

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: May 13, 2020

RE: Regular Meeting, <u>5:30 PM, Wednesday, May 20, 2020</u>, AND <u>5:30 PM,</u> <u>Thursday, May 21, 2020</u>, both evenings in the Courtroom, Second Floor, City Hall, 303 Pollock St.

In order to maintain the safety of residents, staff, and quasi-judicial board appointees during the COVID-19 pandemic, the Historic Preservation Commission meeting scheduled for 5:30 PM on Wednesday, May 20, 2020, and 5:30 PM, Thursday, May 21, 2020will be conducted electronically. The agenda is available on the City's website at <u>www.newbernnc.qov</u>. The City of New Bern is making every effort to ensure that the public is able to safely view the meeting and participate in the public comment portions of the meeting. The public may view the meeting by watching a livestream on the City's Facebook page (City of New Bern, NC Government), on Suddenlink Channel 3 (City 3 TV - the City's PEG channel), or on the City's website at <u>www.newbernnc.qov</u>. The public may also access the meeting by calling one of the numbers below to listen to the audio:

(929) 205-6099 US	(312) 626-6799 US	(253) 215-8782 US
(301) 715-8592 US	(669) 900-6833 US	(346) 248-7799 US

Meeting ID: 812 7527 5831

Those who have "legal standing" and wish to make a public comment must pre-register no later than 12 noon on Tuesday, May 19th, 2020. To pre-register, please contact Matt Schelly via email at schellym@newbernnc.gov or by phone by calling (252) 639-7583. You will need to provide the following information:

- First and last name
- Address
- Email address
- Telephone number
- Comment type (i.e. testimony by those with proven "legal standing")

Registered participants will be provided a meeting link and will need to join the meeting approximately 30 minutes before it begins.

FIRST EVENING - WEDNESDAY, MAY 20, 2020 REGULAR MEETING AGENDA – 5:30 PM

- 1. Opening of Meeting with Roll Call
- 2. <u>Approval of Minutes of Previous Meeting(s)</u>
- 3. Hearings on Certificates of Appropriateness:
 - Introduction of Hearings and Rules of Procedure
 - Swearing-In of Speakers
 - Summary of the Hearing Process

Applications:

- A. 613 Broad St. to include nearly complete removal of existing landscaping and replacement with landscaping according to the submitted plan for the Primary, Secondary, and Tertiary AVCs. The plan includes installation of one or more gas street lights and new wood fencing.
- **B.** 100 E. Front St. to include replacing the destroyed stage with a new stage using a new design in a new location.
- C. 715 E Front St. to revise the approved CoA for this project to allow for elevating the interior of the house while the exterior walls remain, extra wall height is added to the top of the walls, the window and door thresholds, sills, jambs, and headers are modified, and the roof structure and chimney are removed and replaced. This is an after-the-fact application.
- **D. 520** New St. to include replacement of a chain link fence with a wood fence and brick pier to match the existing adjacent fencing in the Primary AVC.
- **E. 518 Metcalf St.** to include replacement of existing 1-story rear addition with 1-story construction and replacing the kitchen window with a new doorway and a brick stoop in the Secondary and Tertiary AVCs.
- **F. 618 Craven St. -** to include on all AVCs: raising the structure on a new, brick, masonry foundation; new, brick, masonry steps; new, painted, wood post and railing at the landing; new, painted, ornamental, metal railing and pickets on the steps toward Craven Street; new, painted, wood steps, railing, and pickets at the side entry.
- **G. 712 New St.** to include a new front porch railing in the Primary AVC to match existing front stair railing.

*Please note that applications for these projects, including proposed plans, are available for review during normal business hours in the Development Services Department (303 First Street).

- 4. General Public Comments
- 5. Continue Meeting to May 21, 2020

<u>SECOND EVENING - THURSDAY, MAY 21, 2020</u> <u>REGULAR MEETING AGENDA – 5:30 PM</u>

- 6. <u>Re-Opening of Meeting with Roll Call</u>
- 7. Hearings on Certificates of Appropriateness:
 - Introduction of Hearings and Rules of Procedure
 - Swearing-In of Speakers
 - Summary of the Hearing Process

Applications:

- H. 516 Metcalf St. to include removing the fixed window blinds in the Primary AVC.
- I. 229 E. Front St. to include replacing the tile balcony flooring with composite deck boards (Trex).
- J. 215 E. Front St. to include covering the wood fascia with a metal fascia in the Primary, Secondary, and Tertiary AVCs.
- **K. 717 E. Front St.** to include: new landscaping in the Primary, Secondary, and Tertiary AVCs; a brick patio, wooden garden beds, bench in the Tertiary AVC; and 6-foot high perimeter privacy fencing in the Secondary and Tertiary AVCs.
- L. 404 Avenue A to include: replacing the square pressure treated wood columns and caps with new round wooden columns, caps, and bases; replacing the metal pre-hung front door with a wood door with an upper glass panel and a wood screen door; and new porch railing; all in the Primary 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 Street).

- 4. Consideration of Issuing COAs for Applications Approved on May 20, 2020
- 5. General Public Comments
- 6. HPC Administrator's Report
 - **A. Report on Application for CLG grant funding from the State HPO** to conduct a preservation plan/building study for the King Solomon Lodge.

B. Other Items and Updates

7. Demolition By Neglect Committee Updates

A. Report by Committee

8. New Business

A. Future Changes to the Guidelines

- 9. Old Business: None
- 10. Adjourn

FIRST EVENING - WEDNESDAY, MAY 20, 2020 REGULAR MEETING AGENDA – 5:30 PM

- 1. Opening of Meeting with Roll Call
- 2. <u>Approval of Minutes of Previous Meeting(s)</u> None this month
- 3. <u>Hearings on Certificates of Appropriateness:</u>
 - Introduction of Hearings and Rules of Procedure
 - Swearing-In of Speakers
 - Summary of the Hearing Process

Applications:

613 Broad St.

COA	MJR -001909-20	20
FEE SCHE	DULE (office use only)]
[]\$22	Standard Application (minor)	
\$107	Standard Application (major)	
\$107 pm	Ares CV# 2684 98160	



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

Everything comes together here

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

DECEIVE JAN 1 4 2020

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

Type of Project: Exterior Alteration Addition Infill Site Work Other

I. Applicant/Owner Information:				
Property Address (Include year b	ouilt, if known):			
613 BROAD STREET, 1	NEW BERN, NC 2850	50		
Property Owner Name(s):	Owner Mailing ^{<i>l</i>} Address:	Phone #'s:	Email:	
William H Cobb	366 Armar St	104-604-		
Rachel & Hall	W DAVEHOSON, NC260	36 1875	rbrownhaltermant. con	
Applicant Name (if different):	Applicant Mailing Áddress:	Phone #'s:	Email:	
s				

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) Approve Landscope Design and Serving Lamp posts as depicted on attached 2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (page and guideline number): See related submission of Jan 4. 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). Indigenous plants: Wood for ferring Continued on additional sheet or attached brochure \Box

CoA App 071515.doc

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) Seven Jan G 2020
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, <u>or</u>

- □ 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.

8-2030

Signature of Applicant/Owner

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

CoA App 071515.doc

Certificate of Appropriateness

613 Broad St., New Bern, NC

Submitted by William Cobb and Rachel Hall

- 1. Removal of 2 Pine Trees on George Street side of house in Primary Area of Visual Concern-Minor Works:
 - Peter Sandbeck recommended removal of the trees due to the threat posed to the house if they fall; Sandbeck's recommendation is attached as Exhibit 1. Removal is consistent with Guidelines for preservation of the structure including Guidelines 2.4.1 through 2.4. In addition, the Pine trees cannot be seen in the historic picture of the house and fence attached as Exhibit 4
 - b. Consulting arborist agreed: See arborist report attached as Exhibit 2
 - c. Historic Landscape plan includes replacements for canopy consistent with indigenous/native species and property purposes. The plan was inspired by multiple historic homes in New Bern, but particularly the John Wright Stanley landscape. The landscape architect recommended and owners propose planting 1 Shumard Oak, 1 Okame Cherry Tree, 2 Redbud Trees, and 3 Chindo Viburnums (moderate-sized evergreen shrubbery) as depicted in Exhibit 3. The other existing trees including the Cedar Tree on Broad Street, the Magnolia Trees adjacent to George St. and the Pecan Tree adjacent to the driveway will remain and are noted in the plan with the following: " EX." The Crepe Myrtle at the corner of Broad and George Streets and the shrubbery and volunteer trees in the boundary with the neighboring yard (East side of the 613 Broad Street lot) will be removed to the extent they are within the boundaries and property lines of the 613 Broad Street property. If other trees in excess of 5" in diameter are implicated they will be specifically discussed at the hearing on January 8.
 - d. The proposed changes are not incongruous with, and indeed, will be complimentary to the character of the historic district and the structure at 613 Broad Street as required by Key Concept 1 of the

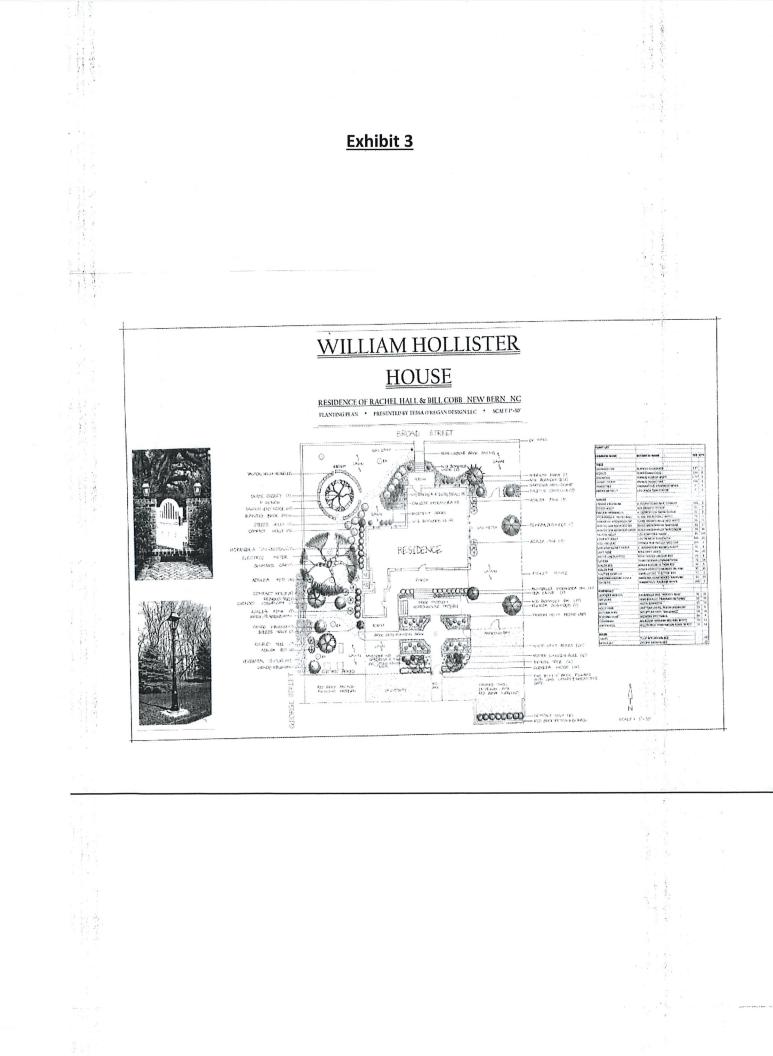
HPC Guidelines; and Guidelines for Landscaping 2.4.5. In particular, Pine trees have a greater propensity to sheer and fall, threatening the structures (house and retaining walls) if they fall during a storm.

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

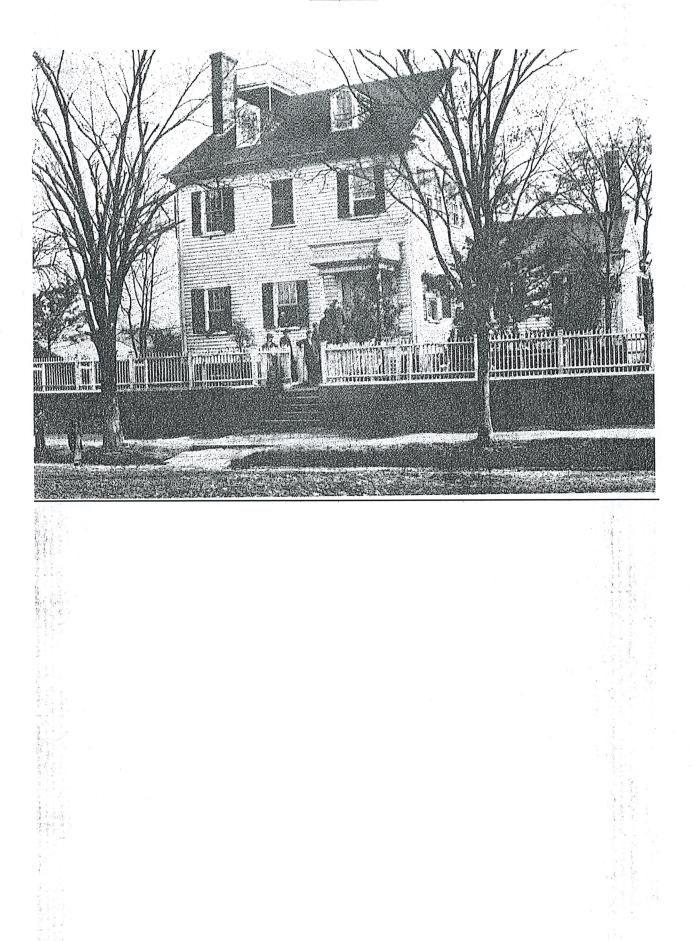
underbrush and overgrowth of vines, volunteer species, and unmanicured shrubbery. The plan includes formal and informal elements using plants that are indigenous to New Bern.

 b. The landscape plan recreates a historic and traditional "garden' that preserves and enhances the historic character of the house at 613 Broad St. consistent with Guidelines for Landscaping in Guidelines 2.4.1 through 2.4.8.

1.1.



<u>Exhibit 4</u>



<u>Exhibit 5</u>

Attached in original submission only.





4' BENCH YAUPON HOLLY HEDGE (25)-RUNNING BRICK PATH-

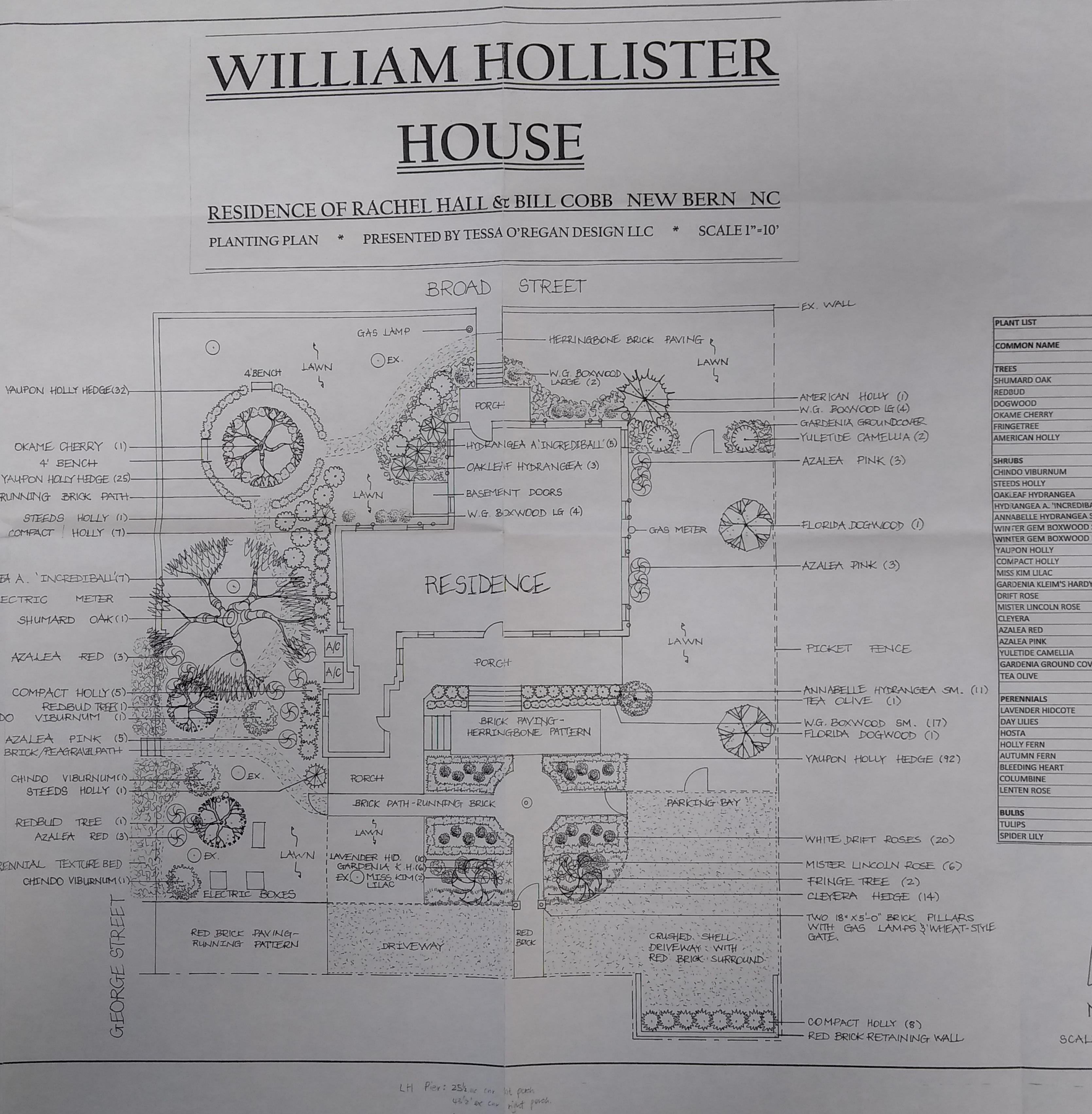
COMPACT HOLLY (7)-

HORANGER A. 'INCREDIBALL'(7)-ELECTRIC METER SHUMARD OAK(1)-

COMPACT HOLLY (5) CHINDO VIBURNUM (D)

> AZALEA PINK (5)_ BRICK/PEAGRAVELPATH ----

PERENNIAL TEXTURE BED



RHI lier: (5' away) -> 29'ex our left forch 42' " " night perch Gas Lamp (N 12' L'en pour faine To

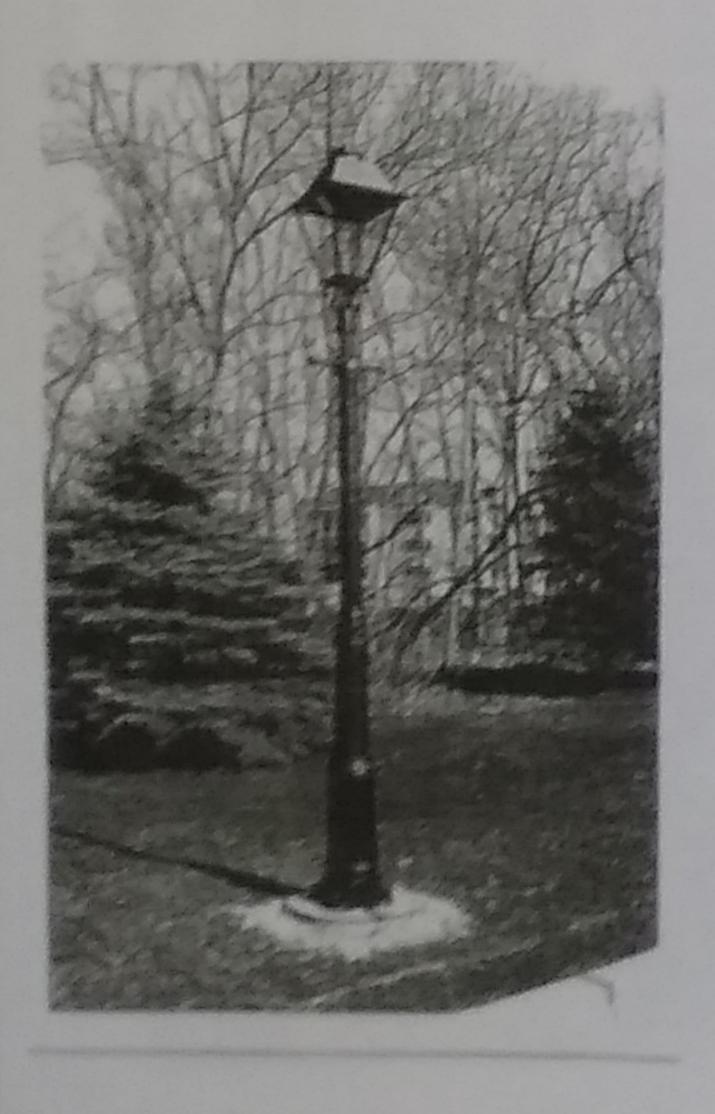
34' Rour bours

"I' from parch at out, I' from porth.

	BOTANICAL NAME	SIZE	OTY
COMMON NAME	BUTANICAL MAINE	- Alash	
TREES			
HUMARD OAK	QUERCUS SHUMARDII	3.5"	1
EDBUD	CERCIS CANADENSIS	15G	2
OGWOOD	CORNUS FLORIDA WHITE	1.75"	2
KAME CHERRY	PRUNUS OKAME PINK	25G	1
RINGETREE	CHIONANTHUS VIRGINICUS WHITE	5'	2
MERICAN HOLLY	ILEX OPACA 'DAN FENTON'	7'	1
HRUBS			
HINDO VIBURNUM	V. ODORATISSIMUM A. 'CHINDO'	10G	3
TEEDS HOLLY	ILEX CRENATA 'STEEDS'	76	2
DAKLEAF HYDRANGEA	H. QUERCIFOLIA 'SNOW QUEEN'	3G	3
HYDRANGEA A. 'INCREDIBALL'	H. ARB. 'INCREDIBALL' WHITE	76	112
ANNABELLE HYDRANGEA SM	HARB. INVINCELBELLE WEE WHITE	136	
WINFER GEM BOXWOOD SM	BUXUS MICROPHYLLA "BABYGEM"	30	-
WINTER GEM BOXWOOD LARGE		76	
YAUPON HOLLY	ILEX VOMITORIA 'NANA'	3G	
COMPACT HOLLY	ILEX CRENATA 'COMPACTA'	106	
MISS KIM LILAC	SYRINGA PUB. PATULA 'MISS KIM'	100	
GARDENIA KLEIM'S HARDY	G. JASMINOIDES 'KLEIM'S HARDY'	36	6
DRIFT ROSE	ROSA DRIFT WHITE	3G	20
MISTER LINCOLN ROSE	ROSA 'MISTER LINCOLN' RED	3G	6
CLEYERA	TERNSTROEMIA GYMNANTHERA	76	14
AZALEA RED	AZALEA BLOOM -A-THON RED	36	6
AZALEA PINK	AZALEA PERFECTO MUNDO DBL PINK	36	11
YULETIDE CAMELLIA	CAMELLIA SAS. 'YULETIDE' RED	76	-
GARDENIA GROUND COVER	GARDENIA JASMENOIDES 'RADICANS'	36	-
TEA OLIVE	OSMANTHUS FRAGRANS WHITE	100	1
PERENNIALS		1	
LAVENDER HIDCOTE	LAVANDULA ANG. 'HIDCOTE BLUE'	16	-
DAY LILIES	HEMEROCALLIS 'FRAGRANT RETURNS'	16	-
HOSTA	HOSTA SUNHOSTA	16	
HOLLY FERN	CRYPTOMIUM FAL 'ROCHFORDANUM'	16	6
AUTUMN FERN	DRYOPTERIS ENYT. 'BRILLIANCE'	16	
BLEEDING HEART	DICENTRA SPECTABILIS	16	1 3
COLUMBINE	AQUILEGIA KIRIGAMI RED AND WHITE	10	i 17
LENTEN ROSE	HELLEBORUS 'HONEYMOON ROME IN RED'	10	1
BULBS			
TULIPS	TULIP APELDOORN RED	-	10
SPIDER LILY	LYCORIS RADIATA RED		. 2

SCALE: 1"=10'





HTDRANGER A. 'INCREDIBALL'IT)

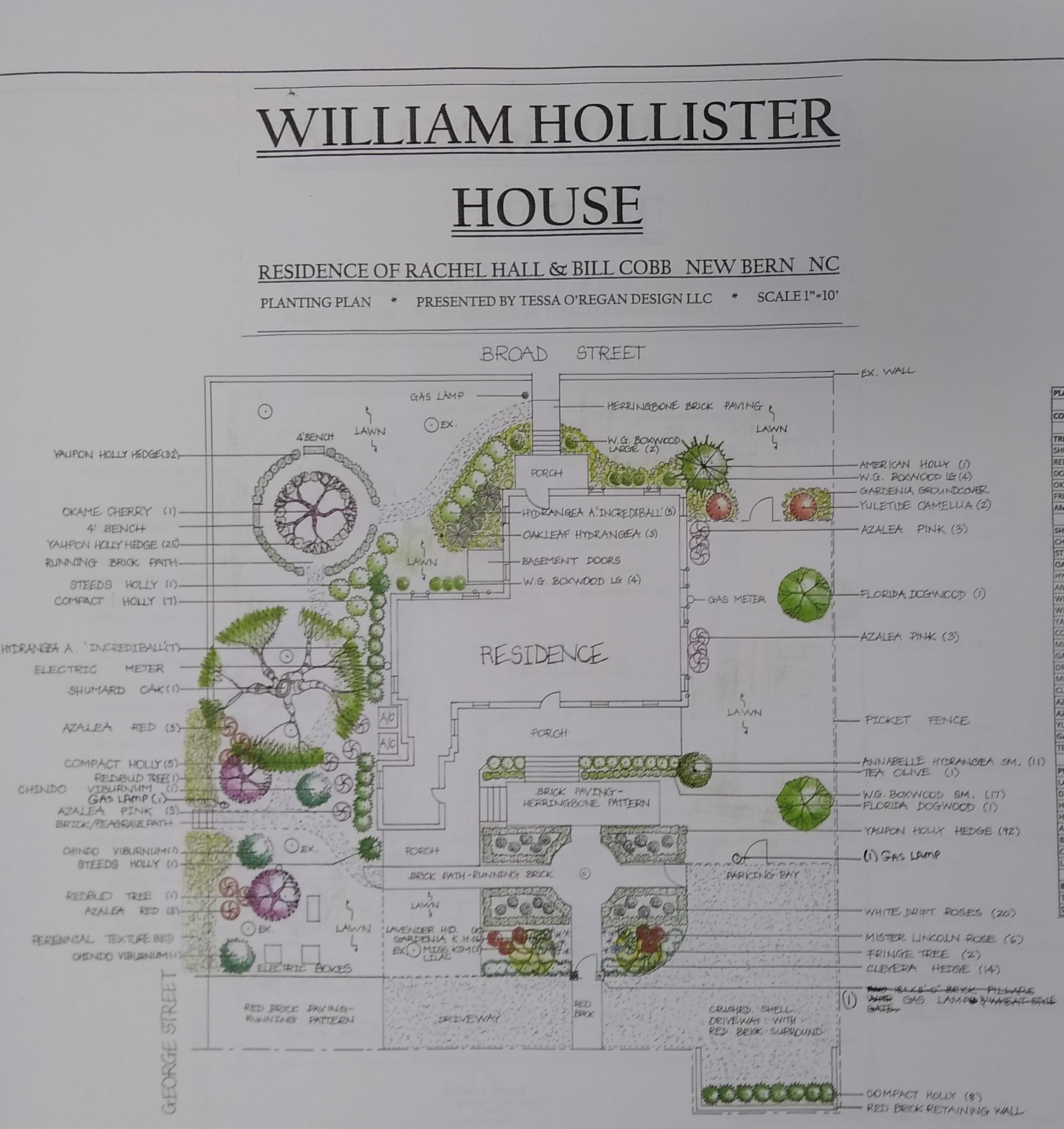


Exhibit 3

PLANT LIST			-
COMMON NAME	BOTANICAL NAME	SIZE	QTY
TREES			-
HUMARD OAK	QUERCUS SHUMARDII	3.5	12
REDBUD	CERCIS CANADENSIS	156	2
DOGWOOD	CORNUS FLORIDA WHITE	1.75"	2
OKAME CHERRY	PRUNUS OKAME PINK	256	1
FRINGETREE	CHIONANTHUS VIRGINICUS WHITE	3	2
AMERICAN HOLLY	ILEX OPACA 'DAN FENTION'	7	1
SHRUBS			-
CHINDO VIBURNUM	V. ODORATISSIMUM A. 'CHINDO'	106	3
STEEDS HOLLY	ILEX CRENATA 'STEEDS'	70	2
OAKLEAF HYDRANGEA	H. QUERCIFOLIA 'SNOW QUEEN"	3G	3
HYDRANGEA A. 'INCREDIBALL'	H. ARB, 'INCREDIBALL' WHITE	76	12
ANNABELLE HYDRANGEA SM	H.ARB. INVINCELBELLE WEE WHITE	36	11
WINTER GEM BOXWOOD SM	BUXUS MICROPHYLLA 'BABYGEM'	36	27
WINTER GEM BOXWOOD LARGE	BUXUS MICROPHYLLA "WINTERGEM"	76	10
YAUPON HOLLY	ILEX VOMITORIA 'NANA'	36	14
ILEX CRENATA 'COMPACTA'		100	20
MISS KIM LILAC	SYRINGA PUB, PATULA 'MISS KIMA'		2
GARDENIA KLEIM'S HARDY	G. JASMINOIDES 'KLEIM'S HARDY'	30	6
DRIFT ROSE	ROSA DRIFT WHITE		2
MISTER LINCOLN ROSE	ROSA 'MISTER LINCOLN' RED	30	5
CLEYERA	TERNSTROEMIA GYMNANTHERA	70	11
AZALEA RED	AZALEA BLOOM -A-THON RED	36	6
AZALEA PINK	AZALEA PERFECTO MUNDO DEL PINK	36	11
YULETIDE CAMELLIA	CAMELLIA SAS. 'YULETIDE' RED	76	2
GARDENIA GROUND COVER	GARDENIA JASMENIOIDES 'RADICANS'	36	5
TEA OLIVE	OSMANTHUS FRAGRANS WHITE		1
PERENNIALS		-	for
LAVENDER HIDCOTE	LAVANDULA ANG. 'HIDCOTE BLUE'	16	1
DAY LILIES	HEMERCICALLIS 'FRAGRANT RETURNS'	16	11
HOSTA	HOSTA SUNHOSTA	120	1
HOLLY PERN	CRYPTOMIUM FAL 'ROCHFORDANUM'	16	T
AUTUMN FERM	DRYOPTERIS ENYT, 'BRILLIANCE'	15	11
BLEEDING HEART	DICENTRA SPECTABILIS	16	T
COLUMBINE	AOUILEGIA KIRIGAMI RED AND WHITE	16	1
LENTEN ROSE	HELLEBORUS 'HONEYMOON ROME IN RED'	16	1
BULBS			-
TULIPS	TULIP APELDOORN RED	1.	1
SPIDER LILY	LYCORIS RADIATA RED	1.	11

SCALE: 1" + 10'

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VAUPON HOLLY HEDGE(32)-

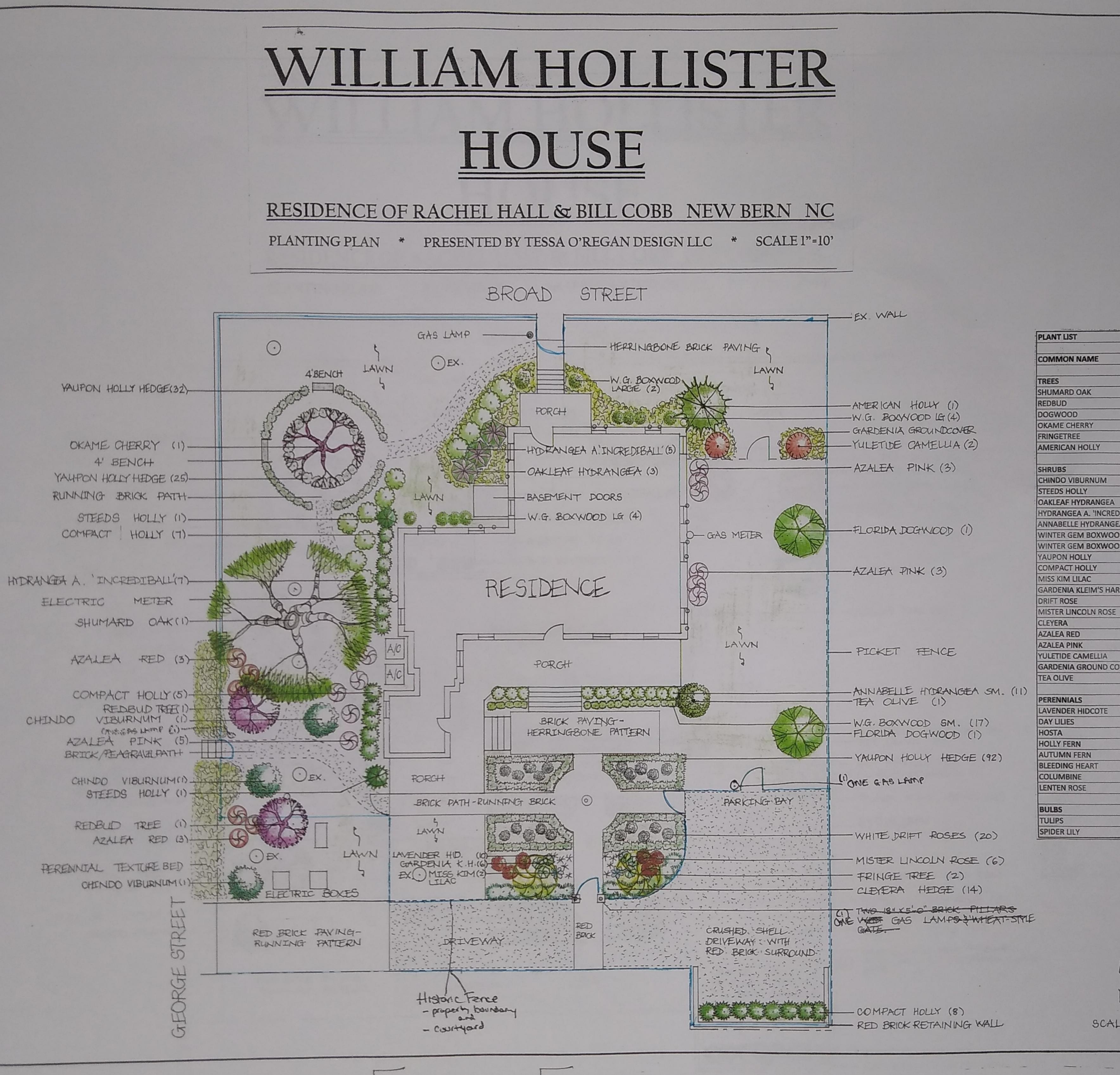
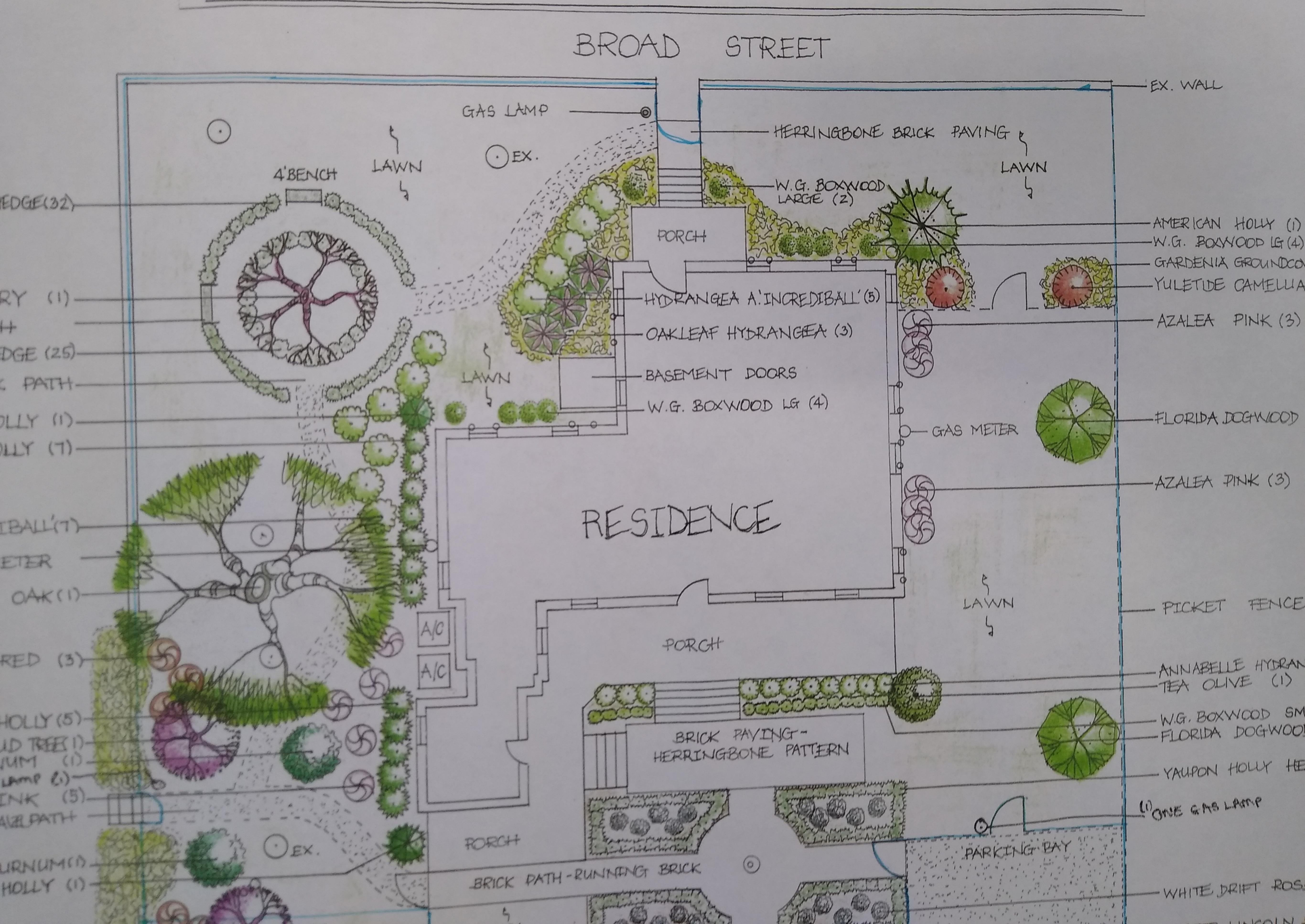


Exhibit 5- Fence (blue)

PLANT LIST			
COMMON NAME	BOTANICAL NAME		QTY
TREES		-	
SHUMARD OAK	QUERCUS SHUMARDII	3.5"	1
REDBUD	CERCIS CANADENSIS	15G	2
DOGWOOD	CORNUS FLORIDA WHITE	1.75"	2
OKAME CHERRY	PRUNUS OKAME PINK	25G	1
FRINGETREE	CHIONANTHUS VIRGINICUS WHITE	5'	2
AMERICAN HOLLY	ILEX OPACA 'DAN FENTON'	7'	1
SHRUBS			
CHINDO VIBURNUM	V. ODORATISSIMUM A. 'CHINDO'	10G	3
STEEDS HOLLY	ILEX CRENATA 'STEEDS'	7G	2
OAKLEAF HYDRANGEA	H. QUERCIFOLIA 'SNOW QUEEN'	3G	3
HYDRANGEA A. 'INCREDIBALL'	H. ARB. 'INCREDIBALL' WHITE	7G	12
ANNABELLE HYDRANGEA SM	H.ARB. INVINCELBELLE WEE WHITE'	3G	11
WINTER GEM BOXWOOD SM	BUXUS MICROPHYLLA 'BABYGEM'	3G	17
WINTER GEM BOXWOOD LARGE	BUXUS MICROPHYLLA 'WINTERGEM'	7G	10
YAUPON HOLLY	ILEX VOMITORIA 'NANA'	3G	149
COMPACT HOLLY	ILEX CRENATA 'COMPACTA'	10G	20
MISS KIM LILAC	SYRINGA PUB. PATULA 'MISS KIM'		2
GARDENIA KLEIM'S HARDY	G. JASMINOIDES 'KLEIM'S HARDY'	3G	6
DRIFT ROSE	ROSA DRIFT WHITE	3G	20
MISTER LINCOLN ROSE	ROSA 'MISTER LINCOLN' RED	3G	6
CLEYERA	TERNSTROEMIA GYMNANTHERA	7G	14
AZALEA RED	AZALEA BLOOM -A-THON RED	3G	6
AZALEA PINK	AZALEA PERFECTO MUNDO DBL PINK	3G	11
YULETIDE CAMELLIA	CAMELLIA SAS. 'YULETIDE' RED	7G	2
GARDENIA GROUND COVER	GARDENIA JASMENOIDES 'RADICANS'	3G	57
TEA OLIVE	OSMANTHUS FRAGRANS WHITE		1
PERENNIALS			
LAVENDER HIDCOTE	LAVANDULA ANG. 'HIDCOTE BLUE'	1G	10
DAY LILIES	HEMEROCALLIS 'FRAGRANT RETURNS'	1G	10
HOSTA	HOSTA SUNHOSTA	1G	14
HOLLY FERN	CRYPTOMIUM FAL.'ROCHFORDANUM'	1G	6
AUTUMN FERN	DRYOPTERIS ENYT. 'BRILLIANCE'	1G	14
BLEEDING HEART	DICENTRA SPECTABILIS	1G	3
COLUMBINE	AQUILEGIA KIRIGAMI RED AND WHITE	1G	12
LENTEN ROSE	HELLEBORUS 'HONEYMOON ROME IN RED'	1G	12
BULBS			
TULIPS	TULIP APELDOORN RED	-	100
SPIDER LILY	LYCORIS RADIATA RED	-	20

SCALE: 1"=10'

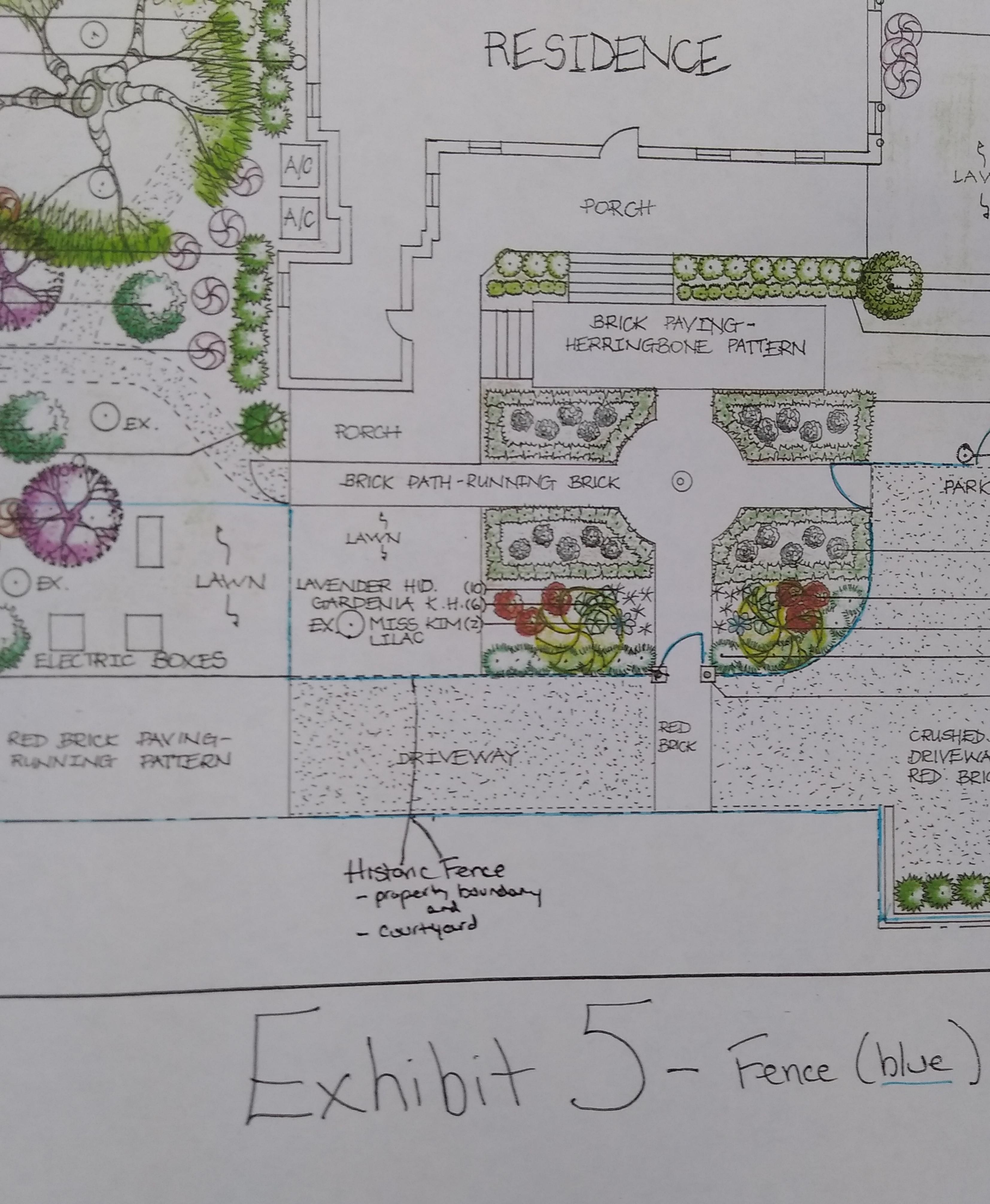
PLANTING PLAN * PRESENTED BY TESSA O'REGAN DESIGN LLC



SCALE 1"=10'

*

NEDIBALL(7) METER MARD OAK(I)-The start RED (3)-ACT HOLLY (5)-REDBUD REED-IBURNUM Onit GRA LAMP (.) A PINK (5)_ Same of the second s PEAGRANEPATH O VIBURNUMON EDS HOLLY (1) - ++++ ND TREE (1) I ZALEA RED (3)-TEXTIFE BED VOO VIBURNUM (1)?



Applicant's photo to represent the proposed fencing



613 Broad St. COA application update 2020-05-13

From: Hall, Rachel <Rachel.Hall@TIAABank.com> Sent: Wednesday, May 13, 2020 1:11 PM To: Matthew Schelly <SchellyM@newbernnc.gov> Cc: bcobb@stjohncobb.com; rbrownhall@gmail.com Subject: RE: images of lamp post with wrap around base and hand rail

Guidelines:

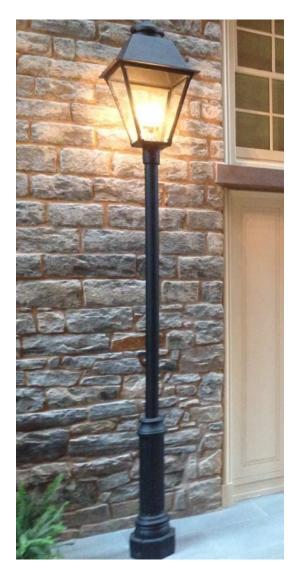
- 1. For the lamp post and lighting: 2.3.6 (install lighting that compliments historic character) and
- 2. For handrail, 4.7, use of life safety features that are compatible with historical character and materials.

Materials:

- 1. For the lamp post: 7'9" smooth steel post (black) with 2 piece wrap around pedestal base with gas line inside
- For the handrail: Wrought Iron 5' long and 2" wide. Mounting brackets are welded on 6' from each end of handrail's curled end.

Thank you for the follow up and coaching. I forgot the level of detail required.

Rachel B. Hall









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:	613 Broad St. – removal of most existing landscaping and replacement with landscaping according to submitted plan.			
• •	The plan includes installation of gas street lights and new wood fencing.			
Zoning Administrator please review the	application and fill out all applicable items			
Zoning District: C-5A				
Required Setbacks (primary structure): Front N/A Side N/A Rear N/A				
Accessory Setbacks: From Nearest Struc	ture _{N/A} Side _{N/A} Rear _{N/A}			
Maximum Lot Coverage for proposed use	N/A			
Maximum Height of Structure: N/A				
Required Site Improvements: Landscapir	ng _{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

51512020

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 & Recommendations

HPC Meeting May 20-21, 2020

Applicant:William H. Cobb and Rachel B. HallApplicant Address:306 Armour St., Davidson, NC 28036Project Address:613 Broad St., New Bern, NC 28560Historic Property Name:William Hollister House (1840-1841)Status:Contributing:XNon-contributing:Vacant Lot:NR Inventory Description:(2003) Federal-Greek Revival style; two-and-a-half stories; three bays wide; exposed-face chimneys on east side; one-story wing on west side; gable-end roof.

Sandbeck Description (1988): 613 Broad St., 1840-1841.

Built between 1840 and 1841 in a transitional combination of Federal and Greek Revival styles, the William Hollister house is one of the latest of New Bern's outstanding school of traditional gable-roofed side-hall plan dwellings. ... The two-and-a-half-story frame house stands on an elevated site, surrounded by a large and well-shaded lot. The high ground is retained by a venerable wall of Flemish-bond brickwork which appears to be contemporary with the house.

<u>**613 Broad St.**</u> – to include nearly complete removal of existing landscaping and replacement with landscaping according to the submitted plan for the Primary, Secondary, and Tertiary AVCs. The plan includes installation of one or more gas street lights and new wood fencing.

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

Utilities

2.3.1 Locate equipment in Secondary and Tertiary AVCs and screen items from public view with vegetation, fencing and similar site constructions.

Landscaping

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

Fences and Garden Walls

- 2.5.1 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.

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.

<u>Masonry</u>

5.1.1 Adhere to Guidelines for retention of historic fabric when altering masonry materials.

Certificate of Appropriateness Findings & Recommendations

HPC Meeting May 20-21, 2020

- 5.1.2 Match the masonry bond, or pattern, of masonry materials found in adjoining work. In general, new material should be the same size, color and texture of that existing.
- 5.1.4 Select mortar with appropriate strength properties for masonry units involved. A commonly used mix for softer, historic masonry is one part portland cement, two parts hydrated lime and nine parts sand.

Wood

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.

<u>Metals</u>

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

<u>Paint</u>

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

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

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

Staff recommends the Commission approve this application to include nearly complete removal of existing landscaping and replacement, according to the submitted plans, with landscaping, new wood fencing, new lighting, and metal handrails, all in the Primary, Secondary, and Tertiary AVCs, citing the aforementioned guidelines.

100 E. Front St. (Union Point Park) (aka 210 E. Front St.)

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

Everything comes together here

Application for a Certificate of Appropriateness

(For Alterations to Properties in Locally Designated Historic Districts)

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

http://www.newbern-nc.org/departments/development/historic-preservation/historic-preservation-guidlines/

Type of Project: Exterior Alteration Addition Infill Site Work

I. Applicant/Owner Information: City of New Bern (Parks and Recreation)				
Property Address (Include year b 210 E. Front Street	ouilt, if known):			
Property Owner Name(s):	Owner Mailing Address:	Phone #'s:	Email:	
City of New Bern (Parks & Recreation)	PO Box 1129, New Bern NC, 28562	252-639-2901	hughesf@newbernnc.gov	
Applicant Name (if different):	Applicant Mailing Address:	Phone #'s:	Email:	
Foster Hughes, Director of Parks & Recreation	1307 Country Club Road, New Bern NC 28562	252-626-1430	hughesf@newbernnc.gov	

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) During Hurricane Florence, the wooden stage was damaged beyond repair. As we prepare to replace the stage, we will be relocating the structure. An aerial view is attached for reference. 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): The previous structure was not an historic structure, with no historic value. Guideline 4.1.3 Use traditional materials when constructing foundations. Concrete block should receive a veneer or stucco, brick or other appropriate masonry material. 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). The new structure will be constructed with concrete block, brick facia, with a concrete floor. A concrete ramp will be located on the back of the stage. Concrete steps will be located on the right/left of the stage. The building will be covered. The support posts will be steel. The roof structure will be laminated decking with standing seam metal roof.

Continued on additional sheet or attached brochure

Plan(s) d	of Work, with: (please check all of those which are included with this application)
2	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)
\checkmark	Floor plan with dimensions (for additions)
\checkmark	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 se addition	ee Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if al information will be required before consideration at a Historic Preservation Commission hearing.

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

Check one:

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

Signature of Applicant/Owner

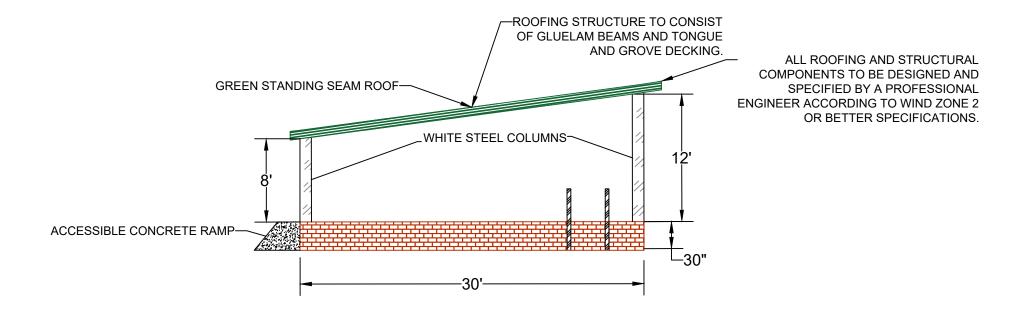
3/16/2020

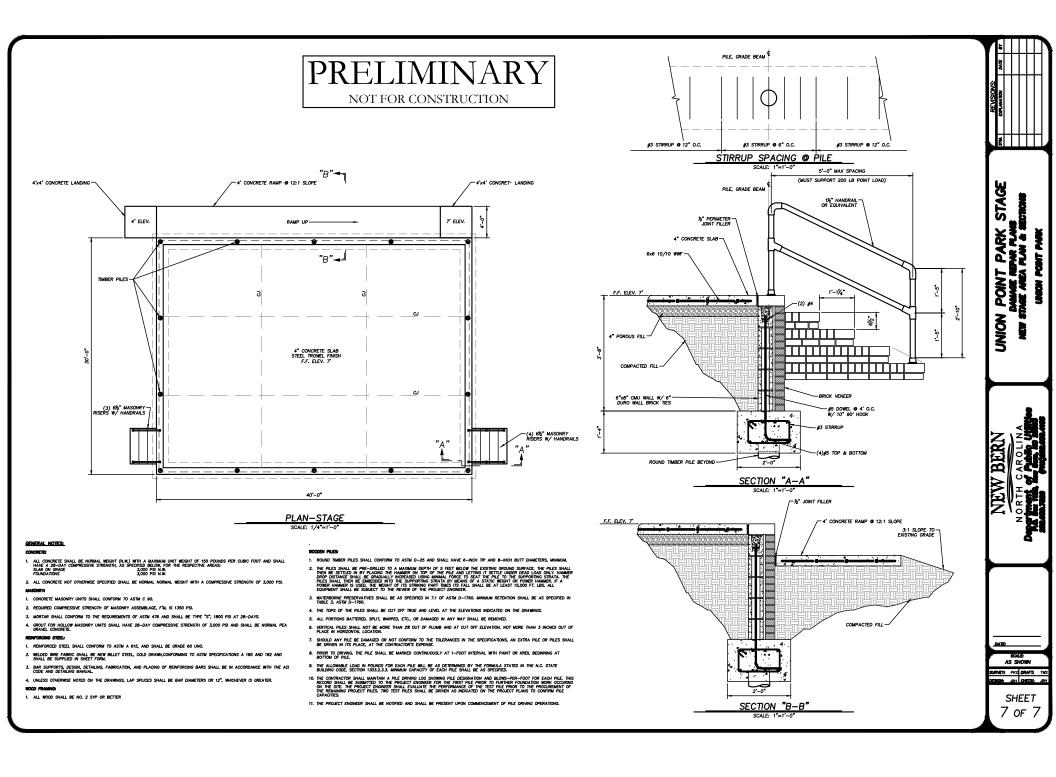
Date

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

CoA App 071515.doc













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.

	. – to include replacing the destroyed w stage using a new design in a new
Accessory Setbacks: From Nearest Structure Maximum Lot Coverage for proposed use: Maximum Height of Structure:	Il out all applicable items Side Side Rear Side Rear
I have reviewed the application for proposed alterations to Meets Does Not Meet the requirements of the La Comments: Zoning Ad	this property and have determined that it and Use Ordinance. ministrator <u>MMC</u> <u>31312</u> 0
Chief Building Inspector please review the application and The proposed project <i>Will V Will Not</i> require a boundary comments:	
Chief Building	Inspector AMI lan 3/13/20

Certificate of Appropriateness Findings & Recommendations

HPC Meeting March 18, 2020

Applicant:City of New Bern/Foster Hughes, Director of Parks and RecreationApplicant Address:PO box 1129, New Bern, NC 28560Project Address:100 E. Front St., New Bern, NC 28560Historic Property Name:Union Point ParkStatus:Contributing:Non-contributing:Vacant Lot: XNR Inventory Description:(200 E. Front Street) Landscaped park at the confluence of the Neuse
and Trent Rivers. Site of early settlement of New Bern.

<u>100 E. Front St.</u> – to include replacing the destroyed stage with a new stage using a new design in a new location.

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

Accessory Structures

2.6.3 ... These forms and detailing have little relationship to historic fabric and can be easily removed without creating permanent change.

Waterfront Modifications

2.9.4 Provide unobtrusive, soft lighting that follows the flow of walkways. Use functional, utilitarian light fixtures, and avoid highly ornate ones.

Design Principles

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.

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

- 1. The project site does not include a Primary Structure;
- 2. The stage will be concrete, steel, and wood construction with standing seam metal roofing;
- 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

Staff recommends the Commission approve this application to include replacing the destroyed stage with a new stage using a new design in a new location, citing the aforementioned guidelines, with the following condition:

• Before beginning construction, provide detailed information about: the roofing material and construction; the steel columns; the stair handrails; and lighting.

715 E. Front St.

FEE SCHEDULE (office use only) [1522 Standard Application (minor) [15107 Standard Application (major)



PAI : 107

HPC Administrator HPCadmin@newbern-nc.org Work:(252)639-7583 Fax: (252)636-2146 DECEIVED FEB 1 1 2020

Application for a Certificate of Appropriateness

Everything comes together here

(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: XExterior Alteration Addition Infill Site Work Other

I. Applicant/Owner Informat	ion:		
Property Address (Include year 715 EAST FRO		1950	
Property Owner Name(s): MMRICHARD MEDEVIII	Owner Mailing Address:	Phone #'s: 251) 635- 6 6715	Email:
Applicant Name (if different): Schuch VERNELSON	Applicant Mailing Address:	Phone #'s: 62521-349- 3 6922	Email: nugh. vernelsone gmail.com

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

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

 SEE ATTACHMENTS

 Continued on additional sheet or attached brochure &

 <td

Plan(s) o	f 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)
60	Floor plan with dimensions (for additions)
财	Elevations with dimensions (for exterior additions or renovations)
	Supporting materials (brochures, photos of similar New Bern projects, estimates, etc.)
科	Letter from owner acknowledging this application, in the case of submission by an applicant or lessee.
	e Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if al Information will be required before consideration at a Historic Preservation Commission hearing.

Check one:

I am the owner of the Property, or



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

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

Signature oDApplicant/Owner

-11-3030 Date

APPLICATION SHOULD BE SUBMITTED TO THE DEVELOPMENT SERVICES MAIN OFFICE AT 303 FIRST ST. <u>NO LESS</u> <u>THAN 2 WEEKS PRIOR TO UPCOMING MEETING</u>. FOR FURTHER INFORMATION, CONTACT THE ADMINISTRATOR OF THE HISTORIC PRESERVATION COMMISSION AT (252) 639-7583. Petitioners requesting City of New Bern Historic Preservation Commission action on property not owned by them must have this form completed by the owner of the property.

CERTIFICATE OF APPROPRIATENESS OWNERS AUTHORIZATION

Dear Sir or Madame:

I am the owner of the property located at:

715_East_Front_Street	
New Bern, North Carolina 28560	(address, city, zip code)

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

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

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

Roselie McDevitt 101 Queen Street, New Bern, NC 28560

Phone 203-461-5767 Cell preferred. Home 252-633-6715

Owner's Signature

Print Name Roselie McDevitt

Date 3/20/2020 4/28/2020

Sworn to and subscribed before me this 28th day of April	, 20 20
Notary Public: Notary Public:	
My commission expires: 01/05/2022 BUBLIC	
My commission expires: 01/05/2022 ONUBLIC OUBLIC	

S. Hugh Vernelson, Jr 121 Wildflower Way, Pollocksville, NC 28573 252.349.6922 NCGCLB # 36681

Date: February 6, 2020 To: Matthew Schelly From: Hugh Vernelson Jr. Subject: 715 East Front Street

Mathew,

The roof system at 715 East Front Street was removed inadvertently while in the process of readying home to be elevated from the top. We apologize for the miscommunication.

The following will be a brief summary of work:

- The replacement roof will be the same position and same roof pitch with like asphalt shingles as previously existed.
- Radius block will be used at upper walls, windows, and door openings as exists.
- The new radius block for add on at upper wall of house will match existing radius block.
- The new window sills in moved openings will have rowlock brick in each opening as exists.

Thank you

Hugh Vernelson Jr.

S. Hugh Vernelson, Jr 121 Wildflower Way, Pollocksville, NC 28573 252.349.6922 NCGCLB # 36681

Date: February 11, 2020 To: Historic Preservation Commission From: S. Hugh Vernelson Jr Subject: Addendum to C O A application

II, Project Information:

#1 Detailed description of work to be conducted

Because City of New Bern Inspections determined that the home at 715 East Front Street has received more than 50 percent damages to the home resulting from Hurricane Florence, the homeowners have been directed to raise the home in order to continue using it. We are asking the Commission to allow the raising of the home a minimum of 4'0" so that we can meet the future base flood elevation plus the 2'0"

freeboard. Also we are asking to increase the crawl space finish grade by 2'0" and the finish grade around the home to 2'0" the same amount as the crawlspace and to taper the grade outside the home away from the home towards the yard area. In order to make this happen we propose to:

- Build a new wood framed front porch with a new front door similar to the window design. Construct a new wood framed stairway to the front porch and clad the front porch roof, porch posts and gables with cement board panels. We propose the handrails to be a cable rail system to continue the "industrial" look required by the Commission with the earlier window replacement.
- Construct a new wood framed rear porch with a sliding glass entry door. We also propose a handrail cable rail system to match the front porch.
- Construct a new gable roof over the existing rear addition following the removing of the existing shed roof in order to allow the extension of the existing block walls to match the wall height of the rest of the house following the raising of the home.
- Removal of the existing shed roof that previously covered a second floor which is no longer capable of being occupied.

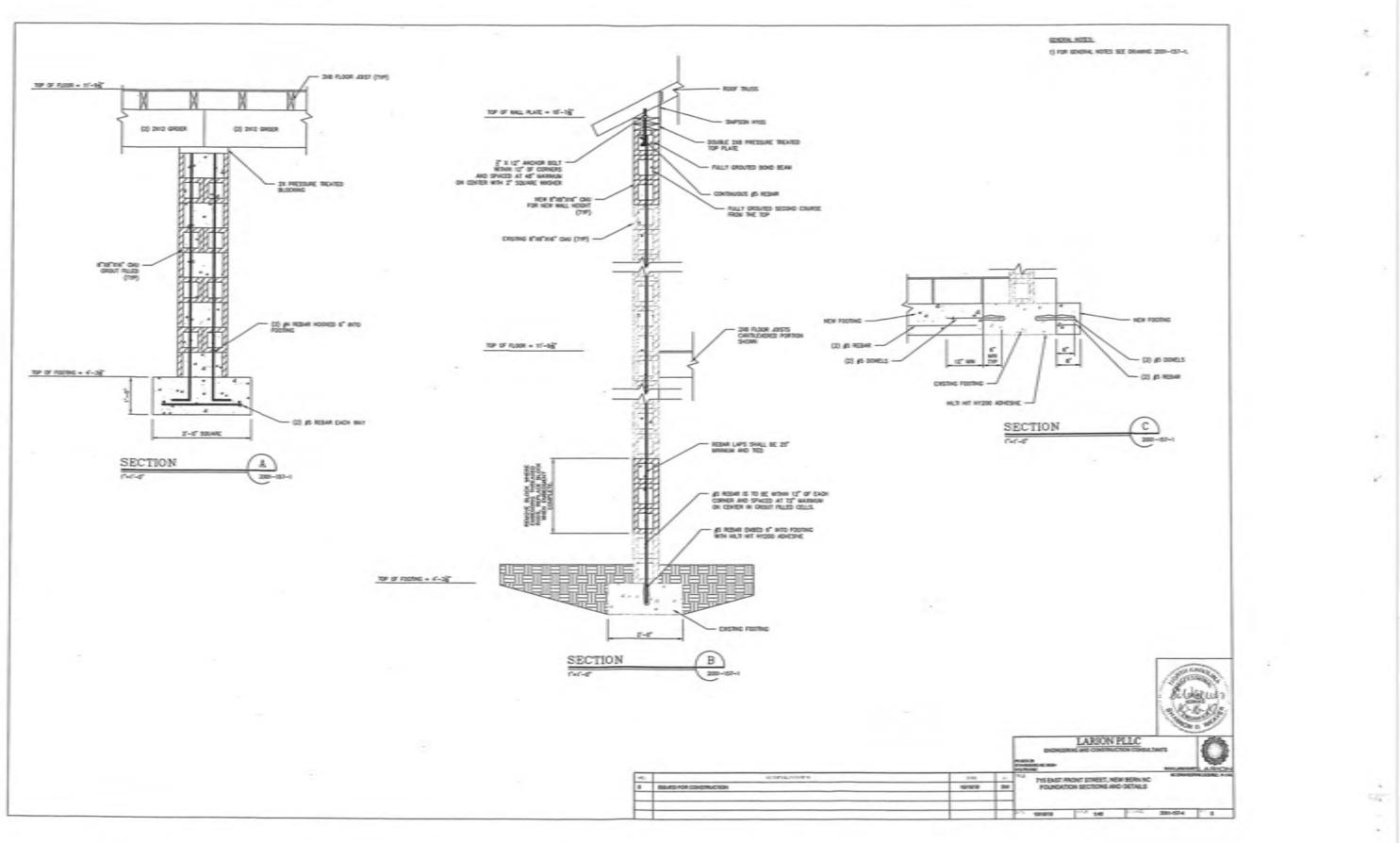
- The attic window in the North end of the home will be removed and installed in the West end of the previous addition. The gable ends will be clad with cement board panels as illustrated in the revised drawings.
- Installation of 8" x 16" flood vents will be required by FEMA. On the front of home vents would be centered and placed below the front windows approximately 8" above the finish grade of yard. The remaining vent would go beneath the front porch. As required by FEMA the remaining vents will be placed on the rear wall of home in rear porch area. These vents are shown on the revised drawings.
- Plant shrubs around foundation to visually reduce the fact that the home has been raised.

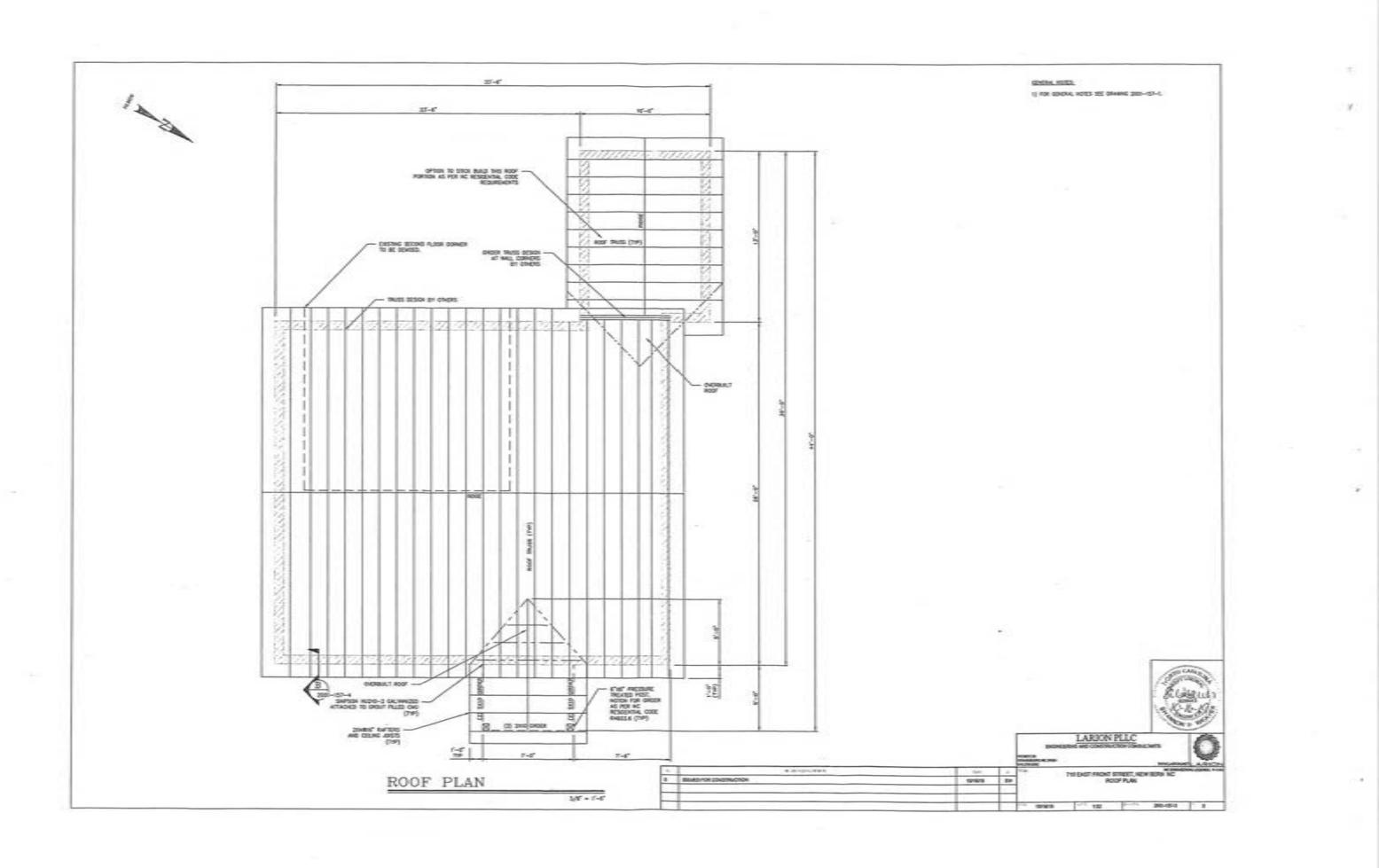
#3 detailed description of materials

- Cement board panels (Hardi Plank) gable ends. These may be required by New Bern Inspections on all gable ends. This depends on rulings concerning usage and re-usage of asbestos containing shingle materials that are cladding the gable ends as shown in the revised drawings.
- Pine board deck framing and deck boards fastened with galvanized nails.
- Stainless steel cables and ballusters.
- Matching asphalt shingles and roof ridge vents on new roofs.
- Flood Vents are Stainless Steel "Smart Vents" which follow the "industrial look" required earlier and are shown on revised drawings.

Thank You

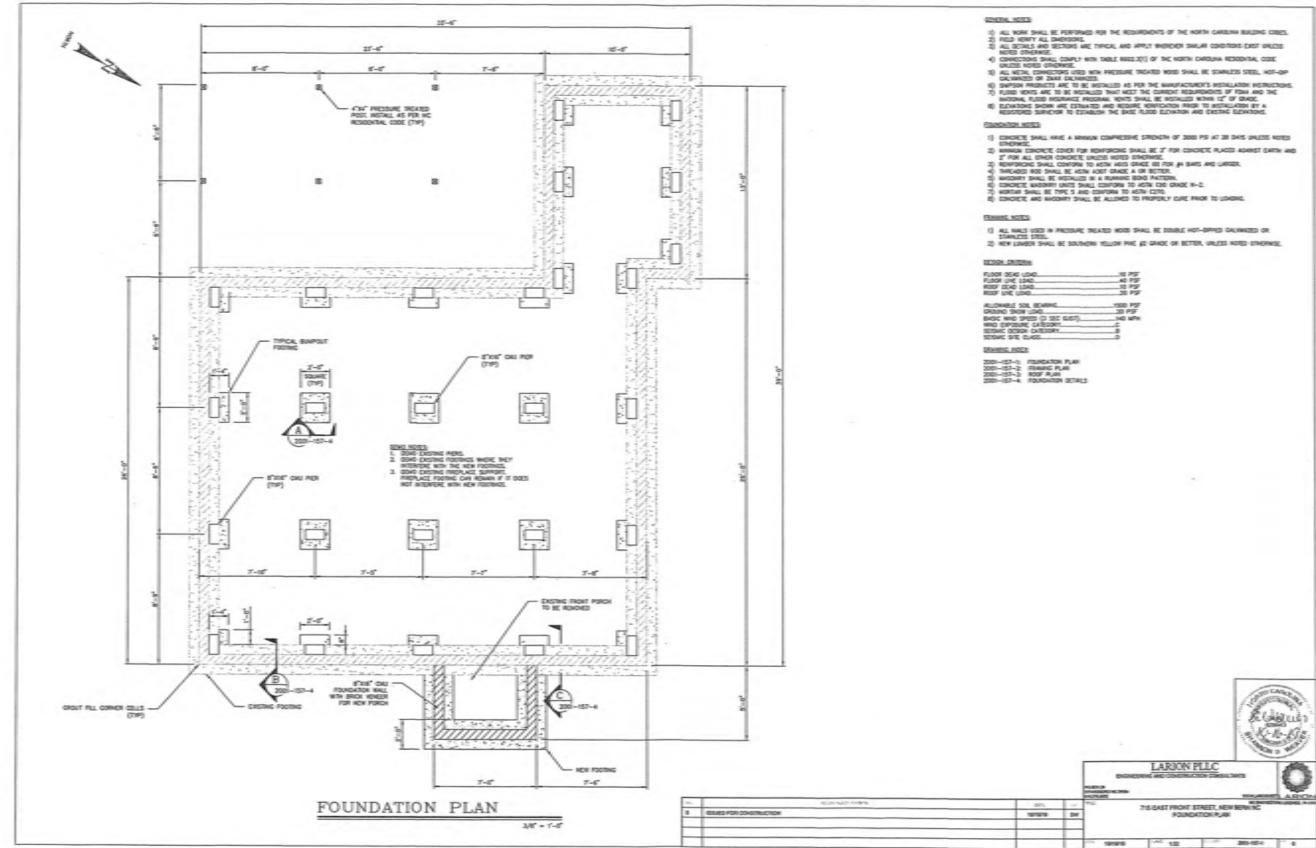
S Hugh Vernelson Jr.



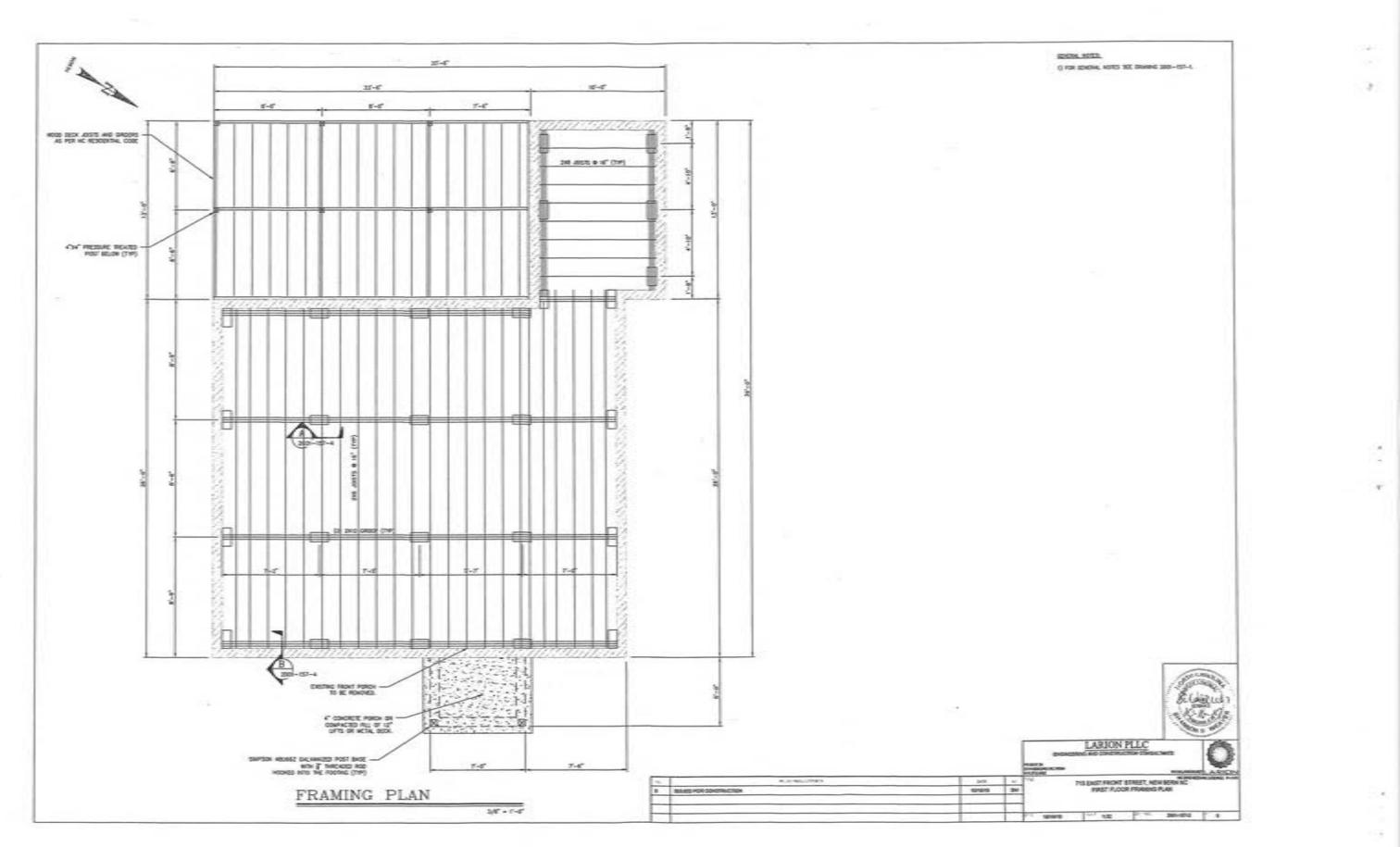


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CERTIFICATE OF APPROPRIATENESS

Applicant (s): C. R. Francis / Architecture, P.A.

Authorized Representative (if different): same

Mr. and Ms. Richard McDevitt **Property Owner(s):**

715 E. Front St., New Bern NC 28560 **Property Address:**

Description of Work: to include raising the structure 4 feet, grading the ground 2 feet higher around the structure, the addition of a new deck, metal cable railing, new front door, wood access steps, the removal of the second floor rear gable, replacement of the roof structure and roofing at both the rear dormer location and the small rear wing, adding a glass sliding door, removing asbestos siding, adding new concrete board siding, and adding flood vents.

This application is for a MAJOR WORK project.

Comments/Signature/Date:

ZONING ADMINISTRATOR:

CHIEF BUILDING INSPECTOR:

The Historic Preservation Commission reviewed the application on 07/24/2019 and

Approved _____ Disapproved _____ Approved (with conditions listed below) _X____

the request in accordance with the New Bern Historic District Ordinance and Design Guidelines.

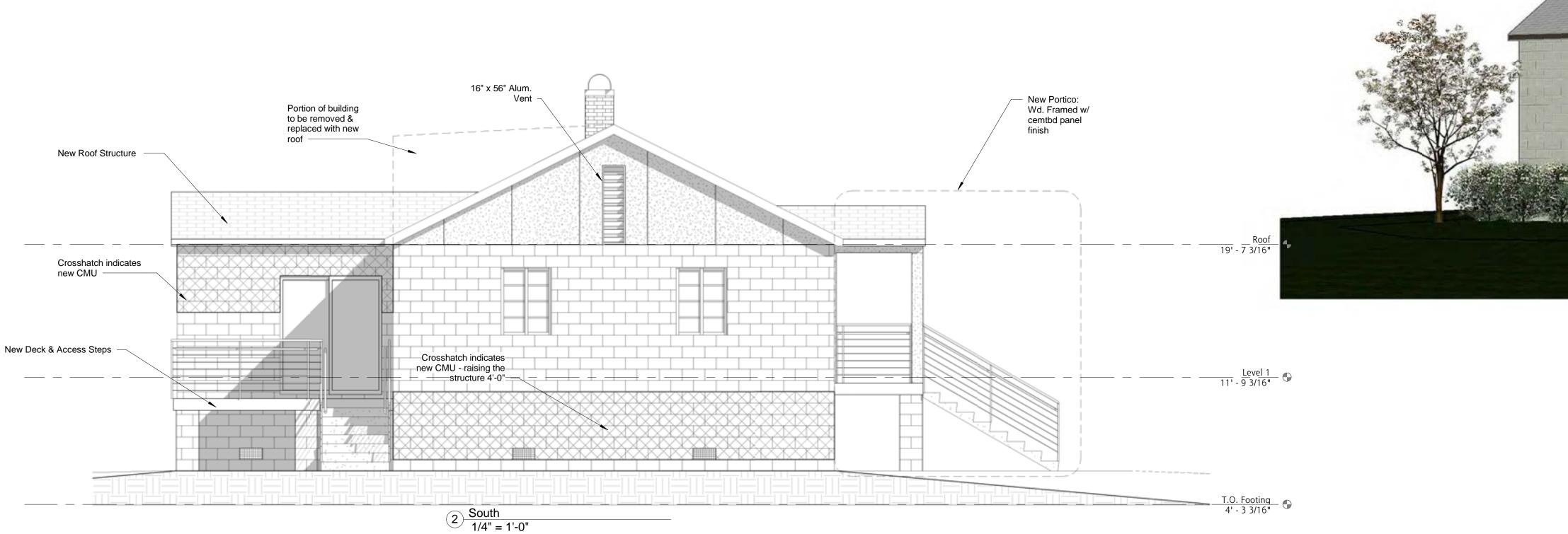
Conditions: A Landscape Plan shall be submitted to the HPC Administrator for review and the file. Bullnose concrete block corners shall be maintained at building corners and at all existing openings.

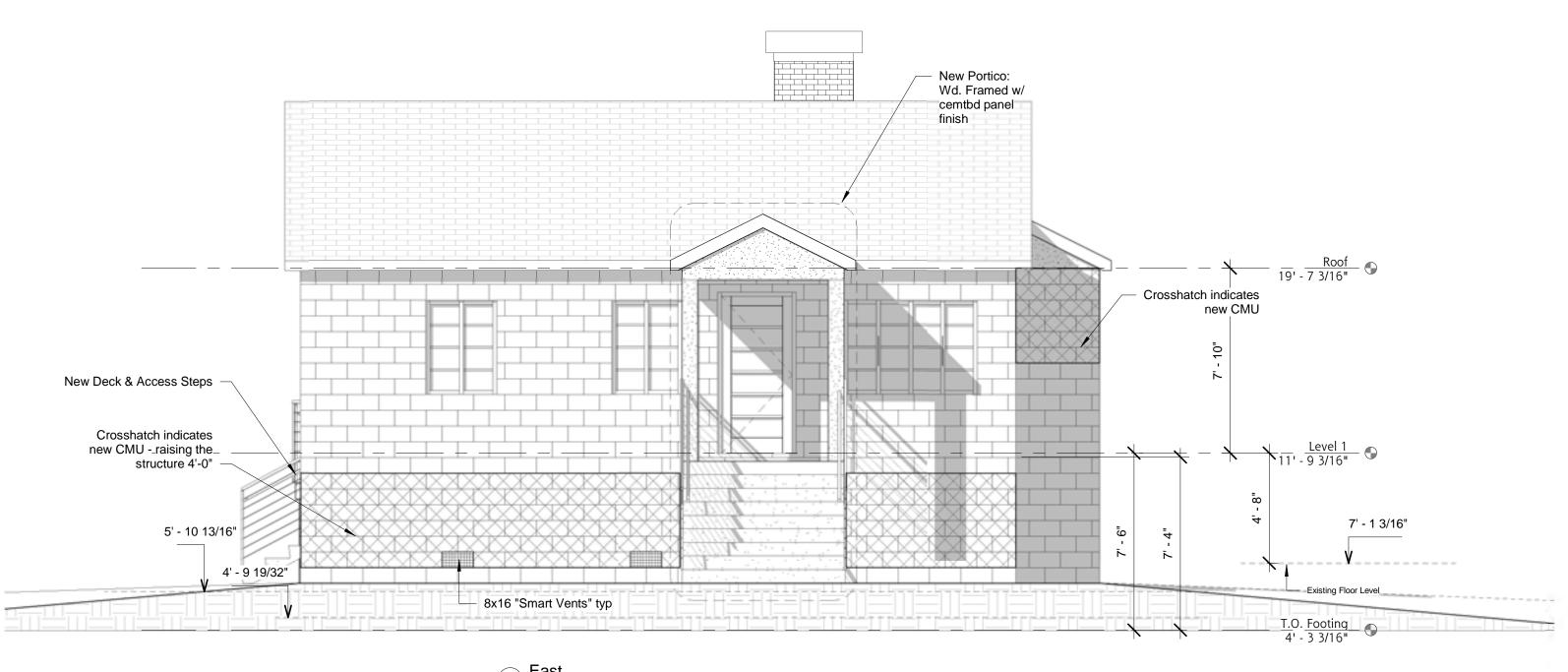
A Landscape Plan was submitted on _____. Initialed _____

Commission Administrator Date: November 27, 2019

Expiration Date: 07/24/2020

Permits must be acquired, or significant amount of work started, prior to expiration date. Requests for an extension must be made prior to expiration.





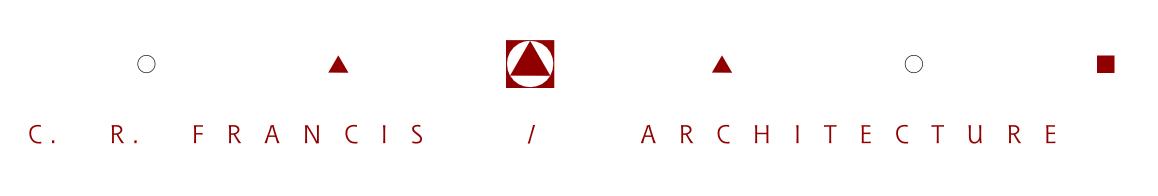
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Raising/Additions/Renovations of 715 East Front Street for Roselie & Richard McDevitt







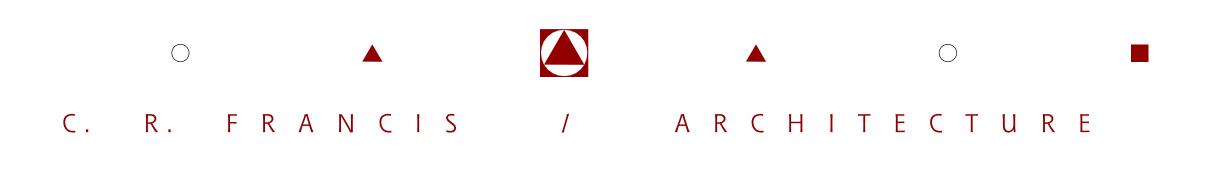
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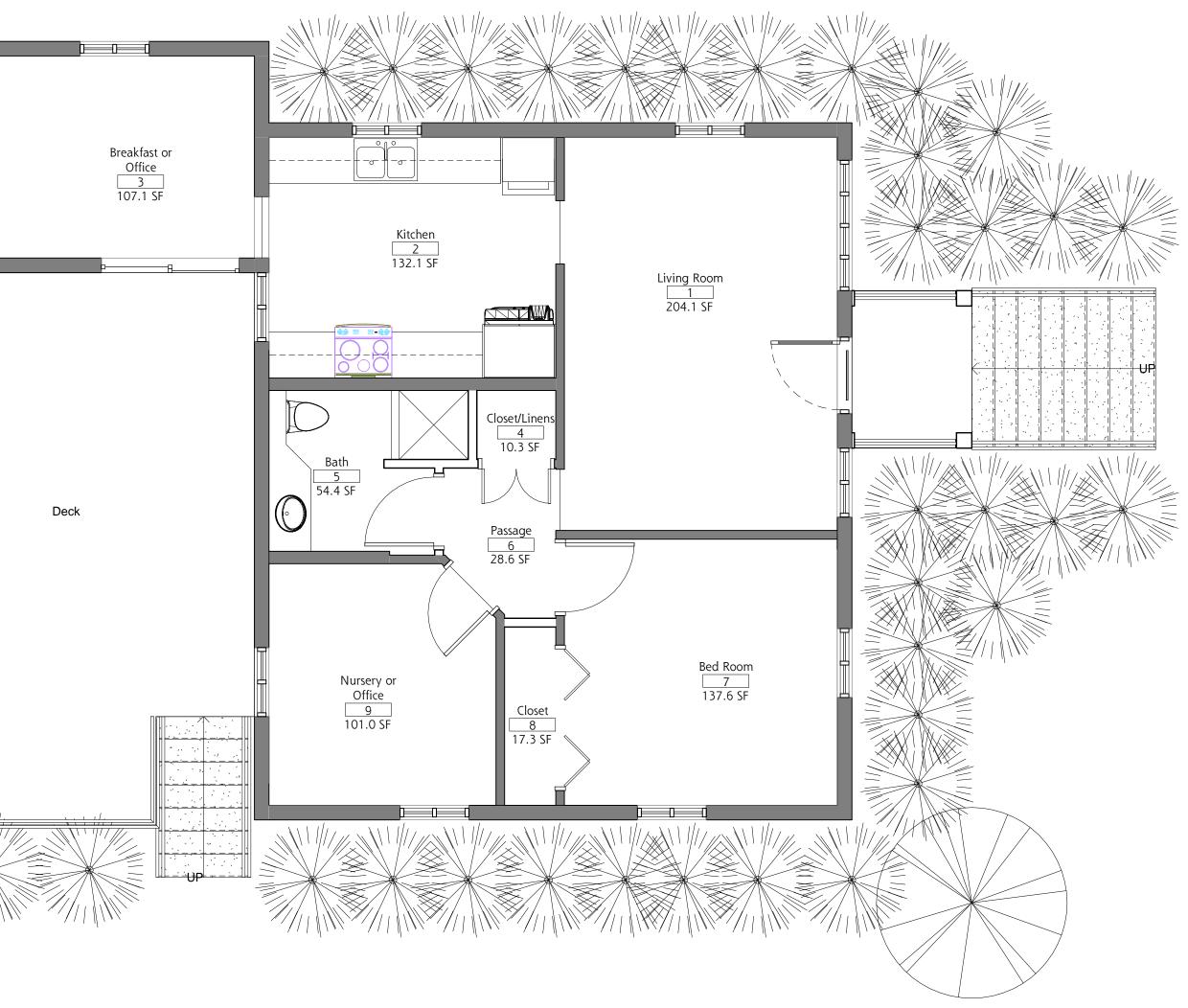


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Raising/Additions/Renovations of 715 East Front Street for Roselie & Richard McDevitt

































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.

715 E Front St. – elevating the interior of the house while the exterior walls remain, extra wall height is added to the top of the walls, the window and door thresholds, sills, jambs, and headers
are modified, and the roof structure and chimney are removed and replaced.

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

Zoning District: R - C
Required Setbacks (primary structure): Front 25 Side 45 Rear 25 Co
Accessory Setbacks: From Nearest Structure 년 /슈 Side Rear
Maximum Lot Coverage for proposed use: 60%
Maximum Height of Structure: 50
Required Site Improvements: Landscaping N/A Buffer N/A Parking N/A
Other requirements:
224 W 204 W

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

Comments:

Zoning Administrator

313120

313126

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

The proposed project Will V Will Not _____require a building permit(s).

Comments:

Chief Building Inspector_

Certificate of Appropriateness Findings & Recommendations

HPC Meeting March 18, 2020

Applicant:Roselie & Richard McDevitt/S. Hugh Vernelson, Jr.Applicant Address:101 Queen St., New Bern, NC 28560Project Address:715 E. Front St., New Bern, NC 28560Historic Property Name:Bengel House (c. 1950)Status:Contributing:X

<u>715 E. Front St.</u> – to revise the approved CoA for this project to allow for elevating the interior of the house while the exterior walls remain, extra wall height is added to the top of the walls, the window and door thresholds, sills, jambs, and headers are modified, and the roof structure and chimney are removed and replaced. This is an after-the-fact application.

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

<u>Utilities</u> 2.3.1, 2.3.2 <u>Landscaping</u> 2.4.3 <u>Parking</u> 2.7.4

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.

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.

Walls, Trim, and Ornamentation

4.2.1, 4.2.4 ... articulate masonry appropriately for the application. Primary structures are generally more ornate and detailed. ...

Windows, Doors, & Openings

4.3.1, 4.3.3 Entrances

4.4.4

<u>Roofs</u> 4.5.1 through 4.5.3

Decks & Patios

4.6.2, 4.6.3

Certificate of Appropriateness Findings & Recommendations

HPC Meeting March 18, 2020

 Masonry

 5.1.1 through 5.1.3

 Wood

 5.2.1, 5.2.2

 Metals

 5.3.1 through 5.3.2

 Paint

 5.4.1 through 5.4.4, 5.4.7

 Contemporary Materials

 5.5.1 to 5.5.3, 5.5.6

 Masonry Maintenance

 6.1.1, 6.1.4

 Metal Maintenenace

6.1.8 Paint Maintenance

6.1.12

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

- 1. The project is located within the Primary, Secondary, and Tertiary AVCs;
- 2. Elevating the interior of this Contributing structure helps protect it from future damage and potential destruction or demolition.
- 3. The proposed modifications are being proposed to rectify inappropriate modifications in progress.
- 4. The proposed modifications will retain as much of the existing building as possible while still accomplishing the goal of elevating the interior of the house above the regulated flood elevation.
- 5. The proposed modifications will reconstruct the building using the same materials, details, and textures for significant design components or architectural features while still accomplishing the goal of elevating the interior of the house above the regulated flood elevation.
- 6. Previously approved replacement of asbestos siding with a contemporary material is appropriate.
- 7. The addition of a new deck in the Tertiary AVC is appropriate.
- 8. The project is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application to include elevating the existing structure and making the proposed appurtenant modifications, citing the aforementioned guidelines and adding the following conditions:

- A landscaping plan is needed.
- Foundation vents openings are to be indicated to remain.
- Deck is to be structurally separate from house.
- Wood particle board edge board is to be replaced with solid wood.
- All new masonry joints are to match existing.

520 New St.

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



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

NORTH CAROLINA Everything comes together here

Application for a Certificate of Appropriateness

(For Alterations to Properties in Locally Designated Historic Districts)

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

Type of Project: Exterior Alteration Addition Infill Site Work Cother

I. Applicant/Owner Information: Property Address (Include year built, if known): 520 New St. New Bern NC 1767 1800, 1812 Property Owner Name(s): Owner Mailing Address: Phone#'s: Email: Charles P. Bosmajian 520 New St. 3014732131 CPtosmajian @Jmail.com Bar bara J. Bornemiann New Bern NC (3017825313) Pastor bor viennann @Gmail.com Applicant Name (if different): Applicant Mailing Address: Phone #'s: Email:				
520 New St. New Bern NC 1767 1500, 1812 Property Owner Name(s): Owner Mailing Address: Phone #'s: Email: Charles P. Bosmajian 520 New St. (30)(4732)131 CPtosmajian Jonnail.com Barbara J. Bornenian New Bern NC (30) 7885313 pastor bor viennance and Applicant Name (if different): Applicant Mailing Address: Phone #'s: Email:	I. Applicant/Owner Informat	ion:		and attest to their accorects
Property Owner Name(s): Charles P. Bosmajian Szo New St. Barbara J. Borneniann New Bern NC (30) 7885313 pastor bornemann @ Gmid Applicant Name (if different): Applicant Mailing Address: Phone #'s: Email:	Property Address (Include year I	ouilt, if known):	rection free Precision	we ett act 12 concerns
Barbara J. Borneniann New Bern NC (30)7885393 pastor-borviennaun @Guide Applicant Name (if different): Applicant Mailing Address: Phone #'s: Email:	520 New St. 1	Vew Bern NC 1	767 1800	. 1812
Barbara J. Borneniann New Bern NC (30)7885393 pastor-borviennaun @Guide Applicant Name (if different): Applicant Mailing Address: Phone #'s: Email:	Property Owner Name(s):	Owner Mailing Address:	Phone #'s:	
Barbara J. Bornennann New Bern NC (30)7885313 pastorsbornennann @ Gmid Applicant Name (if different): Applicant Mailing Address: Phone #'s: Email:	Charles P. Bosmajian	520 Newst.	(301)(4732131	CPtosmajian @ Junail. com
Applicant Name (if different): Applicant Mailing Address: Phone #'s: Email:	Barbara J. Bornennan	n New Bern NC		
		Applicant Mailing Address:	Phone #'s:	Email:
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 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 affached sheet

 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):

 See affached sheet

 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 a Hached ARET

Continued on additional sheet or attached brochure \Box

lan(s) o	f Work, with: (please check all of those which are included with this application)
	Site plan (with annotated notes showing existing site and requested work) Photos
X	Photographs of the building and location where the proposed work will be completed electronically
	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 read the following statements. Your signature below acknowledges that you have read the statements and attest to their accuracy:

Check one:

 \Box

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

Signature of Applicant/Owner.

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

I. Applicant/Owner Information

Property Address:520 New St; New Bern, NCYear Built:1767Remodels:1800, 1812Property Owners:Barbara J. Bornemann and Charles P. Bosmajian

II. Project Information

This is an application for approval for a minor work project.

1. Provide a detailed description of work to be conducted on site:

Build one section of wood fence perpendicular to existing fence on Metcalf St. with one brick pier to replace one section of chain link fence on property line between 520 New St. and 508 Metcalf St. The new section of fence will mirror seven current fence sections on the Metcalf property line of 520 New Street. This fence will shield from public view, including neighbors' view, trash and recycling bins. It will also serve as a privacy screen, screening back porch and patio from public view.

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

- Page 1-12: From list of Minor Work Items "Fences in Secondary and Tertiary AVCs"
- Page 2-5: Guidelines for Utilities 2.3.1: (Screen items from public view with fencing)
- Page 2-7: Guidelines for Fences and Garden Walls 2.5.1: (Fence will replicate current historical design and demarcate property line.)
- Page 2-7: Guideline 2.5.3: (Fence section will be under six feet tall and will terminate at an architectural feature of brick pier.)
- Page 2-7: Replacing one section of chain link fence. Guideline 2.5.4: (Chain link fence is not appropriate for historic district.)

3. Provide a detailed description of materials to be used.

- <u>Wood</u>: 1x5 wood for vertical fence; 2x4 wood for support
- <u>Paint</u>: Color of paint will match existing fence on Metcalf St.
- Architectural feature of a brick pier: Brick & mortar to match existing brick priers

III. Additional Information

- Dimensions of Fence: 121 inches long, 61 inches high at center, 55 inches high at ends
- Dimensions of Brick Pier: 12 inches square, 60 inches tall, 2 1/2-inch brick cap on top.

From:	cpbosmajian@gmail.com
То:	Matthew Schelly
Subject:	Fence Replacement
Date:	Thursday, February 20, 2020 4:20:21 PM

Hi Matt— I've attached three pictures showing the change we would like to make to our fencing. One picture shows the chain link fence we propose to remove and replace with the same traditional fence that runs along Metcalf St. One picture shows the current situation where the chain link fence meets the traditional fence, one picture shows a closeup of the traditional fence that we propose to replace the chain link fence with. The new fence section would be approximately 10 feet long running to a brick pier identical to the piers that are part of the Metcalf Street fencing. The remaining chain link fence will be attached to the new brick pier. We have discussed this plan with our neighbors the Jacobsons who share the property along which the chain link fence runs and they are in favor of the change we envision.

Can we simply verbally (with pictures) present our plan to the HPC during the informal meeting on March 4th without completing the full COA application?

Regards, Perry Bosmajian Barbara Bornemann 520 New St. 301-473-2131

NOTE: Please be advised, City of New Bern email addresses changed to user@newbernnc.gov as of October 23rd 2018. Please update your address book accordingly. Thank you for your assistance with this change.

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: 520 New St. – to include replacement of a chain link fence with a wood fence and brick pier to match the							
	existing adjacent fencing in the Primary AVC.						
Zoning Administrator please review the	application and fill out all applicable items						
Zoning District: R-15							
Required Setbacks (primary structure): Front u/A Side Rear							
Accessory Setbacks: From Nearest Struc	ture N/A Side Rear						
Maximum Lot Coverage for proposed use							
Maximum Height of Structure: N/A							
Required Site Improvements: Landscaping $\frac{\nu}{A}$ Buffer $\frac{\nu}{A}$ Parking $\frac{\nu}{A}$							
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: 313120 GK Zoning Administrator_

<u>Chief Building Inspector</u> please review the application and include any comments below The proposed project *Will Will Not* require a building permit(s).

Chief Building Inspector

3/13/20

Certificate of Appropriateness Findings & Recommendations

HPC Meeting March 18, 2020

Applicant:Charles Bosmajian & Barbara BornemannApplicant Address:520 New St., New Bern, NC 28560Project Address:520 New St., New Bern, NC 28560Historic Property Name:Palmer-Tisdale House (c. 1767/1800/1820-1830)Status:Contributing:X

<u>520 New St.</u> – to include replacement of a chain link fence with a wood fence and brick pier to match the existing adjacent fencing in the Primary AVC.

Staff submits the following Historic District Guidelines as 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.

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. ...

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

- 1. The project is located within the Primary AVC;
- 2. The new fence is to match existing fencing for this property along the sidewalk in the Primary AVC;
- 3. The project is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application to include replacement of a chain link fence with a wood fence and brick pier to match the existing adjacent fencing in the Primary AVC, citing the aforementioned guidelines.

518 Metcalf St.



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

Everything comes together here

Application for a Certificate of Appropriateness

(For Alterations to Properties in Locally Designated Historic Districts)

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

Type of Project: Exterior Alteration Addition Infill Site Work Other

I. Applicant/Owner Informat	tion:		
Property Address (Include year	built, if known): 518 Metcalf Stre	et (built 1905)	
Property Owner Name(s): Owner Mailing Address: Joe & Cathy Alix 520 Metcalf Street New Bern, NC 28560 28560		Phone #'s: 202-557-4895	Email: alixcathy@aol.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)

Remove existing non-original addition to the rear of the house and replace with slightly larger addition in the same location. Addition will use the same materials as the existing house; painted wood lap siding and trim, brick foundation, painted wood window with 3D grilles inside and out, painted wood full lite door, preservative treated landing and steps to back yard, hand seamed metal roof, and flat corner board delineating the addition from the original structure.

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):

Additions 3.3.1-3.3.3 Foundations 4.1.1-4 Walls, Trim and Omamentation 4.2.1-4 Windows & Doors 4.3.1-7 Roofs 4.5.1-6 Decks 4.6.1-4 Masonry 5.1.1-6 Wood 5.2.1-2 Paint 5.4.1-4

Continued on additional sheet or attached brochure 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).

Painted wood lap siding and trim to match existing, painted wood window with 3D grilles inside and out, painted wood full lite door, brick masonry foundation to match existing, preservative treated wood landing and steps

Continued on additional sheet or attached brochure

III. Additional Information Provided: (See "CoA Instructions" for more detail)						
Plan(s) o	f Work, with: (please check all of those which are included with this application)					
Ø	Site plan (with annotated notes showing existing site and requested work)					
Ø	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.)						
Etter from owner acknowledging this application, in the case of submission by an applicant or lessee.						
Please see Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if additional information will be required before consideration at a Historic Preservation Commission hearing.						

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

Check one:

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

Signature of Applicant/Owner

3/2/20

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

CoA App 071515.doc

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:

Metcalf St New BERAN 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:

520 Metcalf St Alers Beers 285 103-969-35 Phone Owner's Signature SARA G BROOKS Notary Public Print Name Pitt Co., North Carolina My Commission Expires Oct. 2, 2023

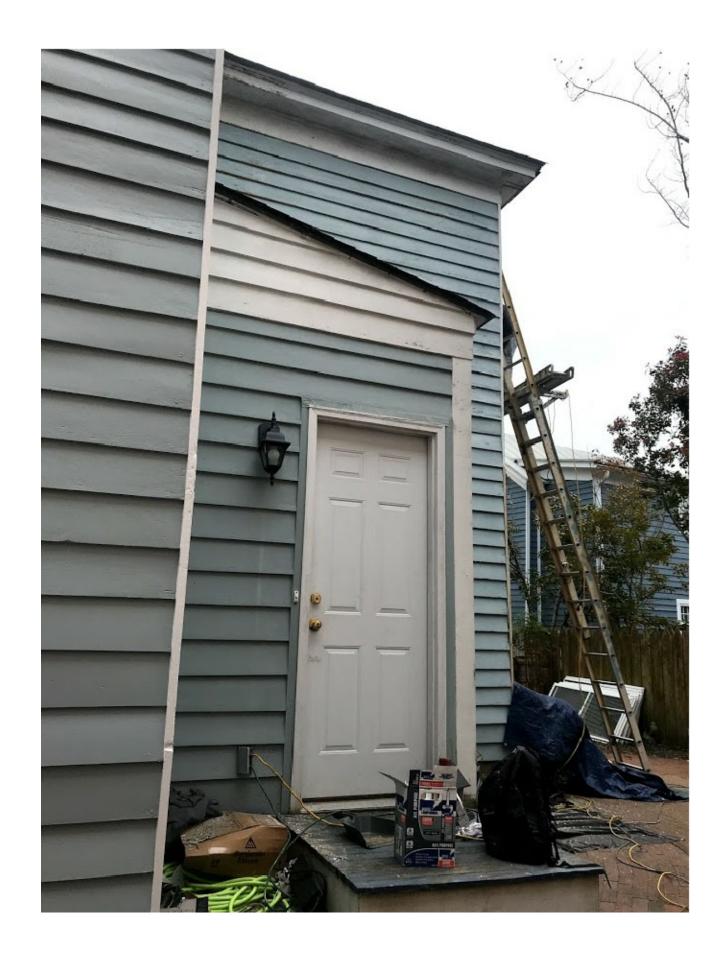
Date

Sworn to and subscribed before me this 27^{TH} day of 1-ebruary20 Z Q

Notary Public:

My commission expires:







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ALIX RESIDENCE 518 METCALF STREET, NEW BERN, NC 28560

Date: 05.14.2020

Revisions:



12 X 18 SHEETS ARE HALF SIZE

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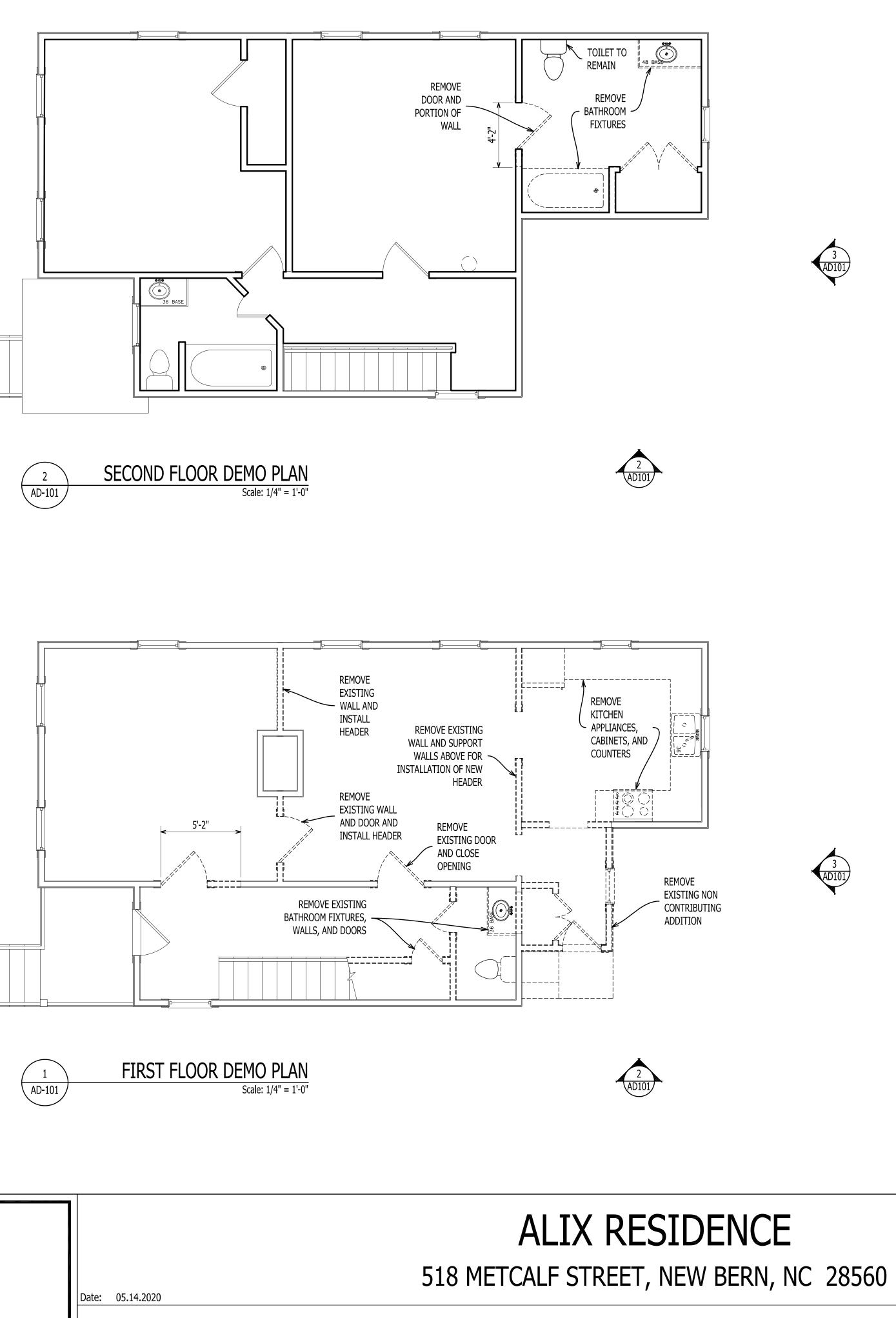


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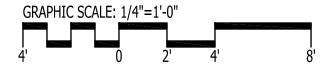
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1 AD101

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Revisions:



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

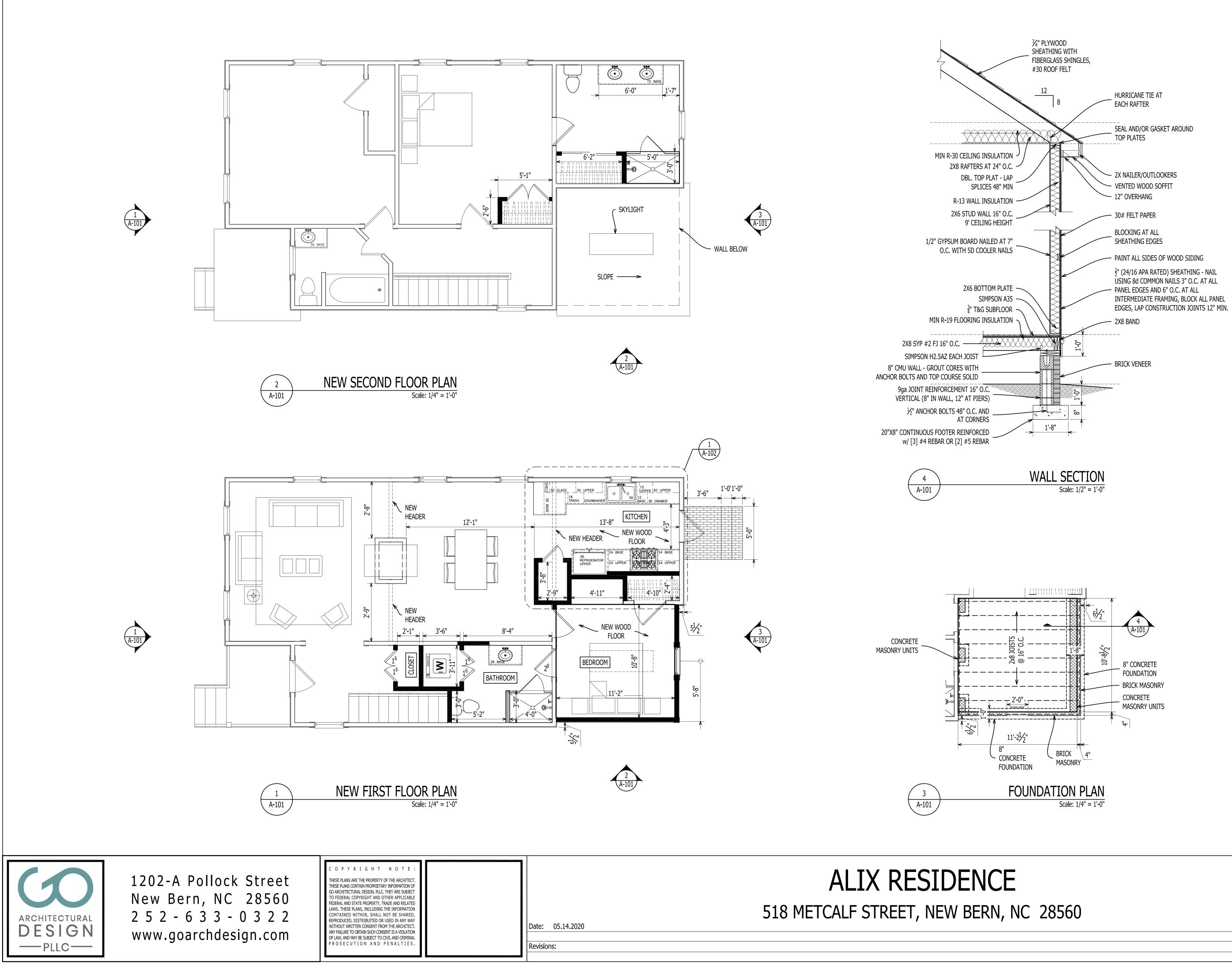
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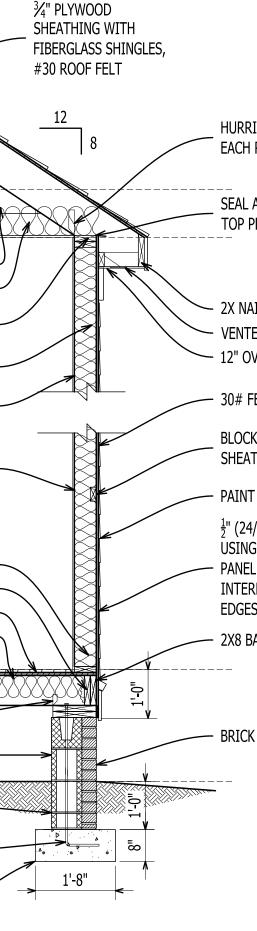
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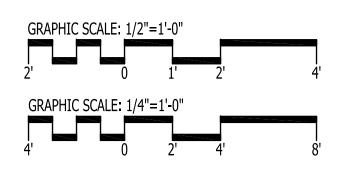
DEMOLITION FLOOR PLANS

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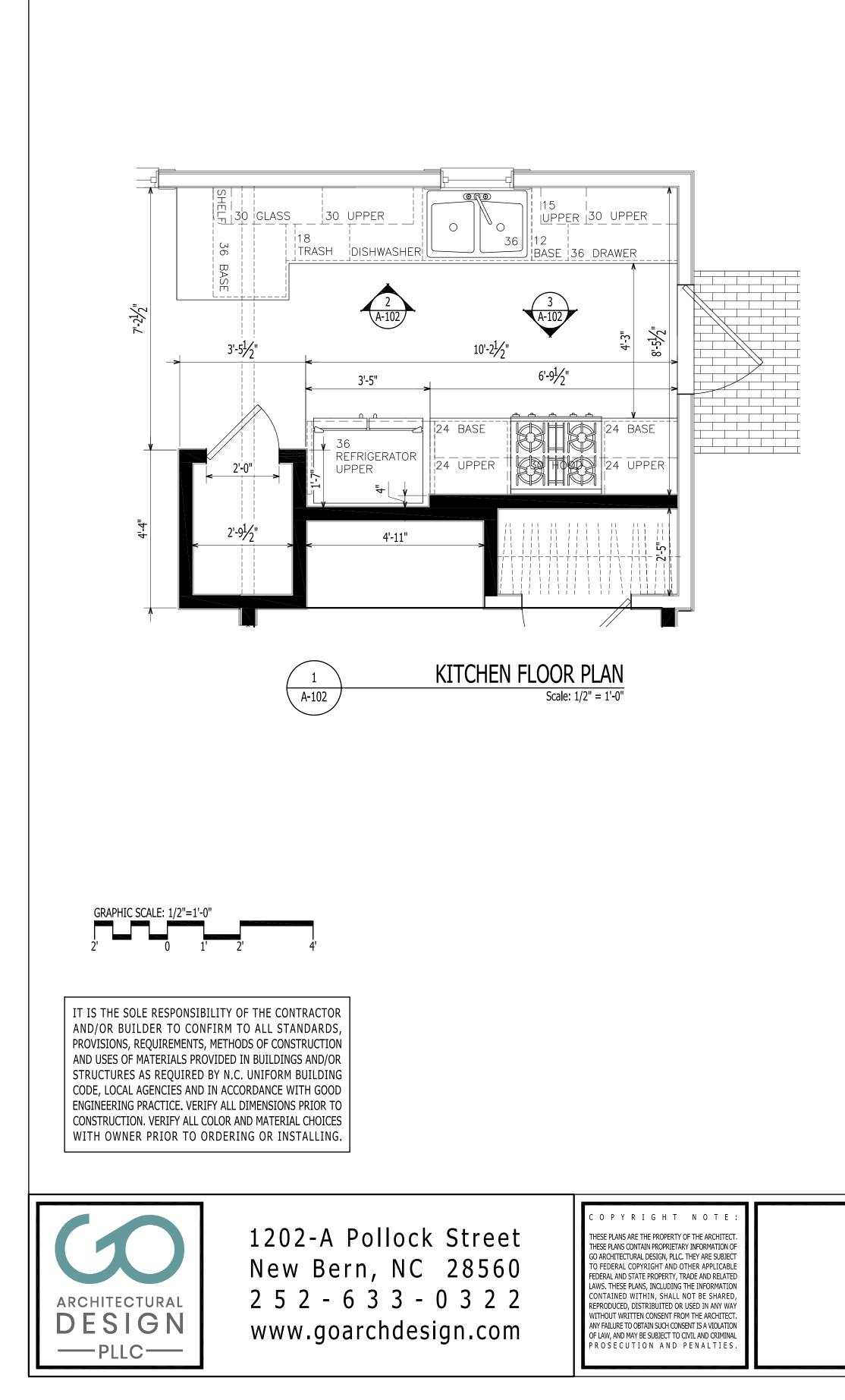






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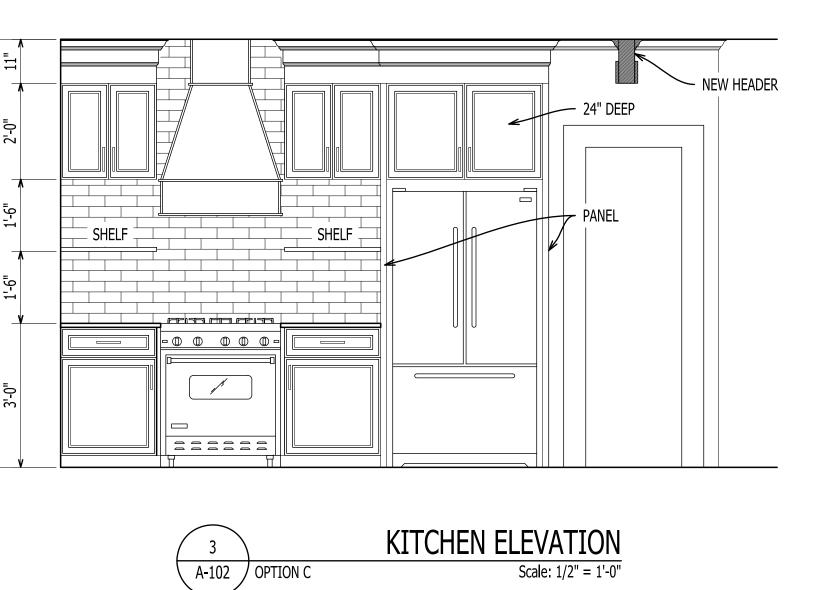




ALIX RESIDENCE 518 METCALF STREET, NEW BERN, NC 28560

Date: 05.14.2020

Revisions:



A-102 ENLARGED KITCHEN PLANS AND ELEVATIONS







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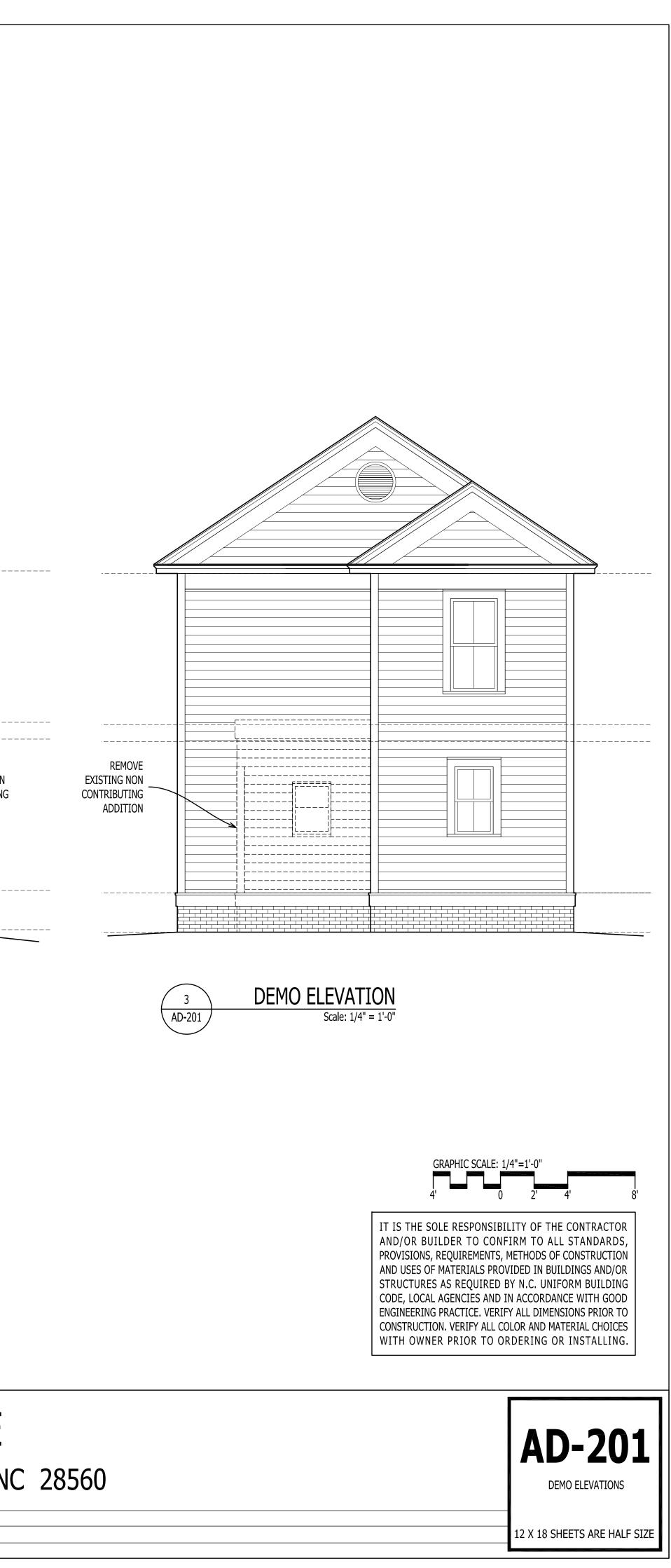
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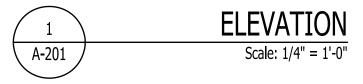
ALIX RESIDENCE 518 METCALF STREET, NEW BERN, NC 28560



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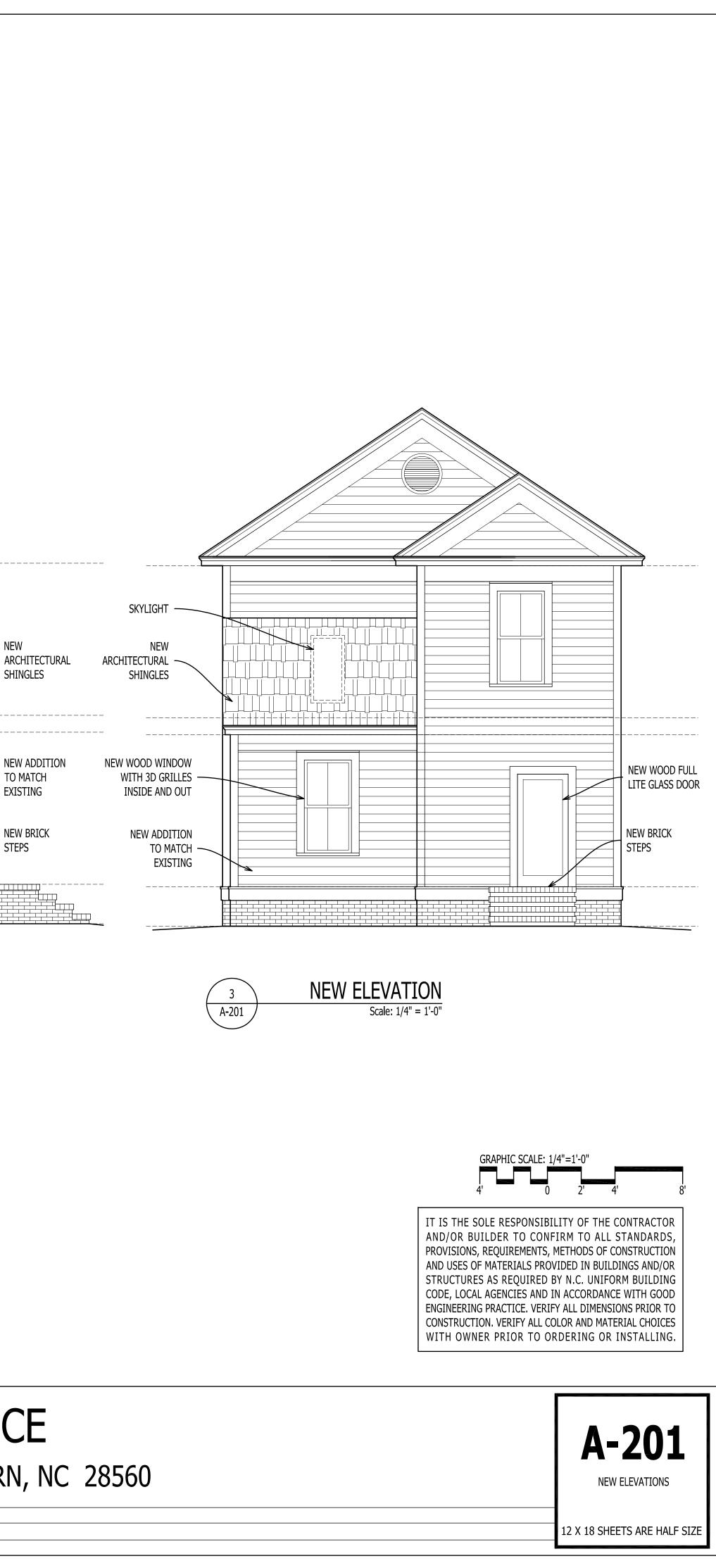
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ALIX RESIDENCE 518 METCALF STREET, NEW BERN, NC 28560

Date: 05.14.2020

Revisions:





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:	518

518 Metcalf St. – to include replacement of existing one-story rear addition with one-story construction and replacing the kitchen window with a new doorway and a brick stoop in the Secondary and Tertiary AVCs.

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

Zoning District: R-8
Required Setbacks (primary structure): Front ℓ/A Side 5 Rear 4
Accessory Setbacks: From Nearest Structure N/A Side Rear
Maximum Lot Coverage for proposed use: 600
Maximum Height of Structure: 50
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

<u>Chief Building Inspector</u> please review the application and include any comments below

The proposed project *Will_V Will Not* _____require a building permit(s).

Comments:

Chief Building Inspector____

313120

Certificate of Appropriateness Findings & Recommendations

HPC Meeting March 18, 2020

Applicant:Joe & Cathy Alix/Go Architectural Design, PLLCApplicant Address:520 Metcalf St., New Bern, NC 28560Project Address:518 Metcalf St., New Bern, NC 28560Historic Property Name:Oscar Kafer Rental House #3 (c. 1904 - 1907)Status:Contributing:XNon-contributing:Vacant Lot:NR Inventory Description:(2003) Two stories; three bays wide; two-bay projection with pedimented gable; gable-front roof; interior chimney. Twin of number 520.

<u>**518 Metcalf St.**</u> – to include replacement of existing 1-story rear addition with 1-story construction and replacing the kitchen window with a new doorway and a brick stoop in the Secondary and Tertiary AVCs.

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

Design Principles

3.1.2 Windows, doors and openings shall be compatible in proportion, shape, location, size and quantity with those on surrounding historic structures. ...

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 through 3.3.3

Foundations

4.1.1, 4.1.3

Walls, Trim, & Ornamentation

4.2.1, 4.2.2

Windows, Doors, and Openings

4.3.1 through 4.3.3

<u>Roofs</u> 4.5.1 through 4.5.6

Decks and Patios

4.6.1 through 4.6.4

Masonry 5.1.1 through 5.1.5

Wood

5.2.1, 5.2.2

<u>Paint</u> 5.4.1 through 5.1.4

Certificate of Appropriateness Findings & Recommendations

HPC Meeting March 18, 2020

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

- 1. The project is modifications to a contributing structure within the Secondary and Tertiary AVCs;
- 2. The proposed design, modifications, components, and materials meet the requirements of the guidelines;
- 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

Staff recommends the Commission approve this application to include replacement of existing 1-story rear addition with 1-story construction and replacing the kitchen window with a new doorway and a brick stoop in the Secondary and Tertiary AVCs, citing the aforementioned guidelines.

618 Craven St.



Everything comes together here

Application for a Certificate of Appropriateness

(For Alterations to Properties in Locally Designated Historic Districts)

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

http://www.newbern-nc.org/departments/development/historic-preservation/historic-preservation-guidlines/

Type of Project: Exterior Alteration Addition Infill Site Work Other

I. Applicant/Owner Information: Property Address (Include year built, if known): 618 Craven Street (built 1920) Property Owner Name(s): **Owner Mailing Address:** Phone #'s: Email: Constance 704-929-6167 501 Carroll Street clinyard@bellsouth.net Henry & Constance Lael Linyard Statesville, NC 28677 Henry 704-929-6814 hlinyard@gmail.com Applicant Name (if different): **Applicant Mailing Address:** Phone #'s: Email: 1202A Pollock Street GO Architectural Design, PLLC 252-633-0322 sarah@goarchdesign.com New Bern, NC 28560 Sarah Afflerbach, AIA

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)

Raise the structure on a new brick masonry foundation with brick masonry steps with painted wood post and railing at the landing and painted ornamental metal railing and pickets on the steps toward Craven Street and painted wood steps and railing and pickets on the side entry. Replace existing shutters with operable shutters.

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):

Foundations 4.1.1- 4.1.3-4 Entrances & Porches 4.4.1- 4.4.4 Masonry 5.1.1-6

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).

Brick masonry, painted wood, painted ornamental metal

Continued on additional sheet or attached brochure

III. Additional Information Provided: (See "CoA Instructions" for more detail)					
Plan(s) o	f Work, with: (please check all of those which are included with this application)				
凶	Site plan (with annotated notes showing existing site and requested work)				
X	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.)					
X	Letter from owner acknowledging this application, in the case of submission by an applicant or lessee.				
Please see Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if additional information will be required before consideration at a Historic Preservation Commission hearing.					

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

Check one:

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

Signature of Applicant/Owner

3/30/20

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

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



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:

CRAVEN ST. NEW BERN, NC ZP560 (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:

JOI CARGEOLL ST. STATEFULT & WC 24677 Phone 704-929-6314

HENRY

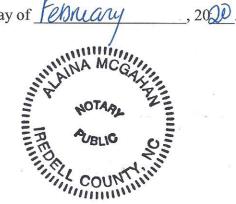
2020

Date

Sworn to and subscribed before me this 26 day of February

Notary Public:

My commission expires:



261





- REMOVE DOOR



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LINYARD RESIDENCE 618 CRAVEN STREET, NEW BERN, NC 28560

Date: 05.12.2020

Revisions:

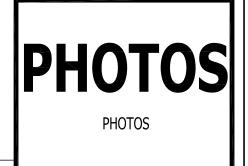


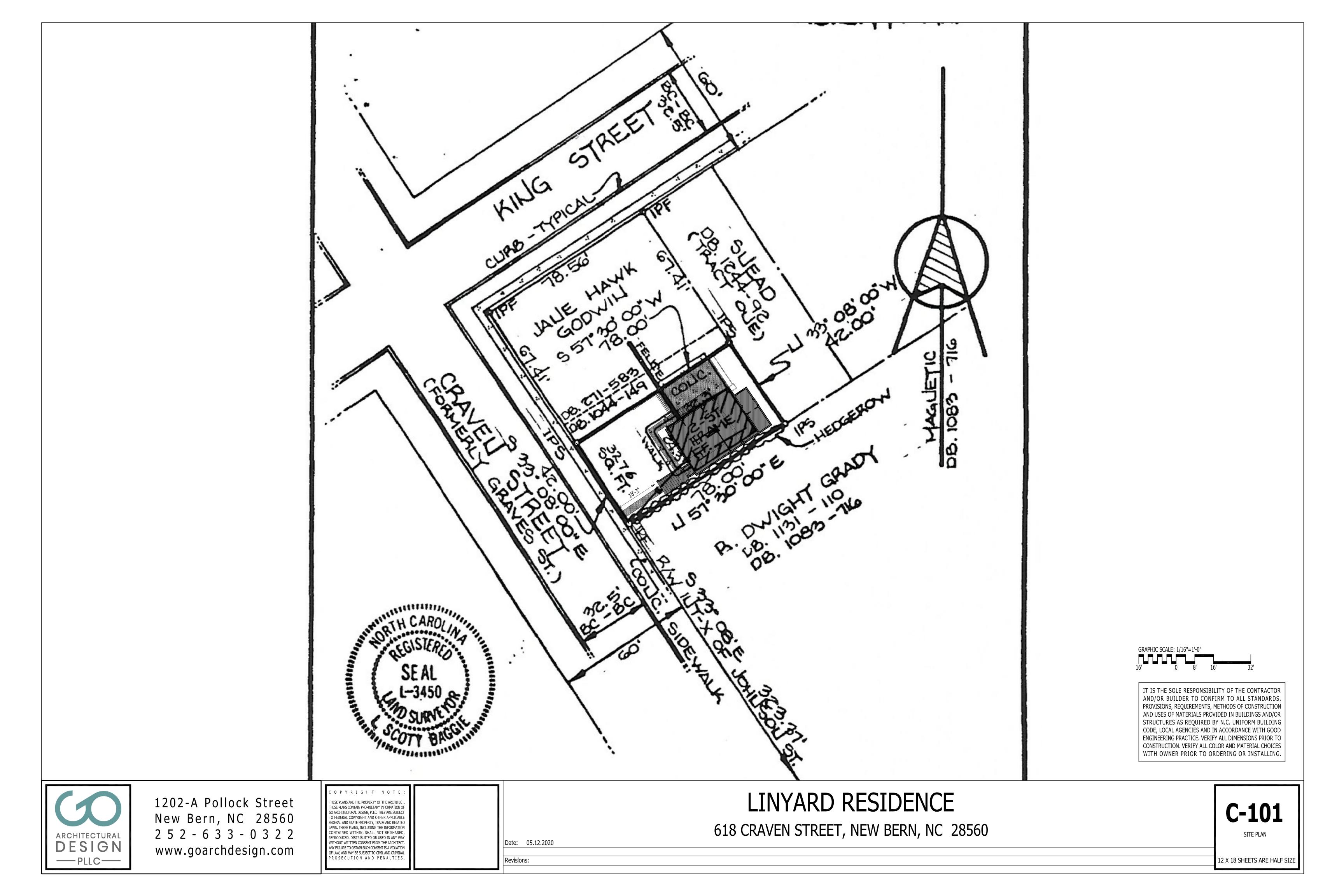
REPLACE SHUTTERS WITH OPERABLE SHUTTERS



FRONT ENTRANCE EXAMPLE - POLLOCK ST







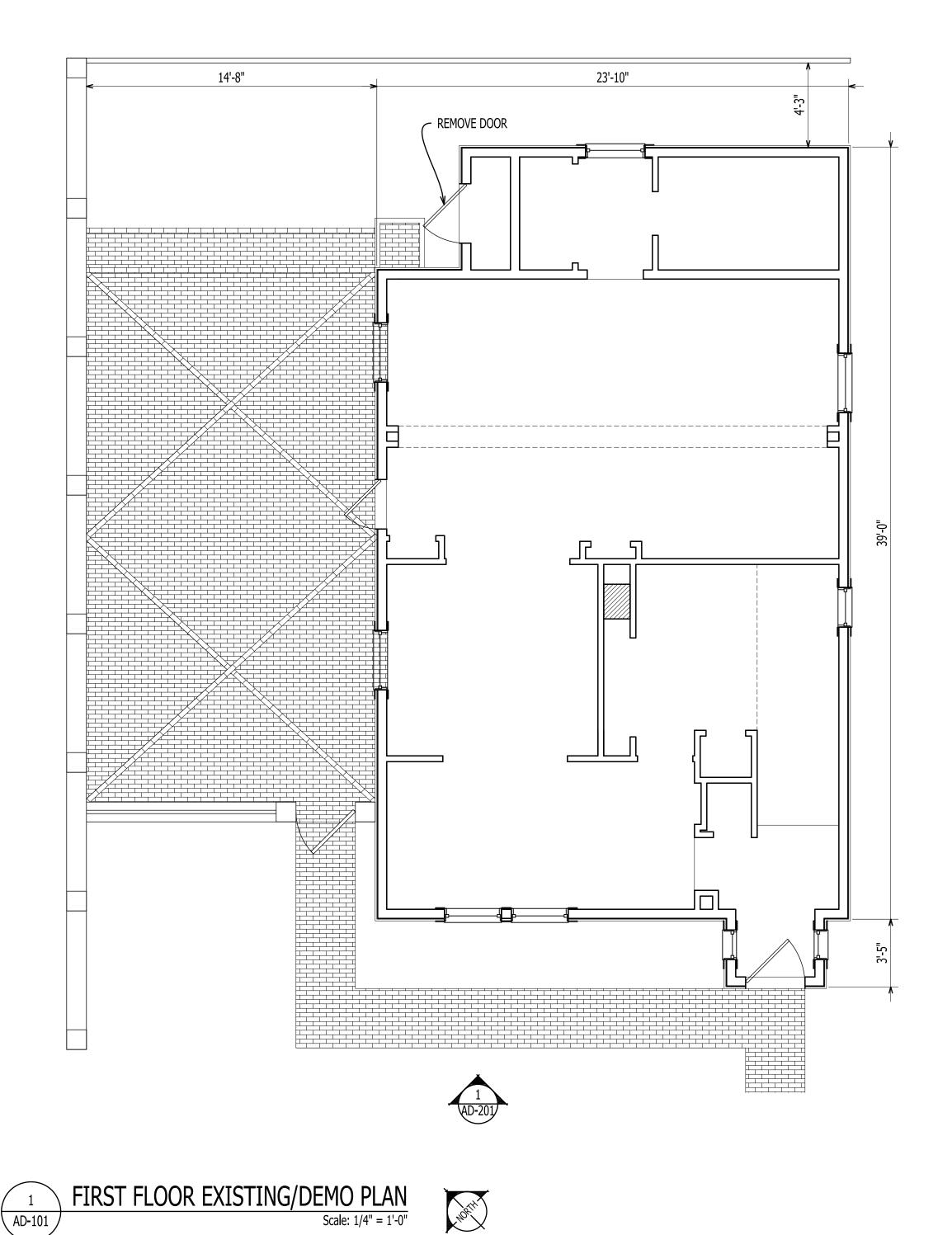




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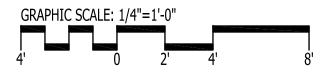




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Date: 05.12.2020

Revisions:



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AD-101

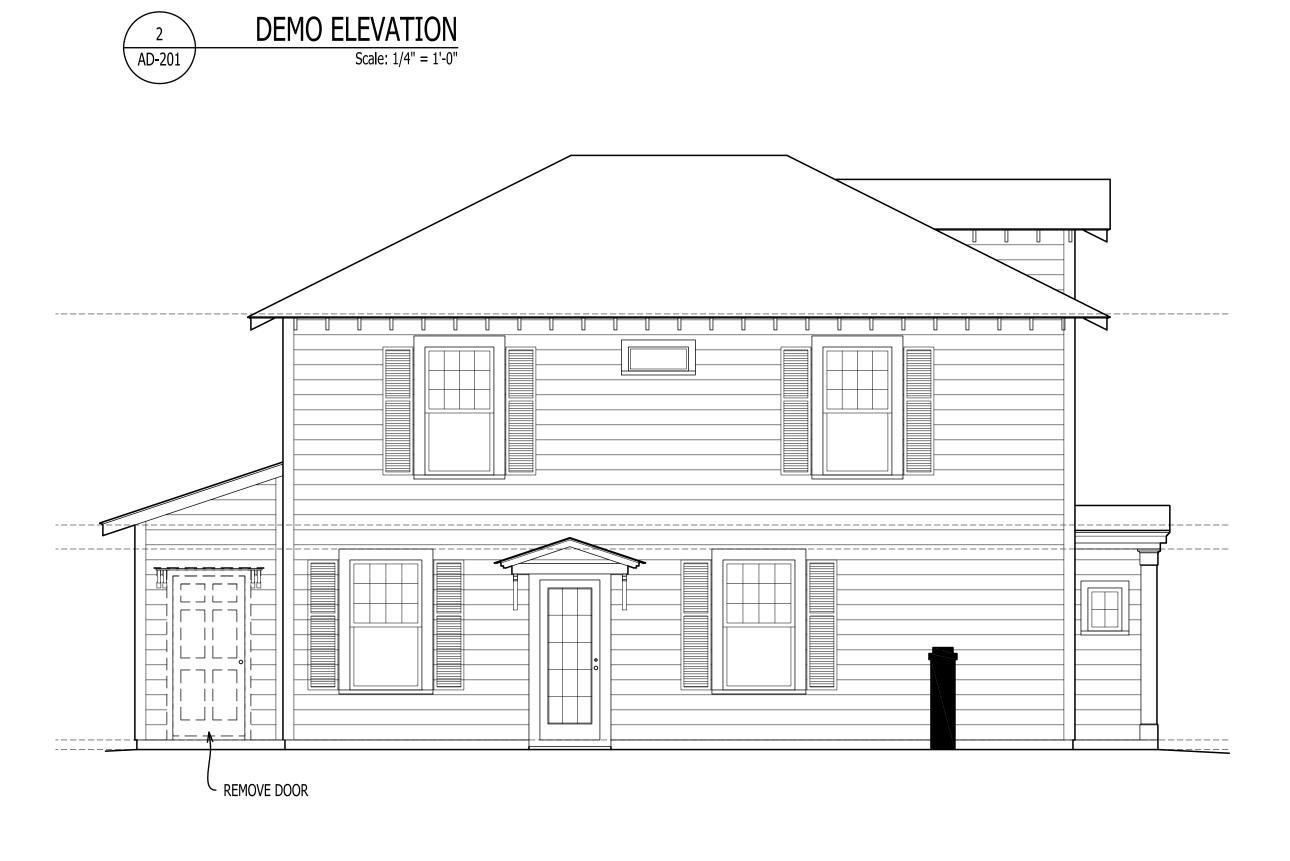
DEMOLITION FLOOR PLANS

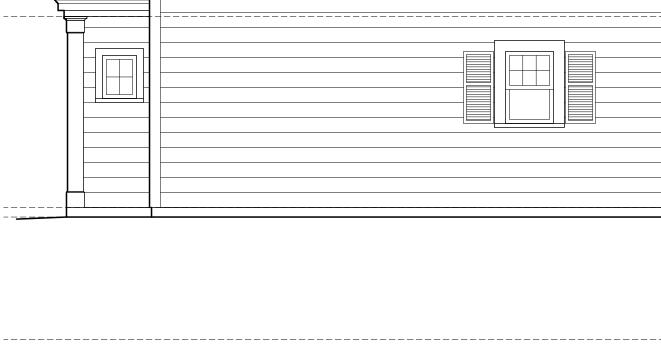


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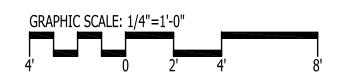


DEMO ELEVATION Scale: 1/4" = 1'-0"









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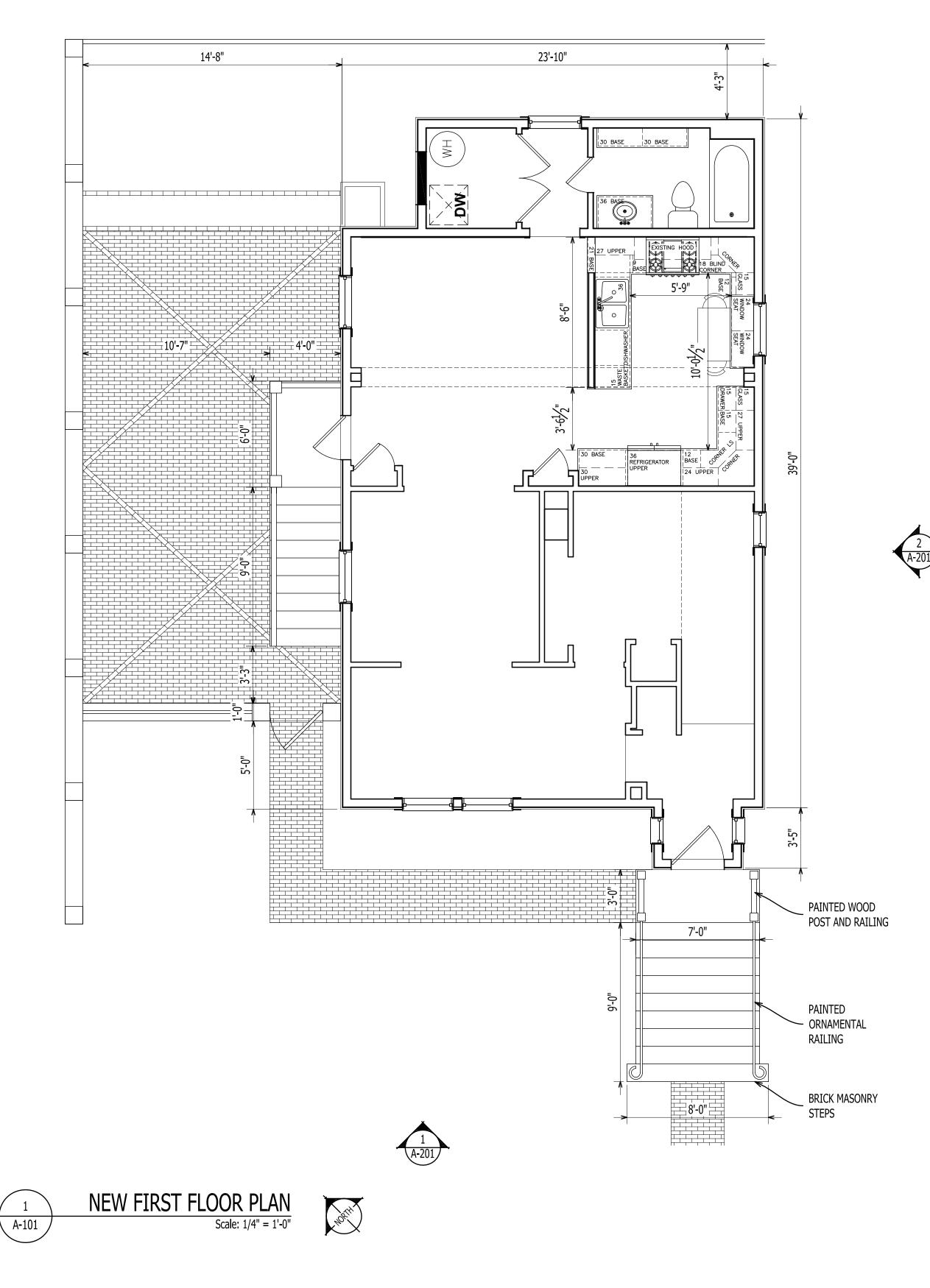


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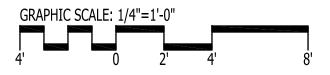




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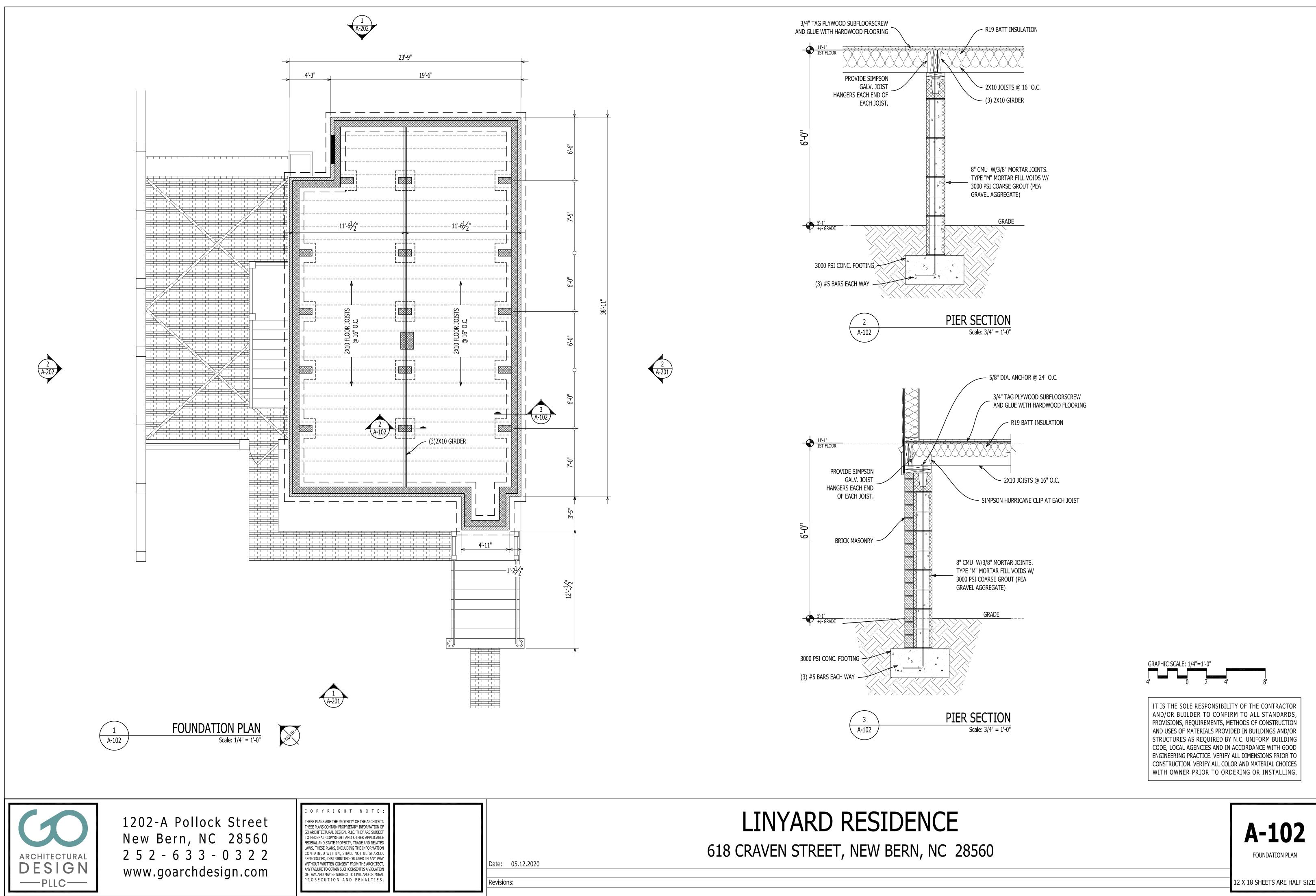
Date: 05.12.2020

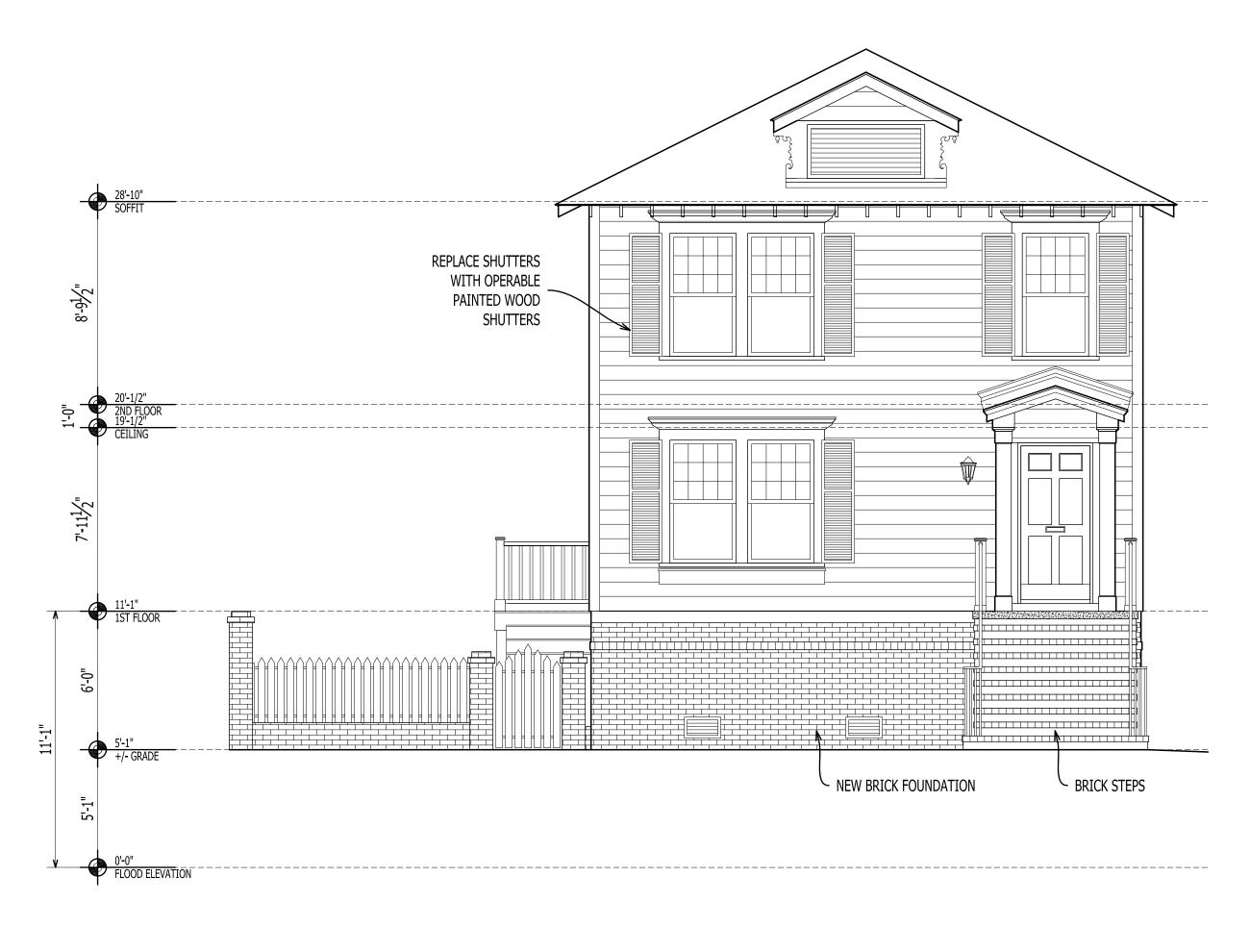
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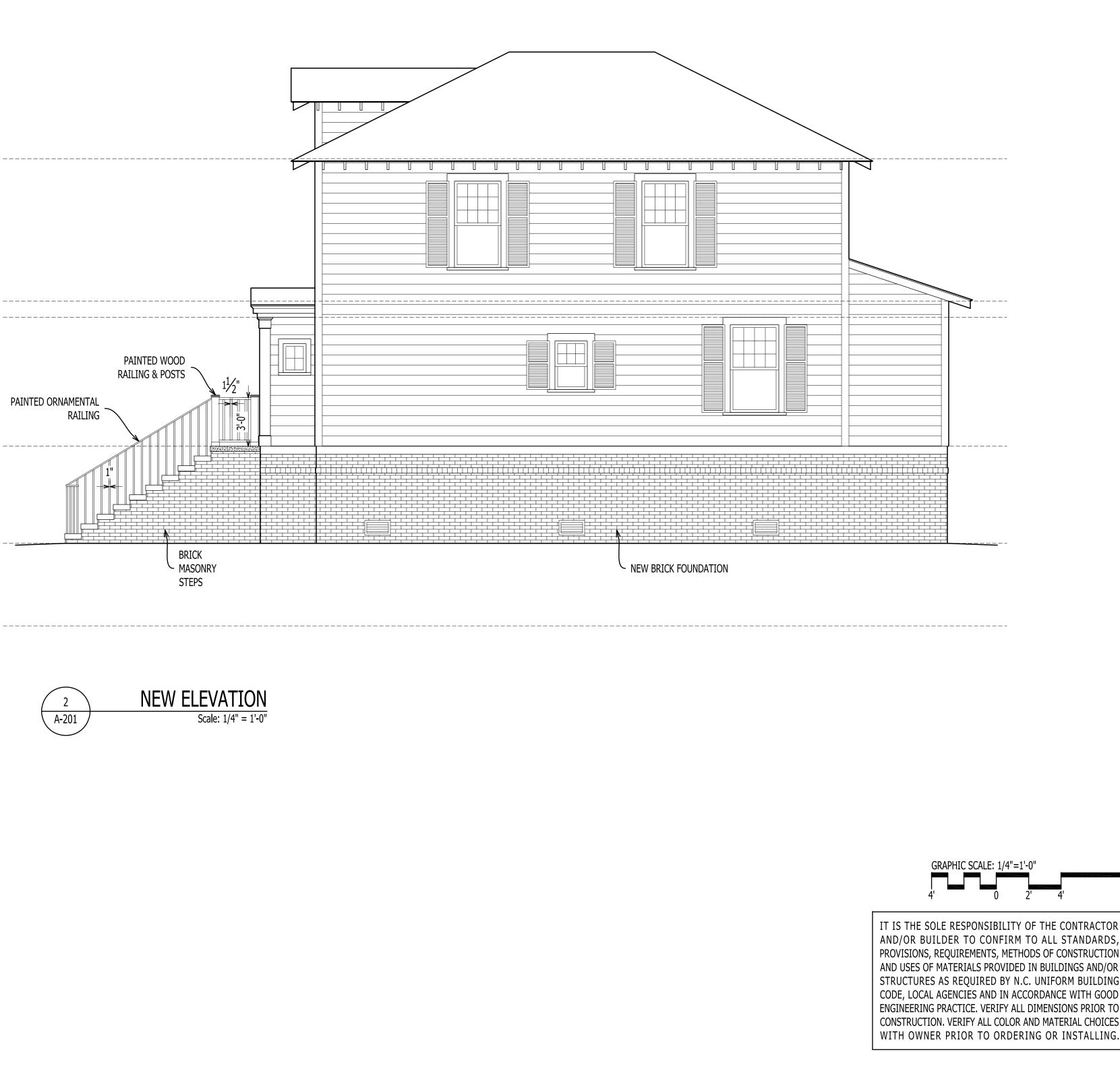




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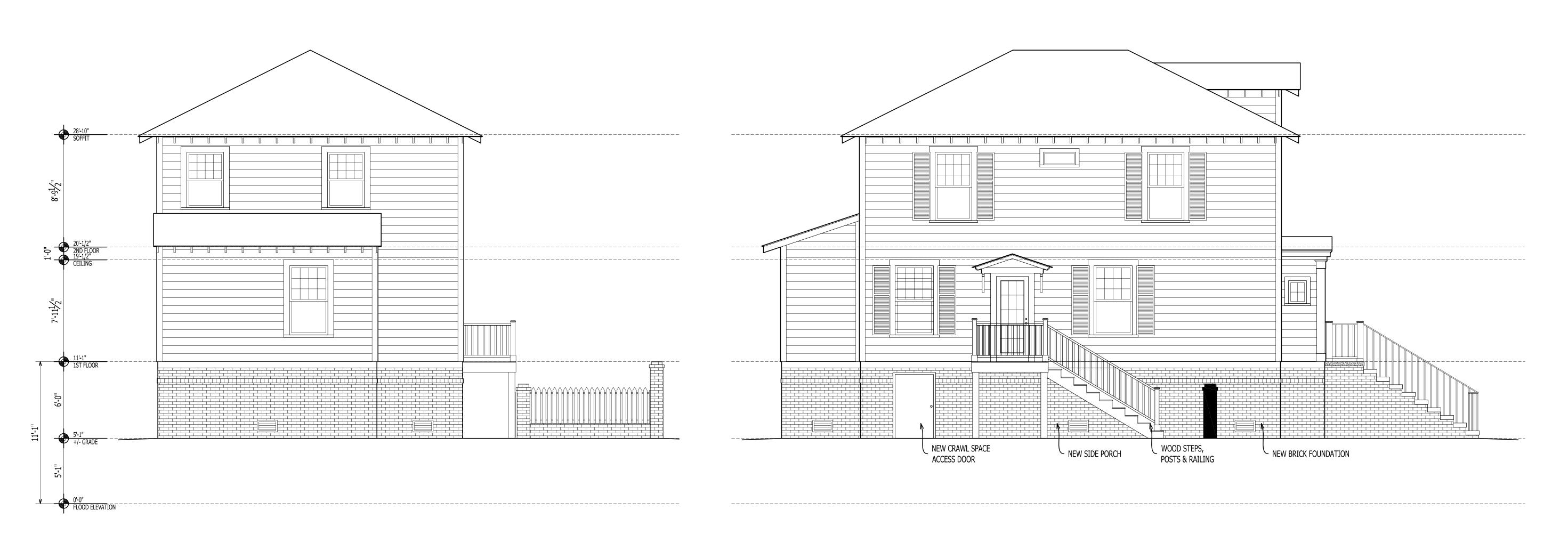


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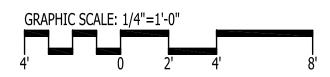
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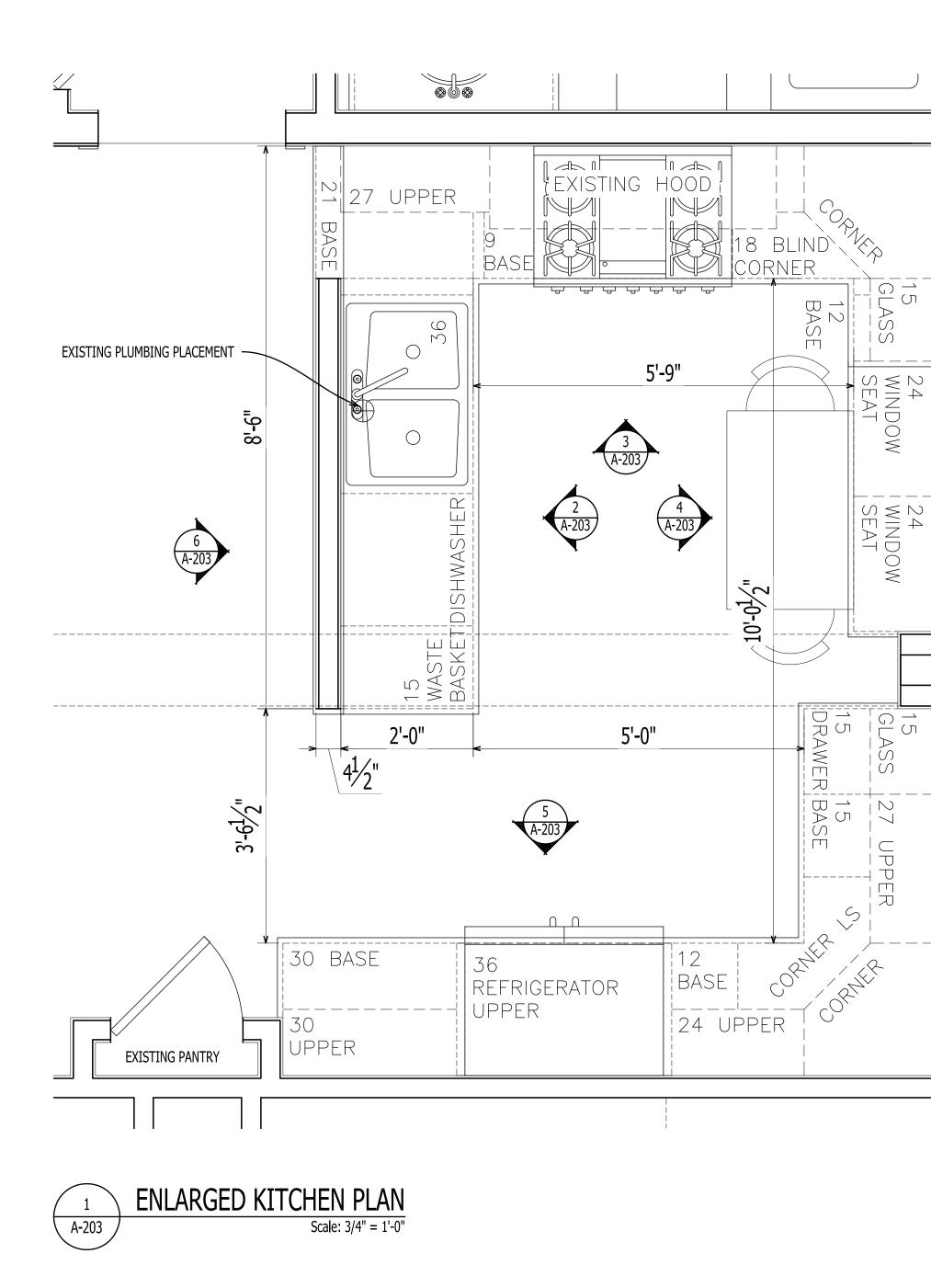
Date: 05.12.2020

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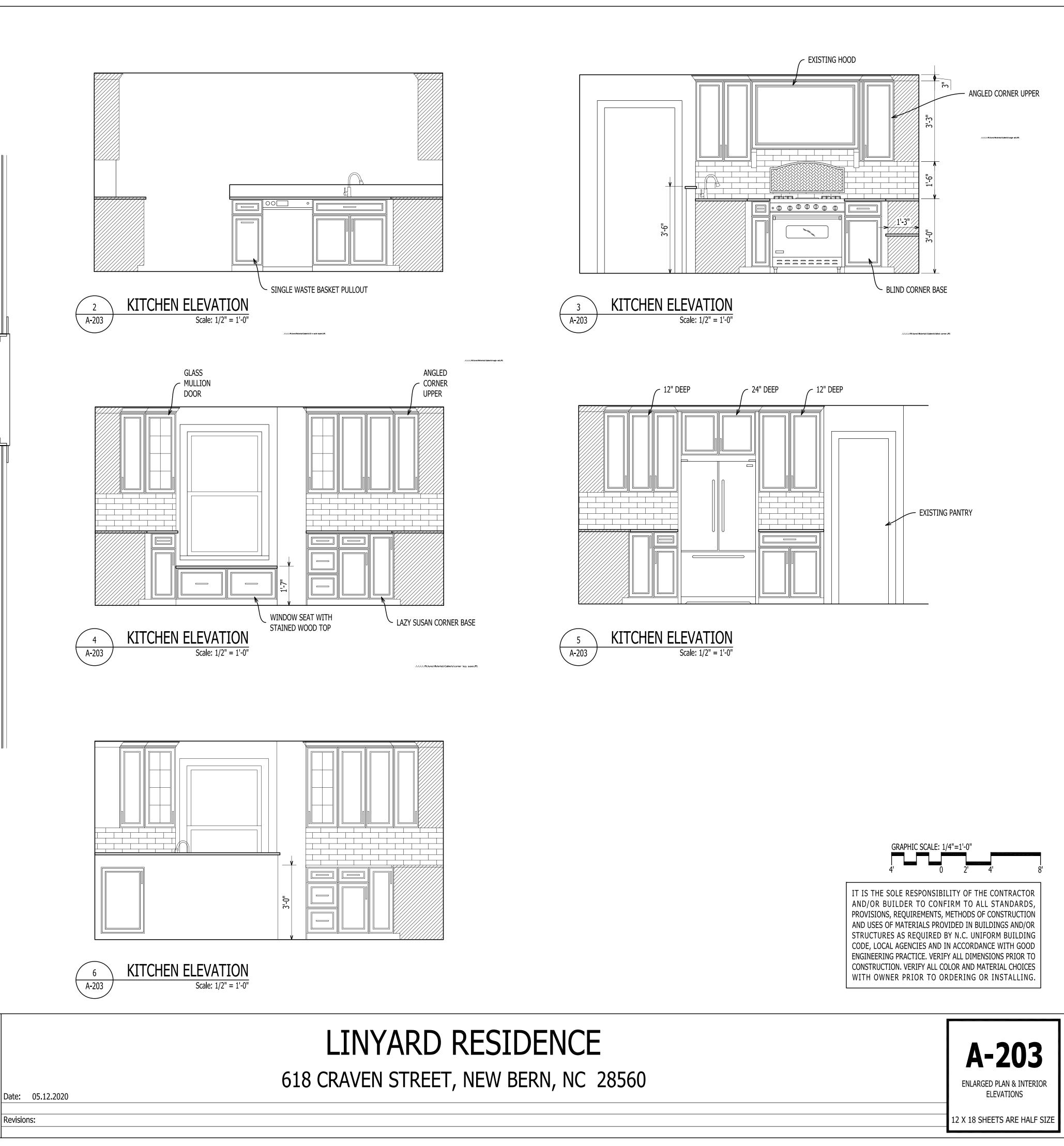


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PROSECUTION AND PENALTIES.

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



ELEVATION CERTIFICATE

OMB No. 1660-0008 Expires March 31, 2012

nportant:	Read	the	instructions	on	pages	1-9	9
-----------	------	-----	--------------	----	-------	-----	---

SECTION A - PROPERTY INFORMATION For insurance Company Use: 1. Building Owner's Name Catherine S Tilley Policy Number 2. Building Street Address (including Apt., Unit, Suite, and/or Bidg. No.) or P.O. Route and Box No. Company NAIC:Number 18 Craven Street City New Bern State NC ZIP Code 28560 3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) AX PARCEL 8-003-271, Deed Book 2820, Page 83 Education of the state in	edera	Emergency Management Agency In Flood Insurance Program Important: Read the instructions on pages 1-9.	и и и и и и и и и и и и и и и и и и и
		SECTION A - PROPERTY INFORMATION	For insurance Company Use:
2 Building Striet Address (including AP, Unit, addres allow for an experience of the second	A1. I	Building Owner's Name Catherine S Tilley	Policy Number
City New Bern State NC 2/P Code 24860 3. Property Description, Cit and Block Numbers, Tax Parcel Number, Logal Description, etc.) RESIDENT 4. Building Use (e.g., Residential, Mon-Residential, Addition, Accessory, etc.) Horizontal Deturn: NAD 1927	A2. 1	Building Street Address (including Apr., Unit, Suite, and/or Blug, No.) of 1.0. Notes and December	Company NAIC Number
AX PARCEL & 003:271, Deed Book 2220, Page 33 BESIDENTI. 4. Building Use (e.g., Reskfordii, Non-Reskiemital, Addition, Accessory, etc.) Horizontal Daturn: NAD 1927 5. Attact at least 2 hotogradus: Lat 35:1117. Long			
4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)	A3. TAX	Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) PARCEL 8-003-271, Deed Book 2820, Page 83	
	A4. 1	Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)	
	A5. A6. /	Latitude/Longitude: Lat. <u>35.1117</u> Long. <u>-77.0382</u> Horizontal Datum: Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.	
a) Square footage of cawlspace of enclosur(6)	A8.	For a building with a crawlspace or enclosure(s): A9. For a building with an attack	ed garage: ed garage N/A so ft
0) No 0 berning within 10 food above adjuornt grade		a) Square toolage of classification in the gravity according to the second seco	penings in the attached garage
c) Total net area of flood openings NA sq in c) Total net area of flood openings? Yes ⊠ No d) Engineered flood openings? Yes ⊠ No SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION 31, NFIP Community Name & Community Number B2, County Name B3, State CITY OF NEW BERN B5, Suffix B6, FIRM Index B7, FIRM Panel Zone(e) 37, 20558000 J D B6, FIRM Index B7, FIRM Panel Zone(e) 37, 20558000 J O'700/2004 Effective/Revised Date Zone(e) 37, 11, Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. C) there used to data used of PETE in Item B1: NAO 1988 10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. C) there used to data used of PETE in Item B1: NAO 1988 11. Indicate station data used of PETE in Item B1: NAO 1922 O'ANO 1988 Other (Describe) 12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes ⊠ No Designation Date		enclosure(s) within 1.0 foot above adjacent grade	acent grade <u>0</u>
a) Engineered nool optimity? International internationa internatenal internation inthered internation inthe		c) Total net area of flood openings in A8.b <u>N/A</u> sq in c) Total net area of flood openings in A8.b	
31. NFIP Community Name & Community Number B2. County Name B3. State CITY OF NEW BERN B5. Suffix B6. FIRM Index E7. FIRM Panel B3. Flood B9. Base Flood Elevation(e) (Zo AO, use base flood Elevation(e) (Zo AO, use base flood depth) 3720558000 J B6. FIRM Index E7. FIRM Panel B3. Flood B9. Base Flood Elevation(e) (Zo AO, use base flood depth) 3720558000 J Indicate the source of the Base Flood Elevation (GFE) data or base flood depth entered in Item B9. Difter (Describe) B3. Flood Community Determined Other (Describe) 11. Indicate elevation datum used for BFE in item B9. INAVD 1929 INAVD 1988 Other (Describe) INAVD 1988 No 2. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No 9 SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED) Initialing develors are based on: Construction of the building is complete. 2. Elevations = Zones A1-300, AE, AH, A (with BFE), VE, V1-300, V (with BFE), AR, AR/A, AR/AE, AR/A, AR/A, AR/A, AR/AO. Complete Items C2.a+1 behomark Wilzida (MA, Vertical Datum (MAD 088 Conversion/Comments (MA Check the measurement used. a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 5.5 Stet (Deetho Rico only)			
CITY OF NEW BERN Claven Late Claven Late Late <th< td=""><td>B1. J</td><td>IFIP Community Name & Community Number B2. County Name B</td><td></td></th<>	B1. J	IFIP Community Name & Community Number B2. County Name B	
B4. Msp/Panel Number B5. Stills Dot Date Date Date Zone(s) AO, use base flood depth) 07/02/2004 Date 07/02/2004 Effective/Revised Date Zone(s) AO, use base flood depth) 10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B5. Other (Describe) Image: Construction (BFE) State or base flood depth) 11. Indicate elevation datum used for BFE in Item B5. OKVD 1228 Xi NAVD 1988 Other (Describe) 12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes Xi No SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED) Sechin Aso	CIT	OF NEW BERN	
□ FIS Profile ⊠ FIRM □ Community Determined □ Other (Describe) 11. Indicate elevation datum used for BFE in item B9: □ NGVD 1929 □ NAVD 1988 □ Other (Describe) 12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? □ Yes ☑ No 21. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? □ Yes ☑ No 22. Is the building located in a Coastal Barrier Resources System (CBRS) □ OPA ☑ 31. 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. □ Construction of the building diagram specified in Item A7. Use the same datum as the BFE. □ Benchmark Utilized	B4.	Map/Panel Number B5. Suffix B6. Firth Index Effective/Revised Date Zone(s)	AO, use base flood depth)
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	Ad	dress PO BOX 12142 City NEW BERN State NC ZIP Code 28561	SURVER SURVER

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MPORTANT: In these spaces,	copy the corresponding inform	nation from	Section A.	Fo	Insurance Company Use
Building Street Address (including Apt 618 Craven Street	t., Unit, Suite, and/or Bldg. No.) or P.	O. Route and	Box No.		licy Number
City New Bern State NC ZIP Code	28560	<u></u>			mpany NAIC Number
SECTION	ND-SURVEYOR, ENGINEER,	OR ARCHITI		ON (CONTIN	UED)
Copy both sides of this Elevation Cert	ificate for (1) community official, (2) i	insurance age	nt/company, and (3) b	uilding owner.	
Comments Lowest Mechanical Equip	oment servicing Building is Heat Pun	np.			
MLTH					
Signature		Date 1	0/05/2011	,	Check here if attachments
SECTION E - BUILDING ELE	VATION INFORMATION (SURV	YEY NOT RE	QUIRED) FOR ZOI		
 b) Top of bottom floor (including E2. For Building Diagrams 6-9 with p (elevation C2.b in the diagrams) E3. Attached garage (top of slab) is E4. Top of platform of machinery and E5. Zone AO only: If no flood depth 	grade, if available. Check the meas r the following and check the approp acent grade (LAG). basement, crawispace, or enclosure basement, crawispace, or enclosure permanent flood openings provided i of the building is feet feet meters rd/or equipment servicing the building number is available, is the top of the	urement used. riate boxes to e) is n Section A Ite doction A Ite d	In Puerto Rico only, show whether the elect feet feet meters feet feet below above or below below the HAG. feet meters feet feet feet feet feet below the feet feet feet feet feet feet feet fee	enter meters. vation is above above or [ages 8-9 of Ins the HAG. above or [] b we with the com	or below the highest adjacent below the HAG. below the LAG. tructions), the next higher floor elow the HAG.
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and the second secon			· · · · · · · · · · · · · · · · · · ·		
The property owner or owner's authoriz or Zone AO must sign here. The state	ements in Sections A, B, and E are c				sued of community-issued BFE)
Property Owner's or Owner's Authorize	ed Representative's Name			•	
Address		City	· · · · · ·	State	ZIP Code
Signature		Date		Telephone	
Comments			•		
· · ·				· · · · · · · · · · · · · · · · · · ·	
					Check here if attachments
The local official who is authorized by la and G of this Elevation Certificate. Com G1 The information in Section C v	nplete the applicable item(s) and sign	nmunity's floor n below. Chec	Iplain management o k the measurement u	rdinance can c sed in Items G	8 and G9.
is authorized by law to certify	was taken from other documentation elevation information. (Indicate the ed Section E for a building located in	source and da	te of the elevation dat	a in the Comm	ents area below.)
• •	ms G4-G9) is provided for community	,		•	
G4. Permit Number	G5. Date Permit Issued				e/Occupancy Issued
G7. This permit has been issued for:	New Construction	ubstantial Imp	ovement		·
G8. Elevation of as-built lowest floor (ir		•	et 🔲 meters (PR) D	atum	
G9. BFE or (in Zone AO) depth of floor		🛛 fee	et 🔲 meters (PR) Da	atum	
G10. Community's design flood elevatio	<i>n</i> –	[] fee	et 🔲 meters (PR) Da	atum	
Local Official's Name		Title			· · · · · · · · ·
Community Name		Tele	phone		
Signature		Date	,		
Comments					

Certificate of Appropriateness Staff Report

HPC Design Review Meeting - April 2020

THIRD ROUND COMMENTS (down at bottom)

Applicant: Henry & Constance Lael Linyard/GO Architectural Design, PLLC

Applicant Address: 618 Craven St., New Bern, NC 28560

Project Address: 618 Craven St., New Bern, NC 28560

Historic Property Name: Parsons House (c. 1935)

Status: Contributing: X Non-contributing:

NR Inventory Description (2003): Craftsman style; two stories; two bays wide, three bays deep; twelve-over-one sash; gable entrance porch with square posts in right front bay; second porch in north elevation; plain-edge siding, corner boards; hip roof, exposed rafter ends; gabled attic dormer vent; interior chimney.

618 Craven St. - to include:

- 1. raising the structure on a new, brick, masonry foundation
- 2. new, brick, masonry steps
- 3. new, painted, wood post and railing at the landing
- 4. new, painted, ornamental, metal railing and pickets on the steps toward Craven Street
- 5. new, painted, wood steps, railing, and pickets at the side entry.

Background Info.

The Elevation Certificate, dated 10/5/2011, included in the application indicates the existing first floor and heat pump equipment elevation to be 5.5 feet above sea level (NAV 88). There currently is no crawlspace and no existing ductwork under this house. The first floor is about 0.4 feet (5 inches) above the ground.

The Required Flood Protection Elevation will be 11 feet above sea level (NAV 88) for this house.

The minimum amount of elevation required is about 5.5 feet. About 5.6 feet of elevation is proposed, ending up at 6 feet above ground. Spray foam insulation, which can be submerged, may be needed under the first floor.

The application drawings include a photograph of a similar building on Pollock Street, but after checking in the field, that is about 5 feet above the ground, one foot shorter than the one proposed.

For another way to understand the proposed elevation, note on the side elevation of the drawings, Sheet A-202, that the new floor will be about 1 foot higher than the existing brick pier for the gate to the side yard, shown in black on the drawing. Then look at the photos provided in the drawings.

Certificate of Appropriateness Staff Report

HPC Design Review Meeting - April 2020

THIRD ROUND COMMENTS (down at bottom)

Another way to understand is to imagine the foundation wall extending up to the line halfway up the first-floor windows, similar to the orange line below.



All surrounding homes are elevated significantly above the ground. These photos show the homes to the left and right of the subject home.



These are photos of the block of houses directly across the street from the subject house:



Certificate of Appropriateness Staff Report HPC Design Review Meeting - April 2020

THIRD ROUND COMMENTS (down at bottom)



Due to the slope of the ground, the white house, which is also a Craftsman style home, appears to be lower than it is. If you zoom in, you can see it has 8 to 9 steps to the porch.

New utility equipment may be added to the project.

A typical mitigation to the appearance of a 6-foot foundation wall is landscaping that reaches at least 6 to 8 feet in height.

The following Historic District Guidelines are appropriate to this application:

Utilities

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

Landscaping

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

Foundations

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

Entrances

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

HPC Design Review Meeting - April 2020

THIRD ROUND COMMENTS (down at bottom)

- 4.4.2 Reconstruct entrances and porches based on documentary evidence of the original configuration. Add architectural ornamentation when there is historical evidence of such features.
- 4.4.3 Recess entrances within the dense fabric development pattern where the facade aligns with the front property line. Incorporate traditional façade elements such as storefront cornices, transoms, display windows and bulkheads.
- 4.4.4 Provide entrance doors, porch railings and other ornaments that proportionally relate to the building. Appropriate porch balustrades often convey a heavier visual appearance.

Masonry

- 5.1.1 Adhere to Guidelines for retention of historic fabric when altering masonry materials.
- 5.1.2 Match the masonry bond, or pattern, of masonry materials found in adjoining work. In general, new material should be the same size, color and texture of that existing.
- 5.1.3 The size, color, texture and bond, or pattern, of masonry and mortar creates the intended finished appearance. It is not appropriate to paint masonry that has not been previously painted.
- 5.1.4 Select mortar with appropriate strength properties for masonry units involved.
- 5.1.5 Provide a veneer of brick, stucco or other appropriate material over concrete masonry units.
- 5.1.6 It is not appropriate to use water repellants or sealers on masonry because these treatments often trap moisture and accelerate spalling.

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.

<u>Metals</u>

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

<u>Paint</u>

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

HPC Design Review Meeting - April 2020

THIRD ROUND COMMENTS (down at bottom)

- 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 porch flooring, deck flooring and similar wood surfaces exposed to foot traffic.
- 5.4.6 It is not appropriate to apply paint, water repellant or sealant coatings to unpainted surfaces such as masonry, stone, copper and bronze.
- 5.4.9 It is not appropriate to paint exterior doors that were historically false grained, stained or varnished. It is not appropriate to leave surfaces such as porch flooring, deck flooring or railings unpainted.

FIRST ROUND COMMENTS, 2020-04-03

George Brake: After reviewing the application, visiting the property to take a look-see, and reading your Staff Report, my first comment is a big "job well done" to you for the work you have put into this already. I can find nothing that I would change and believe the changes the owner wants to make entirely appropriate.

SECOND ROUND COMMENTS, 2020-04-06

- Ellen Sheridan: I do not have a problem with the house elevation. It is going to be tricky to actually lift that house because it's so low (see East Front Street as our recent encounter with that problem). I would like to know how they propose to get under there to do it. Actually, the house will look quite handsome when it's finished.
- Jim Bisbee: I'm oK with the application and agree with your recommendations.

THIRD ROUND COMMENTS, 2020-04-08

- Joe Klotz: Regarding 618 and raising it 5.5 feet, I believe it needs to be, both in terms of FEMA and visually when you look at the homes to either side. Regarding steps, etc. I've always thought wood for wood and brick for brick was the path.
- Christian Evans: On the elevation of the house on Craven, I believe that the application is sound and I see no problem with this application.

James O Woods, Jr.: I have no comment on the elevation.

Peggy Broadway: I have no problem with Craven house.



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:	618 Craven St to include elevating the structure; new	
	masonry steps; new wood posts and railing; new metal	
	railing and pickets on the steps toward Craven Street;	
	new wood steps, railing, and pickets at the side entry.	
Zoning Administrator please review the application and fill out all applicable items		
Zoning District: R-10		
Required Setbacks (primary structure): F	ront Sim. Side 5' Rear 6'	
Accessory Setbacks: From Nearest Struc	ture N/A Side N/A Rear N/A	
Maximum Lot Coverage for proposed use	e: 60%	
Maximum Height of Structure: 45'		
Required Site Improvements: Landscapin	ng N/A Buffer N/A Parking N/A	

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

Comments:

Other requirements:

_Zoning Administrator

51(512020

515120

Ball

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

The proposed project Will X Will Not _____require a building permit(s).

Comments:

_Chief Building Inspector

Certificate of Appropriateness Findings and Recommendations

HPC Design Review Meeting - May 2020

Applicant:Henry & Constance Lael Linyard/GO Architectural Design, PLLC

Applicant Address: 618 Craven St., New Bern, NC 28560

Project Address: 618 Craven St., New Bern, NC 28560

Historic Property Name: Parsons House (c. 1935)

Status: Contributing: X Non-contributing:

NR Inventory Description (2003): Craftsman style; two stories; two bays wide, three bays deep; twelve-over-one sash; gable entrance porch with square posts in right front bay; second porch in north elevation; plain-edge siding, corner boards; hip roof, exposed rafter ends; gabled attic dormer vent; interior chimney.

<u>618 Craven St.</u> – to include:

- 1. raising the structure on a new, brick and masonry foundation;
- 2. new, brick front steps;
- 3. new, painted wood posts and railing at the landing;
- 4. new, painted, ornamental metal railing and pickets on the steps toward Craven Street; and
- 5. new, painted wood steps, railing, and pickets at the side entry,

all in the Primary, Secondary, and Tertiary AVCs.

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

<u>Utilities</u> 2.3.1, 2.3.2 Landscaping

<u>Landscapin</u> 2.4.3

Foundations 4.1.1, 4.1.3, 4.1.4

Entrances

4.4.1 to 4.4.4

<u>Masonry</u>

5.1.1 to 5.1.6

Wood

5.2.1, 5.2.2

<u>Metals</u> 5.3.1 to 5.3.3

5.5.1 10 5.5.5

<u>Paint</u> 5.4.1 to 5.4.4, 5.4.6, 5.4.9

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

1. The project is located within the Primary, Secondary, and Tertiary AVCs;

Certificate of Appropriateness Findings and Recommendations

HPC Design Review Meeting - May 2020

- 2. Elevating this Contributing structure helps protect it from future damage and potential destruction or demolition;
- 3. The proposed modifications do not conceal, damage, or remove significant design components or architectural features;
- 4. The project is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application to include: raising the structure on a new, brick and masonry foundation; new, brick front steps; new, painted wood posts and railing at the landing; new, painted, ornamental metal railing and pickets on the steps toward Craven Street; and new, painted wood steps, railing, and pickets at the side entry, all in the Primary, Secondary, and Tertiary AVCs., citing the aforementioned guidelines, with the following condition:

1) A Landscape Plan shall be submitted, approved by the HPC, and installed before the house is occupied. In addition to other requirements, the landscaping shall effectively screen the foundation wall to mitigate its visual effect.

712 New St.

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

	HPC Administrator
\odot	HPCadmin@newbern-nc.org
	Work:(252)639-7583
NEW BERN	Fax: (252)636-2146 页置CEIVE页
NORTH CAROLINA Everything comes together here	APR 2 2 2020
or a Certificate of Appropriate roperties in Locally Designated Historic D	

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

1

N

Application for (For Alterations to Pro

Type of Project: Sterior Alteration □ Other

I. Applicant/Owner Informat	ion:		
Property Address (Include year フィ	built, if known): 2 New Street	i se d'est la su Madeir de bélékések	2014
Property Owner Name(s):	Owner Mailing Address:	Phone #'s:	Email:
Property Owner Name(s): George + Pat Berth		101 -10	Bob @ Ohkey dokey.
a proposial atteintions	712 New Street	631-3\$51	Com Com
Applicant Name (if different):	Applicant Mailing Address:	Phone #'s:	Email:
abre	abase	aboue	Above

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)

Add Railing to front Porch

See Atlached

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):

3.1.5 347.3 4.4 4.7.3 54.2 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). Contraction Gude Lonber, 2 Coast Later Paint Continued on additional sheet or attached brochure \Box

Plan(s) o	f Work, with: (please check all of those which are included with this application)
H 🖽 g	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 se	ee Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if
additiona	al 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, <u>or</u>

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

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

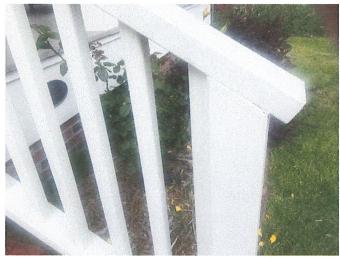
Signature of Applicant/Owner

4-22-20 Date

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







Add railing to match original step banisters Height 34" Spacing 3 3/4" Over all length 26' all three sides Flat latex paint Construction Lumber

HPC Design Review Meeting - May 2020

Applicant:George and Pat BoothApplicant Address:712 New St., New Bern, NC 28560Project Address:712 New St., New Bern, NC 28560Historic Property Name:noneStatus:Contributing:Non-contributing: XVacant:NR Inventory Description (2003):N/A, built 2013.

<u>712 New St.</u> – to include a new front porch railing in the Primary AVC to match existing front stair railing.

Background Info.

The house was built as an infill in 2013 with a CoA at that time.

Subsequent CoAs were issued for fencing and adding a new accessory structure.

The front porch was constructed without railing since it is less than 30 inches above the grade.

Possibly among others, the following Historic District Guidelines can be taken into consideration for this application:

Design Principles

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.

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.
- 3.2.5 It is not appropriate to introduce features and details that will create a false sense of historic development.

Guidelines for Infill Construction

- 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.

4.4 Entrances

Project Planning Considerations

... "It is inappropriate to use stock entrance doors, porch railings and other ornaments that do not proportionally relate to the building. Modern porch balusters convey a

HPC Design Review Meeting - May 2020

different visual appearance because they are generally taller and thinner. Center balusters between the rails, and space them about 3 inches apart to increase the visual weight." ...

Guidelines for Entrances

4.4.4 Provide entrance doors, porch railings and other ornaments that proportionally relate to the building. Appropriate porch balustrades often convey a heavier visual appearance.

Guidelines for Wood

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.

Guidelines for Paint

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

HPC Comments 5/8/2020

- Cox: Using wood on this project????
- Eure: Suggest the applicant provide a detail for connection at column posts, connection at right hand steps newel post and consideration for mid span baluster support. There is a good possibility that the height of existing railings will not intersect with the height of proposed railings in a conventional manner. This is not problematic at the column, but may be cumbersome at the newel post.

Bisbee:

Brake:

Broadway:

Evans: House built in 2013. I would not add railing because of guideline of Design Principle 3.1.5

Klotz:

Sheridan:

Woods: Could vinyl railings be used? Just a thought.

HPC Design Review Meeting - May 2020

HPC Comments 5/11/2020

Cox: [My] comments are [unchanged].

Eure:

Bisbee: I'm ok on this.

Brake: I like the concept but agree with Tripp, would like to see more detail.

Broadway: (5/8) Can't help but wonder if it did not have porch railings at one time, because of railing on steps. Strange that there would not have been porch railing also at one time, and I have no problem with addition of railing. Without a picture, we really don't know, are there any similar houses on same street, will drive by before meeting to check.

Evans: No change in comment

Klotz: Did this porch ever have a railing. It is low enough not to have required one. Adding railing, as on the steps, would be a change to its architecture.

Sheridan:

Woods: No new or changed comments.

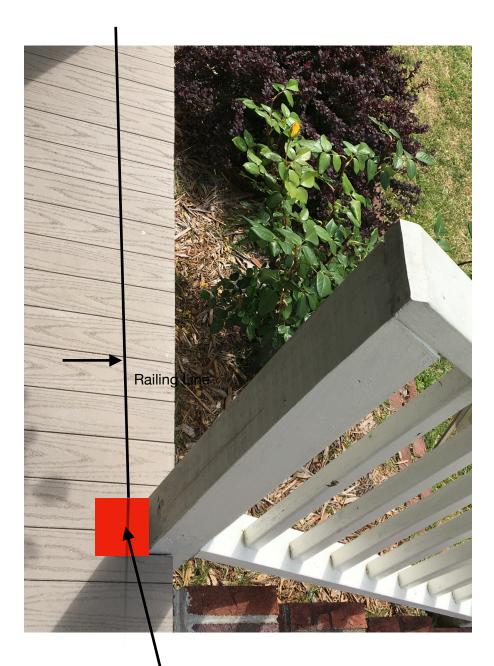
712 New St. - Reply by applicant to Design Review Comments (5/14/20):

he proposed railing is much closer to the rule than the e ception try to find any other home in the historic area with a porch of a out 2 or higher that does not have a railing. e elieve that the home as is is an e ception to the standard in the historic area.

As indicated the pro ect is wood.

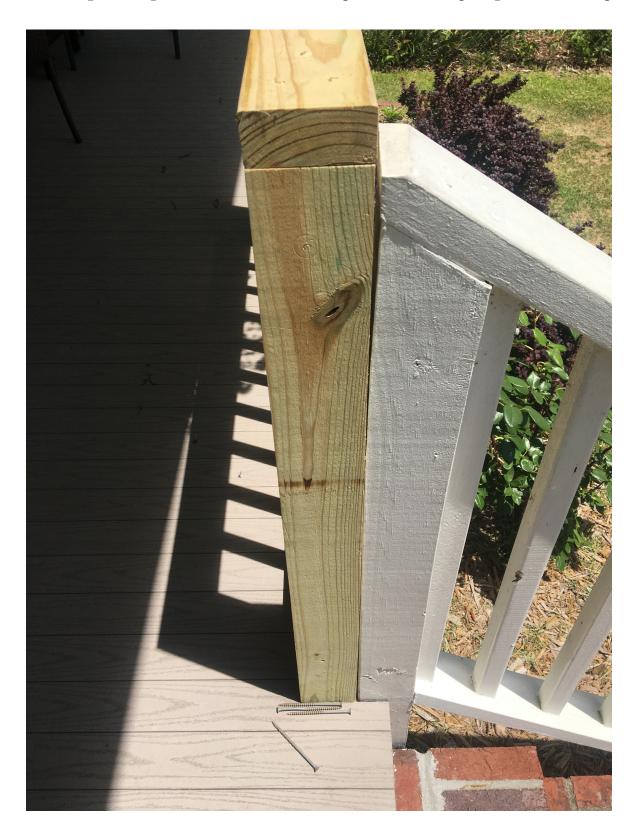
hat is missing from the application is that the proposal is risk mitigation. he applicant has a fall history. he last fall from the porch very nearly impaled the applicant on a stake.

here is enough concern in the area as to the fall risk that the neigh ors are donating the la or and materials for the pro ect.



Add Pressure treated 4X4

Mock-up of Proposed New Porch Railing at the Existing Steps Handrailing





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:	712 New St a new front porch
	railing to match front stair hand railing.

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

Zoning District:
Required Setbacks (primary structure): Front < 🕬 📶 Side 🌀 🛛 Rear 🥠
Accessory Setbacks: From Nearest Structure V/A Side Rear
Maximum Lot Coverage for proposed use:
Maximum Height of Structure: 50
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_

5115120

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

The proposed project *Will Will Not* <u>require</u> a building permit(s).

Comments:

_Chief Building Inspector_____

Certificate of Appropriateness Findings & Recommendations

HPC Regular Meeting - May 2020

Applicant:George and Pat BoothApplicant Address:712 New St., New Bern, NC 28560Project Address:712 New St., New Bern, NC 28560Historic Property Name:noneStatus:Contributing:Non-contributing:XNR Inventory Description (2003):N/A, built 2013.

712 New St. – to include a new front porch railing in the Primary AVC to match existing front stair railing.

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

Design Principles

3.1.5

Guidelines for Modifications

3.2.1, 3.2.2, 3.2.5

<u>Guidelines for Infill Construction</u>

3.4.2 to 3.4.4

4.4 Entrances Project Planning Considerations

... "It is inappropriate to use stock entrance doors, porch railings and other ornaments that do not proportionally relate to the building. Modern porch balusters convey a different visual appearance because they are generally taller and thinner. Center balusters between the rails, and space them about 3 inches apart to increase the visual weight." ...

Guidelines for Entrances

4.4.4

Guidelines for Wood 5.2.2

Guidelines for Paint

5.4.2, 5.4.3

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

- 1. The project is work within the Primary AVC;
- 2. The subject property is a modern infill construction;
- 3. The proposed design, components, and materials meet the requirements of the Guidelines;
- 4. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
- 5. The project is not incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve this application to include a new front porch railing in the Primary AVC to match the existing front stair railing, citing the aforementioned guidelines, with the following condition:

1) The new railing shall be constructed to meet the steps handrailing as described by the applicant during the meeting.

- 4. General Public Comments any comments submitted?
- 5. <u>Continue Meeting to May 21, 2020</u> motion



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: May 13, 2020

RE: Regular Meeting, <u>5:30 PM, Wednesday, May 20, 2020</u>, AND <u>5:30 PM,</u> <u>Thursday, May 21, 2020</u>, both evenings in the Courtroom, Second Floor, City Hall, 303 Pollock St.

In order to maintain the safety of residents, staff, and quasi-judicial board appointees during the COVID-19 pandemic, the Historic Preservation Commission meeting scheduled for 5:30 PM on Wednesday, May 20, 2020, and 5:30 PM, Thursday, May 21, 2020will be conducted electronically. The agenda is available on the City's website at <u>www.newbernnc.qov</u>. The City of New Bern is making every effort to ensure that the public is able to safely view the meeting and participate in the public comment portions of the meeting. The public may view the meeting by watching a livestream on the City's Facebook page (City of New Bern, NC Government), on Suddenlink Channel 3 (City 3 TV - the City's PEG channel), or on the City's website at <u>www.newbernnc.qov</u>. The public may also access the meeting by calling one of the numbers below to listen to the audio:

(929) 205-6099 US	(312) 626-6799 US	(253) 215-8782 US
(301) 715-8592 US	(669) 900-6833 US	(346) 248-7799 US

Meeting ID: 812 7527 5831

Those who have "legal standing" and wish to make a public comment must pre-register no later than 12 noon on Tuesday, May 19th, 2020. To pre-register, please contact Matt Schelly via email at schellym@newbernnc.gov or by phone by calling (252) 639-7583. You will need to provide the following information:

- First and last name
- Address
- Email address
- Telephone number
- Comment type (i.e. testimony by those with proven "legal standing")

Registered participants will be provided a meeting link and will need to join the meeting approximately 30 minutes before it begins.

FIRST EVENING - WEDNESDAY, MAY 20, 2020 REGULAR MEETING AGENDA – 5:30 PM

- 1. Opening of Meeting with Roll Call
- 2. <u>Approval of Minutes of Previous Meeting(s)</u>
- 3. Hearings on Certificates of Appropriateness:
 - Introduction of Hearings and Rules of Procedure
 - Swearing-In of Speakers
 - Summary of the Hearing Process

Applications:

- A. 613 Broad St. to include nearly complete removal of existing landscaping and replacement with landscaping according to the submitted plan for the Primary, Secondary, and Tertiary AVCs. The plan includes installation of one or more gas street lights and new wood fencing.
- **B.** 100 E. Front St. to include replacing the destroyed stage with a new stage using a new design in a new location.
- C. 715 E Front St. to revise the approved CoA for this project to allow for elevating the interior of the house while the exterior walls remain, extra wall height is added to the top of the walls, the window and door thresholds, sills, jambs, and headers are modified, and the roof structure and chimney are removed and replaced. This is an after-the-fact application.
- **D. 520** New St. to include replacement of a chain link fence with a wood fence and brick pier to match the existing adjacent fencing in the Primary AVC.
- **E. 518 Metcalf St.** to include replacement of existing 1-story rear addition with 1-story construction and replacing the kitchen window with a new doorway and a brick stoop in the Secondary and Tertiary AVCs.
- **F. 618 Craven St. -** to include on all AVCs: raising the structure on a new, brick, masonry foundation; new, brick, masonry steps; new, painted, wood post and railing at the landing; new, painted, ornamental, metal railing and pickets on the steps toward Craven Street; new, painted, wood steps, railing, and pickets at the side entry.
- **G. 712 New St.** to include a new front porch railing in the Primary AVC to match existing front stair railing.

*Please note that applications for these projects, including proposed plans, are available for review during normal business hours in the Development Services Department (303 First Street).

- 4. General Public Comments
- 5. Continue Meeting to May 21, 2020

<u>SECOND EVENING - THURSDAY, MAY 21, 2020</u> <u>REGULAR MEETING AGENDA – 5:30 PM</u>

- 6. <u>Re-Opening of Meeting with Roll Call</u>
- 7. Hearings on Certificates of Appropriateness:
 - Introduction of Hearings and Rules of Procedure
 - Swearing-In of Speakers
 - Summary of the Hearing Process

Applications:

- H. 516 Metcalf St. to include removing the fixed window blinds in the Primary AVC.
- I. 229 E. Front St. to include replacing the tile balcony flooring with composite deck boards (Trex).
- J. 215 E. Front St. to include covering the wood fascia with a metal fascia in the Primary, Secondary, and Tertiary AVCs.
- **K. 717 E. Front St.** to include: new landscaping in the Primary, Secondary, and Tertiary AVCs; a brick patio, wooden garden beds, bench in the Tertiary AVC; and 6-foot high perimeter privacy fencing in the Secondary and Tertiary AVCs.
- L. 404 Avenue A to include: replacing the square pressure treated wood columns and caps with new round wooden columns, caps, and bases; replacing the metal pre-hung front door with a wood door with an upper glass panel and a wood screen door; and new porch railing; all in the Primary 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 Street).

- 4. Consideration of Issuing COAs for Applications Approved on May 20, 2020
- 5. General Public Comments
- 6. HPC Administrator's Report
 - **A. Report on Application for CLG grant funding from the State HPO** to conduct a preservation plan/building study for the King Solomon Lodge.

B. Other Items and Updates

7. Demolition By Neglect Committee Updates

A. Report by Committee

8. New Business

A. Future Changes to the Guidelines

- 9. Old Business: None
- 10. Adjourn

SECOND EVENING - THURSDAY, MAY 21, 2020 REGULAR MEETING AGENDA – 5:30 PM

- 6. <u>Re-opening of Meeting with Roll Call</u>
- 7. Hearings on Certificates of Appropriateness:
 - Introduction of Hearings and Rules of Procedure
 - Swearing-In of Speakers
 - Summary of the Hearing Process

Applications:

516 Metcalf St.

 FEE SCHEDULE (office use only)

 []\$22
 Standard Application (minor)

 []\$107
 Standard Application (major)



HPC Administrator HPCadmin@newbernnc.gov

> Work:(252)639-7583 Fax: (252)636-2146

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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: Alteration

I. Applicant/Owner Information:			
Property Address (Include year built, if known): 516 Metcal-E St Circa 1904-1907			
Property Owner Name(s): PAULA & DON Jessup	Owner Mailing Address: 5/6 Metcalf St 28560	Phone #s: 910-584- 7394	Email: Granny jessup & ad.com
Applicant Name (if different):	Applicant Mailing Address:	Phone #s:	Email:

II. Project Information: (See "CoA Instructions" & "Historic Guidelines" for help in completing this section)		
1. Provide a detailed description of work to be conducted on site: (Attach additional sheets if needed)		
Remove blinds attached by screws to front facade in order to return house to more original design.		
in order to return house to more original design.		
Continued on additional sheet or attached brochure		
2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this		
project: (only need the guideline numbers):		
4.3		
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).		
Continued on additional sheet or attached brochure		

17 ¹ ,		
III. Additional Information Provided: (See "CoA Instructions" for more detail)		
Plan(s) o	f Work, with: (please check all of those which are included with this application)	
	Site plan (with annotated notes showing existing site and requested work)	
Ø	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.	
	ee Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if al 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.

Gaula W. Alssey Signature of Applicant/Owner

4/29/2020

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.

CoA App 031820.doc

516 Metcalf St. Photos

Staff Photos (from Street View):





Applicant's Photos:



Subject property (518 Metcalf) and a front window:





Neighboring properties:







HPC Design Review Meeting - May 2020

Applicant:Paula & Don JessupApplicant Address:516 Metcalf St., New Bern, NC 28560Project Address:516 Metcalf St., New Bern, NC 28560Historic Property Name:Oscar Kafer Rental House #2Status:Contributing:XNon-contributing:Vacant:

NR Inventory Description (2003): (c. 1904-1907) Two stories; three bays wide; left projecting bay with pediment; gable-front roof; interior chimney. Twin of number 514.

Sandbeck Description (1988): 514 and 516 Metcalf Street, ca. 1904-1907

These two similarly-detailed frame gable-front houses were constructed between 1904 and 1907 as rental and investment properties for Oscar Kafer, the long-time manager of the Masonic Theater and a leading member of St. John's Masonic Lodge. ... While these two houses appear to be the work of the same builder, one of them, number 514, has a much broader facade than the other, reflecting the greater width of its lot. In exterior detail, they share the same three-bay facade form, box cornice with gable-end returns, two-over-two sash, and have one-story rear kitchen ells. The Sanborn insurance maps show both houses to originally have had full-width front porches; these were replaced in recent years by small one-bay porches [since at least 2007, 516 has a full-width porch]. The six-over-six sash and shutters at the facade windows are also recent alterations.

<u>516 Metcalf St.</u> – to include removing the fake window blinds in the Primary AVC.

Background Info.

None other than the Sandbeck and National Register information above, plus the property was issued a CoA in 2018 for the installation of a brass mail slot in the front door.

The front porch was constructed without railing since it is less than 30 inches above the grade.

Possibly among others, the following Historic District Guidelines can be taken into consideration for this application:

Guidelines for Modifications

3.2.5 It is not appropriate to introduce features and details that will create a false sense of historic development.

4.3 Windows, Doors and Openings

Project Planning Considerations

... "It is not appropriate to install shutters or blinds directly to the wall substrate." ...

Guidelines for Contemporary Materials

5.5.4 Aluminum siding, vinyl siding, masonite siding, artificial brick sheathing, thin set stone veneer, stamped concrete and similar types of contemporary materials that imitate historic materials are not appropriate in the historic districts.

Certificate of Appropriateness Staff Report HPC Design Review Meeting - May 2020

HPC Comments 5/8/2020

Cox: Yes, ok to remove shutters. Replacing them with appropriate shutters??

Eure: No exception taken to removal of blinds. Suggest this be handled as a minor work.

Bisbee:

Brake: I believe this could be a minor COA.

Broadway:

Evans: This application appears to be fine.

Klotz:

Sheridan:

Woods: I believe this is a minor COA

HPC Comments 5/11/2020

Cox: [My] comments are [unchanged].

Eure:

Bisbee: Ok. Sounds like they shouldn't be there in the first place.

Brake: No change.

Broadway: (5/8) Have no problem with removal of blinds.

Evans: New comment - treat as a Minor COA.

Klotz: No issue.

Sheridan:

Woods: No new or changed comments.



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 Metcalf St removing shutters.
Zoning Administrator please review the application and fill out all applicable items
Zoning District: 2-8
Required Setbacks (primary structure): Front Side 5' Rear 6'
Accessory Setbacks: From Nearest Structure N/A Side Rear
Maximum Lot Coverage for proposed use:
Maximum Height of Structure: 50'
Required Site Improvements: Landscaping N/A Buffer Parking
Other requirements:

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

Comments:

_Zoning Administrator__

1h'

510120

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

The proposed project *Will Will Not* <u>require</u> a building permit(s).

Comments:

_Chief Building Inspector

Certificate of Appropriateness Findings & Recommendations

HPC Regular Meeting - May 2020

Applicant:Paula & Don JessupApplicant Address:516 Metcalf St., New Bern, NC 28560Project Address:516 Metcalf St., New Bern, NC 28560Historic Property Name:Oscar Kafer Rental House #2Status:Contributing:XNon-contributing:Vacant:

NR Inventory Description (2003): (c. 1904-1907) Two stories; three bays wide; left projecting bay with pediment; gable-front roof; interior chimney. Twin of number 514.

Sandbeck Description (1988): 514 and 516 Metcalf Street, ca. 1904-1907

These two similarly-detailed frame gable-front houses were constructed between 1904 and 1907 as rental and investment properties for Oscar Kafer, the long-time manager of the Masonic Theater and a leading member of St. John's Masonic Lodge. ... While these two houses appear to be the work of the same builder, one of them, number 514, has a much broader facade than the other, reflecting the greater width of its lot. In exterior detail, they share the same three-bay facade form, box cornice with gable-end returns, two-over-two sash, and have one-story rear kitchen ells. The Sanborn insurance maps show both houses to originally have had full-width front porches; these were replaced in recent years by small one-bay porches [since at least 2007, 516 has a full-width porch]. The six-over-six sash and shutters at the facade windows are also recent alterations.

<u>516 Metcalf St.</u> – to include removing the window blinds in the Primary AVC.

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

Guidelines for Modifications

3.2.5

4.3 Windows, Doors and Openings Project Planning Considerations

... "It is not appropriate to install shutters or blinds directly to the wall substrate." ...

Guidelines for Contemporary Materials

5.5.4

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

- 1. The project is work within the Primary AVC;
- 2. The proposed work meets the requirements of the Guidelines;
- 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

Staff recommends the Commission approve this application to include removing the window blinds in the Primary AVC, citing the aforementioned guidelines.

 FEE SCHEDULE (office use only)
 Standard Application (minor)

 []\$107
 Standard Application (major)



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

Application for a Certificate of Appropriateness

(For Alterations to Properties in Locally Designated Historic Districts)

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

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

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

Type of Project: DExterior Alteration Addition Infill Site Work Other

I. Applicant/Owner Information: Property Address (Include year built, if known): 229 E. Front St. (2007)				
Applicant Name (if different): John Audilet	Applicant Mailing Address: 154 Finch Lone New Born, NC 28560	Phone #s: 252-670- 7016	Email: audilet@yahoo.com	

11. 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) - Remove file porch Flooring (two levels)

- Provide adequate slope - Install Composite decking material (1×6)

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):

The porches are in a tertiary AVE (Not visible from street) See picture of building page 3-6 For reference Continued on additional sheet or attached brochure 3.2.1 34.4

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).

TREX Brand composite decking montained

Continued on additional sheet or attached brochure

CoA App 031820.doc

III. Add	ditional Information Provided: (See "CoA Instructions" for more detail)
Plan(s) o	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)
Q/	Photographs of the building and location where the proposed work will be completed Page 3-6
	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.)
\mathbf{Q}	Letter from owner acknowledging this application, in the case of submission by an applicant or lessee.
Please se addition	ee Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if al 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

April 30, 2020

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

CoA App 031820.doc

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: VewBern vont Street,1 (address, city, zip code)

I hereby authorize <u>John Hudilet</u> 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:

Phone 252670 0|0Owner's Signature Print Na

Date

Sworn to and subscribed before me this 28^{H} 20 day of

Notary Public:

My commission expires: 11/3/21

A CHRYSTINE UNDERWOOD NOTARY PUBLIC Craven County, North Carolina

229 E. Front St. – Material photos



HPC Design Review Meeting - May 2020

Applicant:John AudiletApplicant Address:229 E. Front St., New Bern, NC 28560Project Address:229 E. Front St., New Bern, NC 28560Historic Property Name:noneStatus:Contributing:Non-contributing:XNR Inventory Description (2003):N/A, built in 2006.

229 E. Front St. – to include replacing the tile balcony flooring with composite deck boards (Trex).

Background Info.

The applicant would like the HPC to consider this as a Minor CoA since it meets the definition for a Tertiary AVC: "The Tertiary AVC includes areas generally not visible from the street. Areas concealed from street view afford the greatest flexibility to accommodate changes within the context of the guidelines." It is however, located in the area between the face of the building and the street, which typically is the area of the Primary AVC which is defined thusly: "The Primary AVC is the most important area because it is generally located directly adjacent to the street, and therefore, is the most visible. Inappropriate changes in Primary AVC severely alter the character of a building or site and compromise the integrity of the streetscape. Thus, great care is taken to ensure appropriate changes in this area."

The property was issued a Minor CoA in 2019 for the installation of trellises and stone landscape edging.

Possibly among others, the following Historic District Guidelines can be taken into consideration for this application:

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.

Guidelines for Infill Construction

3.4.4 Contemporary materials shall be appropriately proportioned, used in traditional ways and installed in a traditional manner.

HPC Comments 5/8/2020

- Cox: Porches are on the Primary AVC, so they need to come to the Regular meeting.
- Eure: No exception taken to replacing porcelain tile flooring with composite flooring. I'm not sure we should redefine the attributes of a primary and tertiary AVC in an attempt to justify the approval process undertaken. No exception taken to handling as a minor work.

HPC Design Review Meeting - May 2020

Bisbee:

Brake: I think TREX is ok here. Not a historic building and not really visible from the street. Also, ok as a minor works COA.

Broadway: No Problems.

- Evans: Built in 2007. I do not like the Trex composite decking. I would rather see wood used. According to consumer affairs website, there have been complaints that this product does not hold up.
- Klotz: I think Trex is fine...but...is it an approved material for historic properties? If not, we need to change the guidelines first.

Sheridan: How do y'all feel about Trex decking? It's a new building.

Woods: I'm good with the Trex wood. I believe this is a minor COA

HPC Comments 5/11/2020

Cox: [My] comments are [unchanged].

Eure:

- Bisbee: I think it's a slippery slope to consider this as tertiary. The materials don't seem consistent with the structure.
- Brake: Still good with the TREX. The project is in the primary AVC, but the decking is on second and third floor balconies, not visible from the street.

Broadway:

Evans: New comment- If Trex is an acceptable product, I have no problem with using it. I would rather see wood, but since the project is not visible to the street, then Trex is fine.

Klotz: Until we change the guidelines to allow for the use of synthetic wood (Trex), no.

Sheridan:

Woods: No new or changed comments.



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: 229. E. Front St replace balcony flooring file w/ Trex.
Zoning Administrator please review the application and fill out all applicable items
Zoning District: C-Z
Required Setbacks (primary structure): Front Sim. Side 5 Rear 6
Accessory Setbacks: From Nearest Structure V/A Side Rear
Maximum Lot Coverage for proposed use:
Maximum Height of Structure: 60'
Required Site Improvements: Landscaping N/A 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___

4. Jalla 5115120

SIB

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 & Recommendations

HPC Regular Meeting - May 2020

Applicant:John AudiletApplicant Address:229 E. Front St., New Bern, NC 28560Project Address:229 E. Front St., New Bern, NC 28560Historic Property Name:noneStatus:Contributing:Non-contributing:XNR Inventory Description (2003):N/A, built in 2006.

229 E. Front St. – to include replacing the tile balcony flooring with composite deck boards (Trex).

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

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.

Guidelines for Infill Construction

3.4.4 Contemporary materials shall be appropriately proportioned, used in traditional ways and installed in a traditional manner.

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

- 1. The project is work within the Primary AVC;
- 2. The subject property is a modern infill construction;
- 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 replacing the tile balcony flooring with composite deck boards (Trex), citing the aforementioned guidelines.

215 E. Front St.

 FEE SCHEDULE (office use only)
 Standard Application (minor)

 []\$107
 Standard Application (major)



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

Application for a Certificate of Appropriateness

(For Alterations to Properties in Locally Designated Historic Districts)

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

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

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

Type of Project: Exterior Alteration Addition Infill Site Work Other

I. Applicant/Owner Information:					
Property Address (Include year 215 E. Front Street,	built, if known): New Bern, NC				
Property Owner Name(s):	Owner Mailing Address: Post Office Box 1169	Phone #s:	Email:		
John Haroldson	New Bern, NC 28563	252-638-8300	joharoldson@me.com		
Applicant Name (if different):	Applicant Mailing Address:	Phone #s:	Email:		
same					

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

Provide a detailed description of work to be conducted on site: (Attach additional sheets if needed)
 Bat infestation - Re-anchor exposed wood fascia perimeter of building only.
 Fabricate out of white sheet metal cover to extend under
 existing sheet metal edging from roof system over wood and
 return to building wall.

Continued on additional sheet or attached brochure \Box

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

3,2.1, 3.2.2, 4,2.1, 5.5.1, 5.5.2, 5.5.3

Continued on additional sheet or attached brochure \Box

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).

24 gauge Kynar 500 pre finish sheet metal

Continued on additional sheet or attached brochure \Box

III. Add	ditional Information Provided: (See "CoA Instructions" for more detail)
Plan(s) o	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)
X	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 se additiona	e Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if I 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

4/30/20

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



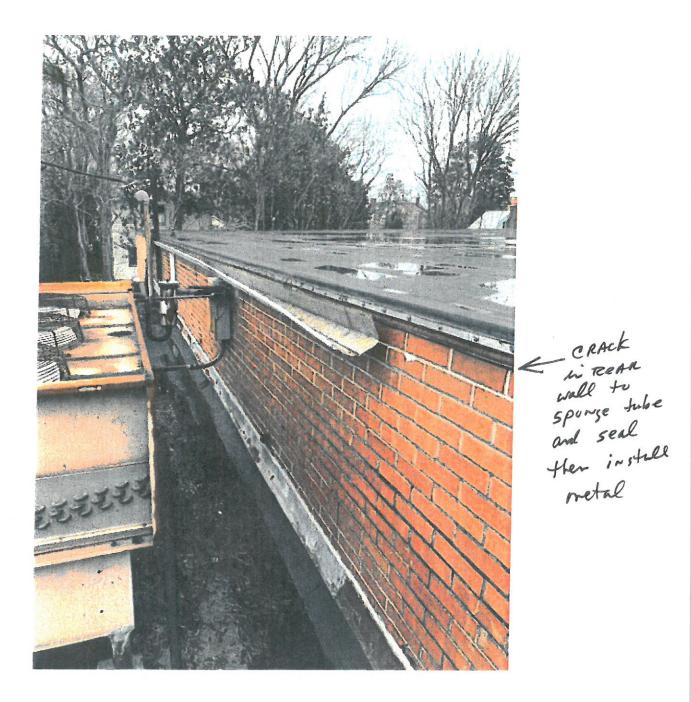
MAin Bid

to cover fascia only





Right



HPC Design Review Meeting - May 2020

Applicant:John HaroldsonApplicant Address:215 E. Front St., New Bern, NC 28560Project Address:215 E. Front St., New Bern, NC 28560Historic Property Name:Former A&P SupermarketStatus:Contributing:Non-contributing: XVacant:

NR Inventory Description (2003): (c. 1965) One story; brick; five bays wide; pedimented center entrance, Tuscan columns; hip roof with central, three- stage cupola.

<u>**215 E. Front St.**</u> – to include covering the wood fascia with a metal fascia in the Primary, Secondary, and Tertiary AVCs.

Background Info.

This is a non-contributing structure with only a Minor CoA for the free-standing sign out front.

The applicant had a bat infestation and the people who removed the bats said that they got in through holes the bats created in the wood fascia and the applicants were told they needed to cover the fascia with metal or the bats will try to get back in.

Possibly among others, the following Historic District Guidelines can be taken into consideration for this application:

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.

Guidelines for Walls, Trim and Ornamentation

4.2.1 Adhere to Guidelines for retention of historic fabric when altering wall components.

Guidelines for 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.

HPC Design Review Meeting - May 2020

HPC Comments 5/8/2020

Cox: The applicants need to bring a letter saying they have to use metal to cover the fascia.

Eure: No exception taken to wrapping wood fascias in break metal. The proposed modification will appear similar to the pre work condition, maintaining the appearance of facades.

Bisbee:

Brake: I'm OK with this.

Broadway: No Problems.

Evans: This application is fine with me.

Klotz:

Sheridan:

Woods: I'm good with everything; however, what about the gutters?

HPC Comments 5/11/2020

Cox: [My] comments are [unchanged].

Eure:

Bisbee: Ok.

Brake: No change.

Broadway:

Evans: No change in comment.

Klotz: Because this is a non-contributing structure, I see no issue with use of metal.

Sheridan:

Woods: No new or changed comments.



Service Roofing and Sheet Metal Company PO Box 1864, Greenville, NC 27835-1864 107 Staton Court, Greenville, NC 27834 Phone: (252) 758-2179 Fax: (252) 830-9198 E-mail: greenville@serviceroofing.com www.tri-stateservicegroup.com

Contractors for: Roofing Roof Maintenance and Repairs Sheet Metal Fabrication

NC Contractor's License: #07183

May 15, 2020

Mr. John Haroldson Haroldson Properties, Inc. Post Office Box 1169 New Bern, NC 28563

RE: Facility located 215 E Front St New Bern, NC - Bat issues

Dear John:

Bats are an endangered species and are protected by law. TruTech Wildlife Removal Services was called to assess the situation and come up with a good solution.

TruTech Wildlife Removal Services was to provide a quote to you to remove all the bat waste in the facility which was smelling badly, disinfect the area of waste, seal all exterior cracks in the brick wall, and cover the wood fascia with white metal to make sure bats could not get back into the building once removed. Our company was called in to provide another quote regarding the metal cover over the wood fascia. Danny with Tarheel Builders was my site contact. He walked me around the building and told me the work scope to provide to you which I did. I assume we were low bidder since we were awarded the job.

Sincerely,

Barry Sugg

Barry Sugg Vice President

barry/215 e. front st-bat issues

All agreements are contingent upon governmet requirements, strikes, acts of God, or other causes beyond our control. Offers to subcontract are based upon execution of the AGC/ASA/ASC Standard Form Construction Subcontract, 1994 Edition, or AIA Document A-401, 1997 Edition. Insurance certificates will be furnished in accordance with the standard form issued by our insurance company. Stenographic errors are subejct to correction.



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:	215 E. Front St cover wood
	fascia w/ metal
	,

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

Zoning District: C-Z
Required Setbacks (primary structure): Front Side Rear
Accessory Setbacks: From Nearest Structure 1/ Side Rear
Maximum Lot Coverage for proposed use:
Maximum Height of Structure: KA
Required Site Improvements: Landscaping N/A 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 Jus 4. July 5_1(5) 20

5 15,20

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

The proposed project *Will Will Not* <u>require</u> a building permit(s).

Comments:

_Chief Building Inspector

Certificate of Appropriateness Findings & Recommendations

HPC Regular Meeting - May 2020

Applicant:John HaroldsonApplicant Address:215 E. Front St., New Bern, NC 28560Project Address:215 E. Front St., New Bern, NC 28560Historic Property Name:Former A&P SupermarketStatus:Contributing:Non-contributing: XVacant:

NR Inventory Description (2003): (c. 1965) One story; brick; five bays wide; pedimented center entrance, Tuscan columns; hip roof with central, three- stage cupola.

<u>**215 E. Front St.**</u> – to include covering the wood fascia with a metal fascia in the Primary, Secondary, and Tertiary AVCs.

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

<u>Guidelines for Modifications</u> 3.2.1, 3.2.2 <u>Guidelines for Walls, Trim and Ornamentation</u> 4.2.1 <u>Guidelines for Contemporary Materials</u> 5.5.1 to 5.5.3

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

- 1. The project is work within the Primary, Secondary, and Tertiary AVCs;
- 2. The subject property is a modern infill construction;
- 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 covering the wood fascia with a metal fascia in the Primary, Secondary, and Tertiary AVCs, citing the aforementioned guidelines.

717 E. Front St.



HPCadmin@newbernnc.gov

Work:(252)639-7583 Fax: (252)636-2146

RCEIVE

Everything comes together here

Application for a Certificate of Appropriateness

(For Alterations to Properties in Locally Designated Historic Districts)

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

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): 717 E Front St. Built 2019				
Property Owner Name(s):	Owner Mailing Address:	Phone #s:	Email:tcutler.nc@gmail.con	
Thomas & Judith Cutler	717 E Front St. 28560	704774953 0 Q	Ũ	
Applicant Name (if different):	Applicant Mailing Address:	Phone #s:	Email:	

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

1. Provide a detailed description of work to be conducted on site: (Attach additional sheets if needed) Attached - Complete landscaping plan including hardscaping and Tertiary fencing at rear and sides of property. This is the first plan for this property as it is a new infill home on vacant land.

Continued on additional sheet or attached brochure

Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (only need the guideline numbers):
 2.4 and 2.5

Continued on additional sheet or attached brochure \Box

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 landscape plan and fence specifications

Continued on additional sheet or attached brochure ${f Z}$

III. Add	itional Information Provided: (See "CoA Instructions" for more detail)
Plan(s) o	f Work, with: (please check all of those which are included with this application)
	Site plan (with annotated notes showing existing site and requested work)
Ľ	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.
1	ee Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if al information will be required before consideration at a Historic Preservation Commission hearing.
and attes	ad the following statements. Your signature below acknowledges that you have read the statements at to their accuracy:
Check on	e: I am the owner of the Property, <u>or</u>
	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.

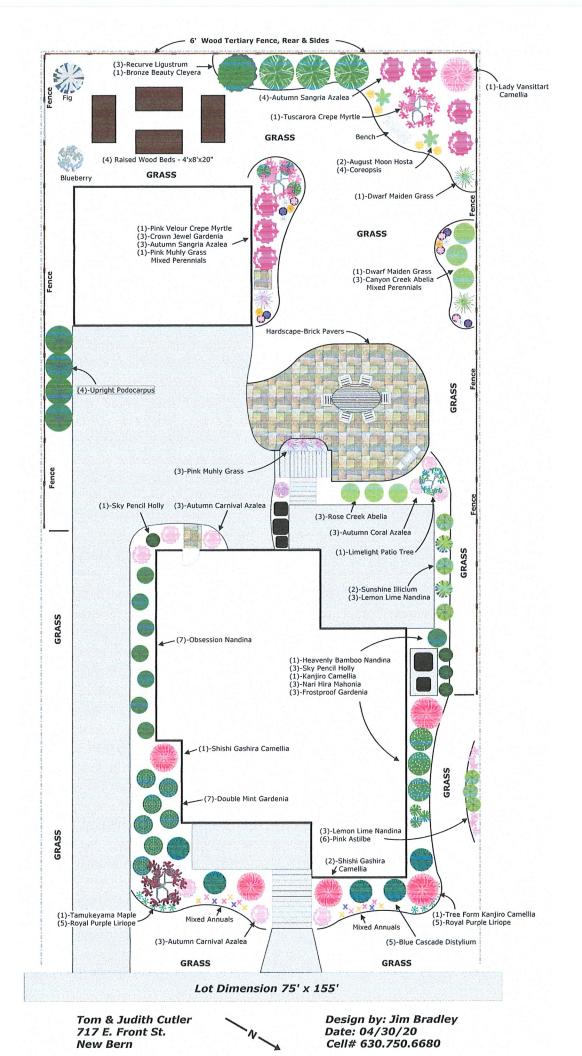
lith lutler

Signature of Applicant/Owner

May 4, 2020

Date

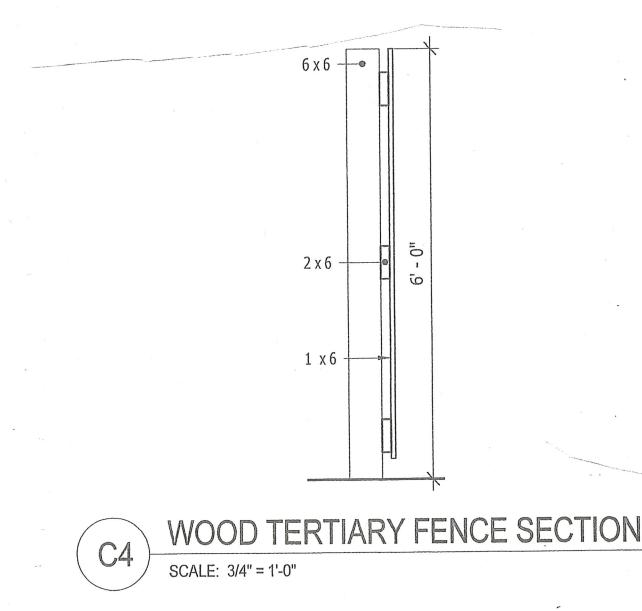
APPLICATION SHOULD BE SUBMITTED TO THE DEVELOPMENT SERVICES MAIN OFFICE AT 303 FIRST ST.. FOR A MAJOR PROJECT, SUBMITTAL AND FEE PAYMENT MUST BE <u>NO LESS THAN 2 WEEKS PRIOR TO THE UPCOMING</u> <u>HPC REGULAR MEETING</u>. FOR FURTHER INFORMATION, CONTACT THE HISTORIC PRESERVATION COMMISSION ADMINISTRATOR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



Thomas & Judith Cutler 717 E Front Street New Bern, NC 28560

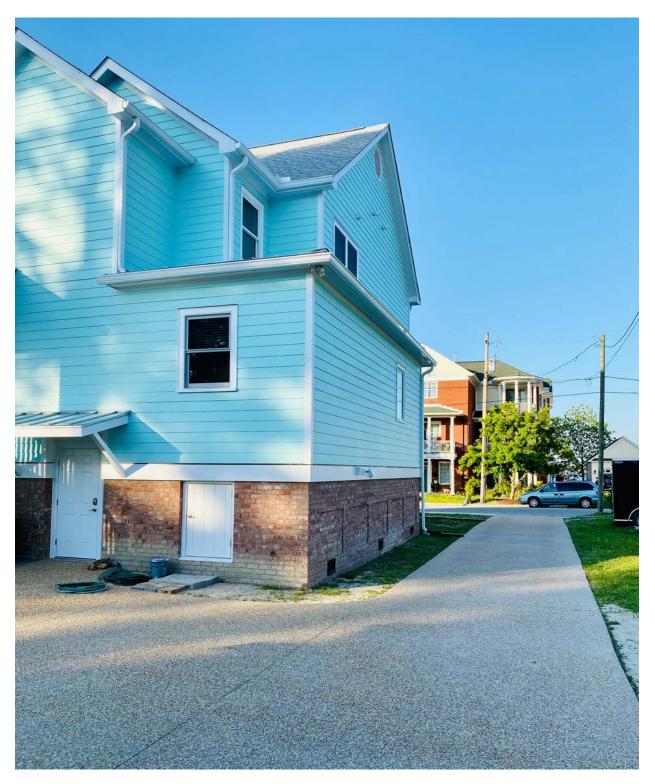
6' wood, privacy fence for tertiary rear and sides of property

The proposed fence, (see section below) is the same fence approved for adjacent property, 719 E Front Street, at the February 19, 2020, HPC meeting.



5-4-20 Matt. You will receive by email 4 photos of properi a PDF of landscape plan and PDF of fence drawing Thanks Jon Cutler 704-774-9530

717 E. Front St. - Photos by Applicant









HPC Design Review Meeting - May 2020

Applicant:Thomas & Judith CutlerApplicant Address:717 E. Front St., New Bern, NC 28560Project Address:717 E. Front St., New Bern, NC 28560Historic Property Name:noneStatus:Contributing:Non-contributing:XNR Inventory Description (2003):N/A, built 2018.

<u>717 E. Front St.</u> – to include: new landscaping in the Primary, Secondary, and Tertiary AVCs; a brick patio, wooden garden beds, bench in the Tertiary AVC; and 6-foot high perimeter privacy fencing in the Secondary and Tertiary AVCs.



Background Info.

The house was built as an infill in 2018 with a CoA at that time.

The applicant is proposing a full landscaping plan, including about 90 new plants, a brick patio, four wooden, raised garden beds, a bench, lawn, and perimeter privacy fencing beginning half-way back on the south side, around and along the rear property line, and back to half-way along the north side. No gates are proposed. The fencing is the same 6-foot high design as the one approved for the neighboring new, infill house for the Corrs at 719 E. Front St.

Staff Comments:

- Overall, the landscaping plan seems to be good with a very good and interesting variety of plantings, especially around the periphery of the property (Guideline 2.4.4).
- Staff is unable to discern the proportion of indigenous plants proposed (Guideline 2.4.3).
- There is no note regarding edging for all the planter beds (Guideline 2.4.3).
- The HVAC units are on a 6-foot high raised platform, so the screening should be sure to extend to the tops of the units. While the Kanjiro Camelia selected for the street side of the HVAC units (black squares on the plan) on the north side of the house are expected to grow up to 6 to 10 or 12 feet in height, it may take several years to screen well. We suggest requiring planting the largest size reasonably possible. А removable screen to be added to the platform. The fencing could also be extended across in front of the units, but the tops of the units might still be higher than the fence and additional screening or tall shrubs may still be needed. (Guideline 2.3.1)



HPC Design Review Meeting - May 2020

- The visibility of the mechanical units could be reduced by painting them to compliment the colors of the house. (Guideline 2.3.2)
- There is currently a hedgerow along the rear property line. The photo below seems to suggest the hedgerow is on neighboring property. We have added the dashed line, connecting the two orange stakes. We should confirm this with the applicant.

 \underline{If} the hedgerow is on the subject property, Guideline 2.5.5 states to consider hedgerows as alternatives to fences and walls. This suggests three design alternatives:



- 1. remove the hedgerow and replace it with a fence;
- 2. leave the hedgerow and not add a fence along that property line; or
- 3. both leave the hedgerow and add the fence just inside the hedgerow.
- The spacing of the fence boards has not been indicated. (Guideline 2.5.2)
- We usually recommend privacy fencing be stained rather than unfinished or painted. However, if the fencing will be painted it should include a coat of primer on all 6 surfaces of each piece. (Guideline 5.4.3)

Possibly among others, the following Historic District Guidelines can be taken into consideration for this application:

Guidelines for Utilities

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

Guidelines for Landscaping

- 2.4.3 Use plant materials that are indigenous to the historic districts. It is not appropriate to use contemporary edging materials such as landscaping timbers or plastic borders.
- 2.4.4 Incorporate trees, shrubbery, and other landscape features around the periphery of a lot and within parking areas.
- 2.4.7 Create focal points that highlight public art, statuary, fountains, and structures such as pergolas and gazebos. Place these elements in areas that do not obscure historic buildings or their architectural features.

Guidelines for Fences and Garden Walls

- 2.5.1 Fences and walls based on historic designs are encouraged. Incorporate materials and configurations that relate to the architecture of the principal structure on the site. Use fences and walls to demarcate property lines and screen private areas.
- 2.5.2 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.

HPC Design Review Meeting - May 2020

- 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.
- 2.5.5 Consider hedgerows as alternatives to fences and walls.

Guidelines for Wood

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.

Guidelines for Paint

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

HPC Comments 5/8/2020

- Cox: I agree with staff comments and need answers to their question.
- Eure: The landscape plan appears to be congruous with historic district guidelines. Confirm the planting bed border material, if present. Are there any fence gates? We presume that the planting bed material is mulch or soil; please confirm.

Bisbee:

- Brake: OK with the fence. Not being a horticulturist, I can't comment too much on the landscaping, but it looks good and seems to be appropriate. Would it be possible to get an opinion from a horticulturist in a situation like this concerning the use of indigenous plants? Will the proposed shrubbery shield the HVAC units from view? If not, an alternate plan might be needed.
- Broadway: Concerned that the plantings in Primary area around foundation and front steps will not be adequate to screen the extreme height and enormous size of the foundation, which is all one can see when looking at the house. This would apply also to the North side of the house which will be shielded somewhat when the house next door is completed.
- Evans: I am fine with the landscaping. Concerned on the final plans for the hedgerow. (Fence or no fence?)

Klotz:

Sheridan: I cannot comment on 717 East Front Street (within 100 feet).

Woods: What about lattice around the base of the HVAC unit so it doesn't stand out?

HPC Design Review Meeting - May 2020

HPC Comments 5/11/2020

Cox: [My] comments are [unchanged].

Eure:

Bisbee: I agree with all of your observations.

Brake: No change.

Broadway:

Evans: No change in comment.

Klotz: No issues.

Sheridan:

Woods: No new or changed comments.

From: Tom Cutler <<u>tcutler.nc@gmail.com</u>> Sent: Friday, May 15, 2020 11:00 AM To: Matthew Schelly <<u>SchellyM@newbernnc.gov</u>> Subject: Reply to Commission comments on 717 E. Front St.

717 E. Front St. Design review meeting comments. Owners reply.

 Our landscape designer has worked in the Historic District for more than 10 years. To the best of our knowledge, most all of our plants are commonly found in the Historic District.

 There are no "hard" edges between the beds and grass, but the separation will be maintained. The mulch is brown shredded bark, as seen at many homes on E Front St.

 HVAC units. As suggested we will add fencing across the front of the platform to the side of the house, which will include a gate for access to the back yard.

The remaining height of the AC units will be screened by lattice.

 Hedgerow at back property line is definitely on the neighbors property. It is not an organized planting but years of uncontrolled growth of underbrush, dead trees and bamboo. We really need the fence.

 Primary area foundation plantings are planned to help camouflage the height of the foundation.

I will attend the meeting at City Hall on May 21.

Thank you, Tom Cutler



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.

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

<u>Chief Building Inspector</u> please review the application and include any comments below

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

Comments:

_Chief Building Inspector

M. Jafla 515120

Certificate of Appropriateness Findings & Recommendations

HPC Regular Meeting - May 2020

Applicant:Thomas & Judith CutlerApplicant Address:717 E. Front St., New Bern, NC 28560Project Address:717 E. Front St., New Bern, NC 28560Historic Property Name:noneStatus:Contributing:Non-contributing:XNR Inventory Description (2003):N/A, built 2018.

<u>**717 E. Front St.**</u> – to include: new landscaping in the Primary, Secondary, and Tertiary AVCs; a brick patio, wooden garden beds, bench in the Tertiary AVC; and 6-foot high perimeter privacy fencing in the Secondary and Tertiary AVCs.

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

<u>Guidelines for Utilities</u> 2.3.1, 2.3.2 <u>Guidelines for Landscaping</u> 2.4.3, 2.4.4, 2.4.7 <u>Guidelines for Fences and Garden Walls</u> 2.5.1 to 2.5.3, 2.5.5 <u>Guidelines for Wood</u>

5.2.2

Guidelines for Paint 5.4.2, 5.4.3

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

- 1. The project is site work within the Primary, Secondary, and Tertiary AVCs;
- 2. The subject property is a modern infill construction;
- 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: new landscaping in the Primary, Secondary, and Tertiary AVCs; a brick patio, wooden garden beds, bench in the Tertiary AVC; and 6-foot high perimeter privacy fencing in the Secondary and Tertiary AVCs, citing the aforementioned guidelines.

404 Avenue A

 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-guidlines/

Type of Project: Exterior Alteration Addition Infill Site Work Other

I. Applicant/Owner Informat	ion:		
Property Address (Include year I	ouilt, if known): 404 AV	enue A	(1906)
Property Owner Name(s):	Owner Mailing Address:	Phone #'s:	Email:
Tim Thompson	404 Ave A New Bern	633-1160	ettnbern Egmail.
Applicant Name (if different):	Applicant Mailing Address:	Phone #'s:	Email:
Access to the diversity of the			the second se

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) - Replace metal pre-hung front door w/ appropriate wooddoor. - Replace porch columns w/ appropriate rolumns. - Reinstall porch railing w/ handrail <u>Continued on additional sheet or attached brochure</u> 2. Reference the specific Guideline(s) in the "Historic District Guidelines" which you believe apply to this project: (page and guideline number): 4.4.1, 4.4.2, 4.4.4, 4.7.1, 4.7.3, 6.1.5 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). Sop attached document Continued on additional sheet or attached brochure

CoA App 071515.doc

III. Add	itional 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)
X	Photographs of the building and location where the proposed work will be completed
Ø	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)
X	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.
	e Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if I 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:

X I am the owner of the Property, or

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

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

Signature of Applicant/Owner

03MAY 2020

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.

CoA App 071515.doc

Proposed Modifications to 404 Avenue A

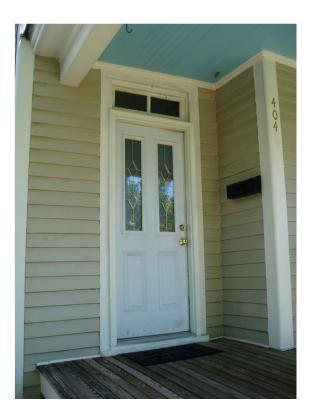


Current Status

404 Avenue A is listed in the Riverside Historic District survey as the Griffin-Crabtree House. It was built in 1906 along with its adjacent sister house, making them two of the older structures in Riverside. They are typical shotgun side hall layout that is prevalent throughout New Bern's historic districts.

The current owner purchased the house in 2005. The pre-hung metal front door and the square pressure treated square wood columns were already in installed. Front porch railing and balustrade were removed in 2005 in order to replace front porch decking.

Existing pre-hung metal front door is 32 inches wide.



The existing porch columns consist of three 6x6 pressure treated timbers with no detailing.



Proposed New Front Door

The new front door will be made of cypress and stained a dark walnut color. The door will be modeled after the original door on the sister house at 406 Avenue A. The original door opening will be maintained at 34 inches wide and approximately 84 inches high. Original door framing exists behind the current pre-hung door frame and it will be maintained.

Proposed door configuration. One horizontal panel and two vertical panels.



Door at sister house 406 Avenue A. Believed to be the original door.



Door hardware will be an egg and dart pattern which is prevalent for existing interior door hardware.



A screen door of similar material and finish will also be installed.

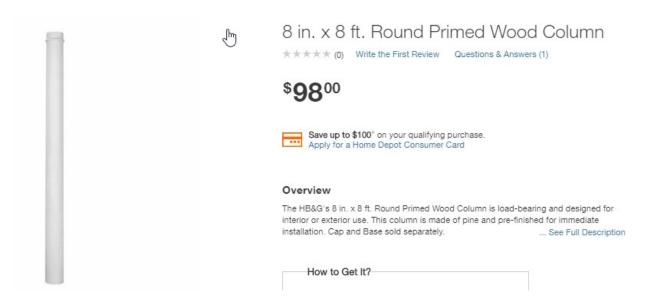


Proposed Columns and Bases

Columns and bases will be similar in appearance to those on the sister house at 406 Avenue A.



Proposed columns and bases are primed wood.





Proposed Railings and Balustrade

The top rail will consist of salvaged handrail from a demolished house in New Bern. The wood is walnut or mahogany. Dimension is approximately 3 inches wide and 2 inches thick . Spindles will be 1-1/2 inch square. The bottom rail will be pressure treated lumber with a slight taper on outside edges.

Overall appearance will be similar to sister house at 406 Avenue A.



Certificate of Appropriateness Staff Report

HPC Design Review Meeting - May 2020

Applicant:Tim ThompsonApplicant Address:404 Avenue A, New Bern, NC 28560Project Address:404 Avenue A, New Bern, NC 28560Historic Property Name:Griffin-Crabtree Rental HouseStatus:Contributing:XNon-contributing:Vacant:

NR Inventory Description (1987): (c. 1906) Deed records suggest that this two-story, frame, side-hall-plan house and its adjacent twin [406] were built as rental property by R. J. and Madie Griffin, who sold them in 1911 to John Crabtree, builder of several other houses on Avenue A. The triple-pile dwelling is covered by a pedimented gable roof of standing seam tin and has a slightly projecting, pedimented, two-story front bay. A one-story porch with square-in-section classical posts and a brick lattice foundation shelters the first floor of the two-bay facade. An interior end chimney is located on the northeast elevation, and windows are two over two sash, except for the larger one over one on the facade's first floor. The recessed one-story porch in the northwest rear corner has been enclosed.

<u>404 Avenue A</u> – to include: replacing the square pressure treated wood columns and caps with new round wooden columns, caps, and bases; replacing the metal pre-hung front door with a wood door with an upper glass panel and a wood screen door; and new porch railing; all in the Primary AVC.

Background Info.

The Riverside Historic District was adopted as a local (i.e. HPC) historic district in August 2004.

The porch railing was removed in 2005 when the porch flooring was replaced.

Staff is unaware of any historic photos of this building. It is unclear if the "square-in-section classical posts" mentioned in the NR Inventory were original or not. The current posts are not in any way "classical" but they are square-in-section. The NR Inventory description for the "twin" at 406 Avenue A is almost word-for-word identical to the description of this house except 406 had in 1987, and still has, round "Tuscan" columns, similar to the ones proposed.

Possibly among others, the following Historic District Guidelines can be taken into consideration for this application:

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.

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.

Certificate of Appropriateness Staff Report

HPC Design Review Meeting - May 2020

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

Guidelines for Windows, Doors and Openings

- 4.3.1 Adhere to Guidelines for retention of historic fabric when altering window, door and opening components.
- 4.3.6 Install storm windows and storm doors that do not obscure architectural detailing and trim. Proportion storm window sashes to align with window sashes. Proportion storm door stiles and rails to align with door stiles and rails.

4.4 Entrances

Project Planning Considerations

... "It is inappropriate to use stock entrance doors, porch railings, and other ornaments that do not proportionally relate to the building. Modern porch balusters convey a different visual appearance because they are generally taller and thinner. Center balusters between the rails, and space them about 3 inches apart to increase the visual weight. ... In addition, it is not appropriate to replace wooden porch supports and railing with iron supports and railing."

Guidelines for Entrances

- 4.4.1 Adhere to Guidelines for retention of historic fabric when altering entrance components.
- 4.4.2 Reconstruct entrances and porches based on documentary evidence of the original configuration. Add architectural ornamentation when there is historical evidence of such features.
- 4.4.4 Provide entrance doors, porch railings, and other ornaments that proportionally relate to the building. Appropriate porch balustrades often convey a heavier visual appearance.

Guidelines for Wood

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.

Guidelines for Paint

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

HPC Comments 5/8/2020

Cox: OK

Certificate of Appropriateness Staff Report

HPC Design Review Meeting - May 2020

Eure: The proposed modifications appear to be congruous with historic district guidelines. No exception taken to coordinating the round column with the adjoining property in lieu of providing a square column as suggested by the nomination letter.

The applicant is commended for repurposing historic fabric to create an appropriate weight and appearance for the door and balustrades. Consider mid span baluster support between columns. Will balustrades continue down steps? If so, we suggest details of column connection or newel post be provided.

Bisbee:

Brake: Looks good.

Broadway:

Evans: The change of the door is fine with me and bringing back the railings that were removed in 2005 is fine too. The square posts I would keep.

Klotz:

Sheridan: I'm good with the door replacement.

Woods: I'm good with it

HPC Comments 5/11/2020

Cox: [My] comments are [unchanged].

Eure:

Bisbee: Ok. The square columns being replaced are not very old given the hardware used on the bases. I think it is more likely that the round columns on 406 are the originals.

Brake: Looks good but agree with Tripp concerning seeing more detail.

Broadway:

Evans: Slight change - I see no problem with round posts.

Klotz: I see no issues with this application.

Sheridan:

Woods: No new or changed comments.



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:	404 Avenue A - replace porch
	columns, tront door, and add
	new porch railing.

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

Zoning District: 2 - 105
Required Setbacks (primary structure): Front KA
Accessory Setbacks: From Nearest Structure
Maximum Lot Coverage for proposed use:
Maximum Height of Structure: 45'
Required Site Improvements: Landscaping N/A Buffer Parking 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_

W. Lli' 5 15,20

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

The proposed project $Will \times Will Not$ require a building permit(s).

Comments:

_Chief Building Inspector

Certificate of Appropriateness Findings & Recommendations

HPC Regular Meeting - May 2020

Applicant:Tim ThompsonApplicant Address:404 Avenue A, New Bern, NC 28560Project Address:404 Avenue A, New Bern, NC 28560Historic Property Name:Griffin-Crabtree Rental HouseStatus:Contributing:XNon-contributing:Vacant:

NR Inventory Description (1987): (c. 1906) Deed records suggest that this two-story, frame, side-hall-plan house and its adjacent twin [406] were built as rental property by R. J. and Madie Griffin, who sold them in 1911 to John Crabtree, builder of several other houses on Avenue A. The triple-pile dwelling is covered by a pedimented gable roof of standing seam tin and has a slightly projecting, pedimented, two-story front bay. A one-story porch with square-in-section classical posts and a brick lattice foundation shelters the first floor of the two-bay facade. An interior end chimney is located on the northeast elevation, and windows are two over two sash, except for the larger one over one on the facade's first floor. The recessed one-story porch in the northwest rear corner has been enclosed.

<u>404 Avenue A</u> – to include: replacing the square pressure treated wood columns and caps with new round wooden columns, caps, and bases; replacing the metal pre-hung front door with a wood door with an upper glass panel and a wood screen door; and new porch railing; all in the Primary AVC.

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

Design Principles

3.1.1, 3.1.2

Guidelines for Modifications 3.2.1, 3.2.2, 3.2.4, 3.2.5

Guidelines for Windows, Doors and Openings

4.3.1, 4.3.6

4.4 Entrances Project Planning Considerations

... "It is inappropriate to use stock entrance doors, porch railings, and other ornaments that do not proportionally relate to the building. Modern porch balusters convey a different visual appearance because they are generally taller and thinner. Center balusters between the rails, and space them about 3 inches apart to increase the visual weight. ... In addition, it is not appropriate to replace wooden porch supports and railing with iron supports and railing."

Guidelines for Entrances

4.4.1, 4.4.2, 4.4.4

Guidelines for Wood

5.2.2

Guidelines for Paint

5.4.2, 5.4.3

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

1. The project is site work within the Primary, Secondary, and Tertiary AVCs;

Certificate of Appropriateness Findings & Recommendations

HPC Regular Meeting - May 2020

- 2. The proposed design, components, and materials meet the requirements of the Guidelines;
- 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

Staff recommends the Commission approve this application to include: replacing the square pressure treated wood columns and caps with new round wooden columns, caps, and bases; replacing the metal pre-hung front door with a wood door with an upper glass panel and a wood screen door; and new porch railing; all in the Primary AVC, citing the aforementioned guidelines.

- 8. <u>Consideration of Issuing COAs for Applications Approved</u> on May 20, 2020
- 9. <u>General Public Comments</u> any comments submitted?
- 10. HPC Administrator's Report
 - A. Report on Application for CLG grant funding from the State HPO - to conduct a preservation plan/ building study for the King Solomon Lodge.
 - B. Other Items and Updates
- <u>Demolition By Neglect Committee Updates</u>
 A. Report by Committee
- 12. <u>New Business</u> A. Future Changes to the uidelines
- 13. Old Business: None
- 14. Adjourn