Minutes of the
New Bern Historic Preservation Commission
June 17, 2015

The New Bern Historic Preservation Commission (HPC) held a regular meeting on Wednesday, June 17, 2015, in the second floor courtroom of City Hall, 300 Pollock Street.

Members Present:	Tim Thompson, Chair	Jim Morrison
	Tripp Eure, Vice-Chair	Cherri Moyers
	Nancy Gray	Jerry Walker
	David Griffith	John Young

Members Excused (E)/Absent (A):

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

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

May minutes were considered for approval. Reading of the minutes was waived. Staff discussed proposed edits to the draft by both Commissioner Morrison and Commissioner Gray. Commissioner Morrison made a motion to approve the May 2015 minutes as corrected. Commissioner Walker seconded. Motion carried by unanimous vote.

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

Old Business:

A. **<u>237-243 Craven St.</u> (Chris Straight)** - Amendment to previously approved CoA for multiple alterations to include changes to the previously approved structure in the primary and secondary AVC

Applicant Comment: Ms. Sarah Afflerbach, representative for Chris Straight, stated that the existing structure would be altered to have 5 pillars instead of the 4 pictured in the original design. She also said that there would no longer be a ceiling proposed so that the trusses would be exposed and additionally that the front truss would be covered by glue laminate to return to the originally planned style. Mr. Chris Straight also made an apology to the board for the manner in which the project has proceeded.

Public Comment: None.

Staff Recommendations: Staff Kevin Robinson reviewed recommendations and findings:

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

New Construction and Additions:
Commercial New Construction Placement of Structures, pages 57-58, guidelines, 1,4,5,6; Commercial New Construction Building Scale & Proportion page 59, guidelines, 2,4,7; Commercial New Construction Materials, pages 60-61, guidelines 1,4; Commercial New Construction Details, page 62, guidelines 1,2,5; Commercial New Construction Texture, page 63, guidelines, 1,2; Commercial New Construction Form and Rhythm, page 64, guidelines, 1,2,5;

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

1. The proposed new construction is congruous with design guidelines in location, design and materials.

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

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Board Discussion: Commissioner Griffith asked about the front trusses. He also stated that the front elevation shown doesn't coincide with the design. The application may be incomplete. He also said that what was positive about the initial design was that it was so open and that this is moving away from that. This is more of a building than a temporary structure. Commissioner Eure said that dropping the ceiling line changes the visual weight and form of the building. Commissioner Moyer said that this had a different feel but wondered about the guidelines. Commissioner Morrison offered page 55's insights about commercial new construction being a chance for the architectural evolution of the community. Commissioner Young stated that he felt the application was incomplete and Commissioner Griffith agreed.

Motion: Commissioner Griffith made a motion to find the application incomplete, Commissioner Young seconded the motion. Commissioner Morrison was opposed all others were for the motion.

Commissioner Morrison moved to continue the hearing for this application until the July 15th meeting. Commissioner Moyers seconded. Motion carried unanimously.

New Business:

A. **1304 National Ave. (Go Architecture – Anthony Giunipero)** – to include construction of a porte cochere addition in the primary AVC.

Applicant: Ms. Sarah Afflerbach, representative for Anthony Giunipero, stated that she had spoken with SHPO about the proposed changes and while they didn't outright state that they were appropriate they also said they weren't inappropriate. She also talked about the positioning

of the proposed structure to not obscure the bay window on the side of the building. Mr. Anthony Giunipero stated that his main interest was to protect his new Aston Martin and that he had a taste for expensive cars. He claimed there were thousands of dollars of damages to his vehicle even under a covering so he wanted to build this to provide some shelter. He also claimed the addition would be tastefully done. Ms. Afflerbach also stated that the motivation was historically appropriate for the construction of such structures.

Public Comment: None.

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

New Construction and Additions:
Additions to Historic Buildings, page 74, guideline 1

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

1. The proposed addition is not congruous with design guidelines.

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

Board Discussion: Commissioner Walker said that the project seemed well done but had trouble with it being in the primary AVC (Area of Visual Concern). Commissioner Griffith said guideline 1 was there to protect the character. He said the project is easily removable and also distinguishable from the house. Porte Cocheres are common to the area and that the project meets the spirit of the rules if not the letter. Commissioner Walker agrees and thinks that the project adds character. Commissioner Thompson says that the project being set back 2 feet from the front of the porch is good and that the response from SHPO was a good endorsement. Commissioner Griffith said that page 74 guidelines 2,3,4 and 6 support doing the project. Commissioner Thompson asks if anything goes against it. Commissioner Morrison said that guideline 1 is against it. Commissioner Gray wondered if we might not cite guideline 1 in our motion and state that it was okay anyway. There was some discussion about the nature of the primary AVC and the consensus was that the set back from the front line of the building was sufficient to make the proposed addition part of the secondary AVC.

Motion: Commissioner Morrison made a motion that we find the application for a Certificate of Appropriateness for 1304 National Ave. not incongruous with New Bern's code of ordinance – sections 15-411 to 15-429 – and New Bern's Historic District Guidelines, based on the following specific guidelines and findings of fact: Additions to Historic Buildings pages 73-74 guidelines 2,3,4 5 and 6. Statement of reason/findings of fact: We consider the structure set back to be sufficient to place the addition in the secondary area of visual concern. Commissioner Gray

seconded the motion. Motion approved by unanimous vote. Commissioner Walker made a motion to issue the Certificate of Appropriateness. Commissioner Griffith seconded the motion and it carried by unanimous vote.

Consideration of Applications:

B. **422 Broad St. (City of New Bern)** to include hardscaping, sidewalks and benches and bathroom addition as part of improvements to the Fireman's Museum.

Staff Comments: Staff Kevin Robinson introduced the application.

Applicant Comments: Sidewalks, benches and brick pavers will be involved.

Public Comments: None.

Staff Recommendations: No recommendations were made as the project was proposed by the city.

Board Discussion: The commissioners asked about edging on the project and also about the bricks and if they were going to go in phases. Fundraising questions were also brought up. It was also brought up that this work had already begun and that permission was being asked for after the fact. It was mentioned that the proposed bench was not consistent with the benches in the city's Parks and Public Spaces guidelines.

Motion: Commissioner Morrison made a motion that we find the application for a Certificate of Appropriateness for 422 Broad St. not incongruous with New Bern's code of ordinance – sections 15-411 to 15-429 – and New Bern's Historic District Guidelines, based on the following specific guidelines and findings of fact: Landscaping guidelines page 79 guidelines 5, 8, 9, 10 & 11. Parks and Public Spaces guideline 6 (Lighting if any in the future) 8. Findings of fact: The proposed landscaping is not incongruous with Design Guidelines. Commissioner Moyers seconded the motion. Motion approved by unanimous vote. Commissioner Griffith made a motion to issue the Certificate of Appropriateness. Commissioner Walker seconded the motion and it carried by unanimous vote.

Administrative Updates and Discussion:

Schedule Amendment: Commissioner Griffith made a motion to move schedule from 6:30pm to 5:30pm for regular meetings. Commissioner Eure seconded and the motion carried by unanimous vote.

Staff Robinson reviewed the list of minor works and discussed the items added to the list. The items added to the list are as follows:

- Installation of mechanical systems in secondary and tertiary areas of visual concern where such installations are well screened and do not result in significant alterations to the building;
- Installation of parking areas in tertiary areas of visual concern that are not incongruous in design or materials, are well screened and do not exceed fifty percent rear yard coverage;

- Installation of wooden decks (or composite materials in the case of non-contributing structures) in tertiary areas of visual concern which are removable with minimal impact to structure and site;

- Installation of benches, pergolas, arbors and other lawn ornamentation in the secondary and tertiary areas of visual concern that are not of incongruous materials or scale and do not obscure the architectural or character defining features of the structures or site;

- Fence installation in secondary and tertiary areas with appropriate materials and height;

- Installation of gutters and downspouts that are not incongruous, when no internal gutters are present and when done so as to minimize obstruction of character defining structural features;

Commissioner Morrison requested the addition of Lighting fixtures in accordance with the guidelines be added to the list.

Motion: Commissioner Young made a motion to accept the updated list of Minor Works with corrections and additions. Commissioner Gray seconded. Motion carried by unanimous vote.

Staff Robinson presented a list of Minor Works COA's that were approved:
615 Queen Street
Mr. Robinson said that he will be approving the following:
Deck extension and fence on 411 Broad Street
Deck/Balcony on 758 Queen Street
Fence in parking area at 220 East Front Street seen at Design Review, with fence height changes

Mr. Robinson mentioned that 209 Johnson Street may be a possible low priority demolition by neglect and encouraged Board members have a look at it.

There being no further business the meeting was adjourned.

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Kevin Robinson, AICP
City Planner