

**Minutes of the
New Bern Historic Preservation Commission
May 2, 2007**

The New Bern Historic Preservation Commission (HPC) held a special called meeting on Wednesday, May 2, 2007, in the Planning & Inspections Department, 3rd Floor, 248 Craven Street.

Members Present: Dr. Joseph Klotz, Chairman
Mrs. Sarah Afflerbach, Vice Chair
Ms. Diane Filipowicz
Mrs. Sadaf Hassan
Mrs. Elisabeth Wilkinson
Mr. Jack Morton, Jr.

Members Excused: NONE

Members Absent: Mr. David Lancto
Mr. Robert Gardner
Mr. Marvin Mullinix, Jr.

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. Chair Dr. Klotz briefly discussed the function and qualifications of the Historic Preservation Commission and its members. Witnesses were sworn in.

Witnesses Sworn: Nancy Hollows, David Blythe, Katherine Adolph, Phil Van Winkle, Trish Hernandez, and others.
, and others.

New Business

- 1. Consider COA for 315 Pollock Street, owned by Pollock Street Properties, LLC, for front and rear storefront alterations.**

Staff Comments: Staff Mrs. Friesen presented the information from the Staff Notes. She stated that the applicant appeared at the April Design Review to discuss his project. The project is a restoration of a traditional front façade. In addition, the applicant is improving the rear façade consistent with the Urban Design Plan. The structure is contributing to the District, c. 1875 / 1910.

Applicant's Comments: Applicant Phil Van Winkle noted that changes in the application that responded to the Commission's comments at Design Review.

Public Comments: *Nancy Hollows*, 626 Hancock Street, inquired about the type of balconies in the rear of the building.

Discussion by the Commission: Topics included the awning over sloped wood trellis (design, width, material), why the front second floor windows seemed offset, how the simulated divided lite windows would be designed, the importance of retaining the original windows up top if possible, what might be behind the frieze, issues with adjacent property's windows, the elevator (design, material, location, height), column mass and the location of a materials list.

Findings of Fact: Commissioner Afflerbach 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: "Building Facades in the Historic District", pages 40 – 43, guideline(s)#1 – 4, 6-9, 11, 13; "Additions to Historic Buildings", pages 50-51, guideline(s)#1 – 11, 14; and "Windows and Doors", pages 20-23, guideline(s)#1 – 4, 6.

Commissioner Hassan seconded. During the discussion, Commissioner Hassan requested that more information come back to the Commission is the design or material of the elevator shaft changes. Commissioner Afflerbach agreed to the amendment and the motion carried unanimously.

Statement(s) of Reason: (1) Project impacts primary and secondary areas of visual concern, and (2) Proposed materials include those within the realm of approved materials in the District.

Condition(s): (1) The simulated divided light second floor windows should be wood, have three-dimensional fixed grilles on both the exterior and interior of the window glass and—if double thermal paned—a shadow bar in-between, and approved by staff (2) If the first floor transom is in need of replacement, the Applicant must work with Staff to find a suitable replacement.

Motion: Commissioner Wilkinson moved to issue the COA, seconded by Commissioner Morton. Motion passed unanimously.

2. Consider COA for 727 Pollock Street, owned by Christian and Trish Hernandez, for removal of a rear chimney.

Staff Comments: Staff Mrs. Friesen gave an overview of the application and rolled the video tape. The applicant is doing roofing replacement project that she believes would be more effective if a non-functioning rear chimney could be capped off. This residence does contribute to the District, c. 1924.

Applicant's Comments: Owner Trish Hernandez noted that while they have chosen to replace their roof in kind with metal, the cost of that project lends itself better to removing the exterior portion of the rear chimney, capping it off, and roofing over it.

Public Comments: NONE

Discussion by the Commission: Topics included the recent history of the Commission’s experience with roofs and chimney requests, the importance of determining whether or not a chimney is a defining architectural feature, the very secondary nature of the rear chimney, and the importance of maintaining the evidence of the chimney that exists inside the house if possible.

Findings of Fact: Commissioner Filipowicz 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: “Building Components: Roofs”, pages 13 – 15, guideline(s)# 1 – 3, 7.

Commissioner Wilkinson seconded. Motion carried unanimously with no discussion.

Statement(s) of Reason: (1) Project impacts a secondary AVC, (2) Rear chimney is not documented in the National Register application or other document as original to the house, (3) Rear chimney is non-functioning and detrimental to the preservation of the building

Condition(s): Applicant must retain the bricks removed for use on site, or donate them to the New Bern Preservation Foundation’s salvage warehouse if reusable.

Motion: Commissioner Afflerbach moved to issue the COA, seconded by Commissioner Morton. Motion passed unanimously.

Staff reported that the local bill regarding demolitions in the city’s locally designated historic districts had been signed into law. Ms. Stone then gave a quick brief overview of generally how the review process is proposed to work. She stated a work session would be scheduled in the near future to thoroughly review the proposed local ordinance with the Commission.

There being no further business the meeting was adjourned.

Dr. Joe Klotz, Chairman

Annette D. Stone, AICP

Commission Administrator