

**Minutes of the  
New Bern Historic Preservation Commission  
December 2, 2009**

The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday, December 2, 2009, in the Planning and Inspection Conference Room, 3<sup>rd</sup> Floor, 248 Craven Street.

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

**Members Excused/Absent:** Johnny Harrison (E), Peggy Broadway (E)

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

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

**Witnesses Sworn:** Lou Plummer, John Noto, Lynda and Jerry Hobbins, George Delaney, Jennifer and Mark Knight, Dru Nichols, Marty Ingianni and others.

**Old Business**

**1. Consider COA for tabled application at 404 Avenue D owned by Lou Ellen Plummer for construction of a new 12' x 16' accessory structure in a rear yard.**

**Staff Comments:** NONE

**Applicant's Comments:** Architect Sarah Afflerbach presented the detailed drawings requested by the Commission of the Applicant's proposed shed. She gave a description of the project. She stated the height listed on the drawings to be 13 feet, 8 inches with a roof pitch of 8/12. She stated it may have a sink, and is proposed to have double hung sliding windows.

**Public Comments:** NONE

**Discussion by the Commission:** The Commissioners addressed issues such as the height and roof pitch of the structure, the presence of plumbing, and the design of the windows.

**Finding of Fact:** Commissioner Frye 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 "Outbuildings and Accessory Structures", pages 84-85, guidelines#5 and 6; "Residential New Construction: Placement", page 66, guideline #5;

“Materials”, pages 68-69, guideline #1; and “Form and Rhythm”, guideline #3. Commissioner Adolph seconded. The Commission voted unanimously in favor of the motion.

**Statement(s) of Reason:** (1) The building is located in a tertiary area of visual concern and clearly secondary to the main structure; (2) The building meets the three foot setback requirement for accessory structures; and (3) The materials include cement board siding and roof materials that will match the main structure.

**Discussion on the Motion:** The Commission confirmed the vented soffit would be made of cement board.

**Condition(s):** NONE

**Motion:** Commissioner Adolph moved to issue the COA, seconded by Commissioner Cummins. The motion passed unanimously.

### **New Business**

**1. Consider COA for 223 New Street owned by Mark and Jennifer Knight for construction of front entrance walks, landscape formations and driveway; and construction of several sections of fencing.**

**Staff Comments:** Staff Ms. Stone gave a quick description of the project, and discussed the background.

**Applicant Comments:** Owner Jennifer Knight gave a further description of the project, including the front stoop and doorway. She discussed the age of the house. The owners plan to soften the existing hard lines of the structure and existing landscaping with more plantings. Mrs. Knight noted that the proposed rear fence is a scalloped French Gothic Style.

**Public Comments:** *John Noto*, 221 New Street, questioned the validity of the application considering they have not completed previously permitted projects. Also, he wanted to confirm the height of the proposed fence and that the new driveway design would not divert stormwater to his property. He furthermore wanted confirmation that the planting plan would not impede his car entry to his driveway next door. *Marty Ingianni*, 210 New Street, had a design question regarding the type of material proposed for the driveway. He also commented that the size of the front door seems to have been reduced from the previous door. *Jerry Hobbins*, 229 New Street, wanted to clarify the proposed walkway borders, commented on the dimensions of the driveway, and stated that he believes the use of mulch on the driveway is unsightly when it washes into the sidewalk.

**Discussion by the Commission:** Commissioners addressed topics such as the driveway details (including use), location of garage, the need for a planting plan, the materials proposed for the front walkway, the need for similar examples in the Districts of such a front walk design, the

concern over proposed ratio of plantings to grass, the width of the lot, concern over the inactivity of work on the house, and the inability to enforce the implementation of approved COAs (so long as the structure is not violating the Prevention of Demolition by Neglect ordinance).

**Finding of Fact:** Commissioner Adolph 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 “Landscaping”, pages 77-80, guidelines #5-7. Commissioner Frye seconded. The motion passed with affirmative votes from Commissioners Morton, Adolph, Britton, Parsons, Heck and Frye. Commissioner Cummins voted against.

**Statement(s) of Reason:** Landscape materials are grassy lawn, brick, stone, and other.

**Condition(s):** Applicant must submit a planting plan to Staff which must indicate mature height of all elements proposed.

**Motion:** Commissioner Adolph moved to issue the COA, seconded by Commissioner Frye. The motion passed unanimously, save a “Nea” vote from Commissioner Cummins.

There being no further business the meeting was adjourned.

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Jack Morton, Chair

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Annette Stone, AICP  
Commission Administrator