

1 **Minutes of the**  
2 **New Bern Historic Preservation Commission**  
3 **August 20, 2008**  
4

5 The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday,  
6 August 20, 2008, in the 3<sup>rd</sup> Floor Planning Conference Room, 248 Craven Street.  
7

8 **Members Present:** Diane Filipowicz, Chair  
9 Peter Adolph, Vice-chair  
10 Jack Morton, Jr.  
11 Jay Heck  
12 Rich Frye  
13 Sadaf Hassan  
14 Karen Britton  
15 Richard Parsons  
16

17 **Members Excused/Absent:** Bradley Cummins  
18

19 **Staff Present:** Annette Stone, AICP, City Planner  
20 Leigh Anne Friesen, AICP, Planner  
21

22 The meeting was opened and roll call was taken. A quorum was reached. Chairwoman  
23 Filipowicz discussed the function and qualifications of the Historic Preservation Commission  
24 and its members. Witnesses were sworn in. The Commission reviewed the minutes from the  
25 July meeting. Commissioner Adolph, with a second by Commissioner Heck moved to waive the  
26 reading of the minutes. Commissioner Heck moved to approve the minutes as presented with a  
27 second by Commissioner Adolph. The motion passed unanimously.  
28

29 **Witnesses Sworn:** Charles Francis, Sarah Afflerbach, Jerry Hobbins, Charles and Ruth Dettor,  
30 and others.  
31

32 **Old Business**  
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34 **1. Consider amending COA for 532 Queen Street, owned by Ben Parrish and Newsom**  
35 **Williams, for use of cement-board sheathing.**  
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37 **Staff Comments:** Staff Annette Stone noted that her understanding is that the applicant thought  
38 that cement board was approved for additions to historic structures as “New Construction”, and  
39 thus fell out of compliance with the original COA. The COA was approved initially in  
40 November 2005 with the addition proposed to “mimic the south leg of the [existing] ‘L’ in size  
41 and form”. The owners have subsequently used faux wood patterned, cement-board siding as  
42 sheathing for the addition. The house is contributing to the District, c. 1900.  
43

44 **Applicant’s Comments:** Project architect Charles Francis reiterated what Staff Annette Stone

45 described. He pointed out that the main guideline he could cite for approving the amendment  
46 request would be #5 of “Additions to Historic Buildings”, pages 50-51, which states that  
47 “Contemporary or synthetic materials may be used in limited applications.”

48  
49 **Public Comments:** *Jerry Hobbins*, 229 New Street, inquired as to how much of the total  
50 structure is sheathed in cement board.

51  
52 **Discussion by the Commission:** Commissioner Filipowicz recused herself. Discussion  
53 included the visual comparison to wood siding, the unfortunate choice of simulated wood grain,  
54 the project’s level of completion, how addition is attached to the main structure, the quality of  
55 project as compared to other structures in the area, and the potential support the Secretary of the  
56 Interior’s Standards could offer for the project.

57  
58 **Motion:** Commissioner Parsons moved that the cement board amendment be approved, not  
59 withstanding the guidelines, and setting no precedent, as the Secretary of Interior Standards  
60 states that new additions should be clearly delineated from the historic, so as not to contribute to  
61 a false sense of history of the structure. There was no second.

62  
63 Commissioner Morton moved to deny the amendment, saying the project should be in keeping  
64 with the original COA issued. Commissioner Heck seconded the motion. During the discussion,  
65 Commissioners noted that while they approve of the overall project, they have not allowed  
66 cement board on new additions in the past. Upon the vote, all voted in favor of the motion to  
67 deny except for Commissioners Parsons, who voted against the denial. Motion carried.

68  
69 **2. Consider amending COA for 300 East Front Street, owned by Front Street Developers,**  
70 **LLC, for marina detail.**

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72 **Staff Comments:** Staff Annette Stone told the Commission that the initial marina plan that was  
73 shown on the 2000 COA for this overall store/restaurant project contained five large slips. Now  
74 that the project is underway, the plan has reduced the size of the slips to add more, and now  
75 includes a wave attenuation wall. The HPC is asked primarily to evaluate the materials of the  
76 dock as well as the overall visual impact to the District as a whole.

77  
78 **Applicant’s Comments:** Architect Sarah Afflerbach said the materials and design would be  
79 similar to the pictures of what currently exists at the Sheraton and around the Galley Store  
80 Restaurant docks. While she did not have a copy of the initial plans for the marina, she said that  
81 the length of the marina along the shore had not changed. The increased size of the marina  
82 manifested itself in its increased protrusion into the river, which would be just past the existing  
83 docks for the restaurant.

84  
85 **Public Comments:** *Jerry Hobbins*, 229 New Street, asked if parking regulations was a  
86 consideration of the Commission and if not whether they had been satisfied.

87

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88 **Discussion by the Commission:** The Commissioners discussed issues such as the dimensions  
89 of the marina, how it compared to the previously approved marina, the design of the attenuation  
90 wall, the planned materials, other permits issued for the marina, future shoreline work,  
91 continuation of the Riverwalk through this site, the consistency of this marina with other marine  
92 development in the area, and the need for an improved plot plan and previous drawings to  
93 compare to new request.

94  
95 **Motion:** Commissioner Adolph moved to amend the COA as presented to be of similar design  
96 and materials as that of the Sheraton pictures as entered into the official record. Commissioner  
97 Frye seconded the motion. During the discussion, conditions were added to return to the  
98 Commission with a materials list and any future shoreline development. Motion carried.

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100 With no further business, Commissioner Adolph made a motion to adjourn that was accepted.

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104 Diane Filipowicz, Chair

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Annette D. Stone, AICP  
Commission Administrator

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