NEW BERN

CITY OF NEW BERN

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

TO: New Bern Historic Preservation Commission

FROM: Matt Schelly, AICP, City Planner

DATE: March 10, 2021

RE: Regular Meeting, **5:30 PM, Wednesday, March 17, 2021**, in the Development Services Conference Room, 303 First St.

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

REGULAR MEETING AGENDA – 5:30 PM

1. Opening of Meeting with Roll Call
2. Approval of Minutes of Previous Meeting(s)
3. Hearings on Certificates of Appropriateness:

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

- Introduction of Hearings and Rules of Procedure
- Swearing-In of Speakers
- Summary of the Hearing Process

Applications:

B. 311 Bern St. – to include the installation of new, wood window blinds and new, wood, 4-foot-high fencing in the Primary AVC.

C. 211 Johnson St. – to include constructing: a screened extension to the rear screened porch, a new fireplace and chimney on the side of the screened porch, revisions to the east wall of the existing one-story addition, revisions to the rear terrace, a terrace roof, a one-story addition, a pool, and fencing, all in the Secondary and Tertiary AVCs.

D. 802 E. Front St. – to include a new 2½-story infill house.

E. 307 Pollock St. – to include replacing a section of the storefront with a new, wood, glass, and floor tile entrance in the Primary AVC, plus demolish a one-story concrete block addition, cut a doorway into an existing masonry wall, and add a new metal door in the Tertiary AVC.

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

4. Old Business (non-hearing items tabled or continued from a previous meeting):

   A. Awards Work Group - discussion

5. General Public Comments

6. New Business:

   A. Demolition By Neglect Complaint – 104 Johnson St. report

   B. Historic District Guidelines Update Proposal – House elevations

7. HPC Administrator's Report

   A. Report on DBN Complaint filed: 104 Johnson St., filed 2/25/2021

   B. Report on CoAs Issued 2/9/2021 – 3/9/2021
   MAJORS:
   607 Pollock St. – renewal of 3-year-old CoA or reapproval of accessory building
   215 Craven St. – installation of storefront storm protection system in Secondary AVC.
   227 Middle St. – new second floor addition in Tertiary AVC.
   219 Middle St. – rearranged design revisions to approved plans
   309 Bern St. – chimney and foundation venting revisions to approved plans
   MINORS:
   218 Pollock St. – drain line
   521 E. Front St. – external water heater
   519 E. Front St. – driveway
   519 E. Front St. – gutters and downspouts
   216 Middle St. – storefront modification
   208 New St. – driveway widening
   310 George St. – front steps handrails
   508 Johnson St. – landscaping, walkway, and driveway
   317 Middle St. (Bank of the Arts) – signage and clock face
   400 New St. (Presbyterian Church) – sign
   405 Avenue A (Riverside Methodist Church) – reroofing

   C. Report on CoA Extensions Issued since the Prior Regular Meeting:
   421 E. Front St. (Farmers Market) – Extension until January 22, 2022, of the CoA approved January 22, 2020 – new replacement garage doors.

   D. Other Items and Updates

8. Commissioners' Comments

9. Adjourn

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

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

Application for a Certificate of Appropriateness

(For Alterations to Properties in Locally Designated Historic Districts)

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

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

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

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

I. Applicant/Owner Information:

Property Address (Include year built, if known):
311 Bern Street, New Bern

Property Owner Name(s):	Owner Mailing Address:	Phone #s:	Email:
Kathryn Askew	6612 Six Forks Rd, Ste 203 Raleigh, NC 27615	919-280-8121	accounting@keacontracting.com
Applicant Name (if different):	Applicant Mailing Address:	Phone #s:	Email:

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

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

Wooden white picket fence with small gate around front yard - 4 ft tall
Painted Wooden shutters with proper hardware proportional to window openings

Continued on additional sheet or attached brochure ☐

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

2.5.1, 2.5.2
4.3.4,5.4.2

Continued on additional sheet or attached brochure ☐

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

Continued on additional sheet or attached brochure ☐

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

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

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

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

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

Check one:

☑ I am the owner of the Property, **or**

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

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

Kitty Askew

Signature of Applicant/Owner

1-18-2021

Date

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

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

CERTIFICATE OF APPROPRIATENESS OWNERS AUTHORIZATION

Dear Sir or Madame:

I am the owner of the property located at:

311 Bern St, New Bern, NC 28562
(address, city, zip code)

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

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

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

6612 Six Forks Rd, Ste 203, Raleigh NC 27615 Phone 919-280-8121

Owner's Signature

Kathy Askew
Print Name

2/3/2021
Date

Sworn to and subscribed before me this 3 day of February, 2021.

Barbara Wendel
Notary Public:

My commission expires: 8/31/2021

BARBARA WENDEL
Notary Public
Wake
County
My Comm. Exp.
08-31-2021
NORTH CAROLINA

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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: 311 Bern St. – to include the installation of new, wood window blinds and new, wood, 4-foot-high fencing in the Primary AVC.

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

Zoning District: C-5A

Required Setbacks (primary structure): Front average **Side** 20 ft **Rear** 6 ft

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

Maximum Lot Coverage for proposed use: 60%

Maximum Height of Structure: 50 ft

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

Other requirements:

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

Comments:

Zoning Administrator Seth Laughlin 2/12/21

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 Matt Boyd 2/12/21

Certificate of Appropriateness Findings & Recommendations

HPC Meeting February 17, 2021

Applicant: Kathryn Askew
Applicant Address: 6612 Six Forks Rd., Ste 203, Raleigh, NC 27615
Project Address: 311 Bern St., New Bern, NC

<u>311 Bern St.</u> – to include the installation of new, wood window blinds and new, wood, 4-foot-high fencing in the Primary AVC.

NR Inventory (2003) **Information**
Historic Property Name: House, built ca. 1900
Status: Contributing: X Non-contributing: Vacant Lot:
Description: Two stories; three bays wide, two bays deep; six-over-six sash; hip-roofed porch, square posts, balustrades; German siding; gable-front roof, cornice returns, diamond-shaped attic vent.

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

<u>Guidelines for Fences and Garden Walls</u>

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

2.5.2 In a Primary AVC, erect low fences and walls with a vertical dimension of four feet or less. Space rectangular wood planks about one inch apart. Space square wood and iron pickets about three inches apart. Orient pickets vertically.

<u>Modifications</u>

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.

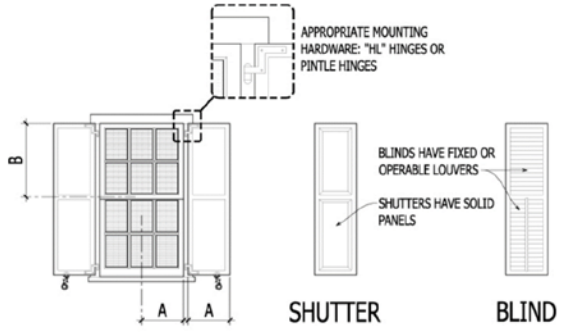
3.2.2 Modifications to a structure should not conceal, damage, or remove significant design components or architectural features.

<u>Windows, Doors and Openings</u>

4.3.1 Adhere to Guidelines for retention of historic fabric when altering window, door and opening components.

4.3.4 Relate shutters and blinds proportionately to window openings. Whether operable or fixed, shutters or blinds shall have operable hardware including hinge and holdback hardware.

Illustration on Page 4-6 for Shutters and Blinds:



APPROPRIATE PROPORTIONS AND MOUNTING OF SHUTTERS / BLINDS

Metals

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

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

Paint

5.4.1 Adhere to Guidelines for retention of historic fabric when altering painted materials.

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

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

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

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

1. The primary structure is a contributing resource in the district;
2. The project is within the Primary AVC;
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 the installation of new, wood window blinds and new, wood, 4-foot-high fencing in the Primary AVC.

FEE SCHEDULE (office use only)		
[ ]	$22	Standard Application [minor]
[X]	$107	Projects Requiring Design Review*

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

RECEIVED
MAR 04 2021
BY: MS

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

(for Alteration to Properties in Locally Designated Historic Districts)

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

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

I. Applicant/Owner Information:			
Property Address [include year built, if known]: 211 Johnson Street Construction: according to Peter Sandbeck 1800-1805 original construction; remodeled: 1830-1840; Addition: ca 1950			
Property Owner Name[s]: M/M Douglas Townsend	Owner Mailing Address: 121 Front Street Beaufort, NC	Phone #'s: 919.630.9530	Email: dtownsend350@gmail.com
Applicant Name [if different]: C. R. Francis / Architecture, p.a.	Applicant Mailing Address: 329 Middle Street New Bern, NC 28560	Phone #'s: 252.637.1112	Email: crfrancis1@embarqmail.com

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

1. Provide a detailed description of work to be conducted on site:
Phase 1: The modification of the ~1950 addition to renovate the kitchen and provide more access to the exterior by replacing the window wall on the east elevation with an operable glazed partition similar to a large glazed bifold door and placing in front of the existing wall an attached new covered walk with post spacing matching the existing. The walking surface of the covered walk will be shall brick steps transitioning from the interior floor level to the level of the phase 2 terrace. The covered walk will end in an addition to the existing screened in porch in which we will add a ballast stone fireplace on the east end. On the south side of the ~1950 addition, we will be adding a new dressing and bath to be used in conjunction with the former adjacent kitchen which will be converted to a master bedroom. This portion of the work will fill the area between the "kitchen" and the existing garage with the new work abutting the garage, but without access to the garage.
Phase 2: New brick paved terracing and a pool will be added on the site. A new fence is planned to run along the east property line.

2. Reference the specific Guideline[s] in the "Historic District Guidelines" which you believe apply to this project:
2.4.4; 2.5.1; 2.5.3; 3.1.1; 3.1.4; 3.1.5; 3.3.1; 3.3.2; 3.3.3; 3.4.3; 3.4.4; 4.1.3; 4.1.4; 4.2.2; 4.2.3; 4.2.4; 4.2.5; 4.3.2; 4.6.4; 5.1.2; 5.2.2

3. Provide a detailed description of materials to be used [copies of brochures, texture, etc.]:
Reference the specific Guidelines in the "Historic District Guidelines" for the proposed material[s].
Siding: Mixed use of flush ship-lapped siding and matching the original lapped siding. Trims: Wood. Windows: Full glazed wood frames. Doors: Glazed Bi-fold Wood. Roofing: New roofs – TPO over tapered rigid insulation. Foundation Walls: Brick matching the ~1950 addition.

III. Additional Information Provided: [See "CoA Instructions" for more detail]
Plans 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 ☒ Elevations with dimensions ☐ Supporting materials [brochures, photos of similar New Bern projects, estimates, etc.] ☒ Letter from owner acknowledging this application, in the case of submission by an applicant or lessee. Please see Development Services Staff prior to submittal for initial review of the application and advisement if additional information will be required before consideration at an Historic Preservation Commission meeting.

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

Check one: ☐ I am the owner of the Property, **or**

☒ I am acting on behalf of the owner of the property and I have attached a letter from the owner[s] indicating their knowledge or 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.
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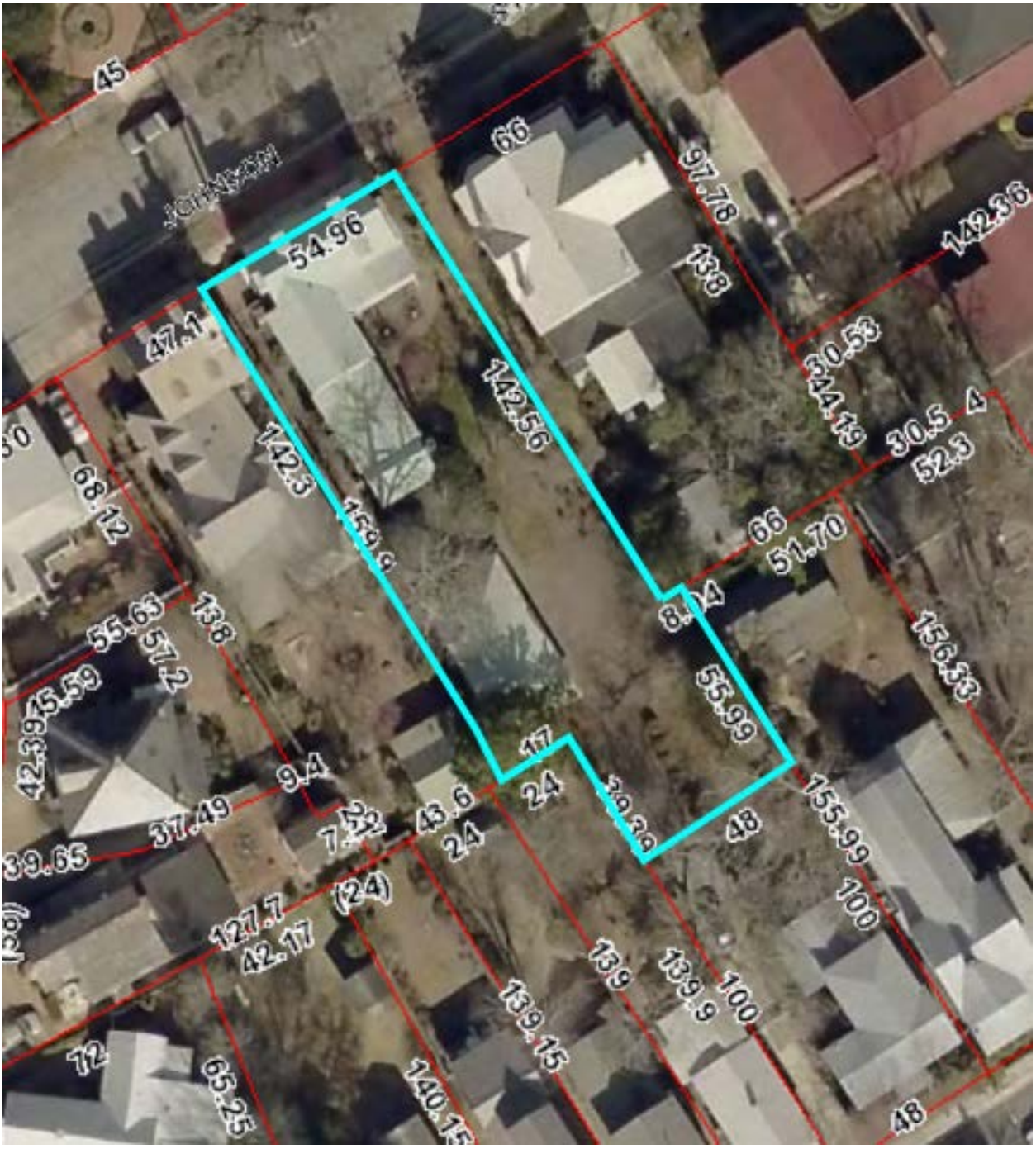
- I understand that ANY unapproved alterations are enforceable as a violation of City Ordinance and must be brought into compliance by removal or through the CoA process.
- I affirm that all the information included in this application is true to the best of my knowledge.
- I understand that incomplete applications cannot be considered.

Signature of applicant

04 March 2021
Date

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

211 Johnson St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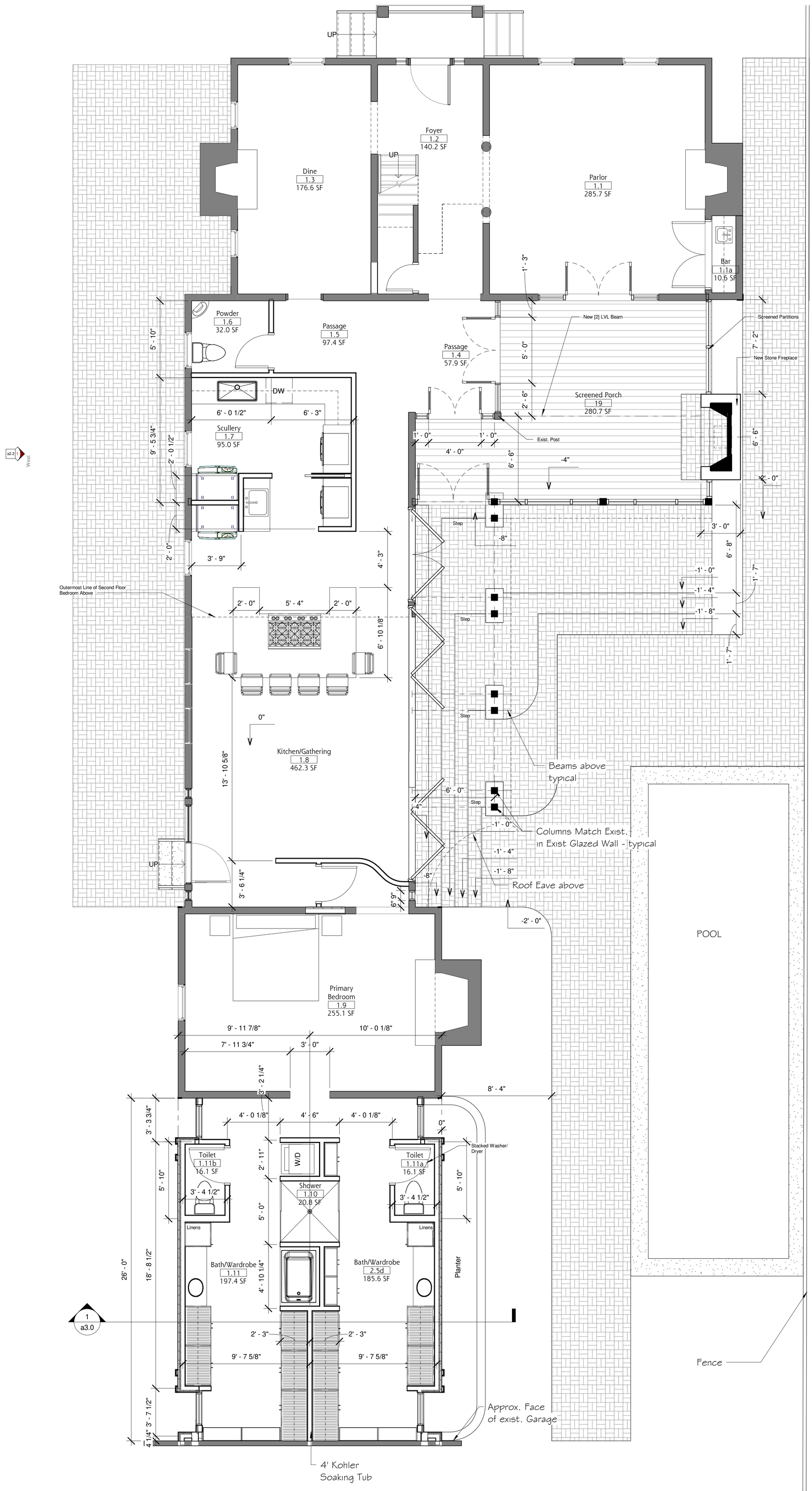
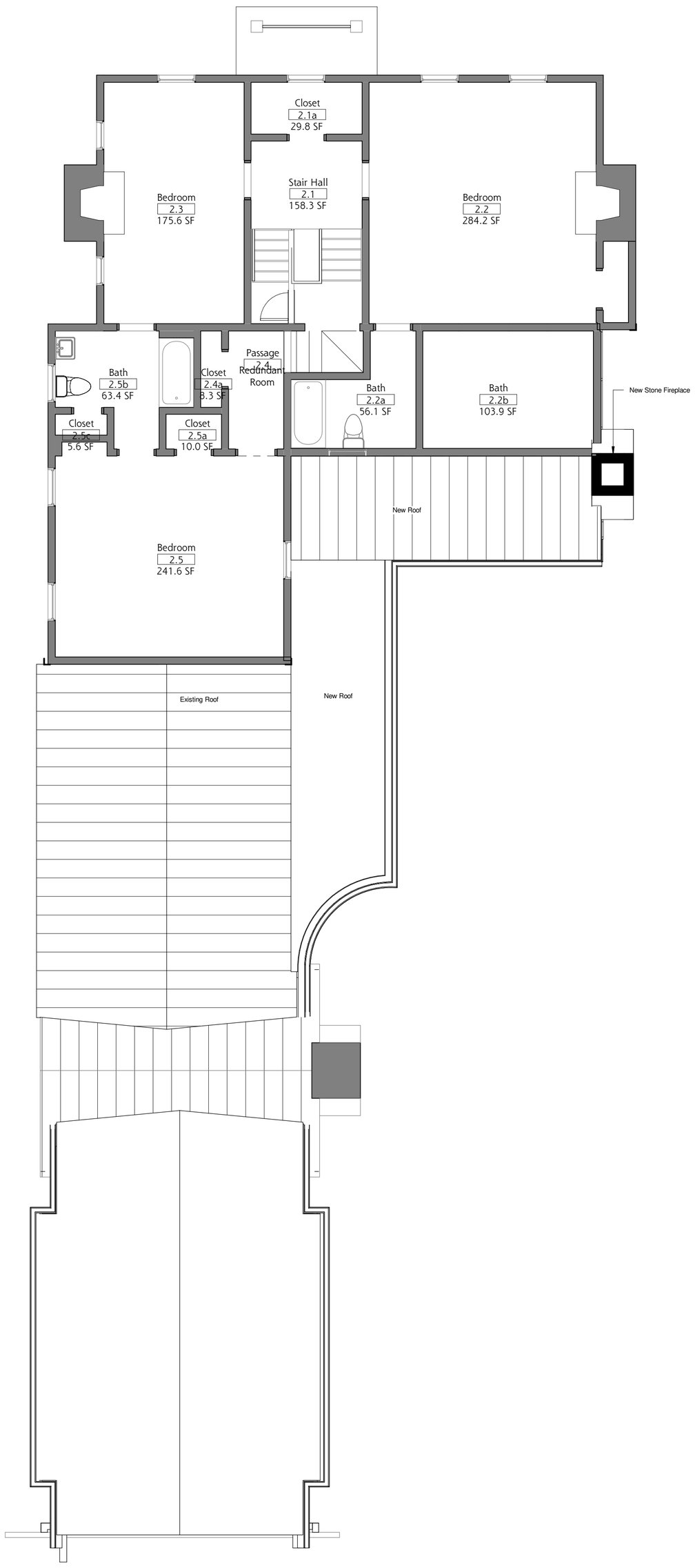


Residence Renovation: 211 Johnson Street

M/M W. L. Douglas Townsend, Jr.

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

C. R. FRANCIS / ARCHITECTURE

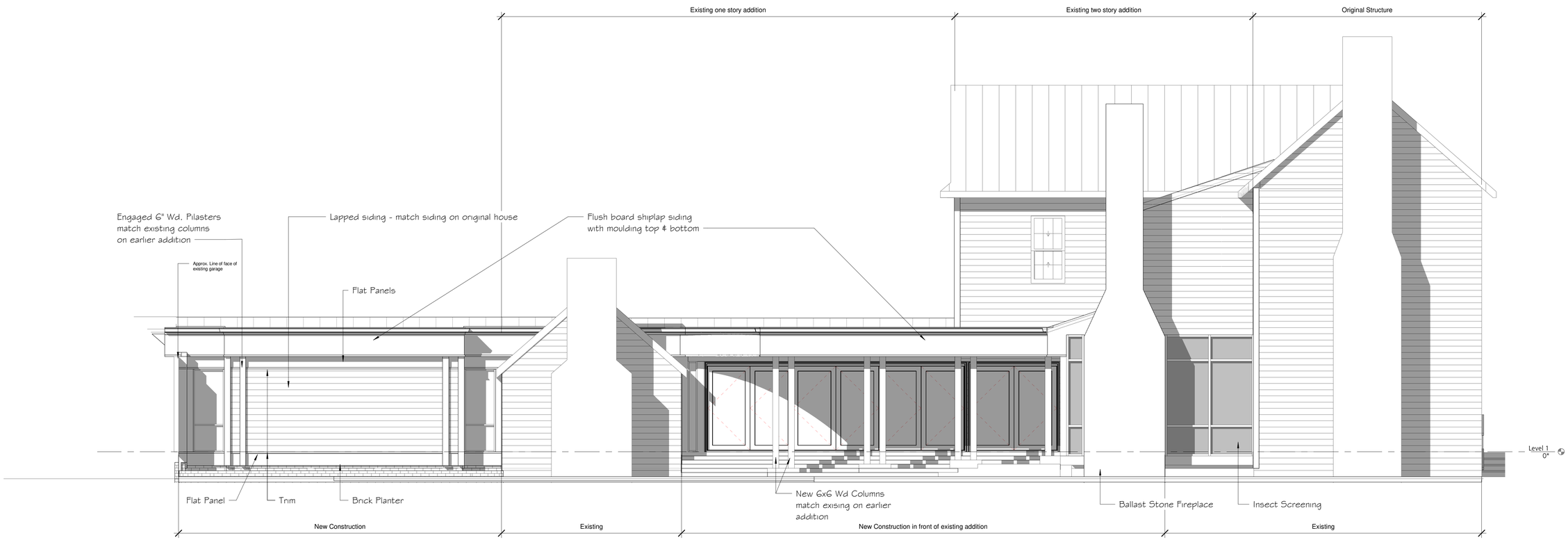


1 Level 2
3/16" = 1'-0"

Residence Renovation: 211 Johnson Street

M/M W. L. Douglas Townsend, Jr.

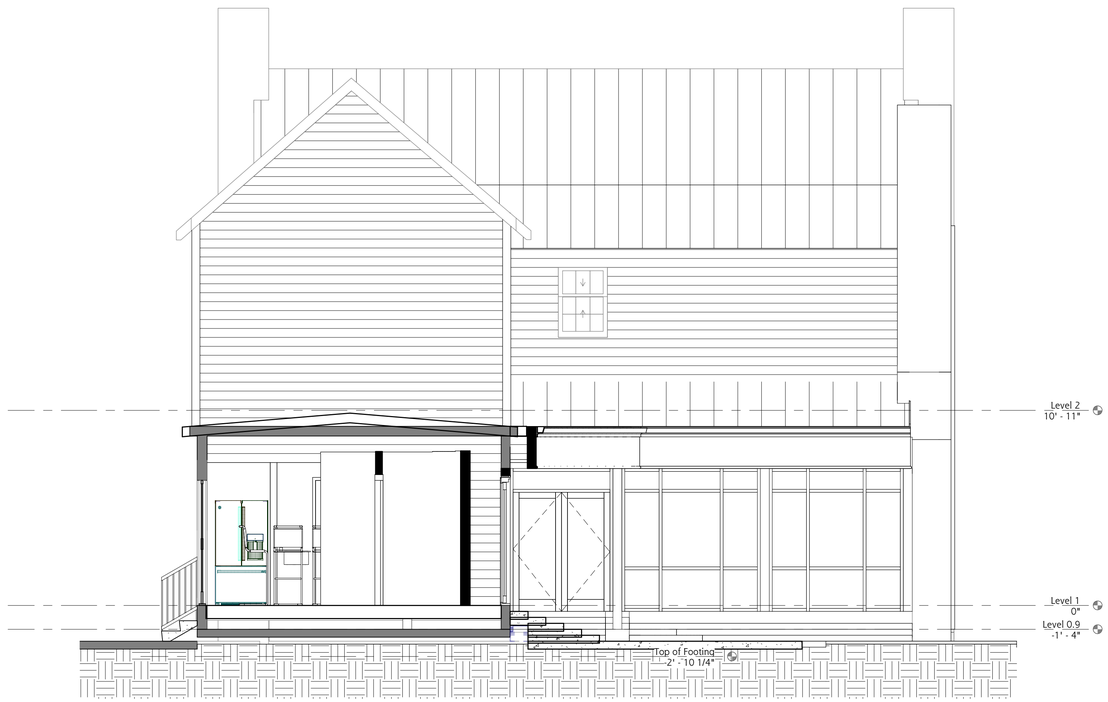
C. R. FRANCIS / ARCHITECTURE



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

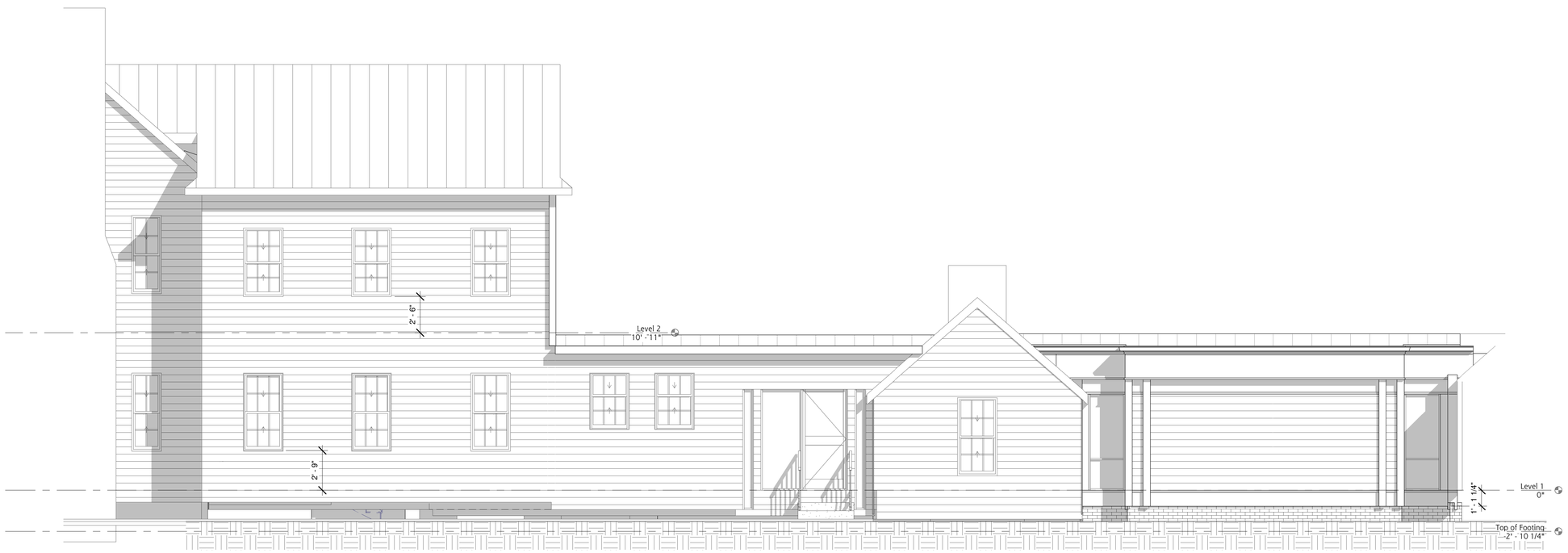
Residence Renovation: 211 Johnson Street
M/M W. L. Douglas Townsend, Jr.

C. R. FRANCIS / ARCHITECTURE



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

Residence Renovation: 211 Johnson Street
M/M W. L. Douglas Townsend, Jr.



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

Residence Renovation: 211 Johnson Street
M/M W. L. Douglas Townsend, Jr.

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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: **211 Johnson St.** – to include constructing: a screened extension to the rear screened porch, a new fireplace and chimney on the side of the screened porch, revisions to the east wall of the existing one-story addition, revisions to the rear terrace, a terrace roof, a one-story addition, a pool, and fencing, all in the Secondary and Tertiary AVCs.

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

Zoning District: R-10

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

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

Maximum Lot Coverage for proposed use: 60%

Maximum Height of Structure: 45 ft

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

Other requirements:

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

Comments:

Zoning Administrator 3/11/21
Seth M. Laughlin

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

The proposed project *Will* X *Will Not* ____ require a building permit(s).

Comments:

Chief Building Inspector 3/11/21

Certificate of Appropriateness Findings & Recommendations

HPC Meeting March 17, 2021

Applicant: Mr. & Ms. Douglas Townsend/C. R. Francis Architecture, P.A.
Applicant Address: 121 Front St., Beaufort, NC
Project Address: 211 Johnson St., New Bern, NC

211 Johnson St. – to include constructing: a screened extension to the rear screened porch, a new fireplace and chimney on the side of the screened porch, revisions to the east wall of the existing one-story addition, revisions to the rear terrace, a terrace roof, a one-story addition, a pool, and fencing, all in the Secondary and Tertiary AVCs.

NR Inventory (2003) **Information**
Historic Property Name: Mitchell-Stevenson House, built ca. 1800-1805/1830-1840
Status: Contributing: X Non-contributing: Vacant Lot:
Description: Two stories; four bays wide; exterior end chimneys; gable-end roof; attic dormers.

Sandbeck Description (1988): "Joshua Mitchell, a respected New Bern brick-mason, …had this house constructed … . … Mitchell was described … as 'a master workman who made many of the brick houses and chimneys erected in town.' … Flanking the house are two fine Flemish-bond single paved-shoulder chimneys, very likely built by Joshua Mitchell, himself. … The entire house is covered with beaded weatherboarding. … The large two-story rear ell was added during the twentieth century, connecting the house to its original, but much-altered, kitchen. An early nineteenth century two-story porch shelters the rear elevation. …"

[See handout for description of beaded weatherboarding.]

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

Fences and Garden Walls

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

2.5.2 In a Primary AVC, erect low fences and walls with a vertical dimension of four feet or less. Space rectangular wood planks about one inch apart. Space square wood and iron pickets about three inches apart. Orient pickets vertically.

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

Design Principles

3.1.1 Consider the scale, mass and proportion inherent to the surrounding historic development pattern, and design modifications that incorporate these characteristics. Use basic shapes and forms that are common to the historic districts.

3.1.2 Windows, doors and openings shall be compatible in proportion, shape, location, size and quantity with those on surrounding historic structures. Avoid large expanses of blank walls. Establish bays, visually subdivide facades and delineate building elevations to create form and rhythm.

3.1.4 Use details to articulate facades, and the openings within facades. Appropriately detail the base, body and edges of facades to create texture and visual interest.

Modifications

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

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

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

Additions

3.3.1 Locate additions in a Secondary or Tertiary AVC to minimize the impact on primary, character defining elevations. Limit the footprint of additions to maintain private open spaces.

3.3.2 Use roof forms and pitches that are similar to those found on the primary structure. Delineate the addition from the plane of the primary structure by creating slight offsets and corners.

3.3.3 Incorporate materials and details derived from the primary structure. Extend the architectural hierarchy of the primary structure to the addition. Architectural embellishments and detailing are often simplified on less visible Secondary and Tertiary AVC elevations.

Foundations

4.1.3 Use traditional materials when constructing foundations. Concrete block should receive a veneer of stucco, brick or other appropriate masonry material.

Walls, Trim and Ornamentation

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

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

Roofs

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

Decks and Patios

4.6.1 Adhere to Guidelines for retention of historic fabric when altering deck components.

4.6.4 Construct low profile decks and patios that eliminate requirements for handrails and excessive screening.

Guidelines for Masonry

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

5.1.2 Match the masonry bond, or pattern, of masonry materials found in adjoining work. In general, new material should be the same size, color, and texture of that existing

Wood

5.2.1 Adhere to Preservation Guidelines for retention of historic fabric when altering wood materials.

5.2.2 Construct wood assemblies similar to that found in adjoining work. In general, new material should be the same dimension and shape of that existing.

Metals

5.3.1 Adhere to Guidelines for retention of historic fabric when altering metal materials.

Paint

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

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

1. The structure is a contributing resource in the *Tight Weave* development pattern;
2. The project is within the Secondary and Tertiary AVCs;
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 constructing: a screened extension to the rear screened porch, a new fireplace and chimney on the side of the screened porch, revisions to the east wall of the existing one-story addition, revisions to the rear terrace, a terrace roof, a one-story addition, a pool, and fencing, all in the Secondary and Tertiary AVCs.

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

NEW BERN
NORTH CAROLINA
Everything comes together here

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

Application for a Certificate of Appropriateness

(For Alterations to Properties in Locally Designated Historic Districts)

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

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

I. Applicant/Owner Information:

Property Address (Include year built, if known): 802 E. Front St (new build)

Property Owner Name(s):	Owner Mailing Address:	Phone #'s:	Email:
River Station Development Corp Hubie Tolson	227 E. Front Street New Bern, NC 28560	252-638-4215	hubie@uhfdevelopmentgroup.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. Project Information: *(See "CoA Instructions" & " Historic Guidelines" for help in completing this section)*

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

Construct a new two story single family home on an empty lot. See plans and elevations for details and material choices.

Continued on additional sheet or attached brochure ☒

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

2.1.1, 2.1.2, 2.1.3, 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.3.1-4.3.7, 4.4.1-4.4.5, 4.5.1-4.5.6, 4.6.1-4.6.3

Continued on additional sheet or attached brochure ☐

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

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

Hardie Board siding (smooth faced lap siding and shakes), Azek trim and railing and painted ornamental railing, brick masonry piers, painted preservative treated louvers, vinyl windows with 3D grilles inside and out, asphalt shingles and hand seamed metal roofing, concrete walk and driveway.

Continued on additional sheet or attached brochure ☒

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

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

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

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

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

Check one:

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

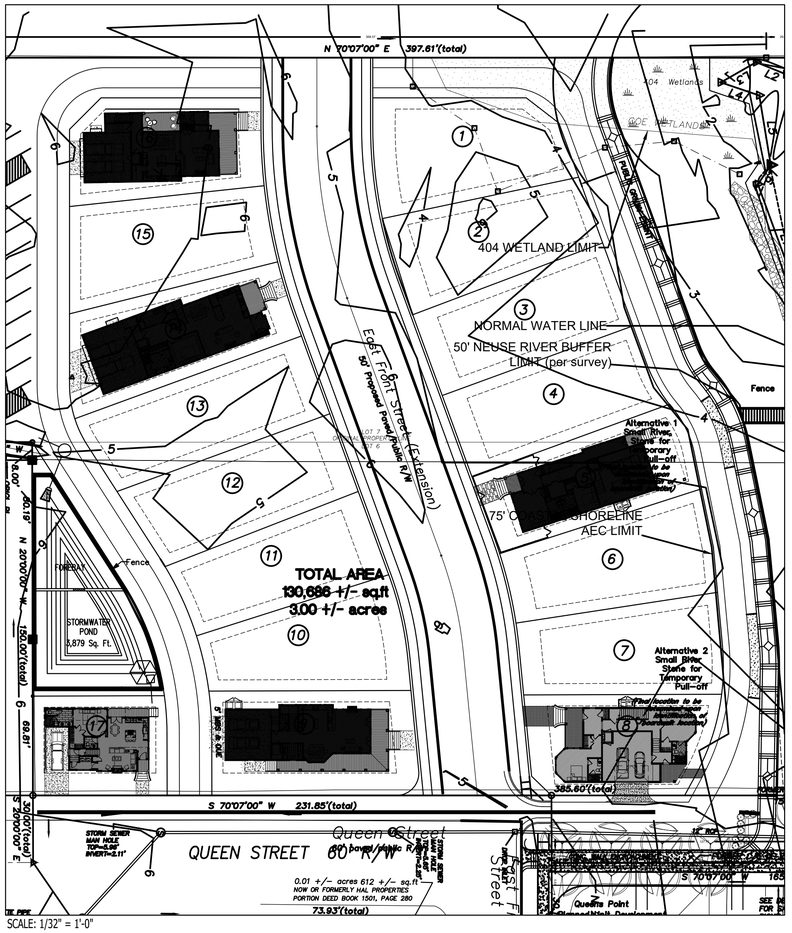
- I understand that submittal of this application does not constitute approval of proposed alterations.
- I understand that the approval of this application by City Staff or the New Bern Historic Preservation Commission (HPC) does not constitute approval of other federal, state, or local permit applications.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

Sarah Afflerbach
Signature of Applicant/Owner

3.1.21
Date

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

LOT 08 - RIVER STATION CUSTOM HOME



SCALE: 1/32" = 1'-0"

CONCEPTUAL RENDERING

KEYS & SYMBOLS

DOOR & WINDOW SIZE KEY

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

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

DRAWING NUMBER — 1 / A-204 — SHEET NUMBER

ROOM NAME — BEDROOM — 10' CLG WOOD — CEILING HEIGHT AND SQUARE FOOTAGE — FLOOR FINISH

DRAWING NUMBER — 1 / A-101 — FIRST FLOOR PLAN — Scale: 1/4" = 1'-0" — SHEET NUMBER

0'-0" GRADE — ELEVATION HEIGHT

VENTILATION

GARAGE	1,824 SQ IN (8) 8" X 16" VENTS
ROOF	SQ IN

ELECTRICAL ELEGEND

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

SHEET SCHEDULE

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

GROSS SQUARE FOOTAGE

HEATED / COOLED	
FIRST FLOOR PLAN	1,173 SF
SECOND FLOOR PLAN	1,460 SF
THIRD FLOOR PLAN	959 SF
TOTAL H/C	**3,592 SF**

NON HEATED	
GARAGE/STORAGE	494 SF
1ST FL FRONT PORCH	145 SF
2ND FL FRONT PORCH	145 SF
2ND FL BACK PORCH	187 SF
3RD FL BACK PORCH	413 SF

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252-633-0322
www.goarchdesign.com

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LOT 08 - RIVER STATION

802 E. FRONT STREET , NEW BERN, NC 28560

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G-101

TITLE SHEET

03.01.2021
RIVERSTATION - LOT 08

PHOTO 01

PHOTO 02

PHOTO 03

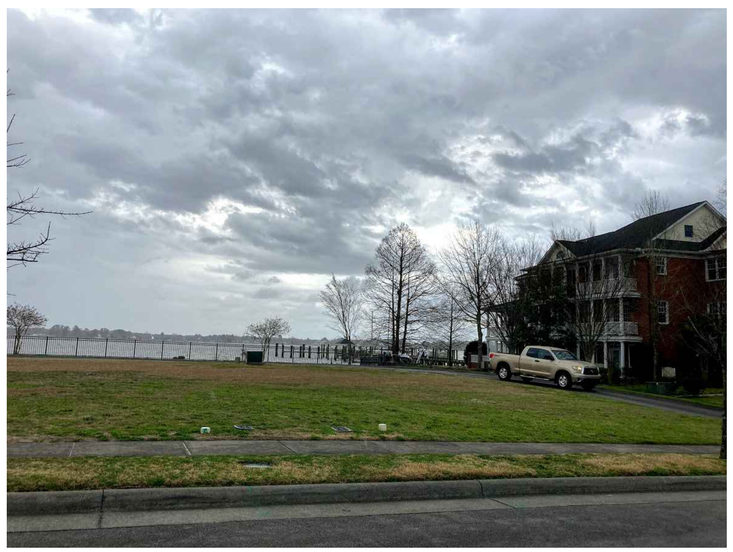

PHOTO 04

PHOTO 05

PHOTO 06

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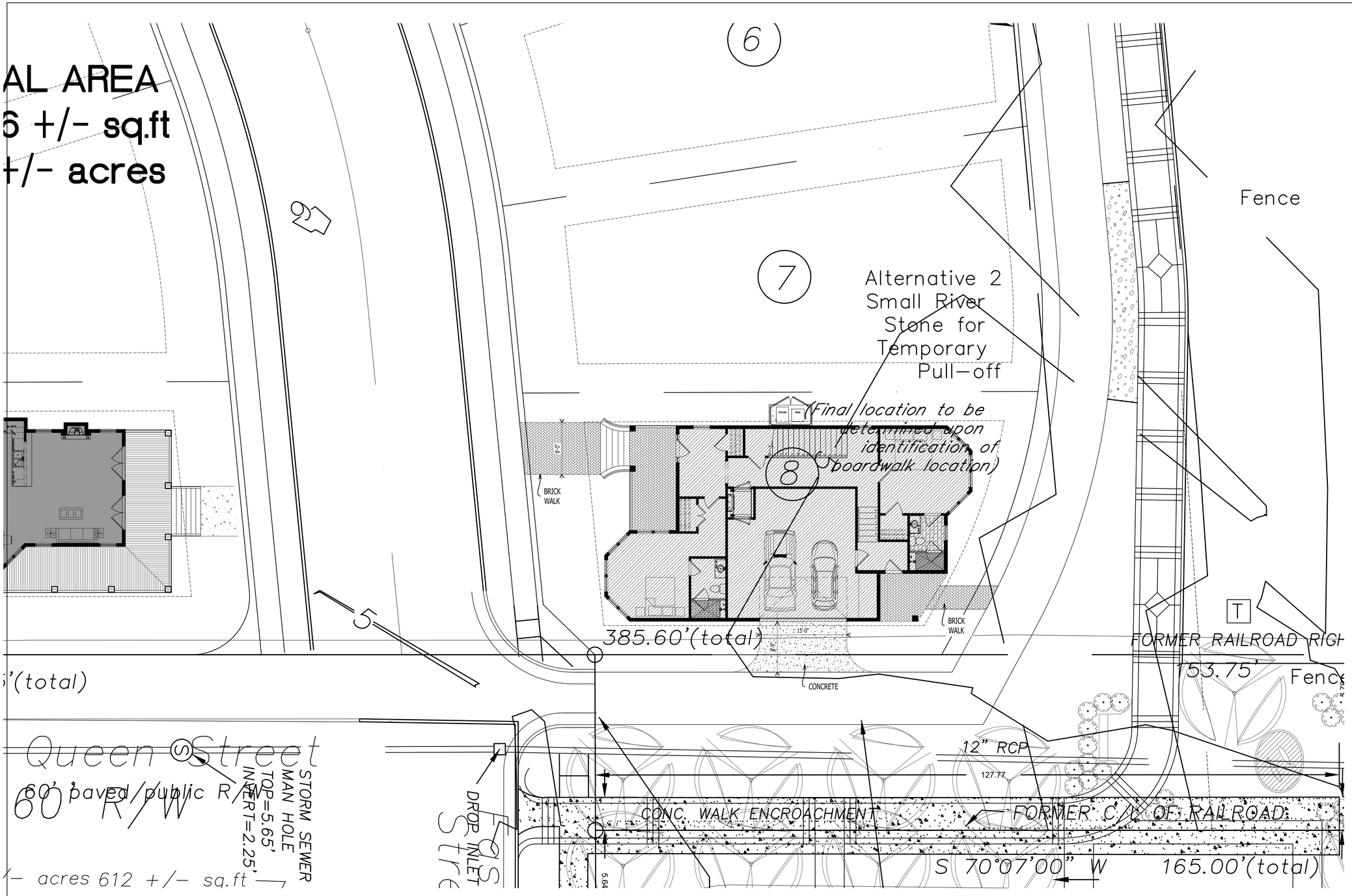
PHOTOS

03.01.2021
RIVERSTATION - LOT 08



1 C-102 SITE PLAN
1/8" = 1'-0"

GRAPHIC SCALE: 1/8"=1'-0"
8' 0 4' 8' 16'
NORTH

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LOT 08 - RIVER STATION

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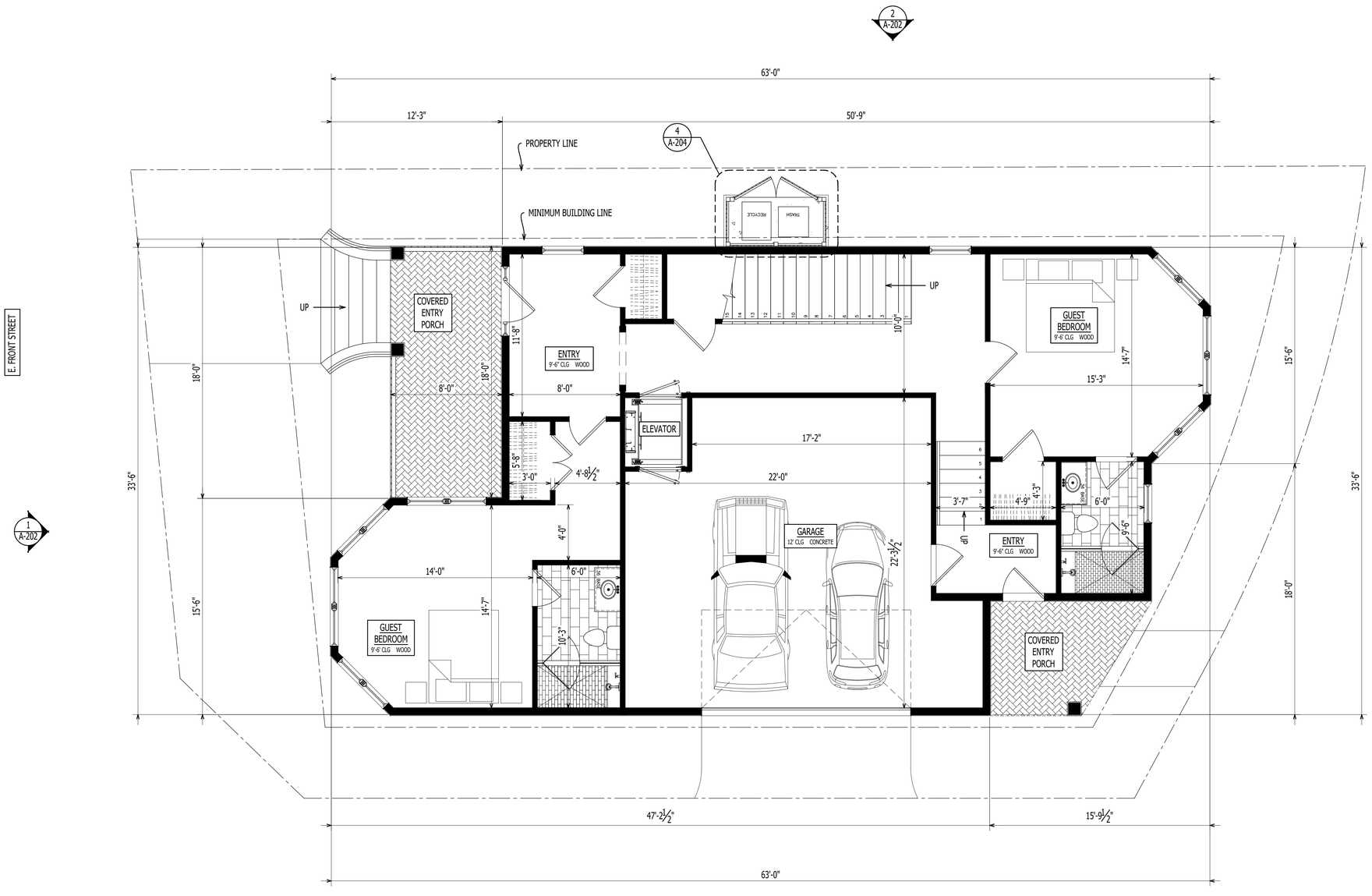
C-101

SITE PLAN

03.01.2021
RIVERSTATION - LOT 08



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

GENERAL NOTE:

1. ALL WINDOWS WITH SILL AT OR BELOW 18" WILL BE TEMPERED
2. ALL DIMENSIONS ARE TO WOOD STUD UNLESS OTHERWISE NOTED

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'
NORTH

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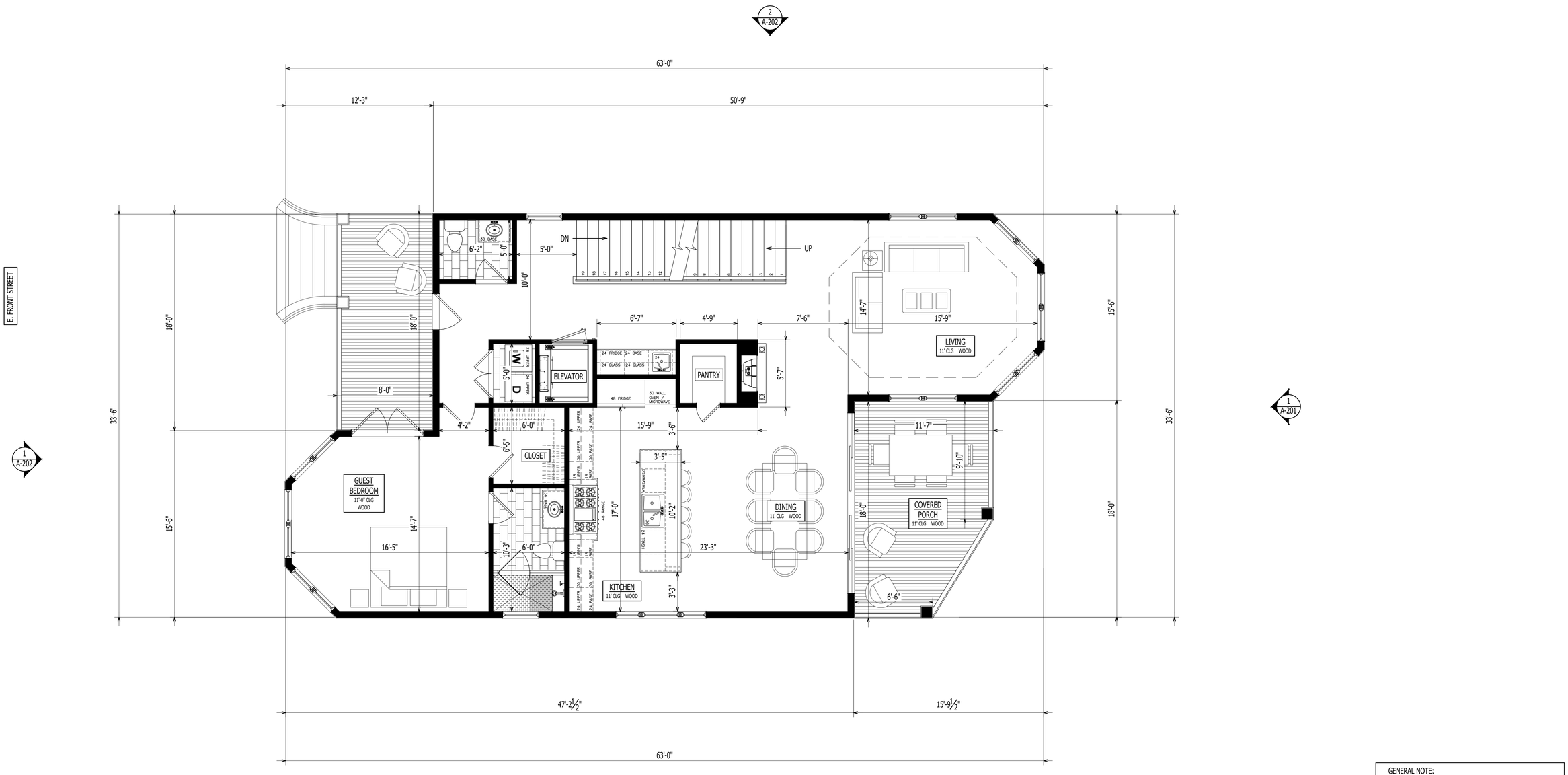
A-101

FIRST FLOOR PLAN

03.01.2021
RIVERSTATION - LOT 08



1
A-102

SECOND FLOOR PLAN

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

2
A-201

GENERAL NOTE:

1. ALL WINDOWS WITH SILL AT OR BELOW 18" WILL BE TEMPERED
2. ALL DIMENSIONS ARE TO WOOD STUD UNLESS OTHERWISE NOTED

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

4' 0 2' 4' 8'

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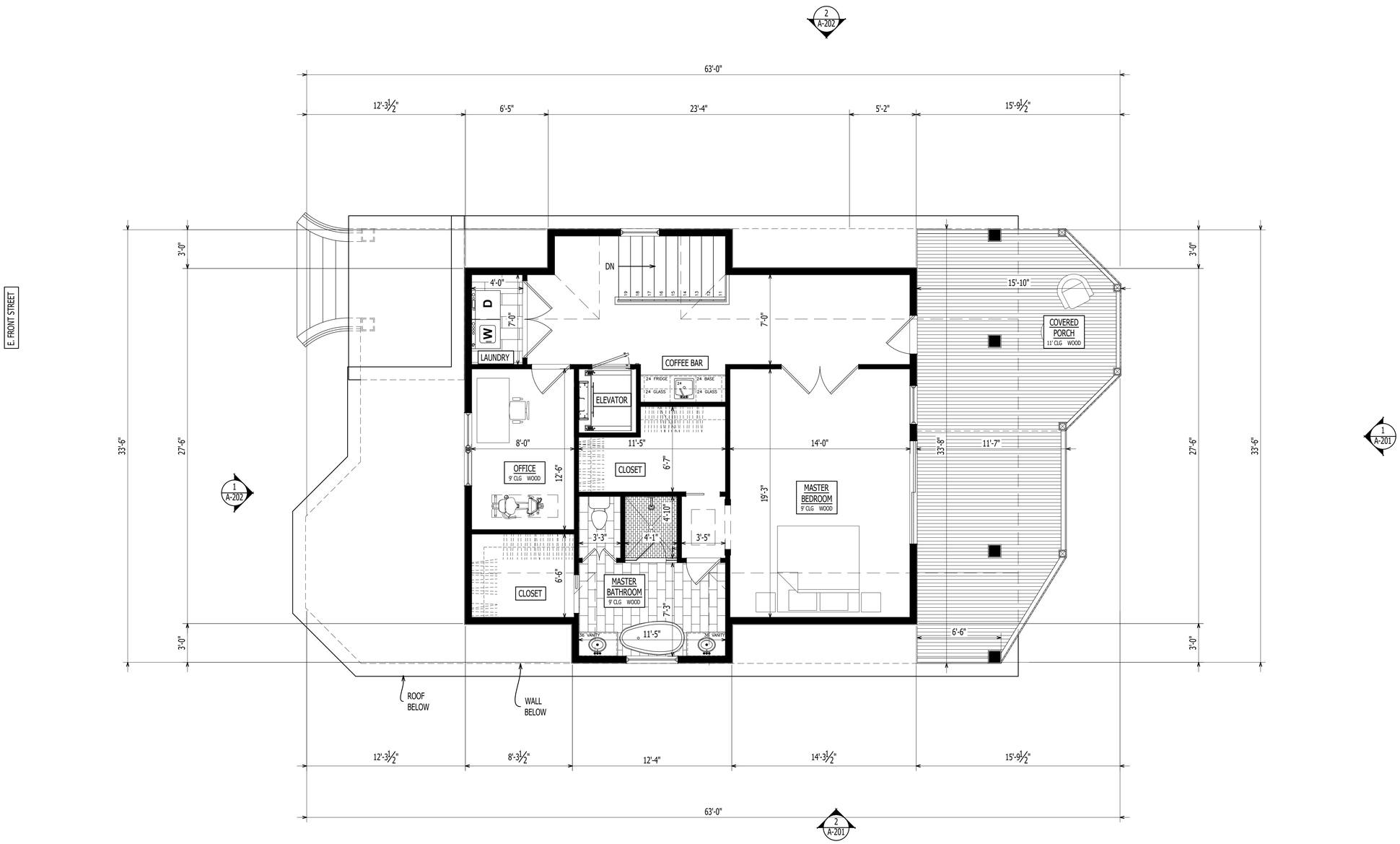
A-102

SECOND FLOOR PLAN

03.01.2021
RIVERSTATION - LOT 08



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

GENERAL NOTE:

1. ALL WINDOWS WITH SILL AT OR BELOW 18" WILL BE TEMPERED
2. ALL DIMENSIONS ARE TO WOOD STUD UNLESS OTHERWISE NOTED

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'
NORTH

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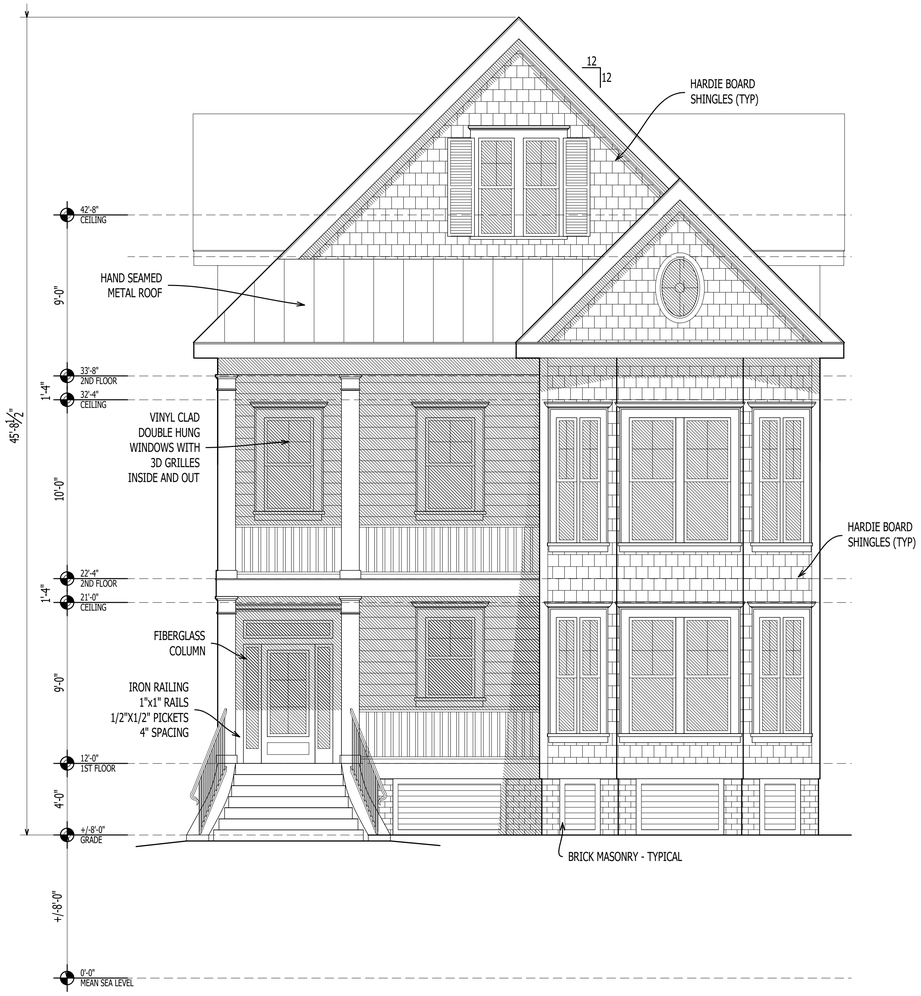
A-103

THIRD FLOOR PLAN

03.01.2021
RIVERSTATION - LOT 08



1
A-201

ELEVATION

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

2
A-201

ELEVATION

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

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

4' 0 2' 4' 8'

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LOT 08 - RIVER STATION

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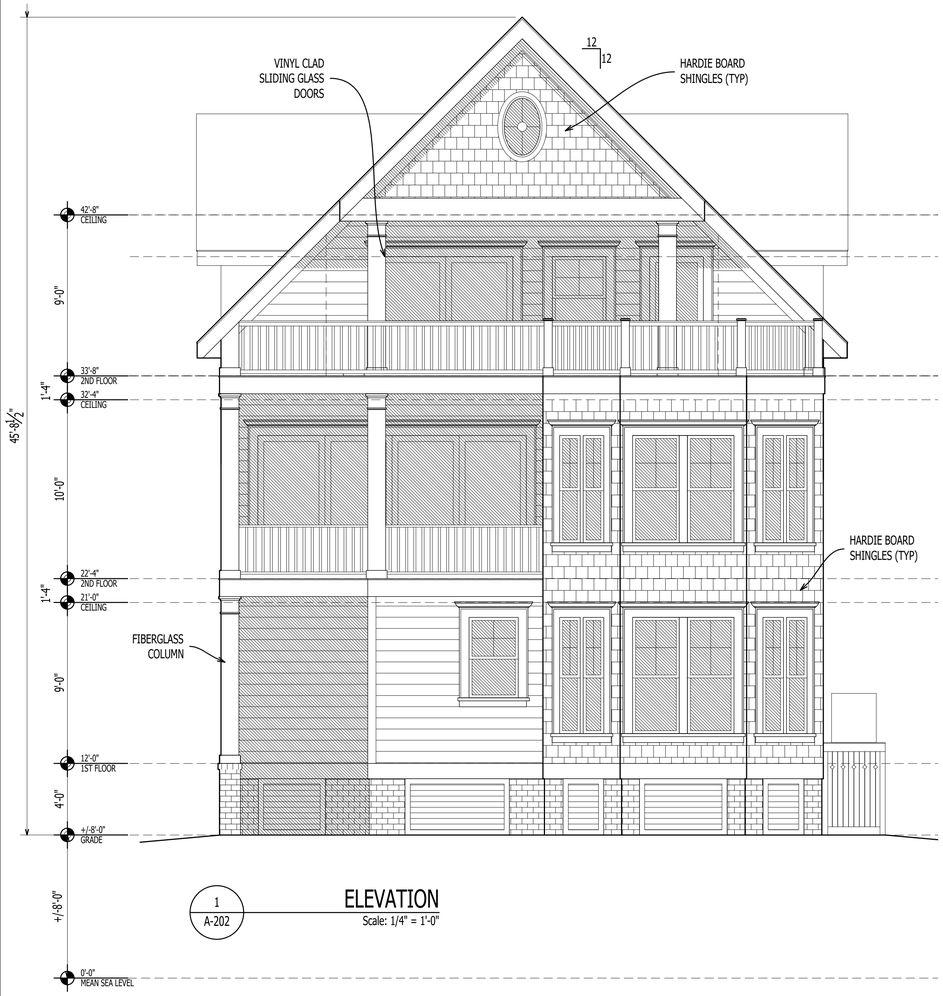
A-201

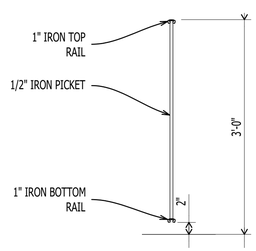
ELEVATIONS

03.01.2021
RIVERSTATION - LOT 08

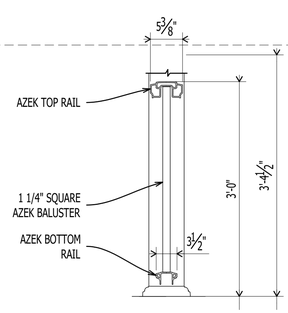


1 A-202 ELEVATION
Scale: 1/4" = 1'-0"

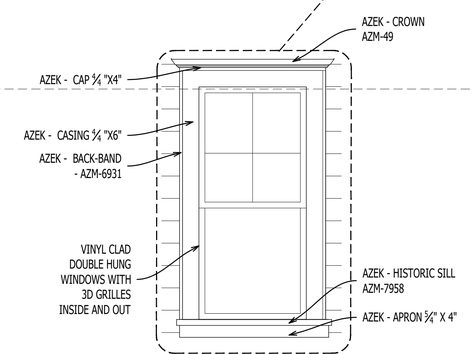
2 A-202 ELEVATION
Scale: 1/4" = 1'-0"



3 A-202 IRON RAILING
Scale: 1" = 1'-0"



4 A-202 AZEK RAILING
Scale: 1" = 1'-0"



5 A-201 ENLARGED WINDOW
Scale: 1/2" = 1'-0"

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'

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

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LOT 08 - RIVER STATION

802 E. FRONT STREET , NEW BERN, NC 28560

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

A-202

ELEVATIONS

03.01.2021
RIVERSTATION - LOT 08

Aldermen

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

NEW BERN
CITY OF NEW BERN

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:

304 Queen St. + 801 E Front St. + 808 E Front St., New Bern, NC 28560
(address, city, zip code)

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

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

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

227 E Front St., New Bern, NC 28560 Phone (252) 638-4215

Owner's Signature

Hubert G. Tolson, III, Authorized Representative
Print Name
River Station Development Corporation

August 3rd, 2020
Date

Sworn to and subscribed before me this 3rd day of August, 2020

Karen Smitten
Notary Public:

My commission expires: 9/6/2024

KAREN SMITTEN
NOTARY PUBLIC
CRAVEN COUNTY, NC

NEW BERN
NORTH CAROLINA
Everything comes together here

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: **802 E. Front St.** – to include construction of a new 2½-story infill house.

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

Zoning District: R-6, Riverstation Mixed Use Overlay, Residential Waterfront Overlay

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

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

Maximum Lot Coverage for proposed use: 60%

Maximum Height of Structure: 44 ft above mean sea level

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

Other requirements:

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

Comments:

Zoning Administrator 3/11/21
Seth M. Laughlin

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

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

Comments:

Chief Building Inspector 3/11/21

Certificate of Appropriateness Findings and Recommendations

HPC Regular Meeting - March 2021

Applicant: Riverstation Development Corp./GO Architectural Design PLLC
Applicant Address: 227 E. Front St., New Bern, NC 28560
Project Address: 802 E. Front St., New Bern, NC 28560
Historic Property Name: N/A
Status: **Contributing:** **Non-contributing:** **Vacant: X**
NR Inventory Description (2003)**:** N/A.

Sandbeck Description (1988): N/A

802 E. Front St. - to include construction of a new 2½-story infill house.

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

Development Pattern

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

2.1.2 There are areas within the historic districts where the development pattern may have been weakened by vacant lots and nonconforming structures. In such areas, preference shall be given to contributing structures when defining the development pattern for infill construction.

2.1.3 The footprint, scale and proportion of infill construction shall be in keeping with neighboring properties. In general, it is not appropriate to construct a three-story structure in an area that is dominated by one-story structures.

Design Principles

3.1.1 Consider the scale, mass and proportion inherent to the surrounding historic development pattern, and design modifications that incorporate these characteristics. Use basic shapes and forms that are common to the historic districts.

3.1.2 Windows, doors and openings shall be compatible in proportion, shape, location, size, and quantity with those on surrounding historic structures. Avoid large expanses of blank walls. Establish bays, visually subdivide facades, and delineate building elevations to create form and rhythm.

3.1.3 Discretely use rooftop appurtenances such as spires, cupolas, and towers to articulate rooflines. Compliment the scale, form and proportion of the structure, and use rooftop appurtenances to identify a building entry or similar massing focal point.

3.1.4 Use details to articulate facades, and the openings within facades. Appropriately detail the base, body, and edges of facades to create texture and visual interest.

3.1.5 Avoid creating a false sense of historical development. It is not appropriate to apply historic architectural styles to infill construction. Creative interpretation of traditional detailing and ornamentation is encouraged.

Infill Construction

3.4.1 Maintain the relationship between building mass and open space that exists on the block or streetscape.

3.4.2 The predominant material of an infill building shall visually emulate the palette of materials traditionally found in the historic districts.

3.4.3 Use of modern materials is acceptable as a means of continuing the evolution of architecture through time. However, the use of aluminum and vinyl siding, faux brick and stone, stamped concrete and similar imitation materials is not appropriate.

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

Foundations

4.1.3 Use traditional materials when constructing foundations. Concrete block should receive a veneer of stucco, brick, or other appropriate masonry material.

4.1.4 Locate foundation features such as vents and access doors in areas that will not detract from the architectural character of the building. Coordinate with other architectural features when possible, such as aligning vents and access doors with windows above or centering them between piers.

Walls, Trim and Ornamentation

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

Windows, Doors and Openings

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

Entrances

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

Roofs

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

Decks and Patios

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

Masonry

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

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

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

Metals

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

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

Paint

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

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

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

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

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

1. The project is located within the Primary, Secondary, and Tertiary AVCs;
2. The project is located within the Narrow Stitch development pattern;
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 for construction of a new 2½-story infill house.

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

NEW BERN
NORTH CAROLINA
Everything comes together here

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

Application for a Certificate of Appropriateness

(For Alterations to Properties in Locally Designated Historic Districts)

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

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

I. Applicant/Owner Information:

Property Address (Include year built, if known): 307 Pollock Street (built 1875 - storefront rebuilt approx. 2000)

Property Owner Name(s):	Owner Mailing Address:	Phone #'s:	Email:
CDB Properties	309 Pollock Street New Bern, NC 28560	252-617-7717	david@branchsfurniture.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. Project Information: *(See "CoA Instructions" & " Historic Guidelines" for help in completing this section)*

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

Remove lower center section of the existing re-constructed storefront and step back a new entrance using similar style and stained wood and glass contruction. Install a new metal back door exit as shown on plans.

Continued on additional sheet or attached brochure ☐

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

Modifications 3.2.1-5, Windows & Doors 4.3.1, 3,5, Entrances 4.4.1-4, Wood 5.2.1-2

Continued on additional sheet or attached brochure ☐

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

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

Stained wood and glass to match existing.

Continued on additional sheet or attached brochure ☐

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

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

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

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

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

Check one:

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

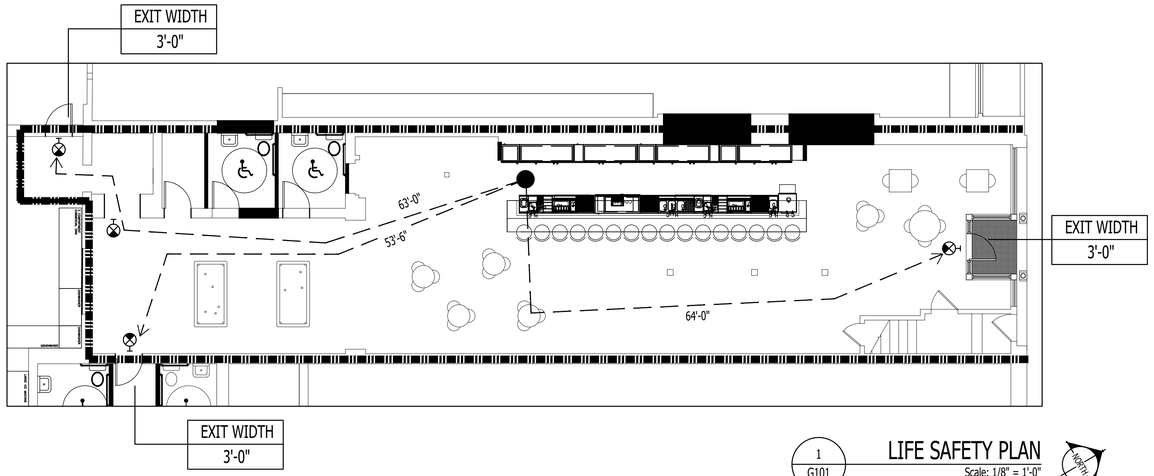
- I understand that submittal of this application does not constitute approval of proposed alterations.
- I understand that the approval of this application by City Staff or the New Bern Historic Preservation Commission (HPC) does not constitute approval of other federal, state, or local permit applications.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

Sarah Afflerbach
Signature of Applicant/Owner

3.1.21
Date

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

PROHIBITION EXPANSION - 307 POLLOCK



1 G101 LIFE SAFETY PLAN
Scale: 1/8" = 1'-0"

GRAPHIC SCALE: 1/8"=1'-0"
8' 0 4' 8' 16'

KEY

- WALL MOUNTED EXIT SIGN
- CEILING MOUNTED EXIT SIGN
- PORTABLE FIRE EXTINGUISHER
- TRAVEL DISTANCE
- 2 HR SEPARATION REQUIRED

NOTES

1. REFER TO TABLE 508.4 IN IBC FOR SEPARATION REQUIREMENTS BETWEEN OCCUPANCIES. 307 POLLOCK STREET WILL BE A-2 OCCUPANY. SURROUNDING OCCUPANCIES ARE R-2 AND M. A 2 HOUR SEPARATION IS REQUIRED BETWEEN OCCUPANCIES IN A NON-SPRINKLERED BUILDING. NOTE, ALL DEMISING WALLS AND FLOORS/CEILINGS MUST BE 2 HOUR RATED ASSEMBLIES.

2. REFER TO SECTION 1017.2 OF IBC FOR REQUIRED EXIT ACCESS TRAVEL DISTANCE. FOR A-1 OCCUPANCIES WITH A SPRINKLER SYSTEM, EXIT ACCESS TRAVEL DISTANCE MUST NOT EXCEED 250'. IF NO SPRINKLER SYSTEM EXISTS, TRAVEL DISTANCE MUST NOT EXCEED 200'.

3. ACCORDING TO SECTION 1006.2.1 OF IBC, A-2 SPACES WITH MORE THAN 49 OCCUPANTS ARE REQUIRED TO HAVE MORE THAN ONE EXIT. COMMON PATH OF TRAVEL MUST NOT EXCEED 75' IN A NON-SPRINKLERED A-2 BUILDING.

4. DOORS AT FIRE RATED WALL ARE TO BE 1 1/2 HOUR RATED. ALL PENETRATIONS IN WALL MUST BE PROTECTED.

PLUMBING CALCULATIONS

141 OCCUPANTS

71 MEN, 71 WOMEN

REQUIRED WC FIXTURES: 1 PER 75 OCCUPANTS
REQUIRED LAVATORIES: 1 PER 200 OCCUPANTS

TOTAL PROVIDED
MEN: 1 WC FIXTURE AND 1 LAVATORY
WOMEN: 1 WC FIXTURE AND 1 LAVATORY

NET SQUARE FOOTAGE (EXCLUDING BATHROOM/STORAGE)

2,117 NET SF
A-2 OCCUPANCY

OCCUPANT LOAD FACTOR: UNCONCENTRATED = 15 SF NET
2,117 NSF / 15 = 141 PEOPLE

EGRESS WIDTH - SECTION 1005
141 PEOPLE X .3 =
42.3" REQUIRED
108" SHOWN

KEYS & SYMBOLS

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

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

DRAWING NUMBER — 1
SHEET NUMBER — A-204

ROOM NAME — BEDROOM
10' CLG WOOD
CEILING HEIGHT AND SQUARE FOOTAGE — FLOOR FINISH

DRAWING NUMBER — 1
SHEET NUMBER — A-101
FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

0'-0" GRADE — ELEVATION HEIGHT

- RECEPTACLE
- FL FLOOR RECEPTACLE
- GF GFCI RECEPTACLE
- WP WATER PROOF RECEPTACLE
- $ SWITCH
- $3 3 WAY SWITCH
- FAN / LIGHT
- SECURITY LIGHT
- CEILING MOUNT
- WALL SCONCE
- CEILING PENDANT
- FAN / LIGHT
- 6" RECESSED CAN
- FLUORESCENT
- UNDER-COUNTER
- CABLE
- TELEPHONE

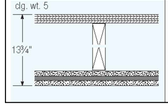
SHEET SCHEDULE

G-101 TITLE SHEET
AD-101 DEMOLITION PLAN
A-101 NEW FLOOR PLAN
A201 ELEVATIONS

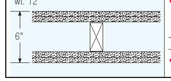
SQUARE FOOTAGE

RESTAURANT NET SF 2,117 SF

EXCLUDES BATHROOMS/STORAGE

2 Hour Fire-Rated Construction	Dimensional Lumber		Acoustical Performance			Reference
Construction Detail	Description	Test Number	STC	IIC	Test Number	Index
dg. wt. 5 	• Two layers 5/8" SHEETROCK FIREODE C Core gypsum panels – 1" nominal wood sub and finished floor – 2 x 10 wood joist 16" o.c. – RC-1 channel or equivalent – joints finished	UL Des L511			Assembly not recommended when sound control is a major consideration	B-72

2 G101 2 HOUR FIRE-RATED CEILING ASSEMBLY
Scale: NTS

2 Hour Fire-Rated Construction	Loadbearing		Acoustical Performance		Reference
Construction Detail	Description	Test Number	STC	Test Number	Index
wt. 12 	• 5/8" SHEETROCK FIREODE Core gypsum panels or SHEETROCK water-resistant FIREODE Core gypsum panels or FIBERROCK panels – 2 x 4 wood studs 16" o.c. – joints finished • optional veneer plaster	UL Des U301	52 58	USG-810218 Based on same assembly with RC-1 channel and without mineral wool batt USG-810219 Based on same assembly with RC-1 channel and 2" mineral wool batt	A-68

3 G101 2 HOUR FIRE-RATED WALL ASSEMBLY
Scale: NTS

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PROHIBITION EXPANSION
307 POLLOCK STREET, NEW BERN NC

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G-101
TITLE SHEET
03.02.2021
PROHIBITION - 307 POLLOCK

PHOTO 01

PHOTO 02

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PROHIBITION EXPANSION

307 POLLOCK STREET, NEW BERN NC

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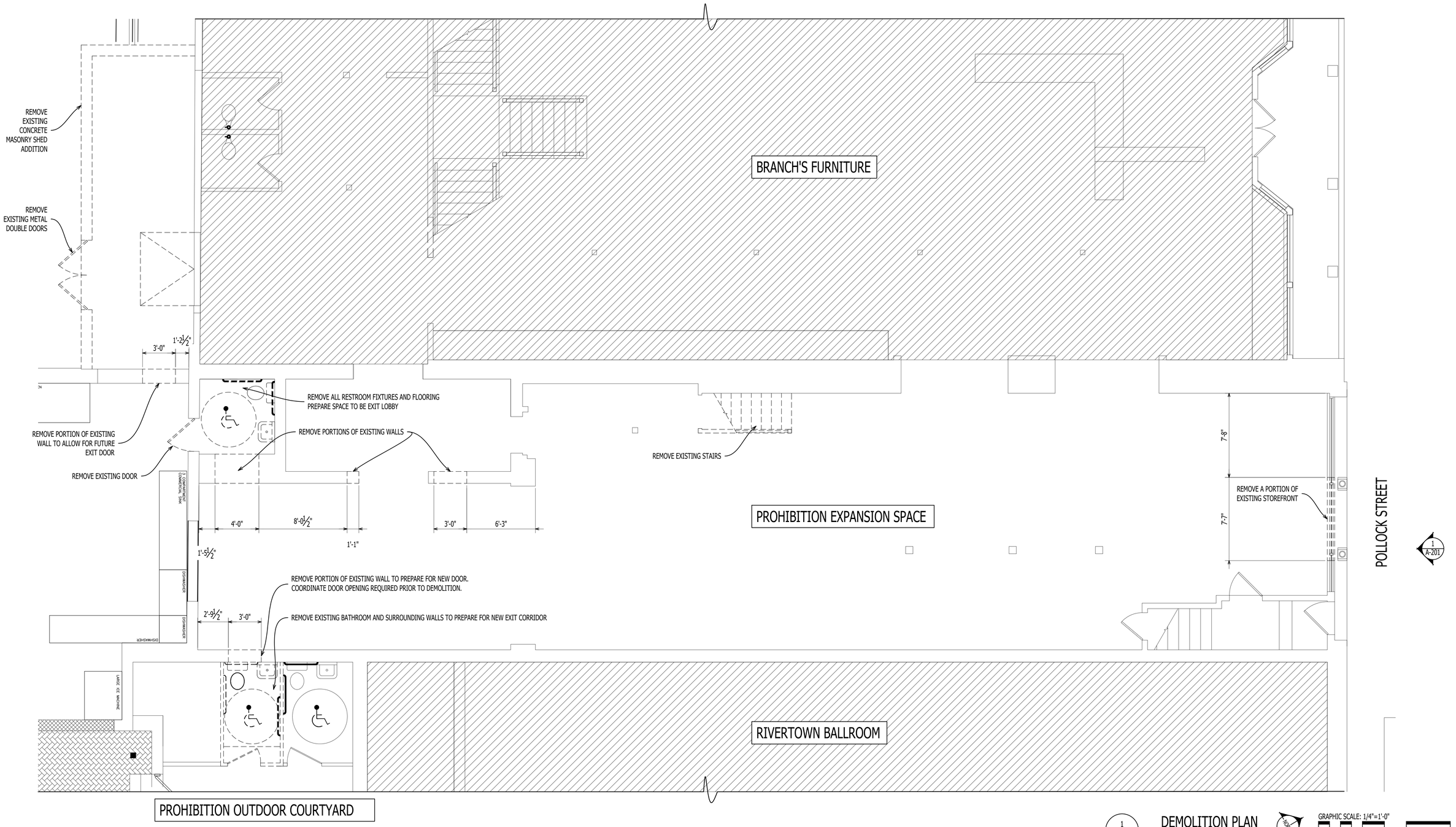
PHOTO

03.02.2021
PROHIBITION - 307 POLLOCK



1 AD-101 DEMOLITION PLAN
Scale: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'

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PROHIBITION EXPANSION

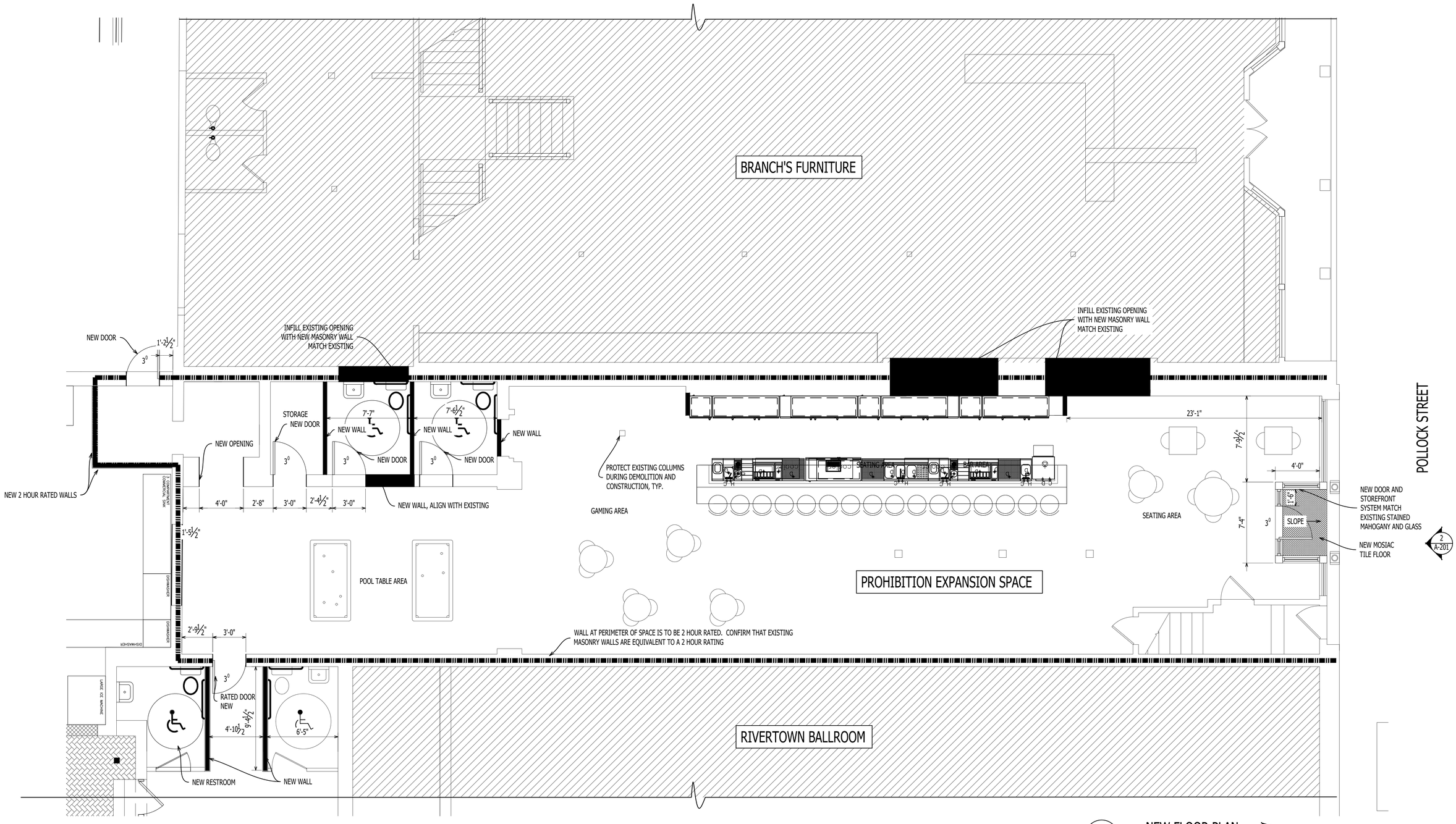
307 POLLOCK STREET, NEW BERN NC

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

AD-101

DEMOLITION PLAN

03.02.2021
PROHIBITION - 307 POLLOCK



1
A-101

NEW FLOOR PLAN

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

NORTH

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

4' 0 2' 4' 8'

GO ARCHITECTURAL DESIGN PLLC

1202-A Pollock Street
New Bern, NC 28560
252-633-0322
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PROHIBITION EXPANSION

307 POLLOCK STREET, NEW BERN NC

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A-101

NEW FLOOR PLAN

03.02.2021

PROHIBITION - 307 POLLOCK

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

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

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'

GO ARCHITECTURAL DESIGN PLLC

1202-A Pollock Street
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PROHIBITION EXPANSION

307 POLLOCK STREET, NEW BERN NC

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A-201

ELEVATIONS

03.02.2021
PROHIBITION - 307 POLLOCK

Aldermen

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

NEW BERN
CITY OF NEW BERN

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:

307 Pollock Street New Bern, NC 28560
(address, city, zip code)

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

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

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

208 Craven Street Phone 252-617-7717

Owner's Signature

David B Blythe
Print Name

2/24/21
Date

Sworn to and subscribed before me this 24th day of February, 2021.

Notary Public:

My commission expires: 3-20-21

G. BRAMPER NOTARY PUBLIC CRAVEN COUNTY, NC

NEW BERN
NORTH CAROLINA
Everything comes together here

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: **307 Pollock St.** – to include replacing a section of the storefront with a new, wood, glass, and floor tile entrance in the Primary AVC, plus demolish a one-story concrete block addition, cut a doorway into an existing masonry wall, and add a new metal door in the Tertiary AVC.

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

Zoning District: C-1

Required Setbacks (primary structure): Front average **Side** 0 ft **Rear** 6 ft

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

Maximum Lot Coverage for proposed use: N/A

Maximum Height of Structure: 60 ft +

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

Other requirements:

_____

_____

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

Comments:

_____

_____ **Zoning Administrator** Seth M. Laughlin 3/11/21

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

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

Comments:

_____

_____

_____ **Chief Building Inspector** Matt Bell 3/11/21

Certificate of Appropriateness Findings & Recommendations

HPC Meeting March 17, 2021

Applicant: CDB Properties/GO Architectural Design, PLLC
Applicant Address: 307 Pollock St., New Bern, NC 28560
Project Address: 307 Pollock St., New Bern, NC

<u>307 Pollock St.</u> – to include replacing a section of the storefront with a new, wood, glass, and floor tile entrance in the Primary AVC, plus demolish a one-story concrete block addition, cut a doorway into an existing masonry wall, and add a new metal door in the Tertiary AVC.

NR Inventory (2003) **Information**
Historic Property Name: Edward R. Stanly Building, built ca. 1875
Status: Contributing: X Non-contributing: Vacant Lot:
Description: Brick; two stories; brick; cast-iron cornice above storefront; paneled and corbeled cornice.

Sandbeck Description (1988): "This two-story commercial structure was built ca. 1875 for Edward R. Stanly, … Several noteworthy façade details have survived the various remodellings, including the paneled and corbelled cornice and, above the recent storefront infill, a toothed cast-iron cornice identical to the cornices seen at the Stanly Hall. The Flemish-bond brickwork is an interesting detail apparently revived by at least one local builder during this period, and can be seen on several other late-nineteenth-century commercial buildings in New Bern. The original height of the second story window openings has been reduced to accommodate modern single-pane windows."

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

<u>Design Principles</u>

3.1.1 Consider the scale, mass and proportion inherent to the surrounding historic development pattern, and design modifications that incorporate these characteristics. Use basic shapes and forms that are common to the historic districts.

3.1.2 Windows, doors and openings shall be compatible in proportion, shape, location, size and quantity with those on surrounding historic structures. Avoid large expanses of blank walls. Establish bays, visually subdivide facades and delineate building elevations to create form and rhythm.

3.1.4 Use details to articulate facades, and the openings within facades. Appropriately detail the base, body and edges of facades to create texture and visual interest.

<u>Modifications</u>

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.

<u>Walls, Trim and Ornamentation</u>

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

<u>Entrances</u>

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

4.4.3 Recess entrances within the *dense fabric development pattern* where the facade aligns with the front property line. Incorporate traditional facade elements such as storefront cornices, transoms, display windows and bulkheads.

Certificate of Appropriateness Findings & Recommendations

HPC Meeting March 17, 2021

Accessibility and Life Safety

4.7.2 Locate ramps, lifts, fire stairs and fire doors in visually unobtrusive areas. Avoid accommodations within a Primary AVC when possible.

Guidelines for Masonry

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

5.1.2 Match the masonry bond, or pattern, of masonry materials found in adjoining work. In general, new material should be the same size, color, and texture of that existing

Wood

5.2.1 Adhere to Preservation Guidelines for retention of historic fabric when altering wood materials.

5.2.2 Construct wood assemblies similar to that found in adjoining work. In general, new material should be the same dimension and shape of that existing.

Metals

5.3.1 Adhere to Guidelines for retention of historic fabric when altering metal materials.
[Note: the sidebar on page 5-2 includes the metal elements on the subject building to represent metal features to be preserved:]

The metal cornice and columns on this storefront are unique features that should be preserved.

Paint

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

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

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

1. The structure is a contributing resource in the *Dense Fabric* development pattern;
2. The project is within the Primary AVC and the Tertiary AVC;
3. The proposed design, components, and materials meet the requirements of the Guidelines;
4. The existing rear addition proposed to be removed is not a contributing element;
5. The Zoning Administrator and the Chief Building Official have reviewed this project and commented accordingly;
6. The project is not incongruous with the Guidelines.

MOTION

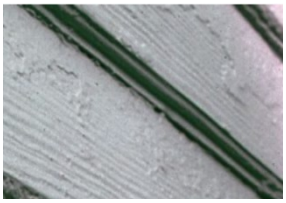
Staff recommends the Commission approve this application to include replacing a section of the storefront with a new, wood, glass, and floor tile entrance in the Primary AVC, plus demolish a one-story concrete block addition, cut a doorway into an existing masonry wall, and add a new metal door in the Tertiary AVC.

What is "Beaded Weatherboard?"

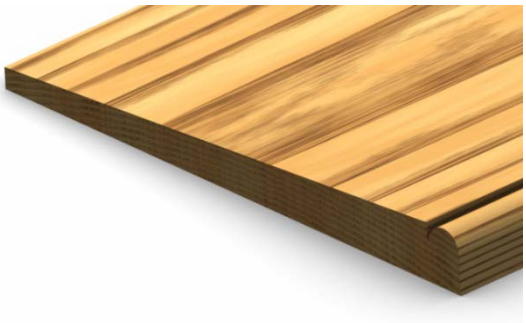
According to the Senior Architectural Historian for the Virginia Department of Historic Resources, Calder Loth, "In contrast to clapboards, weatherboards are of soft woods: yellow pine and sometimes poplar, and are sawn rather than riven. … The stands of tall virgin trees made these long boards, free of knots, possible. Weatherboards are tapered in section and normally about eight inches wide and ten to twenty feet in length. Better quality weatherboards have a smooth planed surface. A timber frame house sheathed in weatherboards was frequently preferred over a brick dwelling since it tended to be less damp.

… the weatherboards were often finished with a bead along their bottom edge. [See photo on left.]

The beading added visual refinement and helped prevent splintering at this vulnerable point. In this example, we can see the nail heads following where the weatherboards were nailed to the studs. Thusly attached, the weatherboards had an overlap of about one and half inches and an exposure of about six inches. The weatherboards are stopped by beaded corner boards, a standard treatment for weatherboarded walls. In some houses, particularly in southern Virginia, the weatherboards have molded edges; i.e. the bottom edge is planed with a quarter-round molding rather than a more fully rounded bead. [See photo to the right.] The bead or molding was usually continued along the lower edge of the sill, where the weatherboard met the sill. Occasionally, weatherboards were finished with a cyma molding, but such examples are rare. [See photo on the left.] Being of softwoods, weatherboards were always either painted or whitewashed as a preservative."



These images were found online which represent beaded weatherboard. Notice the bead is a 180-degree curve:



NEW BERN

CITY OF NEW BERN

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

TO: New Bern Historic Preservation Commission

FROM: Matt Schelly, AICP, City Planner

DATE: March 10, 2021

RE: Regular Meeting, **5:30 PM, Wednesday, March 17, 2021**, in the Development Services Conference Room, 303 First St.

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

REGULAR MEETING AGENDA – 5:30 PM

1. Opening of Meeting with Roll Call
2. Approval of Minutes of Previous Meeting(s)
3. Hearings on Certificates of Appropriateness:

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

- Introduction of Hearings and Rules of Procedure
- Swearing-In of Speakers
- Summary of the Hearing Process

Applications:

B. 311 Bern St. – to include the installation of new, wood window blinds and new, wood, 4-foot-high fencing in the Primary AVC.

C. 211 Johnson St. – to include constructing: a screened extension to the rear screened porch, a new fireplace and chimney on the side of the screened porch, revisions to the east wall of the existing one-story addition, revisions to the rear terrace, a terrace roof, a one-story addition, a pool, and fencing, all in the Secondary and Tertiary AVCs.

D. 802 E. Front St. – to include a new 2½-story infill house.

E. 307 Pollock St. – to include replacing a section of the storefront with a new, wood, glass, and floor tile entrance in the Primary AVC, plus demolish a one-story concrete block addition, cut a doorway into an existing masonry wall, and add a new metal door in the Tertiary AVC.

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

4. Old Business (non-hearing items tabled or continued from a previous meeting):

   A. Awards Work Group - discussion

5. General Public Comments

6. New Business:

   A. Demolition By Neglect Complaint – 104 Johnson St. report

   B. Historic District Guidelines Update Proposal – House elevations

7. HPC Administrator's Report

   A. Report on DBN Complaint filed: 104 Johnson St., filed 2/25/2021

   B. Report on CoAs Issued 2/9/2021 – 3/9/2021
   MAJORS:
   607 Pollock St. – renewal of 3-year-old CoA or reapproval of accessory building
   215 Craven St. – installation of storefront storm protection system in Secondary AVC.
   227 Middle St. – new second floor addition in Tertiary AVC.
   219 Middle St. – rearranged design revisions to approved plans
   309 Bern St. – chimney and foundation venting revisions to approved plans
   MINORS:
   218 Pollock St. – drain line
   521 E. Front St. – external water heater
   519 E. Front St. – driveway
   519 E. Front St. – gutters and downspouts
   216 Middle St. – storefront modification
   208 New St. – driveway widening
   310 George St. – front steps handrails
   508 Johnson St. – landscaping, walkway, and driveway
   317 Middle St. (Bank of the Arts) – signage and clock face
   400 New St. (Presbyterian Church) – sign
   405 Avenue A (Riverside Methodist Church) – reroofing

   C. Report on CoA Extensions Issued since the Prior Regular Meeting:
   421 E. Front St. (Farmers Market) – Extension until January 22, 2022, of the CoA approved January 22, 2020 – new replacement garage doors.

   D. Other Items and Updates

8. Commissioners' Comments

9. Adjourn

DEVELOPMENT
SERVICES
DEPARTMENT

NEW BERN
CITY OF NEW BERN

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

Demolition by Neglect Complaint Form

City Land Use Ordinance, Appendix A, Article XXI - New Bern Historic District

Section 15-435. - Prevention of demolition by neglect of buildings and structures within locally designated historic districts. ***See Standards attached.***
There are 10 *Standards*. In completing this form, please cite which ***Standards*** referenced in the ordinance have been violated.

Complete the form and deliver it to the Historic Preservation Commission, c/o Development Services, 303 First Street, New Bern. The form may also be mailed to Historic Preservation Commission, c/o Development Services, 303 First Street, New Bern, NC 28560, or, faxed to (252) 636-2146.

Address of Property: 104 Johnson St.

Owner's Name, if known: Marianne D. Williams Trust

List the *Standards* Violated: (6): roof damage @ back porch & eave to main roof

Additional Comments: due to Hurricane Florence (9/2018)

Submitted by (Please print): John Young j42young@hotmail.com

Signature: John Young **Date:** 2/25/21

Address: 616 E. Front St. **Phone:** 919-617-6834

RECEIVED
FEB 25 2021
BY: MS

---------- **For Office Use Only. Do not write below this line.** ----------

Received Date: 2/25/21 **By:** Matt Schelly

Date of Inspection: _____ **Signature of Inspector:** _____

Comments/Remedy: _____

Action Taken: _____

Revised 5/25/12

DEMOLITION BY NEGLECT – *Standards*

CITY LAND USE ORDINANCE Appendix A, Article XXI - New Bern Historic District

Section 15-435. – Prevention of demolition by neglect of buildings and structures within locally designated historic districts.

(a) ***Standards.*** The exterior features of any building or structure located within the historic district shall be preserved by the owner or such other person who may have legal possession, custody, and control thereof against decay and deterioration and kept free from structural defects. The owner, or other person having such legal possession, custody, and control, shall upon written request by the city repair such exterior features if they are found to be deteriorating, including but not limited to any of the following defects:

(1) Deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property.

(2) Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.

(3) Deterioration of flooring or floor supports, roofs, or other horizontal members that causes leaning, sagging, splitting, listing, or buckling.

(4) Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling.

(5) Deterioration or crumbling of exterior plasters or mortars.

(6) Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.

(7) Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.

(8) Rotting, holes, and other forms of decay.

(9) Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling.

(10) Heaving, subsidence, or cracking of sidewalks, steps, or pathways.

NEW BERN
NORTH CAROLINA
Development Services
303 First Street, P.O. Box 1129
New Bern, NC 28563
(252)639-7581

March 5, 2021

David French
Marianne D. Williams Trust
1822 S. Glenburnie Rd., #112
New Bern, NC 28562

RE: Demolition By Neglect: 104 Johnson St., New Bern, NC 28560

Dear Mr. French,

The City of New Bern Land Use Ordinance Section 15-429, entitled Prevention of Demolition by Neglect of Buildings and Structures within Locally Designated Historic Districts, requires any building or structure within the Historic Districts to be preserved against decay and deterioration and kept free from structural defects. This is to protect the integrity of the Historic District by preventing the loss of historic structures through avoidable deterioration.

It has been determined that the structure located at **104 Johnson Street** is falling, or has fallen, into a state of disrepair that may constitute demolition by neglect. Please contact my office to schedule an appointment within 30 days to discuss the conditions of the structure that you will need to address, and the process required in order to obtain a Certificate of Appropriateness to perform the necessary work.

Please contact me within the next 30 days at 252-639-7583 to discuss a plan for repairs to the structure. On behalf of the City, I look forward to hearing from you shortly and working with you to remedy the situation.

Sincerely,

Matthew Schelly, AICP, HPC Administrator/City Planner
P.O. Box 1129
New Bern, NC 28563
schellym@newbernnc.gov

Enclosures (1): City of New Bern Land Use Ordinance, Section 15-429, Prevention of Demolition by Neglect

Cc: City of New Bern Historic Preservation Commission
Matthew Boswell, Chief Building Inspector
Michael S. Davis, Esq. City Attorney, City of New Bern
Seth Laughlin, Land & Community Development Administrator

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
XXXXX, XX, 2021

Currently, the Guidelines are as follows:

Guidelines for Foundations

4.1.1 Adhere to Guidelines for retention of historic fabric when altering foundation components.

4.1.2 When infilling between brick piers, recess brick curtain walls 1 to 2 inches to visually delineate piers.

4.1.3 Use traditional materials when constructing foundations. Concrete block should receive a veneer of stucco, brick or other appropriate masonry material.

4.1.4 Locate foundation features such as vents and access doors in areas that will not detract from the architectural character of the building. Coordinate with other architectural features when possible, such as aligning vents and access doors with windows above or centering them between piers.

Create new Guidelines 4.1.5 and 4.1.6 as follows:

<u>4.1.5 When elevating a structure in flood zones, limit elevation to the minimum height required by ordinance. When elevating a structure that is not in a flood zone, limit elevation to about 2 feet above the current height.</u>

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