

**Minutes of the
New Bern Historic Preservation Commission
October 21, 2009**

The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday, October 21, 2009, in the Planning and Inspection Conference Room, 3rd Floor, 248 Craven Street.

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

Members Excused/Absent: Jay Heck, Rich Frye, Bradley Cummins

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. A motion to waive reading of past minutes was made by Commissioner Adolph, seconded by Commissioner Parsons and received the unanimous vote of the Commission. The Minutes were approved upon unanimous vote for a motion by Commissioner Britton, seconded by Commissioner Parsons. Chairman Morton discussed the function and qualifications of the Historic Preservation Commission and its members. Witnesses were sworn in.

Witnesses Sworn: David Hatch, Nancy Hollows, Jennifer & Mark Knight, Newsom Williams, Ben Parrish, Jennifer Jacksits, and others.

New Business

1. Consider COA for 420 Craven Street owned by David and Judy Hatch for construction of a new 20' x 28' single story garage and add a roof and screen in a rear porch.

Staff Comments: Staff Annette Stone gave a description of the project which included a garage, screened porch, and rear landscaping plan. She noted the location of the garage site and that the arbor details requested at the Design Review meeting have been submitted.

Applicant's Comments: Owner/Applicant David Hatch discussed the arbor detail which included a pergola with grapevine (to be attached to proposed garage). Later in the meeting, Mr. Hatch responded to questions about the garage, including type of siding, windows, roof pitch, garage doors, etc.

Public Comments: *Jennifer and Mark Knight, 223 New Street*, inquired about the site of the garage. After Nancy Hollows' comments (below), Mrs. Knight noted that some of Mrs. Hollows' points were philosophical questions with which to be grappled. She said that there is precedence on the block for substantial secondary buildings, and the important thing is that the

building be appropriate for the main house. *Nancy Hollows*, resident at 4438 Rivershore Drive and president of Preservation Legal Action Team, commented that the main house had been very well done. She inquired about the size of the lot and noted that the proposed garage would take up close to half the rear of the lot. Then she inquired about the roofline of the garage. She distributed to the Commission Sanborn maps of 1908 that show a 12' X 16' garage in corner of Mr. Hatch's lot, which would have been a single car garage. She commented that this is typical for this period of house downtown. She then gave additional examples of this trend, and added five photographs of larger garages from newer Historic Districts, such as DeGraffenried Park. She inquired if any dirt would be needed to raise the elevation of the garage from grade. Then she asked the Commissioners to consider studying the height and mass of the garage using the 3-D function of Google Maps.

Discussion by the Commission: The Commissioners addressed issues such as garage height, philosophical challenges of balancing modern property use with sympathetic design, the need for a more detailed planting plan, and limited amount of on-street parking at this location precipitating a need for off-street parking.

Finding of Fact: Commissioner Adolph 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 "Exterior Entrances and Porches", pages 34-36, guideline(s)#8 and 13; "Outbuildings and Accessory Structures", page 84, guideline(s)#5; "New Construction – Residential: Materials", pages 68-69, guideline(s)#1, 3, 4; "Details", page 70, guideline(s)#1 and 3; "Form and Rhythm", page 72, guideline(s)#1, 2, and 3; and "Landscaping" pages 77-80, guideline(s)#5 – 8 and 12. Commissioner Britton seconded. The Commission voted unanimously in favor of the motion.

Statements of Reason: 1) The existing rear deck will be covered with a roof and screened in, and is located in a tertiary area; 2) The new construction is a 20' X 28' single story garage, standing seam metal roof and lap cement board siding on a slab; and 3) Landscaping plan includes small trees (maple, crape myrtle, and cedars), foundation plants, a pond, vegetable garden, and grape arbor.

Conditions:

- Applicant must return to Staff with a more detailed planting plan.

Discussion on the Motion: None

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

2. **Consider COA for 811 North Cool Ave. owned by E. Newsom Williams and Ben W. Parrish for new foundation plans for structure recently relocated from 512 West Street.**

Staff Comments: Staff Ms. Stone gave a description of the project, including the house placement, siding removal, and foundation layout. She said the main staff recommendation is to work with the City to address electrical line issues that may force a setback uneven with other structure(s) on the block.

Applicant Comments: Ben Parrish noted that they are working with John Wood to obtain tax credits for this project. In addition to city electrical lines, the tax credit requirements stipulate that the house be situated similarly to its former location, which was also set back about 17 feet from the street.

Public Comments: NONE

Discussion by the Commission: Commissioners addressed topics such as the existence of a City easement for an electrical service drop, the tax credit setback requirements, setback of nearest new neighbor on North Cool Avenue, location of electrical pole, and the lack of a “streetscape” per se to disturb as there is only one other house on the block.

Finding 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 “Relocation of Buildings”, page 95, guideline(s)#7; Foundations”, page 31, guideline(s)#7 and “Wood – Walls, Trim, and Ornamentation”, pages 21-25, guideline(s)#10. Commissioner Broadway seconded. The Commission voted unanimously in favor of the motion.

Statement(s) of Reason: Applicant will investigate the windows, a setback of 17 feet is appropriate, and piers are to be replicated.

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

Old Business

- 1. Consider amending a COA for 601 Hancock Street owned by Terry and Sharon Early revised fence, hardscape and landscape plan.**

Staff Comments: Staff Ms. Stone noted the changes detailed on the modified plans submitted. Later in the meeting, Ms. Stone noted that the proposed crape myrtles need permits from public works since they are in the city’s right-of-way.

Applicant Comments: Representative for the applicant, Jennifer Jacksits of Pinecone Perennials presented the updated plans.

Public Comments: NONE

Discussion by the Commission: Commissioners addressed topics such as the placement and number of trees proposed, the nature of street tree approvals, the need for a “dogboard” to be added to the bottom of the wooden fence to aid in maintenance, and the increased open nature of the modified plan.

Motion: Commissioner Parsons moved to amend the application, seconded by Commissioner Adolph. Discussion of the motion addressed the need to define the “dogboard” to be a solid wooden board (1 in X 6-8 in wide) to be added along the bottom of the fence. The motion passed unanimously.

There being no further business the meeting was adjourned.

Jack Morton, Chair

Annette Stone, AICP
Commission Administrator