



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

TO: New Bern Historic Preservation Commission
FROM: Matt Schelly, AICP, City Planner
DATE: June 7, 2022
RE: Regular Meeting, **5:30 PM, Wednesday, June 15, 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. T 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. **516 Craven St.** – to include internal fencing in the Secondary AVC.
 - C. **318 Liberty St.** – to include an addition in the Tertiary AVC.
 - D. **101 King St.** – to include demolishing the existing non-contributing house and replacing it with a new infill house.
 - E. **305 North Ave.** – to include demolishing the existing contributing house and replacing it with a new infill house.
 - F. **622 E. Front St.** – to include the addition of a shed-roof dormer and upper deck on the existing non-contributing garage in the Tertiary AVC.

**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.).*
4. Old Business (non-hearing items tabled or continued from a previous meeting):
5. General Public Comments
6. New Business: none

Everything comes together here.

7. HPC Administrator's Report:
 - A. Report on CoAs Issued 05/11/2022 – 06/03/2022
MAJORS, including AMENDMENTS:
 1. 407 Avenue D – accessory building
 2. Pollock St., Middle St., and Craven St. Rights of Way - cable handhold boxesMINORS:
 1. 213 Pollock St. – tree replacement
 2. 231 Change St. – roofing
 3. 309 Johnson St. – hvac units
 4. 320 Middle St. ROW – tree replacement
 5. 512 Middle St. – landscaping, driveway gate
 - B. Report on CoA Extensions Issued since the Prior Regular Meeting: None
 - C. Other Items and Updates by the Administrator
8. Commissioners' Comments
9. Adjourn

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



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

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

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

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

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

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

I. Applicant/Owner Information:			
Property Address (Include year built, if known): 516 Craven Street (Year Built: 1920)			
Property Owner Name(s): Howard Gutzeit & Mago Fesperman	Owner Mailing Address: 516 Craven Street New Bern, NC 28560	Phone #s: (704) 578-2069	Email: blacklabs2@me.com
Applicant Name (if different): N/A	Applicant Mailing Address:	Phone #s:	Email:

II. Project Information: <i>(See "CoA Instructions" & "Historic Guidelines" for help in completing this section)</i>
1. Provide a detailed description of work to be conducted on site: (Attach additional sheets if needed) Removal and replacement of existing fence sections and gate. Existing fence is located in a manner that delineates the driveway from the entrance to the rear courtyard. The deteriorating condition of the fence is well illustrated in the attached photos. <div align="right">Continued on additional sheet or attached brochure <input type="checkbox"/></div>
2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (only need the guideline numbers): 2.5.1 2.5.2 2.5.3 <div align="right">Continued on additional sheet or attached brochure <input type="checkbox"/></div>
3. Provide a detailed description of materials to be used (copies of brochures, texture, etc.): Reference the specific Guidelines in the Historic District Guidelines for the proposed material(s). wood fencing per guidelines and historic timelines. Iron gate to replace wooden gate - typical to photo <div align="right">Continued on additional sheet or attached brochure <input type="checkbox"/></div>

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

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

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

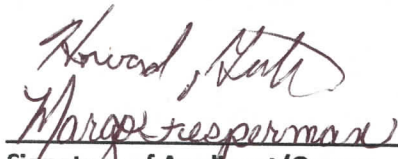
Please see Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if additional information will be required before consideration at a Historic Preservation Commission hearing.

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

Check one:

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

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



Signature of Applicant/Owner

2/24/2022

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.

Date: June 8, 2022

What: Regular HPC Meeting

Topic: Replacement fence and gate

Project Location: 516 Craven Street

Illustration I - Footprint of house and location of fence and gate

Illustration II - Style and dimensions not to exceed guidelines for fencing and blend with height of adjacent neighbor's fence **NOTE: Spacing between pickets will be 3" as specified.**

Illustration III - Style and dimensions of gate selected for project. Swing into courtyard

Illustration IV- 3D projection of new fence 2 feet recessed from current location to align new end posts with neighbor's post.

Approximate length of entire fence and gate = 16' 8"

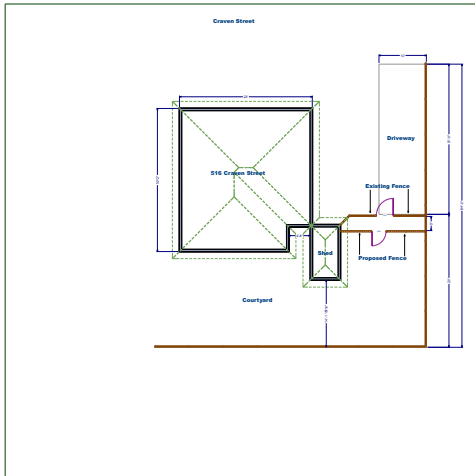
516 Craven St. – photos by applicant





Supporting Documentation for CoA

Site Plan



Photos of current fence



Photo Captions

#1. Right side of fence illustrating detached post supporting fence. Post = 5' 5"

#2. Gate, leaning to one sided. at lowest point 47 1/2"

#4. Left side of fence also no attached to any structure.

#5. Deterioration of support post via warping and splitting

#6. Gate post similar condition

7. Gate no longer swings freely due to resting on brick work.

Total width of fencing and gate 15.9 feet

Proposed Fence Style

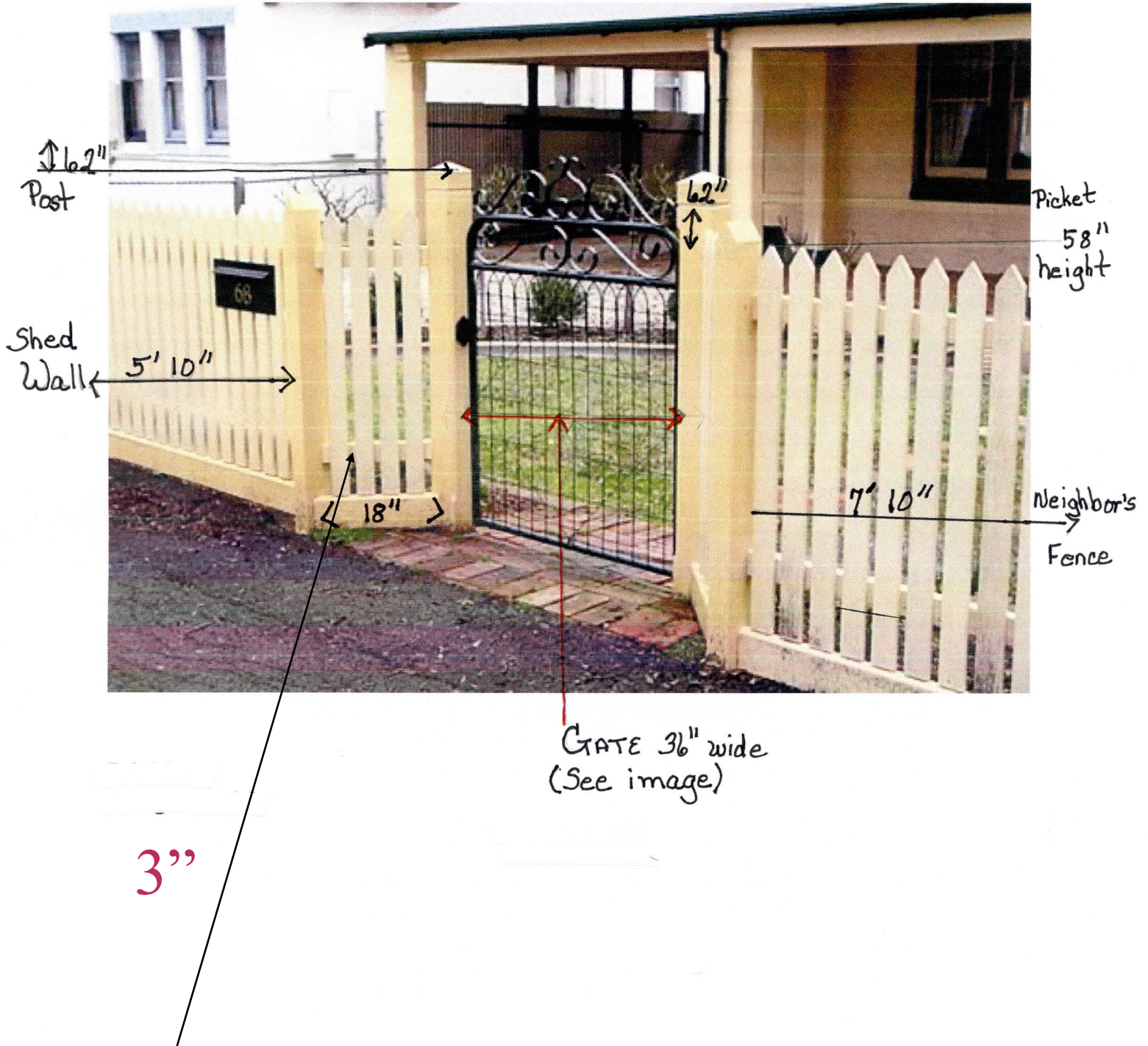


Gate and associated fence should provide a welcoming entrance to the rear courtyard.

Height would not exceed guideline of 6 ft. but will blend with height of neighboring fence. Metal gate will depend on the availability of a gate in appropriate metal and guideline standards. Otherwise, it would be wood to match the fencing.

AUTHENTIC DESIGNS
IN GENUINE HARDWOOD

Illustration 2





Zoning and Inspections Review of

Application for Certificate of Appropriateness for Alterations in Historic District

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

Application Address and Description: 516 Craven St. – to include internal fencing in the Secondary AVC.

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:

Chief Building Inspector

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – June 15, 2022

Applicant: Margo Fesperman & Howard Gutzeit

Applicant Address: 516 Craven St., New Bern, NC

Project Address: 516 Craven St., New Bern, NC

Historic Property Name: Richardson House

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

NR Inventory Description (2003): built circa 1920; Two stories; three bays wide; hip roof with large pedimented front dormer.

Sandbeck Description (1988): nothing relevant to the fencing.

516 Craven St. - to include internal fencing in the Secondary AVC.

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

Fences and Garden Walls

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

Metal

- 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

- 5.4.3 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 *Tight Weave* development pattern;
- 2. The proposal is an internal fencing project;
- 3. The proposed design, components, and materials meet the requirements of the Guidelines;
- 4. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
- 5. The application is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application to include internal fencing in the Secondary AVC.

FEE SCHEDULE (office use only)

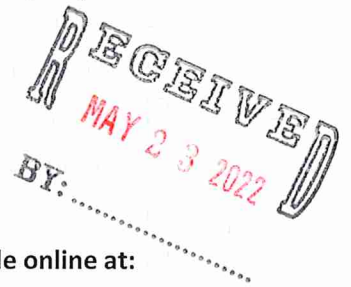
- ☐ \$22 Standard Application (minor)
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HPC Administrator
 HPCadmin@newbernnc.gov

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

I. Applicant/Owner Information:

Property Address (Include year built, if known):

318 Liberty Street, New Bern, NC 28562 @ 1960

Property Owner Name(s):
 Katherine & Peter
 ADOLPH

Owner Mailing Address:

316 Liberty St.

Phone #s:

252
 675.1889

Email:

KatherineAdolph@me.com

Applicant Name (if different):

SAME

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 ☐

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

See Attached

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

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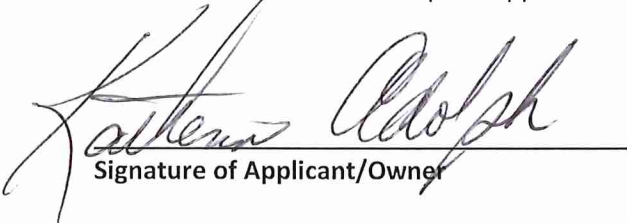
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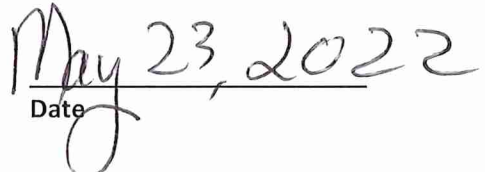
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Signature of Applicant/Owner


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.

Application for a Certificate of Appropriateness

Type of Project: Addition

Property Address:

318 Liberty Street, New Bern, NC
Circa 1960s

Property Owner Name(s)

Peter & Katherine Adolph
316 Liberty Street
New Bern, NC 28562
katherineadolph@me.com
252.675.1889

II. Project Information.

- 1) **19' X 20' room addition will be added to the back of the existing structure .
The addition will house a bathroom with washer/dryer and a bedroom.**

We believe existing block building was built in the 1960s as a store. While this project does not address the original block structure, which will be a subsequent project for restoration, the front of the façade is telling of the history of this commercial building.

The front of the existing façade has two doors. The one to the left was the original door. If one looks at the lintel over the door on the right, and the expanse of the lintel, one will understand that a large window for the store was likely part of the original structure for the store. In a future COA application , we will look to restore the front of the building to its original historic fabric.

2) Reference the specific Guideline(s) in the “ Historic District Guidelines” which you believe apply to this project.

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.

3.3.1 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.

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.

5.5.6 Contemporary materials such as synthetic slate and fiberglass asphalt shingles are acceptable for sloped roofing regardless of building age. Select fiberglass asphalt shingles from a darker color palette. Contemporary membrane and roll roofing are acceptable for low-sloped roofs with a 1 inch per foot pitch or less regardless of building age.

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

The existing block building was built in the 1960s as a store. While this project does not address the original block structure, which will be a subsequent project for restoration, the front of the façade is telling of the history of this commercial building.

The front of the existing façade has two doors. The one to the left was the original door. If one looks at the lentil over the door on the right, and the expanse of the lentil, one will understand that a large window for the store was likely part of the original structure for the store. In a future COA application , we will look to restore the front of the building to its original commercial fabric.

That said, the one room addition that is proposed for this COA will be constructed with code compliant new electrical, plumbing on a cement slab. The existing structure has a cement slab.

Cement , wood, and new shingled roof will be the primary materials of the one room addition.

Most of the windows have been boarded up for decades.

3. Design Attributes

Aesthetics and design influence the character of the historic districts. Building use and form evolves as infill and adaptive reuse projects take place. Modifications, additions and infill construction shall compliment the scale, pattern, materials, proportion and mass of surrounding historic architectural resources. Well designed additions and infill structures enhance the quality of the historic districts by contributing context and style reflective of growth while also creating a record of the technological evolution of modern construction materials and methods.

3.1 Design Principles

The following design principles typically apply to additions and infill construction, but may also apply to site and setting, design components and modifications.

Scale, Mass and Proportion

The *scale* of a building is its relative size. *Human scale* refers to how we perceive the size of a structure and its components in relationship to the human body. The relationship, or scale, of an architectural detail becomes quite evident when one is standing very close. *Overall scale* compares building form to that of nearby buildings, structures and open spaces. Construction that ignores scale disrupts the harmony of the streetscape.

Mass describes the shape, size and visual weight of a structure. Scale is typically an analysis of attributes in predominantly two dimensions with a set proportion. Mass describes a volume, and evaluates a structure in three dimensions.

Proportion refers to the interrelationship of vertical to horizontal. This can be applied to the overall building mass, an opening for a window or door, or the characteristics of a column. Proportion has been used in architecture for thousands of years to create a sense of natural order. Buildings and spaces composed of harmonious proportions inherently relate to the human form, and create a pleasing environment.

Architectural details organize the perceived mass and scale of buildings. Façade features such as rooflines, pilasters, friezes, columns, piers and patterns subdivide building planes into smaller, articulated panels that create visual texture.

Buildings in any given development pattern are generally similar in scale and mass, and façade proportions have a strong vertical orientation. Infill construction should respect these characteristics. Facade articulation, windows and doors should also reinforce the vertical orientation of the composition.

Rooftop expression is a combination of architectural elements that occurs above the cornice line. New Bern's *dense fabric development* pattern is dominated by two story buildings with a range of scales and low sloped roofs. This mix of multi-storied buildings incorporates a variety of decorative and styled cornices,



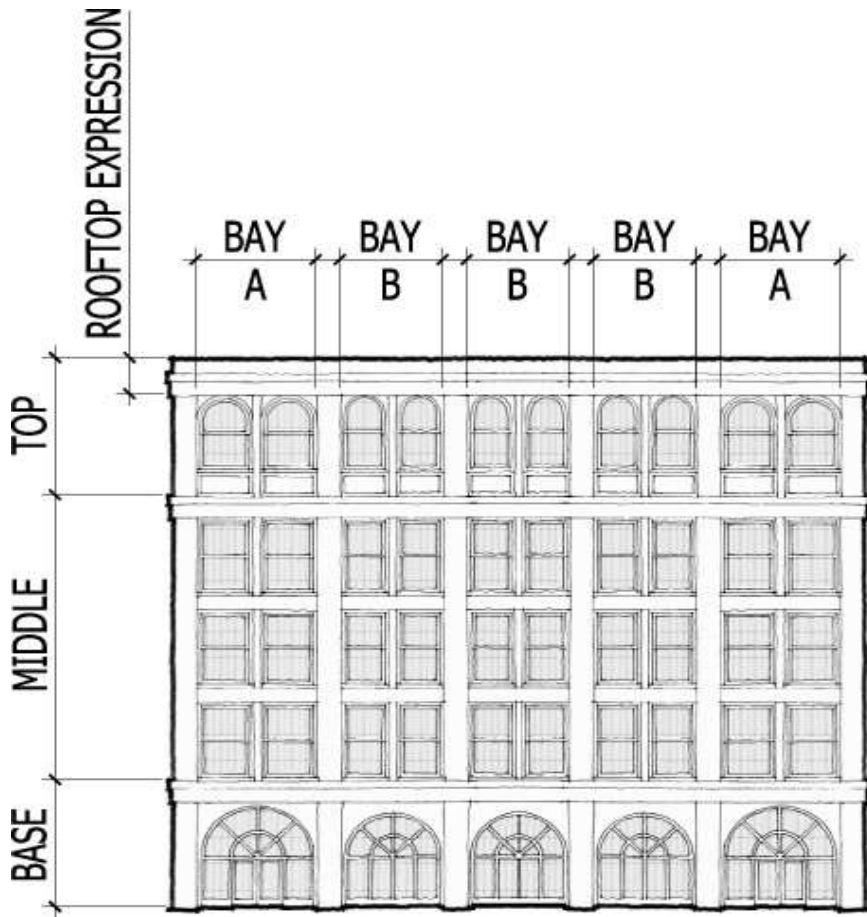
The wide cornice, overhang, and brackets add character to this building.



This block of buildings shares the same scale.

3. Design Attributes

parapets, towers, cupolas and other rooftop appurtenances that uniquely identifies each. Facades can typically be broken into three basic components: a base, middle and top. These elements relate to architecture as the feet, torso and head relate to the human body. The feet provide stability, the torso provides height and bulk, and the head provides identity.



FORM & RHYTHM

Within the *tight weave development pattern*, buildings are traditionally two stories in height with sloped roofs. Facades are typically organized in a series of bays, deriving their character from articulated front porches, entry doors and window configurations.

Form and Rhythm

Form and *rhythm* refer to the regular or harmonious recurrence of lines, shapes, forms and details in a building. All buildings contain design components that are repetitive. Roof form and pitch, the ratio of solids to voids in a wall plane, and the placement of windows, doors, cornices and parapets establish a pattern that



These buildings illustrate variety in scale.



These buildings illustrate a variety of parapets, dimensions and forms.



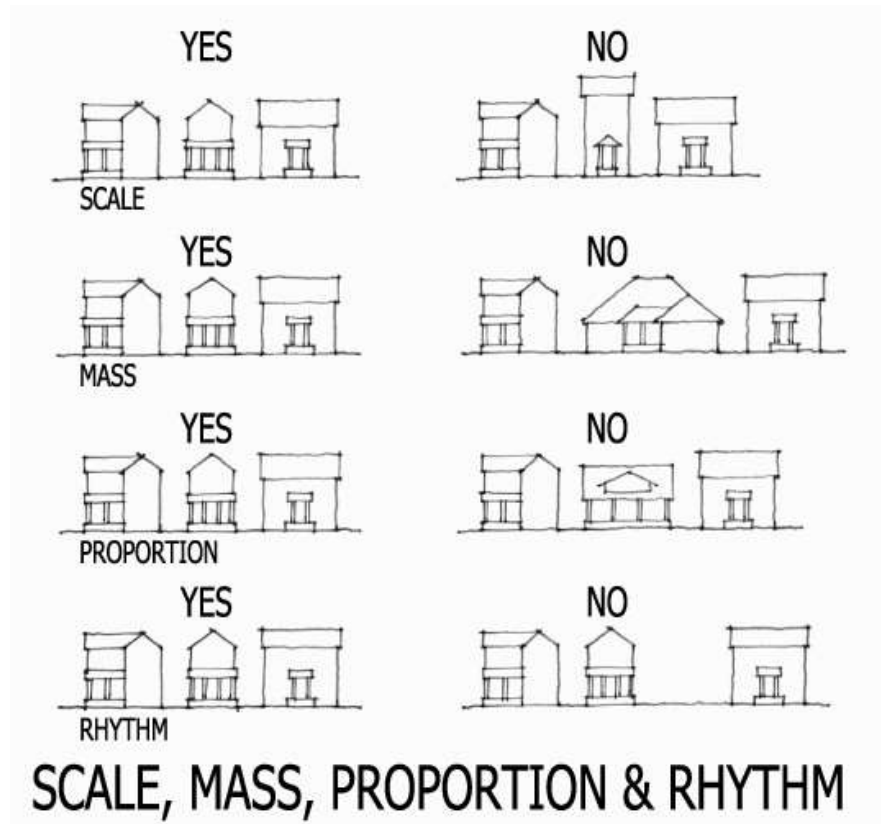
Baxter's unique curved coping creates visual interest when compared to the parapets and cornice lines of surrounding buildings.

characterizes a building, streetscape or district. Considered together, these elements create a visual rhythm and unify the facade of the structure.

The *narrow stitch* development pattern creates a strong rhythm of repeated, narrow front facades that creates a hard edge at the streetscape. Steps from each structure extend to the sidewalk in series, beginning at an upper landing above design flood elevation and descending to meet the shape of the terrain below. Full width porches that compensate for the lack of yard space accentuate facades and animate otherwise planar building forms.



These upper story windows represent an excellent example of rhythm across multiple facades.



A pediment parapet highlights the classical facade of this building.

Texture

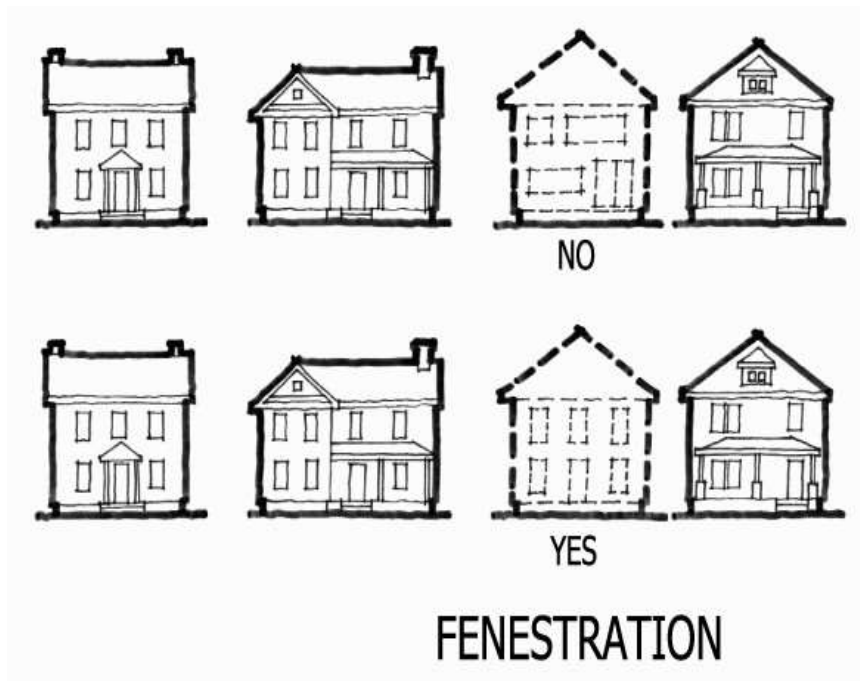
Texture refers to the use and interaction of a variety of materials and details in a building. Roofs, porches, bays, chimneys, decorative exterior trim, siding and windows articulate building facades and create visual interest. Articulate the top, middle and base of a building to create texture. Additions and infill construction should provide a degree of texture similar to surrounding buildings.

Details

Details are the elements that describe architectural building styles, features and ornament. New Bern's three hundred year evolution has produced a rich and varied palette of details that creates a visually delightful setting for pedestrians, students and admirers of architecture. Additions and infill construction should allow architectural styles to evolve while incorporating established details that

3. Design Attributes

characterize New Bern's historic districts. Contemporary and compatible design is encouraged. However, it is recommended that additions and infill construction reflect and reinterpret traditional building detailing.



Guidelines for 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.

3.2 Modifications

Project Planning Considerations

Modifications encompass changes, replacements and potential improvements to historic design components and architectural features. The intent of New Bern Historic District Guidelines is to allow modifications to occur within a framework that preserves the character and fabric of the historic districts.

Guidelines for Modifications

- | | |
|-------|---|
| 3.2.1 | Select materials that are consistent with the structure. Limit the palette to those materials that were available at the time a building was originally constructed. |
| 3.2.2 | Modifications to a structure should not conceal, damage or remove significant design components or architectural features. |
| 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. |
| 3.2.4 | Rebuild missing or insensitively altered design components based on documented evidence of the original configuration. |
| 3.2.5 | It is not appropriate to introduce features and details that will create a false sense of historic development. |

3.3 Additions

Project Planning Considerations

Additions to historic buildings should never compromise the integrity of the structure or its site. Additions that are not incongruous respect the mass, scale and proportion of the primary structure, and do not obscure or destroy distinguishing, character defining architectural features, forms and materials.

Consider site features and view corridors when designing additions. Minimize disturbance to mature vegetation. Limit the footprint of additions to maintain private open spaces, particularly in Tertiary AVCs. Contemporary interpretation of historic style and details is encouraged to differentiate additions from the original building. However, replication of historic style and details is often appropriate for work confined to a limited area.

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 addition from the plane of the primary structure by creating slight offsets and corners. |

3. Design Attributes

- 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.

3.4 Infill Construction

Project Planning Considerations

Infill construction is the process of constructing a building on an empty parcel. Infill construction eliminates vacant lots and gaps in the urban fabric, and contributes to the architectural evolution of the streetscape.

An infill structure should reflect its time of design. The intent of New Bern Historic District Guidelines is not to impose particular architectural styles, but to guide change that protects and contributes to the character of the historic districts. Evaluate the context and sensitivity of the immediate area, and shape infill construction to positively impact the overall district.

Contemporary materials may be used on infill construction. They are to be appropriately proportioned, used in traditional ways and installed in a traditional manner. Contemporary materials not meeting these requirements should not be extensively used on infill construction.

Guidelines for 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.
- 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.



Contemporary and traditional materials used on this new house maintain the character of the historic districts.



This building is located in the transitional edge between dense fabric and tight weave development patterns. The use of a modern blonde brick and patterned masonry is appropriate for this infill construction.

318-320 Liberty St. – 2021 Aerial and 2022 parcel lines from Craven County GIS



me
B3

Prepared by:

John W. King, Jr.

✓ Law Office of John W. King, Jr. PLLC

Attorneys at Law

New Bern, NC 28560

No Title Examination Requested and

None Performed

Tax Parcel 8-009-142 & 8-009-23000

Revenue Stamps: 10.00

NORTH CAROLINA

CRAVEN COUNTY

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 30th day of September, 2021, by and between **Helen Margaret Duffy Gaskins, unmarried**, whose address is 1506 Tryon Road, New Bern, NC 28560, (hereinafter referred to as the "Grantor"); and **Peter J. Adolph and his wife, Katherine Ann Hansen Adolph**, whose address is 316 Liberty Street, New Bern, NC, 28562, (hereinafter referred to as the "Grantee")

The terms "Grantor" and "Grantee" as used herein shall include the parties indicated herein and their heirs, successors, legal representatives and assigns, and shall include singular, plural, masculine, feminine or neuter as required by the context.

WITNESSETH:

That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and by these presents does remise, release, and forever quitclaim unto

the Grantee all right, title, claim and interest of the said Grantor in and to the following described real property, to-wit:

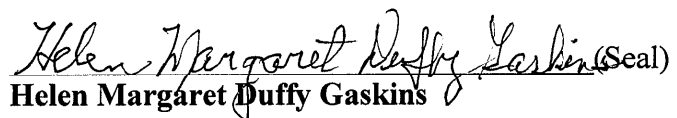
All that certain tract or parcel of land lying and being situate in Number 8 Township, Craven County, North Carolina and being more particularly described as follows:

Beginning at a point in the eastern right of way line of Liberty Street, which point is the westernmost corner of the property listed as "Bryan Duffy" in Deed Book 385 at page 316, Craven County Registry as shown on the Map recorded in Map Book 4 at page 43, Craven County Registry, said beginning point also being the southernmost corner of the Property of Bryan Duffy as recorded in Book 348 at page 434, as shown on said map. THENCE FROM THIS POINT OF BEGINNING SO LOCATED, running thence North 68° 41' East 67.40 feet to the southeastern corner of the Property of Bryan Duffy as recorded in Deed Book 348 at page 434, as shown on the Map in Map Book 4, page 43; thence North 66° 59' East 72.61 feet to the western line of the property described as Tract 2 in the deed to Bern Investment Group, Inc. by deed recorded in Book 2862 at page 476, Craven County Registry; thence South 21° 40' East 36.5 feet to a point; thence South 66° 25' West 137.1 feet to the eastern right of way line of Liberty Street; thence along and with the eastern right of way line of Liberty Street North 25° 53' West 39.9 feet to the point and place of beginning.

--->>>>> Said property includes the property entitled "Access Easement" on the survey entitled, "Survey for Manfred Hiob and wife, Cornelia Hiob, Old City Laundry Property, prepared by Andrew D. Grady, R.L.S, dated December 6, 1985.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to the Grantee, free and discharged of all right, title, claim, or interest of the Grantor or anyone claiming by, through, or under Grantor.

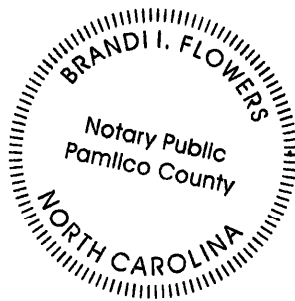
IN WITNESS WHEREOF Grantor has signed and sealed this deed as of the day and year first above written.

 (Seal)
Helen Margaret Duffy Gaskins

NORTH CAROLINA
CRAVEN COUNTY

I, a Notary Public, of Pamlico County, North Carolina, certify that on this day before me personally appeared **Helen Margaret Duffy Gaskins**, personally known to me or produced satisfactory evidence of identification and voluntarily signed the foregoing or attached instrument for the purposes therein expressed and in the capacity indicated.

WITNESS my hand and official stamp or seal, this the 30 day of September, 2021.



Brandi L. Flowers
Notary Public
My Commission Expires: 12-9-2021

gma 5

Doc No:10088182 DocType: QCD
Recorded: 12/08/2021,02:57:18 PM
Fee Amt: \$36.00 Page 1 of 5
Revenue Tax: \$10.00
CRAVEN County, North Carolina
Sherri B. Richard Register of Deeds
Bk 3703 Pg 543

Prepared by:
John W. King, Jr.
Law Office of John W. King, Jr. PLLC
Attorneys at Law
New Bern, NC 28560

*No Title Examination Requested and
None Performed*
Tax Parcel 8-009-142 & 8-009-23000
Revenue Stamps: \$10.00

NORTH CAROLINA
CRAVEN COUNTY

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 11th day of November, 2021, by and between **Helen Carlin Hollister and her husband, Christopher William Hollister, Richard Bryan Carlin and his wife, Elizabeth Kathryn Carlin, and David Alan Carlin and his wife, Kelly Lynn Carlin**, whose address is 2911 Darby Creek Drive, Crestwood, KY, 40014, (hereinafter referred to as the "Grantor"); and **Peter J. Adolph and his wife, Katherine Ann Hansen Adolph**, whose address is 316 Liberty Street, New Bern, NC, 28562, (hereinafter referred to as the "Grantee")

The terms "Grantor" and "Grantee" as used herein shall include the parties indicated herein and their heirs, successors, legal representatives and assigns, and shall include singular, plural, masculine, feminine or neuter as required by the context.

WITNESSETH:

That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and by these presents does remise, release, and forever quitclaim unto

the Grantee all right, title, claim and interest of the said Grantor in and to the following described real property, to-wit:

All that certain tract or parcel of land lying and being situate in Number 8 Township, Craven County, North Carolina and being more particularly described as follows:

Beginning at a point in the eastern right of way line of Liberty Street, which point is the westernmost corner of the property listed as "Bryan Duffy" in Deed Book 385 at page 316, Craven County Registry as shown on the Map recorded in Map Book 4 at page 43, Craven County Registry, said beginning point also being the southernmost corner of the Property of Bryan Duffy as recorded in Book 348 at page 434, as shown on said map. THENCE FROM THIS POINT OF BEGINNING SO LOCATED, running thence North $68^{\circ} 41'$ East 67.40 feet to the southeastern corner of the Property of Bryan Duffy as recorded in Deed Book 348 at page 434, as shown on the Map in Map Book 4, page 43; thence North $66^{\circ} 59'$ East 72.61 feet to the western line of the property described as Tract 2 in the deed to Bern Investment Group, Inc. by deed recorded in Book 2862 at page 476, Craven County Registry; thence South $21^{\circ} 40'$ East 36.5 feet to a point; thence South $66^{\circ} 25'$ West 137.1 feet to the eastern right of way line of Liberty Street; thence along and with the eastern right of way line of Liberty Street North $25^{\circ} 53'$ West 39.9 feet to the point and place of beginning.

--->>>>> Said property includes the property entitled "Access Easement" on the survey entitled, "Survey for Manfred Hiob and wife, Cornelia Hiob, Old City Laundry Property, prepared by Andrew D. Grady, R.L.S, dated December 6, 1985.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to the Grantee, free and discharged of all right, title, claim, or interest of the Grantor or anyone claiming by, through, or under Grantor.

IN WITNESS WHEREOF Grantor has signed and sealed this deed as of the day and year first above written.

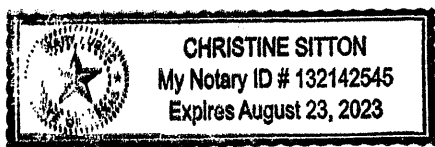
Helen Carlin Hollister (Seal)
Helen Carlin Hollister
Christopher William Hollister (Seal)
Christopher William Hollister

STATE OF TEXAS

COUNTY OF Dallas

I, a Notary Public, of Dallas County, Texas, certify that on this day before me personally appeared **Helen Carlin Hollister and Christopher William Hollister**, personally known to me or produced satisfactory evidence of identification and voluntarily signed the foregoing or attached instrument for the purposes therein expressed and in the capacity indicated.

WITNESS my hand and official stamp or seal, this the 18th day of November, 2021.



Christine Sitton
Notary Public
My Commission Expires: 8/23/2023

Richard Bryan Carlin (Seal)
Richard Bryan Carlin

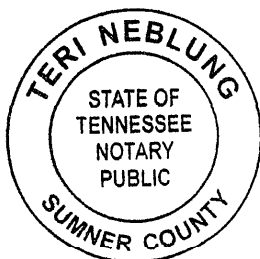
Elizabeth K Carlin (Seal)
Elizabeth Kathryn Carlin

STATE OF TENNESSEE

COUNTY OF Sumner


I, a Notary Public, of Sumner County, Tennessee, certify that on this day before me personally appeared **Richard Bryan Carlin and Elizabeth Kathryn Carlin**, personally known to me or produced satisfactory evidence of identification and voluntarily signed the foregoing or attached instrument for the purposes therein expressed and in the capacity indicated.

WITNESS my hand and official stamp or seal, this the 2 day of December 2021.
~~November~~



My Commission Expires June 7, 2025

Teri Neblung
Notary Public
My Commission Expires: 6/7/2025

 (Seal)
David Alan Carlin


 (Seal)
Kelly Lynn Carlin

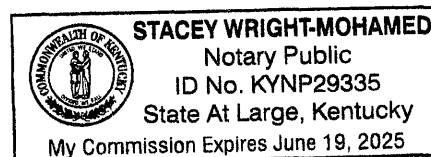
STATE OF KENTUCKY

COUNTY OF Jefferson

I, a Notary Public, of Jefferson County, Kentucky, certify that on this day before me personally appeared **David Alan Carlin and Kelly Lynn Carlin**, personally known to me or produced satisfactory evidence of identification and voluntarily signed the foregoing or attached instrument for the purposes therein expressed and in the capacity indicated.

WITNESS my hand and official stamp or seal, this the 11th day of November, 2021.

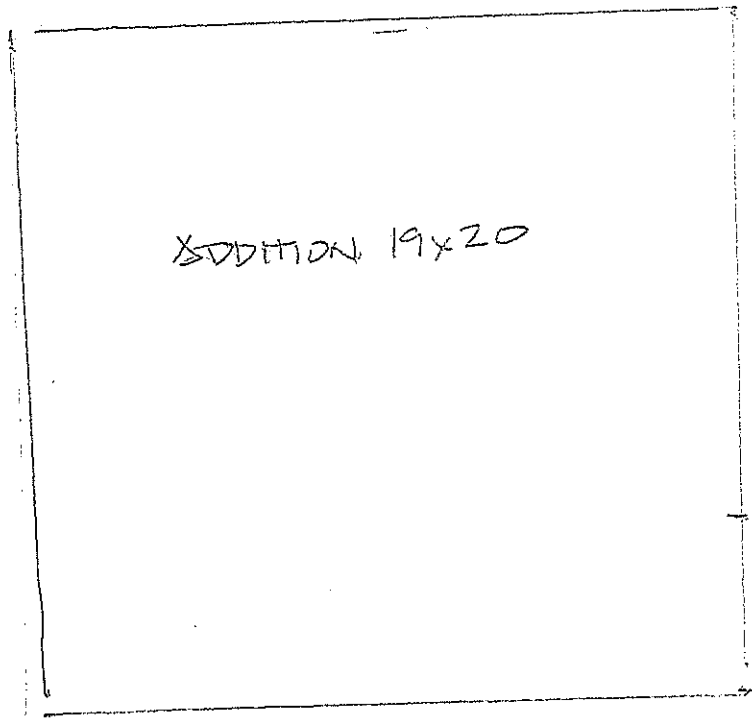

Notary Public
My Commission Expires: June 19, 2025



318 Liberty St. – photos from applicant 2022-05-21







ADDITION 19x20

318 Liberty Street
NB, NC 28562

Katherine Adolph

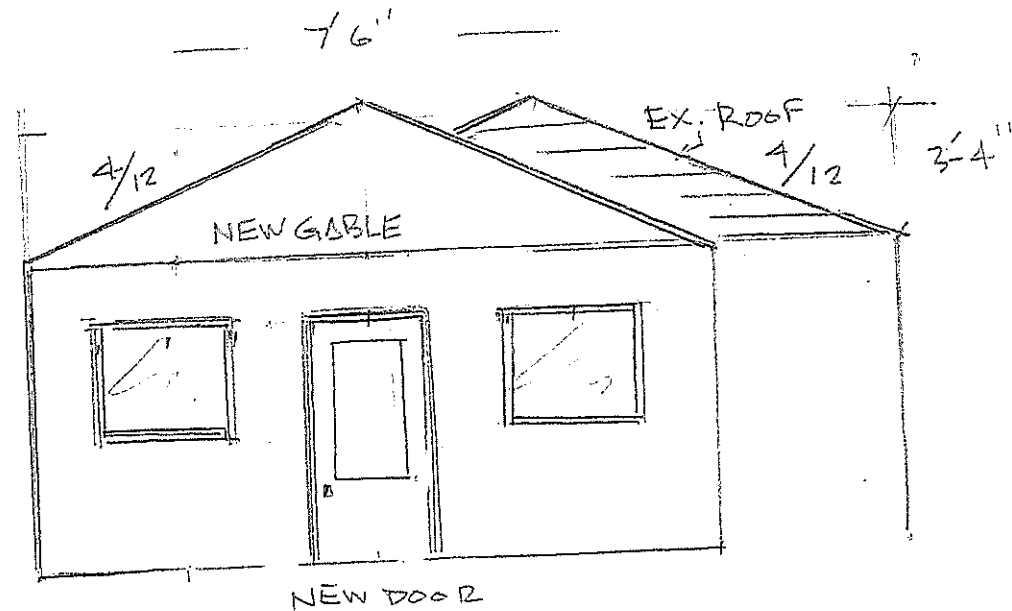
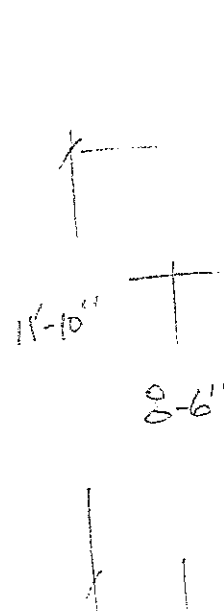
Home Owner

316 Liberty St.

NB, NC 28562

252-675-1889

Katherine Adolph@me.com



20x30

EX. STRUCTURE

EX. BLK. WALL

CREATE OPENING
NEW 3-0 DOOR

5'
set back

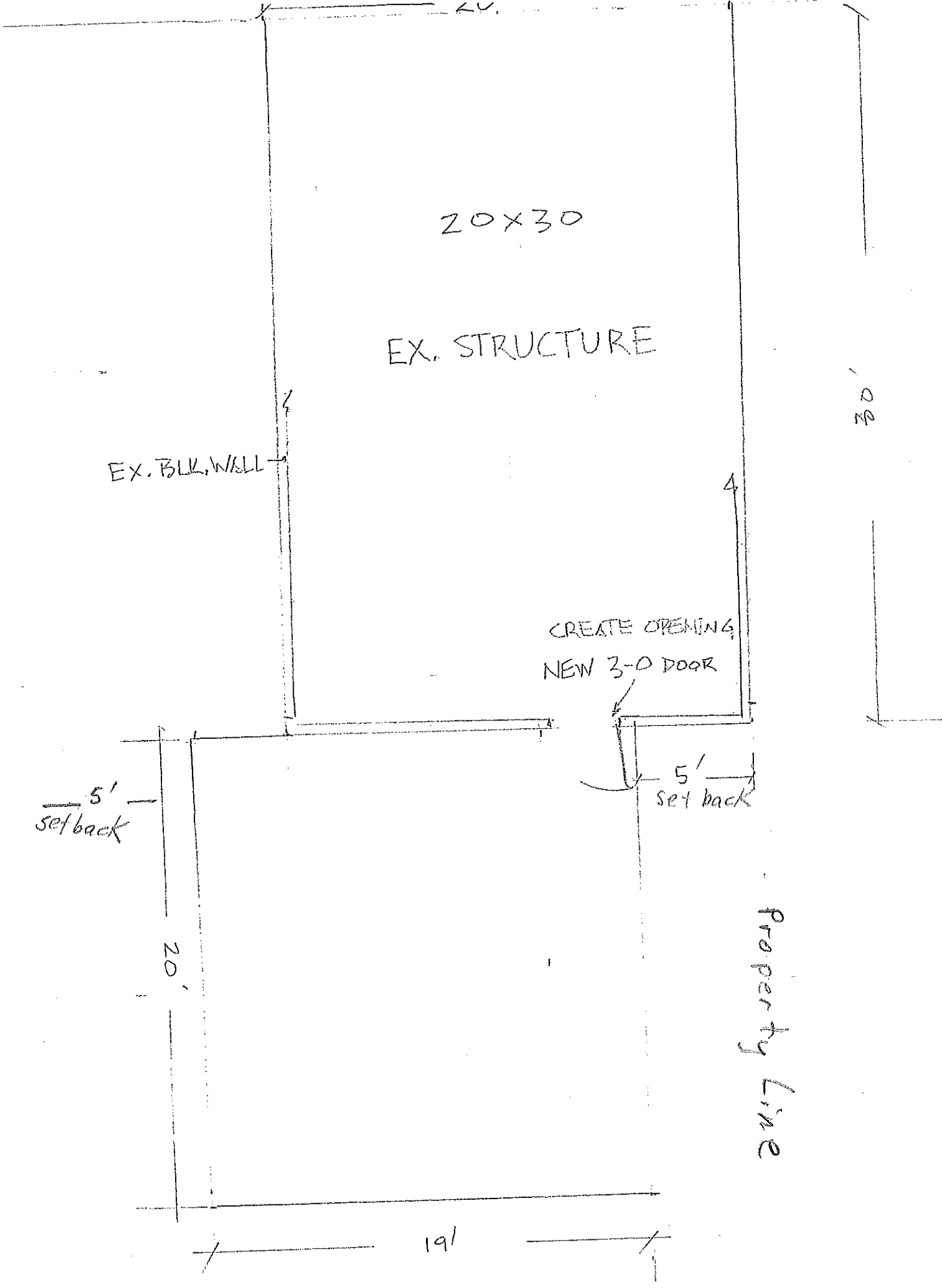
5'
set back

20'

19'

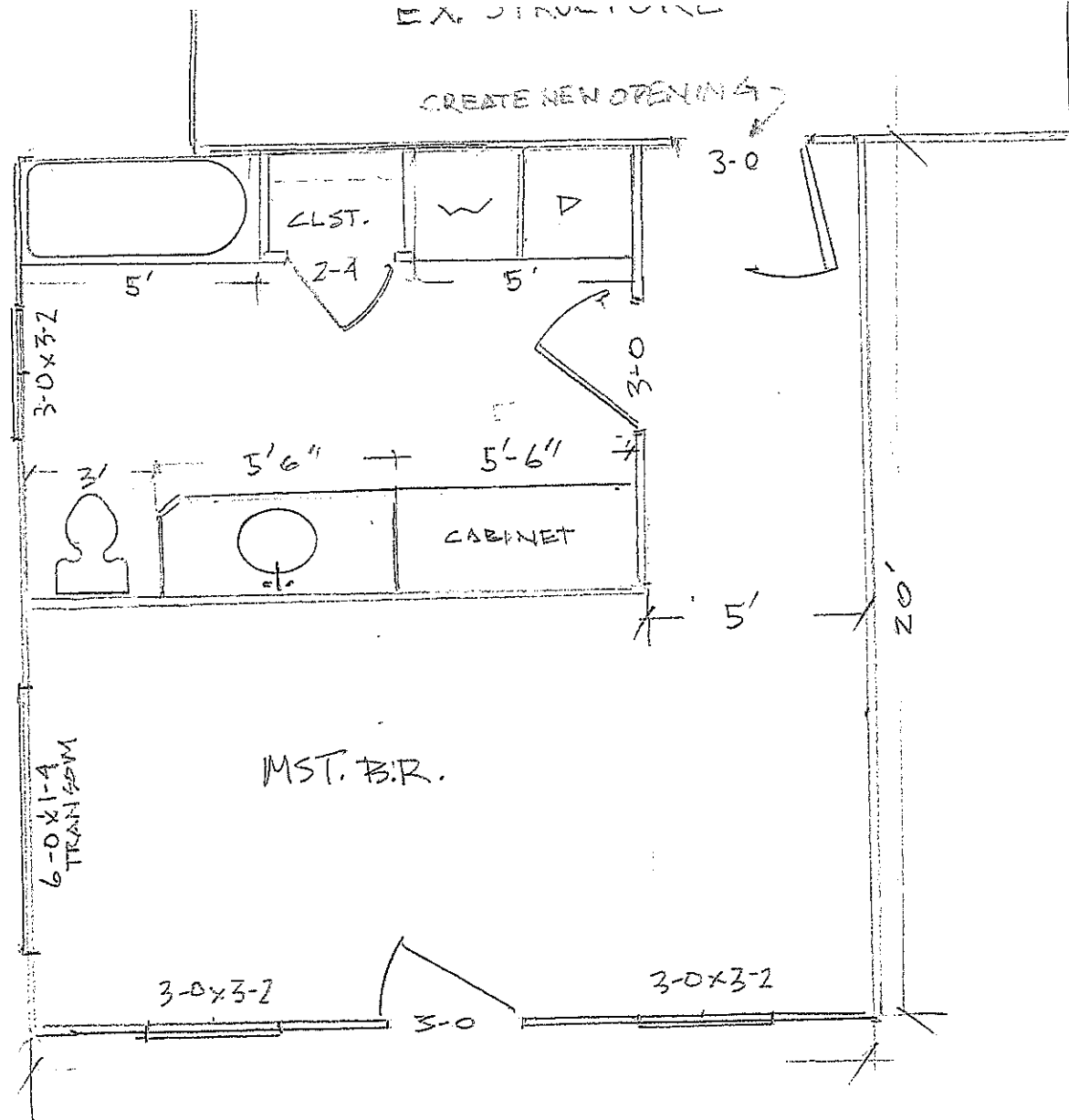
Property Line

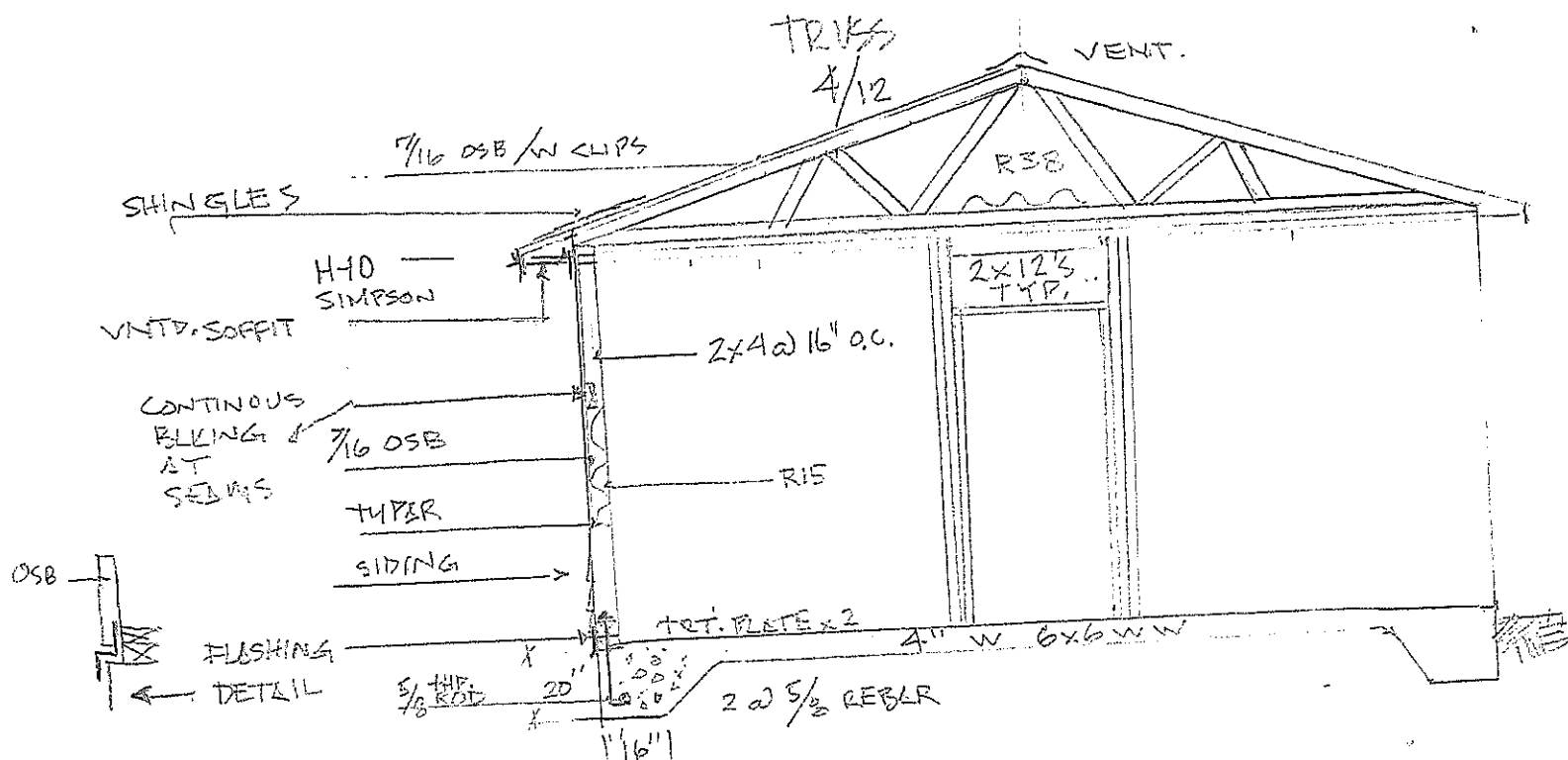
30'



EX. STRUCTURE

CREATE NEW OPENING





Matthew Schelly

Subject: FW: 318 Liberty Street : Metal Siding on the City Laundry with Cinder Block

From: Katherine Adolph <katherineadolph@me.com>
Sent: Friday, June 3, 2022 8:03 PM
To: Matthew Schelly <SchellyM@newbernnc.gov>
Cc: Katherine Adolph <katherineadolph@me.com>
Subject: 318 Liberty Street : Metal Siding on the City Laundry with Cinder Block

Good Evening Matt,

Attached are pictures of the City Laundry structure at 901 Pollock Street. This @ 1950s structure shows the harmony of cinderblock with metal siding. Thus, the proposed COA for 318 Liberty Street is congruent with the historic fabric of the neighborhood .

Please let me know if you need anything else for the HPC meeting on June 15th.

Sincerely,

Kathy

Katherine Adolph, PhD, President
Bern Investment Group, Inc.
316 Liberty Street
New Bern, NC 28562

katherineadolph@me.com
252.675.1889





----- If you are not the intended recipient, you must destroy this message and inform the sender immediately. This electronic mail message and any attachments, as well as any electronic mail message(s) sent in response to it may be considered public record and as such subject to request and review by anyone at any time. It also may contain information which is confidential within the meaning of applicable federal and state laws.



Zoning and Inspections Review of

Application for Certificate of Appropriateness for Alterations in Historic District

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

Application Address and Description: 318 Liberty St. - to include an addition in the Tertiary AVC.

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

Zoning District: R-8

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

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:

Chief Building Inspector

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – June 15, 2022

Applicant: Ms. Katherine Adolph & Mr. Peter Adolph

Applicant Address: 316 Liberty St., New Bern, NC

Project Address: 318 Liberty St., New Bern, NC

Historic Property Name: N/A

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

NR Inventory Description (2003): None

Sandbeck Description (1988): None

318 Liberty St. - to include an addition in the Tertiary AVC.

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

Design Principles

- 3.1.1 ... 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.
- 3.1.4 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. 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.
- 3.2.2 Modifications to a structure should not conceal, damage, or remove significant design components or architectural features.

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.

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.

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – June 15, 2022

Masonry

- 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.

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.

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.
- 5.5.6 Contemporary materials such as synthetic slate and fiberglass asphalt shingles are acceptable for sloped roofing regardless of building age. Select fiberglass asphalt shingles from a darker color palette. Contemporary membrane and roll roofing are acceptable for low-sloped roofs with a 1 inch per foot pitch or less regardless of building age.

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

1. The project is located in the *Tight Weave* development pattern;
2. The proposal is a small, one-story addition to an existing concrete block, one-story structure.
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 addition in the Tertiary AVC.

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:
<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): 101 King Street (built 1976)

Property Owner Name(s): Ward & Sara Zimmerman	Owner Mailing Address: 101 King Street New Bern, NC 28560	Phone #'s: 919-618-3704 919-616-9551	Email: consulting@enterpriz.com saraozimmerman@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: *(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)

Demo existing non-contributing house and pecan tree in the front yard and replace with a modern house and deck. The new structure will have a similar shape, composition and lot position to the existing structure. Materials will include stucco, concrete decks, and mahogany stained wood siding, doors and windows.

Continued on additional sheet or attached brochure ☒

2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (page and guideline number):

Demolition 6.4.1-4, Spacing 2.1.1-.3, Utilities 2.3.1-7, Design 3.1.1-5, Infill 3.4.1-4, Foundations 4.1.3-4, Trim 4.2.4, Doors & Windows 4.3.3, Entrances 4.4.4, Decks 4.6.4, Masonry 5.1.5, Contemporary Materials 5.5.1-6

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).

Stucco, concrete, glass, mahogany stained wood.

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 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 Afterbach

Signature of Applicant/Owner

3.18.22

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

Aldermen

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

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

Dana E. Outlaw
Mayor

Mark A. Stephens
City Manager

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

CERTIFICATE OF APPROPRIATENESS OWNERS AUTHORIZATION

Dear Sir or Madame:

I am the owner of the property located at:

101 King 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:

101 King St., New Bern, NC 28560 Phone 919-618-3704

Ward Brian Zimmerman

Owner's Signature

Ward Brian Zimmerman

Print Name

3/2/22

Date

Sworn to and subscribed before me this 2 day of March, 2022

[Signature]
Notary Public

My commission expires: July 25 2026

TARA GAMBETTA
Notary Public
Craven Co., North Carolina
My Commission Expires July 25, 2026

March 30, 2022

Matthew Schelly, AICP, Reg. Arch. (CA), CZO, CFM
Interim Development Services Director, City Planner, Historic Preservation Administrator
City of New Bern, Development Services Department
303 First Street
New Bern, NC 28560

RE: 101 King Street - HPC

We are exploring the option of renovating the existing structure in place with an addition or removing the structure entirely and starting over with a new structure. The owner prefers the latter. This lot is located within the 8' AE flood zone which requires the underside of the floor joists to be 10' above mean sea level requiring the first floor to be between 11'-12' above mean sea level and within the LIMWA zone which requires the first floor to be built with break away walls. The current 1st floor is at 15.1' above mean sea level with garage spaces under the house. We are seeking to replace the current structure with a similar height, configuration of garage doors, and close placement on the lot with a more modern structure representing a house of it's time.

Guidelines for 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. *There are other flat roofs or slightly sloped roofs in the historic district within the residential area.*

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. *The design will include regularly spaced windows.*

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. *The design will include a raised portion of the roof to accommodate the elevator accessing space above the top floor for mechanicals.*

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. *Visual interest will be created with a variation of materials and openings.*

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. *We believe this house will be a representation of it's time.*

Guidelines for Infill Construction

3.4.1 Maintain the relationship between building mass and open space that exists on the block or streetscape. [There are 4 houses on Edgerton and this house will be located similarly to 600 Edgerton.](#)

3.4.2 The predominant material of an infill building shall visually emulate the palette of materials traditionally found in the historic districts. [Stucco is a material historically used within the district. We plan to use it in the manner it is typically used on residential design in 2022.](#)

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. [We will not be using these materials.](#)

3.4.4 Contemporary materials shall be appropriately proportioned, used in traditional ways and installed in a traditional manner. [We are proposing a mix of stucco and wood siding which are traditionally found in the district.](#)

Integral/attached garage: "Attached garages are not appropriate in the tight weave development pattern." – page 2-7. [We want to replace the existing structure with a new structure in it's current location with it's current configuration of garage doors on the front similarly to 600 Edgerton.](#)

Tight Weave A tight weave pattern is the most common, representing a consistent rhythm of facade to landscape. [Structures that create a tight weave pattern have a front yard, and generally sit forward on a lot and front the street.](#) Side yards tend to be narrow, ranging in widths that only accommodate pedestrians to widths sufficient for vehicle passage. [The rear yard tends to be larger and is buffered from the street by a primary structure, creating privacy and garden areas.](#) An example is the typical residential street in Riverside or Downtown. [Buildings within the tight weave development pattern have variable setbacks from the right of way but occur within a narrow range that parallels the streetscape.](#) Although there are exceptions, the majority of structures front the street ten to twenty-five feet from the right of way. This placement creates a front yard transitional space where the structure bridges between the public streetscape and the private rear yard. The rhythm of structures is spaced closely enough to create a defined edge, but this edge is softened with penetrating side yards.

Sincerely,



Sarah Afflerbach, AIA, LEED AP

ZIMMERMAN RESIDENCE



101 KING STREET - EXISTING STRUCTURE

KEYS & SYMBOLS

DOOR & WINDOW SIZE KEY
2⁶ = 2'-6" WIDE (ASSUME STANDARD DOOR
HEIGHT OF 6'-8" UNLESS NOTED)

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

DRAWING NUMBER
1
A-204

SHEET NUMBER

ROOM NAME

BEDROOM

10' CLG

WOOD

CEILING HEIGHT AND
SQUARE FOOTAGE

FLOOR FINISH

DRAWING NUMBER
1
A-101

FIRST FLOOR PLAN

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

SHEET NUMBER

0'-0"
GRADE

ELEVATION HEIGHT

ELECTRICAL LEGEND



RECEPTACLE



FLOOR
RECEPTACLE



GFCI
RECEPTACLE



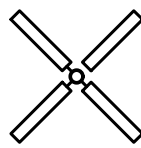
WATER PROOF
RECEPTACLE



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
	PHOTOS
	PHOTOS
	PHOTOS
C-101	SITE PLAN
A-101	GARAGE FLOOR PLAN
A-102	FIRST FLOOR PLAN
A-103	SECOND FLOOR PLAN
A-104	MECHANICAL ROOM PLAN
	RENDERING
	RENDERING
A-201	ELEVATIONS
A-202	ELEVATIONS
A-203	ELEVATIONS

SQUARE FOOTAGE

NON HEATED	
COVERED FRONT PORCH	65 SF
COVERED REAR PORCH 1	877 SF
COVERED REAR PORCH 2	877 SF
REAR PORCH 3	877 SF
GARAGE LEVEL	2,216 SF
TOTAL	4,912 SF

HEATED / COOLED	
FIRST FLOOR	2,338 SF
SECOND FLOOR	1,977 SF
TOTAL	4,315 SF



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G-101

TITLE SHEET

06.08.2022
101 KING STREET



101 KING STREET



101 KING STREET



101 KING STREET



101 KING STREET



101 KING STREET



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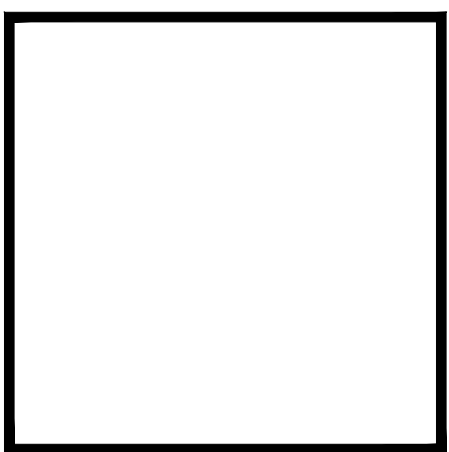


PHOTO
SHEET 01

06.08.2022
101 KING STREET



101 KING STREET



IMAGE 1 - VIEW DOWN KING STREET TO PUMP STATION



IMAGE 2 - 101 KING STREET AND PUMP STATION



IMAGE 3 - GARAGES ON EDGERTON STREET



IMAGE 4 - GARAGES ON EDGERTON STREET



IMAGE 5 - GARAGES ON EDGERTON STREET



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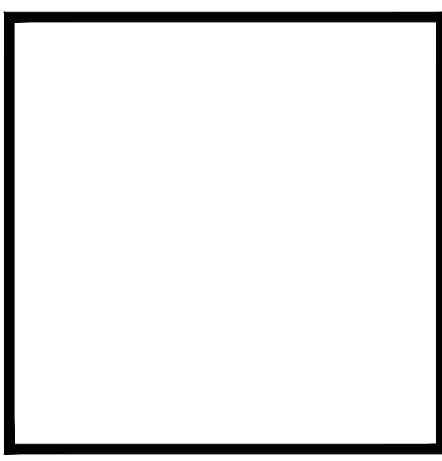


PHOTO
SHEET 02

06.08.2022
101 KING STREET



IMAGE 6 - 630 EDGERTON STREET
ATTACHED GARAGE VISIBLE FROM STREET



IMAGE 7 - 606 EDGERTON STREET
ATTACHED GARAGE VISIBLE FROM STREET



IMAGE 8 - 600 EDGERTON STREET
ATTACHED GARAGE FACING STREET



111 POLLOCK STREET
ATTACHED GARAGE FACING STREET



516 E. FRONT STREET
ATTACHED GARAGE FACING STREET



216 JOHNSON STREET
ATTACHED GARAGE FACING STREET



201 JOHNSON STREET
FLAT ROOF AND SCALE & MASS



305 JOHNSON STREET
FLAT ROOF AND SCALE & MASS



516 POLLOCK STREET
FLAT ROOF AND SCALE & MASS



JOHN WRIGHT STANLY HOUSE - 307 GEORGE STREET
STUCCO EXTERIOR FINISH & FLAT ROOF



701 BROAD STEET
STUCCO EXTERIOR FINISH & FLAT ROOF



202 LINDEN STREET
MODERN DESIGN



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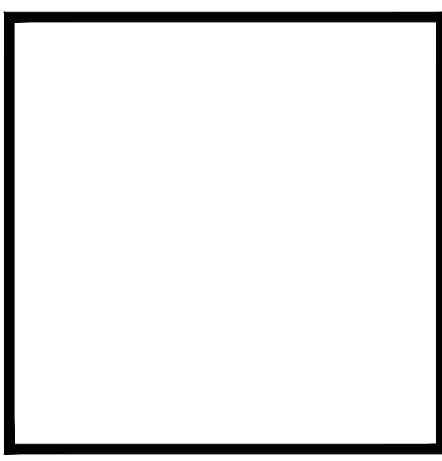
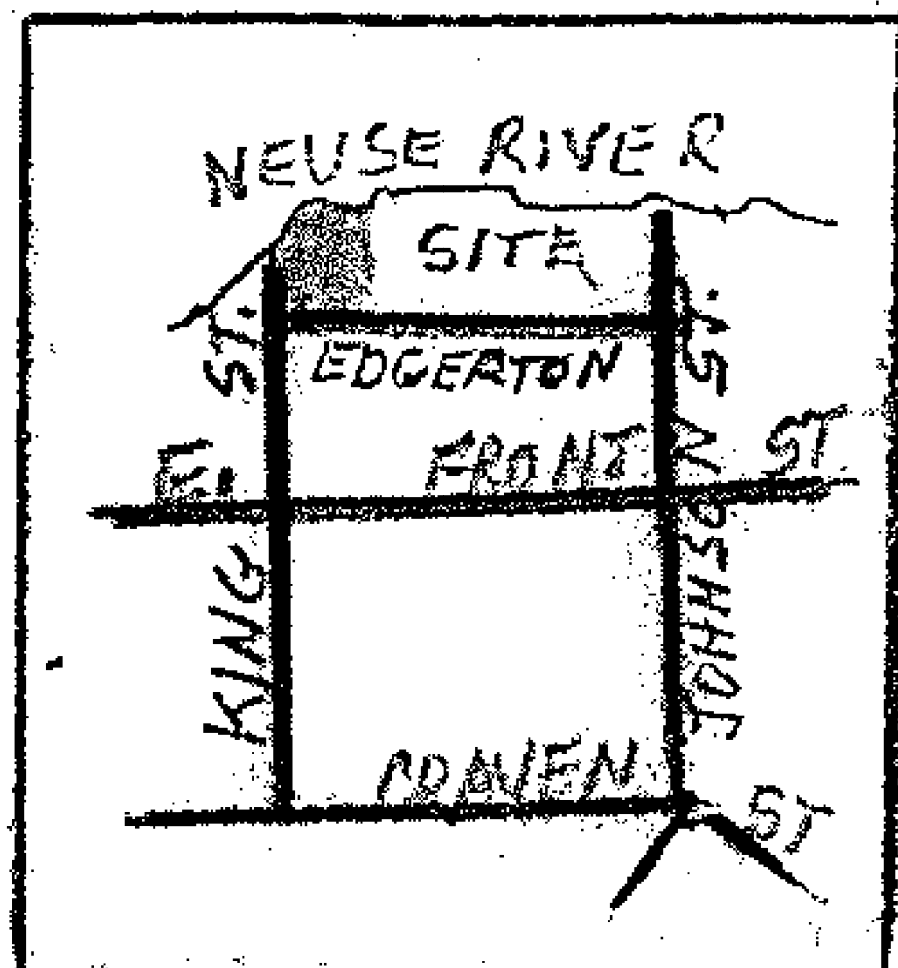


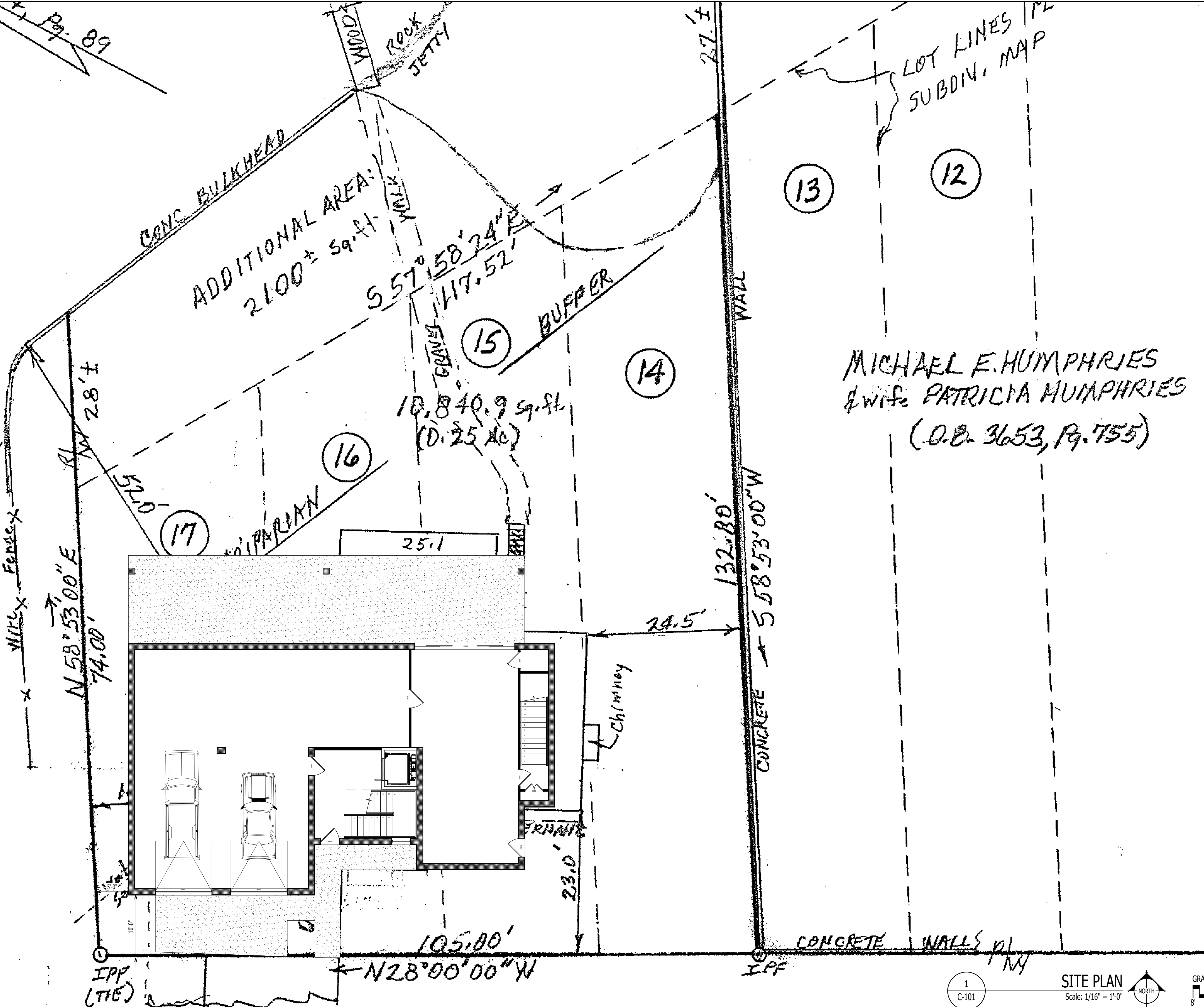
PHOTO
SHEET 01

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101 KING STREET



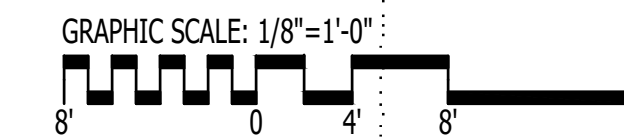
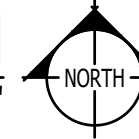
VICINITY MAP (NTS)

KING STREET
(60' R/W)



1
C-101

SITE PLAN
Scale: 1/16" = 1'-0"



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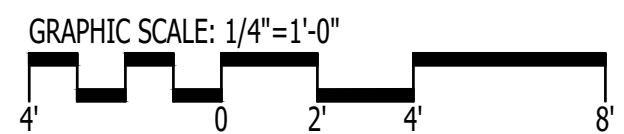
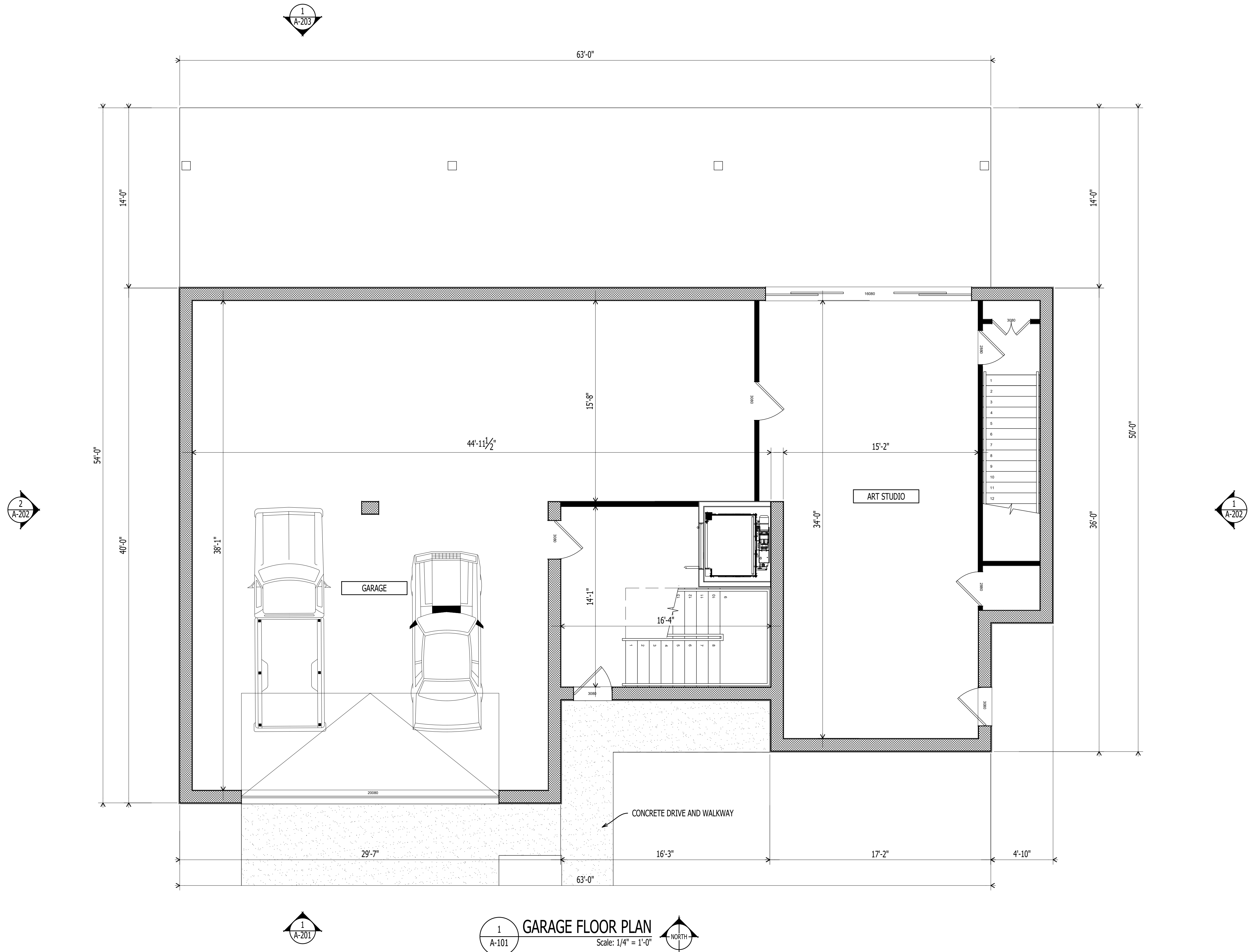
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SITE PLAN

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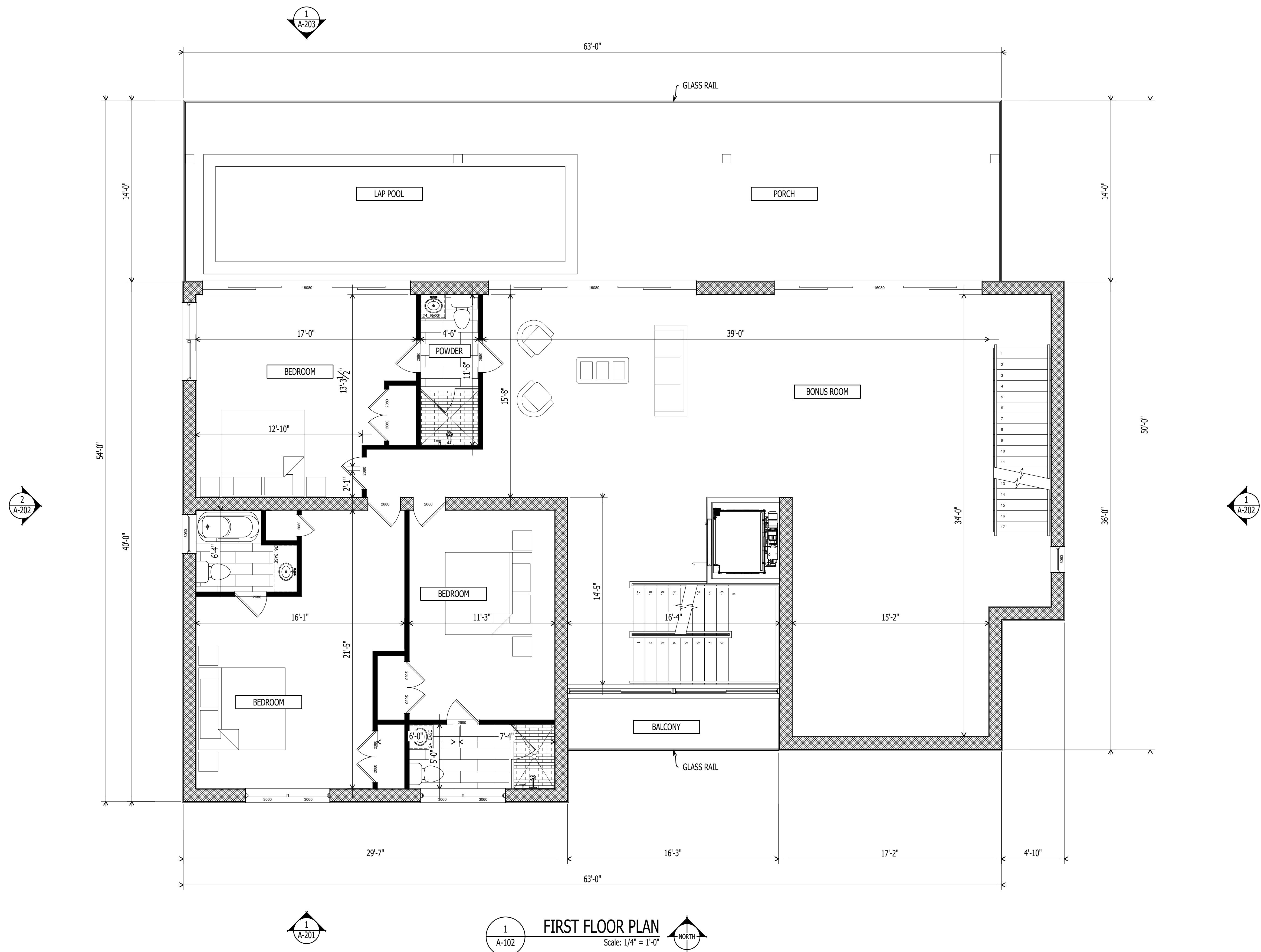
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A-101

GARAGE FLOOR PLAN

06.08.2022
101 KING STREET



1
A-102

FIRST FLOOR PLAN

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

1
A-201

2
A-202

1
A-202

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

4' 0' 2' 4' 8'



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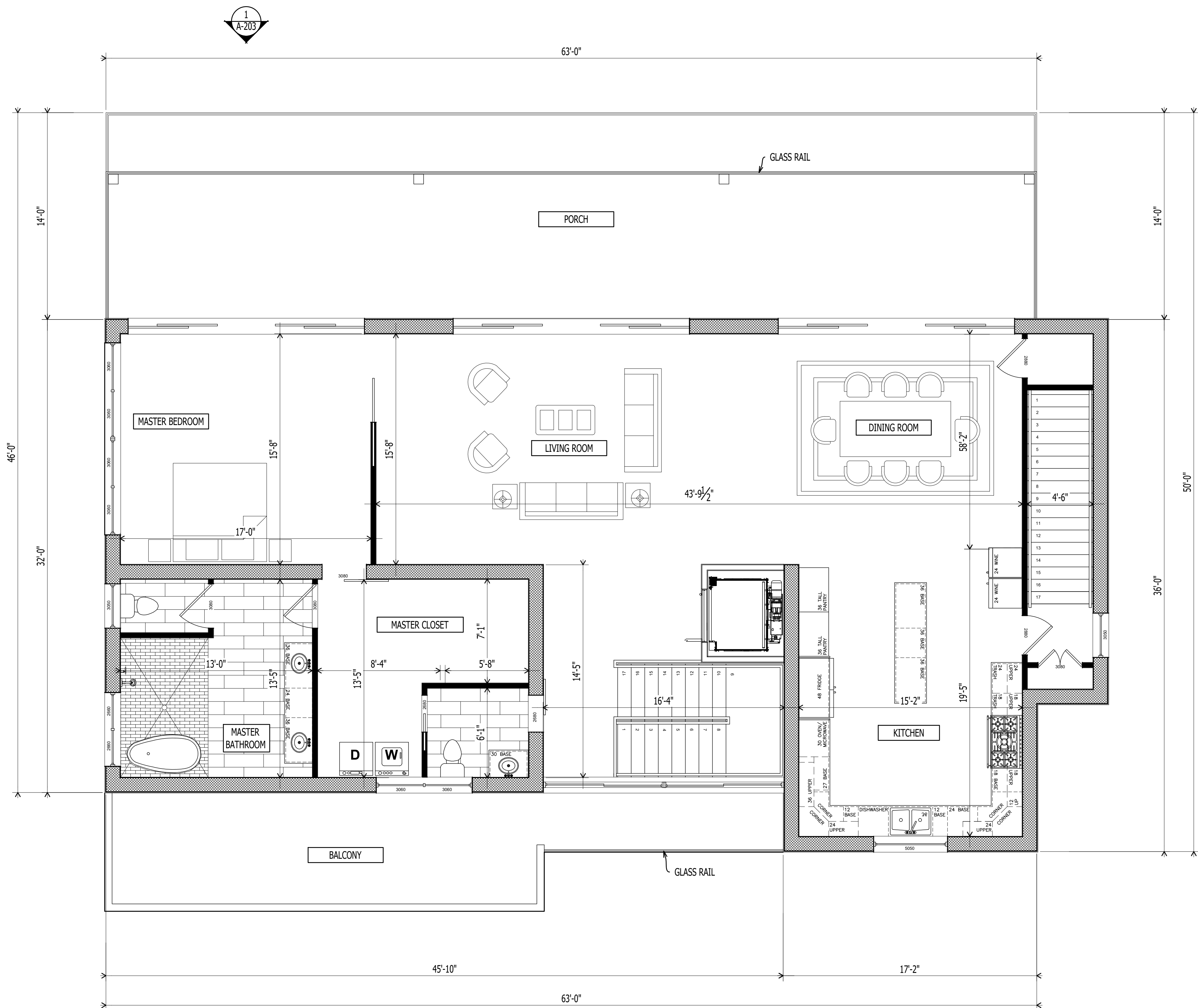
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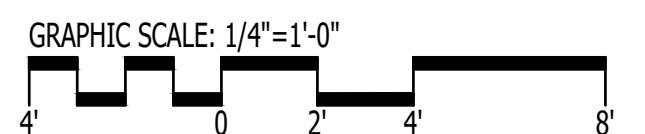
A-102

FIRST FLOOR PLAN

06.08.2022
101 KING STREET



1 SECOND FLOOR PLAN
A-103 Scale: 1/4" = 1'-0" NORTH



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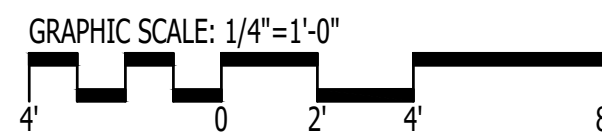
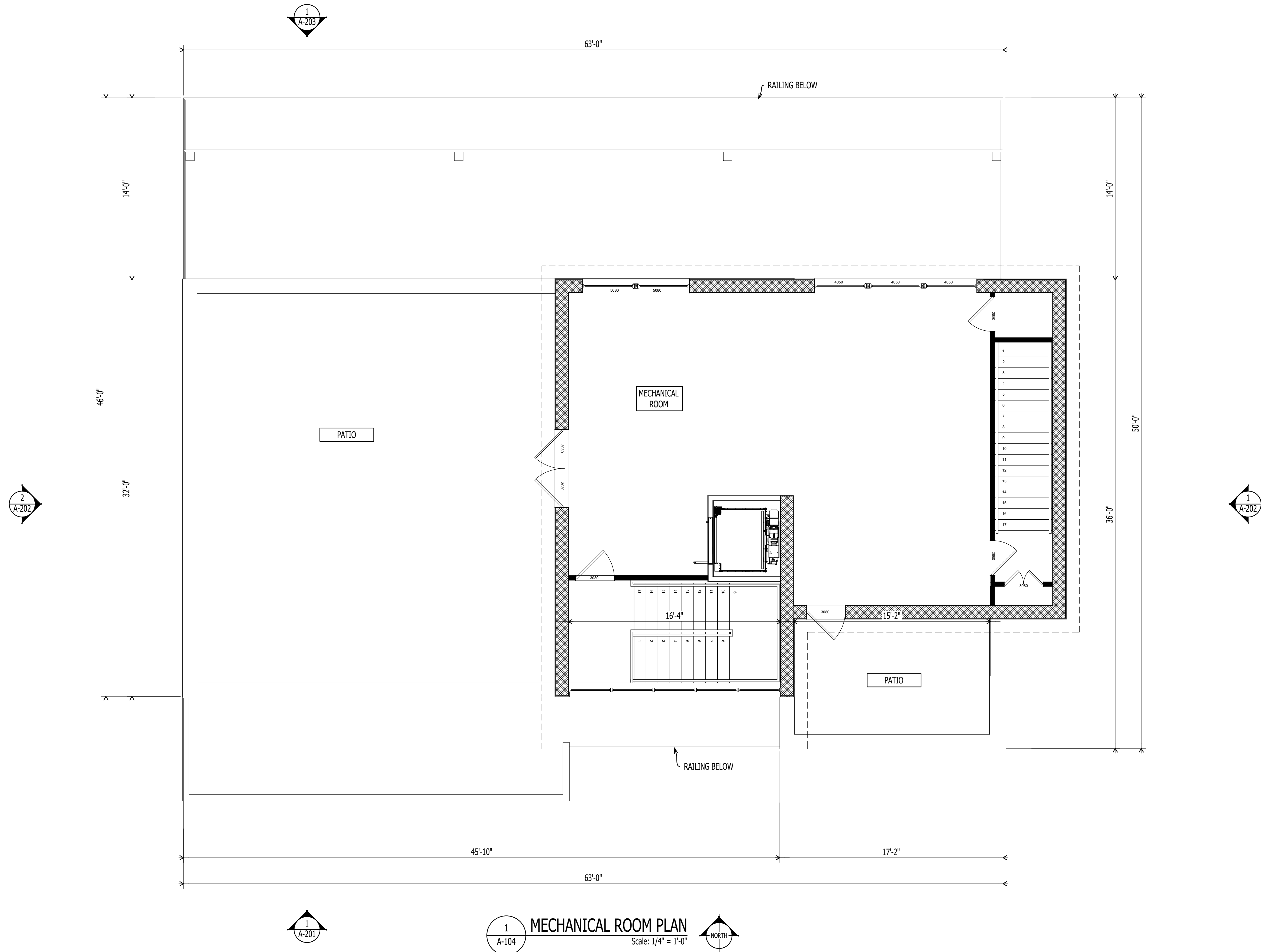
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A-103

SECOND FLOOR PLAN

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A-104

MECHANICAL ROOM PLAN

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PROCEEDING WITH CONSTRUCTION. VERIFY COMPLIANCE
WITH ALL LOCAL CODES. PLANS INDICATE LOCATIONS ONLY;
ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE
CONDITIONS. HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED.
THESE SHOULD BE OBTAINED FROM A LOCAL MECH.
CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH
LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR
YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL
STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.

RENDERING

06.08.2022
101 KING STREET

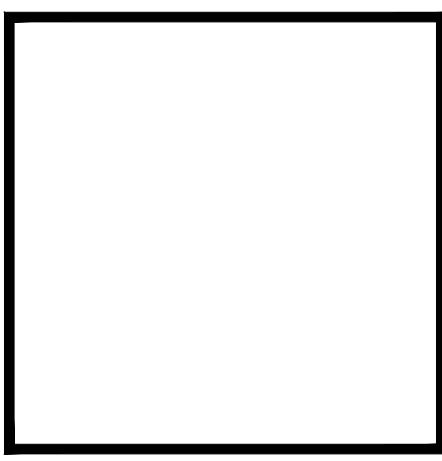


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New Bern, NC 28560
252-633-0322
www.goarchdesign.com

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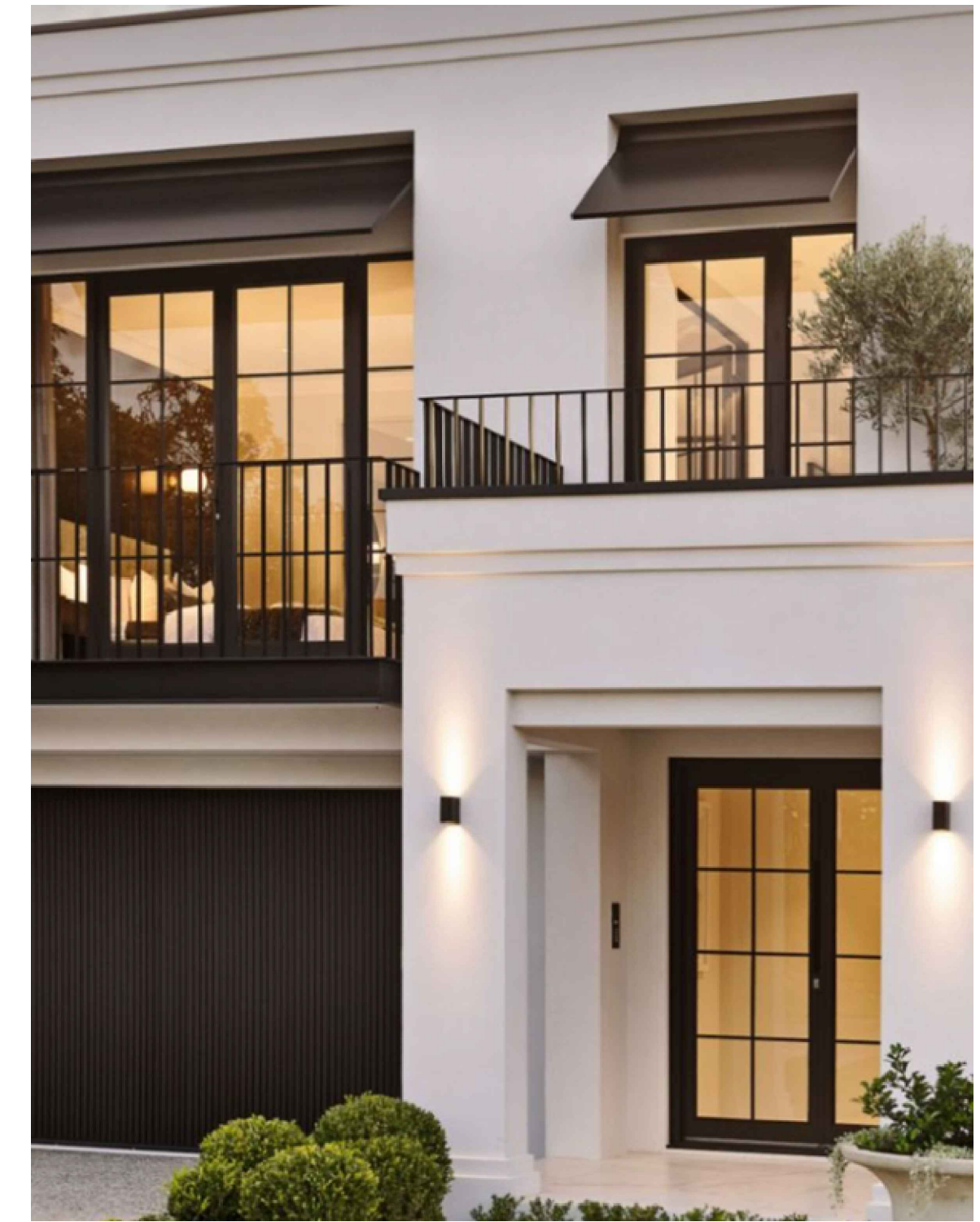
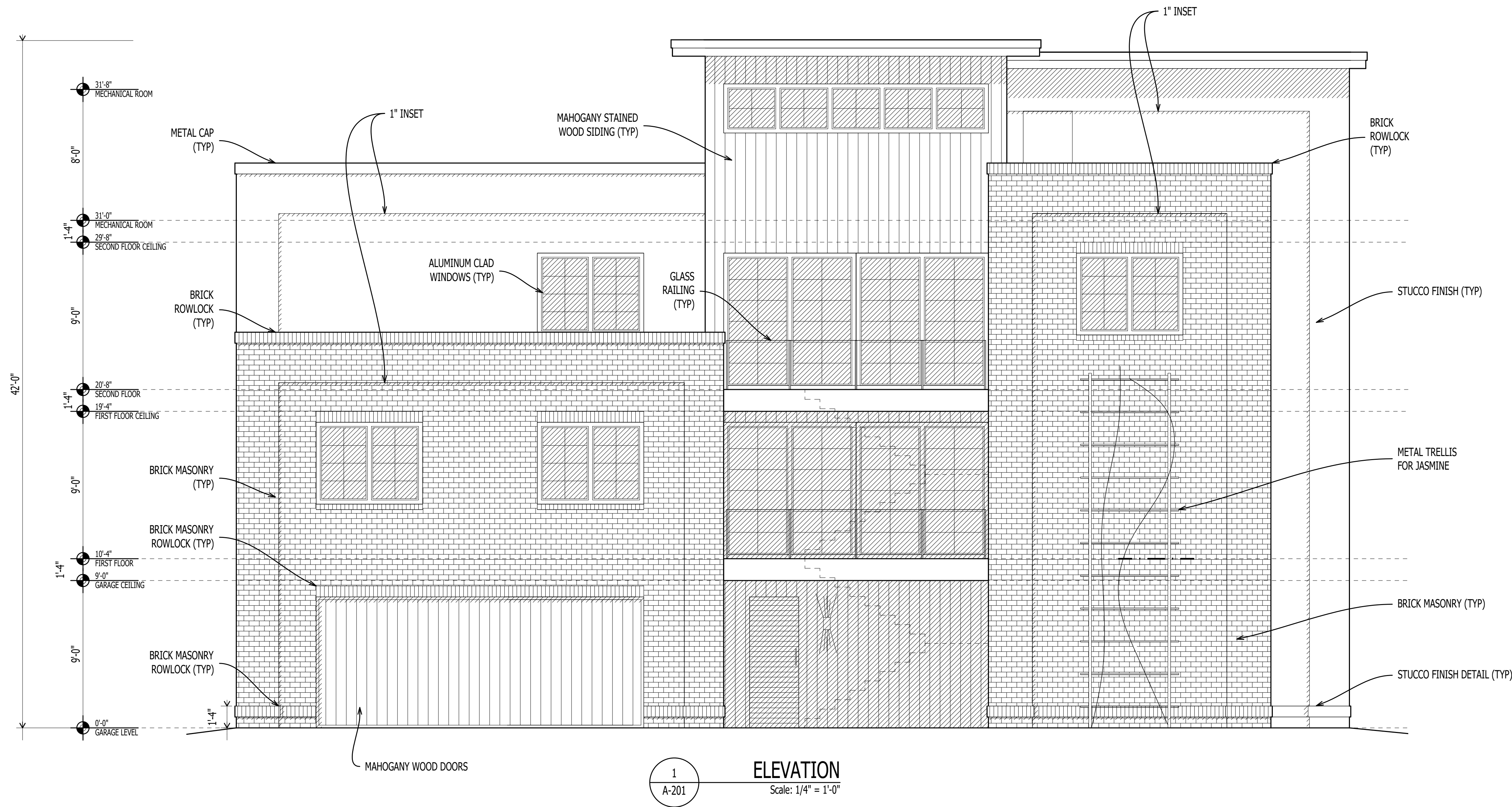
ZIMMERMAN RESIDENCE
101 KING STREET, NEW BERN NC 28560

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. VERIFY COMPLIANCE WITH ALL LOCAL CODES. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.



RENDERING

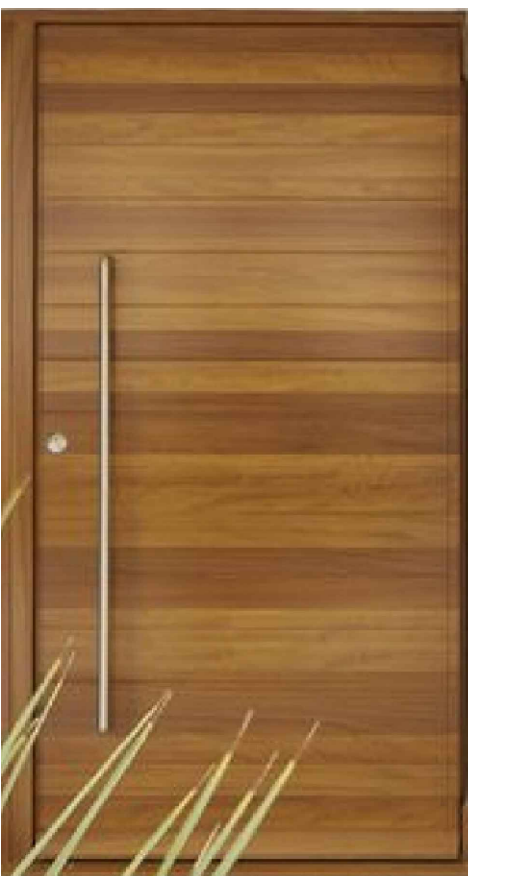
06.08.2022
101 KING STREET



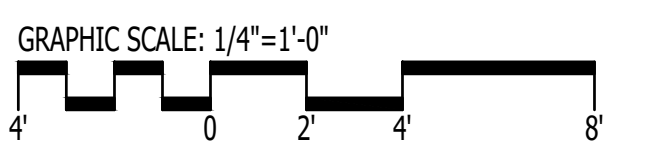
ALUMINUM FRAMED WINDOWS AND DOORS

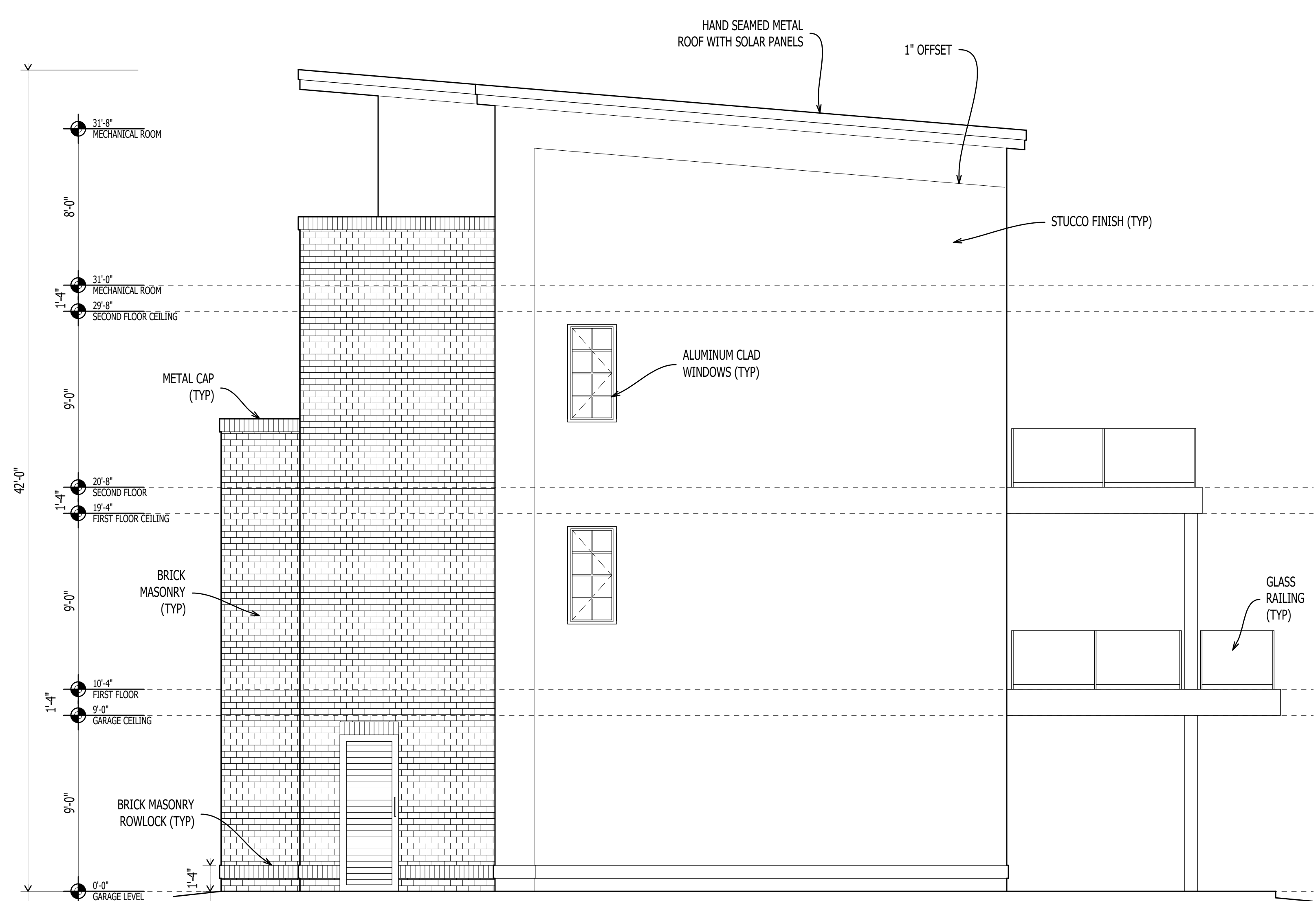


WOOD FOR GARAGE DOOR AND SIDING

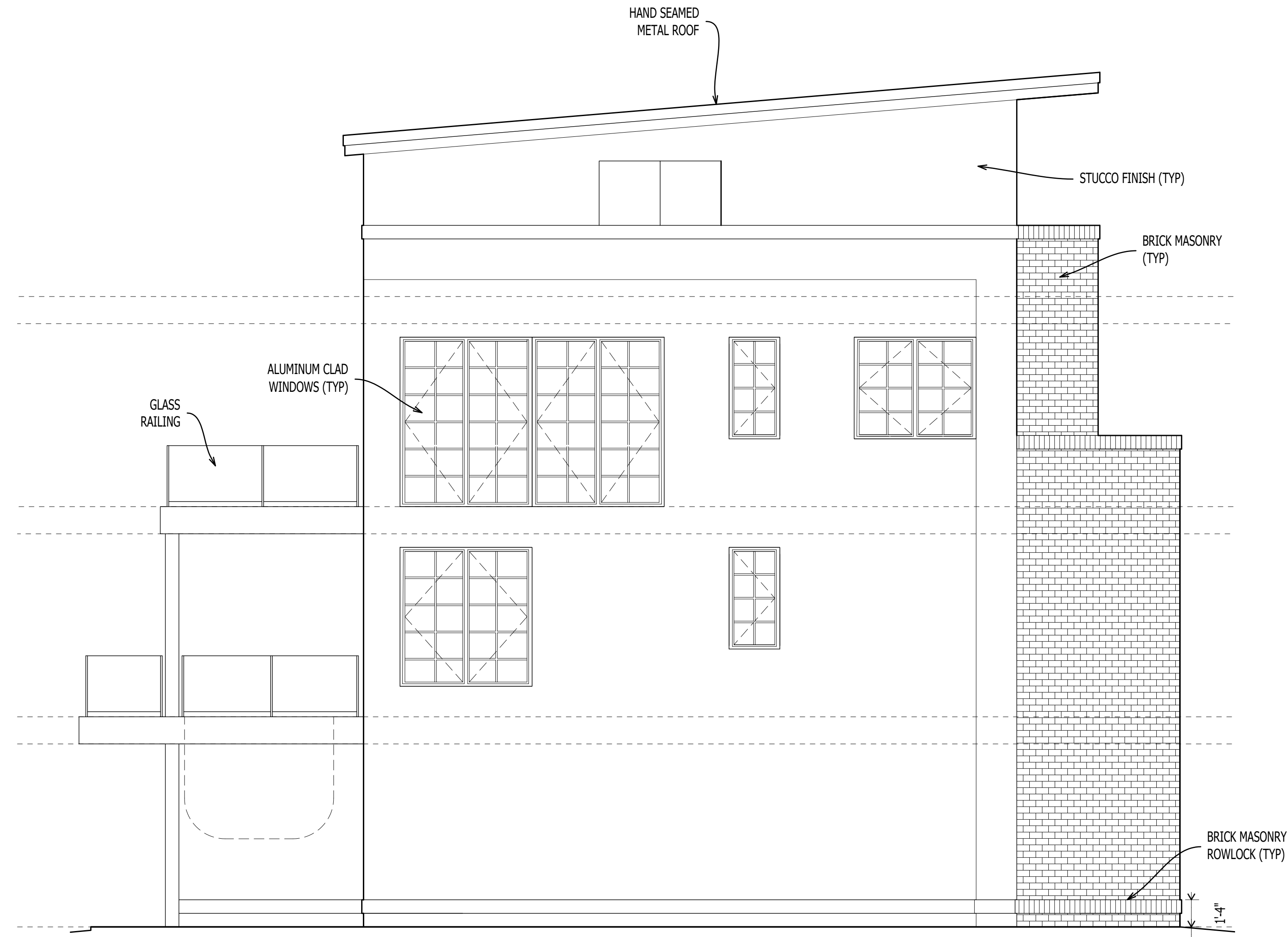


WOOD FRONT DOOR

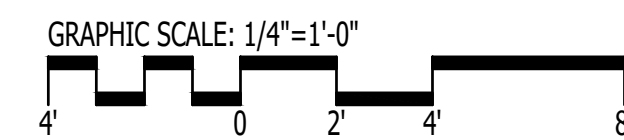




1
A-202
ELEVATION
Scale: 1/4" = 1'-0"



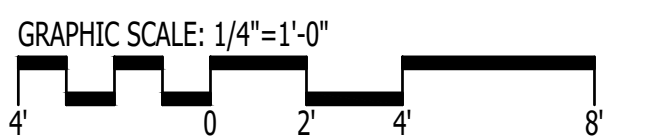
2
A-202
ELEVATION
Scale: 1/4" = 1'-0"





FRAME-LESS GLASS RAILING

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



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ZIMMERMAN RESIDENCE

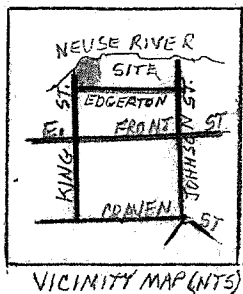
101 KING STREET, NEW BERN NC 28560

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. VERIFY COMPLIANCE WITH ALL LOCAL CODES. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.

A-203

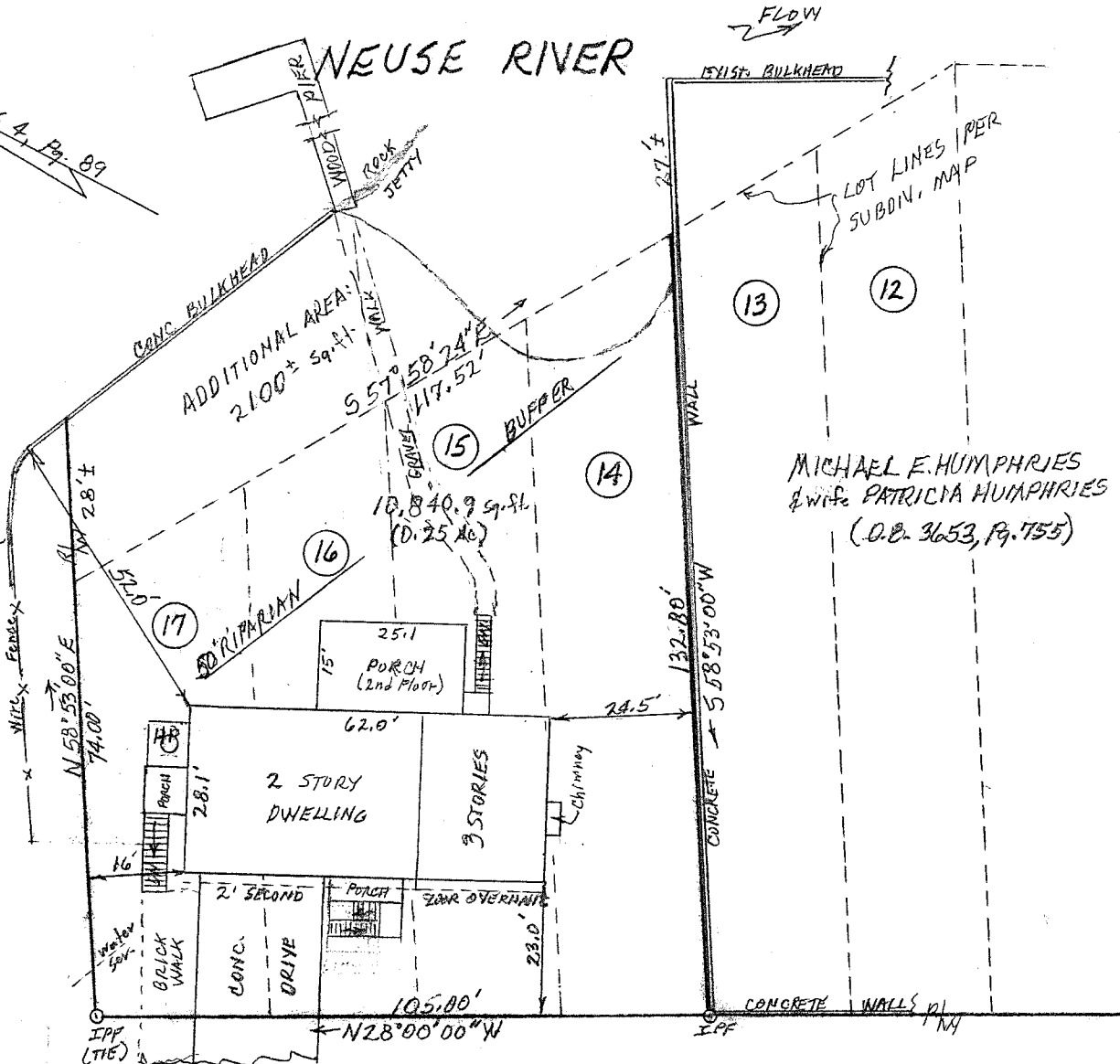
ELEVATIONS

06.08.2022
101 KING STREET



KING STREET
(60' R/W)

NEUSE RIVER



MICHAEL E. HUMPHRIES
& wife PATRICIA HUMPHRIES
(O.B. 3653, P. 755)

EDGERTON DRIVE (40' ± R/W)

LEGEND:

R/W = Right of Way Line
IPF = Iron Pipe or Pin Found
NTS = Not To Scale

NOTES:

1. This plat represents a survey of an existing parcel of land and is not a subdivision of land and is for exhibit or illustration purposes and not for separate recording
2. Deed Reference: D.B. 3513, Page 1157.
3. The dwelling is located in FEMA Flood Zone AE, according to Map No. 3720558000K, dated 06/19/2020.
4. There are no wetlands on this property.

PLAT OF SURVEY FOR WARD

ZIMMERMAN & wife SARA ZIMMERMAN

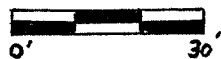
101 KING STREET, NEW BERN, NC

LOTS 14, 15, 16 & 17 & ADDITION, BLADES RIVER FRONT

SUBDIVISION, MAP BOOK 4, PAGE 89

No. 8 TOWNSHIP

SCALE: 1" = 30'



SURVEYED & DRAWN BY:

EDWARD B. LATHAM, PLS L-1661

3412 WINDSOR DRIVE

TRENT WOODS, NC 28562 (252) 637-4265

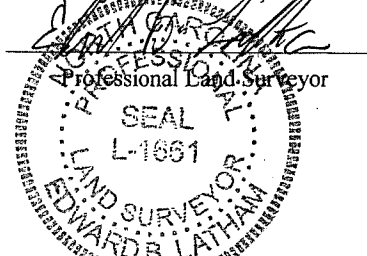
CRAVEN COUNTY

DATE OF SURVEY & PLAT:

SEPTEMBER 10, 2021

I, Edward B. Latham, certify that this plat was drawn by me from an actual survey made by me; that the ratio of precision is 1/15000±; and that this plat meets the requirements of The Standards of Practice For Land Surveying in North Carolina (21 NCAC 56.1600). This 10th day of September, 2021.

L-1661
Seal Number



ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
101 King Street

City
New Bern

State
NC

ZIP Code
28560

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

If using the instructions for "Left Side View" and "Right Side View", as indicated

According to the "Left Side View" and "Right Side View" and openings or



FRONT VIEW

Photo One Caption

Clear Photo One



REAR VIEW

Photo Two Caption

Clear Photo Two

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION						FOR INSURANCE COMPANY USE
A1. Building Owner's Name Ward Zimmerman & wife Sara Zimmerman						Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 101 King Street						Company NAIC Number:
City New Bern		State NC		ZIP Code 28560		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lots 14,15,16 & 17 & Addition, Blades River Front Subdivision						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>						
A5. Latitude/Longitude: Lat. <u>36°06'46" N</u> Long. <u>77°02'11" W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>1A</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>1742.2*</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>8*</u>						
c) Total net area of flood openings in A8.b <u>1760.0</u> sq in						
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>1742.2*</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>8*</u>						
c) Total net area of flood openings in A9.b <u>1760.0</u> sq in						
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number City of New Bern 370074			B2. County Name Craven		B3. State NC	
B4. Map/Panel Number 3720558000	B5. Suffix K	B6. FIRM Index Date 06/19/2020	B7. FIRM Panel Effective/ Revised Date 06/19/2020	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10.0ft	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 101 King Street			Policy Number:	
City New Bern	State NC	ZIP Code 28560	Company NAIC Number	

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: CRA 180 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

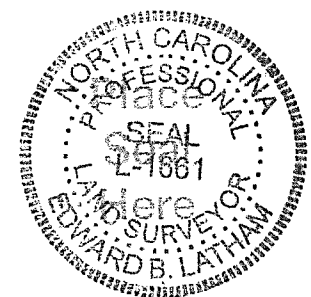
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>5.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>15.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>5.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>14.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>5.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>5.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>4.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Edward B. Latham, PLS		License Number L-1661		
Title Professional Land Surveyor				
Company Name Edward B. Latham, P.A.				
Address 3412 Windsor Drive				
City New Bern	State N C	ZIP Code 28562		
Signature <i>Edward B. Latham</i>	Date 9/10/2021	Telephone 252-637-4265	Ext.	

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

*A8a & A9a: The bottom floor is an unheated garage and storage area.



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: 101 King St. – to include demolishing the existing non-contributing house and replacing it with a new infill house.

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

Zoning District: R-10A, Residential Waterfront Overlay

Required Setbacks (primary structure): Front Side Rear

Accessory Setbacks: From Nearest Structure Side Rear

Maximum Lot Coverage for proposed use:

Maximum Height of Structure:

Required Site Improvements: Landscaping Buffer Parking

Other requirements:

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

Comments:

Zoning Administrator

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

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

Comments:

Chief Building Inspector

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – June 15, 2022

Applicant: Ward & Sara Zimmerman/GO Architectural Design, PLLC

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

Project Address: 101 King St., New Bern, NC

Historic Property Name, Date: N/A

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

NR Inventory Description (2003): None

Sandbeck Description (1988): None

101 King St. – to include demolishing the existing non-contributing house and replacing it with a new infill house.

Staff submits the following Historic District Guidelines are appropriate to this application, which consists of two deliberations, demolition and new infill:

DELIBERATION 1: DEMOLITION

Demolition

6.4.1 Demolition of a noncontributing structure shall not be denied by the HPC.

6.4.3 The HPC reserves the right to postpone demolition until development and building permits are approved for redevelopment plans.

In addition, the Guidelines stipulate: “In rendering a decision on a demolition COA, 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 non-contributing resource.
2. The applicant is proposing a new house for the property, however the design of which will need to be approved by the HPC.
3. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly.
4. The project is not incongruous with the Guidelines.

MOTION FOR DELIBERATION 1

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – June 15, 2022

Staff recommends the Commission approve this application to include demolition of a non-contributing structure, however demolition may not proceed until the design of the replacement structure is approved by the HPC and a CoA issued for the replacement.

DELIBERATION 2: NEW INFILL HOUSE

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.

Utilities

- 2.3.1 Locate equipment in Secondary and Tertiary AVCs and screen items from public view with vegetation, fencing and similar site constructions. It is recommended that utilities be consolidated in common locations.
- 2.3.2 Paint equipment and exposed utilities to compliment mounting surfaces and reduce their visibility.

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.

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.
- 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.

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting – June 15, 2022

Foundations

- 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.
- 4.1.6 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.

Entrances

- 4.4.4 Provide porches, entrance doors, railings, and other ornaments that proportionally relate to the building. . . .

Masonry

- 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.

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.

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

1. The project is located in the *Tight Weave* development pattern;
2. The proposal is an infill project;
3. The proposed design, components, and materials meet the requirements of the Guidelines;
4. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
5. The project is not incongruous with the Guidelines.

MOTION FOR DELIBERATION 2

Staff recommends the Commission approve the application for a new infill house, with the following conditions:

- **A Building Permit shall not be issued until a CoA is issued for exterior utility work.**

305 North Avenue

Request for a Continuance to the July 20, 2022 HPC Regular Meeting, City Hall, 5:30 pm

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



HPC Administrator
HPAdmin@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): 622 E. Front Street Garage (built 1993)			
Property Owner Name(s): Justin & Jackie Ngamthonglor	Owner Mailing Address: 1002 S. Holt Avenue Los Angeles, CA 90035	Phone #'s: 718-915-0556	Email: justin.ngam@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) <p align="center">Add new shed dormer with stairs and deck to existing free standing garage. Siding material will be painted wood siding to match the existing garage and hand seamed metal roof.</p> <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): <p align="center">Modifications 3.2.1 - Walls & Trim 4.2.5 - 4.3.2, Windows & Doors 4.3.3 - Roofs 4.5.2, 4.5.4</p> <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). <p align="center">Painted wood siding, vinyl clad doors and windows, trex composite decking, azeck railing, hand seamed metal roof</p> <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.

Sarah A. Hieberbach
Signature of Applicant/Owner

5.24.22
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.

NGAMTHONGLOR - GARAGE RENOVATION



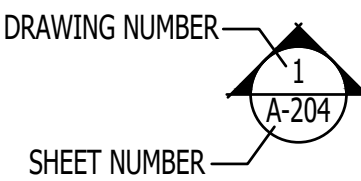
PROJECT LOCATION



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

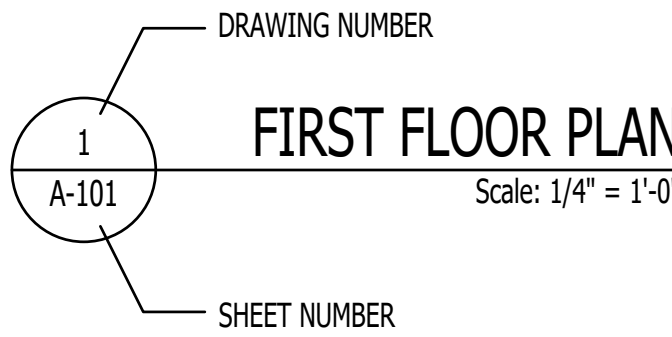


ROOM NAME

CEILING HEIGHT AND
SQUARE FOOTAGE

FLOOR FINISH

BEDROOM
10' CLG WOOD



ELECTRICAL ELEGEND

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

SHEET SCHEDULE

- G-101 TITLE SHEET
- C-101 SITE PLAN
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR PLAN
- A-103 ROOF PLAN

SQUARE FOOTAGE

EXISTING GARAGE	
GARAGE FLOOR PLAN	536 SF
FIRST FLOOR PLAN	297 SF
TOTAL NON H/C	833 SF
NEW - HEATED/COOLED	
FIRST FLOOR PLAN	412 SF
NEW - NON-HEATED/COOLED	
DECK	232 SF



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NGAMTHONGLOR - GARAGE RENOVATION
622 E. FRONT STREET, NEW BERN, NC

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G-101

TITLE SHEET

05.25.2022
NGAMTHONGLOR - GARAGE



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NGAMTHONGLOR - GARAGE RENOVATION

622 E. FRONT STREET, NEW BERN, NC

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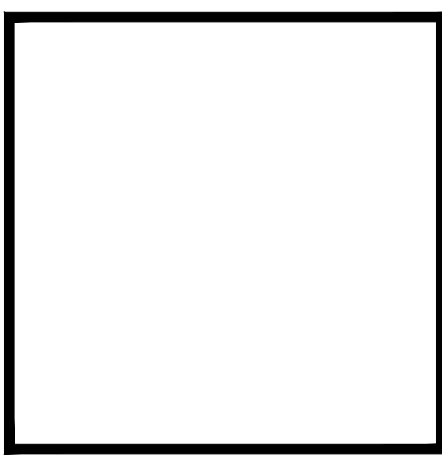
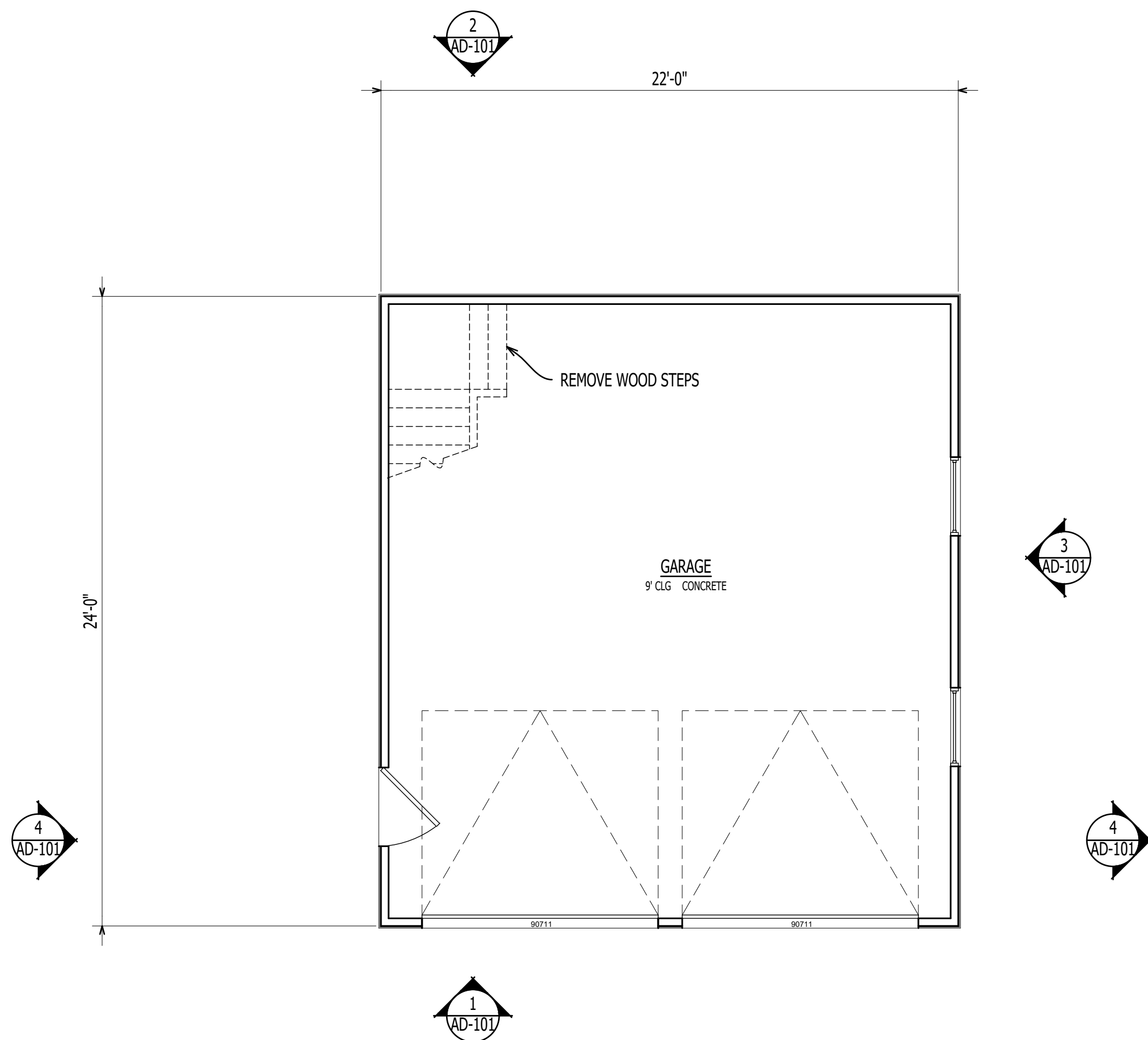
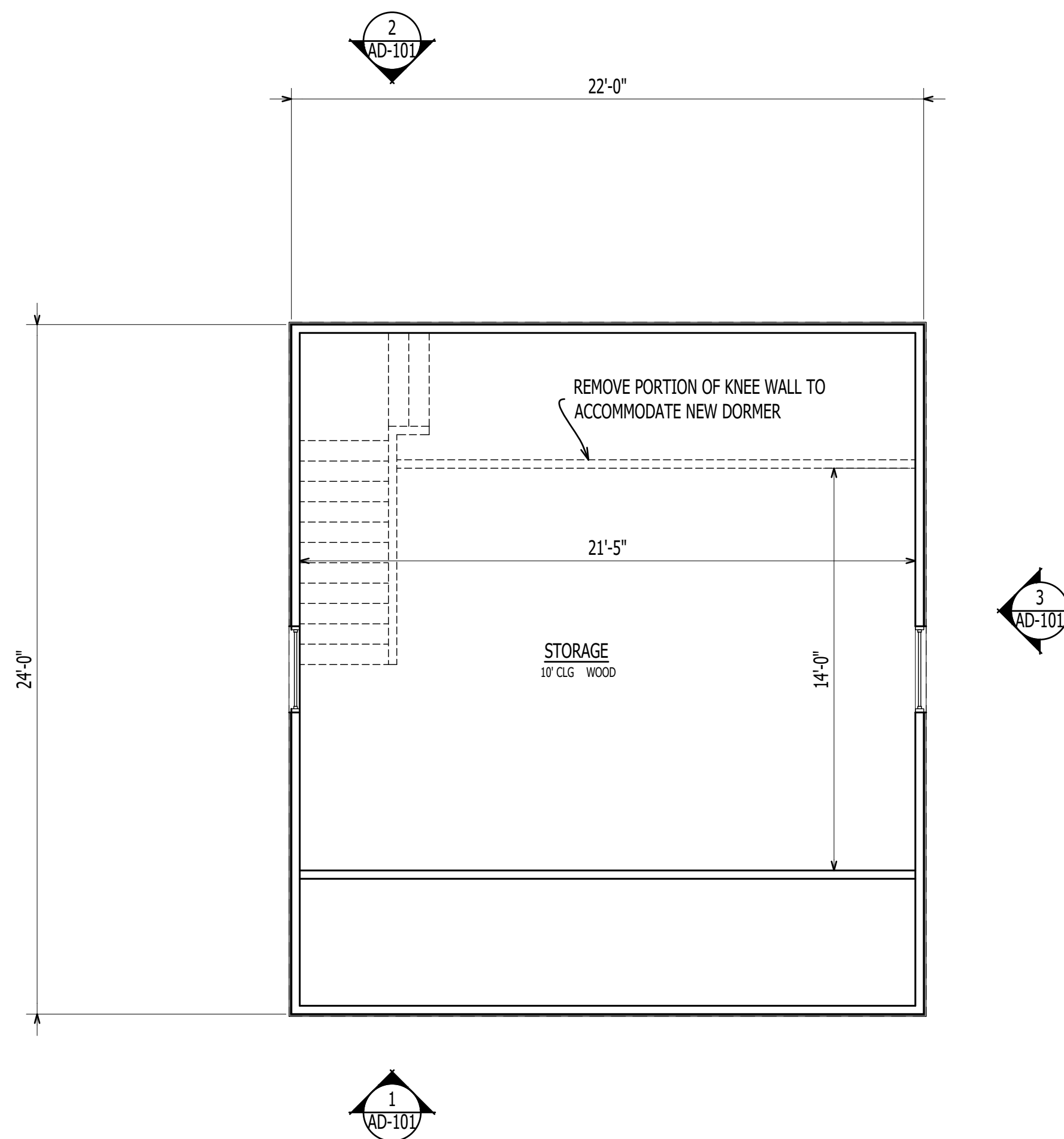


PHOTO
05.25.2022
NGAMTHONGLOR - GARAGE



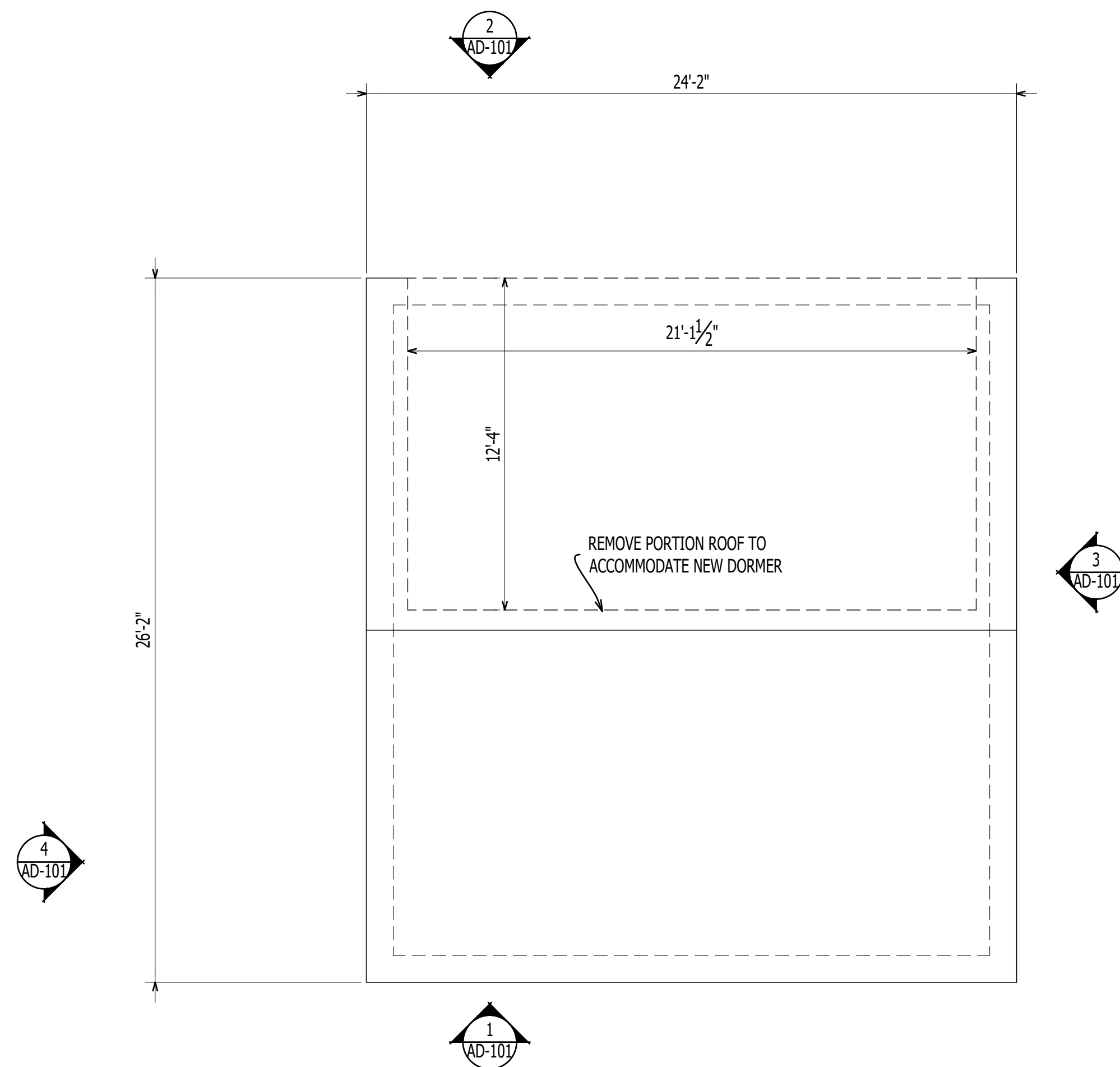
1
AD-101

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



2
AD-101

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



3
AD-101

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



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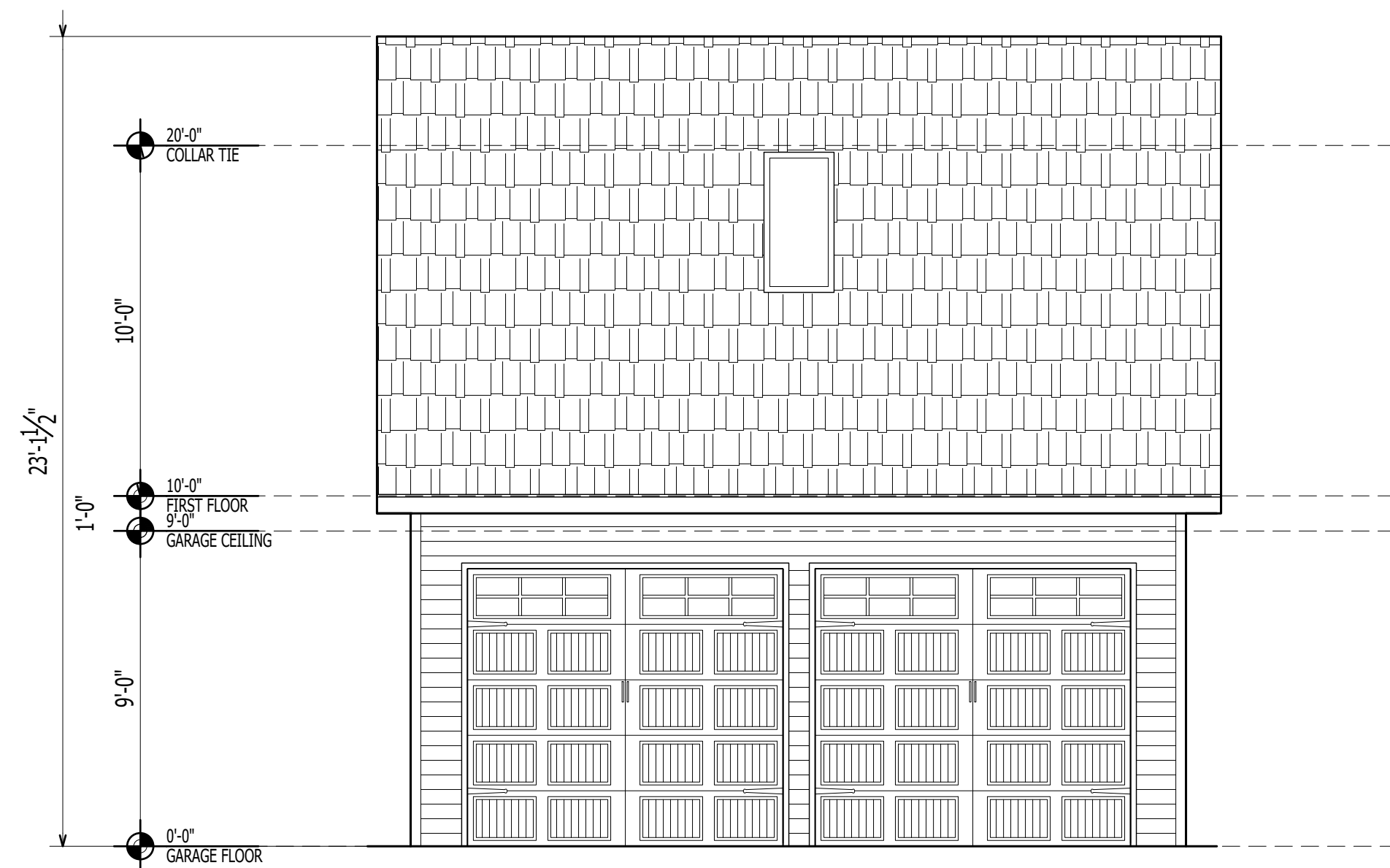
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AD-101

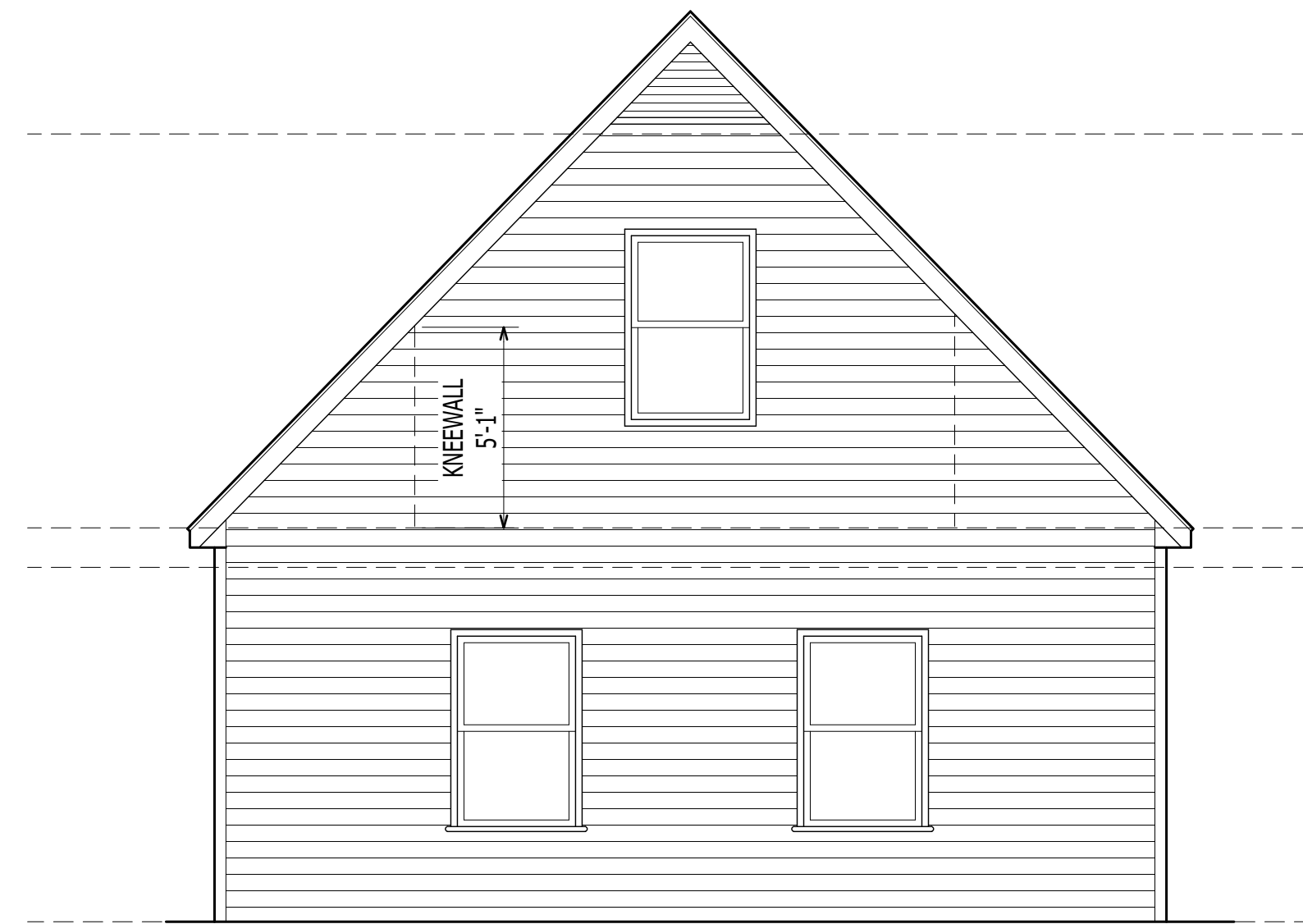
DEMO FLOOR PLANS

05.25.2022
NGAMTHONGLOR - GARAGE



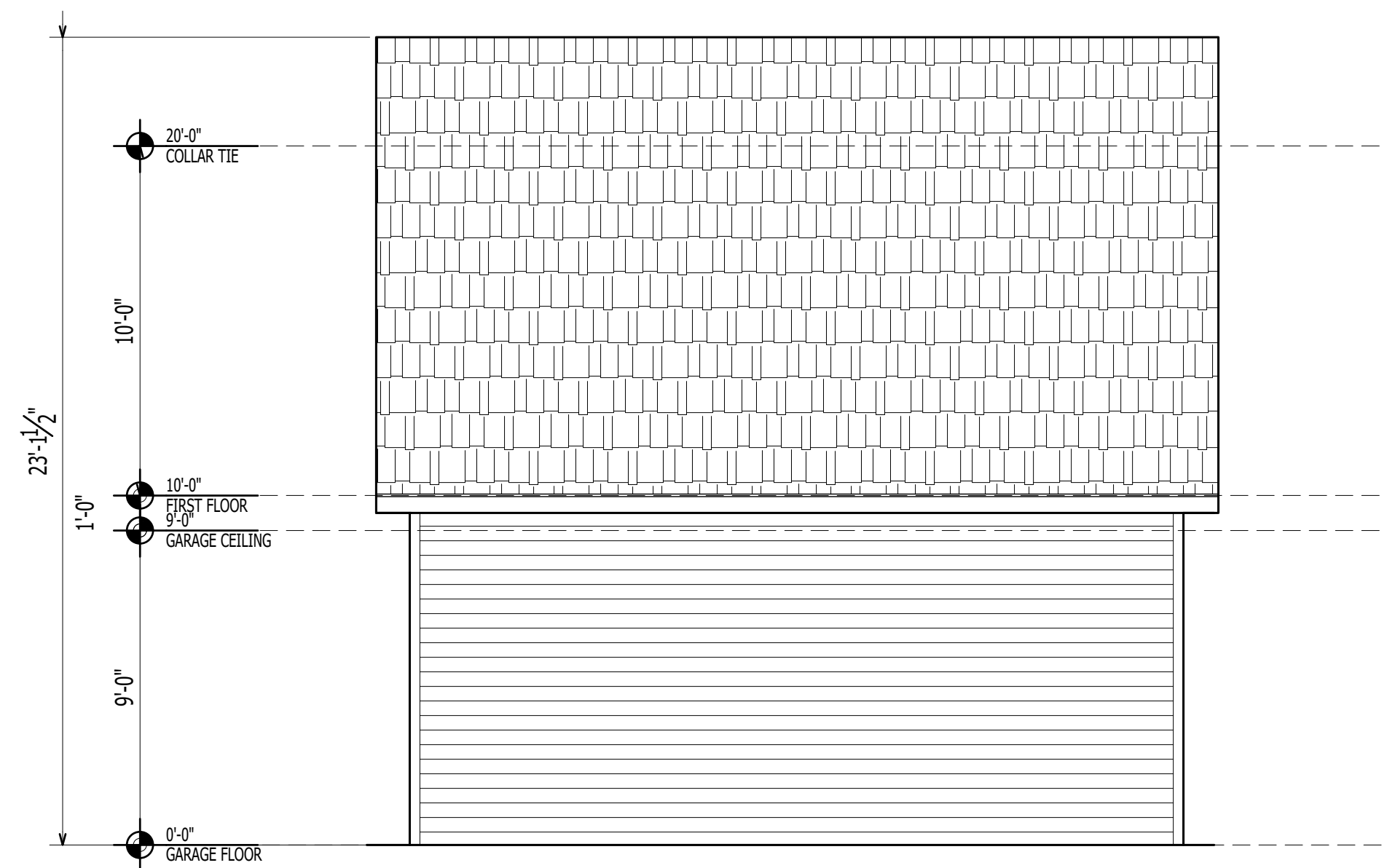
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DEMO ELEVATION
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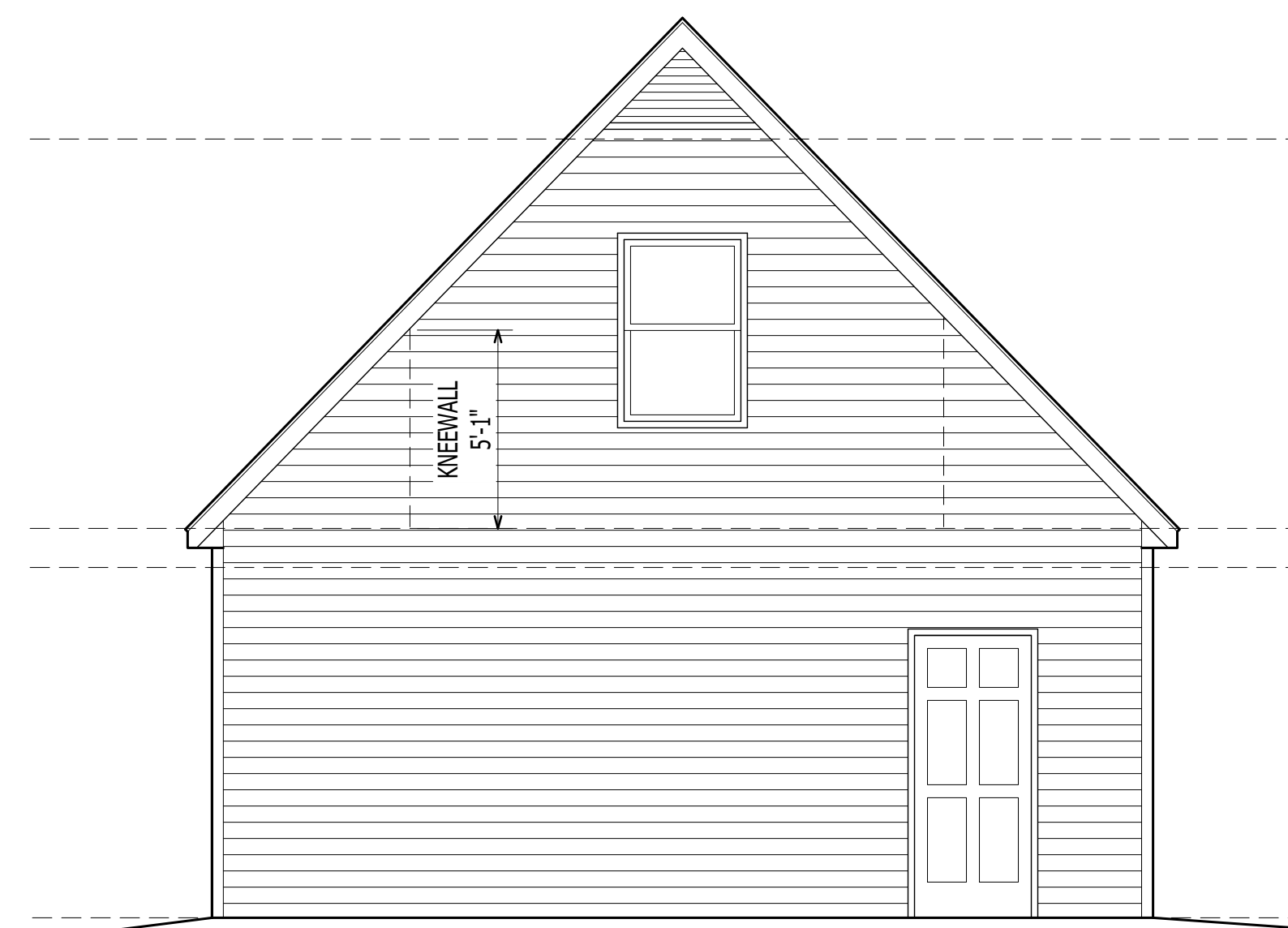
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A-201

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



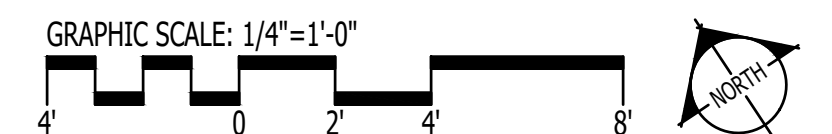
2
AD-201

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



4
A-201

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



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NGAMTHONGLOR - GARAGE RENOVATION

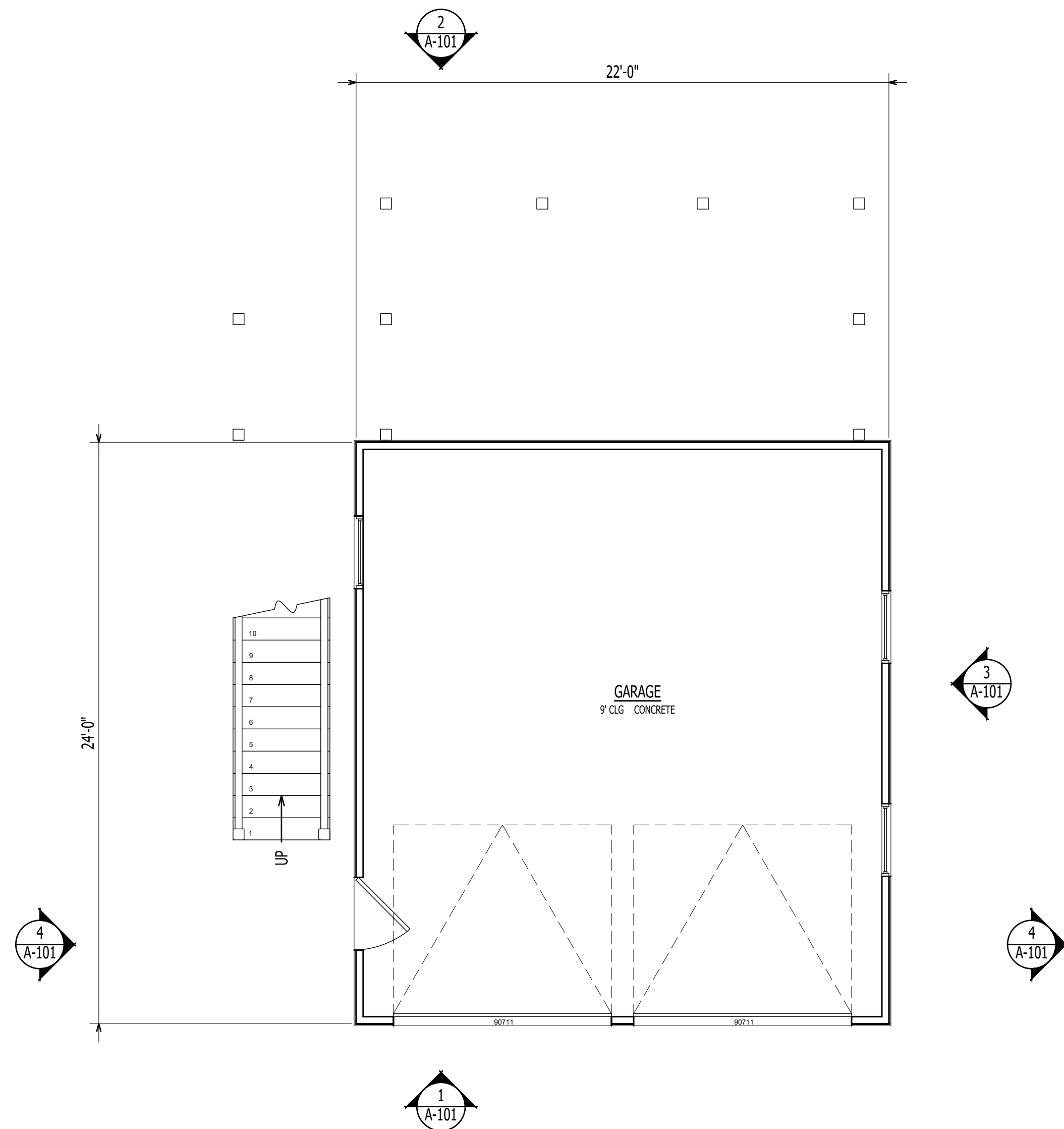
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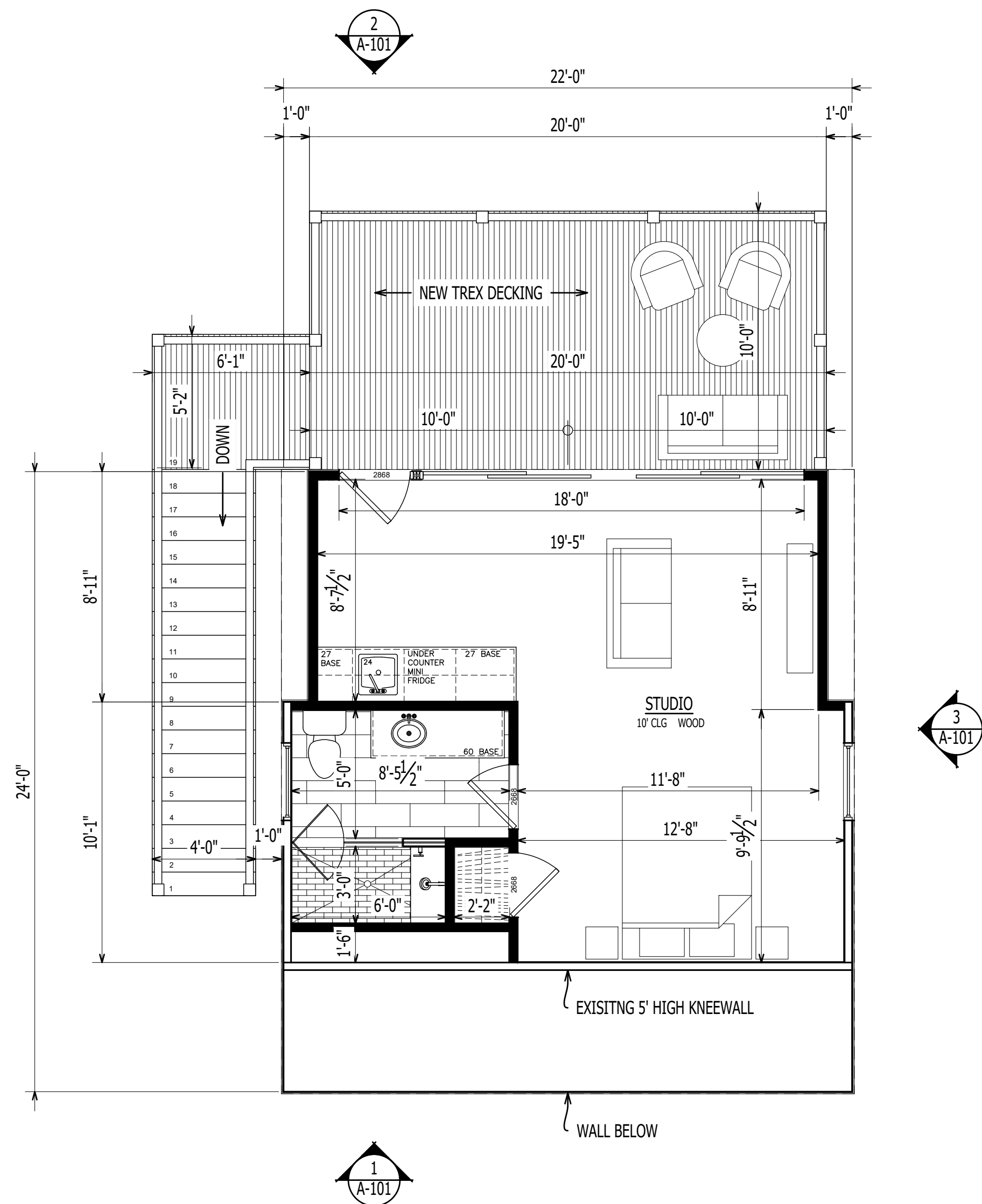
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DEMO ELEVATIONS

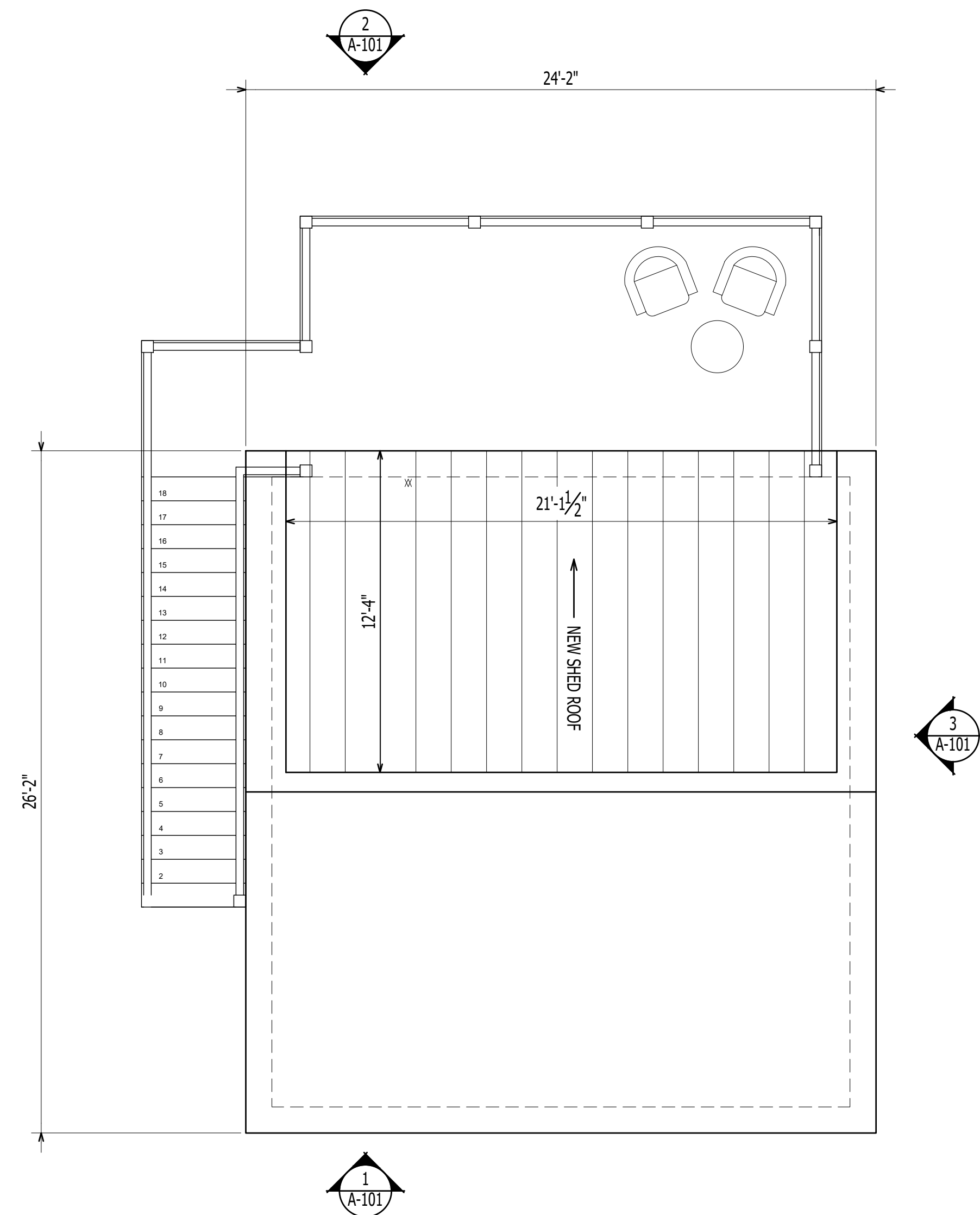
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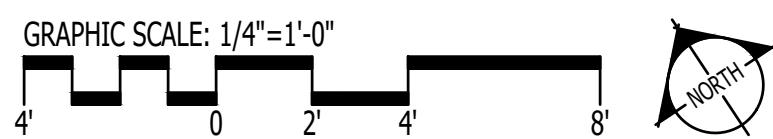
1 GARAGE NEW FLOOR PLAN
A-101 Scale: 1/4" = 1'-0"



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



3 ROOF NEW PLAN
A-101 Scale: 1/4" = 1'-0"



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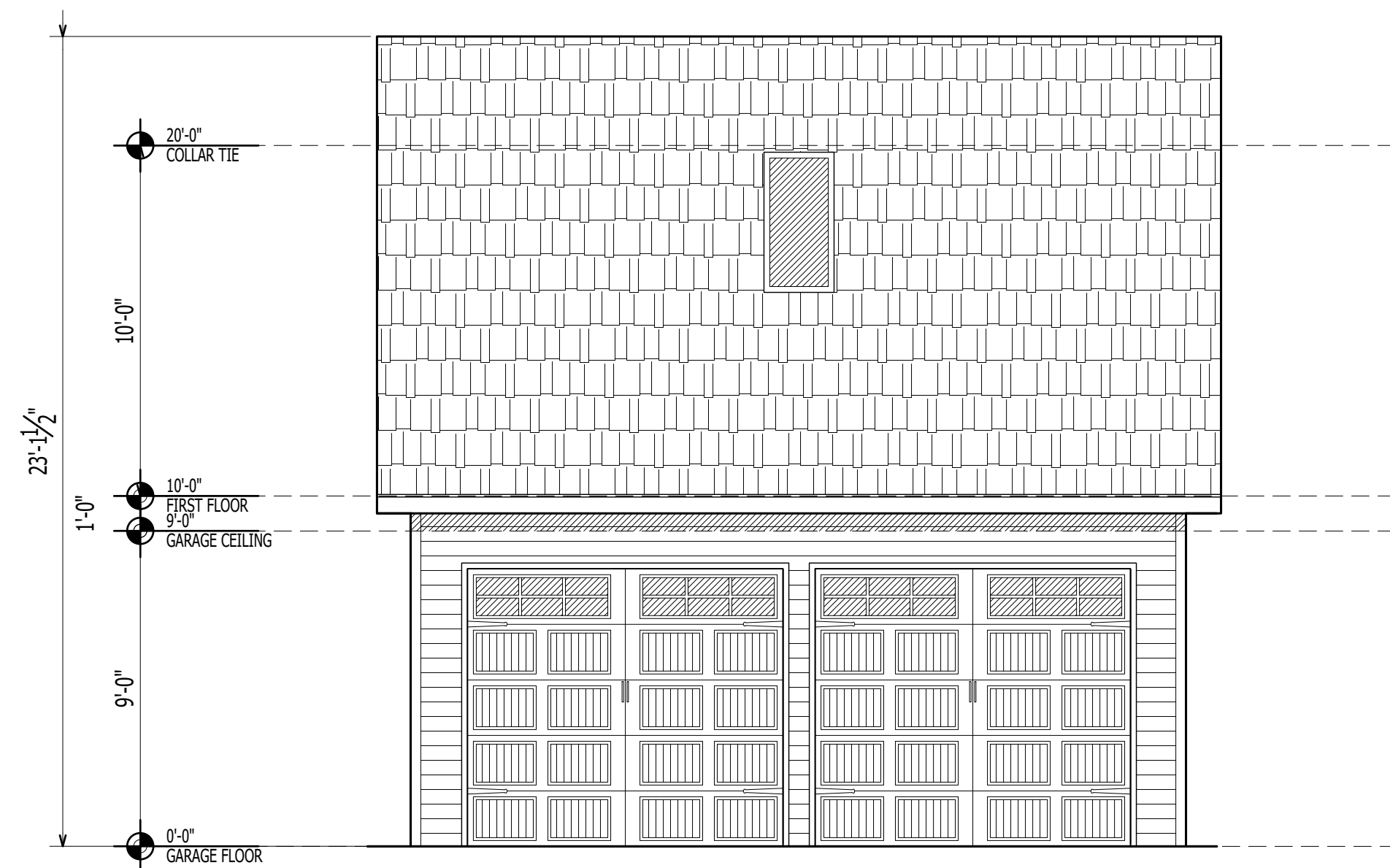
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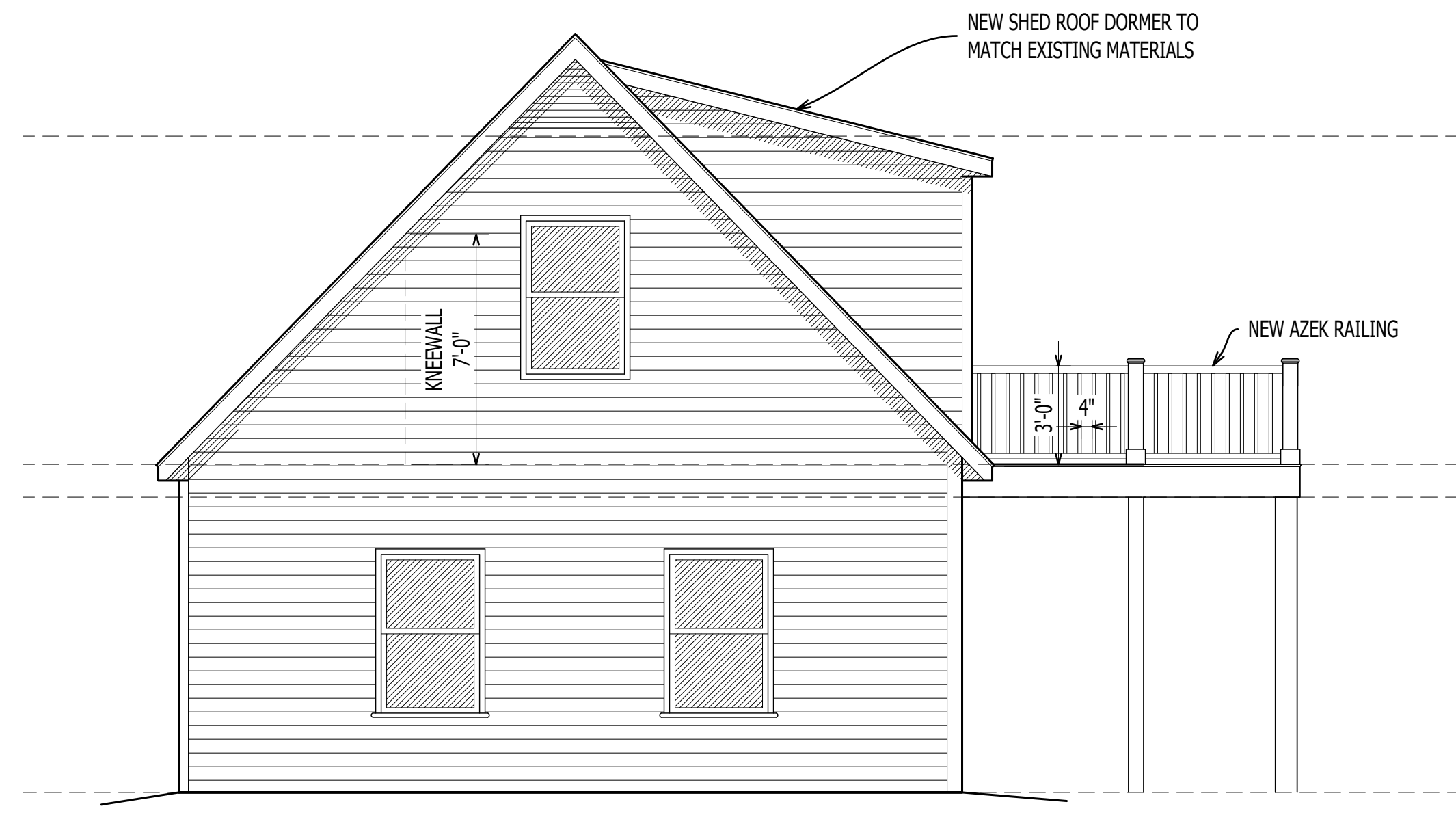
A-101

NEW FLOOR PLANS

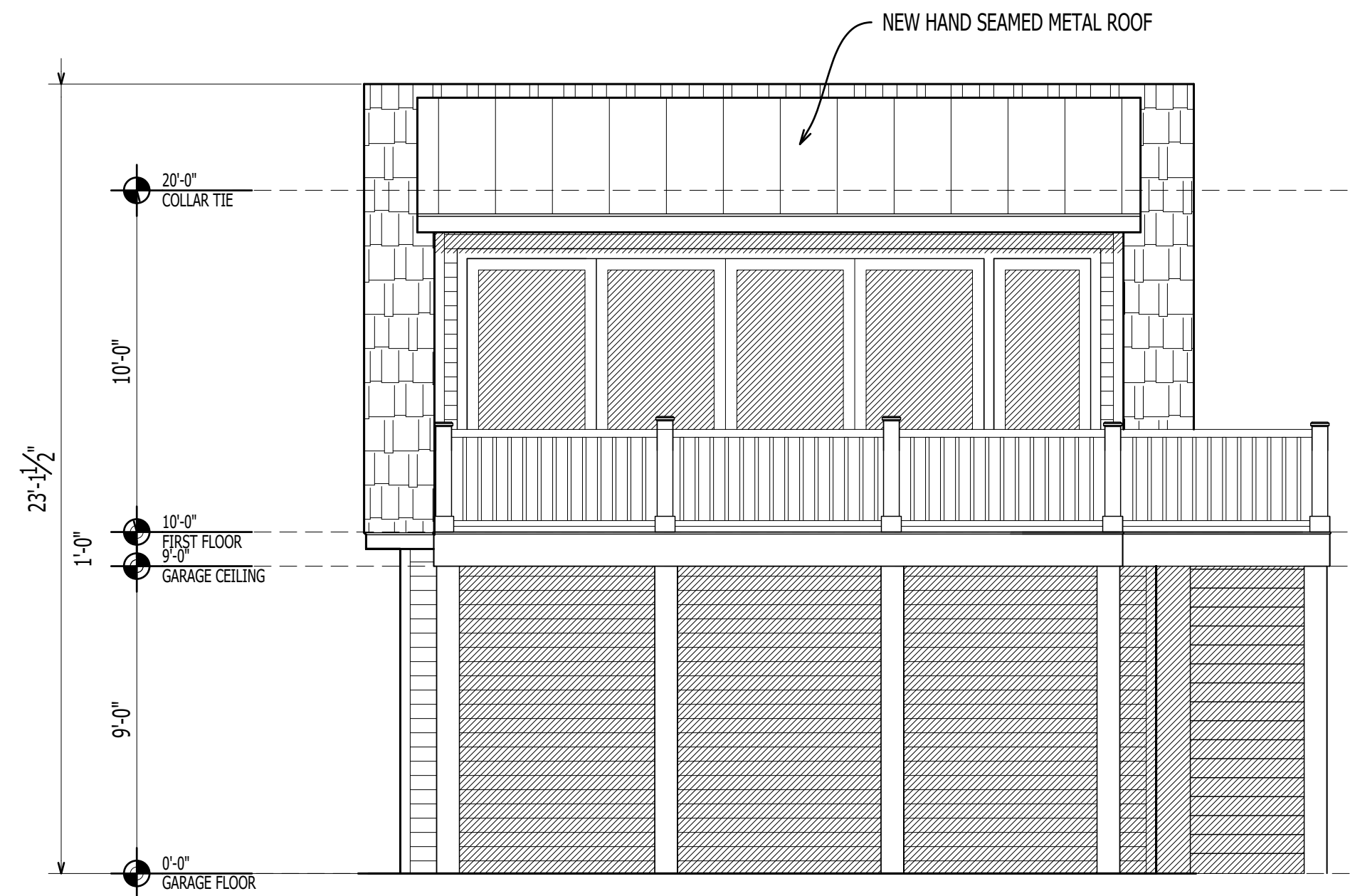
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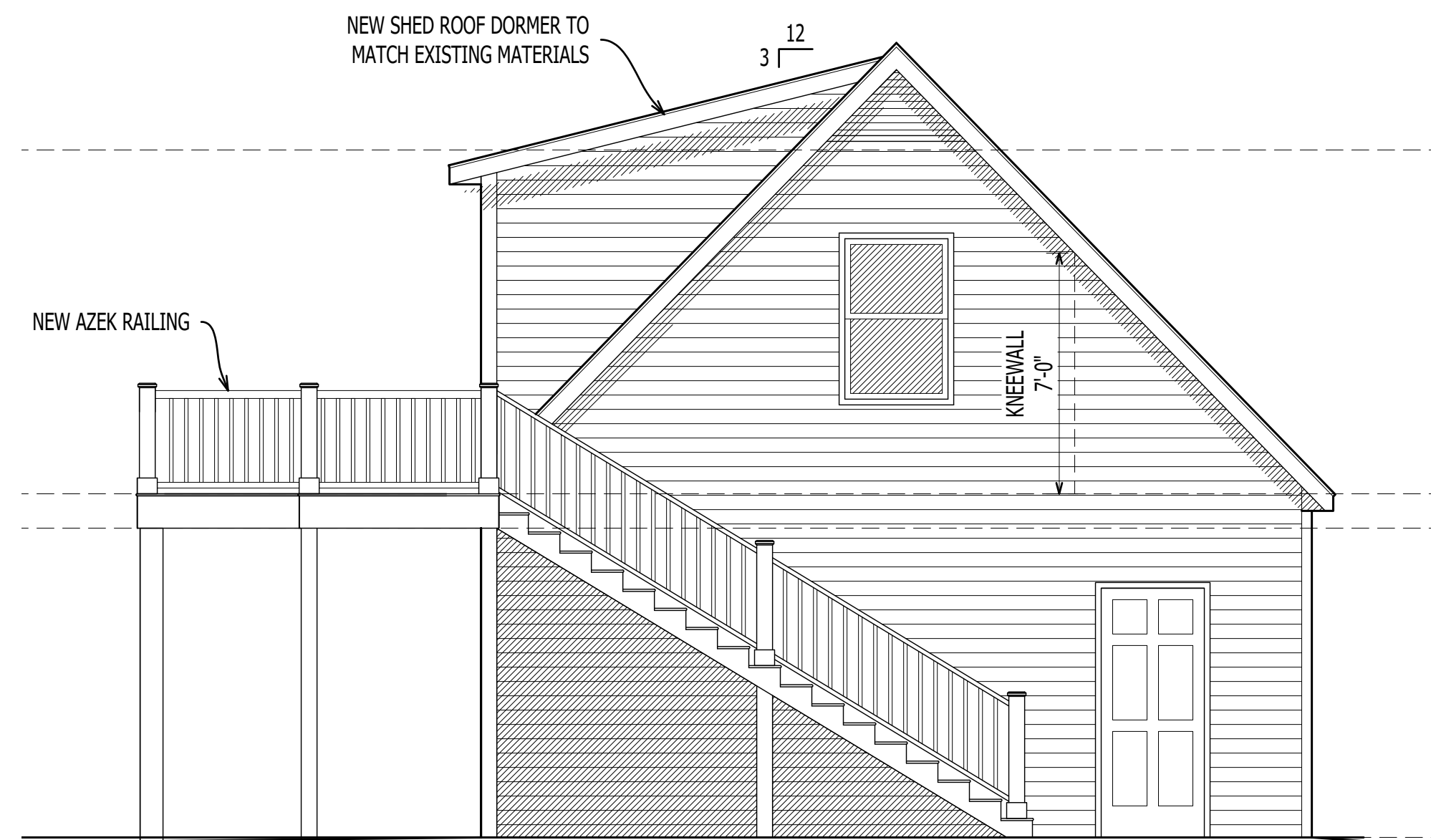
1
A-201
NEW ELEVATION
Scale: 1/4" = 1'-0"



3
A-201
NEW ELEVATION
Scale: 1/4" = 1'-0"



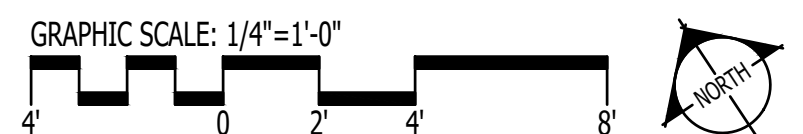
3
A-201
NEW ELEVATION
Scale: 1/4" = 1'-0"



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



AZEK RAILING



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A-201

NEW ELEVATIONS

05.25.2022
NGAMTHONGLOR - GARAGE



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: 622 E. Front St. – to include the addition of a shed-roof dormer and upper deck on the existing non-contributing garage in the Tertiary AVC.

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

Zoning District: R-10, Residential Waterfront Overlay

Required Setbacks (primary structure): Front Side Rear

Accessory Setbacks: From Nearest Structure Side Rear

Maximum Lot Coverage for proposed use:

Maximum Height of Structure: above sea level

Required Site Improvements: Landscaping Buffer Parking

Other requirements:

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

Comments:

Zoning Administrator

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

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

Comments:

Chief Building Inspector



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

TO: New Bern Historic Preservation Commission
FROM: Matt Schelly, AICP, City Planner
DATE: June 7, 2022
RE: Regular Meeting, **5:30 PM, Wednesday, June 15, 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. T 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. **516 Craven St.** – to include internal fencing in the Secondary AVC.
 - C. **318 Liberty St.** – to include an addition in the Tertiary AVC.
 - D. **101 King St.** – to include demolishing the existing non-contributing house and replacing it with a new infill house.
 - E. **305 North Ave.** – to include demolishing the existing contributing house and replacing it with a new infill house.
 - F. **622 E. Front St.** – to include the addition of a shed-roof dormer and upper deck on the existing non-contributing garage in the Tertiary AVC.
- *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.).*
4. Old Business (non-hearing items tabled or continued from a previous meeting):
5. General Public Comments
6. New Business: none

Everything comes together here.

7. HPC Administrator's Report:
 - A. Report on CoAs Issued 05/11/2022 – 06/03/2022
MAJORS, including AMENDMENTS:
 1. 407 Avenue D – accessory building
 2. Pollock St., Middle St., and Craven St. Rights of Way - cable handhold boxesMINORS:
 1. 213 Pollock St. – tree replacement
 2. 231 Change St. – roofing
 3. 309 Johnson St. – hvac units
 4. 320 Middle St. ROW – tree replacement
 5. 512 Middle St. – landscaping, driveway gate
 - B. Report on CoA Extensions Issued since the Prior Regular Meeting: None
 - C. Other Items and Updates by the Administrator
8. Commissioners' Comments
9. Adjourn