Historic Preservation Commission Meeting

August 25, 2020



NEW BUSINESS

Item #1 Major Work COA

JESSE R. MOYE HOUSE

408 West Fifth Street

Local Landmark; Contributing

Applicant: Richard Lambeth, Lambeth Reconstruction & Building Company

Project: Construct deck to the rear of the house

Advertised in <u>The Daily Reflector</u> on August 10 and 17, 2020 Notices mailed on August 11, 2020

Signs posted on August 11, 2020





408 5th St JR Moye House August 25th, 2020







was designed by Herbert W. Simpson, a well-known architect from New Bern. Typical of the Queen Anne Style, a complex mix of hip, gable and cross gables, as well as, gable roof dormers, define the roof line. The originally standing seam metal roof of the two-story main block of the house has been replaced with shingles, while the porch, the one-story dining room area, and rear addition retain a standing seam metal roof. An early one-story addition extends off the back of the house. The addition enclosed a breeze-way area between the house and the original detached kitchen, and added an additional room behind the formal living room.

The 1902 Jesse R. Moye House is an elegant Queen Anne-style

multiple projections, and multiple gable roofline, the house sits on

a small lot facing south in close proximity to the street. The house

frame residence defined by its large wraparound front porch,

Front View





Project Analysis

The applicant intends to build a wooden deck on the rear the Jesse R. Moye House. This deck will be attached to the recently approved addition to the house and will not be visible from the street or the nearby parking lot. The deck will be designed so that it can be removed in the future with no damage to the original house. The height of the deck will align with the floor level of the house, and will not obscure the historic aspect of the house.





Design Guidelines

Chapter 3 - Title Elements: Decks - Pages 9

(shortened to include only those that apply)

1. Decks must be located in inconspicuous areas, usually on the rear or least

character-defining elevation of the historic building.

2. Decks must be screened from public view.

3. Decks must be compatible in material, color, and detail with the historic building.

4. Deck railings must be compatible in material, color, scale, and detail with the historic building.

5. Decks must be constructed so that they can be removed in the future without damaging the historic structure.

6. Decks must be constructed so that there is the least possible loss of historic fabric. Character-defining features of the historic building must not be obscured, damaged, or destroyed.

7. Removal of significant features or elements of a historic building, such as a porch, to construct a deck is not permitted.

8. Decks should be painted or stained in colors compatible with the color of the historic building if desired.

9. The height of the deck should generally align with the floor level of the historic building. If applicable, install compatible skirt boards and, where appropriate, lattice panels to screen deck framing.



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Proposed Deck Plan







Left Side Elevation - Proposed



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Staff Findings: The deck will be attached to the newer recently approved addition to the house, and will not be visible from the street or any other view. There will be design touches that will reflect the era of the house but will not deter from the house. Located on the same level as the floor of the house, the deck addition does meet all of the <u>Design</u> Guidelines.

Design Review: The Design Review Committee met on August 5, 2020. Recommended approval.

VI. PUBLIC COMMENT PERIOD

Public Comment Period is a period reserved for comments by the public. Items that are the subject of a public hearing this week shall not be discussed.

Individuals must have registered prior to tonight's virtual meeting.

A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered for this virtual meeting to speak will speak in the order registered until the allocated 30 minutes expires.



VII. COMMITTEE REPORTS

Design Review Committee – met August 5, 2020 to discuss COA 2020-18

Selection Committee – did not meet

Publicity Committee – did not meet



VIII. APPROVED COA/MWCO & STAFF UPDATES

Application #	Address	WorkClass	Status
2019-03 600 W	/ 3rd Street	Minor Work COA	INCOMPLETE
2019-04 901 E	FIFTH STREET	Minor Work COA	INCOMPLETE
2019-05 803 E	FIFTH STREET	Major Work COA	INCOMPLETE
2019-09 801 E Fifth St		Minor Work COA	INCOMPLETE
019-08 800 E THIRD ST		Minor Work COA	INCOMPLETE
19-06 205 S Eastern Street		Minor Work COA	INCOMPLETE
019-10 803 E Fifth Street		Minor Work COA	INCOMPLETE
2019-11 406 St	tudent Street	Minor Work COA	INCOMPLETE
2019-12 803 E	4th St	Minor Work COA	INCOMPLETE
2019-14 409 S	Rotary Ave	Major Work COA	INCOMPLETE
2019-15 402 S	Eastern St	Minor Work COA	INCOMPLETE
2019-18 406 St	tudent Street	Major Work COA	UNDER REVIEW
2019-19 403 N	1aple St	Major Work COA	UNDER REVIEW
2019-17 407 S	Rotary Ave	Minor Work COA	INCOMPLETE
2019-20 403 N	1aple St	Minor Work COA	INCOMPLETE
2019-21 213 S	Library St	Minor Work COA	INCOMPLETE
2019-22 402 S	Eastern St	Major Work COA	UNDER REVIEW
2019-23 403 N	1aple St	Major Work COA	UNDER REVIEW
2019-24 403 N	1aple St	Minor Work COA	INCOMPLETE
2019-25 407 S	Rotary Avenue	Minor Work COA	INCOMPLETE
2020-01 405 S	HOLLY ST A	Minor Work COA	INCOMPLETE
2020-02 508 W	/ STH ST	Major Work COA	INCOMPLETE
2020-03 215 S	Library Street	Major Work COA	INCOMPLETE
2020-04 215 S	Library Street	Minor Work COA	INCOMPLETE
2020-10 402 S	Eastern	Minor Work COA	INCOMPLETE
2020-05 401 S	Rotary Avenue	Minor Work COA	INCOMPLETE
2020-06 801 E	3rd Street	Minor Work COA	INCOMPLETE
2020-07 305 S	Eastern Street	Minor Work COA	INCOMPLETE
2020-08 402 S	Eastern St	Minor Work COA	COMPLETE
2020-09 404 R	otary Avenue	Major Work COA	WITHDRAWN
2020-10 401 B	iltmore Street	Minor Work COA	COMPLETE
2020-13 404 R	otary Avenue	Minor Work COA	COMPLETE
2020-14 809 Jo	ohnston Street	Minor Work COA	INCOMPLETE
2020-15 603 E	Fifth Street	Minor Work COA	INCOMPLETE
2020-16 404 R	otary Avenue	Minor Work COA	COMPLETE
2020-17 803 E	Fifth Street	Major Work COA	UNDER REVIEW
	,		



IX. ANNOUNCEMENTS / OTHER



X. ADJOURNMENT

