

**Minutes of the
New Bern Historic Preservation Commission
May 16, 2012**

The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday, May 16, 2012, in the second floor courtroom of City Hall, 300 Pollock Street.

Members Present:

Peter Adolph, Chairman	Rich Frye, Vice-chair
Richard Parsons	Karen Britton
Peggy Broadway	Bradley Cummins
Tim Thompson	

Members Excused (E)/Absent(A): Jack Morton, Jr. (E); Johnny Harrison (E)

Staff Present: Michael Avery, AICP, Planning and Inspections Director
Leigh Anne Friesen, AICP, Volunteer

The meeting was opened and roll call was taken. A quorum was present. A motion to waive the reading of the minutes was made by Commissioner Cummins and seconded by Commissioner Parsons. Motion passed. A motion to approve the minutes was made by Commissioner Parsons and seconded by Commissioner Britton. Motion passed. Witnesses were sworn in.

Witnesses Sworn: Chief Building Inspector Johnny Clark, Development Services Staff Mike Avery, Stevie Bennett, Corinne and Shannon Corr, Lucien Vaughn, John Anderson, Richard Parsons, Ben Parrish, Will White, and others.

New Business

1. Consider application for a Certificate of Appropriateness for 222 Change Street for a complete renovation to include exterior alterations, new construction, moving and demolition.

Staff Comments: Staff Mike Avery described the project and reviewed the project history.

Applicant Comments: Contractor Steve Wynne spoke on behalf of the owners. He discussed the preferred and alternate designs of the front porch steps.

Public Comments: *Stevie Bennett*, 1312 National Avenue, expressed her displeasure at seeing information distributed to the Commissioners at the meeting that neither they or the public could review beforehand. She further commented that Peter Sandbeck's book, "The Architectural History of New Bern and Craven County" shows no steps with side landings, which she believes to be inappropriate. *Will White*, 226 Change Street, asked which drawing is accurate regarding the location of the new kitchen: that of the "plan" view or design renderings. *Ben Parrish*, 217 Change Street, does not believe the side step configuration is congruous with the guidelines, citing page 22, guideline #10, as well as page 36 which says to "retain historic design".

Discussion by the Commission: The Commissioners discussed issues including the questionable location of the new kitchen, whether or not the kitchen is shifted to the side or moves straight back on the property, the need for all the drawings to reflect a slight shift of the kitchen, and the appropriateness of front step (versus side step) configuration.

Finding(s) 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 the following guidelines: “Additions to Historic Buildings”, pages 73-74, guideline(s)#1-15; “Residential New Construction”, page 70, guideline(s)#1-5; “Demolition of Buildings”, pages 94-100, guideline(s)#1-5 . Commissioner Cummins seconded the motion. Upon a call for a vote, all Commissioners voted in favor of the motion. Motion passed unanimously.

Statement(s) of Reason: (1) Removal of rear porch and second story bathroom does not remove important elements; (2) Relocation of kitchen addition is consistent with Secretary of Interior Guidelines; (3) Material and scale of addition of appropriate; Interior Guidelines; (4) Material and scale of new construction (addition) are appropriate; Interior Guidelines; (5) Material, design and location are consistent with the guidelines.

Condition(s):

- Chimney shall be retained above the roof level.
- Front porch steps shall extend to the front, not side.
- Kitchen shall be moved straight back, along the property line, and the drawings shall reflect this shift

Motion: Commissioner Parsons moved to issue the COA, seconded by Commissioner Thompson. All Commissioners voted in favor of the motion. Motion passed.

2. Consider application for a Certificate of Appropriateness for 213 Hancock Street for new construction in the rear of the dwelling to include relocation of a 6’ x 8’ shed from Dover, NC and reconstruction of the roof on the north side of the shed.

Staff Comments: Staff Mike Avery described the application. He mentioned a discrepancy between the drawings of the proposed shed location.

Applicant Comments: Richard Parsons, owner, showed a rendering of the proposed shed to scale located in his yard. The building is c. 1900~1930.

Public Comments: NONE

Discussion by the Commission: Commissioner Parsons recused himself from the discussion and voting. The Commissioners discussed issues including any renovations to be done to the structure, the currently existing foundation and footings, and whether or not hurricane tie-downs would be required for a building that size.

Finding(s) of Fact: Commissioner Frye 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 the following guidelines: “Outbuilding and Accessory Structures”, page 84, guideline(s)#5. Commissioner Britton seconded the motion. Upon a call for a vote, all Commissioners voted in favor of the motion. Motion passed unanimously.

Statement(s) of Reason: (1) The proposed shed reflects the design of early accessory buildings prior to the 20th century and is appropriate.

Condition(s): NONE

Motion: Commissioner Cummins moved to issue the COA, seconded by Commissioner Frye. All Commissioners voted in favor of the motion. Motion passed.

3. Consider application for a Certificate of Appropriateness for 400 New Street for an exterior alteration to include replacement of a metal exterior door located at the back of the sanctuary on the second floor with a door made of fiberglass material.

Staff Comments: Staff Mike Avery described the application. He noted that Staff reviewed the project, and as he is on the property committee at First Presbyterian, they asked him to present the project.

Applicant Comments: First Presbyterian Church Property Committee member, Michael Avery, presented the project. He told the Commissioners that water getting through the current door is a major concern.

Public Comments: NONE

Discussion by the Commission: The Commissioners discussed issues including whether or not this is a historic opening, that it is a tertiary area that isn't seen from the street, and the style of the door.

Finding(s) of Fact: Commissioner Cummins 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 the following guidelines: “Windows and Doors”, page 30-31, guideline(s)#4. Commissioner Parsons seconded the motion. Upon a call for a vote, all Commissioners voted in favor of the motion. Motion passed unanimously.

Statement(s) of Reason: NONE

Condition(s): NONE

Motion: Commissioner Britton moved to issue the COA, seconded by Commissioner Parsons. All Commissioners voted in favor of the motion. Motion passed.

4. Consider application for a Certificate of Appropriateness for 802 Broad Street for exterior alterations to include pouring a concrete walk between the sidewalk and curb on both sides of Bern Street and filling in a low area within the parking lot.

Staff Comments: Staff Mike Avery explained the request of the applicant.

Applicant Comments: Mr. John Anderson, Chair of the Broad Street Christian Church Property Committee, further explained the project. He noted the need of the elderly members to have a firmer surface on which to exit their cars, especially when the weather is bad.

Public Comments: NONE

Discussion by the Commission: The Commissioners discussed issues including whether or not city property would be impacted, whether the church or the city should be the applicant, and the need for Development Services Staff to have public works issue a letter approving the work, and stating the minimum specs for the project as a condition of the COA.

Finding(s) 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 the following guidelines: "Landscaping", page 79-80, guideline(s)#14. Commissioner Thompson seconded the motion. Upon a call for a vote, all Commissioners voted in favor of the motion. Motion passed unanimously.

Statement(s) of Reason: (1) The additional concrete walkway will provide a safer surface for church members and will not disturb existing granite curbing.

Condition(s): Development Services Staff shall have the Public Works Director issue an approval letter of intent for the work, to acknowledge the project and state the minimum specs and standards for the project.

Motion: Commissioner Frye moved to issue the COA, seconded by Commissioner Parsons. All Commissioners voted in favor of the motion. Motion passed.

5. Consider application for a Certificate of Appropriateness for 401-405 Middle Street (Mohn/Clark Building) and 406-408 Broad Street (Oasis Building) for exterior alterations.

Staff Comments: Staff Mike Avery described the application. He reminded the Commissioners that this project was at Design Review this month. He recapped the issues that were addressed, such as windows and the closing-in of the corner doors.

Applicant Comments: Lucien Vaughn, Tarheel Associates, 1911A South Glenburnie Road, New Bern, spoke of behalf of the owners. He explained the handouts that showed a postcard of the building c. 1950. He also talked about the Peter Sandbeck entry on the building from Mr. Sandbeck's book. Also, he discussed the application concerning the windows and brought a sample of cement-fiber board.

Public Comments: NONE

Discussion by the Commission: The Commissioners discussed issues including the possibility of raising the first floor ceiling, the existence of an individual panel above each existing pane of glass, the proposed trim pieces for the transoms, when the aluminum storefront was added to the building, the congruousness of the Oasis building brick remaining unpainted, the possibility of stucco on hardiplank, the door detail and materials, the appropriateness of hardiplank on a contributing historic structure, the cementitious nature of the building and the hardiplank, the appropriateness of smooth-faced hardiplank, and the appropriateness of aluminum clad windows on the second floor.

Finding(s) 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 the following guidelines: "Windows and Doors", pages 30-31, guideline(s)#4; "Windows and Doors", pages 50-51, guideline(s)#7. Commissioner Thompson seconded the motion. Upon a call for a vote, all Commissioners voted in favor of the motion. Motion passed unanimously.

Statement(s) of Reason: (1) The proposed changes are congruous with the guidelines.

Condition(s): NONE

Motion: Commissioner Parsons moved to issue the COA, seconded by Commissioner Britton. All Commissioners voted in favor of the motion. Motion passed.

Old Business

1. Consider application to amend the Certificate of Appropriateness for 712 New Street for exterior alterations.

Staff Comments: Staff Mike Avery explained that the applicants need a reissuance of the COA for the main house, as well as the carriage house since both have expired. He said they would also like to propose a new roof design and material.

Applicant Comments: Owners Corinne and Shannon Corr of 611 New Street, further explained their request.

Public Comments: *Stevie Bennett*, 1312 National Avenue, inquired as to whether or not the information they are presenting was recently submitted.

Discussion by the Commission: The Commissioners discussed issues including the need to see a sample of the proposed shingle, the importance of maintaining the roof detail despite the roofing material change, and the age of the house.

Motion: Commissioner Parsons moved to issue the COA, seconded by Commissioner Britton. All Commissioners voted in favor of the motion. Motion passed.

Miscellaneous Business

1. Demolition by Neglect list

Commission Discussion: Richard Parsons and Tim Thompson have been appointed to work on updating the Demolition by Neglect materials and recommend possible actions for the HPC to take a more active role in this ordinance.

Public Comment: *Dave Preis*, 1203 National Avenue, asked how all the concerned organizations in New Bern partner with the City on this project. *Stevie Bennett*, 1312 National Avenue, asked to add two properties for consideration: 1411 National Avenue (she gave the history and an update on this property) and 1512 National Avenue.

2. Former BP property on Broad Street

Staff Comments: Staff Mike Avery called the Commission's attention to the addition of bollards and rope to prevent cars from using the site as a short cut.

Commission Discussion: The Commissioners agreed with Staff that this is an appropriate application to be in compliance with the previously issued COA.

The meeting was adjourned at 8:24pm.

Peter Adolph, Chairman

Michael Avery, AICP
Development Services Staff