

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

TO: New Bern Historic Preservation Commission

FROM: Matt Schelly, AICP, City Planner

DATE: June 9, 2020

RE: Regular Meeting, 5:30 PM, Wednesday, June 17, 2020, in the Courtroom,

Second Floor, City Hall, 303 Pollock St.

REGULAR MEETING AGENDA – 5:30 PM

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

Applications:

- **A.** 419 Metcalf St. to include installation and screening of a mechanical unit in the Primary AVC.
- **B.** <u>201 Eden St.</u> to include construction of a new pump station at the rear and side of a vacant lot.
- C. 520 New St. to include a landscaping plan in the Primary and Secondary AVCs.
- **D.** <u>206 Craven St.</u> to include replacing an existing pair of doors with a new door along an alley on the Secondary AVC.
- **E.** 704 E. Front St. to include elevating the existing house on a new brick lattice foundation, add new front steps and rear steps, and landscaping around the foundation.

^{*}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. Demolition By Neglect Committee Updates
 - A. Report by Committee
- 6. Guidelines Update Committee
 - A. Report by Committee
- 7. Old Business: None
- 8. New Business
 - A. Proposed Changes to the Guidelines
 - B. Proposed Change to the Minor Works List
- 9. HPC Administrator's Report
 - A. Report on COAs Issued Since Prior Regular Meeting

MAJORS:

613 Broad St.: complete re-landscaping, fencing, lighting

100 E. Front St. (Union Point Park): replacing the stage

715 E Front St.: elevating the interior of the house.

520 New St.: replace chain link fence with a wood fence and brick pier

518 Metcalf St.: replace 1-story rear addition, kitchen window with doorway and brick stoop

618 Craven St.: elevating the house, new brick front steps, new wood side steps

712 New St.: new porch railing

516 Metcalf St.: remove shutters

229 E. Front St.: replace balcony flooring

215 E. Front St.: cover wood fascia with metal

717 E. Front St.: new landscape plan

404 Avenue A: front door, columns, railing

MINORS:

1221 N. Craven St. – gutters

520 Metcalf St. - rear door

B. Other Items and Updates

10. Adjourn

FEE SCHEDULE (office use only)

[]\$22 []\$107

Standard Application (minor) 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 C			as Historia District Cuidalines
_	istrict Guidelines: Historic Preserva Exterior Alteration Additio		Site Work Other
Type of Project. 🔛	Exterior Alteration - Lauditio		Site Work Liberia
I. Applicant/Owner Informat	ion:		
Property Address (Include year 419 Metcalf Street Built in 177			
Property Owner Name(s):	Owner Mailing Address:	Phone #s:	Email:
Chris Mcgrath Cher Durham	419 Metcalf Street	919-614-7121	cpmgrath803@gmail.com
Applicant Name (if different):	Applicant Mailing Address:	Phone #s:	Email:
II. Project Information: (See '	'CoA Instructions" & " Historic Gui	delines" for help in	completing this section)
Provide a detailed description Mini split installation and cover splits will efficiently cool and here condenser units are screen at the street side due to the rocal description.	ring of line sets on the exterio eat the house with minimal di ened from street visibility. The	or of the house. sruption to the e	The mini exterior appearance.
		Continued o	on additional sheet or attached brochure 🗌
2. Reference the specific Guide		uidelines" which	you believe apply to this
project: (only need the guidelin	e numbers): 2.3.1, 2.3.2		
		Continued o	n additional sheet or attached brochure
3. Provide a detailed descriptio	1		exture, etc.):
Reference the specific Guidelines in the	e Historic District Guidelines for the pro	oposed material(s).	Vinyl, line set covers Please see attached. Plants to screen the condenser unit
,		Continued o	n additional sheet or attached brochure 😡

III. Add	litional Inf	formation Provi	ded: (See "CoA Instruction	ns" for more detail)	
Plan(s) o	f Work, with	h: (please check all	of those which are included	with this application)	
	Site plan (with annotated not	es showing existing site and	requested work)	
X	Photograp	ohs of the building a	nd location where the prop	osed work will be completed	
\Box	Annotated	d notes or photos of	f materials to be used (samp	les may also be submitted)	
	Floor plan	with dimensions (f	or additions)		
	Elevations	with dimensions (f	or exterior additions or rend	ovations)	
	Supporting	g materials (brochu	res, photos of similar New B	ern projects, estimates, etc.)
	Letter from	m owner acknowled	lging this application, in the	case of submission by an ap	plicant or lessee.
Please se addition	ee Developr al informati	ment Services Staff on will be required	(Staff) prior to submittal for before consideration at a Hi	initial review of the applicat storic Preservation Commiss	ion and advisement if ion hearing.
	ead the follost to their		s. Your signature below	acknowledges that you h	ave read the statements
Check on	ne: 🔽	I am the owner o	of the Property, <u>or</u>		
		am acting on beh form indicating t	nalf of the owner of the properties he owner(s) consent to re	operty and have attached present them for this app	the notarized authorization dication.
♦ Iun	derstand t	hat submittal of t	his application does not c	onstitute approval of prop	oosed alterations.
♦ I un Con	derstand t nmission (I	hat the approval of the HPC) does not cor	of this application by City estitute approval of other	Staff or the New Bern His federal, state, or local per	toric Preservation mit applications.
				end the Hearing of this A ent and all applicable fee	
				Guidelines" in preparing th	
of N app con allo	New Bern's proved by F providitions. I u wed chang	local historic dist IPC or Staff, I agre Inderstand that I ages ges specified in the	ricts and that it represent ee to implement all chang Im responsible for contac e approved CoA.	ate of Appropriateness (C s a part of New Bern's his es as specified in the appr ting Staff if I have any que	toric fabric. If a CoA is oved CoA, including any estions regarding the
			ved alterations are enforc noval or through the CoA	eable as a violation of Cit process.	y Ordinance and must be
♦ I aff	firm that a	ll the information	included in this application	on is true to the best of m	y knowledge.
♦ I un	nderstand t	that incomplete a	oplications cannot be con	sidered.	
	A	5/Ch	e A. Juham.	5/26/2020	
Signatur	e of Appli	cant/Owner		Date	

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

To Whom It May Concern:

The mini-split HVAC systems installed at 419 Metcalf street, New Bern have the following line set limitations set by the manufacturer.

The 9,000 BTU capacity units cooling and heating the upstairs and downstairs bedrooms have a minimum copper line length guideline of 10 feet. The maximum line set length is 50 feet. The length from side of the house to the other condenser unit on the back of the house is 65

feet.

The length from the front of the house to the side condenser unit is 70 feet.

The structural layout of the rooms dictated the placement of the indoor units and therefore the line sets that extend out of the interior.

This necessitated the placement of the condenser unit on the front of the house behind the bushes.

The placement of this unit within the limitations of the manufacturer guidelines was also made due to the ability to completely screen it from view with the strategic placement of natural bushes that are evergreen.

Thank you.

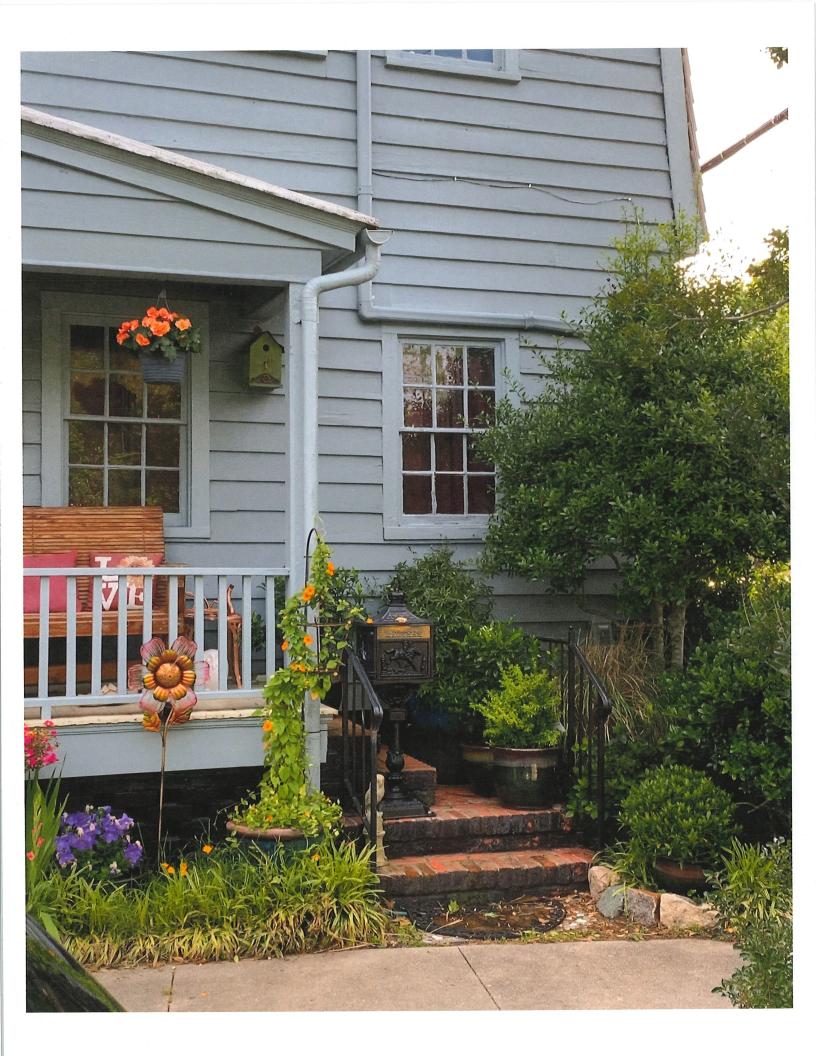
Daniel J. Cushine
HVAC Contractor

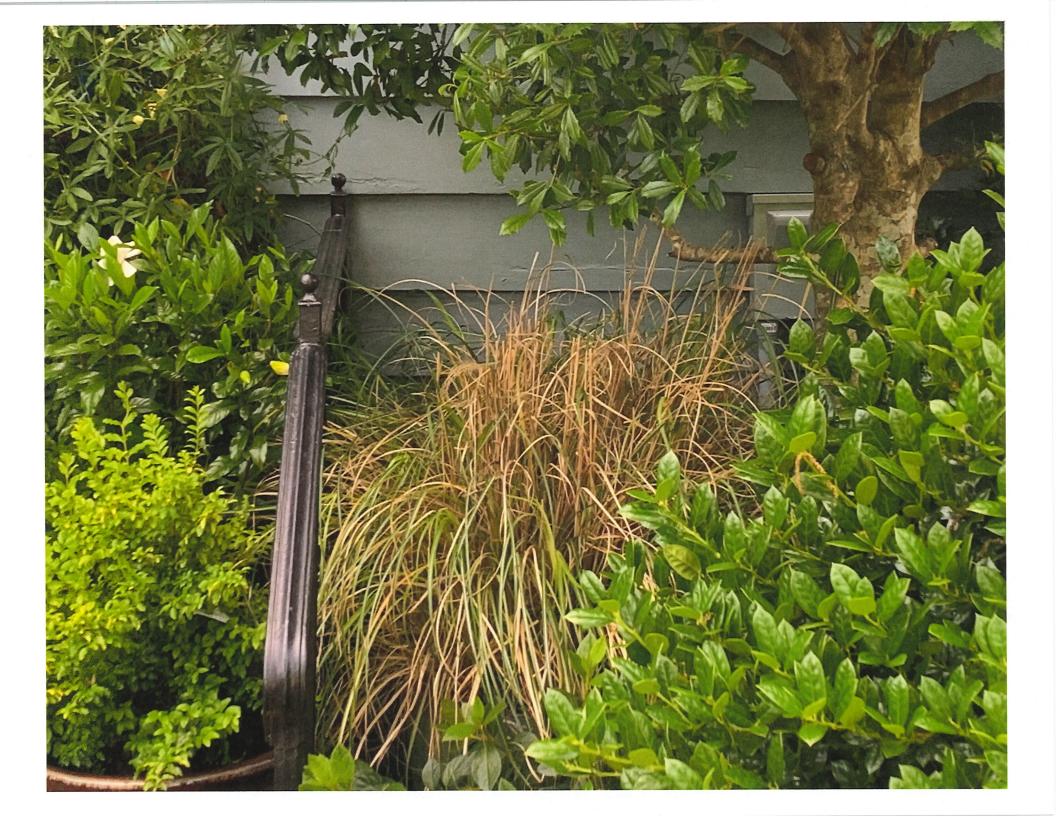
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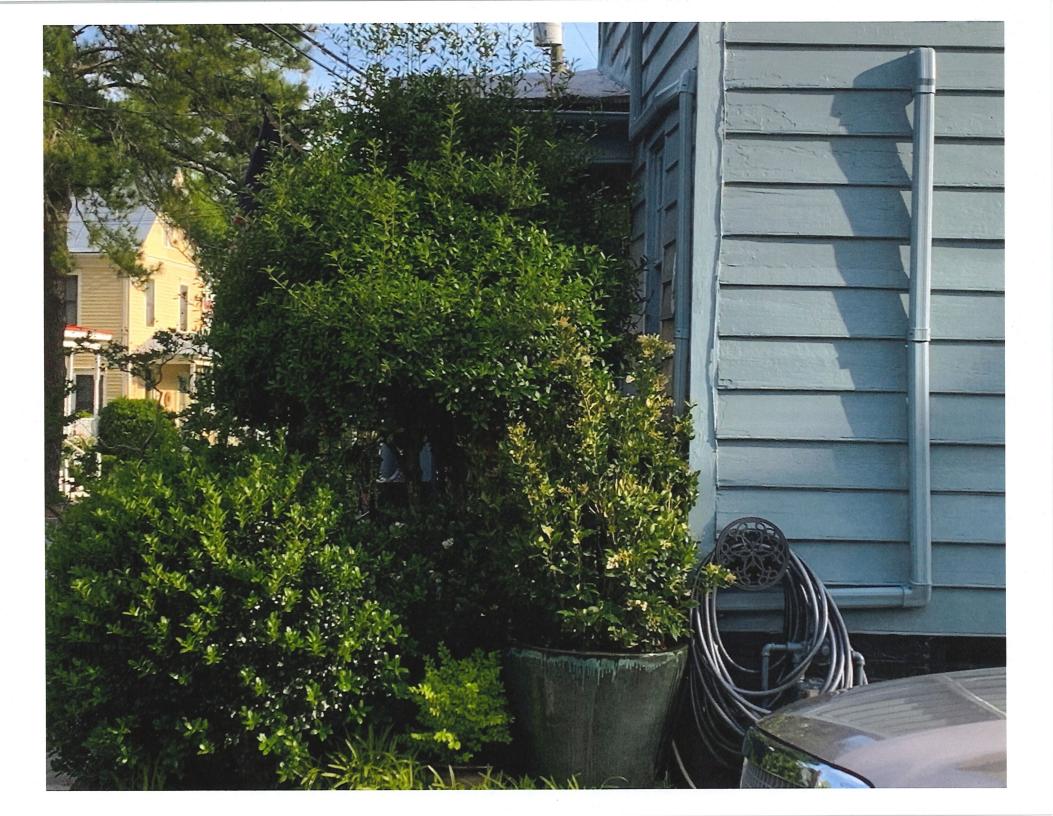
Chris Mcgrath

Homeowner

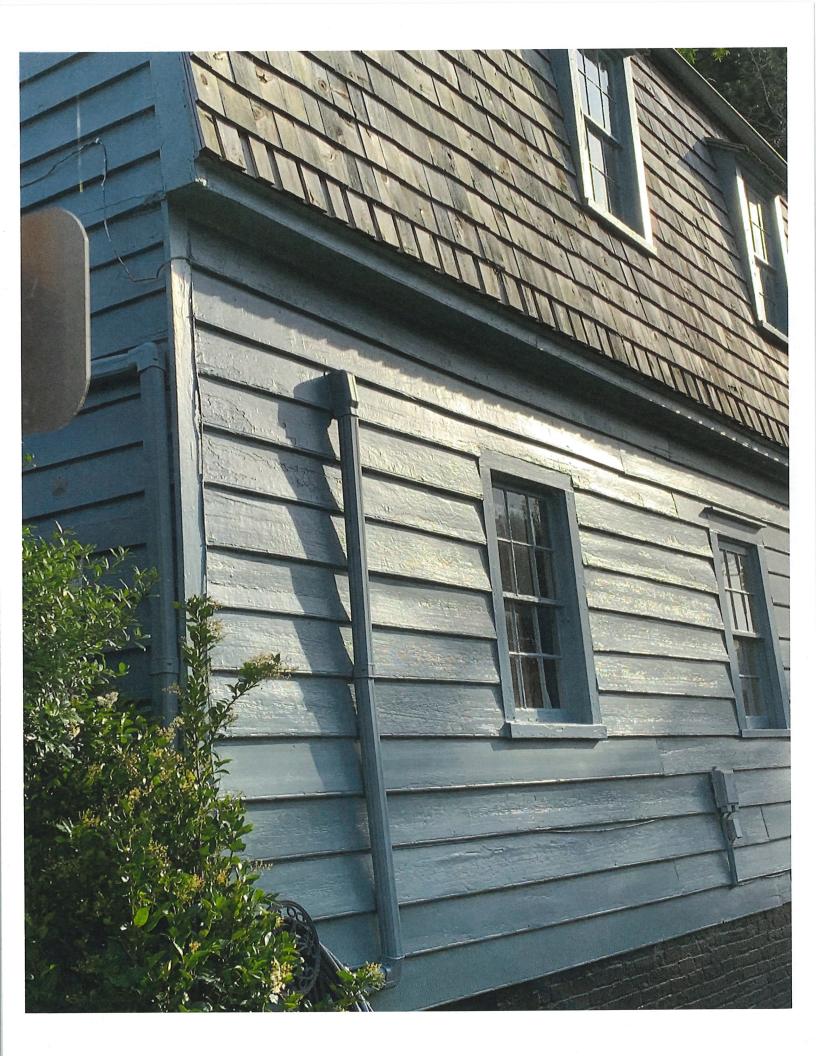
919-614-7121













419 Metcalf
Staff photos taken 2020-04-27: HVAC Unit Situation Investigation











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: 419 Metcalf St installation & screening of a mechanical unit in the front yard.
front yard.
Zoning Administrator please review the application and fill out all applicable items Zoning District: R-8 Required Setbacks (primary structure): Front Sim. Side 5 Rear 6 Accessory Setbacks: From Nearest Structure 8 Side 3 Rear 3
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 <pre>Meets_X Does Not Meet the requirements of the Land Use Ordinance.</pre> Comments:
Zoning Administrator JLM. C. 6 11212020
The proposed project Will X Will Notrequire a building permit(s). Comments:
Chief Building Inspector Latt 12 6 112 120

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Applicant: Chris McGrath & Cher Durham

Applicant Address: 419 Metcalf St., New Bern, NC 28560 **Project Address:** 419 Metcalf St., New Bern, NC 28560

Historic Property Name: Clark-Welsh House

Status: Contributing: X Non-contributing: Vacant:

NR Inventory Description (2003): (c. 1800) Two stories with steep gambrel roof; two bays wide, three bays deep; entrance in left front bay; one-story, gable-end wing on north side of main block abuts exterior end chimney.

Sandbeck Description (1988): The Clark House, 419 Metcalf St., ca. 1800.

The Clark house is distinguished from New Bern's other surviving vernacular gambrel-roofed dwellings by its uncommon plan, diminutive scale, and extremely vertical roofline.

The charming original configuration of the house is still discernable beneath the twentieth-century additions of a small room on the south slope of the gambrel, and a front portico. The single-pile structure, covered with both beaded and plain weatherboards, has six-over-six Sash, and at the west end a large exterior chimney, the latter recently rebuilt. Most of the windows and dormers are [a]symmetrically positioned, reflecting the irregular plan within. Extending to the west is a one-story gable-roofed addition dating from the second half of the nineteenth century. The one-story shed-roofed passage along the south side is enigmatic; it is most likely either an original porch which was later enclosed, or an original enclosed area intended to provide the necessary covered circulation between the first floor rooms and the stair which rises from a doorway opening onto the passage. The location of the one-story rear wing and the presence of a fireplace for that room in the main chimney suggest that this wing may have replaced an original one-story shed kitchen in that location, much like the arrangement seen at the Osgood Cottage.

419 Metcalf St. – to include installation and screening of a mechanical unit in the Primary AVC. This is an after-the-fact application.

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.
- 2.3.2 Paint equipment and exposed utilities to compliment mounting surfaces and reduce their visibility.

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.

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 AVC;

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- 2. The proposed design, components, and materials do not 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, as it exists, is incongruous with the Guidelines.

MOTION

Staff recommends the Commission approve, with conditions, this application to include: installation and screening of a mechanical unit in the Primary AVC, citing the aforementioned guidelines. The conditions for approval that we recommend are:

- 1) ensure current and subsequent owners will maintain full screening of the HVAC unit, and submit such documentation to the HPC Administrator,
- 2) relocate the line sets to minimize visual impact on the structure, and
- 3) both of the aforementioned recommendations are to be achieved within 6 months of this meeting.

If the applicants are not agreeable to these conditions, we recommend denial of the application and the applicant will need to obtain an appropriate CoA by moving the HVAC unit to a compliant location and locating the line sets as approved by the HPC at that time.

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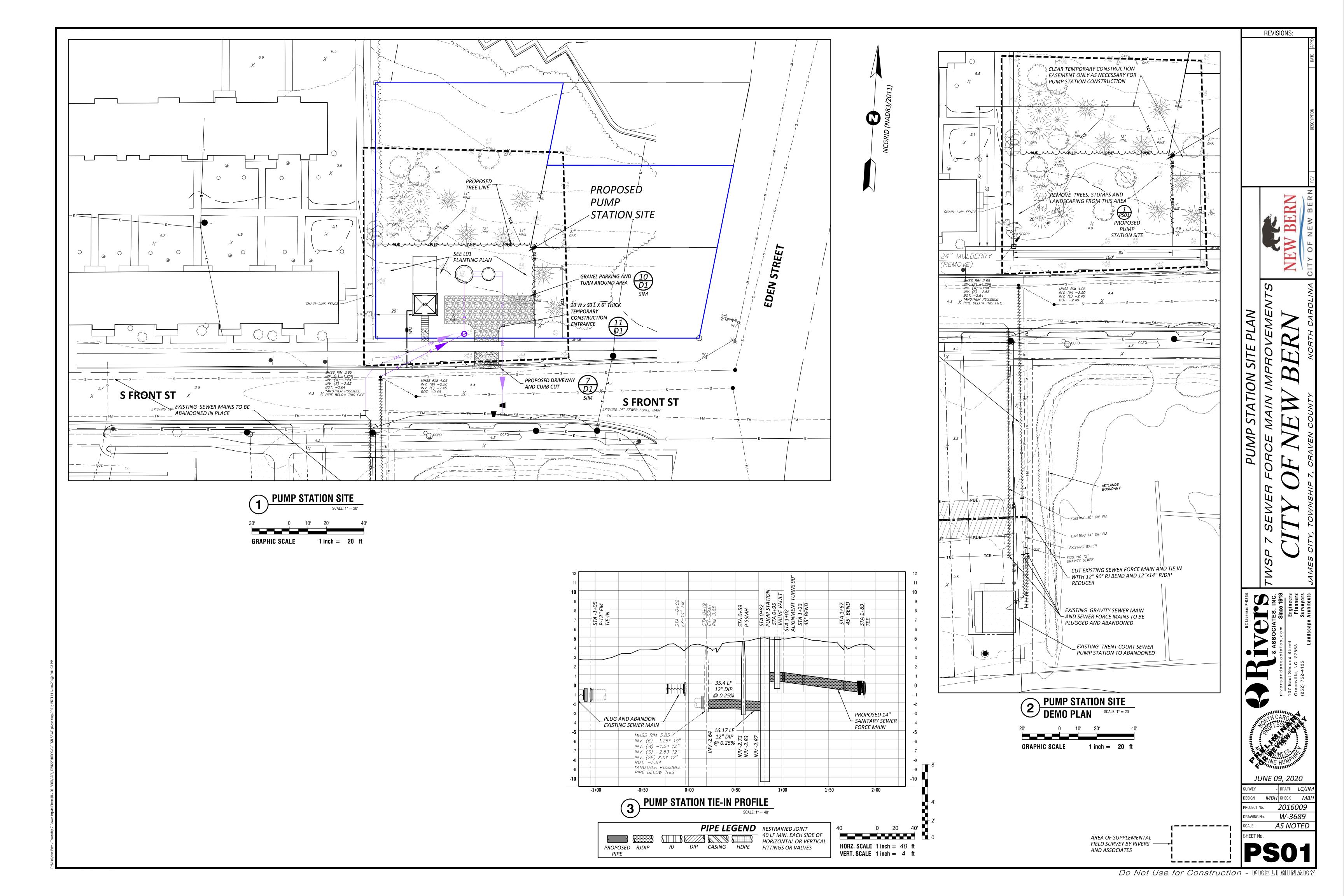
- For the CoA Instructions: Document Center, Alphabetical Listing, Certificate of Appropriateness Instructions for COA application
- For the Historic District Guidelines: Historic Preservation, HPC Guidelines, Historic District Guidelines

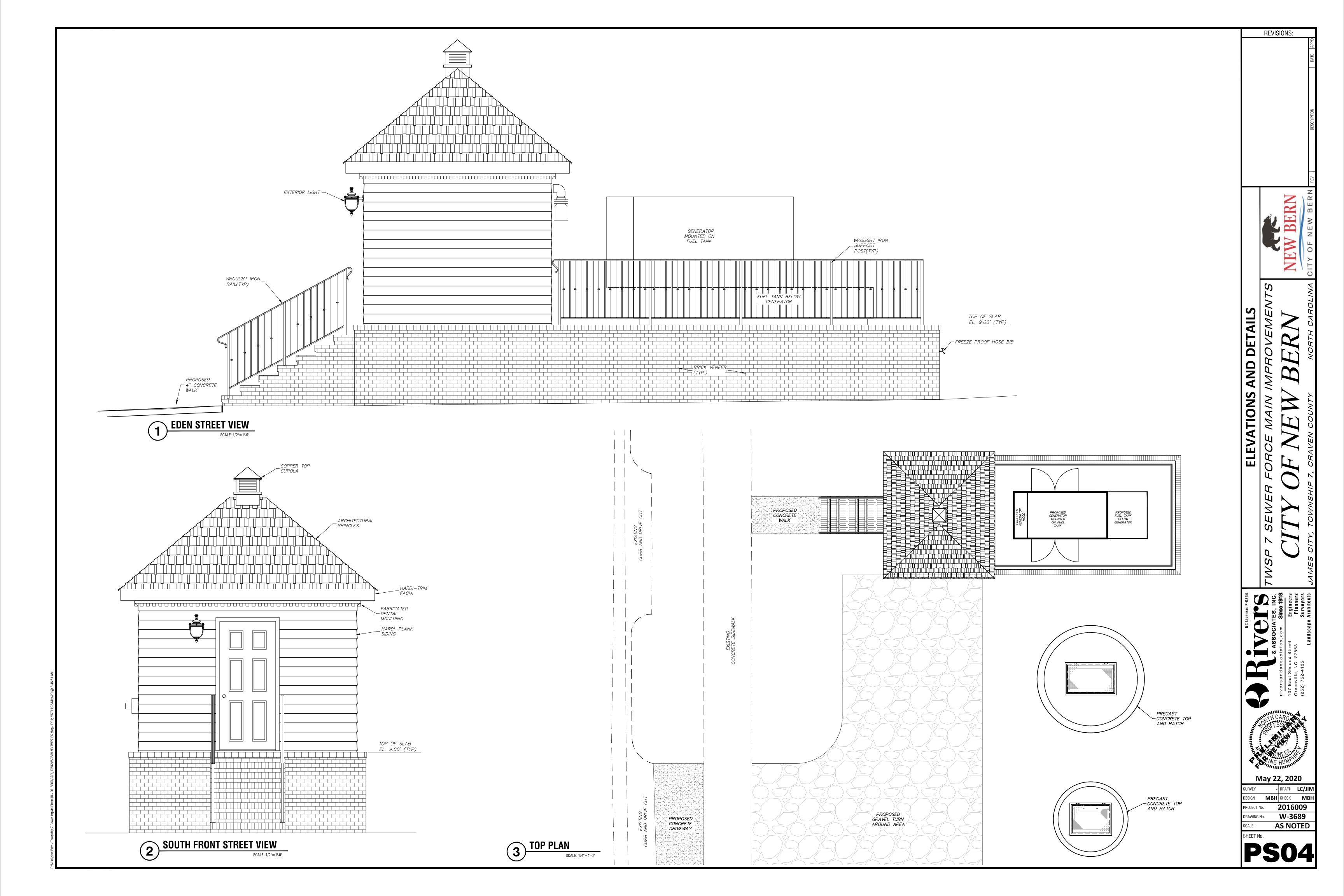
Type of Project: \Box	Exterior Alteration Addition	on □Infill □	Site Work Other
I. Applicant/Owner Informat	ion:		
Property Address (Include year k 201 Eden Street	ouilt, if known):		
Property Owner Name(s):	Owner Mailing Address:	Phone #s:	Email:
State of North Carolina	116 W Jones St., Raleigh, NC 27603		\ \
Applicant Name (if different):	Applicant Mailing Address:	Phone #s:	Email:
City of New Bern	P.O. Box 1129, New Bern, NC 28563	252-639-7527	hughesj@newbernnc.gov
		a.	
II. Project Information: (See "			
1. Provide a detailed description	n of work to be conducted on si	te: (Attach additi	onal sheets if needed)
The proposed project evolves the construction of new sanitary sewer pump station to replace an existing station, which is located across Front Street on the bank of Lawson Creek. The proposed pump station will be located within a 50'x50' easement area in the SW corner of the property owned by the State of NC, at 201 Eden Street. The majority of the pump station structure and equipment will be below grade. The portions that will be above grade include the station control panel and backup generator, which are to be enclosed in a structure design to resemble a colonial smoke house.			
			n additional sheet or attached brochure \Box
2. Reference the specific Guidel project: (only need the guideline		uidelines" which y	you believe apply to this
Section 2.1.1, 2.2.2, 2.4, 2.6, 3	3.4, 5.5		
,		Continued or	a additional sheet or attached brochure
3. Provide a detailed description Reference the specific Guidelines in the			xture, etc.):
Brick-faced foundation, painte railings.	ed "Hardie Board" siding, aspl	halt architectura	al shingles, wrought iron
		Continued or	additional sheet or attached brochure \Box

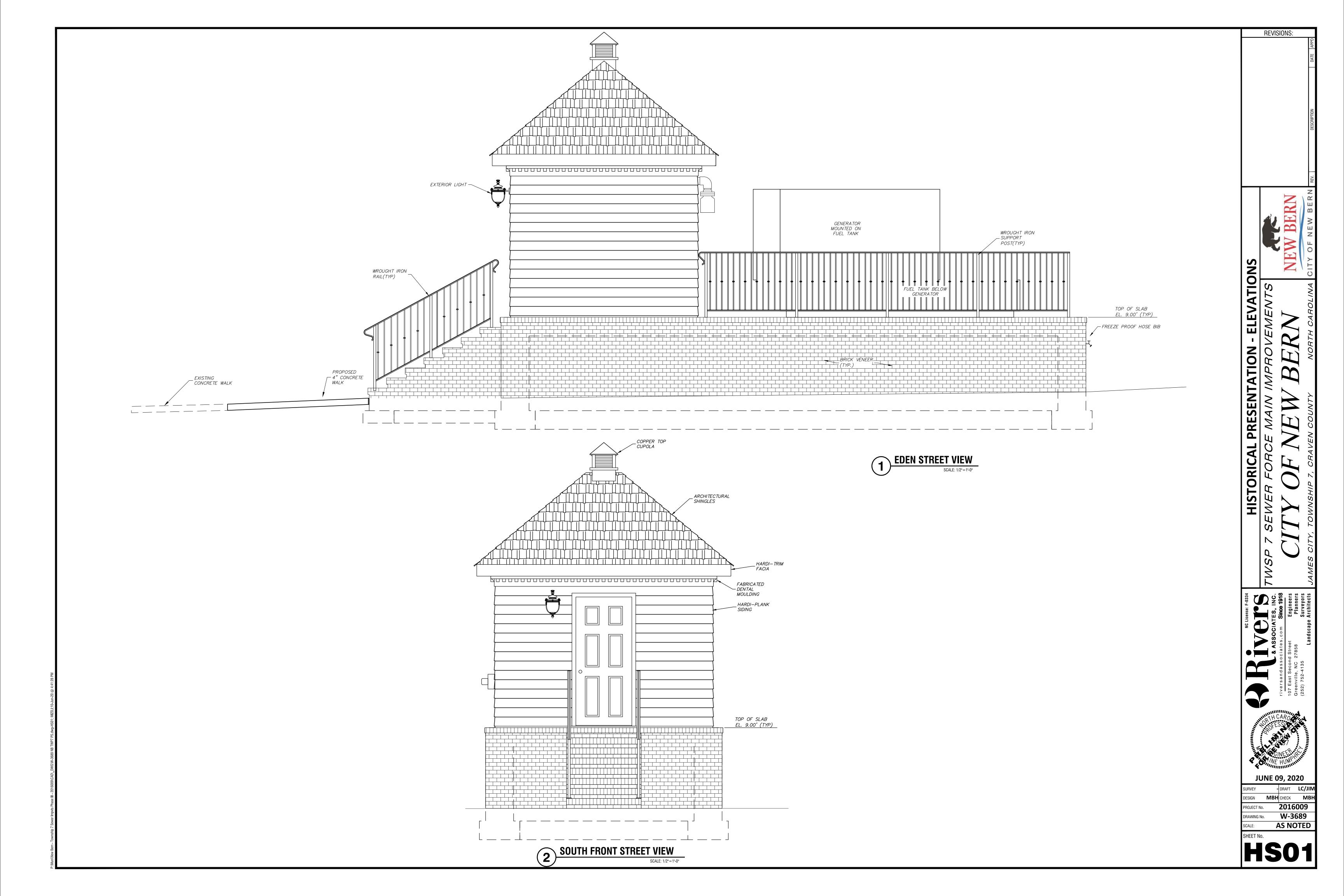
	Additional Information Provided: (See "CoA Instructions" for more detail)
Pl	n(s) of Work, with: (please check all of those which are included with this application)
	Site plan (with annotated notes showing existing site and requested work)
	Photographs of the building and location where the proposed work will be completed
	Annotated notes or photos of materials to be used (samples may also be submitted)
	Floor plan with dimensions (for additions)
	Elevations with dimensions (for exterior additions or renovations)
	Supporting materials (brochures, photos of similar New Bern projects, estimates, etc.)
	Letter from owner acknowledging this application, in the case of submission by an applicant or lessee.
	ase see Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if litional information will be required before consideration at a Historic Preservation Commission hearing.
ınc	se read the following statements. Your signature below acknowledges that you have read the statements attest to their accuracy: ck 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.
	the first term of the state of
•	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.
>	

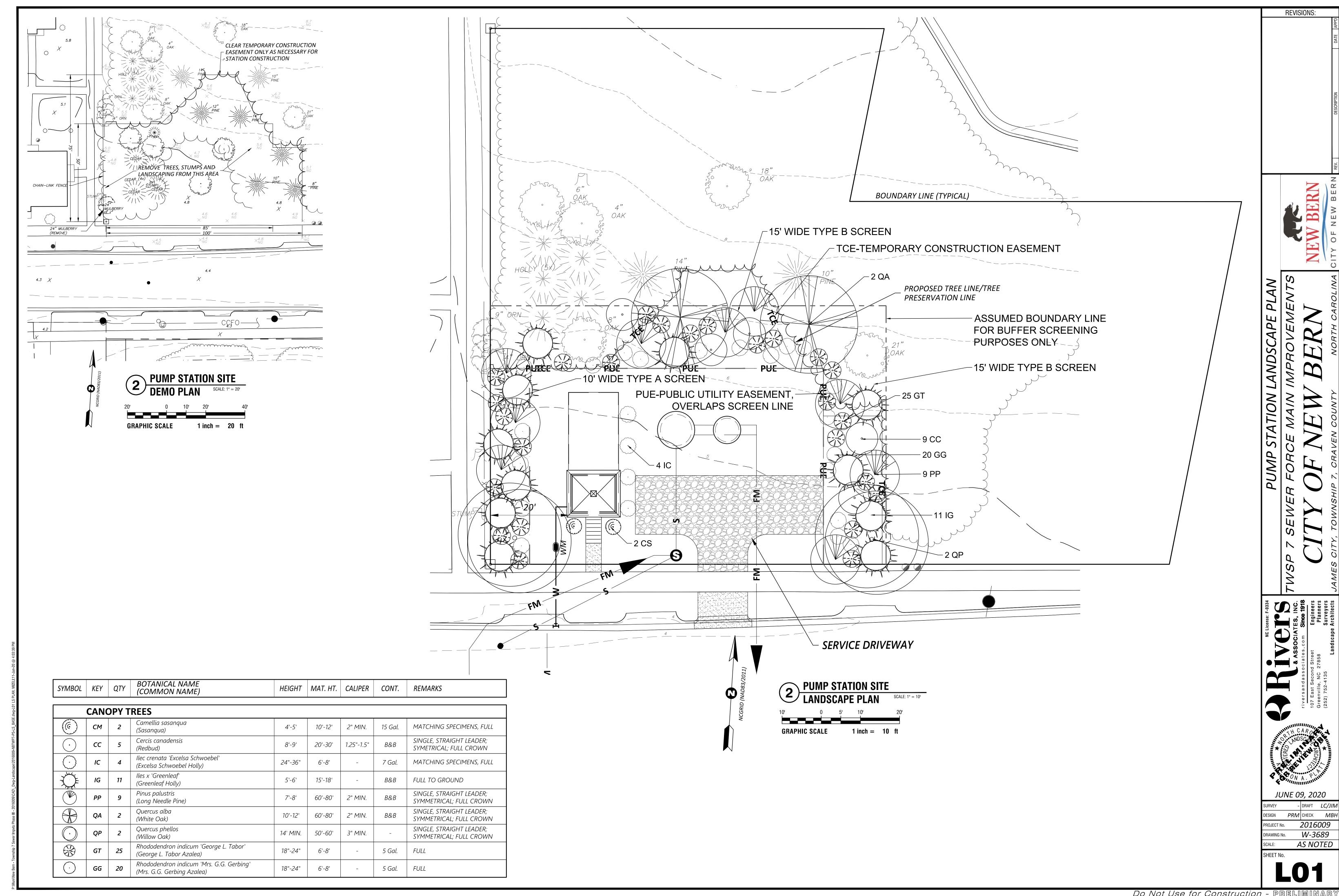
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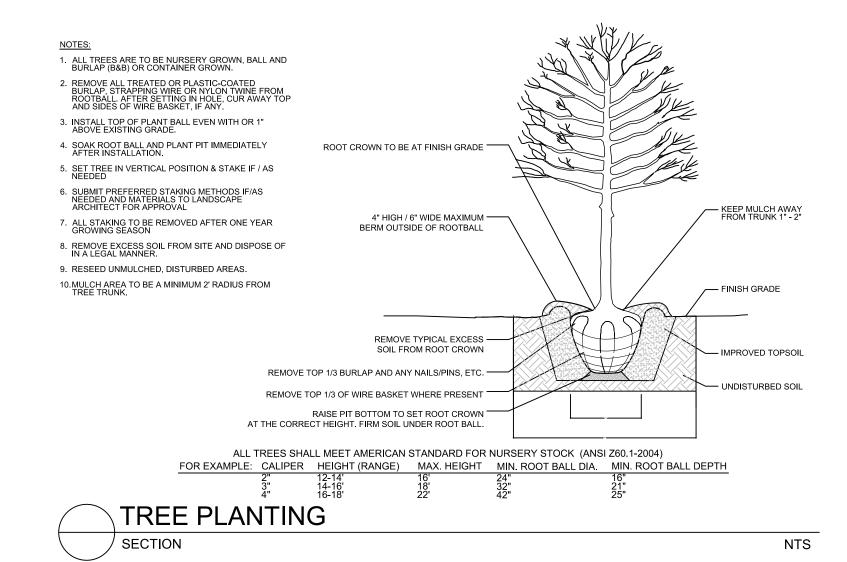
Signature of Applicant/Owner



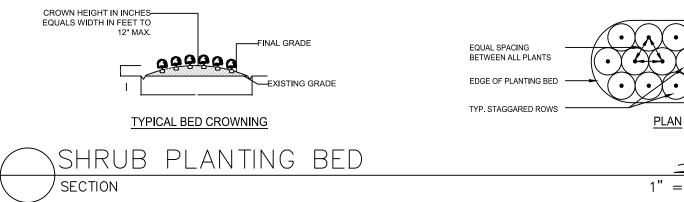


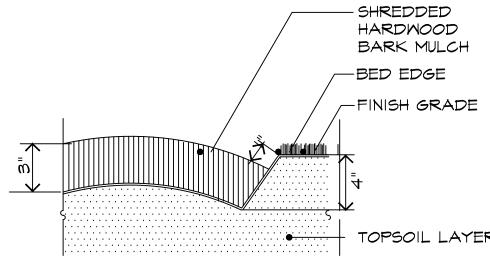






NOTES: 1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT 2. INSTALL CONTAINERIZED PLANTS AT FINISHED TYP. COLLAR -3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL. 2" LAYER OF DARK BROWN -4. OMIT COLLAR AROUND EACH SHRUB WHEN DOUBLE SHREDDED HARDWOOD IRRIGATION SYSTEM IS PRESENT. KEEP 3" FROM MAIN STEM. 5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION. "V" TRENCH -AROUND ENTIRE PLANTING BED - TAMP SOIL MIX UNDER EACH PLANT BALL TO MINIMIZE SETTLEMENT EDGE OF -PLANTING BED TYPICAL PLANTING BED DETAIL







PLANTING NOTES:

- 1. ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
- 2. THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER SCHEDULE. HOWEVER, CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. IF FOUND CONDITIONS VARY FROM THIS PLAN, CONTRACTOR TO CONTACT ENGINEER AND LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
- 3. REFER TO PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.
- 4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT WATERING AND MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
- 5. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN.
- 6. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT
- 7. PLANTING SIZE DETERMINATION:
 7.1. TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE
 TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING
 EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS
 ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE
 OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE
 - 7.2. ALL PLANTS SHALL BE FRESHLY DUG OR IN GROW POTS, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL BE WELL
- ROOTED.

 8. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. IF SIGNIFICANT RELOCATIONS ARE REQUIRED, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH RELOCATIONS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY FOR PLANT MATERIALS AND STORMWATER DAMAGE.
- 9. FIELD LOCATE AND VERIFY UNDERGROUND UTILITIES LOCATIONS PRIOR TO PLANTING. FINAL TREE LOCATIONS TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES, LIGHTING AND DRIVEWAY LOCATIONS WHERE POSSIBLE. CONTACT LANDSCAPE ARCHITECT FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- 10. TREES SHALL BE STAKED WITH AN AT GRADE TREE STAKING SYSTEM. STAKING MUST BE REMOVED AS SOON AS POSSIBLE OR WITHIN ONE (1) YEAR OF PLANTING. MULCH SHALL BE APPLIED IN AN EVEN THREE INCH (3") TO TO FOUR INCH (4") LAYER AROUND THE TREE PIT IN ACCORDANCE WITH ACCEPTED PRACTICES IN THE LANDSCAPE INDUSTRY. DO NOT PLACE MULCH IN CONTACT WITH TRUNKS.
- 11. ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- 12. THE ROOT CROWN SHALL BE TWO INCHES (2") TO FOUR INCHES (4") ABOVE FINISHED GRADE (AFTER SETTLING) FOR SHRUBS AND ONE QUARTER (3) TO ONE HALF (3) THE BALL DEPTH ABOVE FINISH GRADE (AFTER SETTLING) FOR TREES.

14. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY.

- 13. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AND THE LANDSCAPE ARCHITECT AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

 15. TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY THE

CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER

SOIL ADDITIVES AS REQUIRED.

16. THE PROPERTY OWNER AND/OR LESSEE SHALL, UPON COMPLETION OF THE GUARANTEE PERIOD AND FINAL ACCEPTANCE OF THE LANDSCAPE MATERIALS, MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING PESTS,

MULCHING, PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED TREES AND SHRUBS. MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS IN ORDER TO MAINTAIN

PLANT VIGOR AND STABILITY AND TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL

- 17. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING
- 18. ALL TREES AND SHRUBS SHALL MEET THE NORMAL REQUIREMENTS FOR THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN).

THE FOLLOWING RECOMMENDED PLANTING SEASON.

- 19. MULCH SHALL BE FREE OF DEBRIS AND WOOD CHIPS. IT SHALL CONSIST OF AGED TRIPLE-SHREDDED HARDWOOD MULCH, FREE OF EXCESS TANNIC ACID OR OTHER MULCH AS SPECIFIED ON THE PLANS. SAMPLES OF MULCH SHALL BE PROVIDED FOR THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO DELIVERING THE MULCH. THE OWNER RESERVES THE RIGHT TO REJECT ANY MULCH WHICH IS CONSIDERED TO BE UNSUITABLE. ALL MULCHES SHALL BE FREE OF ANY FOREIGN MATERIALS, PIECES LARGER THAN 6 INCHES, AND/OR GREEN WOOD.
- 20. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM THE ROOT BALL. REMOVE ALL SYNTHETIC MATERIALS: BURLAP, STRAPPING CORDAGE, ETC. PRIOR TO BACKFILLING ALL PLANT MATERIALS.
- 21. NO PLANTING IDENTIFIED AS REACHING A MATURE HEIGHT OF MORE THAN TWENTY FEET (20') SHALL BE PLACED WITHIN A TRANSMISSION POWER LINE RIGHT-OF-WAY.
- 22. TREES WHICH OVERHANG THE PEDESTRIAN CIRCULATION ROUTES AT THE STREETS OR WITHIN OPEN SPACE AREAS SHALL NOT EXTEND GREATER THAN FOUR INCHES INTO THE CIRCULATION ROUTE AT A HEIGHT LESS THAN 80 INCHES ABOVE THE ADJACENT GRADE. ALL TREES SHALL BE LIMBED UP TO PROVIDE 80 INCHES OF CLEARANCE AT WALKWAYS TO MEET A.D.A REQUIREMENTS.

NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY RIVERS AND ASSOCIATES, INC.
- 2. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, AND MATERIAL OF EXISTING SITE AND VICINITY FEATURES AND UTILITIES PRIOR TO BEGINNING DEMOLITION AND CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THAT ARE FOUND BETWEEN THE EXISTING FIELD CONDITIONS AND THE SITE PLANS OR CONSTRUCTION DRAWINGS, WHENEVER THEY ARE FOUND, DURING ALL PHASES OF SITE WORK.
- 3. THE PRUNING OF SCREENING SHRUBS SHALL ALLOW FOR LATERAL GROWN OF BRANCHES SO AS TO FORM A HEDGE
- 4. ALL LANDSCAPE BEDS SHALL BE GRADED FOR POSITIVE DRAINAGE WITH NO LOW SPOTS ALLOWING WATER TO BE TRAPPED
- 5. CONTRACTOR SHALL PLANT TREES AND SHRUBS AT THE LOCATIONS DELINEATED ON THE PLANS.

EW BERN

REVISIONS:

JRN NEWIS

TY OF NEW B

Z

A SSOCIATES, INC.

associates.com Since 1918

scond Street Engineers

NC 27858 Planners

135 Surveyors

TY A FINE TO SOLUTION OF SOLUT



 JUNE 09, 2020

 SURVEY
 - DRAFT
 LC/JIM

 DESIGN
 PRM
 CHECK
 MBH

 PROJECT No.
 2016009

 DRAWING No.
 W-3689

SHEET No.

South Front Street - note two driveway cuts



From Eden St. - Structure will be at the back of this site, beyond the power pole





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: 201 Eden St new peemp 5.	tation
Application Address and Description: 201 Eden St new peamp son a vacant lot	
Zoning Administrator please review the application and fill out all applicable items	
Zoning District: C-5A	
Required Setbacks (primary structure): Front Side Rear	
Accessory Setbacks: From Nearest Structure 8' Side 3' Rear 3'	
Maximum Lot Coverage for proposed use:	
Maximum Height of Structure:	
Required Site Improvements: Landscaping Buffer 16 * A " Parking	
Other requirements:	_
I have reviewed the application for proposed alterations to this property and have determined <i>Meets Does Not Meet</i> the requirements of the Land Use Ordinance.	I that it
Comments:	
Zoning Administrator_ALM. LA	61121202
<u>Chief Building Inspector</u> please review the application and include any comments below	
The proposed project Will X Will Notrequire a building permit(s).	
Comments:	
Chief Building Inspector Mitt 13 all	6 112 12

HPC Meeting June 17, 2020

Applicant: City of New Bern/Jordan Hughes, City Engineer

Applicant Address: PO box 1129, New Bern, NC 28560 **Project Address:** 201 Eden St., New Bern, NC 28560

Historic Property Name: N/A

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

NR Inventory Description: N/A

201 Eden St. – to include construction of a new pump station at the rear and side of a vacant lot.

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

Development Pattern

2.1.1 Maintain the established development pattern for placement of infill construction. The relationship of a structure to the property boundaries should be similar to those up the street, down the street and in most cases, across the street.

Public and Open Spaces

2.2.2 Incorporate streetscape furniture and pavement treatments recommended in the New Bern Urban Design Plan when improving sidewalks and streets within the right of way. Furniture, trash receptacles, mailboxes, newspaper racks and similar elements shall be of a scale that does not detract from historic properties.

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.

Infill Construction

- 3.4.1 Maintain the relationship between building mass and open space that exists on the block or streetscape.
- 3.4.2 The predominant material of an infill building shall visually emulate the palette of materials traditionally found in the historic districts.
- 3.4.3 Use of modern materials is acceptable as a means of continuing the evolution of architecture through time. However, the use of aluminum and vinyl siding, faux brick and stone, stamped concrete and similar imitation materials is not appropriate.
- 3.4.4 Contemporary materials shall be appropriately proportioned, used in traditional ways and installed in a traditional manner.

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

- 1. The project is not a primary building and is located on a vacant lot;
- 2. The project is located in the Flood Hazard Area and is required to be built to the Required Flood Elevation.

HPC Meeting June 17, 2020

- 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 construction of a new pump station at the rear and side of a vacant lot, citing the aforementioned guidelines.

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

Other

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: $\underline{\text{http://www.newbern-nc.org/departments/development/historic-preservation/historic-preservation-guidlines/}}$

Type of Project: ☐Exterior Alteration ☐Addition ☐Infill

I. Applicant/Owner Informat	ion:		
Property Address (Include year I 520 New St. New	ouilt, if known): Dern, NC 285	60 Year I	Built: 1767
Property Owner Name(s): Barbara Bornemann	Owner Mailing Address: 520 New St. New Bern, NC	Phone #'s: (301) 788-5393	Email: Pastor bornemann ogmail. com
Applicant Name (if different): Perry Bosmajian Applicant Name: Applicant as above	Applicant Mailing Address: Same as a DOVE	Phone #'s: (301) 473-2131	Email: cpbosmajian @gmail.com
	е		
II. Project Information: (See "	CoA Instructions" & " Historic G	uidelines" for help in	completing this section)
1. Provide a detailed description Please see atta	n of work to be conducted on Ched Outline.		ional sheets if needed)
2. Reference the specific Guidel project: (page and guideline nui	ine(s) in the "Historic District mber); hed outline.	Guidelines" which	you believe apply to this
3. Provide a detailed description Reference the specific Guidelines in the Please see a thack	Historic District Guidelines for the	ies of brochures, te	n additional sheet or attached brochure exture, etc.):
		Continued or	n additional sheet or attached brochure

III. Additio	onal Information Provided: (See "CoA Instructions" for more detail)
Plan(s) of W	ork, with: (please check all of those which are included with this application)
∑ Sit	te plan (with annotated notes showing existing site and requested work)
Ø Ph	notographs of the building and location where the proposed work will be completed
☐ Ar	nnotated notes or photos of materials to be used (samples may also be submitted)
☐ Fle	oor plan with dimensions (for additions)
☐ El	evations with dimensions (for exterior additions or renovations)
☐ Su	upporting materials (brochures, photos of similar New Bern projects, estimates, etc.)
☐ Le	etter from owner acknowledging this application, in the case of submission by an applicant or lessee.
Please see Dadditional in	Development Services Staff (Staff) prior to submittal for initial review of the application and advisement if information will be required before consideration at a Historic Preservation Commission hearing.
	the following statements. Your signature below acknowledges that you have read the statements to their accuracy:
Check one:	
Cricon orier	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 under	rstand that submittal of this application does not constitute approval of proposed alterations.
♦ I under	rstand that the approval of this application by City Staff or the New Bern Historic Preservation ission (HPC) does not constitute approval of other federal, state, or local permit applications.
♦ I under	rstand that I (or my representative) will need to attend the Hearing of this Application by HPC. No ations 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.
of Nev approv condit allowe	rstand that the property referenced by this Certificate of Appropriateness (CoA) application is in one w Bern's local historic districts and that it represents a part of New Bern's historic fabric. If a CoA is wed by HPC or Staff, I agree to implement all changes as specified in the approved CoA, including any cions. I understand that I am responsible for contacting Staff if I have any questions regarding the ed changes specified in the approved CoA.
	rstand that ANY unapproved alterations are enforceable as a violation of City Ordinance and must be ht into compliance by removal or through the CoA process.
♦ I affirm	n that all the information included in this application is true to the best of my knowledge.
♦ I unde	erstand that incomplete applications cannot be considered.
Barbo	Bosma/ 5/19/2020
Ciamatura	of Applicant/Owner Date

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

Application for a Certificate of Appropriateness

I. Application/Owner Information

A. Property Address: 520 New St. New Bern, NC

Property Built: 1767.

B. Property Owners: (Owner's Mailing Address same as Property Address)

Barbara Bornemann -- Phone: (301) 788-5393; Email: pastor.bornemann@gmail.com

Perry Bosmajian -- Phone: (301) 473-2131; Email: cpbosmajian@gmail.com

C. Applicants

Barbara Bornemann and Perry Bosmajian

II. Project Information

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

- 1. Improve our existing driveway by replacing the old gravel with new pea gravel.
- 2. Contain the pea gravel with bricks along all the edges of the driveway.
- 3. Lay recycled bricks to fill the apron of the driveway, and create a brick inlay design within sections of the pea gravel. (See Landscape Plan.)
- 4. Improve current parking area to the right of the driveway by replacing the old gravel with new pea gravel and edge it with brick pavers.
- Provide some new plants and sod in the side yard near the parking area (west side of house) & a few new plants in the small bed near the driveway (north side of house). (See Landscape Plan.)

B. Reference the specific guideline(s) in the "Historic District Guidelines" which you believe apply to this project. (Page and guideline number)

1. Page 2-9, Guideline #2.7.2

The driveway accesses off street parking which does not exceed more than 50% of our rear yard.

2. Page 2-9, Guideline #2.7.4

The pea gravel will be edged by bricks as stipulated in this guideline.

3. <u>Page 2-9, Guideline #2.7.5</u>

Our driveway and parking area is already screened. An existing fence on Metcalf St. separates the vehicular space from the pedestrian space. When the gates are closed the vehicles cannot be seen on Metcalf St.

4. Page 2-6, Guideline #2.4.3

The new plants recommended by our Landscape Designer are plants that are indigenous to the historic districts.

5. <u>Page 2-6, Guideline #2.4.4</u>

Our Landscape Design is following this guideline which states, "Incorporate trees, shrubbery, and other landscape features (around the periphery of a lot) and within parking areas." (See Landscape Plan)

C. Provide a detailed description of materials to be use

<u>Materials for Driveway & Stepping Stones</u> (See Landscape Plan for locations of materials used)

- 1. 2" pea gravel driveway with 4" X #57 washed gravel
- 2. Recycled bricks from property set in concrete to be used for brick inlay design and apron of driveway
- 3. New brick pavers set in concrete for edging of driveway
- 4. 3 small stepping stones for entrance to side yard off parking area and 3 small stepping stones for entrance to back patio off driveway

Materials for Planting (See Landscape Plan for location of plants and sod)

- 1. <u>Trees</u> (Common Name)
 - a) Yellow Ribbon Arborvitae
 - b) Green Giant Arborvitae
 - c) Chinese Fringe Tree
- 2. Shrubs (Common Name)
 - a) Winter Gem Boxwood
 - b) Japanese Plum Yews
 - c) Autumn Royalty Azalea
 - d) Frostproof Gardenia
 - e) Loropetalum 'Ruby'

3. Perennials and Grasses (Common Name)

- a) Variegated Liriope
- b) Stained Glass Hosta
- c) Day Liliy Purple D'oro
- d) Black Eyed Susan
- e) Butterfly Bush
- f) Blue Mohawk Rush
- 4. New Sections of Sod (where grass has died)

III. Additional Information Provided

A. Site Plan (with annotated notes showing existing site and requested work) Please see Landscape Plan titled, "Bosmajian-Bornemann Residence: Driveway and Planting Plan"

B. Photos

Photos provided of existing driveway, side yard, and small existing bed by the driveway.

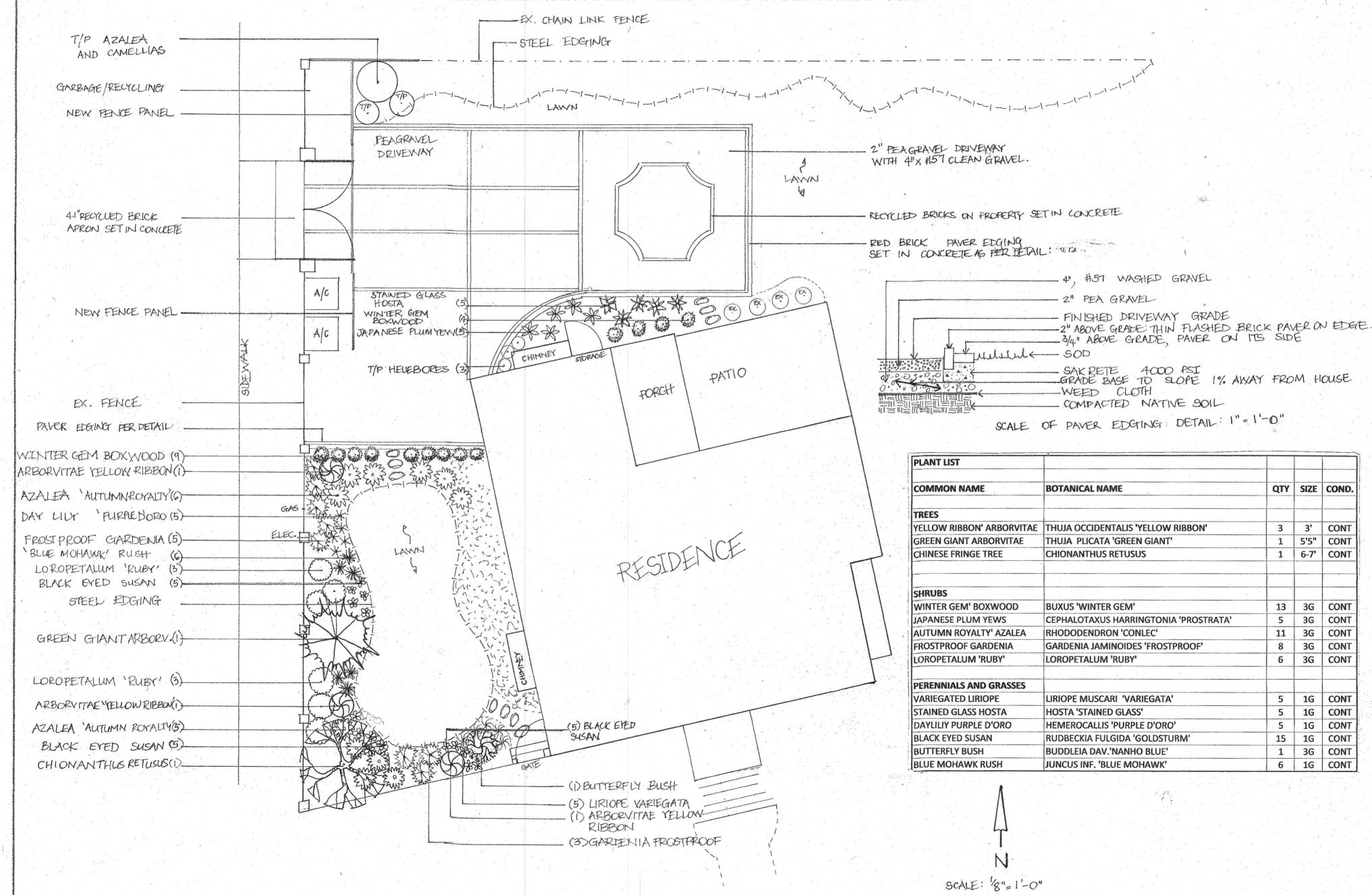
IV. Signature of Owners

Please note: Signature of Owners is on actual application

BOSMAJIAN-BO RNEMANN RESIDENCE

#520 NEW ST NEW BERN NC

DRIVEWAY AND PLANTING PLAN * TESSA O'REGAN DESIGN LLC* SCALE: 1/8"=1'-0"



520 New St. CoA Application – Landscape Plan – photos submitted by applicant





























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 Descripti	on: 520 New St landscaping plan
	on: 520 New St landscaping plan for existing residence
	I I I I I I I I I I I I I I I I I I I
	v the application and fill out all applicable items
Zoning District: R-15	24
Required Setbacks (primary structure	e): Front Sim. Side 5' Rear 6'
Accessory Setbacks: From Nearest S	Structure NA Side Rear
Maximum Lot Coverage for proposed	d use: 60%
Maximum Height of Structure: 45	
Required Site Improvements: Landso	caping N A Buffer Parking
Other requirements:	
I have reviewed the application for property Does Not Meet the	roposed alterations to this property and have determined that it requirements of the Land Use Ordinance.
Comments:	
	Zoning Administrator M. L. 6.112120
<u>Chief Building Inspector</u> please rev	iew the application and include any comments below
The proposed project Will Will	Notrequire a building permit(s).
Comments:	
Comments:	· ·
Comments:	Chief Building Inspector Aff Saul 6 1/2/2

Certificate of Appropriateness Findings & Recommendations

HPC Regular Meeting - June 2020

Applicant: Charles Bosmajian & Barbara Bornemann

Applicant Address: 520 New St., New Bern, NC 28560 **Project Address:** 520 New St., New Bern, NC 28560

Historic Property Name: Palmer-Tisdale House (c. 1767/1800/1820-1830)

Status: Contributing: X Non-contributing:

NR Inventory Description (2003): Two-and-a-half stories; five bays wide; gabled entrance porch; exterior end chimneys; hip roof; gabled dormers.

Sandbeck Description (1988): The Palmer-Tisdale House, 520 New St., ca. 1767, remodeled ca. 1800, and ca. 1820-1830.

... In this, its earliest recognizable form, it had a gable roof, flush exterior sheathing, small-paned nine-over-nine sash, a full basement, and exterior-end chimneys with single paved shoulders. The brick-floored basement survives little changed from this period, with two large rooms at each end separated by a narrow brick-partitioned store room. Both basement rooms have large cooking fireplaces with wooden lintels. Visible next to the east fireplace are the remains of the original bake oven. ...

<u>520 New St.</u> – to include a landscaping plan in the Primary and Secondary AVCs.

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

Landscaping

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

Parking

- 2.7.2 Use driveways to access off street parking areas located in the Tertiary AVC. Areas for vehicular use shall not exceed more than 50% of the rear yard.
- 2.7.4 Contain loose paving materials within masonry, concrete, steel or similar types of fixed edging. It is not appropriate to use contemporary drive and parking edging materials such as landscape timbers or plastic borders.
- 2.7.5 Screen parking lots with fences, walls and hedgerows to create edges that separate vehicular space from pedestrian space. Parking screens should have a vertical dimension of four feet or less.

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 a landscaping plan in the Primary and Secondary AVCs, citing the aforementioned guidelines.

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

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

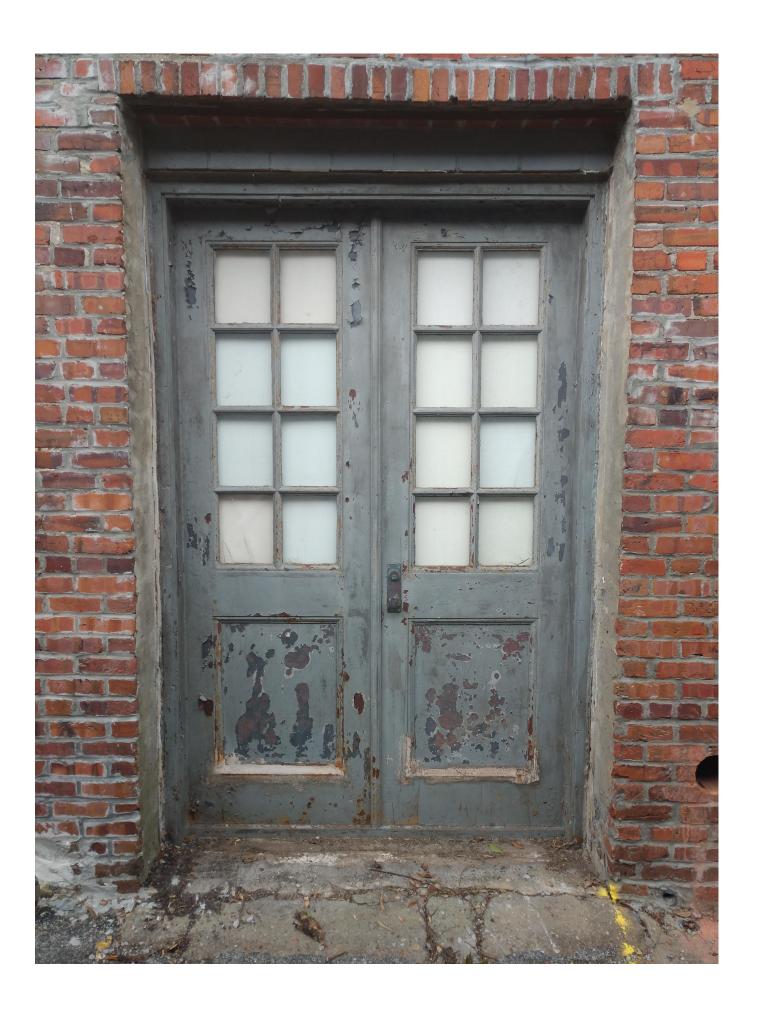
Type of Project: ☑Exterior Alteration ☐Addition ☐Infill ☐Site Work ☐Other

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

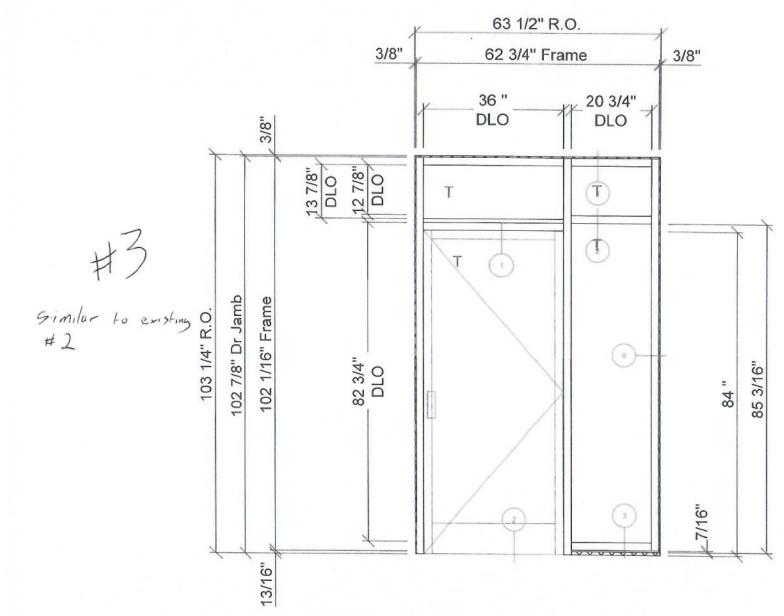
I. Applicant/Owner Informati	ion:		
Property Address (Include year b	ouilt, if known):	aven Stree	<i>t</i>
Property Owner Name(s): Hr W Land holdings LUC	Owner Mailing Address: P.O. Box 3038 New Bern, NC 28564	Phone #s: (252) 916-3975	Email: leehiner@hotmail.com
Applicant Name (if different): Lee Hine-	Applicant Mailing Address:	Phone #s:	Email:
II. Project Information: (See "	CoA Instructions" & " Historic Gui	delines" for help i	n completing this section)
door will look s. #1 - existing in	risting steel door imilar to other door opensile door new door	already in , to be simi	place.
2. Reference the specific Guidel project: (only need the guideline 4.3.2 3.2	e numbers):		
4.7.1			on additional sheet or attached brochure
3. Provide a detailed description Reference the specific Guidelines in the See a Hackment 3	Historic District Guidelines for the pro-	s of brochures, toposed material(s).	exture, etc.):
		Continued	on additional sheet or attached brochure

III. Add	itional Information Provided: (See "CoA Instructions" for more detail)
Plan(s) o	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
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)
	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 all information will be required before consideration at a Historic Preservation Commission hearing.
	ad the following statements. Your signature below acknowledges that you have read the statements to their accuracy:
erreek err	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.
♦ Lund	derstand that submittal of this application does not constitute approval of proposed alterations.
	lerstand that the approval of this application by City Staff or the New Bern Historic Preservation mission (HPC) does not constitute approval of other federal, state, or local permit applications.
	lerstand that I (or my representative) will need to attend the Hearing of this Application by HPC. No ications shall be heard without a representative present and all applicable fees paid in full.
♦ I hav	e reviewed the City of New Bern's "Historic District Guidelines" in preparing this Application.
of N appr cond	lerstand that the property referenced by this Certificate of Appropriateness (CoA) application is in one ew Bern's local historic districts and that it represents a part of New Bern's historic fabric. If a CoA is oved by HPC or Staff, I agree to implement all changes as specified in the approved CoA, including any litions. I understand that I am responsible for contacting Staff if I have any questions regarding the wed changes specified in the approved CoA.
	lerstand that ANY unapproved alterations are enforceable as a violation of City Ordinance and must be ght into compliance by removal or through the CoA process.
♦ I affi	rm that all the information included in this application is true to the best of my knowledge.
♦ Lund	lerstand that incomplete applications cannot be considered.
	5/26/20
Signature	of Applicant/Owner Date

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



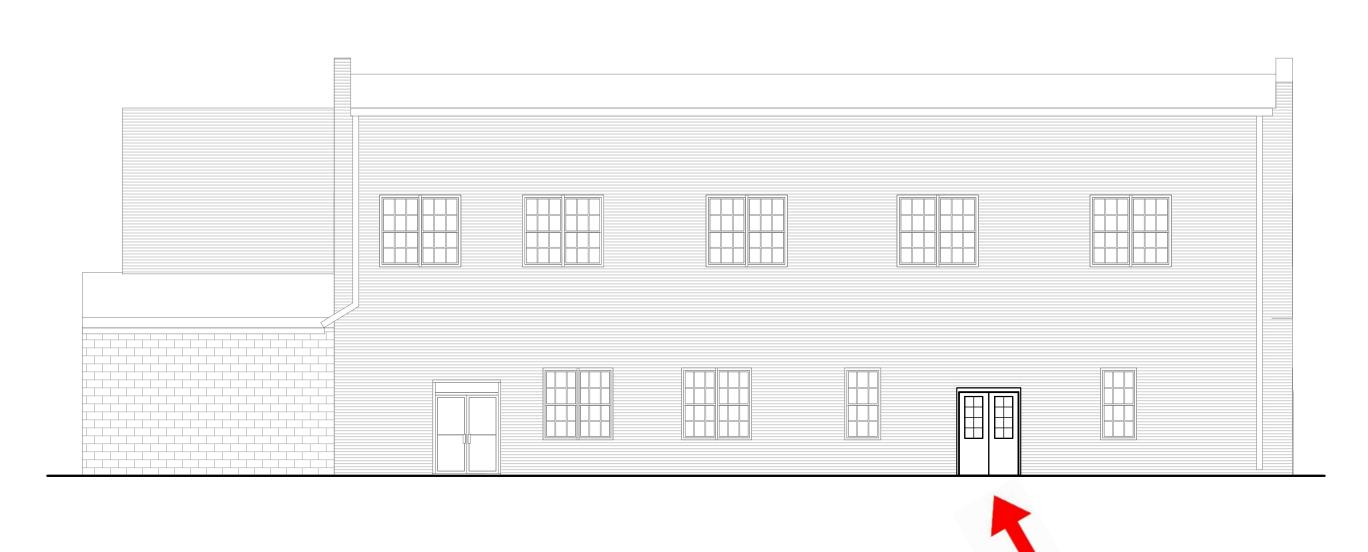




Hiner 206 Craven Street - 1 - 001 - Front (1 Thus)
Frame: (DarkBronze) YES 45 TU: Storefront: Screw Spline: Thermal: Center Set: Outside Glaze

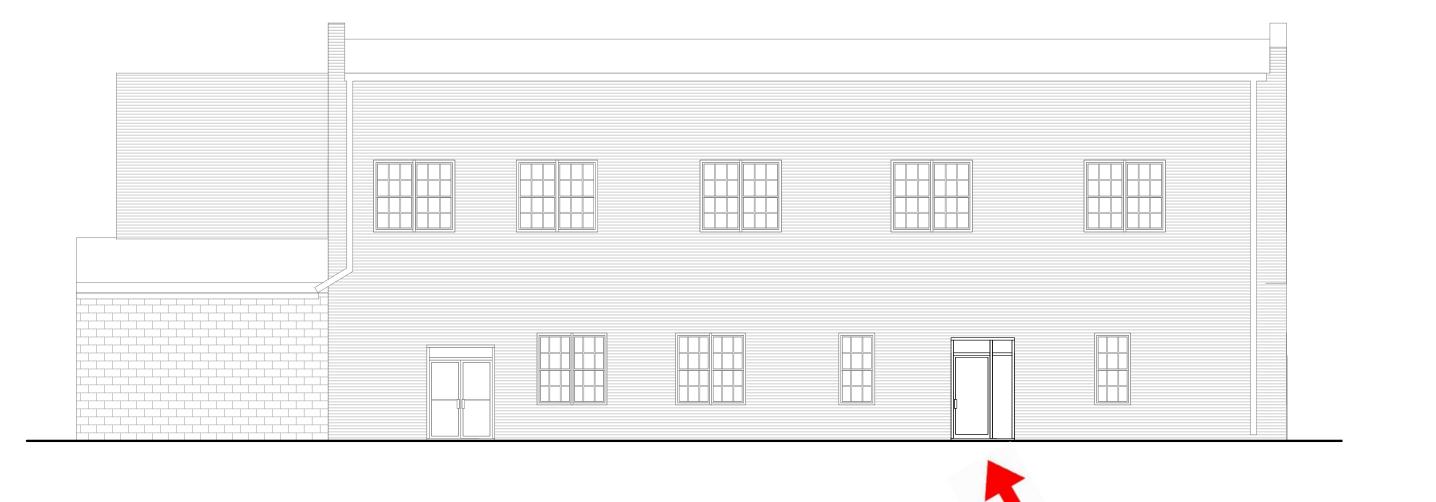
architects pa 317-C Pollock Street | New Bern, NC 28560 252.637.6373 | mbfarchitects.com

VIEW OF ALLEY FROM CRAVEN STREET SCALE: NONE

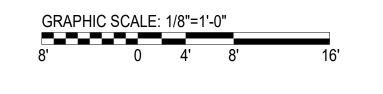


EXISTING ELEVATION

SCALE: 1/8" = 1'-0"



CONSTRUCTION ELEVATION SCALE: 1/8" = 1'-0"



206 Craven Street Alterations 206 CRAVEN STREET NEW BERN, CRAVEN COUNTY H+W LAND HOLDINGS LLC

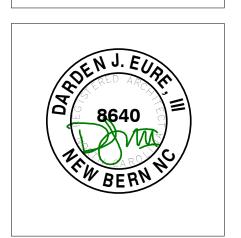
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	DESCRIPTION			
REVISIONS	DATE			
REVIS	#			

15 JUNE 2020





MBFA No: HPC ELEVATION OF NORTH FACADE





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: 206 Craven St replace existing double doors w/ single door (egral sidelight (along alley)
Zoning Administrator please review the application and fill out all applicable items
Zoning District: C-2
Required Setbacks (primary structure): Front 51m. Side none Rear 6
Accessory Setbacks: From Nearest Structure
Maximum Lot Coverage for proposed use:
Vlaximum Height of Structure:
Required Site Improvements: Landscaping NA 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 Sly Ell 6 1121 2020
Chief Building Inspector please review the application and include any comments below
The proposed project Will Will Not X _require a building permit(s).
Comments:
Chief Building Inspector 1/21/20

Certificate of Appropriateness Findings & Recommendations

HPC Regular Meeting - June 2020

Applicant: H&W Holdings/Lee Hiner

Applicant Address: PO Box 3038, New Bern, NC 28564 **Project Address:** 206 Craven St., New Bern, NC 28560

Historic Property Name: New Bern Iron Works and Supply Company (c. 1905-1908)

Status: Contributing: X Non-contributing:

NR Inventory Description (2003): Two stories; brick; three bays wide; segmental-arched windows; paneled frieze.

Sandbeck Description (1988): New Bern Iron Works and Supply Company (c. 1905-1908) [Nothing relevant to this project.]

206 Craven St. – to include replacing an existing pair of doors with a new door along an alley on the Secondary AVC.

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

Windows, Doors and Openings

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

Accessibility and Life Safety

- 4.7.1 Adhere to Guidelines for retention of historic fabric when altering accessibility and life safety components.
- 4.7.2 Locate ramps, lifts, fire stairs and fire doors in visually unobtrusive areas. Avoid accommodations within a Primary AVC when possible.

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

- 1. The project is an emergency egress doorway within the Secondary AVC;
- 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 replacing an existing pair of doors with a new door along an alley on the Secondary AVC, citing the aforementioned guidelines.

FEE SCHEDULE (office use only)

[]\$22 **[**]\$107 Standard Application (minor) 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	on 🗆 Infill 🗀	Site Work Other				
I. Applicant/Owner Information:							
Property Address (Include year	built, if known): 704 E. Front	Street (built 1895)					
Property Owner Name(s):	Owner Mailing Address:	Phone #'s:	Email:				
Ed & Mary Koffenberger 704 E. Front Street New Bern, NC 28560		502-649-5037 502-263-3174	revmakzz@yahoo.com ekoffenb22@gmail.com				
Applicant Name (if different):	Applicant Mailing Address:	Phone #'s:	Email:				
GO Architectural Design, PLLC Sarah Afflerbach, AIA	1202A Pollock Street New Bern, NC 28560	252-633-0322	sarah@goarchdesign.com				
II Decinal Information (a. (a.							
II. Project Information: (See "	CoA Instructions" & " Historic Guid	delines" for help in	completing this section)				
Provide a detailed description Raise the house above flood elevate from the skirt wall. The front porch steps, railing and pickets will be rep	ion with a new concrete masonry and be and rear screened porch will be brick n laced in-kind with the front porch rail be	oriale faces of all a	C: 11 1 :				
2. Reference the specific Guidel	ine(s) in the "Historic District G	Continued o	on additional sheet or attached brochure				
project: (page and guideline nur	nber):	aidennes winch	you believe apply to this				
4.1.1, 4.1.3 4.4.1, 4.4.2, 4.4.4 5.1.1, 5.1.6							
3. Provide a detailed description Reference the specific Guidelines in the	of materials to be used (copies Historic District Guidelines for the pro	of brochures te	n additional sheet or attached brochure xture, etc.):				
Brick masonry, painted wood		-					
		Continued or	n additional sheet or attached brochure				

Γ				
	. Add	litio	nal l	nformation Provided: (See "CoA Instructions" for more detail)
Pla				th: (please check all of those which are included with this application)
				(with annotated notes showing existing site and requested work)
		Pho	togra	phs of the building and location where the proposed work will be completed
	X	Anr	otate	ed notes or photos of materials to be used (samples may also be submitted)
	×	Floo	or pla	n with dimensions (for additions)
	X	Elev	ation	s with dimensions (for exterior additions or renovations)
		Sup	porti	ng materials (brochures, photos of similar New Bern projects, estimates, etc.)
	X	Lett	er fro	m owner acknowledging this application, in the case of submission by an applicant or lessee.
Ple add	ase se ditiona	e De	velop ormat	ment Services Staff (Staff) prior to submittal for initial review of the application and advisement if ion will be required before consideration at a Historic Preservation Commission hearing.
anu	attes	t to	ne fo their	llowing statements. Your signature below acknowledges that you have read the statement accuracy:
Cne	ck one	9:		I am the owner of the Property, or
			X	I am acting on behalf of the owner of the property and I have attached a letter from the owner(s) indicating their knowledge of this application.
•	I und	erst	and t	hat submittal of this application does not constitute approval of proposed alterations.
•	I und	erst	and t	hat the approval of this application by City Staff or the New Bern Historic Preservation HPC) does not constitute approval of other federal, state, or local permit applications.
♦	I und	ersta	and t	hat I (or my representative) will need to attend the Hearing of this Application by HPC. No hall be heard without a representative present and all applicable fees paid in full.
•	I have	e rev	iewe	d the City of New Bern's "Historic District Guidelines" in preparing this Application.
	I und of Ne appro condi	ersta w Boved ition	and to ern's by H s. I u	hat the property referenced by this Certificate of Appropriateness (CoA) application is in one local historic districts and that it represents a part of New Bern's historic fabric. If a CoA is PC or Staff, I agree to implement all changes as specified in the approved CoA, including any inderstand that I am responsible for contacting Staff if I have any questions regarding the es specified in the approved CoA.
•	l unde broug	ersta ght ir	nd tl	nat ANY unapproved alterations are enforceable as a violation of City Ordinance and must be ompliance by removal or through the CoA process.
				the information included in this application is true to the best of my knowledge.
•	l unde	ersta	nd th	nat incomplete applications cannot be considered.
<	Sa	Va	_	Alterban (1/20/20

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

Date

Signature of Applicant/Owner

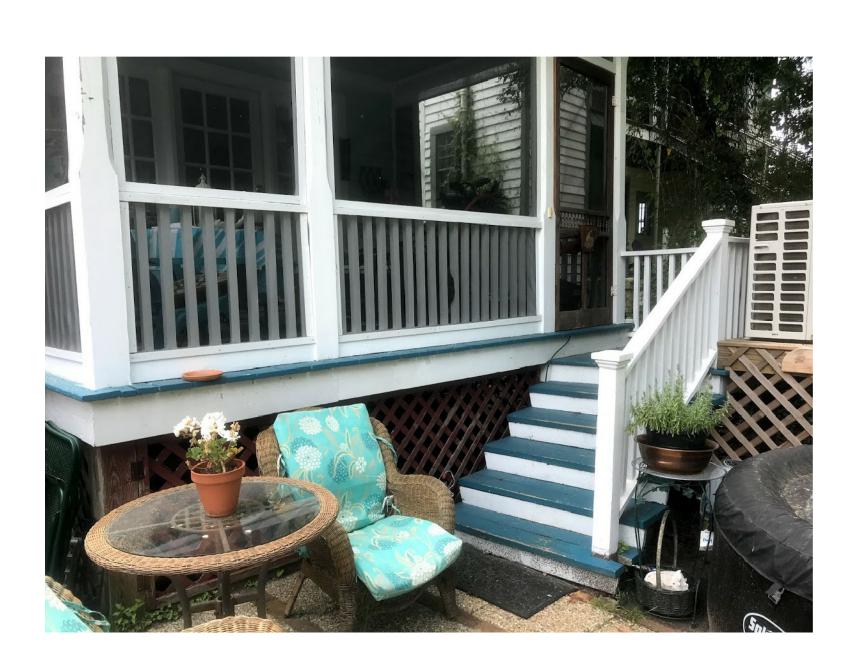












Date: 06.10.2020

Revisions:





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

KOFFENBERGER RESIDENCE

702. E. FRONT STREET, NEW BERN, NC 28560

PHOTO





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AWS. THESE PLANS, INCLUDING THE INFORMATION
ONTAINED WITHIN, SHALL NOT BE SHARED,
EPRODUCED, DISTRIBUITED OR USED IN ANY WAY
ITHOUT WRITTEN CONSENT FROM THE ARCHITECT.
WY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION
F LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL
R O S E CULT I O N AND PENALT IS S

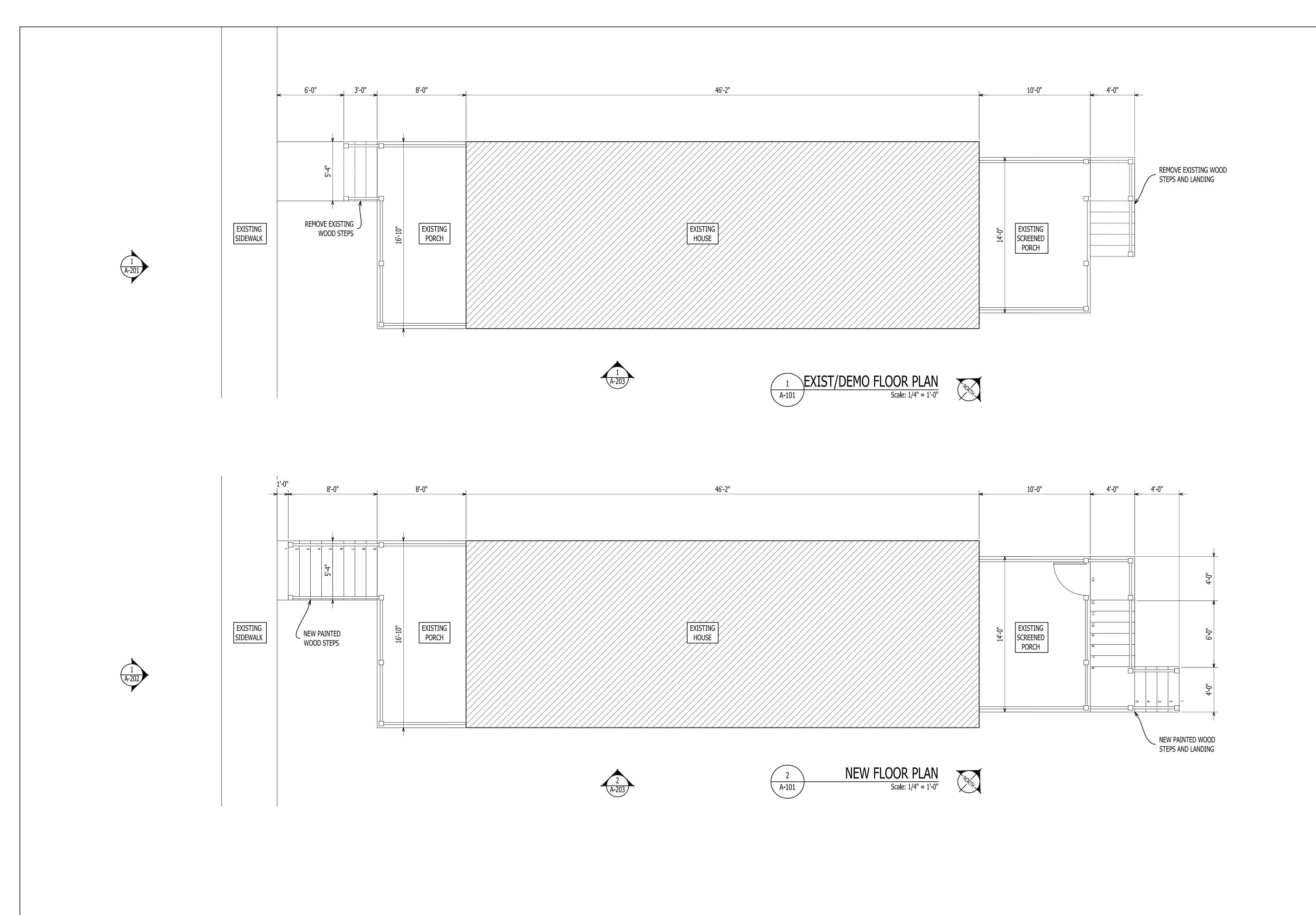
KOFFENBERGER RESIDENCE

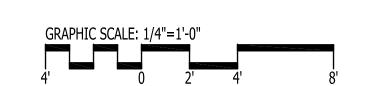
702. E. FRONT STREET, NEW BERN, NC 28560

PHOTO

Revisions:

Date: 06.10.2020





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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P R O S E C U T I O N A N D P E N A L T I E S.

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Date: 06.10.2020

Revisions:

702. E. FRONT STREET, NEW BERN, NC 28560

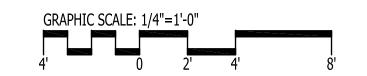
A-101

DEMO AND NEW FLOOR PLANS









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PROSECUTION AND PENALTIES.

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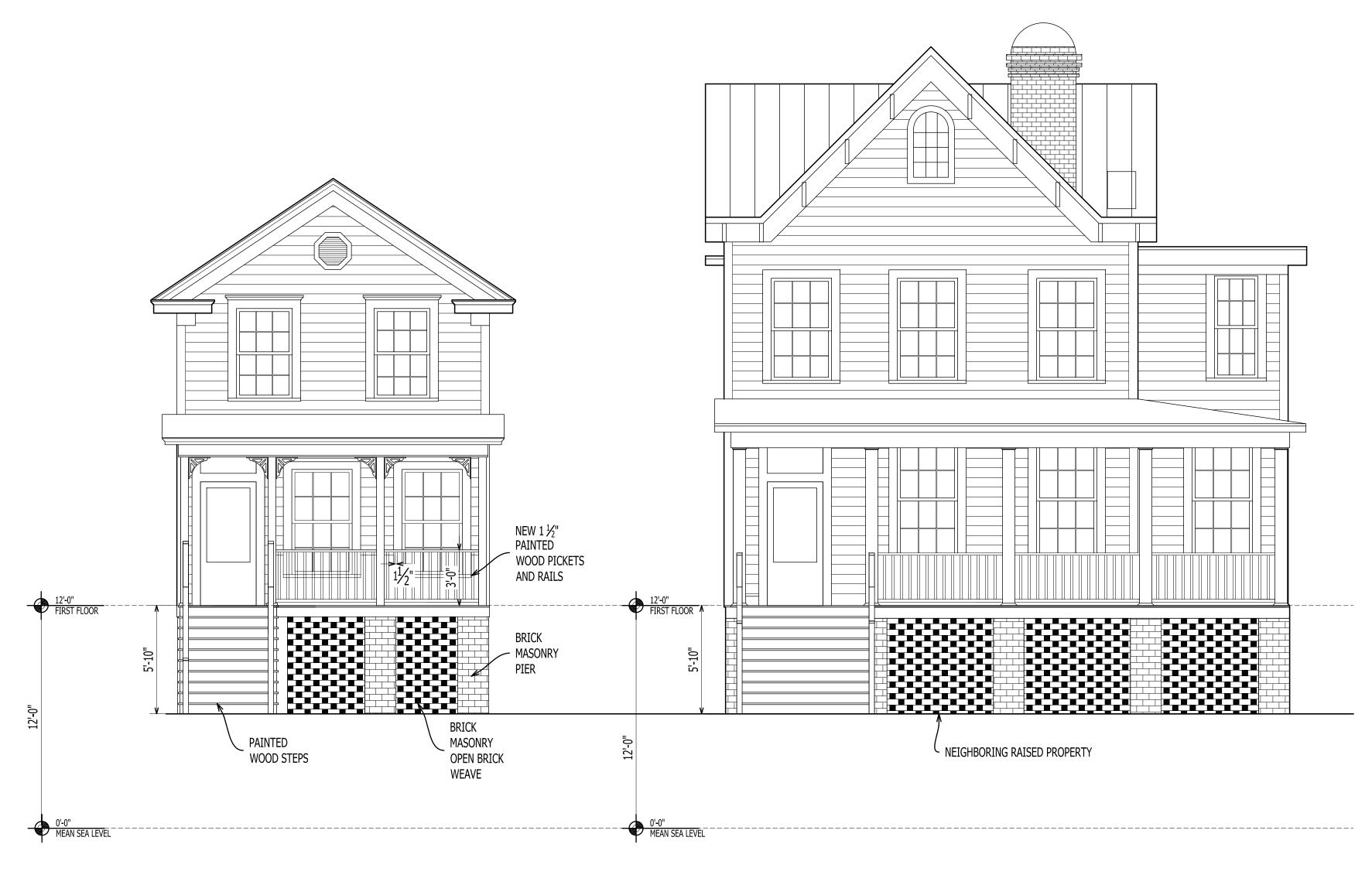
702. E. FRONT STREET, NEW BERN, NC 28560

A-201

EXISTING ELEVATION

Date: 06.10.2020

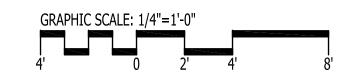
Revisions:





Date: 06.10.2020

Revisions:



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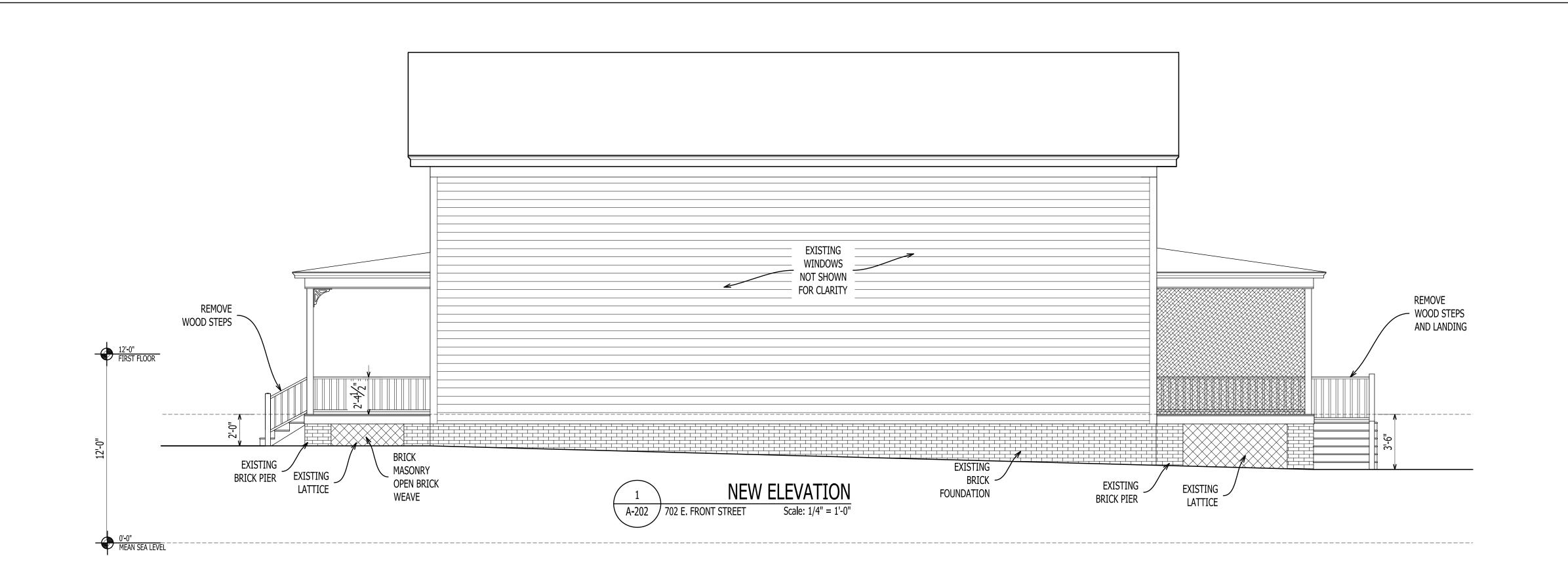
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P R O S E C U T I O N A N D P E N A L T I E S.

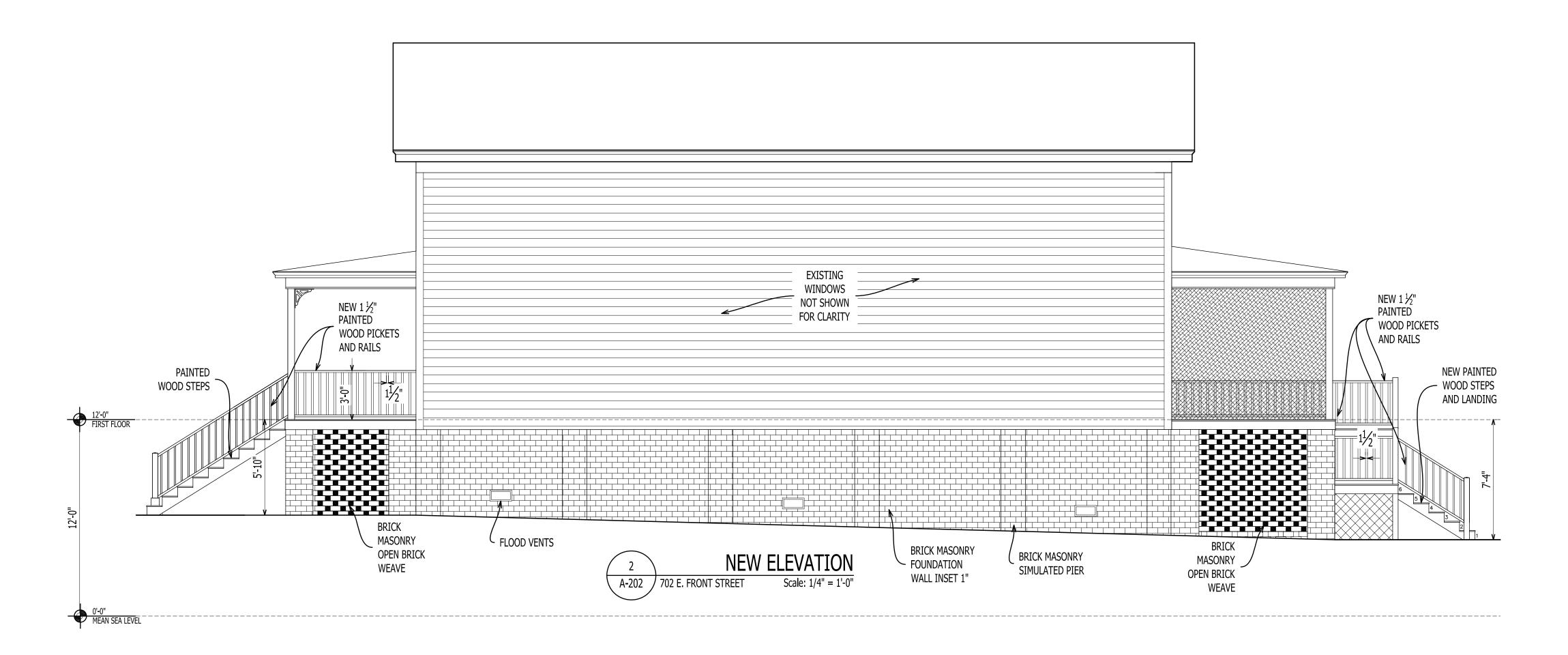
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702. E. FRONT STREET, NEW BERN, NC 28560

A-202

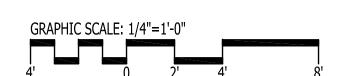
NEW ELEVATION





Date: 06.10.2020

Revisions:



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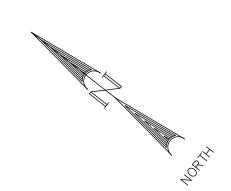


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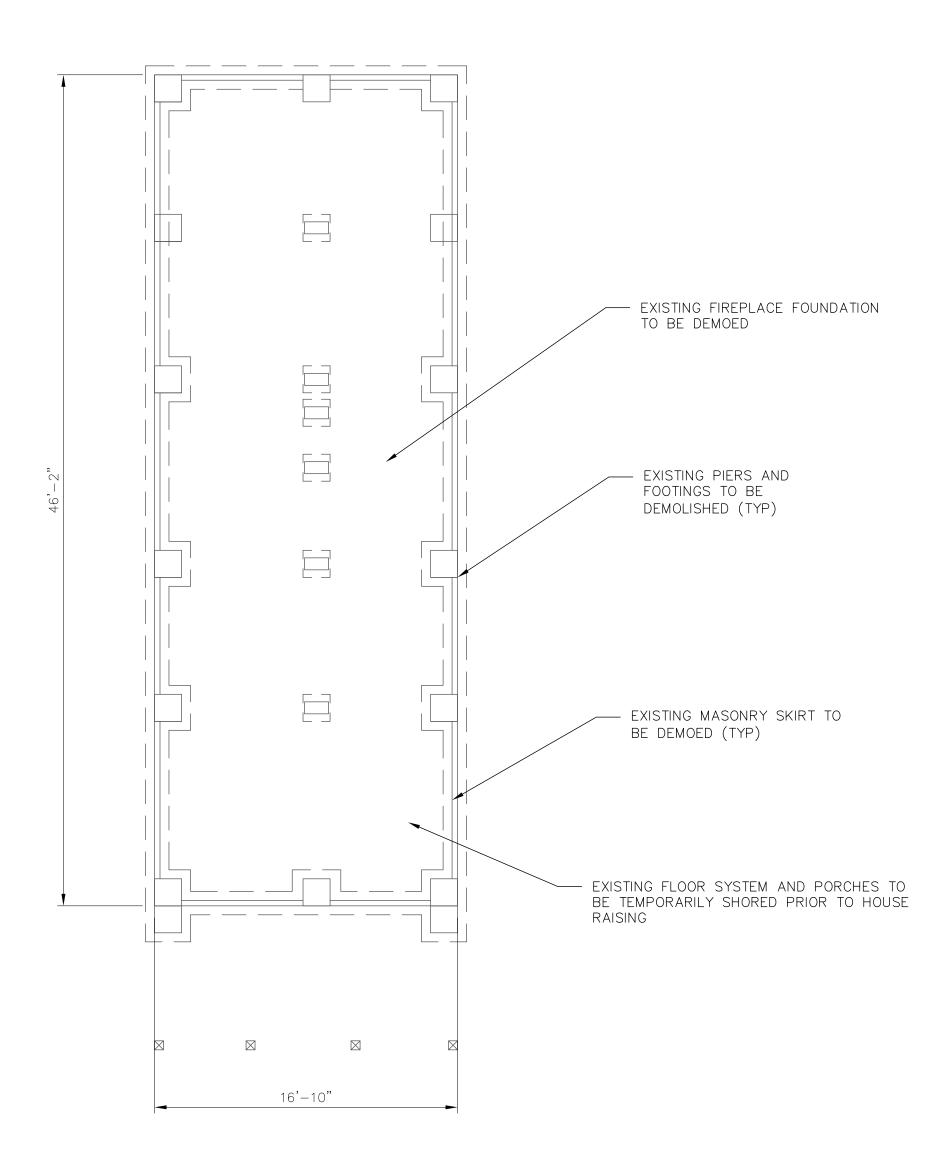
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A-203 EXISTING AND NEW ELEVATIONS



 \boxtimes \boxtimes



FOUNDATION DEMO PLAN 3/16"=1'-0"

FOUNDATION PLAN

3/16"=1'-0"

			3'-0" 7'-6" 1'-4" -
		"6-,4 200	2 - 8° - 207 - 2
		,9-,6	2'-0" TYP 7'-8" NOTE: DIMENSIONS SHOWN ARE
		10'-2"	NOTE: DIMENSIONS SHOWN ARE ESTIMATED. FIELD VERIFY AND INSTALL FOUNDATIONS SO THAT EXISTING GIRDERS ARE PROPERLY SUPPORTED.
63'-8"	46'-2"	8,-0,,	1" OFFSET FOR PIER AND CURTAIN WALL APPEARANCE (TYP)
		6,-0,	BRICK VENEER (TYP) 2001-207-2 7'-10"
		.,9-,6	8" CMU (TYP) 2'-0" TYP
	<u> </u>	8,-0,,	
		· · · · · · · · · · · · · · · · · · ·	2'-2" 5'-4" 5'-10" 5'-8"

GENERAL NOTES:

- 1) ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE NORTH CAROLINA BUILDING CODES.
- 2) ALL DETAILS AND SECTIONS ARE TYPICAL AND APPLY WHEREVER SIMILAR CONDITIONS EXIST UNLESS NOTED OTHERWISE.
- 3) CONNECTIONS SHALL COMPLY WITH TABLE R602.3(1) OF THE NORTH
- CAROLINA RESIDENTIAL CODE UNLESS NOTED OTHÈRWISE. 4) ALL METAL CONNECTORS USED WITH PRESSURE TREATED WOOD SHALL
- BE STAINLESS STEEL, HOT-DIP GALVANIZED OR ZMAX GALVANIZED.
- 5) SIMPSON PRODUCTS ARE TO BE INSTALLED AS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

FOUNDATION NOTES:

- 1) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000
- PSI AT 28 DAYS UNLESS NOTED OTHERWISE. 2) MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3" FOR
- CONCRETE PLACED AGAINST EARTH AND 2" FOR ALL OTHER CONCRETE UNLESS NOTED OTHERWISE.
- 3) REINFORCING SHALL CONFORM TO ASTM A615 GRADE 60 FOR #4 BARS AND LARGER.
- 4) THREADED ROD SHALL BE ASTM A307 GRADE A OR BETTER.
- 5) MASONRY SHALL BE INSTALLED IN A RUNNING BOND PATTERN.
- 6) CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 GRADE
- 7) STRUCTURAL BRICK SHALL CONFORM TO ASTM C62.
- 8) BRICK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI.
- 9) MORTAR SHALL BE TYPE S AND CONFORM TO ASTM C270.
- 10) CONCRETE AND MASONRY SHALL BE ALLOWED TO PROPERLY CURE PRIOR TO LOADING.

DESIGN CRITERIA:

PORCH DEAD LOAD	10 PSF
PORCH LIVE LOAD	
FLOOR DEAD LOAD	
FLOOR LIVE LOAD.	40 PSF
ROOF DEAD LOAD	
ROOF LIVE LOAD	20 PSF
ALLOWABLE SOIL BEARING	1000 PSF
GROUND SNOW LOAD	20 PSF
BASIC WIND SPEED (3 SEC GUST)	140 MPH

BASIC WIND SPEED (3 SEC GUST).... WIND EXPOSURE CATEGORY..... SEISMIC DESIGN CATEGORY ... SEISMIC SITE CLASS...

DRAWING INDEX:

2001-207-1: FOUNDATION PLAN 2001-207-2: SECTIONS AND DETAILS 2001-207-3: ELEVATION CERTIFICATE

LARION PLLC ENGINEERING AND CONSTRUCTION CONSULTANTS PO BOX 29 SWANSBORO NC 28584 910.376.5582 NC ENGINEERING LICENSE: P-1146 REVISION DESCRIPTION DATE 704 E. FRONT STREET, NEW BERN NC ISSUED FOR REVIEW 06/09/20 FOUNDATION DEMO AND FOUNDATION PLAN 2001-207-1 06*09/20

National Flood Ins	ncy Manageme		,		OMB No. 16 Expiration D	660-0008 Date: November 30, 201
			ATION CEF nt: Follow the instruction		E	
Copy all pages of t	his Elevation Ce	rtificate and all attacl	nments for (1) commun	nity official, (2) insura	ance agent/compar	ny, and (3) building owne
		TION A - PROPERT				RANCE COMPANY USE
A1. Building Ov Edward K. & Ma		erger			Policy Num	nber:
A2. Building Str Box No. 704 E Front Str		cluding Apt., Unit, Su	ite, and/or Bldg. No.)	or P.O. Route and	Company t	NAIC Number:
City			State	Annual Control of the	ZIP Code	
New Bern			North C		28560	
A3. Property De Parcel ID: 8-003		nd Block Numbers, 1	Tax Parcel Number, Le	egal Description, etc	:.)	
A4. Building Us	e (e.g., Resider	ntial, Non-Residential	, Addition, Accessory,	etc.) residential		
A5. Latitude/Lo	ngitude: Lat. 3	5° 06.763 '	Long77°02.243'	Horizontal	Datum: NAD	1927 X NAD 1983
A6 Attach at le	ast 2 photograp	hs of the building if t	he Certificate is being			
A7. Building Dia			no ocitinoato is being	doco to obtain nood	modrance.	
			ES			
		pace or enclosure(s)		Common Constant		
a) Square t	footage of crawl	space or enclosure(s	s)	927 sq ft		
by Alcondon	of normanant flo					
D) Number	or bermaneur ur	od openings in the d	rawlspace or enclosur	re(s) within 1.0 foot	above adjacent gr	ade 3
	area of flood o		crawlspace or enclosur 2298 sq i		above adjacent gr	ade 3
c) Total net	area of flood o		2298 sq i		above adjacent gr	ade 3
c) Total net	area of flood opening	oenings in A8.b	2298 sq i		above adjacent gr	ade 3
c) Total net d) Enginee A9. For a buildin	t area of flood operion red flood operion og with an attach	ngs? Yes 🖾	2298 sq i	n	above adjacent gr	ade 3
c) Total net d) Enginee A9. For a buildin a) Square f	t area of flood opening with an attach	ngs? Yes X ned garage: ned garage	2298 sq i No No N/A sq f	n īt		ade 3
c) Total net d) Enginee A9. For a buildir a) Square f b) Number	t area of flood opening with an attach ootage of attach	penings in A8.b ngs? Yes X ned garage: ned garage pood openings in the a	2298 sq i No No N/A sq f	n ft 1.0 foot above adja		ade 3
c) Total net d) Enginee A9. For a buildir a) Square f b) Number	t area of flood opening with an attach ootage of attach	penings in A8.b ngs? Yes X ned garage: ned garage pood openings in the a	2298 sq i No No N/A sq f	n ft 1.0 foot above adja		ade 3
c) Total net d) Enginee A9. For a buildir a) Square f b) Number c) Total net	t area of flood opening with an attach ootage of attach	penings in A8.b ngs? Yes X ned garage: ned garage pod openings in the a penings in A9.b	No No N/A sq fattached garage within N/A sc	n ft 1.0 foot above adja		ade 3
c) Total net d) Enginee A9. For a buildir a) Square f b) Number c) Total net	t area of flood opening with an attach ootage of attach of permanent flood openinged flood opening	penings in A8.b gs? Yes X ned garage: ned garage pod openings in the a penings in A9.b gs? Yes	No No N/A sq fattached garage within N/A sq No	n ft 1.0 foot above adja q in	cent grade N/A	ade 3
c) Total net d) Enginee A9. For a buildir a) Square f b) Number c) Total net d) Engineer	t area of flood opening with an attach ootage of attach of permanent floor area of flood opening seed flood	penings in A8.b gs? Yes X ned garage: ned garage pod openings in the a penings in A9.b gs? Yes	No No N/A sq fattached garage within N/A sc	n 1.0 foot above adja in MAP (FIRM) INFO	cent grade N/A	
c) Total net d) Enginee A9. For a buildir a) Square f b) Number c) Total net d) Engineer	t area of flood opening with an attach ootage of attach of permanent floor area of flood opening the f	penings in A8.b gs? Yes X ned garage: ned garage pod openings in the a penings in A9.b gs? Yes ECTION B – FLOOD Community Number	No No N/A sq fattached garage within N/A so No	n 1.0 foot above adja in MAP (FIRM) INFO	cent grade N/A	B3. State
c) Total net d) Enginee A9. For a buildir a) Square f b) Number c) Total net d) Engineer	t area of flood opening with an attach ootage of attach of permanent floor area of flood opening the f	penings in A8.b gs? Yes X ned garage: ned garage pod openings in the a penings in A9.b gs? Yes ECTION B – FLOOD Community Number	No No NA sq fattached garage within N/A sq fattached garage	n 1.0 foot above adja in MAP (FIRM) INFO	DRMATION B9. Base Flood B	B3. State North Carolina
c) Total net d) Enginee A9. For a buildir a) Square f b) Number c) Total net d) Engineer B1. NFIP Comm New Bern 3700 B4. Map/Panel	t area of flood opering with an attach ootage of attach of permanent floor area of flood opering the f	penings in A8.b gs? Yes X ned garage: ned garage pod openings in the abenings in A9.b gs? Yes COTION B – FLOOD Community Number B6. FIRM Index	No No NA sq fattached garage within N/A sq fattached garage	t. 1.0 foot above adjag in MAP (FIRM) INFO	DRMATION B9. Base Flood B	B3. State North Carolina
c) Total net d) Enginee A9. For a buildir a) Square f b) Number c) Total net d) Engineer B1. NFIP Comm New Bern 3700 B4. Map/Panel Number 3720558000	t area of flood opening with an attach ootage of attach of permanent floor area of flood opening the f	penings in A8.b gs? Yes X ned garage: ned garage pod openings in the abenings in A9.b gs? Yes CTION B – FLOOD Community Number B6. FIRM Index Date 07/02/2004	No N/A sq f Introduced garage within N/A so INSURANCE RATE B2. County Craven B7. FIRM Panel Effective/ Revised Date 07/02/2004	t. 1.0 foot above adjactin E MAP (FIRM) INFO Name B8. Flood Zone(s) AE	DRMATION B9. Base Flood E (Zone AO, us	B3. State North Carolina
c) Total net d) Enginee A9. For a buildir a) Square f b) Number c) Total net d) Engineer B1. NFIP Comm New Bern 3700 B4. Map/Panel Number 3720558000 B10. Indicate th	t area of flood operating with an attach cotage of attach of permanent floor area of flood operating Name & Cotage Name & Cotage States at the cotage of the source of the source of the source of the cotage of flood operating Name & Cotage N	penings in A8.b gs? Yes X ned garage: ned garage pod openings in the abenings in A9.b gs? Yes CTION B – FLOOD Community Number B6. FIRM Index Date 07/02/2004 Base Flood Elevation	No N/A sq f IN/A sq f Intached garage within N/A so INSURANCE RATE B2. County Craven B7. FIRM Panel Effective/ Revised Date	t 1.0 foot above adjact in MAP (FIRM) INFO	DRMATION B9. Base Flood E (Zone AO, us	B3. State North Carolina

CBRS OPA

Replaces all previous editions.

Designation Date: N/A

FEMA Form 086-0-33 (7/15)

IMPORTANT: In these spaces, copy the c	corresponding information from Section A.	FOR	INSURANC	E COMPANY U
Building Street Address (Including Apt., Unit	t, Suite, and/or Bldg. No.) or P.O. Route and Box N	lo. Policy	Number:	
NEW BERN	State ZIP Code N C = 28560		any NAIC I	Number
SECTION C - E	BUILDING ELEVATION INFORMATION (SURV	EY REQUIR	ED)	
	Construction Drawings* Building Under C			ned Constructio
[2]	equired when construction of the building is comple		[V] IIII9	isa constructio
C2. Elevations – Zones A1–A30, AE, AH, Complete Items C2.a–h below accord	A (with BFE), VE, V1-V30, V (with BFE), AR, AR, ding to the building diagram specified in Item A7. In	A, AR/AE, AF Puerto Rico	R/A1-A30, A	AR/AH, AR/AO. meters.
Benchmark Utilized: SB138	Vertical Datum: NAVD 1988			
Indicate elevation datum used for the	elevations in items a) through h) below.			
☐ NGVD 1929 ☐ NAVD 198				
Datum used for building elevations mu	ust be the same as that used for the BFE.	C	ack the me	asurement used
a) Top of bottom floor (including base	ement, crawlspace, or enclosure floor)	4.2	⊠ feet	meters
b) Top of the next higher floor		8.2	⊠ feet	meters
c) Bottom of the lowest horizontal stre	uctural member (V Zones only)	N/A	☐ feet	meters
d) Attached garage (top of slab)		N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or e (Describe type of equipment and keeps)	equipment servicing the building	8.2	⊠ feet	☐ meters
f) Lowest adjacent (finished) grade n		4.2	⊠ feet	☐ meters
g) Highest adjacent (finished) grade		5.7	× feet	☐ meters
h) Lowest adjacent grade at lowest e		3,7	[V] ICCI	III meters
structural support		N/A	feet	meters
statement may be punishable by fine or im	d by a land surveyor, engineer, or architect authori cate represents my best efforts to interpret the data apprisonment under 18 U.S. Code, Section 1001.	zed by law to available. I u	nderstand t	ation informatio hat any false
vvere latitude and longitude in Section A pi	rovided by a licensed land surveyor? 🗵 Yes 🗌	No [Check here	e if attachments
Certifier's Name	rovided by a licensed land surveyor? Yes License Number] No [Check here	e if attachments
] No [Check here	e if attachments
Certifier's Name	License Number] No [Check here	if attachments
Certifier's Name Roy R. Smith, Jr. Title Professional Land Surveyor Company Name	License Number] No [A COST	if attachments
Certifier's Name Roy R. Smith, Jr. Title Professional Land Surveyor Company Name Southern Boundaries F-0496	License Number] No [A COST	if attachments
Certifier's Name Roy R. Smith, Jr. Title Professional Land Surveyor Company Name	License Number] No	Check here	CARO
Certifier's Name Roy R. Smith, Jr. Title Professional Land Surveyor Company Name Southern Boundaries F-0496 Address PO Box 572	License Number L-3071] No	A COST	CARO
Certifier's Name Roy R. Smith, Jr. Title Professional Land Surveyor Company Name Southern Boundaries F-0496 Address	License Number	No [A COST	CARO SAL SMITH
Certifier's Name Roy R. Smith, Jr. Title Professional Land Surveyor Company Name Southern Boundaries F-0496 Address PO Box 572 City	License Number L-3071 State ZIP Code North Carolina 28563 Date Telephone	Ext.	A COST	CARO
Certifier's Name Roy R. Smith, Jr. Title Professional Land Surveyor Company Name Southern Boundaries F-0496 Address PO Box 572 City New Bern Signature	State ZIP Code North Carolina 28563 Date Telephone 05/21/2018 252-633-27	Ext.	DO SO	EAL SALES
Certifier's Name Roy R. Smith, Jr. Title Professional Land Surveyor Company Name Southern Boundaries F-0496 Address PO Box 572 City New Bern Signature Copy all pages of this Elevation Certificate and	State ZIP Code North Carolina 28563 Date Telephone 05/21/2018 252-633-27 nd all attachments for (1) community official, (2) insu	Ext.	DO SO	EAL SALES
Certifier's Name Roy R. Smith, Jr. Title Professional Land Surveyor Company Name Southern Boundaries F-0496 Address PO Box 572 City New Bern Signature Copy all pages of this Elevation Certificate and Comments (including type of equipment and	State ZIP Code North Carolina 28563 Date Telephone 05/21/2018 252-633-27 and all attachments for (1) community official, (2) insurand location, per C2(e), if applicable)	Ext.	DO SO	EAL SALES
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Certifier's Name Roy R. Smith, Jr. Title Professional Land Surveyor Company Name Southern Boundaries F-0496 Address PO Box 572 City New Bern Signature Copy all pages of this Elevation Certificate and Comments (including type of equipment and	State ZIP Code North Carolina 28563 Date Telephone 05/21/2018 252-633-27 and all attachments for (1) community official, (2) insurand location, per C2(e), if applicable)	Ext.	DO SO	EAL SMITH
Certifier's Name Roy R. Smith, Jr. Title Professional Land Surveyor Company Name Southern Boundaries F-0496 Address PO Box 572 City New Bern Signature Copy all pages of this Elevation Certificate and Comments (including type of equipment and	State ZIP Code North Carolina 28563 Date Telephone 05/21/2018 252-633-27 and all attachments for (1) community official, (2) insurand location, per C2(e), if applicable)	Ext.	DO SO	CARO

ELEVATION CERTIFICATE

Form Page 1 of 6

PREPARED BY OTHERS; INCLUDED FOR REFERENCE

				ENGINEERING AND CONSTRUCTION CONSULTANTS PO BOX 29 SWANSBORO NC 28584 910.376.5582 WWW.LARION.NET
REV	REVISION DESCRIPTION	DATE	BY	TITLE NC ENGINEERING LICENSE: P-1146 704 E. FRONT STREET, NEW BERN, NC
Α	ISSUED FOR REVIEW	06/09/20	SW	ELEVATION CERTIFICATE
				DATE 06/09/20 SCALE 1:48 DWG NO. 2001-207-3 REV A

GENERAL STRUCTURAL NOTES:

1) SEE DRAWING 2001-207-1 FOR GENERAL NOTES.

U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

OMB No. 1660-0008 Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

	SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE				
A1. Building Owne							Policy Numb	ber:	
Edward K. & Mary			-11-						
A2. Building Street Box No.	Address (in	cluding Apt., Unit, Suit	e, ana/o	r Bldg. No.) o	r P.O. Route and		Company N	IAIC Number:	
704 E Front Street					vendicatests				
City				State	44444		ZIP Code		
New Bern			1	North Ca		Ţ_	28560		_
A3. Property Description Parcel ID: 8-003-24		nd Block Numbers, Ta	ıx Parcei	Number, Lec	jal Description, etc	;.) 	· · · · · · · · · · · · · · · · · · ·		
A4. Building Use (A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) residential								
A5. Latitude/Longit	ude: Lat. 3	5° 06.763'	Long7	77°02.243'	Horizontal	Datun	n: NAD 1	927 × NAD 198	33
A6. Attach at least	2 photograp	hs of the building if the	e Certific	ate is being u	sed to obtain flood	d insur	ance.		si.
A7. Building Diagra	am Number	8							্
A8. For a building \	with a crawls	pace or enclosure(s):							
a) Square foot	tage of crawl	space or enclosure(s)			927 sq ft				
b) Number of p	oermanent flo	ood openings in the cra	awlspace	e or enclosure		above	adjacent gra	ade 3	
•		penings in A8.b							_
d) Engineered									
A9. For a building w			.0						
_ // _ // _ // _ // _ // _ // _ // _ /		ned garage		N/A sqft					
		ood openings in the att				nt c			
		oenings in A9.b	iduncu y)Cent	Jrade N/A		
270		***************************************		N/A sq	in				
d) Engineereu	d) Engineered flood openings? Yes No								
		ECTION B - FLOOD I	NSURA	NCE RATE	MAP (FIRM) INF	ORMA	ATION		
B1. NFIP Communi	ty Name & C	Community Number		B2. County	Name			B3. State	
New Bern 370074 I	Panel: 5580.	J		Craven				North Carolina	¥
B4. Map/Panel Number	lumber Date Eff		Effe	RM Panel ective/ vised Date	ve/ Zone(s)		Base Flood Elevation(s) (Zone AO, use Base Flood Dept		1)
3720558000	J	07/02/2004	07/02/2		AE	8.0'	•		
B10. Indicate the s	ource of the	Base Flood Elevation	(BFE) da	ata or base flo	ood depth entered	in Iten	n B9:		
<u> </u>	2222	Community Determ							
B11. Indicate eleva	B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source:								
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No									
Designation Date: N/A CBRS OPA									
And the second	***************************************								

ELEVATION CERTIFICATE

OMB No. 1660-0008 Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A. FOR INSURANCE COMPAN					
Building Street Address (including Apt., Unit, Suite, and/or	Policy Number:				
704 E. FRONT STREET	7				
City State	Company NAIC Number				
NEW BERN N					
SECTION C – BUILDING ELE	SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)				
C1. Building elevations are based on: Construction	n Drawings*	uction* X Finished Construction			
*A new Elevation Certificate will be required when co	instruction of the building is complete.				
C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.					
Benchmark Utilized: SB138 Vertical Datum: NAVD 1988					
Indicate elevation datum used for the elevations in ite	ems a) through h) below.				
☐ NGVD 1929 ☐ NAVD 1988 ☐ Other/S					
Datum used for building elevations must be the same	e as that used for the BFE.	Charle the management would			
a) Top of bottom floor (including basement, crawlspa	ace, or enclosure floor)	Check the measurement used. 4.2 ⊠ feet ☐ meters			
b) Top of the next higher floor	acc, or oriologate hoor)	8.2 X feet meters			
c) Bottom of the lowest horizontal structural member	(V Zones only)	N/A feet meters			
d) Attached garage (top of slab)		N/A feet meters			
 e) Lowest elevation of machinery or equipment serv (Describe type of equipment and location in Comr 	icing the building ments)	8.2 X feet meters			
f) Lowest adjacent (finished) grade next to building	(LAG)	4.2 X feet meters			
g) Highest adjacent (finished) grade next to building	(HAG)	5.7 X feet meters			
 h) Lowest adjacent grade at lowest elevation of decl structural support 	or stairs, including	N/A feet meters			
SECTION D - SURVEYOR.	ENGINEER, OR ARCHITECT CERTIF	ICATION			
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.					
Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments					
Certifier's Name	License Number				
Roy R. Smith, Jr.	L-3071				
Title Title CARONINA THE CA					
Professional Land Surveyor Company Name Southern Boundaries F-0496 Address PO Box 572					
Company Name Southern Reundaries 5 0406					
Southern Boundaries F-0496					
Address PO Box 572		1000 B B 1000 B			
		A CANTH WHITE			
City New Bern	State ZIP Code North Carolina	The state of the s			
Signature	Date Telephone 05/21/2018 252-633-2771	Ext.			
Copy all pages of this Elevation Certificate and all attachmen	nts for (1) community official, (2) insurance	agent/company, and (3) building owner.			
Comments (including type of equipment and location, per					
C2.(e) is base of heat pump. Duct work is in crawl space.		, 3.4"			
() X25 (2) 25 X 54					

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

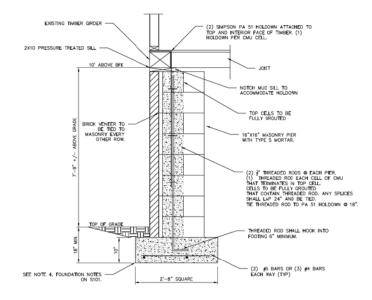
Petitioners requesting City of New Bern Historic Preservation Commission action on property not owned by them must have this form completed by the owner of the property.

CERTIFICATE OF APPROPRIATENESS OWNERS AUTHORIZATION

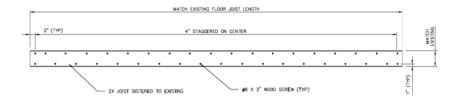
Dear Sir or Madame:	
I am the owner of the property located at:	
TOHE FrONT SIVEET, NEW E (address, city,	Bern, NC 28560 zip code)
I hereby authorize GO Architectural Design, PLL the City of New Bern Historic Preservation Commit Appropriateness for the property referenced above.	issioner in order to request a Certificate of
I authorize you to present this matter on my/our bel	half as the owner(s) of the property.
If there are any questions, please contact me at the	
Many Ann - 502-649-5037 Ed 502-	Phone
SOZ-7 We have public and the particle of the	Mary Ann Koffenberger Print Name 6-9-2020 Date
Sworn to and subscribed before me this	day of June, 2020.
Mangrace Bills Detmann_ Notary Public:	
My commission expires: 3117225	

GENERAL STRUCTURAL NOTES:

1) SEE DRAWING S101 FOR GENERAL NOTES.







IF MOISTURE OR TERMITE DAMAGED 2X FLOOR JOISTS ARE ENCOUNTERED, THEY MAY BE REPAIRED PER THIS DETAIL.

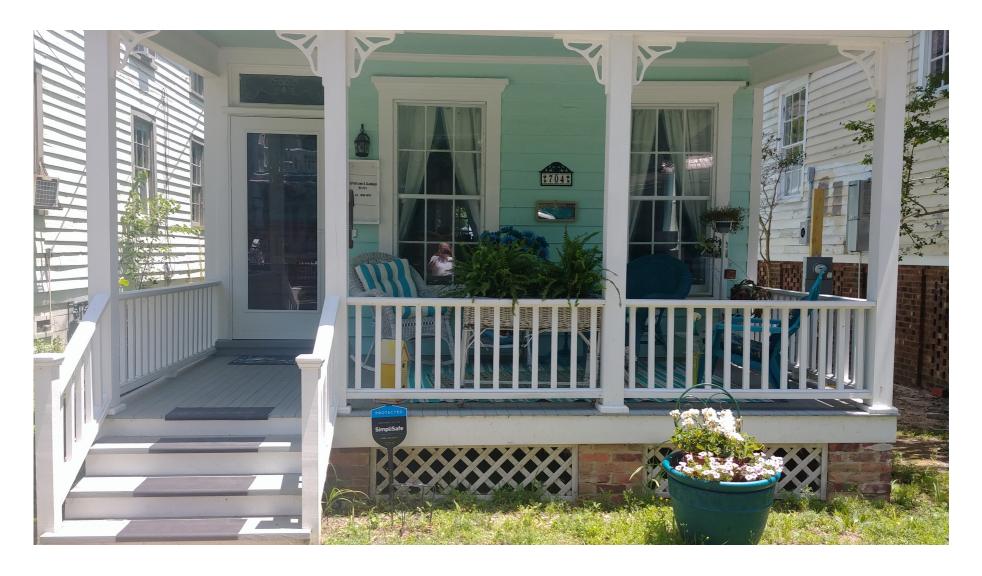
SISTERED FLOOR JOIST

NTS

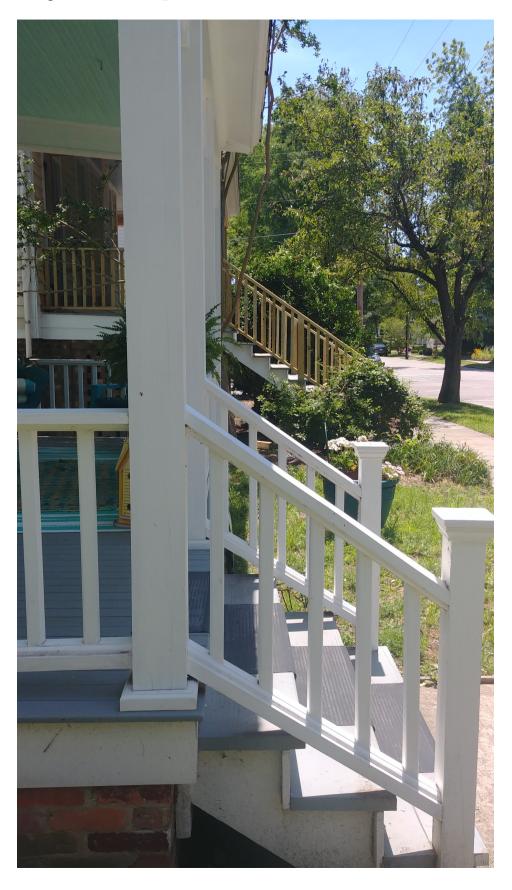


					PO BOX 29 SWANESORO NC 29584 910.379.5582			WWW.LAFBOILMET	LARIO	. 7
[REV	REVISION DESCRIPTION	DATE	BY	702 E. FRONT STREET, NEW BERN, NC FOUNDATION AND FRAMING DETAILS			GLICENSE: P-1	146	
	0	ISSUED FOR CONSTRUCTION	5/3/19	sw						
					1					
					DATE 5/3/19	SCALE 1;48	DWG NO.	S104	0	

704 E Front St. - Front Porch



Alignment of porch with 702 E. Front St.



704 E. Front St. - Side foundation



Neighbor's foundation brickwork



704 E. Front St. - Rear porch



704 E. Front St. - crawlspace





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: 704 E. Front St elevate house
new block & brick foundation; hew front & rear steps, new
hew front a rear steps, new
landscaping
Zoning Administrator please review the application and fill out all applicable items
Zoning District: R-10 & Water front Overlay
Required Setbacks (primary structure): Front 51m, Side 5 Rear 6
Accessory Setbacks: From Nearest Structure NA Side Rear
Maximum Lot Coverage for proposed use: 60%
Maximum Height of Structure: 44 dove see level
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.
Zoning Administrator Seq level Zoning Administrator
Zoning Administrator SLM JUL 6 121 2020
Chief Building Inspector please review the application and include any comments below
The proposed project Will X Will Notrequire a building permit(s).
Comments:
Chief Building Inspector West Sale (51/1/20)

Certificate of Appropriateness Findings and Recommendations

HPC Design Review Meeting - June 2020

Applicant: Ed & Mary Koffenberger/GO Architectural Design, PLLC

Applicant Address: 704 E. Front St., New Bern, NC 28560 **Project Address:** 704 E. Front St., New Bern, NC 28560

Historic Property Name: unknown

Status: Contributing: Non-contributing:

NR Inventory Description (2003): N/A

<u>704 E. Front St.</u> – to include elevating the existing house on a new brick lattice foundation, add new front steps and rear steps, and landscaping around the foundation.

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

Landscaping

2.4.3

Foundations

4.1.1, 4.1.3, 4.1.4

Entrances

4.4.1 to 4.4.4

Masonry

5.1.1 to 5.1.6

Wood

5.2.1, 5.2.2

Paint

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;
- 2. Elevating this 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 elevating the existing house on a new brick lattice foundation, add new front steps and rear steps, and landscaping around the foundation, 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.



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

HISTORIC PRESERVATION COMMISSION

DRAFT POTENTIAL CHANGES TO THE NEW BERN HISTORIC PRESERVATION GUIDELINES June 9, 2020

Note: Text in *italics* is present in the current guidelines. **Bold** text suggests a recommended change for consideration.

Section 1.4, Historic Preservation Commission. [Add text, in bold, to the existing text, in italics, as follows:]

The HPC meets on the first and third Wednesday of each month. The first Wednesday of each month is the HPC's work session. Property owners may consult the HPC about a specific project, but there is no public comment on a proposal. The third Wednesday of the month is the HPC's regular business meeting where public hearings are held for Certificate of Appropriateness (COA) applications. The applicant, or representative of the applicant, must be present to approve a COA. The HPC also considers other matters at this meeting that require formal action. The location, meeting times and agendas are published on the City of New Bern website. Work sessions and regular business meetings are open to the public.

Section 1.6, Obtaining a Certificate of Appropriateness. [Add text and remove the already out-of-date minor works listing as follows:]

A list of minor works that can be approved by the HPC Administrator is maintained and updated by the HPC. The complete list is available on the City of New Bern website. The HPC, during a design review work session, can direct the HPC Administrator to process applications of limited scope as a minor work.

A partial list of minor work items:

- Tree and shrubbery planting and removal
- Minor residential landscaping projects
- Residential driveways and walkways
- Patios and sidewalks in Secondary and Tertiary AVCs
- Fences in secondary and Tertiary AVCs
- Arbors and pergolas in Tertiary AVCs

- Masonry repointing
- Mechanical equipment in secondary and Tertiary AVCs
- Flat and low slope roof replacements
- Skylights within Tertiary AVCs
- Storm windows and doors
- Temporary signs and "historic home" identification signs
- Removal of incongruous synthetic siding where original siding exists underneath
- Doors, door frames and associated door trim in tertiary areas which are compatible with original sizes, designs, configurations and materials
- Storefront canvas awnings
- Signage

Section 1.6, Obtaining a Certificate of Appropriateness. [The text in italics is to remain and suggest removing supporting materials text, in strikethrough, from the Guidelines and adding them to the COA instructions sheets, as follows:]

Major works are significant exterior alterations to a structure or site, including additions, infill construction and demolition. Major works must be approved by the HPC and receive a COA.

Supporting materials for a major works application typically include the following:

- Site plan with a North arrow
- Drawings indicating desired changes
- Photographs of existing conditions, surrounding buildings and properties
- Key dimensions and measurements
- Material samples, cut sheets and specifications
- Landscaping details and species

Section 1.9, Worksheet for COA Evaluation. Add text as follows:

This worksheet can be downloaded from the HPC website or it can be obtained from the HPC administrator. The green shading identifies guideline sections that are likely applicable to the type of proposed changes.

Guideline 2.3.1. Add text as follows:

Locate equipment in Secondary and Tertiary AVCs and screen items from public view with vegetation, fencing and similar site constructions. **Consolidate utilities in common locations.**

Guideline 2.3.4. Add text as follows:

Evaluate utilities and equipment installed in the public right-of-way, such as utility poles, street lights, railroad crossing signals, signal boxes and similar items, for their visual impact on the street. Install multiple utilities on common poles.

Guideline 2.4.1. Modify text as follows:

Maintain mature street canopy trees. Mature tree removal and its replacement species must be recommended by a certified arborist. Replace distressed removed trees with a similar canopy species at or near the location of the removed tree. Locate canopy trees to that defines the street edges.

Guideline 2.7.2. Modify text as follows:

Use driveways to access off street parking areas located in the Tertiary AVC. Areas for vehicular use shall not exceed more than 50% of the rear yard in the tight weave development pattern.

Guideline 2.9.1 Add text as follows:

Construct piers with wood decking **or concrete panels**. Piers shall have a narrow width that generally extends perpendicular and parallel to the shoreline.

Guideline 4.2.4. Modify text as follows:

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

Create Guideline 4.2.5 as follows:

Primary structures are generally more ornate and detailed. Accessory structures are generally subordinate to the primary structure and have minimal ornamentation, if any, and simplified details.

Guideline 4.3.5. Modify text as follows:

Tinted, opaque and reflective glazing is not appropriate in historic windows.

Guideline 4.4.4. Modify text as follows:

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

Guideline 5.3.4. Add text as follows:

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

Guideline 5.4.4. Add text as follows:

Modify text as follows: Consider using opaque stain in lieu of paint on porch flooring, deck flooring fencing and similar wood surfaces exposed to foot traffic or weather.