

**Minutes of the
New Bern Historic Preservation Commission
October 17, 2007**

The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday, October 17, 2007, in the Planning & Inspections Department, 3rd Floor, 248 Craven Street.

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

Members Excused: NONE

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: Marty Ingianni, Daryl Weidmann, Jean Fuller, and others.

The Commission reviewed the minutes from the September 19th 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 Hassan. The motion passed unanimously.

New Business:

- 1. Consider COA for 515 Queen Street, owned by Martin and Nicoletta Ingianni, for lifting of structure to add a new foundation.**

Staff Comments: Staff Mrs. Friesen described the project briefly and showed a video of the property. The applicant appeared before Commissioners present at the October design review and received positive feedback. The structure is not in a flood zone, but currently sits in a hole which causes ponding around the existing foundation. Building is contributing to the District, c. 1800s.

Applicant's Comments: Owner Marty Ingianni described a full width porch for the rear and provided pictures of the proposed rear columns.

Public Comments: NONE

Discussion by the Commission: Issues included whether or not proposed columns are original to the house, the position of the rear full-width porch, the effect of the increased lot height on neighboring properties, the lack of drawings and photo documentation for the rear porch and proposed replacement, the number of steps necessary for porch due to raising of house, and whether or not handrails were needed.

Findings of Fact: Motion by Commissioner Morton, with second by Commissioner Afflerbach, to find 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: "Building Components: Foundations", pages 24-26, guideline(s)#1 – 3, 6 – 8; "Building Components: Exterior Entrances and Porches", pages 27-29, guideline(s)# 1, 2, 4 – 6, 9 – 12, 14. Motion carried unanimously.

During the discussion, the motion was amended to include that photo documentation of existing rear porch and materials list should be provided to Staff.

Statements of Reason: (1) Project impacts all areas of visual concern; (2) Materials include wood, brick and block; (3) Proposed foundations include brick piers and curtain walls in addition to recessed brick latticework under the porches; (4) Proposed foundation vents will be centered between the brick piers; (5) The existing rear porch, shed, and front porch floor, decking, posts and rails will be demolished in the raising process; and (6) Proposed front and rear porch will be constructed with like materials and design as existing.

Condition(s): Before beginning work on the rear porch, the applicant shall supply photo documentation to Staff on the existing rear porch and sketches of new rear porch if it is to be different.

Motion: Commissioner Adolph moved to issue the COA, with a second by Commissioner Hassan. The motion passed unanimously.

2. Consider COA for the 521 Hancock Street, owned by Elizabeth Fuller, for rear addition to existing dependency.

Staff Comments: Staff Mrs. Friesen went over the application and rolled the video tape. This dependency and its main house were moved to the current location in 1982 from the 400 block of Craven Street. While attached pictures show the dependency as having a rear addition previously, it was most likely not original as it is not mentioned in the National Register listing.

The dependency does contribute to the District, c. 1855-1860 / 1981.

Applicant's Comments: NONE

Public Comments: NONE

Discussion by the Commission: Discussion occurred regarding the position of the addition (inset or not?), the interpretation of the drawings, reason for the addition, response of the State Historic Preservation Office to the proposal, and the proposed roof overhang configuration.

Findings of Fact: Motion by Commissioner Filipowicz, with second by Commissioner Adolph, to find 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: "Additions to Historic Buildings", pages 50-51, guidelines#1 – 12, 14. Motion carried unanimously.

Statements of Reason: (1) Proposed addition is in a tertiary area of visual concern; (2) Material for the addition includes cedar wood and metal that match the existing main house; and (3) Design is compatible with the house and earlier addition.

Condition(s): NONE

Motion: Commissioner Filipowicz moved to issue the COA, with a second by Commissioner Hassan. The motion passed unanimously.

With no more business, Commissioner Adolph moved, and Commissioner Hassan seconded, that the meeting be adjourned.

Dr. Joe Klotz, Chairman

Annette D. Stone, AICP

Commission Administrator