

**Minutes of the  
New Bern Historic Preservation Commission  
November 7, 2007**

The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday, November 7, 2007, in the Planning & Inspections Department, 3<sup>rd</sup> Floor, 248 Craven Street.

**Members Present:** Dr. Joe Klotz, Chair  
Mrs. Sarah Afflerbach, Vice Chair  
Ms. Diane Filipowicz  
Mr. Jack Morton, Jr.  
Mr. Rich Frye  
Mr. Peter Adolph  
Mr. Jay Heck  
Mr. David Lancto

**Members Excused:** Mrs. Sadaf Hassan

**Members Absent:** NONE

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

The meeting was opened and roll call was taken. A quorum was reached. Chairman Klotz briefly discussed the function and qualifications of the Historic Preservation Commission and its members. Witnesses were sworn in.

**Witnesses Sworn:** Jerry Hobbins, Buzz Mead, Sabrina Bengel, Joe Mansfield, and others. , and others.

The Commission reviewed the minutes from the October 17<sup>th</sup> meeting. Commissioner Afflerbach moved to waive the reading of the minutes as submitted with a second by Commissioner Morton. Motion carried. Commissioner Afflerbach moved to approve the minutes as submitted with a second by Commissioner Adolph. The motion passed unanimously.

**Old Business:**

**1. Consider amending COA for 532 Queen Street, owned by Ben Parrish and Newsom Williams, for change in roof material.**

**Staff Comments:** Staff Mrs. Friesen rolled the video tape while Staff Mrs. Stone described the project request. Due to cost considerations, the owners would like to request asphalt shingles for the house's addition. The building is contributing to the District, c.1900.

**Applicant's Comments:** Architect Diane Filipowicz clarified the type of shingle to be used and

where.

**Public Comments:** *Jerry Hobbins*, 229 New Street, supports the substitution. *Sabrina Bengel*, 329A Middle Street, also supports the substitution per the guidelines, but stated that she was on the Historic Preservation Commission when this substitution guideline was approved, and was opposed to it then. She believes such a substitution contributes to the erosion of District character. *Buzz Mead*, 517 Johnson Street, says he's happy to see the house worked on and supports the substitution.

**Discussion by the Commission:** Commissioner Filipowicz recused herself from the discussion and voting. Issues included the clarity of the guidelines, and the type of shingle to be used.

**Motion:** Commissioner Afflerbach moved to amend the COA, with a second by Commissioner Frye. The motion passed unanimously.

## **2. Consider amending COA for 508 ½ -510 George Street, owned by Peterson Partners, LLC, for replacement windows.**

**Staff Comments:** Staff Mrs. Friesen showed a video of the property while Staff Mrs. Stone reviewed the request. This is an "after-the-fact" application, as the applicants have already replaced all deteriorated windows in the project with vinyl windows. Staff cannot deny an application, so that is why the Commission is being asked to rule on this amendment. The structures are contributing to the District: c. 1940 (508-½ and 510 George).

**Applicant's Comments:** The applicant presented written comments (Exhibit A, attached.). In these comments, the applicant notes that they are trying to do a good work on George Street, but that the project continues to be a greater challenge than they imagined. They note the low visibility of the two rear properties, and note that if they are made to remove the vinyl windows, other parts of the project will suffer due to cost constraints.

**Public Comments:** *Jerry Hobbins*, 229 New Street, asked what the applicants will do with vinyl siding. *Buzz Mead*, 517 Johnson Street, approves of the application since these houses are on the fringe of the District and built in the 1940s. *Joe Mansfield*, 315 George Street, agrees with Mr. Mead and thinks the overall work of the applicant is an improvement to the District. He appreciates their work.

**Discussion by the Commission:** Discussion occurred regarding the thought process of making the window replacement, the necessity of replacement-in-kind with wooden windows, the number of past denials of vinyl windows, the clarity of the guidelines in this matter, the difficulty of being forced to retroactively enforce the Historic Districts ordinance, and the hypothetical ruling on this matter if the applicant were making the request "before-the-fact".

**Motion:** Commissioner Lancto moved to deny the amendment to the COA, with a second by Commissioner Filipowicz. The motion passed unanimously.

**Miscellaneous Business**

With no new business items, Staff Mrs. Stone briefed the Commission regarding the recent Planning and Zoning (P & Z) Board meeting regarding the 304 South Front Street project at the northwest corner of South Front and Craven Street. The five-story project design was approved by the HPC at their May meeting. Due to the applicant's request for a height higher than that allowed by right, the P & Z Board was asked to make a recommendation to the Board of Aldermen for a Conditional Use Permit (CUP). The P & Z Board found that all but one of the necessary conditions for recommending the CUP were met.

With no more business, the meeting was adjourned.

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Dr. Joe Klotz, Chairman

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Annette D. Stone, AICP\_  
Commission Administrator