

**Minutes of the  
New Bern Historic Preservation Commission  
September 17, 2008**

The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday, September 17, 2008, in the 3<sup>rd</sup> Floor Planning Conference Room, 248 Craven Street.

**Members Present:** Diane Filipowicz, Chair  
Peter Adolph, Vice-chair  
Jack Morton, Jr.  
Jay Heck  
Rich Frye  
Sadaf Hassan  
Karen Britton  
Bradley Cummins  
Richard Parsons

**Members Excused/Absent:** NONE

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

The meeting was opened and roll call was taken. A quorum was reached. Chairwoman Filipowicz discussed the function and qualifications of the Historic Preservation Commission and its members. Witnesses were sworn in. The Commission reviewed the minutes from the August meeting. Commissioner Filipowicz noted that all seemed fine except that the attendance record was incorrect. Commissioner Adolph, with a second by Commissioner Morton moved to waive the reading of the minutes. Commissioner Morton moved to approve the minutes as amended with a second by Commissioner Adolph. The motion passed unanimously.

**Witnesses Sworn:** Jerry Hobbins, Linda Leslie, Nancy Hollows, Terry Startzman, Bob Baskervill, Mike Hargett, Britt Warren, and others.

**Old Business**

- 1. Consider amending COA for 213 New Street, owned by Bob and Karen Whitmore, for addition to an accessory structure.**

**Staff Comments:** Staff Annette Stone briefed the Commission on this application, saying it was enough of a change to the original request to warrant their review. She noted that her understanding is that the shed roof being requested had existed before, but was removed at some point. This COA was issued at the June 2008 HPC meeting. The applicant is requesting some aesthetic and flood requirement-related design changes that are evident on the plans submitted. Building does not contribute to the District.

**Applicant's Comments:** Contractor Britt Warren said that the shed roof will match the screened porch and will have a concrete slab. There had been a shed roof there before that was removed.

**Public Comments:** NONE

**Discussion by the Commission:** Discussion included the nature of the concrete pad underneath the shed roof, and the reason for the landing with steps to the mechanical units.

**Motion:** Commissioner Morton moved that the application be amended as submitted, with a second by Ms. Britton. Motion carried.

#### **New Business**

**1. Consider COA for 202 Johnson Street, owned by Frank and Roxanne Sheffield, for alteration to exterior hardscaping.**

**Staff Comments:** Staff Annette Stone gave a description of the project, and a video was shown. Applicant is proposing to change an existing asphalt driveway to a smoothed oyster-shell paver treatment. This material has been approved by John Wood at the State Historic Preservation Office. In addition, the applicant is requesting to change the design of the front walkway from concrete to a brick-trimmed treatment.

**Applicant's Comments:** Designer Sadaf Hassan passed around product samples. She noted that John Wood of the State Historic Preservation Office has approved of the oyster-shell treatment with stipulations regarding size of the pieces.

**Public Comments:** *Bob Baskervill*, 600 Edgerton Drive, noted that he'd seen this treatment in other places and it has a nice appearance.

**Discussion by the Commission:** Commissioner Hassan recused herself from the discussion and vote. The Commissioners discussed issues such as where the treatment will be used, the type of product, the completeness of the application, and the details of the front walk.

**Findings of Fact:** Commissioner Morton moved to approve 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", pages 53-56, guideline(s)#6, 7. Commissioner Adolph seconded.

**Discussion on the Motion:** Commissioner Parsons wanted to see the drawing of the front walk again, and have that part of the project added to the application's description section. Commissioner Cummins inquired as to the current use of asphalt.

**Statement(s) of Reason:** (1) Proposed project impacts primary areas of visual concern; (2) Materials include brick, concrete, and smoothed oyster shells; (3) Existing surfaces are asphalt and concrete.

**Condition(s):** NONE

**Motion:** Commissioner Cummins moved to issue the Certificate of Appropriateness, with a second by Commissioner Adolph. The motion passed unanimously.

**2. Consider COA for 411 Queen Street, owned by Melissa Hargett, for change in front fencing material and design.**

**Staff Comments:** Staff Annette Stone gave a description of the project, and a video was shown. This is an after-the-fact COA request for change in front fence and hand rail. The house is not listed as a contributing structure to the District, but county records lists its date of construction as c. 1900.

**Applicant's Comments:** Mike Hargett, representing the applicant, apologized that he had been told to get a Certificate of Appropriateness and did not follow through. Still, he believes the work to be more in keeping with the house as it was when his grandparents owned it. He'd seen some old photographs with a similar fence style in the front.

**Public Comments:** *Jerry Hobbins*, 229 New Street, thinks the change enhances the streetscape. *Nancy Hollows*, 624 Hancock Street, believes the lighter, more open, fence style is more appropriate. *Linda Leslie*, 217 Hancock, inquired about the exact material of the fence.

**Discussion by the Commission:** The Commissioners addressed issues such as the inappropriateness of the previous fence as compared to the new fence, the increased transparency and traditional style of the fence as improvements, and that the house is much improved due to the recent paint job.

**Findings of Fact:** Commissioner Frye moved to approve 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: "Fences and Garden Walls", pages 57-58, guideline(s)#4, 5, 6; "New Construction", pages 44-49: Materials (revised), pages 46-46.2, guideline(s)#1, 4.

**Discussion on the Motion:** Commissioner Parsons wanted to know where in the guidelines it talks about enhancement of the streetscape.

**Statement(s) of Reason:** New fence delineates the property lines and enhances the streetscape.

**Condition(s):** NONE

**Motion:** Commissioner Frye moved to issue the Certificate of Appropriateness, with a second by Commissioner Adolph. The motion passed unanimously.

**3. Consider COA for eastern terminus of Pollock Street, owned by City of New Bern, for creation of a pocket park.**

**Staff Comments:** Staff Annette Stone gave a description of the plans, and a video of the area was shown. This application was presented at the September Design Review meeting. This is a Coastal Area Management Act (CAMA)-funded public water access improvement project for the end of Pollock Street. Commissioner discussion at the initial review included comments on how best to complement the existing Riverwalk paver design with the color scheme of the permeable pavers to be used in this project.

**Applicant's Comments:** Staff Annette Stone further stated that with respect to the concrete scheme, Allison Platt didn't recommend the red-colored concrete as a band due to concerns about it fading. The whispering bench will also be located at the site, either on the grassy area or the deck. The location, however, will be brought back to the Commission at a later date.

**Public Comments:** *Terry Startzman*, 212 Change Street, inquired about the purpose of the existing beach stakes at the site, the intent of the park, whether or not Broad Street bricks could be used as pavers, and the purpose of the nubs on the top side of the Broad Street bricks. *Jerry Hobbins*, 229 New Street, inquired about the location of the whispering bench, and the status of the Riverwalk's connection drainage. He also wondered if matching the Galley Store's railing design would confuse users as to which is public and which is private. *Nancy Hollows*, 624 Hancock Street, inquired about the coloring of the pavers.

**Discussion by the Commission:** The Commissioners talked about issues such as public water access, where the right-of-way falls, whether or not the location of the whispering bench is a part of this application, the probability of the deck being built, if the existing telephone transmitter must stay, the color of the concrete and overall design of the Riverwalk at that point, whether or not the questions about the design of the Riverwalk warranted a table of the application, and the design of the railing.

**Findings of Fact:** Commissioner Adolph moved to approve 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", pages 53-56, guideline(s)#2, 5, 7, 10, 11, 12, 15. Commissioner Morton seconded.

**Discussion on the Motion:** NONE

**Statement(s) of Reason:** (1) Proposed project impacts a primary area of visual concern; (2) Materials include wood, metal, brick, concrete, and coquina; (3) Existing Riverwalk design scheme is tan, exposed aggregate concrete with a red brick border.

**Condition(s):** NONE

**Motion:** Commissioner Cummins moved to issue the Certificate of Appropriateness, with a second by Commissioner Parsons. The motion passed unanimously.

**Miscellaneous**

**1. Receive public comments on the most recent draft of revised Historic District Guidelines.**

**Public Comment(s):** *Bob Baskervill*, 600 Edgerton Drive, noted that the “why” of the rules is helpful to understand and appreciates that information going into the narrative sections. Requests that “two” centuries on page three be changed to “three” centuries. Notes that regulations on docks is very much covered by Coastal Area Management Act (CAMA) stipulations. Asks that “human scale” on page 65 be more clearly defined than what is in the glossary (more standardized versus objective). Notes that the numbers around p107-109 are in error. He also noted that a hard and fast height limits are not a good idea from a design perspective. *Terry Startzman*, 212 Change Street, requests that “Section 15-189” be added to the “Article 23” reference dealing with height regulations in the Districts. Asks that we make sure the language is consistent for page 65 of the guidelines, and wondered if any one had further considered the height formula mentioned by Charles Francis at the last meeting. He also inquired about the timeline for the final approval of the guidelines. *Nancy Hollows*, 624 Hancock Street, presented a written document (Exhibit A), and noted her concerns about height, saying the gradual stepping up and down along many of the commercial blocks is appropriate. She also inquired as to why we would have higher performance expectations for a post-demolition re-use project that for any project considered by the HPC. She, too, noted a difference between applicants who understand and abide by the “spirit of the law” versus the “letter”. *Jerry Hobbins*, 229 New Street, submitted a list of comments (Exhibit B). *Linda Leslie*, 214 Hancock Street, confirmed that guidelines other than just the “Rehabilitation” guidelines made it into the appendices.

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

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Diane Filipowicz, Chair

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Annette D. Stone, AICP  
Commission Administrator