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Minutes of the New Bern Historic Preservation Commission July 15, 2015

The New Bern Historic Preservation Commission (HPC) held a regular meeting on Wednesday, July 15, 2015, in the second floor courtroom of City Hall, 300 Pollock Street.

Members Present: Tim Thompson, Chair Nancy Gray
Jim Morrison Cherri Moyers
Renee Murphy John Young

Members Excused (E)/Absent (A): Tripp Eure, Vice-Chair David Griffith
Jerry Walker

Staff Present: Kevin Robinson, AICP, City Planner
Bradleigh Sceviour, Planner

The meeting was opened and roll call was taken. A quorum was present.

A draft of the June minutes was considered for approval. Reading of the draft minutes was waived. Staff discussed proposed edits to the draft. Commissioner Young made a motion to approve the June 2015 minutes as corrected. Commissioner Morrison seconded. Motion carried by unanimous vote.

Chair Thompson explained the HPC hearing process. Staff Sceviour swore in witnesses.

Consideration of Applications:

- A. 1409 N Pasteur St. (James Cox) - to include replacement of metal roof with shingles.

Staff Comments: Staff Robinson presented the application and gave a brief explanation of the request.

Applicant Comment: Mr. Cox explained that his contractor examined the existing metal roof and determined the damage is too extensive to repair. He suggested replacing the roof with shingles. Mr. Cox presented a sample shingle at design review and was told that it was too colorful, so he has since found a more solid colored, neutral shingle that he is requesting approval to use.

Public Comment: None.

Staff Recommendations: Staff Kevin Robinson submitted the following Historic District Guidelines as appropriate to this application:

44
45 Exterior Changes to Historic Buildings:
46 Roofs, pages 17-20, guidelines 4, 5, 6 & 8.
47

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

- 50 1. The proposed change in roof material is not incongruous with design guidelines in
51 location design and materials.
52

53 Staff suggests the Board approve the application for major exterior alterations at this time citing
54 the aforementioned guidelines.
55 .

56 **Board Discussion:** Commissioner Gray asked the applicant if he could find a shingle that he did
57 like. Mr. Cox stated that he did find a shingle he liked better, but was told by the Board that it
58 was too colorful. He further stated that he didn't understand the denial because a home near his
59 has a shingle roof with the exact same shingle that he was denied and stated that he believes the
60 decision was arbitrary. Chair Thompson explained that suggestions made in design review are
61 non-binding and if the applicant wanted to go forward with a different material, then this is the
62 forum where the Board formally goes through with approving application requests and goes into
63 public record. He told the applicant that if he would like to come back with the other shingle he
64 could and that the Board would certainly consider that. Commissioner Gray stated that what the
65 Board reviewed at design review was not a sample of the shingle, rather it was a picture of the
66 shingle and perhaps it was not a good representation. She suggested that the applicant bring a
67 shingle for the Board to consider. The Board discussed allowing the Administrator to review the
68 actual shingle and decide administratively if the material would be congruous, unlike the picture
69 that appeared to depict the material would look like a checkerboard roof.

70 Chair Thompson stated that there are two issues to decide. The first one is going from a metal
71 roof to a shingle roof and that the guidelines clearly allow for the. The other refers to the color.
72 The applicant has brought in a sample that shows the darker shingle as well as the variations of
73 lighter colored shingles.

74 Further, Commissioner Gray stated that she questioned the staff recommendation citing guideline
75 4 which pertains to gutters and it was clarified that the applicant is not replacing gutters.
76

77 **Motion:** Commissioner Gray moved to find the application for 1409 N. Pasteur Street not
78 incongruous with New Bern's code of ordinance section 15.411 – 15.429 and New Bern's
79 Historic District Guidelines based on the following specific guidelines and findings of fact:
80 Exterior Changes to Historic Buildings: Roofs, pages 17-20, guidelines 5, 6 & 8.

81 The statement of reason is that the proposed change to the roof material is not incongruous with
82 design guidelines in location design and materials, however we would like to add a condition that
83 Mr. Cox bring a sample of the shingle color that he plans to use for approval by the
84 Administrator. Commissioner Morrison seconded. Motion carried by unanimous vote.
85

86 Commissioner Young moved to issue the COA. Commissioner Morrison seconded. Motion
87 carried unanimously.
88

89 **B. 207 Broad St. (Jonathan & Michele Miller)** – to include removal or movement of doors
90 and the replacement of two windows with French doors in the tertiary AVC.

91
92 **Staff Comments:** Staff Robinson presented the application and gave a brief explanation of the request.

93 Ms. Miller provided an additional information document to the Board.

94 Staff Sceviour swore in Ms. Miller

95 The Board had no concerns that the additional information provided changed the nature of the application

96

97 **Applicant:** Mr. Miller presented the proposed changes and explained the reason for the requests.

98

99 **Public Comment:** None.

100
101 **Staff Recommendation:** Staff Kevin Robinson reviewed recommendations and findings:

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

103

104 **Exterior Changes T Historic Buildings:**

105 Windows and Doors, pages 26-30, guidelines 9, 14.

106 **Secretary of the Interior's Standards:**

107 Standards for Rehabilitation, page 12, guideline 9.

108

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

111

- 112 1. The proposed exterior alterations are not incongruous with design guidelines in location
113 design and materials.

114

115 Staff suggests the Commission approve the application for major exterior alterations at this time
116 citing the aforementioned guidelines.

117

118 Ms. Miller suggested adding guideline 6. Staff Robinson agreed and stated that guideline 10
119 should replace guideline 9. The guidelines to be used should be 6, 10 and 14.

120

121 **Board Discussion:** Commissioner Gray asked about a beam and questioned if it is load bearing
122 and if any load bearing walls would be removed. The applicants clarified that no load bearing
123 walls would be removed.

124 Mr. Miller stated that he also wanted to make sure that the exhaust vent would be approved as
125 well.

126 Chair Thompson stated that he visited the applicants' home and took a look at the exterior in
127 question. The rear door is not original to the home, however the windows may be. Based on
128 guideline 4, he feels that what they are doing is appropriate.

129

130 **Motion:** Commissioner Morrison moved to find the application for 207 Broad Street for a
131 certificate of appropriateness to be not incongruous with New Bern's code of ordinance, sections
132 15-411 to 15- 429 and New Bern's Historic District Guidelines based on the following specific
133 guidelines and finding of fact:

134 Exterior Changes to Historic Buildings guidelines 6, 10 and 14
135 Windows and Doors pages 26-30 guidelines 6, 10 and 14
136 And there are no conditions. Finding of fact is the exterior changes appear to be not incongruous
137 with historic district guidelines and they do occur in the tertiary area.
138 Commissioner Gray seconded the motion.

139
140 **Board Discussion:** Commissioner Gray questioned why the Secretary of the Interior's
141 Standards: page 12, guideline 9 was not included in the motion. Commissioner Morrison stated
142 that it seldom is added in the motion, but would amend the motion if Commissioner Gray would
143 prefer.

144
145 **Motion:** Commissioner Gray confirmed and Commissioner Morrison moved to amend his
146 motion to include the Secretary of the Interior's Standards: page 12, guideline 9. Commissioner
147 Gray seconded. Motion carried by unanimous vote.

148
149 Commissioner Young moved to issue the COA. Commissioner Gray seconded. Motion carried
150 by unanimous vote.

151
152 C. 722 Pollock St. (Joanne Friedman – Robert Milner) – to include construction of shed
153 in the tertiary AVC.

154
155 **Staff Comments:** Staff Kevin Robinson introduced the application and stated that Ms. Sarah
156 Afflerbach was present to represent the applicant. She has provided some additional information
157 to the Board and will present a video.

158
159 **Applicant Comments:** Ms. Afflerbach explained the application request and presented a video
160 to the Board for visual aid in what the applicant is proposing.

161
162 **Public Comments:** None.

163
164 **Staff Recommendation:** Staff Kevin Robinson reviewed recommendations and findings:
165 Staff submits the following Historic District Guidelines as appropriate to this application:

166
167 **Site and Setting:**
168 Outbuildings and Accessory Structures, page 84, guidelines 5
169 **New Construction and Additions:**
170 Residential New Construction Materials, pages 68-69, guidelines 1-4

171
172 **Statements of Reason,** based on the information contained in the application, in Staff's
173 judgment are:

174
175 1. The proposed construction of a shed within the tertiary AVC is congruous with design
176 guidelines

177

178 Staff suggests the Board approve the application for major exterior alterations at this time citing
179 the aforementioned guidelines and requested that the Board allow Staff to approve the shingles
180 from the applicant as well as the Hardie will be required to be smooth textured. Ms., Afflerbach
181 stated that they do intend to use smooth hardy.

182

183 **Board Discussion:** Commissioner Morrison stated concern about a missing corner board. Ms.
184 Afflerbach stated that if the Board preferred the addition of a corner board she would comply.
185 She and the Board agreed that the present application was traditional.

186

187 **Motion:** Commissioner Morrison moved to find the application for a Certificate of
188 Appropriateness for 722 Pollock Street to be not incongruous with New Bern's code of
189 Ordinance section 15-411 to 15-429 and New Bern's Historic District Guidelines based on the
190 following specific guidelines and findings of fact:

191 Site and Setting: Outbuildings and Accessory Structures, page 84, guidelines 5

192 New Construction and Additions: Residential New Construction Materials, pages 68-69,
193 guidelines 1-4

194 Findings of Fact: The proposed construction of a shed in the tertiary area of visual concern is not
195 incongruous with design guidelines with the following specific conditions:

196 Staff will approve the roof shingles and the Hardie plank will be smooth.

197 Commissioner Gray seconded the motion. Motion approved by unanimous vote.

198

199 Commissioner Young made a motion to issue the Certificate of Appropriateness. Commissioner
200 Morrison seconded the motion. Motion carried by unanimous vote.

201

202 **D. 237-243 Craven St. (Chris Straight)** - After-the-fact approval of amendments to
203 previously approved CoA including changes to the handicapped ramp and accessory
204 structure in the secondary AVC.

205

206 **Staff Comments:** Staff Kevin Robinson introduced the application. Sarah Afflerbach is
207 representing the application. Some changes were made from the originally approved CoA prior
208 to getting Board approval.

209

210 **Applicant Comments:** Ms. Afflerbach showed a video and discussed the proposed changes.
211 She stated that this is part of Prohibition, the outdoor dining area. The structure currently has 5
212 columns constructed and a new doorway that has been broken through. There are 6 trusses that
213 are up now. She further explained the difference in the orientation of the handicapped ramp and
214 accessory structure. A rail is not required on the ramp, but they are proposing to install one. They
215 are proposing putting trusses together, two trusses side by side and wrapped in pine and stained
216 so they will have the same weight as the original trusses proposed. Applicant Chris Straight
217 brought in an example of the proposed trusses, together and wrapped. There will be an 8 foot
218 span between trusses and a metal roof on top. The beams are placed evenly, but the columns are
219 slightly off because there were some problems in digging the footers. In appearance from the
220 street Ms. Afflerbach does not think it will be something too noticeable.

221

222

223 **Public Comments:** None.

224

225 **Staff Recommendation:** Staff Kevin Robinson reviewed recommendations and findings:
226 Staff submits the following Historic District Guidelines as appropriate to this application:

227

228 **New Construction and Additions:**

229 Commercial New Construction Materials, pages 60-61, guidelines 1,4; Commercial
230 New Construction Details, page 62, guidelines 1,2,5 Commercial New Construction
231 Form and Rhythm, page 64, guidelines, 1,2,5;

232

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

235

- 236 1. The proposed new construction is not incongruous with design guidelines

237

238 Staff suggests the Board approve the application for major exterior alterations at this time citing
239 the aforementioned guidelines.

240

241 **Board Discussion:** Chair Thompson asked to see the original design with the glulam. Staff
242 Robinson provided it and Ms. Afflerbach explained the differences between the originally
243 approved design and the proposed changes. Mr. Straight clarified at Chair Thompson's request
244 that the original design was for 3 columns and 5 trusses.

245 Commissioner Young stated that he is going to vote against this and explained that page 62,
246 guideline #1. The past 2 or three times he's looked at these he does not believe this proposed
247 application is congruous because of guideline #1;

248 Ensure that the architectural details of the proposed building complement the
249 architectural de-tails of historic structures in the district. Creative reinterpretation of
250 traditional detailing and ornamentation is encouraged

251 He does not believe it meets these criteria.

252

253 **Motion:** Commissioner Morrison moved to find the proposed amendment to a Certificate of
254 Appropriateness for 237-243 Craven Street to be not incongruous with New Bern's code of
255 Ordinance section 15-411 to 15-429 and New Bern's Historic District Guidelines based on the
256 following specific guidelines and findings of fact:

257 **New Construction and Additions:**

258 Commercial New Construction Materials, pages 60-61, guidelines 1,4; Commercial
259 New Construction Details, page 62, guidelines 1,2,5 Commercial New Construction
260 Form and Rhythm, page 64, guidelines, 1,2,5;

261 Outbuildings and Accessory structures, page 84, column 5

262 Findings of Fact: The proposed new construction is not incongruous with design guidelines;
263 while not a temporary structure, structure is easily removable should future development be
264 proposed. Commissioner Moyer seconded.

265 Chair Thompson clarified with the applicant that the front of the structure will remain open.

266 Motion approved by 5-1 vote. Commissioner Young voted no.

267

268 **General Public Comment:** There were no public comments.

269

270 **Administrative Updates and Discussion:**

271

272 Staff Robinson asked Chair Thompson for a call for Special Called meeting for CoA for 405
273 Middle Street. Chair Thompson set the Special Called Meeting for Wednesday July 22nd to
274 consider a CoA application for 405 Middle Street. This project is a time sensitive tax credit
275 project and therefore a Special Called Meeting is necessary. No other business will be considered
276 at this special called meeting.

277 Staff Robinson invited the Board to attend a joint Board meeting with the Board of Alderman on
278 Tuesday, July 21st at 6pm

279 Two Minor CoA's were issued:

280 • 220 E Front St. – Fencing

281 • 235 Craven St. – dumpster screen/wooden fence

282 A violation was issued for 520 S. Front Street. Concrete steps were constructed. The owner
283 talked with Staff Robinson and the owner let him know there were major plans for the property
284 and he was given 60 days to submit a CoA. Mr. Robinson stated that if he does not comply then
285 fines will be issued.

286

287 **Other Business:** Staff Robinson reviewed the list of minor works and discussed the items added
288 to the list. The items added to the list are as follows:

289 • Replacement of standing seam metal roofs with asphalt shingles of a non-variegated, dark
290 color

291 **Motion:** Commissioner Young made a motion to accept the updated list of Minor Works.
292 Commissioner Morrison seconded. Motion carried by unanimous vote.

293

294 **Motion:** Commissioner Gray made a motion that the election of officers be made at the next
295 regularly scheduled meeting. Commissioner Morrison seconded. Motion carried by unanimous
296 vote.

297

298 Staff Robinson presented the updated CoA application and instruction page to the Board.

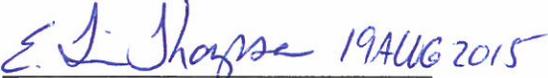
299

300 **Motion:** Commissioner Gray, citing section 15-423(c) giving the Board authority to change and
301 approve the CoA application, moved to approve the CoA application as submitted with the
302 description for how to use it. Commissioner Murphy seconded. Motion carried by unanimous
303 vote.

304

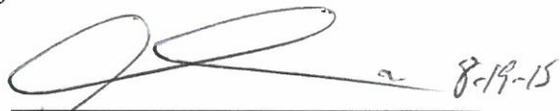
305 There being no further business the meeting was adjourned.

306

307  19 AUG 2015

309 Tim Thompson, Chairman

310

 8-19-15

Kevin Robinson, AICP
City Planner