

**Minutes of the
New Bern Historic Preservation Commission
June 17, 2009**

The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday, June 17, 2009, in the Planning Conference Room, 3rd Floor, 248 Craven Street.

Members Present: Peter Adolph, Vice-chair Jack Morton, Jr., Chair
Richard Parsons Jay Heck
Bradley Cummins Johnny Harrison
Karen Britton Peggy Broadway

Members Excused/Absent: Rich Frye (E)

Staff Present: Annette Stone, AICP, City Planner
Leigh Anne Friesen, AICP, Volunteer

The meeting was opened and roll call was taken. A quorum was present. Staff Annette Stone swore in the new members, Johnny Harrison and Peggy Broadway. Reading of the minutes was waived upon unanimous approval of a motion by Commissioner Adolph, seconded by Commissioner Cummins. The May 20, 2009 minutes were approved with motion by Commissioner Adolph, second by Commissioner Heck and unanimous vote of Commission. Vice chairman Adolph discussed the function and qualifications of the Historic Preservation Commission and its members. Witnesses were sworn in.

Witnesses Sworn: Jay Manning, Newsom Williams, and Ben Parrish.

New Business

1. Consider COA for 512 West Street owned by Jay Manning for new construction.

Staff Comments: Staff Ms. Stone emphasized this application is for new construction, and not a Phase II evaluation of the demolition request made at the May 2009 meeting. This project was reviewed by members of the Commission in a Design Review. There is a building of similar design to the proposed new construction on the same block. Ms. Stone further described the proposal including design and materials. She also noted that this is the first meeting at which the new districts guidelines will be applied.

Applicant's Comments: Jay Manning, Owner/Designer, said he had nothing to add to Ms. Stone's introduction, and was willing to answer questions.

Public Comments: *Brian Lawrence*, Executive Director of iNARTE at 840 Queen Street, inquired about the timing on the start of construction.

Discussion by the Commission: The Commissioners addressed issues such as the use of the red and white building next door, the treatment and material for the cornerboards, the interior

lighting needs, the appearance of the carriage house doors design with lateral seams, the suggestion for the use of smooth-face cement siding.

Finding of Fact: Commissioner Cummins moved to find the application congruous with the Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required; Section 15-429 Review Criteria, citing “New Construction – Commercial”, pages 49-60:

- Building Materials, pages 49-50, guideline(s)#1, 4;
- Placement, pages 53-54, guideline(s)#1, 2, 4, 5;
- Scale and Proportions, page 55, guideline(s)#1-7;
- Details, page 58, guideline(s)#1-5; and
- Texture, page 59, guideline(s)#1, 2.

Commissioner Parsons seconded. The Commission voted unanimously in favor of the motion.

Statements of Reason: 1) The project is new single story commercial-type building form that can be commonly found in the District; 2) The proposed materials are metal roof, and smooth cement board siding; 3) The new construction is positioned on the lot in a manner that is consistent with other structures in the area.

Discussion on the Motion: None

Motion: Commissioner Parsons moved to issue the COA, seconded by Commissioner Heck. The motion passed unanimously.

2. Consider COA for 811 North Cool Ave owned by Newsom Williams and Ben Parrish for relocation of the structure at 512 West Street.

Staff Comments: Staff Ms. Stone gave a description of the building, stating that it is c.1880s, though a fire destroyed most of the interior. The new location is proposed for a lot between the Rhone Hotel and former Bryant’s Grocery (now a renovated single-family home). The site needs work, and the request is to park the building on the site until the prep work is completed. Ms. Stone showed the video of the proposed site. She reminded the applicants that documentation of the building at 512 West Street should be completed before removal to North Cool Street.

Applicant’s Comments: Applicants Newsom Williams and Ben Parrish stated that due to the timeframe of the recently approved new construction, they must remove the structure from 512 West Street before the new site will ready. Once the building is removed and secured at its new site, they plan to do a site plan and evaluate the building. Chief Building Inspection, Johnny Clark has said they can park the building on site for three months to complete this process.

Public Comments: None

Discussion by the Commission: Commissioners addressed topics such as the presence of

chimneys, what remains of the floor, the need for a tree removal permit for the existing cedars, the ability to increase the size of the structure on the house once moved, the question of whether a remodeled house on new site will be similar to others on all adjacent sites, and the possibility of historic fabric in the foundation.

Findings of Fact: Commissioner Parsons moved to find the application congruous with the Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required; Section 15-429 Review Criteria, citing the following guidelines: “Relocation of Buildings”, page 91, guideline(s)#2-6. Commissioner Adolph seconded. The Commission voted unanimously in favor of the motion.

Statement(s) of Reason: (1) The structure was proposed for demolition and relocation will preserve the building; (2) The site is appropriately zoned and sized, and the house is compatible with structures on the adjacent properties; and (3) The structure will be temporarily situated near the site while the site is being graded.

Discussion on the Motion: None

Condition(s):

- The applicant will return with a site plan before structure is placed on its final foundation
- Tree removal permits shall be obtained as needed.

Motion: Commissioner Parsons moved, and Commissioner Heck seconded, to issue a Certificate of Appropriateness. There was a unanimous approval by the Commission.

Miscellaneous

Staff Ms. Stone discussed a training session for new and current HPC members for the August Design Review meeting on 8/5. There being no further business the meeting was adjourned.

Jack Morton, Chair

Annette Stone, AICP
Commission Administrator