

**Minutes of the
New Bern Historic Preservation Commission
February 15, 2012**

The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday, February 15, 2012, in the second floor courtroom of City Hall, 300 Pollock Street.

Members Present:

Peter Adolph, Chairman	Richard Parsons
Peggy Broadway	Bradley Cummins
Karen Britton	Tim Thompson

Members Excused (E)/Absent (A): Rich Frye, Vice-chair (A); Johnny Harrison (E); Jack Morton, Jr. (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 thus approving as written was made by Commissioner Broadway and seconded by Commissioner Britton. Motion passed. Witnesses were sworn in.

Witnesses Sworn: Mark Mangum, Stevie Bennett, Johnny Clark, Kathleen Gormley, Mike Swindell, Mike Dell'Isola and others.

Old Business

1. Consider amending the Certificate of Appropriateness for the former BP lot at the corner of Hancock and Broad for landscaping.

Staff Comments: Staff Mike Avery gave a history of the project. He noted that the applicant was required to return to the Commission with site improvements including grading and vegetation.

Applicant Comments: Mike Dell'Isola of Fuller, Virginia is representing the project for the contractor, Bohler Engineering. He discussed the concrete removal and tree plantings.

Public Comments: NONE

Discussion by the Commission: The Commissioners discussed issues including clarification of the drawings, the future of existing curb cuts on Hancock Street, the owner of the lot, the conceptual nature of the plan, the existing encroaching fences, the future of temporary fences, whether or not future property owners are bound by the details of the COA, the level of invasiveness and congruousness of the proposed tree species, and work timeframe.

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

New Business

1. Consider application for a Certificate of Appropriateness for 310 Avenue D for exterior alterations to include demolition of a shed and construction of a workshop in its place.

Staff Comments: Staff Mike Avery described the project.

Applicant Comments: Builder Mike Swindell gave a description of the project.

Public Comments: *Stevie Bennett*, 1312 National Avenue, requested pictures of the project and inquired as to which guidelines should be used to review the project. She was concerned in particular about height and materials proposed.

Discussion by the Commission: The Commissioners discussed issues including the material of the existing walls, the additional information needed to clarify the project (in particular the height, a sketch of the proposed doors as well as pictures of other similar doors in the Districts, and a materials list), the option of hardiplank, similar outbuildings' materials, the existing shed's size, the proposed front and setbacks, and the building permit needs.

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: "Outbuildings and Accessory Structures", page 84, guideline(s)#4, 5. Commissioner Britton seconded the motion. During the discussion, Commissioner Thompson inquired about the use of vertical grooved for the building's sheathing. Upon a call for a vote, all Commissioners voted in favor of the motion. Motion passed unanimously.

Statement(s) of Reason: (1) The existing building is sheathed in wood with some tin on the front and a tin roof. It is in poor condition; (2) The proposed building is larger and proposed board and batten wooden doors, 5V tin roof and sheathing, and a vinyl window. There are a couple of examples of this type of structure existing in the Riverside area, while the vast majority of the structures are wood.

Condition(s):

- The applicant shall use 5V joint tin roofing, but horizontal lapped or board and batten wood siding OR smooth cement board lap or board and batten siding OR vertically grooved plywood
- The proposed door shall be an exact replica of the existing door in wood
- The proposed window shall be wooden
- The total height shall not exceed 11.5 feet with a 4/12 pitch

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

2. Consider application for a Certificate of Appropriateness for 603 and 605 Hancock Street for New Construction.

Staff Comments: Staff Mike Avery told the Commission that this application has been withdrawn.

3. Consider application for a Certificate of Appropriateness for 215 East Front Street for exterior renovations.

Staff Comments: Staff Mike Avery described the location of the project as the old “Pak-a-sak” building. He noted that most of the project will be in-kind replacements, but gave general information about the true changes and noted there were not changes from the Design Review meeting.

Applicant Comments: Mark Mangum, applicant, noted that the rear roof has caved in where they are asking for demolition. He also provided the Commission with a detailed drawing of the proposed ramp material as requested at the Design Review.

Public Comments: NONE

Discussion by the Commission: The Commissioners expressed excitement that this work will be undertaken.

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: “Demolition of Buildings”, page 96; “Windows and Doors”, pages 30-31; and “Historic Commercial Building Facades”, page 50, guideline(s)#7. Commissioner Thompson seconded the motion. Upon a call for a vote, all Commissioners voted in favor of the motion except Commissioner Broadway. Motion passed.

Statement(s) of Reason: The proposed alterations are consistent with the building’s original design and/or located in a tertiary area; (2) proposed alterations are congruous with other work in the Districts.

Condition(s): NONE

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

4. Consider application for a Certificate of Appropriateness for 509 Metcalf Street for addition of a master bathroom window.

Staff Comments: Staff Mike Avery gave a basic project description. Later in the discussion, the Chief Building Inspector, Johnny Clark, inquired as to whether or not the tub was existing and addressed the wind resistance requirements.

Applicant Comments: Kathleen Gormley only wished to add that the project location is the SOUTH side (not North) of the 1995 addition. The goal of the project is to add light and ventilation to the bathroom.

Public Comments: NONE

Discussion by the Commission: The Commissioners discussed issues such as the window material, the horizontal orientation of the window, the operable mechanism of the window, the window trim, the existence of other half-windows in the Districts, and the window's transom-like nature.

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 31, guideline(s) # 9, 14. 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: The window is located in a secondary area.

Condition(s): Window will be wooden and its trim will match the existing

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

Miscellaneous Business

Staff Mike Avery distributed a copy of the recently approved Preservation Plan to each Commission member.

There being no further business the meeting was adjourned.

Peter Adolph, Chairman

Michael Avery, AICP
Planning and Inspections Director