

1
2
3
4
5
6
7
8
9
10
11
12
13

**Minutes of the
New Bern Historic Preservation Commission
November 19, 2014**

14 The New Bern Historic Preservation Commission (HPC) held a regular meeting on Wednesday,
15 November 19, 2014, in the second floor courtroom of City Hall, 300 Pollock Street.

16
17
18
19
20
21
22
23
24

Members Present: Tim Thompson, Chair Jim Morrison
Richard Parsons David Griffith
Jerry Walker John Young
Nancy Gray Tripp Eure, Vice Chair
Mickey Miller

25
26
27
28

Members Excused (E)/Absent (A): NONE

29
30
31

Staff Present: Kevin Robinson, AICP, City Planner

32
33
34
35
36
37
38
39
40
41
42

The meeting was opened and roll call was taken. A quorum was present. September minutes were considered for approval. Commissioner Miller moved, and Commissioner Morrison seconded that the reading of the minutes be waived. Motion carried. Corrections were made. Commissioner Miller moved and Commissioner Gray seconded that the minutes be approved with amendments. The motion was approved. Witnesses were sworn in. They included Coleman Sullivan, John Price, Sarah Afflerbach, Johnny Harrison and others.

43
44

New Business

1. Consider COA application for 705 E. Front St. (Coleman Sullivan) to include after the fact approval of construction of a garden wall and picket fence in the primary AVC.

Staff Comments: Staff Kevin Robinson introduced the applicant. He later reviewed the Staff Recommendations.

Applicant Comments: Owner Coleman Sullivan gave some background on the project and described it.

Public Comments: NONE

Discussion by the Commission: The Commissioners agreed that the application is complete. They discussed issues including whereabouts of photographs accompanying the application, the nature of the designs that the fence proposes to replicate, nature of the design and color of the proposed pickets, whether there will be a “dogboard” at the bottom of the fence,

Finding(s) of Fact: Commissioner Miller moved to find the application congruous with the Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required;

45 Section 15-429 Review Criteria, citing the following guidelines: “Fences and Garden Walls”, pp
46 82-84, guideline(s)#4-6. Motion was seconded by Commissioner Parsons. Motion passed
47 unanimously.
48

49 **Statement(s) of Reason:** The details presented are congruous with the Guidelines.
50

51 **Condition(s):** NONE
52

53 **Motion:** Commissioner Parsons moved, and Commissioner Eure seconded to issue the COA.
54 Motion passed unanimously.
55

56 **2. Consider COA application for 413 George St. (Patricia Elayah) to include installation of**
57 **replacement windows in the primary, secondary and tertiary AVC.**
58

59 **Staff Comments:** Staff Kevin Robinson reported that this application has been withdrawn and
60 will therefore not be heard.
61

62 **3. Consider COA application for 411 Johnson St. (John & Lynne Price) to include**
63 **replacement siding and door on garage in the tertiary AVC.**
64

65 **Staff Comments:** Staff Kevin Robinson discussed the application and later read the staff
66 recommendations. He asked that the Commission accept an additional drawing that was
67 submitted on time, but did not make it into the Commissioners’ packets.
68

69 **Applicant Comments:** Owner John Price described the project and showed pictures.
70

71 **Public Comments:** NONE
72

73 **Discussion by the Commission:** Commissioners agreed that the new information submitted did
74 not substantially change the nature of the application. They then discussed issues including the
75 type of proposed window, proposed side door treatment, age of the existing garage, the added
76 appropriateness of the “Additions to Historic Buildings” chapter, p74, guideline(s)#5 & 13 when
77 dealing with non-contributing accessory structures on historic sites with contributing structures,
78 the appropriateness of a wooden door over a metal door, detached nature of an accessory
79 structure disqualifies it as an “addition”, the details of a structure that cause it to be considered
80 “contributing”, the fact that a large part of this discussion regarding which guidelines to apply
81 stems from the current process of updating the guidelines and is somewhat superfluous to the
82 current application, and the hope that an update of the guidelines with respect to accessory
83 structures would be more sympathetic to example structures on Pollock Street of vernacular but
84 none-the-less significant accessory structures that once may have been slave quarters or detached
85 kitchens.
86

87 **Finding(s) of Fact:** Commissioner Morrison moved to find the application congruous with the
88 Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required;

89 Section 15-429 Review Criteria, citing the following guidelines: “Outbuildings and Accessory
90 Structures”, p84, guideline(s)#2. Motion was seconded by Commissioner Miller. Motion passed
91 unanimously.

92

93 **Statement(s) of Reason:** (1) The garage is most likely younger than 50 years and should be
94 considered a non-contributing structure; (2) Smooth Hardi-board is an appropriate replacement
95 siding for masonite on a non-contributing structure; and (3) Proposed alterations are congruous
96 with Design Guidelines.

97

98 **Condition(s):** The hardi-board shall be a smooth texture, consistent with the Historic District
99 Guidelines.

100

101 **Motion:** Commissioner Eure moved, and Commissioner Parsons seconded to issue the COA.
102 Motion passed unanimously.

103

104 **4. Consider COA application for 213 New St. (Bob & Karen Whitmore – Sarah Afflerbach) to**
105 **include installation of in ground pool, patio pavers and landscaping in the tertiary AVC.**

106

107 **Staff Comments:** Staff Kevin Robinson discussed the application and later read the staff
108 recommendations.

109

110 **Applicant Comments:** Architect Sarah Afflerbach described the project and showed pictures.

111

112 **Public Comments:** NONE

113

114 **Discussion by the Commission:** Commissioners discussed issues including the need to add
115 “Fences”, p83, guideline(s) 4-6, fence height, definition of “deck”, and any application of
116 Secretary of Interior Standards for Rehabilitation “Sustainability”.

117

118 **Finding(s) of Fact:** Commissioner Morrison moved to find the application congruous with the
119 Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required;
120 Section 15-429 Review Criteria, citing the following guidelines: “Site and Setting:
121 Landscaping”, p77-80, guideline(s)#6,7,10 and “Fences and Garden Walls”, p83, guideline(s)
122 4,6. Motion was seconded by Commissioner Parsons. Motion passed unanimously.

123

124 **Statement(s) of Reason:** Proposed alterations are located in a tertiary area of visual concern
125 and are congruous with Design Guidelines.

126

127 **Condition(s):** NONE

128

129 **Motion:** Commissioner Miller moved, and Commissioner Parsons seconded to issue the COA.
130 Motion passed unanimously.

131

132 **5. Consider COA application for 101 Queen St. (Dick & Rosalie McDevitt – Coastal**
133 **Craftsmen) to include construction of covered deck addition in the tertiary AVC.**

134
135 **Staff Comments:** Staff Kevin Robinson discussed the application and later presented Staff
136 Recommendations.

137
138 **Applicant Comments:** Architect Johnny Harrison described the project and showed drawings
139 and pictures. He also addressed the list of materials.

140
141 **Public Comments:** NONE

142
143 **Recusal:** Commissioner Gray moved and Parsons seconded that Commissioner Griffith be
144 recused from the discussion and voting. Motion carried.

145
146 **Discussion by the Commission:** NONE

147
148 **Finding(s) of Fact:** Commissioner Miller moved to find the application congruous with the
149 Historic Preservation Guidelines, citing Section 15-427 Certificate of Appropriateness required;
150 Section 15-429 Review Criteria, citing the following guidelines: “Residential New Construction:
151 Details,” page 70, guideline(s)#1. Motion was seconded by Commissioner Parsons. Motion
152 passed unanimously.

153
154 **Statement(s) of Reason:** (1) The deck is an addition to a non-contributing structure; (2) A CoA
155 exists that approved composite decking instead of wood at Queens Pointe in 2014; (3) the
156 proposed alterations are in a tertiary area of visual concern; and (4) The materials are compatible
157 with that of New Construction and congruous with Design Guidelines.

158
159 **Condition(s):** NONE

160
161 **Motion:** Commissioner Gray moved, and Commissioner Parsons seconded to issue the COA.
162 Motion passed unanimously.

163
164
165 **Other business**

166 **A. General Public Comments**

167 Jerry Hobbins, 229 New Street: noted the importance of all presenters talking into the
168 microphones so they can be heard by all.

169 **B. Administrative Updates and Discussion**

170 **1. Election of Officers:** Commissioner Morrison moved, and Commissioner Gray
171 seconded that Commissioner Thompson be nominated as Chair. Motion carried. Commissioner
172 Gray moved and Morrison seconded that Commissioner Eure continue as Vice-chair.

173 **2. Prevention of Demolition by Neglect updates:** Maola House on Ave C looks good

174 **3. Minor Works:** Two HVAC installations at 519 East Front St and 417F Broad Street;
175 Two fences in Tertiary AVCs: 511 New St and 223 New St; Flat roof membrane installation at
176 417 Broad Street.

177

178

179 There being no further business the meeting was adjourned.

180

181

182 _____
Tim Thompson, Chairman

Kevin Robinson, AICP
City Planner

183