work. In general, new material should be the same dimension and shape of that existing.

Paint

- 5.4.1 Adhere to Guidelines for retention of historic fabric when altering painted materials.
- 5.4.2 Select paint and sealant coatings that are harmonious with adjoining work. In general, new material shall be a compatible formulation with the substrate of application.
- 5.4.3 Apply primer coatings to front and back 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.

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

- 1. The project is located in the *Tight Weave* development pattern;
- 2. The proposal revises the front and side porches and the front gable of the new workshop building in a way that incorporates the characteristics of the surrounding historic development pattern, and uses basic shapes and forms that are common to the historic districts;
- 3. The proposed design, components, and materials meet the requirements of the Guidelines;
- 4. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
- 5. The project is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this proposal to AMEND the approved and issued Certificate of Appropriateness to include revising the designs of the two porches and the gable of the workshop, in all AVCs.

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



HPC Administrator
HPAdmin@newbernnc.gov
Work: (252)639-7583
Fax: (252)636-2146

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

For assistance, see "CoA Instructions," as well as "Historic District Guidelines," available online at:

<https://www.newbernnc.gov> Go to: Departments, Development Services, then:

- For the CoA Instructions: Document Center, Alphabetical Listing, Certificate of Appropriateness – Instructions for COA application
- For the Historic District Guidelines: Historic Preservation, HPC Guidelines, Historic District Guidelines

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

I. Applicant/Owner Information:

Property Address (Include year built, if known):
 212 Change St., New Bern ca. 1890-1895

Property Owner Name(s):	Owner Mailing Address:	Phone #s:	Email:
Dr. and Mrs. Scott McClellan	212 Change St., New Bern	252-624-4809	taygrayson@gmail.com
Applicant Name (if different): Lucien Vaughn	Applicant Mailing Address: P.O. Box 12666	Phone #s:	Email:
Tarheel Associates Inc.	New Bern, NC 28561	252-633-6452	lucien@tarheelassociates.com

II. Project Information: *(See "CoA Instructions" & "Historic Guidelines" for help in completing this section)*

1. Provide a detailed description of work to be conducted on site: (Attach additional sheets if needed)
 (See attachment)

Continued on additional sheet or attached brochure ☐

2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (only need the guideline numbers):

(See attachment)

Continued on additional sheet or attached brochure ☐

3. Provide a detailed description of materials to be used (copies of brochures, texture, etc.):
 Reference the specific Guidelines in the Historic District Guidelines for the proposed material(s).

(See attachment)

Continued on additional sheet or attached brochure ☐

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

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

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

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

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

Check one:

☐

I am the owner of the Property, or

☒

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

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


Signature of Applicant/Owner

3/1/2022

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:

212 Change St., New Bern, NC 28560

(address, city, zip code)


I hereby authorize Lucien Vaughn w/Tarheel Associates, Inc. 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:

212 Change St., New Bern, NC 28560

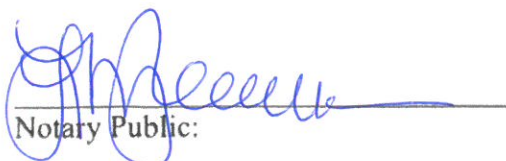
Phone 252-624-4809


Owner's Signature

Dr. Scott McClellan
Print Name

7/12/21
Date

Sworn to and subscribed before me this 31ST day of August, 2021.


Notary Public:

My commission expires: 11/30/2022



**PROJECT: McClellan Residence Rear Additions/Hardscape/Driveway Gate
212 Change St.**

3/1/2022

Description of Work

- **Alterations to Existing Contributing Structure in Tertiary AVC**
 - Extend existing brick masonry foundation for screened porch expansion.
 - Extend existing wood-frame shed roof (see Plans).
 - Install two (2) painted wood screen porch doors. (see Plans).
 - Install painted wood siding on new addition walls.
 - Install painted wood fascia, bands, soffit, and frieze.
 - Install wood pergola.
 - Add storage room onto rear of existing accessory building.

- **Alterations to existing contribution structure in Secondary AVC**
 - Install new brick columns on driveway
 - Install new gate in driveway

Historic District Guidelines

Guidelines for Landscaping

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

Guidelines for Fences and Garden Walls

- 2.5.1 Fences and walls based on historic designs are encouraged. Incorporate materials and configurations that relate to the architecture of the principal structure on the site. Use fences and walls to demarcate property lines and screen private areas.
- 2.5.3 In Secondary and Tertiary AVCs, erect tall fences and walls with a vertical dimension of six feet or less. Tall fences that abut a structure shall terminate at an architectural feature. Transition low fencing to taller fencing at an architectural feature.

Guidelines for 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.

Guidelines for Additions

- 3.3.1 Locate additions in a Secondary or Tertiary AVC to minimize the impact on primary, character defining elevations. Limit the footprint of additions to maintain private open spaces.
- 3.3.2 Use roof forms and pitches that are similar to those found on the primary structure. Delineate the plane of the primary structure from the addition by creating slight offsets and corners.

Guidelines for 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.

Guidelines for Walls, Trim, and Ornamentation

- 4.2.2 It is not appropriate to introduce trim or ornamentation to a contributing structure without documentary evidence that such elements historically existed.
- 4.2.4 Incorporate wood trims and articulate masonry appropriately for the application. 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.

Guidelines for 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.

Guidelines for Roofs

- 4.5.3 Retain rooftop architectural features such as chimneys, dormers, towers, cupolas, cresting, finials, parapet walls and decorative roof patterns and colors.

Guidelines for Decks and Patios

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

Guidelines for Masonry

- 5.1.1 Adhere to Guidelines for retention of historic fabric when altering masonry materials.
- 5.1.2 Match the masonry bond, or pattern, of masonry materials found in adjoining work. In general, new material should be the same size, color and texture of that existing.

PROJECT: McClellan Residence Additions/Hardscape/Driveway Gate
212 Change St.

3/1/2022

- 5.1.3 The size, color, texture and bond, or pattern, of masonry and mortar creates the intended finished appearance. It is not appropriate to paint masonry that has not been previously painted.
- 5.1.4 Select mortar with appropriate strength properties for masonry units involved. A commonly used mix for softer, historic masonry is one part portland cement, two parts hydrated lime and nine parts sand.
- 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.

Guidelines for Metals

- 5.3.1 Adhere to Guidelines for retention of historic fabric when altering metal materials.
- 5.3.2 Use metal fabrications found in adjoining work. In general, new material should be the same dimension, shape and alloy of that existing.
- 5.3.3 Use full weld iron and steel fabrication techniques. Welds shall be properly dressed, or ground smooth.

Guidelines for 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.

PROJECT: McClellan Residence Rear Additions/Hardscape/Driveway Gate 3/1/2022
212 Change St.

List of Materials

- **Foundation**
 - 8 x 16 concrete masonry units.
 - Modular brick (to match existing)
- **Framing**
 - 2 x 8 P.T. girder
 - 2 x 8 P.T. joist
 - 2 x 4 P.T. studs
 - 2 x 8 P.T. porch beam
 - 2 x 8 P.T. rafters
 - 6 x 6 P.T. post
- **Siding**
 - Wood siding (to match existing)
- **Fascia, Band, Casings, Frieze**
 - Wood (to match existing)
- **Porch flooring**
 - Porch flooring (3/4" x 3 1/2" T & G P.T.)
- **Soffit**
 - Plywood solid soffit (to match existing)
- **Roofing**
 - Metal standing-seam
- **Porch screening**
 - Charcoal fiberglass

PROJECT: McClellan Residence Rear Additions/Hardscape/Driveway Gate 3/1/2022
212 Change St.

- **Gutters and Downspouts**
 - 8" box-style gutter (to match existing).
 - 3" x 4" downspouts (to match existing).
- **Brick Columns in Driveway**
 - Antique brick (to match existing)
 - Type N mortar
- **Gate in Driveway**
 - Wrought iron
- **Pergola**
 - 6 x 6 treated wood posts
 - Western red cedar rafters



212 Change Street
ca. 1890-1895

Displaying an articulated cross-gabled roofline, this two-story frame dwelling was built ca. 1890-1895 as rental property for Augustus S. Seymour (1836-1895), a prominent judge of the U. S. District Court. During the 1880s, Seymour moved from lower Metcalf Street to the Federal-period Smallwood-Howard house, which then stood on East Front Street. Seymour afterwards began to acquire lots in the immediate vicinity and had this house built. After his death, the house remained in the Seymour family until it was purchased ca. 1910 by Edgar R. Jackson, an engineer. The house is distinguished by its four pedimented gables, and on the facade, by its three-sided bay. The Sanborn insurance maps indicate that it first had a small, single-bay entrance porch, probably like the one which still survives on the nearly identical house at 802 Pollock Street. This was replaced after 1931 by the present wrap-around front porch.

215 Change Street
ca. 1880-1890

When built ca. 1880-1890, this three-bay-wide dwelling originally had a full-width front porch with a fine sawn-work balustrade, a central gable rising from the front slope of the roof, a one-story rear kitchen ell with back porches, and two-over-two sash in all window openings. These late-nineteenth-century exterior details, as well as most of the major original interior details and finishes, were removed and replaced by the present Colonial-style elements in 1979. Fortunately, the original exposed-face end chimneys were retained, and survive as very late examples of a chimney treatment popular in New Bern during the first half of the nineteenth century. The center-hall-plan house was owned from the 1890s until the 1920s by Nicholas W. Jones, the president of the Independent Steamboat Line and an agent for the Swift Creek Transportation Line. Jones, who lived in a larger house at the corner of George and Pollock streets, owned this dwelling as rental property.

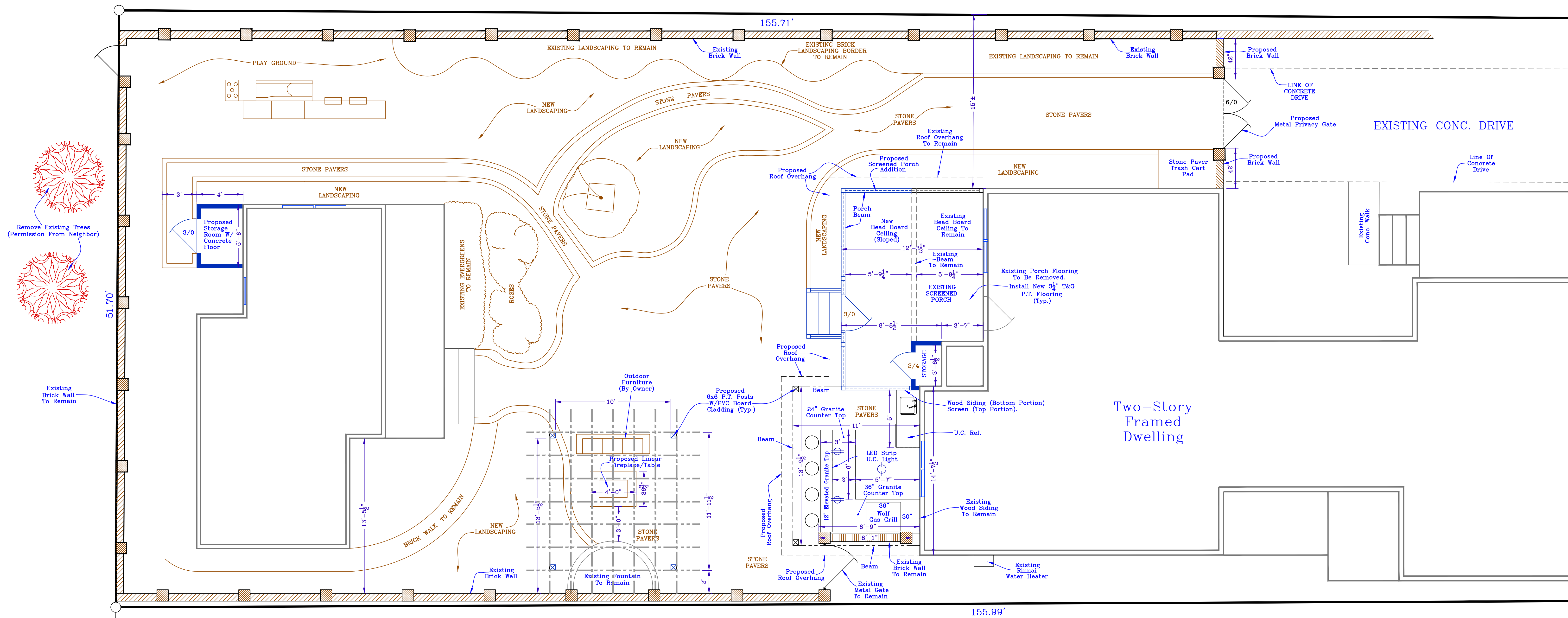
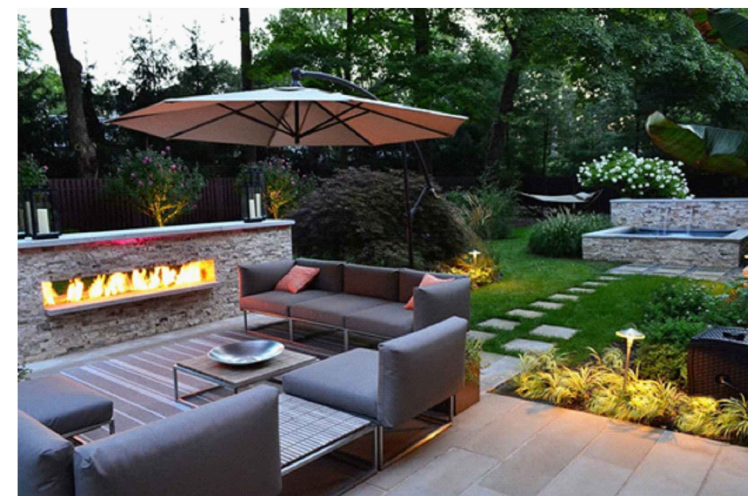
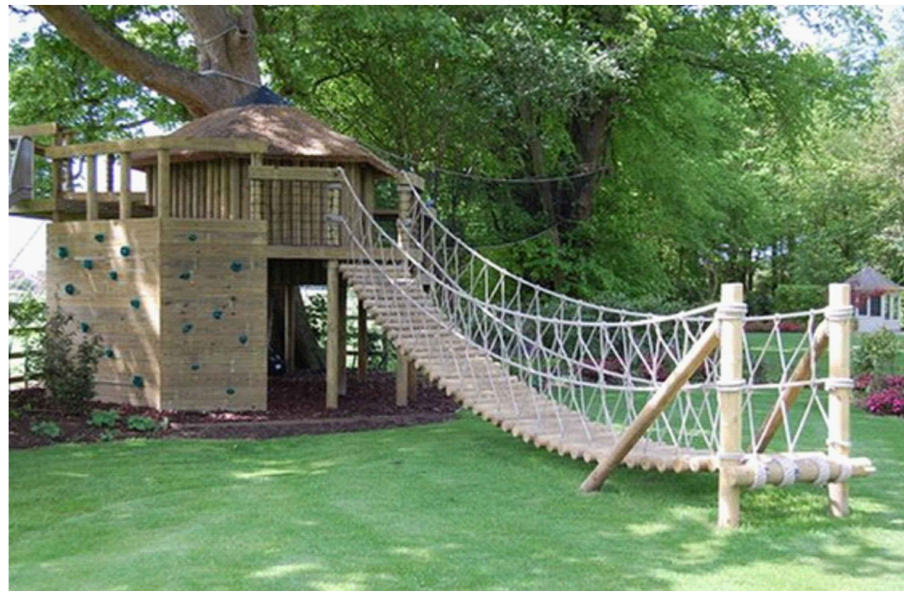


215 Change Street

Frazier-Mayhew House
217 Change Street
1821; moved in 1973

Fortunately saved by New Bern preservationists from demolition in the early 1970s, the Frazier-Mayhew house contains handsome late-Federal woodwork. Its central-chimney gable-front form is an interesting variation of the side-hall plan and can be seen also at the Sears-Moore and Coor-Cook houses. It was apparently built in 1821 for or by one John A. Frazier, who purchased the lot in December, 1820 for \$550 and sold it in January of 1822 for \$1,913 to James Carney, the teller of the State Bank. In 1830 the house was sold by the sheriff, Elijah Clark, to settle Carney's debts. The house had six owners from that time until 1854, when it was purchased by Bennett Flanner, a renowned local brick-mason who had by then moved to Wilmington. Flanner was responsible for the fine Flemish bond brickwork still seen in the walls of Christ Church, built between 1822 and 1824. In 1866 he deeded the house to his daughter, Mary, who in 1835 had married William H. Mayhew, editor and publisher of the *Newbernian* newspaper. One of Mayhew's daughters, Miss Caroline Durand Mayhew, started in this house in 1890 the first free circulating library in New Bern. By the early 1970s the house was no longer wanted on its original Middle Street site, just south of Centenary Methodist Church, and was moved to its present location by the New Bern Preservation Foundation to save it from demolition.

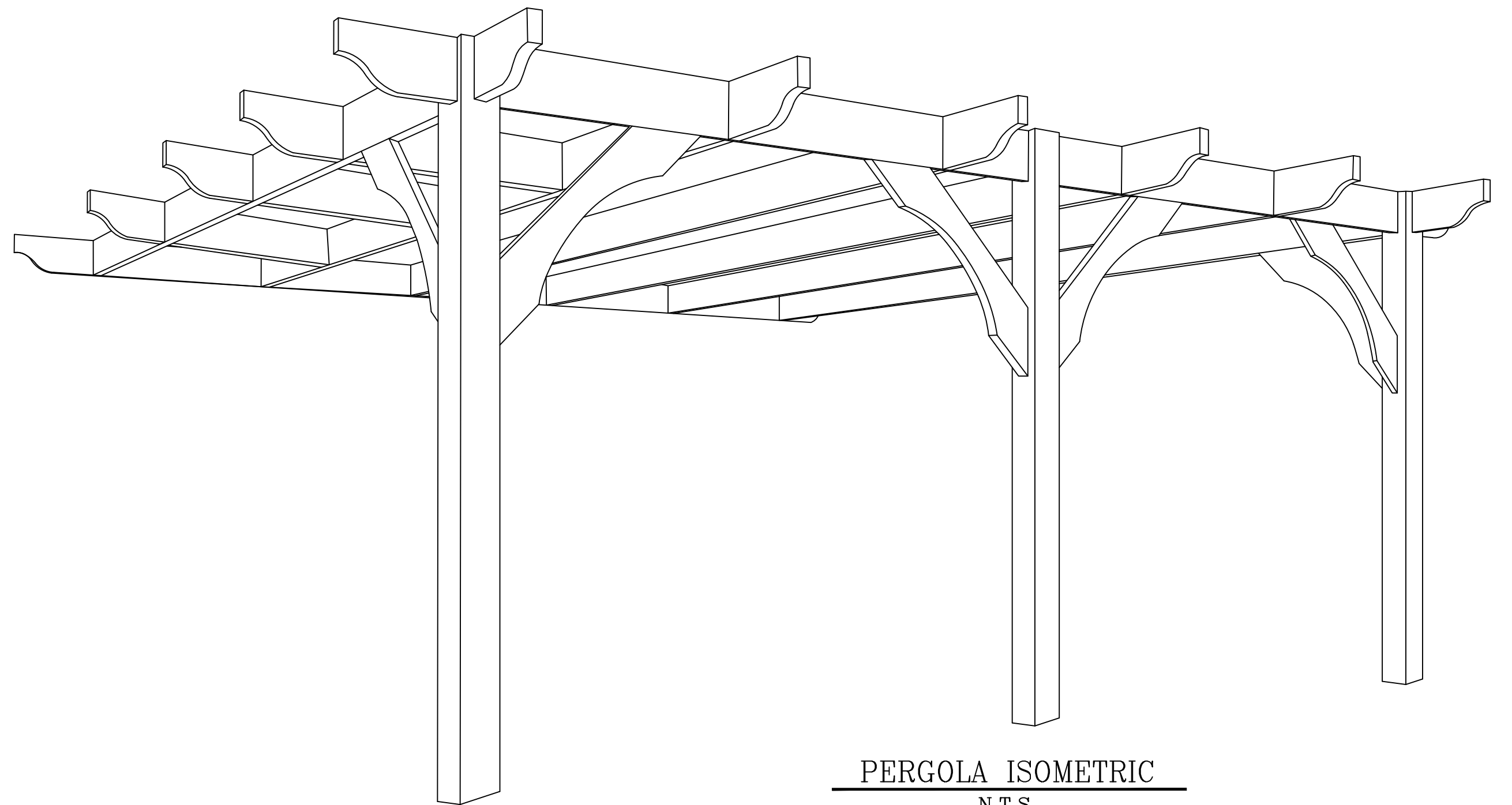
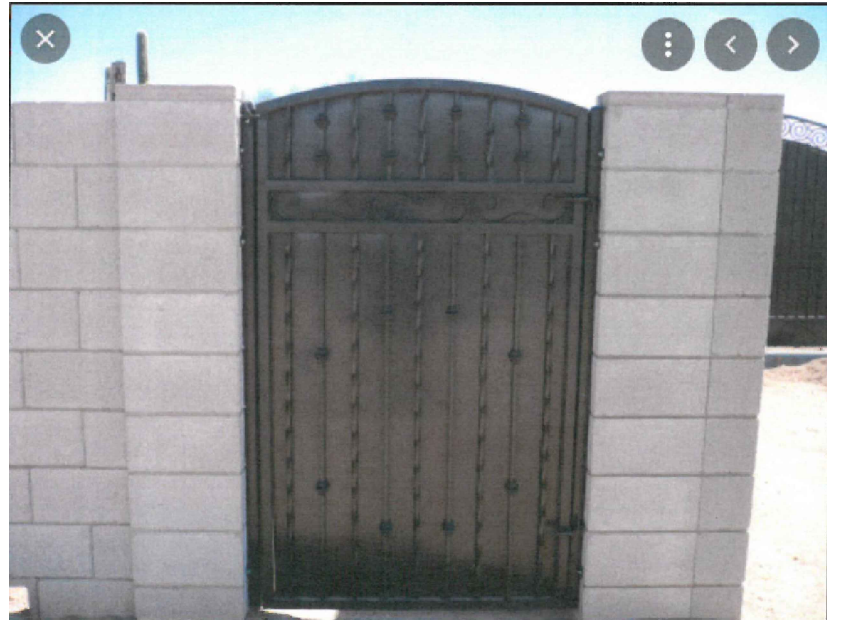
The exterior form and plan of the Frazier-Mayhew house place it in a small school of surviving New Bern



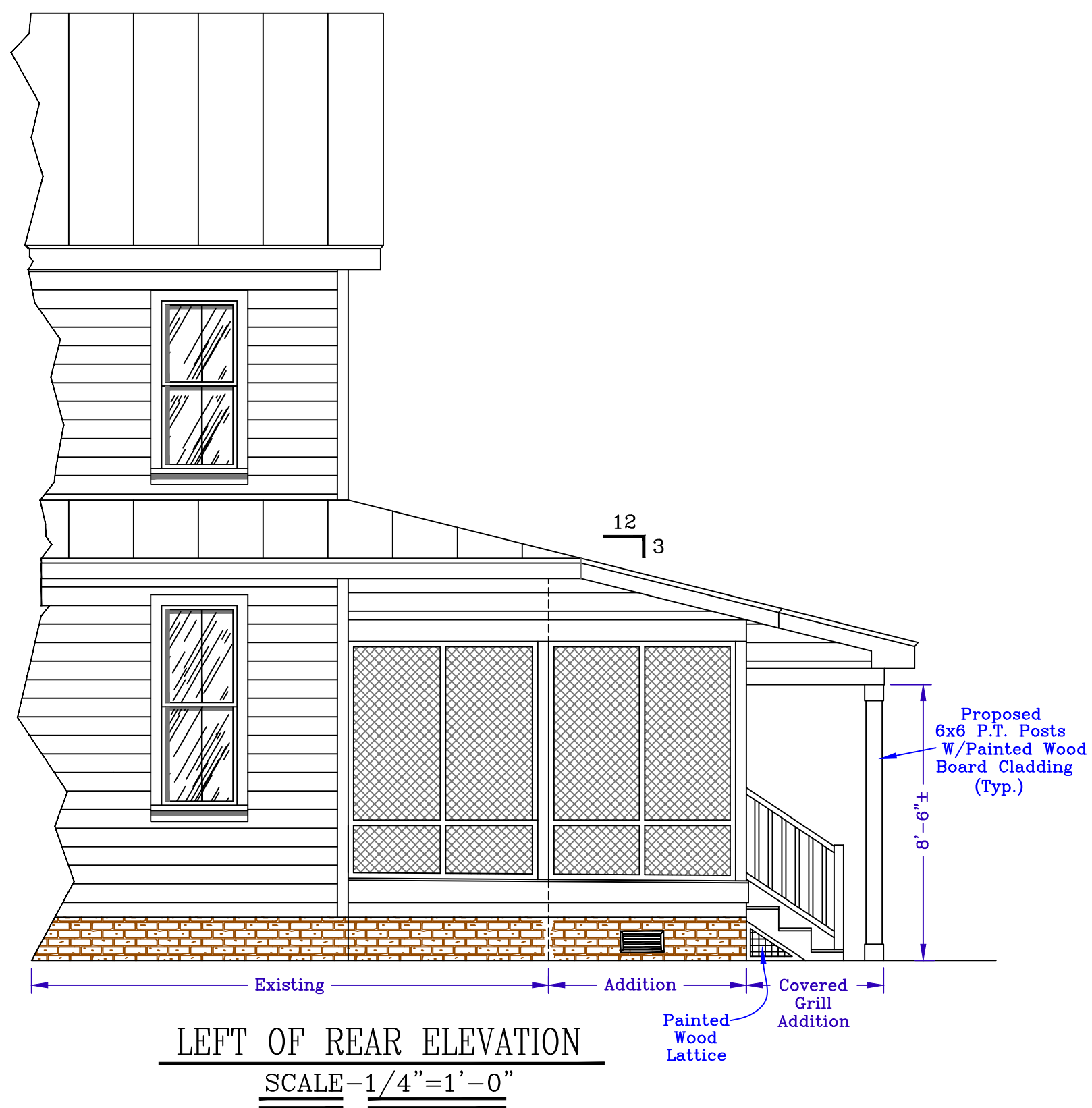
PROPOSED BACKYARD IMPROVEMENTS

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

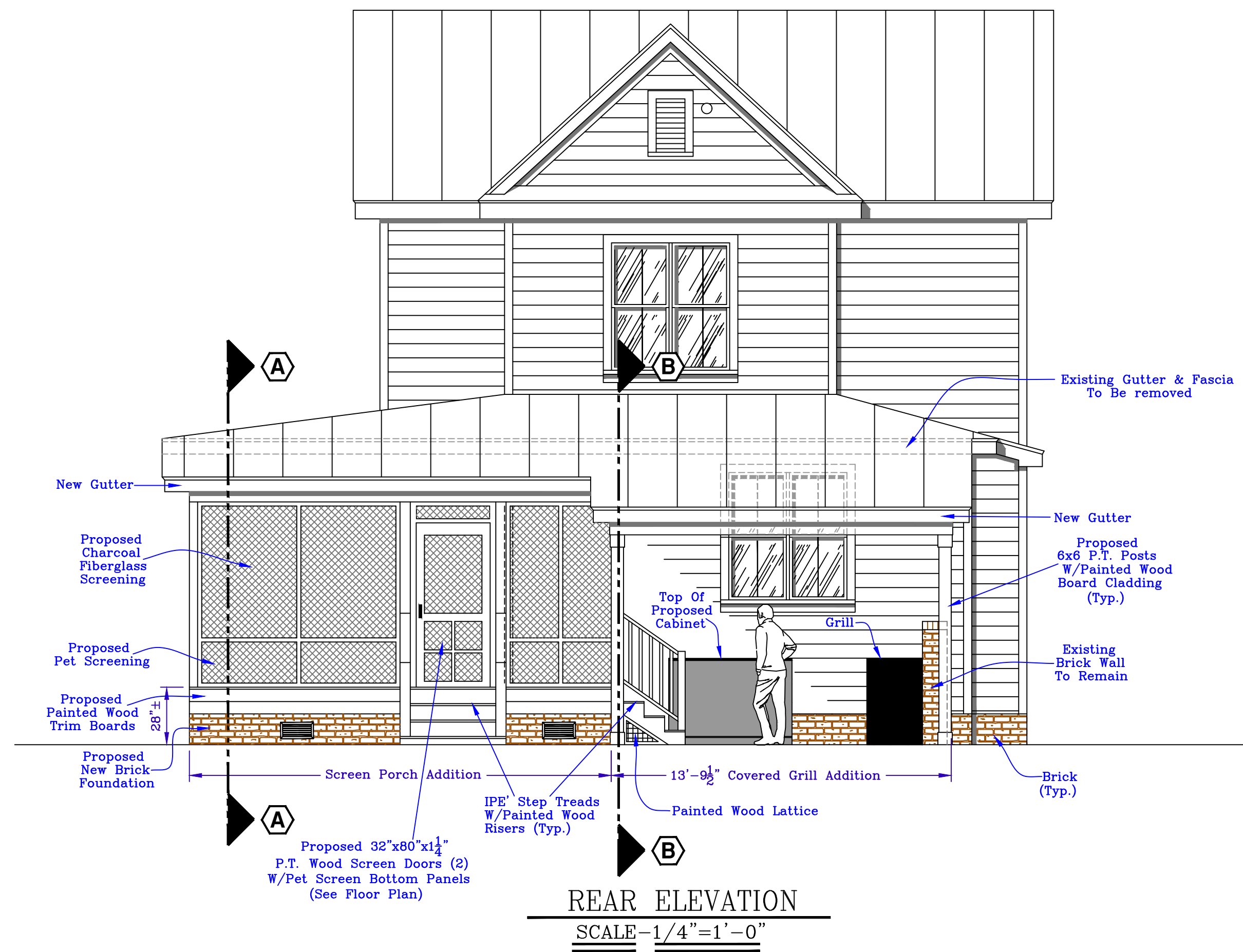




PERGOLA ISOMETRIC
N.T.S.



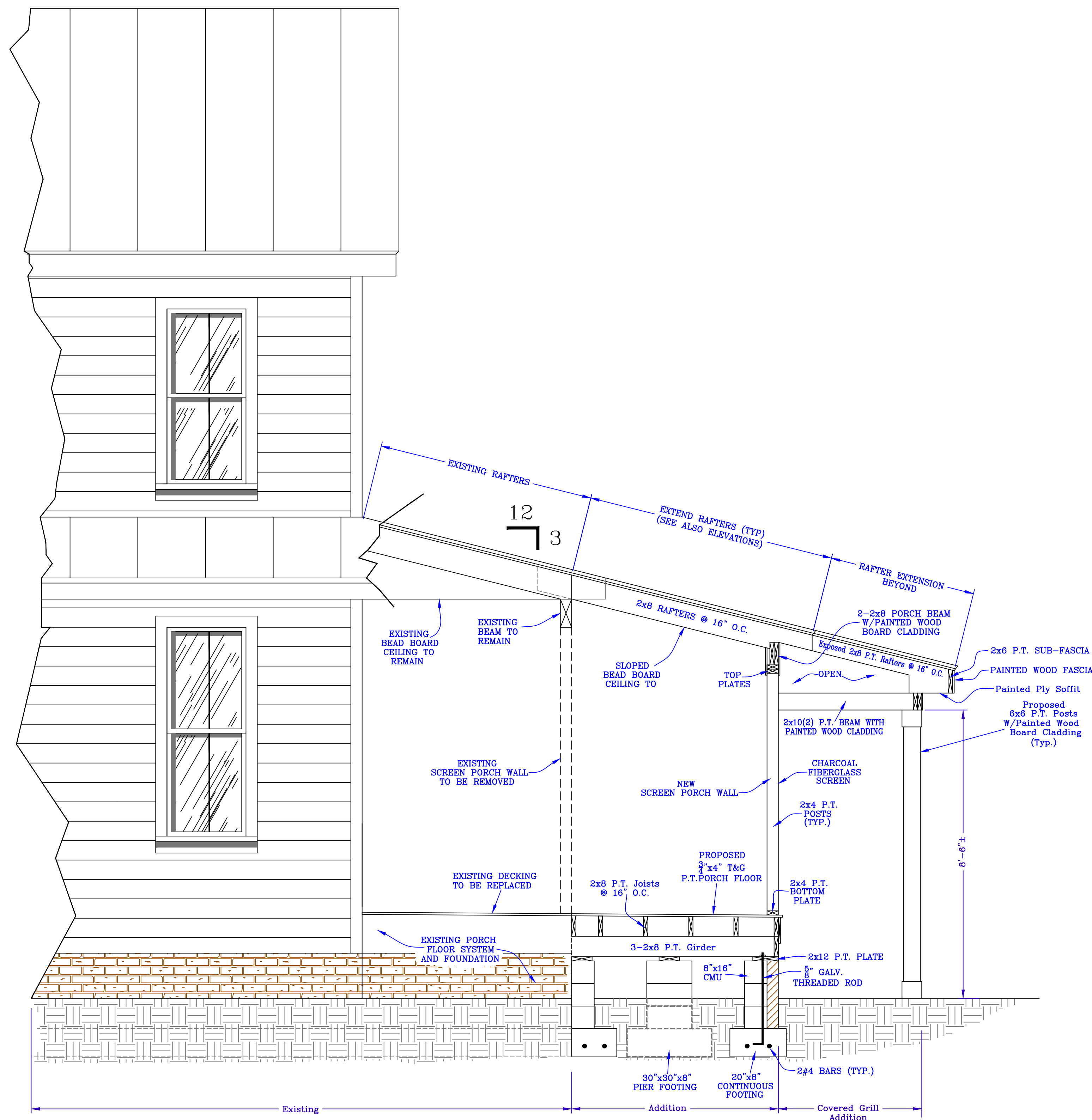
LEFT OF REAR ELEVATION
SCALE-1/4"=1'-0"



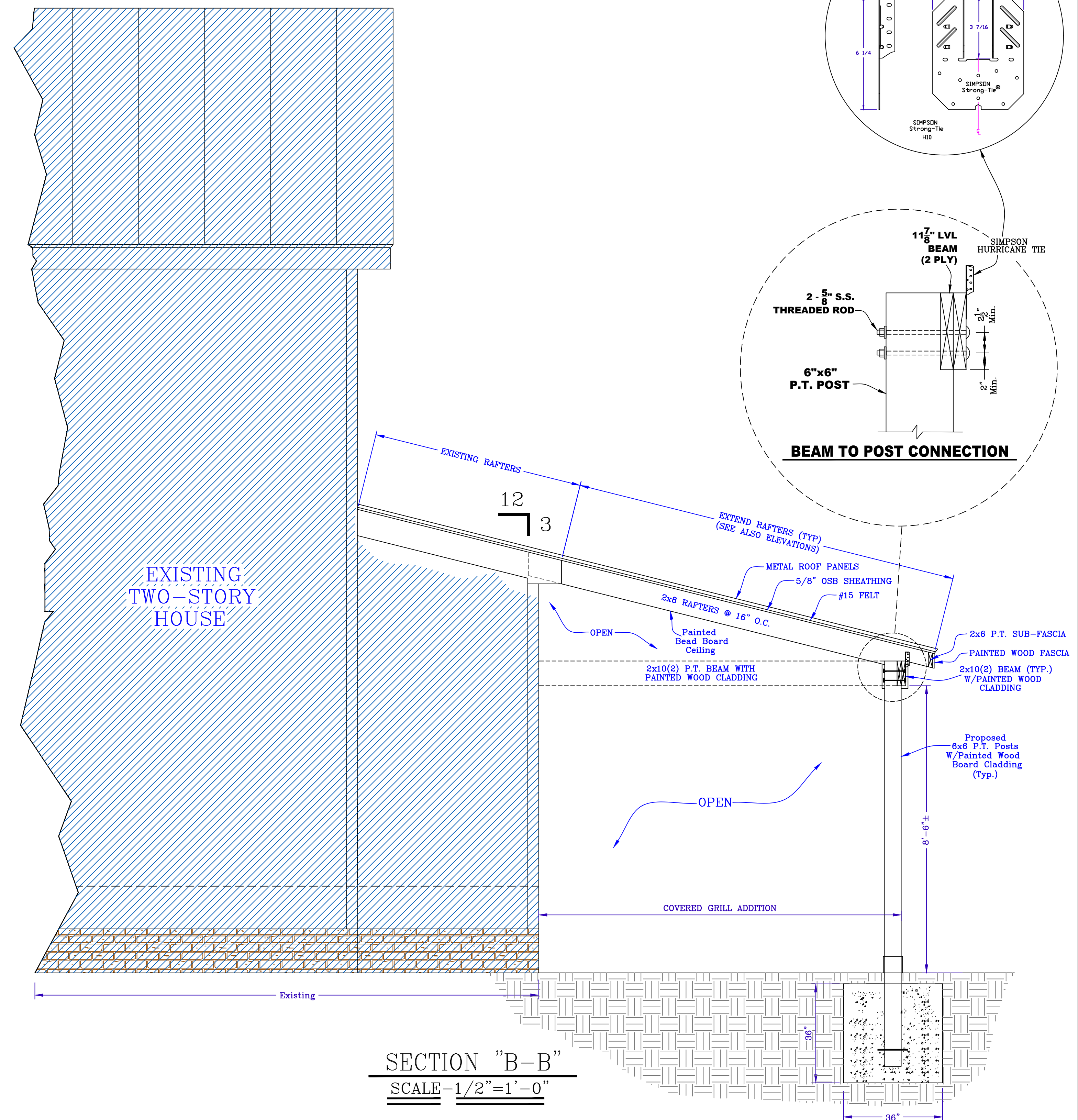
REAR ELEVATION
SCALE-1/4"=1'-0"



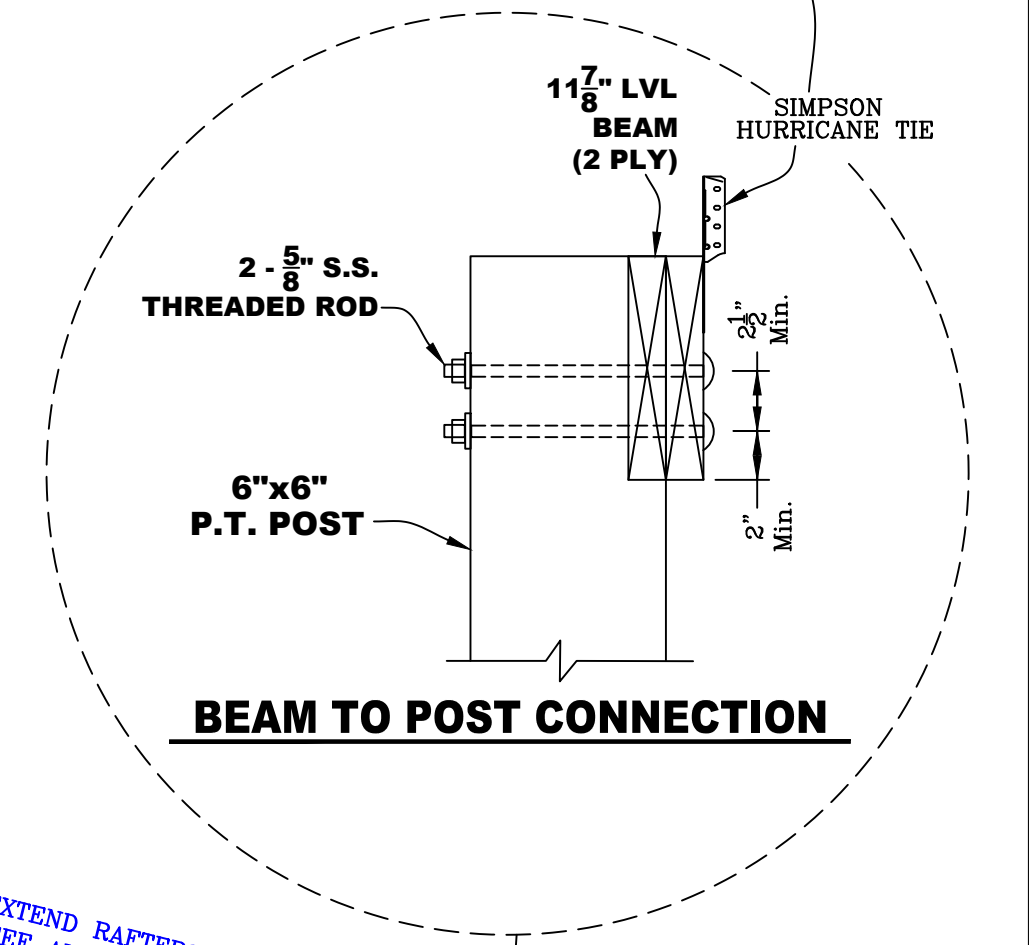
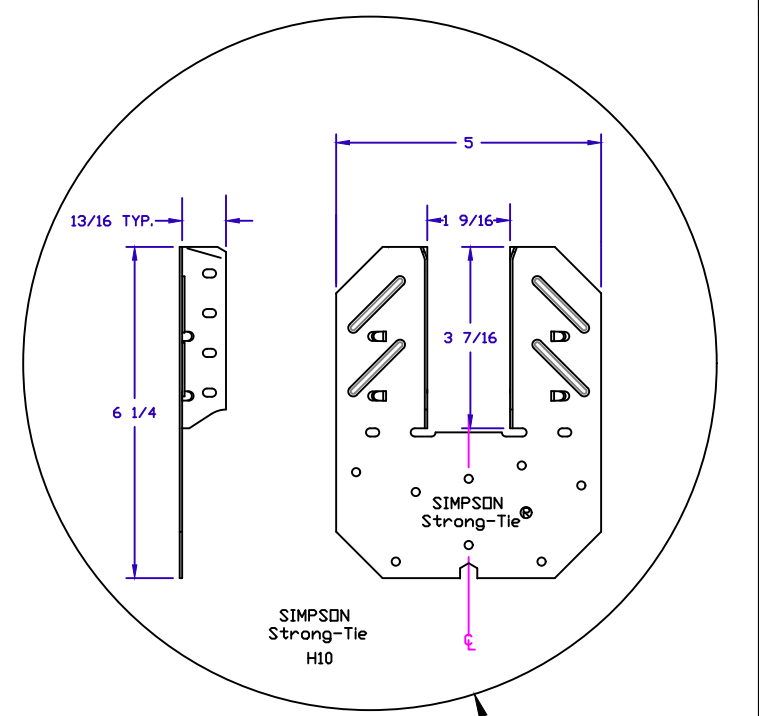
ELEVATION OF PERGOLA @ BACK BUILDING
SCALE-1/4"=1'-0"

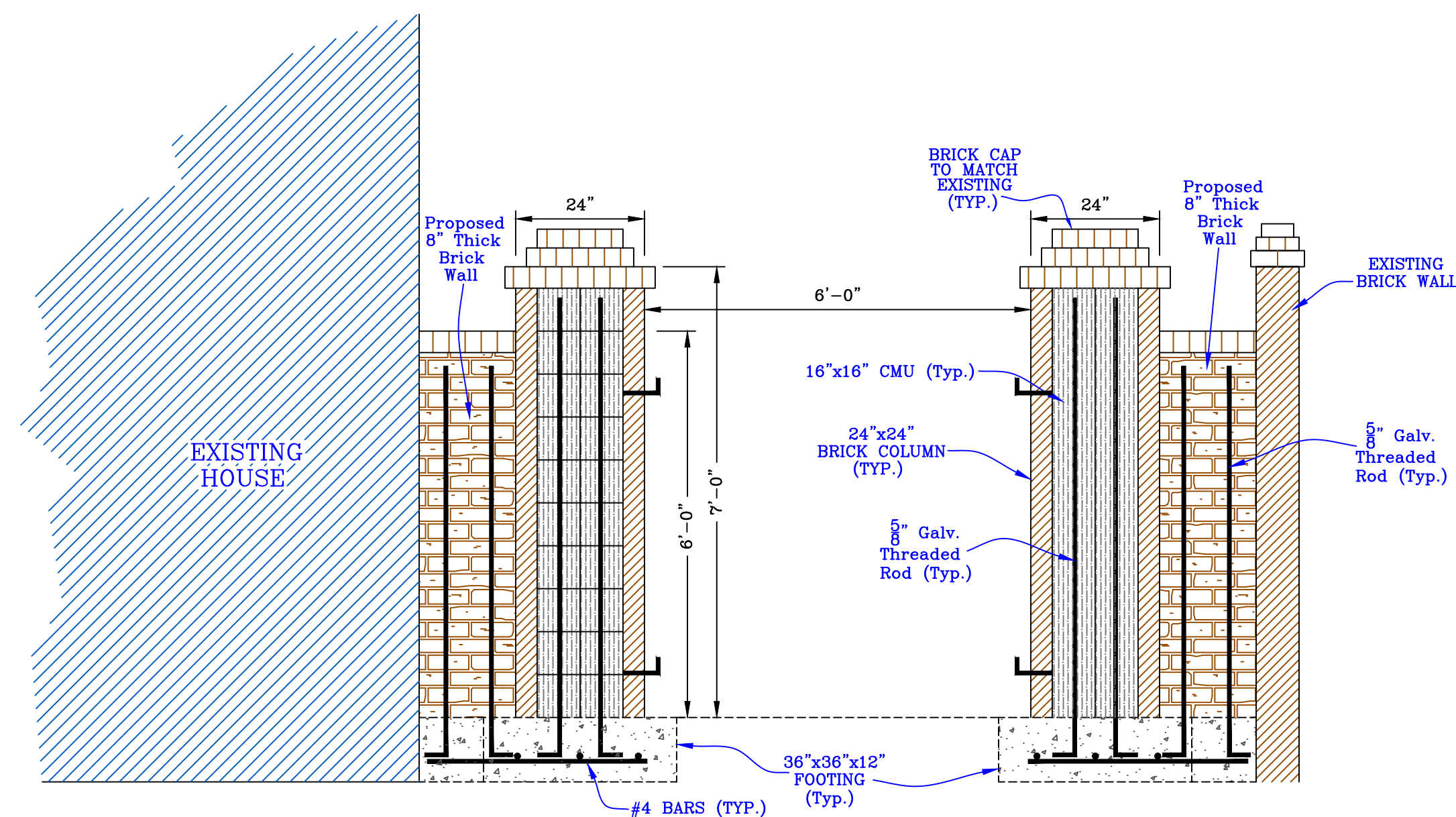


SECTION "A-A"
SCALE - 1/2" = 1'-0"

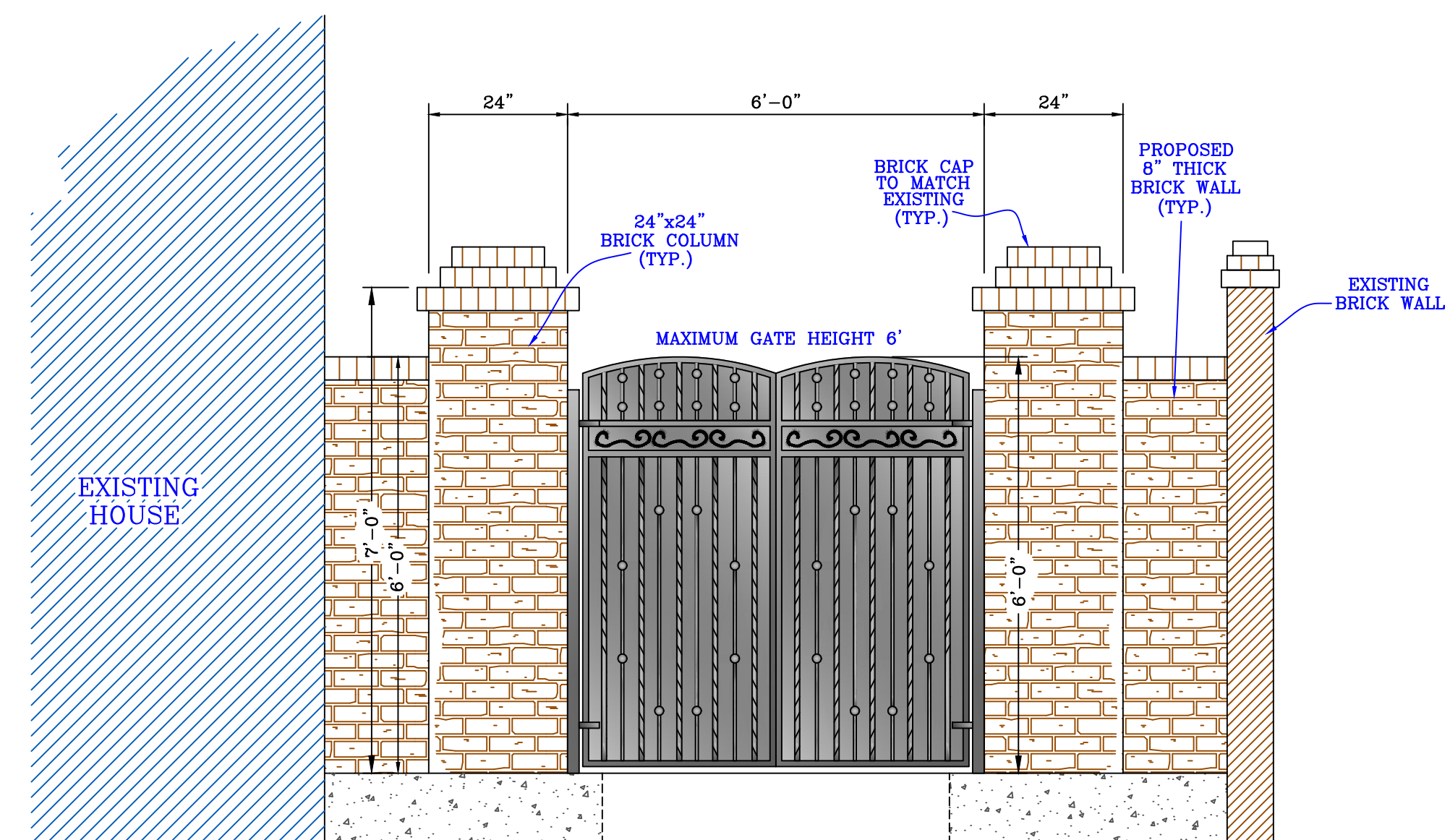


SECTION "B-B"
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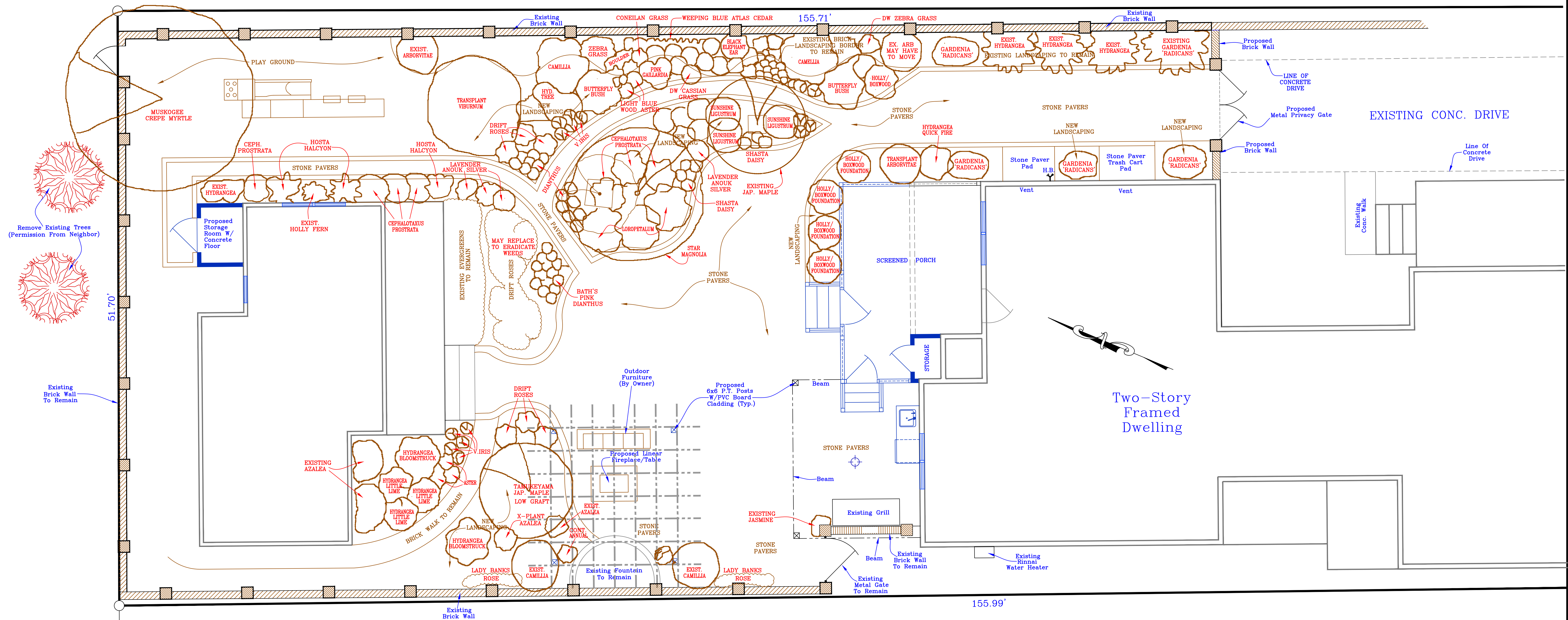
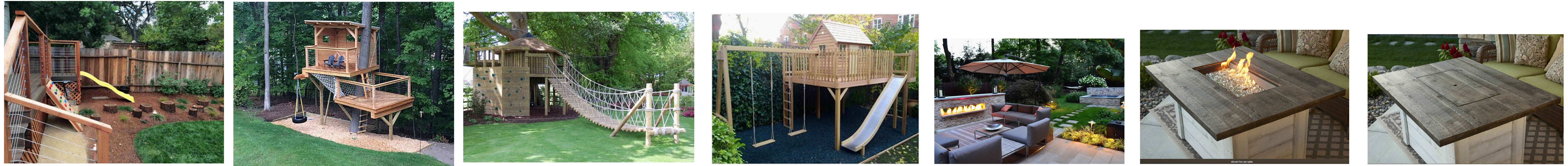




COLUMNS AT GATE ENTRANCE DETAIL
 SCALE-1/2"=1'-0"



COLUMNS AND GATES
 SCALE-1/2"=1'-0"



PROPOSED BACKYARD IMPROVEMENTS
SCALE-1/4"=1'-0"



TREES

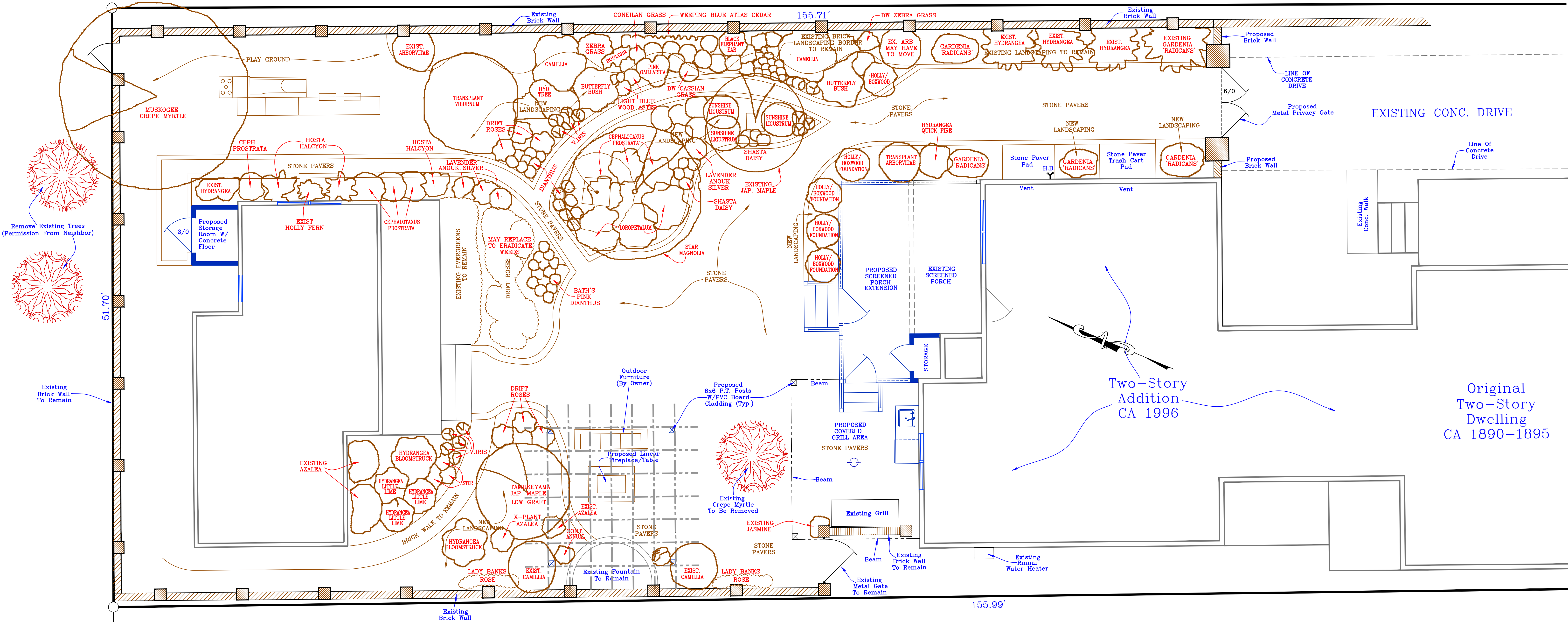
- * To Be Removed:
 - o 1 x crape myrtle located at the northwest corner of the home
- * New Plants:
 - o 1 x Crape Myrtle 'Muskogee' - minimum 10'
 - o 1 x Magnolia stellata (Star Magnolia) - 15G
 - o 1 x Acer palmatum 'Tamukeyama' (Japanese Maple) - 15G

SHRUBS

- * 2 x Hydrangea macrophylla 'Bloomstruck' - 3G
- * 3 x Hydrangea paniculata 'Little Lime' - 3G
- * 1 x Hydrangea paniculata 'Limelight' - tree-form, 7G
- * Hydrangea paniculata 'Little Quickfire' - 3G
- * 2 x Lady Banks Rose - 3G
- * 7 x Cephalotaxus 'Prostrata' - 3G
- * 6 x Lavender Anouk Silver - 1G
- * 6 x Drift Rose (color to be determined by nursery availability) - 3G
- * 4 x Gardenia 'Radicans' - 3G
- * 5 x Boxwood 'Sprinter' - 3G
- * 3 x Butterfly Bush (cultivar to be determined by nursery availability) - 3G
- * 1 x Weeping Blue Atlas Cedar - minimum 7G
- * 3 x Ligustrum 'Sunshine' - 3G
- * 2 x Camellia sasanqua (cultivar to be determined by nursery availability) - minimum 7G
- * 3 x Loropetalum (cultivar to be determined by nursery availability) - 3G

PERENNIALS & GRASS

- * 36 x Creeping Dianthus (color to be determined by nursery availability) - 1G
- * 15 x Variegated Iris - 1G
- * 10 x Shasta Daisy - 1G
- * 6 x Wood Aster - 1G
- * 3 x Black Elephant Ear - 1G
- * 3 x Guara (color to be determined by nursery availability) - 1G
- * 3 x Hosta 'Halcyon' - 1G
- * 14 x Dwarf Fountain Grass (Cassian) - 3G
- * 3 x Dwarf Maiden Grass (Zebra - 3G



PROPOSED LANDSCAPING PLAN

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



DATE: 3-9-2022 DRAWN BY: T.E. CREDLE

THE McCLELLAN RESIDENCE
NEW BERN, N.C.

212 CHANGE STREET DRAWING NUMBER



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: 212 Change St. – to include: an extension to the enclosed rear porch, rear roof overhang extension, a new pergola, a new brick and metal gateway, new landscaping, and a storage closet addition to the accessory dwelling unit all in the Secondary and Tertiary AVCs.

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

Zoning District: R-10

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

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

Maximum Lot Coverage for proposed use: 60%

Maximum Height of Structure: 45 ft

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

Other requirements:

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

Comments:

Zoning Administrator *[Signature]* 3/15/22

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

Chief Building Inspector *[Signature]* 3/15/22

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – March 16, 2022

Applicant: Dr. & Ms. Scott McClellan/Lucien Vaughn, Tarheel Associates, Inc.

Applicant Address: 212 Change St., New Bern, NC

Project Address: 212 Change St., New Bern, NC

Historic Property Name: Seymour Rental House

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

NR Inventory Description (2003): built ca. 1890-95; Two stories; L-plan; tall bay window in left front facade; wraparound porch; pedimented roof gables.

Sandbeck Description (1988): “... The house is distinguished by its four pedimented gables, ...”

212 Change St. - to include an extension to the enclosed rear porch, rear roof overhang extension, a new pergola, a new brick and metal gateway, new landscaping, and a storage closet addition to the accessory dwelling unit all in the Secondary and Tertiary AVCs.

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

Landscaping

- 2.4.1 Maintain mature canopy trees. Mature tree removal and its replacement species must be recommended by a certified arborist. Replace removed trees with a similar canopy species at or near the location of the removed tree. Locate canopy trees to define the street edge at maturity.
- 2.4.3 Use plant materials that are indigenous to the historic districts. It is not appropriate to use contemporary edging materials such as landscaping timbers or plastic borders.
- 2.4.7 Create focal points that highlight public art, statuary, fountains, and structures such as pergolas and gazebos. Place these elements in areas that do not obscure historic buildings or their architectural features.

Fences and Garden Walls

- 2.5.1 Fences and walls based on historic designs are encouraged. Incorporate materials and configurations that relate to the architecture of the principal structure on the site. Use fences and walls to demarcate property lines and screen private areas.

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.
- 3.1.5 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.

Modifications

- 3.2.1 Select materials that are consistent with the structure. Limit the palette to those materials that were available at the time a building was originally constructed.
- 3.2.3 Replace historic design components only if they are damaged beyond repair. Replacement for convenience is not appropriate. Use materials and details that match the original.

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Additions

- 3.3.1 Locate additions in a Secondary or Tertiary AVC to minimize the impact on primary, character defining elevations. Limit the footprint of additions to maintain private open spaces.
- 3.3.2 Use roof forms and pitches that are similar to those found on the primary structure. Delineate the addition from the plane of the primary structure by creating slight offsets and corners.
- 3.3.3 Incorporate materials and details derived from the primary structure. Extend the architectural hierarchy of the primary structure to the addition. Architectural embellishments and detailing are often simplified on less visible Secondary and Tertiary AVC elevations.

Foundations

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

Walls, Trim and Ornamentation

- 4.2.1 Adhere to Guidelines for retention of historic fabric when altering wall components.
- 4.2.4 Incorporate wood trims and articulate masonry appropriately for the application.

Entrances

- 4.4.1 Adhere to Guidelines for retention of historic fabric when altering entrance components.
- 4.4.5 Enclose and screen porches in Secondary and Tertiary AVCs in a manner that preserves historic features. Walls and screens should not obscure columns and balustrades.

Roofs

- 4.5.1 Adhere to Guidelines for retention of historic fabric when altering roof components.
- 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.

Masonry

- 5.1.1 Adhere to Guidelines for retention of historic fabric when altering masonry materials.
- 5.1.2 Match the masonry bond, or pattern, of masonry materials found in adjoining work. In general, new material should be the same size, color, and texture of that existing.
- 5.1.3 The size, color, texture and bond, or pattern, of masonry and mortar creates the intended finished appearance. It is not appropriate to paint masonry that has not been previously painted.

Certificate of Appropriateness Findings and Recommendations

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- 5.1.4 Select mortar with appropriate strength properties for masonry units involved. A commonly used mix for softer, historic masonry is one- part portland cement, two parts hydrated lime and nine parts sand.
- 5.1.5 Provide a veneer of brick, stucco, or other appropriate material over concrete masonry units. Architectural concrete masonry units such as rusticated, split face or similar types may be substituted for stone masonry construction.

Wood

- 5.2.1 Adhere to Preservation Guidelines for retention of historic fabric when altering wood materials.
- 5.2.2 Construct wood assemblies similar to that found in adjoining work. In general, new material should be the same dimension and shape of that existing.

Metals

- 5.3.1 Adhere to Guidelines for retention of historic fabric when altering metal materials.
- 5.3.2 Use metal fabrications found in adjoining work. In general, new material should be the same dimension, shape, and alloy of that existing.
- 5.3.3 Use full weld iron and steel fabrication techniques. Welds shall be properly dressed, or ground smooth.
- 5.3.4 Provide aluminum fabrications with welded joints or blind, mechanical connections having concealed fasteners.

Paint

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

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, primarily in the Tertiary, but also the Secondary AVCs;
- 2. The proposal is a project that is a combination of rear porch and patio expansion, landscaping, and a new rear yard gate;
- 3. The proposed design, components, and materials meet the requirements of the Guidelines;
- 4. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
- 5. The project is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application to include an extension to the enclosed rear porch, rear roof overhang extension, a new pergola, a new brick and metal gateway, new landscaping, and a storage closet addition to the accessory dwelling unit all in the Secondary and Tertiary AVCs.



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: March 8, 2022
RE: Regular Meeting, **5:30 PM, Wednesday, March 16, 2022, 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. **521 E. Front St.** – to include a new roof structure for the garage, metal roofing, and new wood, hinged garage doors in the Secondary and Tertiary AVCs.
 - C. **720 Pollock St.** – to include a front porch reconstruction, new rear fencing, and new patio paving in all AVCs.
 - D. **404 Avenue C** – to include an amendment to the approved CoA for front and side porch design revisions in the Primary and Secondary AVCs.
 - E. **212 Change St.** – to include: an extension to the enclosed rear porch, rear roof overhang extension, a new pergola, a new brick and metal gateway, new landscaping, and a storage closet addition to the accessory dwelling unit all in the Secondary and Tertiary AVCs.
- *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:
 - A. Select Acting Chair and Acting Vice Chair for the April 20, 2022 Regular Meeting
8. HPC Administrator's Report:
 - A. Report on CoAs Issued 02/08/2022 – 03/08/2022
 - MAJORS, including AMENDMENTS:
 1. 301 Johnson St. – gates
 - MINORS:
 1. 400 New St. – landscaping
 - B. Report on CoA Extensions Issued since the Prior Regular Meeting: None
 - C. Other Items and Updates
9. Commissioners' Comments
10. Adjourn