

45 **Finding(s) of Fact:** Commissioner Miller moved to find the application congruous with the
46 Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required;
47 Section 15-429 Review Criteria, citing the following guidelines: “Roofs”, pp 17-20,
48 guideline(s)#4, 10; “Wood Walls, Trim and Ornamentation,” pages 22-25, guideline#6; and
49 “Exterior Entrances and Porches,” pages 34-36, guideline#7-8, 12-13. Motion was seconded by
50 Commissioner Morrison. Motion passed unanimously.

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52 **Statement(s) of Reason:** (1) Lattice work was a later addition and is incongruous with
53 guidelines; (2) Proposed work on rear handrail is a replacement-in-kind; and (3) Proposed
54 location and materials of handrail, gutters and downspouts are congruous with guidelines.

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56 **Condition(s):** New handrail shall be painted.

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58 **Motion:** Commissioner Gray moved, and Commissioner Eure seconded to issue the COA.
59 Motion passed unanimously.

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61 **2. Proposed major exterior alterations to 408 Ave. A (Edward Tallman) to include after-the-**
62 **fact approval for the addition of lattice to screen porch and the future enclosure of the porch in**
63 **the primary AVC.**

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65 **Staff Comments:** Staff Kevin Robinson reviewed the project, but noted no applicant was
66 present. He recommended tabling the project.

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68 **Applicant Comments:** NONE

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70 **Public Comments:** NONE

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72 **Discussion by the Commission:** Commissioners deemed the application incomplete, and
73 without an applicant present, agreed to table the project.

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75 **3. Proposed major exterior alterations to 205 Pollock St. (Michael and Averi Kempf) to**
76 **include replacing existing driveway and after-the-fact approval for changes in materials to**
77 **walkway.**

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79 **Staff Comments:** Staff Kevin Robinson introduced and described the application. He
80 elaborated on the after-the-fact portion of the project. Later he reviewed the Staff
81 Recommendations.

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83 **Applicant Comments:** Owner Michael Kempf discussed the project, noting that he had
84 reorganized some of the material previously submitted. He passed around examples of the brick
85 pavers he would like to use.

86

87 **Public Comments:** NONE, other than an email from neighbor Joe Klotz (Hanna House)
88 expressing full support of the proposed project.

89

90 **Discussion by the Commission:** The Commissioners determined new information not to be a
91 substantial change to the project. They discussed issues including whether or not Commissioner
92 Miller lives within 100 feet of the project. It was decided that she did not.
93

94 **Finding(s) of Fact:** Commissioner Morrison moved to find the application congruous with the
95 Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required;
96 Section 15-429 Review Criteria, citing the following guidelines: “Landscaping”, pp 77-80,
97 guideline(s)#7,8; and “Driveways and Off-Street Parking”, pp87-88, guideline(s)#8. Motion was
98 seconded by Commissioner Griffith. Motion passed unanimously.
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100 **Statement(s) of Reason:** The proposed replacement materials are congruous with the Historic
101 District Guidelines.
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103 **Condition(s):** NONE
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105 **Motion:** Commissioner Miller moved to issue the COA, seconded by Commissioner Walker.
106 All Commissioners voted in favor of the motion.
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108 **4. Proposed major exterior alterations to 513 George St. (Loniel Grandy – James Herring)**
109 **to include installation of metal awning and new glass windows in primary AVC and**
110 **replacing asbestos shingle siding with hardi-board in the primary, secondary and tertiary**
111 **AVC.**
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113 **Staff Comments:** Staff Kevin Robinson noted the details of the application and later reviewed
114 the staff recommendations.
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116 **Applicant Comments:** Owner James Herring discussed his proposals for repairing the extant
117 wood siding rather than replacing asbestos shingle with Hardi-board, repairing windows and
118 replacing the awning.
119

120 **Public Comments:** NONE
121

122 **Discussion by the Commission:** The Commissioners discussed issues including whether a ramp
123 was being proposed, which windows were proposed for replacement, whether broken windows
124 were being replaced or just reglazed and repaired, the state of the glass front door, and the
125 important point that this building is one of just a few wood-clad free standing commercial
126 buildings left standing in New Bern.
127

128 **Finding(s) of Fact:** Commissioner Parsons moved to find the application congruous with the
129 Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required;
130 Section 15-429 Review Criteria, citing the following guidelines: “Secretary of Interior
131 Standards: Preservation,” pp 68-69, guideline(s)#2, 4, 6; “Exterior Changes to Historic
132 Buildings: Wood Walls, Trim and Ornamentation”, pp22-25, guideline(s)#8-10; “Windows and
133 Doors”, pages 26-30, guideline(s)#7; and (during the discussion was added) “Commercial

134 Building Facades” p. 51, guideline#11. Motion was seconded by Commissioner Eure. Motion
135 passed unanimously.

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137 **Statement(s) of Reason:** See “Conditions”

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139 **Condition(s):**

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Motion: Commissioner Morrison moved to issue the COA, seconded by Commissioner Miller. All Commissioners voted in favor of the motion.

5. Proposed major exterior alterations to 215 Hancock St. (C.R. Francis Architecture – Bruce and Moira Laviolette) to include construction of screened porch addition in the tertiary AVC.

Staff Comments: Staff Kevin Robinson reviewed the project.

Applicant Comments: Applicant Diane Filipowicz described the project, noting several paragraphs of the Guidelines to support the project: p53, paragraph 3 re: “use of synthetics”; p65, paragraph 1, re: “addition as modernization”; and p73, paragraph 3, re: “contemporary interpretations of new additions”.

Public Comments: NONE

Commissioner Morrison moved, and Commissioner Miller seconded to recuse Commissioner Parsons as he is a property owner within 100 feet of the proposed project. Motion passed.

Discussion by the Commission: The Commissioners discussed issues including the fate of the an earlier addition, the ongoing sensitivity of CR Francis Architecture to preservation, the importance of the evolution of architecture in the Historic District, the vinyl windows as appropriate or not, the congruousness of the placement of the addition on the site, the orientation of the screened porch openings, the incongruousness of the fenestration proposed, the appropriateness or not of the proposed glazing element, the use of vinyl windows as well-beyond the available palate of materials at the time the house was built, the elaborateness of the “porch” to push it towards an extra room particularly with the use of such large corner boards.

The building inspector informed the Commission that the proposed vinyl windows do not meet building code. In view of the non-compliance by the product proposed for window installation the applicant withdrew the application until a redesign can be completed.

Commissioners agreed that no additional fee would be charged with the redesigned application.

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179 Application withdrawn.

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183 **6. Proposed major exterior alterations to 414 Pollock St. (C.R. Francis Architecture – New**
184 **Bern Civic Theater) to include major changes to the façade of the structure in the primary**
185 **AVC.**

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187 **Staff Comments:** Staff Kevin Robinson introduced the application. Later he reviewed the Staff
188 Recommendations.

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190 **Applicant Comments:** Applicant Charles Francis reviewed the history of the building and how
191 the past designs will influence the current project as described.

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193 **Public Comments:** NONE

194

195 **Discussion by the Commission:** The Commissioners discussed issues including the desire to
196 see the historic decorative lyres put back into the façade design, the nature of the original doors,
197 the use of aluminum doors as a replacement material, whether this project is a “reconstruction”,
198 “rehabilitation” or a “restoration”, the use of any of the doors proposed as congruous, the issue of
199 financing and cost being irrelevant to the Commission’s decision, and whether there are any
200 signage issues.

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202 **Finding(s) of Fact:** Commissioner Eure moved to find the application congruous with the
203 Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required;
204 Section 15-429 Review Criteria, citing the following guidelines: “Secretary of the Interior
205 Standards for Rehabilitation”, page 12, guidelines 2-3, 5-8; “Secretary of the Interior Standards
206 for Reconstruction”, pg. 14, guidelines 1-6; and (during the discussion was added) “Secretary of
207 the Interior Standards for Restoration”, guideline(s)#8-9. Motion was seconded by
208 Commissioner Parsons. Motion passed unanimously.

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210 **Statement(s) of Reason:** (1) Much of the existing façade is not original or contributing; (2)
211 Staff finds the majority of the proposed alterations to be a close representation of the original
212 1910 façade, given the current structural details of the buildings; and (3) the proposed materials,
213 design and placement are congruous with Historic District Guidelines.

214

215 **Condition(s):**

- 216 • Applicant shall document closely work done, including any existing materials to be
217 removed or altered so as to clearly show the progression of this historic structure;
- 218 • Future details to be added to the façade should be based upon documented evidence and
219 approved by the Commission.

220

221 **Motion:** Commissioner Miller moved to issue the COA, seconded by Commissioner Morrison.
222 All Commissioners voted in favor of the motion.

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224 **Other business**

225 **A. General Public Comments:** NONE

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227 **B. Administrative Updates and Discussion**

228 **Update on Ordinance updates work**

229 The Commission reviewed amendments to be proposed. Questions regarding content were
230 addressed. Nancy Hollows, 4438 Rivershore Drive, and President of Preservation Legal Action
231 Trust (PLAT) expressed concern that though a draft of the amended ordinance has been available
232 to the public, not many people were aware they could view it. Commissioner Young emphasized
233 the importance of public input in the success of change to the ordinance. Commissioner
234 Thompson and Staff Robinson noted that this public input will be received when the Planning
235 and Zoning Board hears the proposal for the ordinance change. Public input will again be
236 received if and when the matter is heard by the Board of Aldermen.

237

238 Commissioner Morrison then moved, and Commissioner Miller seconded that the HPC
239 recommend that staff proceed with the approval process for making these amendments to the
240 Land Use Ordinance. All Commissioners voted in favor, except for Commissioner Young, who
241 commented that the work being done has been outstanding, he just thinks more public input is
242 needed.

243

244 **Prevention of Demolition by Neglect updates:** *217 Hancock St* (Fenner House) owners need to
245 meet with the HPC to give them an update on progress being made; *1118 N Craven St* (Sadler
246 Store) has been noticed to have increased structural failings after Hurricane Arthur; *Maola*
247 *House on Avenue C* will be removed from Prevention of Demolition by Neglect list; *1411*
248 *National Avenue*; *314 Ave C* (next to Maola House) will have a report by the next meeting; *Elks*
249 *Bldg* needs to present an update, as does the owner for *Albert Hotel*; *Gussman Cleaners*
250 Building has shown some work underway in the recent past.

251

252 **Minor Works:** Staff approved a finger pier at Queens Point

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254 There being no further business the meeting was adjourned.

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257 
Tim Thompson, Chairman

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Kevin Robinson, AICP
City Planner