

1 **Minutes of the**
2 **New Bern Historic Preservation Commission**
3 **November 18 , 2015**
4

5 The New Bern Historic Preservation Commission (HPC) held a regular meeting on Wednesday,
6 November 18, 2015, in the second floor courtroom of City Hall, 300 Pollock Street.

7
8 **Members Present:** Tim Thompson, Chair Nancy Gray
9 John Young David Griffith
10 Jim Morrison
11 Jerry Walker
12
13

14 **Members Excused (E)/Absent (A):** Tripp Eure, Vice-Chair (E)
15

16 **Staff Present:** Kevin Robinson, AICP, City Planner
17

18 The meeting was opened and roll call was taken. A quorum was present.
19

20 **Approval of Minutes:** Reading of the minutes from previous meetings was waived. Draft
21 minutes from the August, September and October meetings were approved as corrected.
22

23 Chair Thompson explained the HPC and the quasi-judicial hearing process. Staff swore in
24 witnesses.
25

26 **Consideration of Applications:**
27

- 28 A. **220-226 Craven St. (JKB Associates – Tarheel Associates)** - to include replacement
29 windows and doors and/or alterations to fenestration in the secondary and tertiary AVC.
30

31 **Staff Comments:** Staff, Kevin Robinson presented the application and gave a brief explanation
32 of the request. He recommended continuing this application.
33

34 **Applicant Comment:** Lucien Vaughn, on behalf of JKB Associates stated they met with John
35 Wood from SHPO and he recommended continuing the application/project for approximately 60
36 days. Staff Robinson suggested continuing until the January 20th, 2016 meeting.
37 Commissioner Gray asked about any ongoing work currently in progress and who was over
38 seeing it. Mr. Vaughn explained that they applied for a demo permit to remove contents from
39 the building.
40

41 **Motion:** Commissioner Morrison made a motion to continue consideration for 220-226 Craven
42 St. until January 20th, 2016 in order to permit them to coordinate with the State Historic

43 Preservation Office regarding the scope of the project. Commissioner Gray seconded. Motion
44 carried by unanimous vote.

45
46 **B. 1307 N Pasteur St. (Robyn O'Reilly & Bob Olmedo)** to include new picket fence
47 and removal of metal shed in the primary AVC.

48
49 **Staff Comments:** Staff Kevin Robinson presented the application and gave a brief explanation
50 of the request.

51
52 **Applicant Comment:** Mr. Bob Olmedo presented photographs to the Board showing various
53 picket fences in the area. He also discussed removing metal sheeting and replacing it at a later
54 date.

55
56 **Public Comment:** No public comments

57
58 **Staff Recommendations:** Staff Kevin Robinson submitted the following Historic District
59 Guidelines as appropriate to this application:

60
61 **Site and Setting:**
62 Fences and Garden Walls, pages 82-83, guidelines 4-6; Outbuildings and Accessory
63 Structures, page 84, guidelines 5,6

64
65 **Statements of Reason,** based on the information contained in the application, in Staff's
66 judgment are:

- 67
68 1. The fence design, placement and materials are congruous with guidelines and others in
69 the district.
70 2. The outbuilding does not appear to be contributing and its location and materials are not
71 congruous.

72
73 Staff suggests the Commission approve the application for major exterior alterations at this time
74 citing the aforementioned guidelines. The applicants will need to be in contact with Public works
75 regarding removal of the concrete skirt. The sheathing is a new proposition and additional
76 information should be required as a condition by the Board.

77
78 **Board Comments:** There was discussion regarding handling the possible demolition or
79 reconstruction of the shed.

80
81 **Motion:** Commissioner Morrison moved to find the application for Certificate of
82 Appropriateness for 1307 N Pasteur St. to be not in congruous with New Berns Code of
83 Ordinance sections 15.411 – 15.429 and New Bern's Historic District Guidelines based on the
84 following specific guidelines and findings of fact:

85
86

87 **Site and Setting:**

88 Fences and Garden Walls, pages 82-83, guidelines 4-6; Outbuildings and Accessory
89 Structures, page 84, guidelines 5,6
90

91 **Findings of Fact:**

- 92 1. The fence design, placement and materials are congruous with guidelines and
93 others in the district.
94 2. The outbuilding does not appear to be contributing and its location and materials
95 are not congruous.

96 **Condition(s):** 1. The property owner will coordinate with Public Works on the concrete removal
97 near the street.

- 98 2. If the property owner chooses to reside the building; provide a sample of
99 sheathing to Staff for approval before any work begins.

100
101 Commissioner Gray seconded the motion. Motion carried by unanimous vote.
102

103 Commissioner Walker moved to issue a COA. Commissioner Griffith seconded. Motion
104 carried by unanimous vote.
105
106

107 **C. 605 Pollock St. (Elinor Kelly and Bill Wilson)** - to include construction of new shed in
108 tertiary AVC.
109

110 **Staff Comments:** Staff Robinson presented the application and gave a brief explanation of the
111 request.
112

113 **Applicant Comments:** Mr. Wilson presented the project. It is a 16'x12' shed with
114 approximately 13 feet to the peak. It will have a metal roof with cement plain siding. The roof
115 will be black and the rest will be white. Doors will be like a barn door in keeping with the
116 period. Three windows on the east side and one on the back. He is proposing an 8 pane transom
117 window over the door. The windows will be 6 panel 30x30. The doors will be 2x36, a total of 72
118 inches. The transom window will be 72 inches that will be painted cedar, tongue and groove.
119 His application states anchoring the shed, but he asked for the option to pour a pad.
120 He presented plans of the site, setbacks, plans for the structure, roof specs, windows and more.
121 He said they could do a flat roof if needed.
122

123 **Public Comments:** None
124

125 **Staff Recommendations:** Staff Kevin Robinson submitted the following Historic District
126 Guidelines as appropriate to this application:
127

128 **Site and Setting:**

129 Outbuildings and Accessory Structures, page 84, guidelines 5,6, 8
130

131 **Statements of Reason**, based on the information contained in the application, in Staff's
132 judgment are:

133 1. The outbuilding design, placement and materials are congruous with guidelines and
134 others in the district.
135

136 **Board Discussion:** Commissioner Walker stated his only concern was with the 26 gauge
137 standing seam roof and that oil canning on this size roof would be minimal. The term "oil
138 canning" was discussed and explained. Chair Thompson stated that the guidelines require flat
139 panels, but this is a small shed and nicer looking than most in New Bern. He asked what
140 alternative to a concrete pad is there. Applicant explained that it would be 4x6 skids on blocks
141 and he would prefer a concrete pad. Applicant stated that he will be using flat panels for the
142 roof.
143

144 **Motion:** Commissioner Walker moved to find the application for Certificate of Appropriateness
145 for 605 Pollock St. to be not incongruous with New Bern's code of ordinance, sections 15-411 to
146 15-429 and New Bern's Historic District Guidelines, based on the following specific guidelines
147 and findings of fact:

148 **Site and Setting:**
149 Outbuildings and Accessory Structures, page 84, guidelines 5,6, 8
150

151 **Findings of Fact:**

152 1. The outbuilding design, placement and materials are congruous with guidelines
153 and others in the district.
154

155 **Conditions:** The 16x12 shed building will have a concrete pad as per building code and the 26
156 gauge standing seam metal roof be a flat panel.

157 Commissioner Griffith seconded. Motion carried by unanimous vote.
158

159 Commissioner Young moved to issue the COA. Commissioner Griffith seconded. Motion carried
160 by unanimous vote.
161

162 **D. 309 New St. (Centenary United Methodist Church)** – to include replacement of 60+ metal
163 windows in the education building in the secondary and tertiary AVC.
164

165 **Staff Comments:** Staff Robinson presented the application and gave a brief explanation of the
166 request and stated that Leigh Anne Friesen represents the applicant. He swore her in.
167

168 **Applicant Comments:** Ms. Friesen presented the project and the proposed windows along with
169 photos. The windows they propose to replace are not the stain glass windows from the original
170 building built in 1904. There are approximately 60 windows that need to be replaced in the
171 Johnny Russel Education Building erected in 1956. They are metal encased glass windows that
172 are original to the structure. There has been severe leaking over several years that has caused
173 deterioration.

174 Mr. Richard Peeler, also a representative of the Church stated the windows won't close and lock
175 and replacement parts are no longer available. These particular windows are not made anymore,
176 so they would have to be custom made.

177
178 **Public Comments:** None

179
180 **Staff Recommendations:** Staff Kevin Robinson submitted the following Historic District
181 Guidelines as appropriate to this application:

182
183 **Exterior Changes to Historic Buildings:**
184 Windows and Doors, pages 26-30, guidelines 4-6

185
186 **Statements of Reason,** based on the information contained in the application, in Staff's
187 judgment are:

188 The proposed replacement windows are congruous in orientation, dimensions,
189 materials and detail and are a suitable replacement.

190
191 Staff suggests the Commission approve the application for major exterior alterations at this time
192 citing the aforementioned guidelines.

193
194 **Board Discussion:** Commissioner Griffith disagreed with Staff findings that these are suitable
195 replacements. These are aluminum store front windows which are intended for commercial
196 construction. He stated that they do make these windows still. Replacing the windows may not
197 completely fix the problem
198 Commissioner Young objected to the windows because it is in both a residential and commercial
199 district, so using commercial windows pushes it to more of a commercial feel. He stated being
200 opposed to Staff recommendations.
201 Commissioner Gray agreed with Commissioner Griffith.
202 Commissioner Morrison agreed with Staff findings.
203 Commissioner Griffith suggested manufacturers.
204 Ms. Friesen stated that windows of the same style are not feasible due to cost.

205
206 **Motion:** Commissioner Griffith moved to find the application for 309 New Street incongruous
207 with New Berns Code of Ordinance sections 15-411 to 15-429 and New Bern's Historic District
208 Guidelines based on the following specific guidelines and findings of fact:

209
210 **Exterior Changes to Historic Buildings:**
211 Section on page 30 the window repair and replacement items A-G

212
213 **Findings of Fact:**

214 The proposed replacement windows do not match in kind as guidelines require.

215 Commissioner Walker seconded. Commissioners Gray, Griffith, Walker, Young and Chair
216 Thompson voted yes. Commissioner Morrison voted no. The Aye's have it 5 to 1 to find the
217 application incongruous.
218 Chair Thompson stated the COA is denied.

219
220

221 E. **818 E Front St. (New Bern Riverstation - GO Architecture)** - to include new parking and
222 waterfront docks.

223

224 **Staff Comments:** Staff Robinson presented the application and gave a brief explanation of the
225 request.

226

227 **Applicant Comments :** Sarah Afflerbach, representative, presented the plans and historical
228 photos of the area. CAMA permits are in hand and only need local approval. She showed a
229 video of the sight and surrounding area photos including Queen's Point dock and gazebo.

230

231 **Public Comments:** from property owners who had received notice (*)

232 Phillip Urick*, 103 Queen St: Concerned about commercial marina in a residential historic
233 district.

234 Jim Schout*, 105 Queen St:

235

1. No other commercial marinas are attached to residential property.

236

2. GL p. 86, "docks, piers, bulkheads", not marinas, project is a marina not a dock

237

3. Queens Point slips are deeded to property owners, not an LLC

238

4. Who would be responsible for Demolition By Neglect Issues if the docks deteriorate?

239

5. Added comment: Believes GL #6 regarding scale, massing, and materials applies.

240

6. Added comment: Concerned the water depth is not sufficient close-in and will require
241 extending the project farther out into the river.

242

7. Also included a 2 page letter dated 11/18/15, indicates he would not be opposed to a
243 dock like Queens Point; cites GL page 86 with added concerns about financial stability,
244 insurance, and repairs; explains Queens Point slip ownership safeguards; the effects of
245 Irene and lack of sidewalk repair by the River Station owner; the lack of additional
246 financial and other safeguards in the HPC Guidelines would indicate that a marina would
247 never be considered appropriate for a residential neighborhood; and concerned that by
248 approving the project as appropriate, CAMA and other regulators will approve.

249

Anne Schout*, 105 Queen St: the area is residential now, not commercial

250

Added comment: The size of the applicant's property along the border of the river does
251 not support 48 slips.

252

Richard McDevitt*, 101 Queen St:

253

1. Concerned about changing zoning

254

2. Slip buyers or lessors are not property owners

255

3. Occupancy issues, impact lifestyle, litter issues.

256

Jim Kross*, 746 E Front:

257

1. Concerns regarding inconsistencies in the application and whether it is complete.

- 258 2. The original 2007 plat shows 40 slips, the application indicates 48, but the map
259 indicates 50.
- 260 3. Nothing on plan for meters, water meters, hydrants, etc.
- 261 4. Mr. Kross indicates he can find no permit from the Corps of Engineers (submission
262 does indicate a permit number).
- 263 5. Believes the CAMA permit should be able to be reviewed by the public, not just
264 listed, prior to consideration.
- 265 6. Also included a 3 page letter dated 11/18/15, concerned a commercial marina is not
266 appropriate for a residential setting; not aware of any similar project in a residential area;
267 questions about specific assertions in the application regarding permits; a list of items not
268 included in the application which he believes are needed (utilities, restrooms, security,
269 low water levels under some conditions, the width of the current pull-off area); questions
270 about ownership of the riparian lots. He included a NC State law and a Corps of
271 Engineers rule which he believes apply.

272

273 Following Mr. Kross' testimony Staff, Kevin Robinson gave Commission a brief overview of the
274 the various local and state approval required for the approval of these docks. Chair Thompson
275 asked Commission to consider the letter from Mr. Kross as possible evidence. Commissioner
276 Gray found the letter to be relevant.

277

278 Rebecca Parrott and Robert Tyson*, 756 E Front St: Staff, Kevin Robinson gave Commission
279 letters Staff received from property owners who received notice, but could not attend.
280 Commission reviewed the letters, which were in opposition to the project based upon the
281 size of the project, the commercial application and the conservation of river. The
282 residents objected to a commercial venture, thought 48 slips excessive, but 17 fine. They
283 also stated that the size does not fir the residential area.

284

285 Jim Schout*, 105 Queen St: New docks should be in keeping with the scale of existing. This
286 scale is huge. Depth of the water was brought up. He claimed that half of all boats would
287 be in the mud at severe low tides.

288

289

290 Commissioner Thompson asked for comments from those who had not received notice.

291

292 Sarah Afflerbach presented Commission with letters from additional property owners who had
293 not received notice about the project, but supported the project. Chair stated that nothing in these
294 letters clearly cited any guidelines as reason for their support.

295

296 Peggy Broadway, 214 Change St: believes it is a "marina" not a dock. Marina is not included in
297 the guidelines

298

299 **Staff Recommendations:** Staff Kevin Robinson submitted the following Historic District
300 Guidelines as appropriate to this application:

301 **Site and Setting:**

302 Piers, Docks, Bulkheads pages 85-86, guidelines 4-8; Off street parking, page 87-88,
303 guidelines 3,8;
304

305 **Statements of Reason**, based on the information contained in the application, in Staff's
306 judgment are:
307

- 308 1. Proposed marina will require approval by CAMA and a special use permit
309 through the Board of Adjustment.
310
- 311 2. Proposed marina is of an overall low visual impact with no tall structural
312 components such as gazebos or roofs.
313
- 314 3. Marina is of congruous materials for decking and lighting, however proposed
315 railings may not be necessary.
316
- 317 4. Proposed parking is placed off of main streets along residential alleys at the rear
318 of the properties.
319

320 **Staff suggests the Commission approve the application for major exterior alterations at this**
321 **time citing the aforementioned guidelines and with the following conditions.**

322 - No railings.

323 - Significant changes in placement, design or materials required by additional permits shall
324 require subsequent HPC approval as determined by the administrator.
325

326 **Applicant Comments :** Sarah Afflerbach addressed issues brought up by residents. Ms.
327 Afflerbach stated that concerns over use are a zoning issue that will require approval of a special
328 use permit by the Board of Adjustment. The marina will have an owners association for
329 maintenance. CAMA permits will be required to be approved. This has been applied for and is
330 being processed. Originally CAMA approved of 53 slips. This would be reduced to 48 as
331 proposed. The marina will have boat lifts similar to neighboring Queen's Pointe. Ms. Afflerbach
332 referred again to maps showing scale of the new development in reference to adjacent
333 development.
334

335 **Board Discussion:** Commissioner Young asked about the definition of "marina". Staff, Kevin
336 Robinson stated that there were several definitions of marina Staff had looked at, none of which
337 were definite. It is Staff's opinion that the guidelines for Piers and Docks apply to this type of
338 structure. Commissioner Young referred to guidelines on page 55 of New Commercial
339 Construction as being more relevant to the proposal and that the proposed development was
340 overwhelming in size and incongruous. Commissioner Walker agreed that this appears to be
341 commercial construction.
342

343 Commissioner Griffith stated that the use should be left up to zoning. He continued that the
344 character of what is proposed is what should be considered. Commissioner Griffith said that this
345 is more of a collection of docks. He wondered if the application is complete enough to be

346 considered since the electric meter is not shown on the application and suggested that this
347 application should be considered by Commission after all other permits are approved. He also
348 said that there was nothing made available for construction details.

349

350 Commissioner Morrison suggested that the guidelines on page 86 for Docks require that no
351 features should extend above the deck floor line. Boat houses and lifts are not allowed to be
352 approved as Minors. He questioned if lifts can be approved by Commission based upon the
353 guidelines. Commissioner Morrison also stated that the character of the district can
354 accommodate a lot of variation, but that the character of the waterfront is much different than
355 residential areas.

356

357 Sarah Afflerbach said that additional items like the meter house would be brought for approval
358 later on. She also said that boat sheds are the only item specifically mentioned that are prohibited
359 on docks.

360

361 Commissioner Gray stated that there were a number of unanswered questions that had been
362 raised. Many of the questions brought up by residents about electrical box and houses, public
363 restrooms, water supply etc. could not be answered at that time.

364

365 Ms Afflerbach said there would be no restrooms. There would be one small meter box per slip,
366 but the meter house was not shown. It would be added later. There would be no pump out station
367 for sewage.

368

369 Commissioner Morrison said that many of the questions were not related to Commission or
370 guidelines. Chair Thompson agreed and stated that it does not matter when this is approved as
371 long as Commission focuses on the issues related to the guidelines.

372

373 Commissioner Griffith suggested again that the project should go to Board of Adjustment for
374 approval of a special use permit first.

375

376 Commissioner Morrison agreed that Staff recommendations were correct. That materials were
377 appropriate, however boat lifts were questionable based upon guideline 6. questioned whether 48
378 slips is congruous or incongruous with the "special character of the historic district" in the
379 ordinance. Staff suggested referencing guidelines is more appropriate than referencing the
380 underlying ordinance, such as page 86 #6 addressing scale and proportion.

381

382 Commission continued to discuss size and scale of marina, definition of marina, applicable
383 guidelines, parking, materials and whether or not boat lifts were congruous according to
384 guidelines. Chair Thompson suggested that Commission give the applicant more time to gain
385 additional required approvals, get more information from the applicant and Staff, and consider
386 this item at a later meeting.

387

388 **Motion:** Commissioner Young moved to continue the hearing to December 16th to gather more
389 information from the applicant and a better definition of marinas. Commissioner Walker
390 seconded the motion. Motion passed unanimously.

391

392 A brief break was taken by Commission. After returning Staff recommended that Commission
393 hear item G on the agenda next.

394

395

396 **G. 223 Pollock St. (City of New Bern – GO Architecture)** - to include infill construction of
397 City of New Bern Welcome Center on new lot.

398

399 **Staff Comments:** Staff Robinson introduced the application and gave a brief explanation of the
400 request. Staff abstained from recommendations on the CoA since this was on City owned
401 property.

402

403 **Applicant Comments:** Sarah Afflerbach represented the City on this application and presented a
404 short video of the site on Pollock Street along with renderings and plans for a single story
405 building on the newly created lot behind the Dunn building. The proposed building would
406 feature a public information center and two restrooms all on slab foundation.

407

408 **Public Comments: from property owners who received notice (*)**

409

410 Susan Gowans*, 221 Pollock St. - asked about the use of the building including the welcome
411 center portion. Kevin Robinson replied that Staff was not sure what all of the uses would
412 be. Chair Thompson interjected that the use wasn't of concern to Commission, only the
413 exterior appearance. Ms. Gowans said that whatever goes in there should look and feel
414 "residential" to match all the other structures on the block, even those used as offices.
415 The front should be wood and shouldn't look "institutional". Ms. Gowans asked about
416 parking and setbacks. Staff replied that the structure is 5 feet off the side property lines.
417 Ms. Gowans said her primary concern with a structure that would have significant public
418 use needs to blend in and not stick out. She also asked about when the building would be
419 open and said she had concerns about crime, asked about why there was a need for two
420 bathrooms there and stated that there is probably a need for a larger more centrally
421 located facility. Chair Thompson said hours and crime were not something Commission
422 should be concerned with according to the guidelines.

423

424 Sabrina Bengel*, 329 A Middle St. - said she was an owner of the Dunn building and objected to
425 the proposed structure due to its form and rythm. Ms Bengel cited page 64 of the
426 guidelines and stated that there should be porches and other features found on a
427 residential block, there are no windows in the rear, materials should be wood instead of
428 metal, the mass is to small compared to the adjacent structures and the station design isn't
429 consistent with anything found downtown. Ms. Bengel felt it was incongruous in form,
430 rythm and mass and also stated that the Dunn Bldg would be undergoing alterations and
431 she wasn't sure how this would fit.

432
433 John Ward*, 219 Pollock St. - was sworn in by Staff. He stated there were illicit activities which
434 occurred already in the parking area at the site. Mr. Ward felt this would increase with the
435 facility and the project was therefore not appropriate. Chair Thompson again stated that
436 Commission had no control over use.

437
438 **Staff Recommendations:** Staff did not provide a recommendation on this application:

439
440 **Applicant Comments:** Ms. Afflerbach again showed the video of Pollock St for some
441 perspective. She described this area as transitioning from commercial to residential and stated
442 that this building is for public use and should be treated differently, especially with it being new
443 construction.

444
445 Sabrina Bengel*, 329 A Middle St.- said that even though it was new construction this should
446 have some additional elements of traditional architecture, citing other structures that were
447 inconsistent downtown.

448
449 Ms. Afflerbach said that most buildings pre-date HPC guidelines and this structure is based off
450 those.

451
452 **Board Discussion:** Commissioner Griffith said the form, rythm, scale and proportion on this
453 structure are not congruous. A small structure is inappropriate in scale front and center on the
454 street. Designing something on a site this small is difficult.

455
456 Commissioner Morrison cited guideline #4 on page 64, which states that elements on
457 neighboring structures collectively adds to the form and rythm of the block. He cited the
458 proposed structure as “intentional opposition” and stated that Commission should not be
459 designing the building.

460
461 Commissioner Walker said the proposed structure looks like a bunch of different styles pushed
462 together, but it does not meet the special character of the district.

463
464 Commissioner Griffith said the railroad station look is historically misleading to those who are
465 new to town. The real train station was on the edge of town and was much larger.

466
467 Commissioner Morrison asked if there was a way it could be made to seem more accessory to
468 the Dunn Building versus stand alone as a primary structure. Commissioner Walker agreed.

469
470 Commissioner Walker talked about traffic and other items, but said they may not be relevant to
471 Commission.

472
473 Staff Robinson suggested Commission use the CoA evaluation worksheet to address the
474 proposed new construction.

475

476 Site and Setting

477 Commissioner Griffith said this was a primary structure based upon the parcel its on and it was
478 thus oriented to the street. Chair Thompson stated landscaping, parking, open spaces and utilities
479 were not pertinent to this proposal. Signage was not part of the proposal.

480

481 Design Attributes

482 Commissioner Griffith found the scale, proportion and mass to be inappropriate to the block.
483 Commissioner Walker said the form and rythm did not work and the structure's roofline,
484 massing and other features were out of place. Commissioner Gray found the materials that were
485 proposed to be inconsistent and stated that brick may be more appropriate. It has commercial
486 storefront openings, but is almost a dependency to the Dunn Building.

487

488 Staff Robinson asked for advice from Commission about how to make the structure more
489 congruous.

490

491 Sarah Afflerbach stated the difficulty in creating a structure on the site that is of the same scale
492 as those existing. She reference the Judge Gaston dependency. Commissioner Griffith said he did
493 not feel moving the dependency to that site was previously appropriate.

494

495 Commissioner Gray stated she did not feel the proposal was congruous with other structures in
496 the district in form, rythm or scale. Commissioner Griffith stated that Commission must stick to
497 the guidelines as they apply to this particular proposal.

498

499 Staff Robinson requested that Commission table the application so that the applicant could look
500 at changes to address the concerns of Commission.

501

502 **Motion:** Commissioner Griffith made a motion to table the application so the applicant could re-
503 examine the proposal and come back to design review. Commissioner Gray seconded the
504 motion. Motion was approved unanimously.

505

506

507 **F. 420 Broad St. (City of New Bern – GO Architecture)** - to include new ornamental bell
508 tower feature in open space, primary AVC.

509

510 **Staff Comments:** Staff Robinson presented the application and gave a brief explanation of the
511 request. Staff abstained from providing recommendations on the application due to it being on
512 City property.

513

514 **Applicant Comments:** Sarah Afflerbach presented the proposed bell tower monument to be
515 placed in the open area next to the Firemen's Museum

516

517 **Public Comments:** None

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519 **Staff Recommendation:** Staff did not provide a recommendation for this application.

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Board Discussion: Chair Thompson said he thought this should be considered public art and that its scale was not incongruous.

Motion: Commissioner Morrison moved to find the application not incongruous with New Bern's code of ordinance – sections 15-411 to 15-429 – and New Bern's Historic District Guidelines, based on the following specific guidelines and findings of fact: Parks and Public Spaces, guidelines 1 and 2. Commissioner Young seconded the motion. Motion passed unanimously.

Findings of Fact: The proposed monument is not incongruous with the character of the district.

Motion: Commissioner Gray moved to issue a certificate of appropriateness. Commissioner Griffith seconded the motion. Motion passed unanimously.

Chair Thompson closed the public hearing.

General Public Comments: None

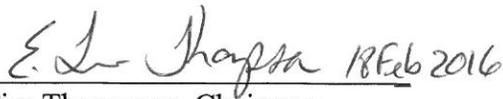
Administrative Updates and Discussion: Staff Robinson updated the Board on recent Minor works COA's issued:

201 Johnson St. – shrubs and other landscaping

2016 Calendar- Staff presented the proposed 2016 HPC calendar to Commission

Commissioner Gray moved to approve the calendar. Commissioner Walker seconded the motion. Motion passed unanimously.

There being no further business the meeting was adjourned.



Tim Thompson, Chairman



Kevin Robinson, AICP
City Planner