



WASHINGTON HISTORIC PRESERVATION COMMISSION
Regular Scheduled Meeting - Agenda
Tuesday, January 6, 2015
7:00 PM

I. Opening of the meeting

II. Invocation

III. Roll call

IV. Old Business

1. None

V. Major Works, Certificate of Appropriateness

A. Major Works

1. A request has been made by Deborah & John Logelfo for a Certificate of Appropriateness to: (1) repair and replace the existing storefront to enclose the alcove; and (2) replace the storefront door of the building located at 126 West Main Street.
2. A request has been made by John & Sherry Moseley for a Certificate of Appropriateness to remove 2 Maple trees that are growing into the power lines and the foundation of the house in the front yard of the property located at 243 East Main Street.
3. A request has been made by Victoria & Tudor Rolinsky Rader to: (1) reconstruct the front porch to its original form; (2) repair and replace the roof with metal or architectural shingles; (3) remove the right wing of the structure; (4) remove old kitchen and construct 2 story replacement at the rear; and (5) remove trees as necessary for construction on the property located at 312 Water Street.
4. A request has been made by Mr. Pat Griffin for a Certificate of Appropriateness to replace the damaged and rotten metal roof with architectural shingles on the property located at 319 West 2nd Street.

B. Minor Works

1. A request has been made and approved by staff for a Certificate of Appropriateness for the installation of a new gas furnace and a/c at the same location on the property at 713 West Main Street.

2. A request has been made and approved by staff for a Certificate of Appropriateness for the construction of 6' high wooden screen to enclose the mechanical and trash container on the rear of the building located at 116 East 3rd Street.
3. A request has been made and approved by staff for a Certificate of Appropriateness to repair existing window with like material and replace existing rear awning on the property located at 126 West Main Street.
4. A request has been made and approved by staff for a Certificate of Appropriateness for the removal of 2 damaged pine trees in the rear yard of the property at 243 East Main Street.

VII. Other Business

1. Washington Historic District Survey

VII. Approval of Minutes – December 2, 2014

VIII. Adjourn

Major Works

Deborah & John Logelfo
126 West Main Street

Replace Storefront

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission

Washington, NC

To: Washington Historic Preservation Commission
102 East 2nd Street
Washington, NC 27889

Please Use Black Ink

Street Address of Property: 126 West Main Street

Historic Property/Name (if applicable):

Owner's Name: Deborah & John Logelfo

Lot Size: N/A feet by N/A feet.
(width) (depth)

List all properties within 100 feet; on both sides, in front (across the street), and to the back of the property: (If necessary, attach a separate sheet)

Brief Description of Work to be Done:

(1) Repair and replace the existing storefront to enclose alcove; (2) replace front door; (3) repair existing windows; and (4) replace existing rear awnings.

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

Office Use Only
(Date Received) (Initials)
ACTION
Approved
Approved with Conditions
Denied
Withdrawn
Staff Approval
(Date) (Authorized Signature)

John Logelfo
(Name of Applicant - type or print)
126 West Main Street Washington, NC 27889
(Mailing Address) (Zip Code)
11/26/14 252-948-0948
(Date) (Daytime Phone Number)
John Logelfo
(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until . Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

(Minor Work Auth. Sig.) (Date)

Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.

PROJECT CATEGORIES (check all that apply):

- Exterior Alteration Addition
- New Construction Demolition

This document does not constitute the issuance of a Building Permit. It is the responsibility of the applicant to obtain all necessary permits before commencing work. Contact the Inspections Department at 252-975-9304.

SUPPORTING INFORMATION:

Attach 8-1/2" x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure that your application is complete. **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.** (Leave the checkbox blank if the item is not applicable).

- Written Description.** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (ie. Width of siding, window trim, etc.)
- Plot Plan** (if applicable). A plot plan showing the relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences, walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey that you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.
- Description of Materials** (provide samples if appropriate).
- Photographs** of existing conditions.
- Drawings** showing proposed work. Include one set of full size drawings when available.
 - Plan** drawings.
 - Elevation** drawings showing the new façade(s).
 - Dimensions** shown on drawings.
 - 8-12" x 11" reductions** of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snapshots of individual drawings on the bigsheet. Photocopy reductions may be obtained from a number of blueprinting and photocopying businesses.
- State or Federal Tax Credits/Funds or CAMA Permits.** If you are applying for any of these programs, you must include a copy of your letter or permit from the State.
- Black Ink.** Your application must be prepared in black ink on 8-1/2" x 11" sheets so that it can be copied for commission members. Applications prepared in blue, red, or other colored inks and/or pencil copy poorly and will not be accepted.

(Office Use Only)

Section (page)	Topic	Brief Description of Work
Chapter 3.0	Changes to Existing Buildings	Replace storefront
Section 3.7	Storefronts	

Beaufort County Property Photos

PIN: 01010194

Photo: 01010194.jpg



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- Parcels 
- Property Land Owners 
- Annotation 
- Interior Tract Lines 
- Centerlines 
- County Line 
- County Line (Solid) 
- State 

<u>OBJECTID</u> 6927	<u>PIN</u> 01010194	<u>GPIN</u> 5675-88-4008
<u>GPIN LONG</u> 5675-88-4008	<u>OWNER NAME</u> LOGELFO JOHN	<u>OWNER NAME2</u> LOGELFO DEBORAH A
<u>MAILING ADDRESS</u> 126 WEST MAIN STREET	<u>MAILING ADDRESS2</u>	<u>CITY</u> WASHINGTON
<u>STATE</u> NC	<u>ZIP</u> 27889	<u>PROPERTY ADDRESS</u> 126 W MAIN ST
<u>ACRES</u> 0	<u>ACCT_NBR</u> 909348	<u>MAP SHEET</u> 567508
<u>NBR BLDG</u> 1	<u>DATE</u> 01/12/2012	<u>DEED BOOK and PAGE</u> 1771/0670
<u>LAND VAL</u> 78000	<u>BLDG VAL</u> 141715	<u>DEFR VAL</u> 0
<u>TOT VAL</u> 219715	<u>NBHD_CDE</u> CH	<u>NBHD_DESC</u> COMMERCIAL HISTORIC
<u>SUB_CDE</u>	<u>SUB_DESC</u>	<u>STAMPS</u> 510
<u>SALE PRICE</u> 255000	<u>ZONE</u> B1H	<u>LAND USE</u>
<u>DISTRICT</u> 1	<u>PROP_DESC</u> 1 LOT E W AYERS ESTATE	<u>MBL</u> 567508317
<u>EXEMPT AMT</u>	<u>ROAD TYPE</u> P	<u>YR BUILT</u> 1920
<u>SQ FT</u> 6360	<u>NBR BED</u> 0	<u>NBR BATHS</u> 3
<u>EFF_YR</u> 1975	<u>EXEMPT_PROP</u>	<u>CENSUS_BLOCK</u>
<u>FLOOD_PLAIN</u>	<u>NBR STORIES</u> 3	<u>NBR HALF BATHS</u> 0

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DAILY NEWS
TOP STORIES 2014
Major Daily News Cases



DAILY NEWS
The Voice of the Puerto Rico

128

Push

Adjacent Property Owners – 126 West Main Street

William Mayo, Jr.
411 River Road
Washington, N.C. 27889

William E. Jefferson
PO Box 901
Washington, N.C. 27889

Jayne Wall
111 S. Reed Street
Washington, N.C. 27889

J. Whit Blackstone
222 Stewart Parkway Ste 204
Washington, N.C. 27889

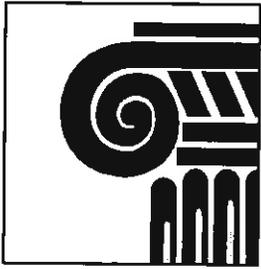
L. Wright Properties
407 Queen Ann Road
Greenville, NC 27858

Ravenwood Properties
1641 Brookrun Drive
Raleigh, NC 27614

Russell A. Smith
118 West Main Street
Washington, N.C. 27889

Gayle W. Morgan
116 River Road
Washington, NC 27889

Beaufort Co. Arts Council
PO Box 634
Washington, NC 27889



CITY OF WASHINGTON
DOWNTOWN DEVELOPMENT □ HISTORIC PRESERVATION

December 26, 2014

Subject: Certificate of Appropriateness – 126 West Main Street

Dear Adjoining Property Owner,

Whenever exterior renovation work is being conducted in the Washington Historic District, all property owners within 100 feet of the proposed construction activities and adjacent property owners are required to be notified by the City of Washington. According to the application submitted by Deborah & John Logelfo your property is located within a 100 feet of the above subject property.

A request has been made by Deborah & John Logelfo to: (1) repair and replace the existing storefront to enclose the alcove; and (2) replace the storefront door of the building located at 126 West Main Street.

You are welcome and encouraged to attend the regular scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

Date: Tuesday, January 6, 2015

Place: City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor. In the City Council Chambers.

Time: 7:00 P.M.

During the meantime, should you have any questions, please direct your inquiries to Mr. John Rodman, Planning and Development, by phoning 975-9383 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read "John Rodman".

John Rodman
Planning and Development



Washington Historic Preservation Commission
Staff Report

Date: December 29, 2014
To: HPC Members
From: John Rodman, Director
Community and Cultural Services
Re: HPC Agenda – Item #1 – Major Works

Request: To: (1) repair and replace the existing storefront to enclose the alcove; and (2) replace the storefront door of the building located at 126 West Main Street.

Applicant: Deborah & John Logelfo
126 West Main Street
Washington, NC 27889

Property Information:

Owners: Debora & John Logelfo
Location: 128 West Main Street
PIN# 5675-88-4008

Project Information: The applicant has requested to repair and rehab the storefront in order to add extra space at the front of the building and to repair existing damage to the front of the building.

Proposed Work:

Rehab existing storefront
Add new aluminum front door

Attachments:

COA Application
Photographs of existing conditions
Adjacent Property Owners

Staff Findings:

Guideline: Chapter 3.0 Changes to Existing Buildings
Section 3.7 Storefronts
Review guidelines beginning with Section 3.7.1 thru 3.7.7.

Based on staff review of the submitted material for the project and the Historic Preservation Commission Guidelines it does appear that the project may prevent further damage to the existing storefront and will also add needed space to the building.

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission
From: John Rodman, Planning and Development
Re: 126 West Main Street – Renovate and remodel building

A request has been made by Deborah & John Logelfo for a Certificate of Appropriateness to: (1) repair and replace the existing storefront to enclose the alcove; and (2) replace the storefront door of the building located at 126 West Main Street. Please review the Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.7 Storefronts.

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

Possible Actions

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Deborah & John Logelfo: (1) repair and replace the existing storefront to enclose the alcove; and (2) replace the storefront door of the building located at 126 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.7 Storefronts.

or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Deborah & John Logelfo : (1) repair and replace the existing storefront to enclose the alcove; and (2) replace the storefront door of the building located at 126 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.7 Storefronts. I further move that the Historic Preservation Commission place the following conditions on the approval:

or

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Deborah & John Logelfo to: (1) repair and replace the existing storefront to enclose the alcove; and (2) replace the storefront door of the building located at 126 West Main Street. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.7 Storefronts.

Major Works

John & Sherry Moseley
243 East Main Street

Removal of Trees

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission
Washington, NC

To: Washington Historic Preservation Commission
102 East 2nd Street
Washington, NC 27889

Please Use Black Ink

Street Address of Property: 243 East Main Street

Historic Property/Name (if applicable): John Myers House

Owner's Name: John & Sherry Moseley

Lot Size: 105 feet by 107 feet. 0.28 acres
(width) (depth)

List all properties within 100 feet; on both sides, in front (across the street), and to the back of the property: (Attach a separate sheet)

Brief Description of Work to be Done:

Remove 4 trees in the yard at 243 East Main Street. (1) Remove 2 pine trees in the rear yard that are damaged and leaning towards the neighbors house. (2) Remove 2 Maple trees that are growing into the power lines and the foundation of the house.

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

Office Use Only
(Date Received) (Initials)
ACTION
[] Approved
[] Approved with Conditions
[] Denied
[] Withdrawn
[] Staff Approval
(Date) (Authorized Signature)

John Moseley
(Name of Applicant - type or print)
348 Third Street Ayden, NC 28513
(Mailing Address) (Zip Code)
Dec. 5, 2014 252-814-8415
(Date) (Daytime Phone Number)
John Moseley
(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until . Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

(Minor Work Auth. Sig.) (Date)

Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.

PROJECT CATEGORIES (check all that apply):

This document does not constitute the issuance of a Building Permit. It is the responsibility of the applicant to obtain all necessary permits before commencing work. Contact the Inspections Department at 252-975-9304.

- Exterior Alteration Addition
- New Construction Demolition

SUPPORTING INFORMATION:

Attach 8-1/2" x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure that your application is complete. **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.** (Leave the checkbox blank if the item is not applicable).

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- Plot Plan** (if applicable). A plot plan showing the relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences, walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey that you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.
- Description of Materials** (provide samples if appropriate).
- Photographs** of existing conditions.
- Drawings** showing proposed work. Include one set of full size drawings when available.
 - Plan** drawings.
 - Elevation** drawings showing the new façade(s).
 - Dimensions** shown on drawings.
 - 8-12" x 11" reductions** of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snapshots of individual drawings on the bigsheet. Photocopy reductions may be obtained from a number of blueprinting and photocopying businesses.
- State or Federal Tax Credits/Funds or CAMA Permits.** If you are applying for any of these programs, you must include a copy of your letter or permit from the State.
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(Office Use Only)

Section (page)	Topic	Brief Description of Work
Chapter 4.0	Streetscape and Site Design	Remove trees from property
Section 4.1	Landscaping	

Beaufort County Property Photos

PIN: 01018155

Photo: 01018155.jpg

01-018155 .



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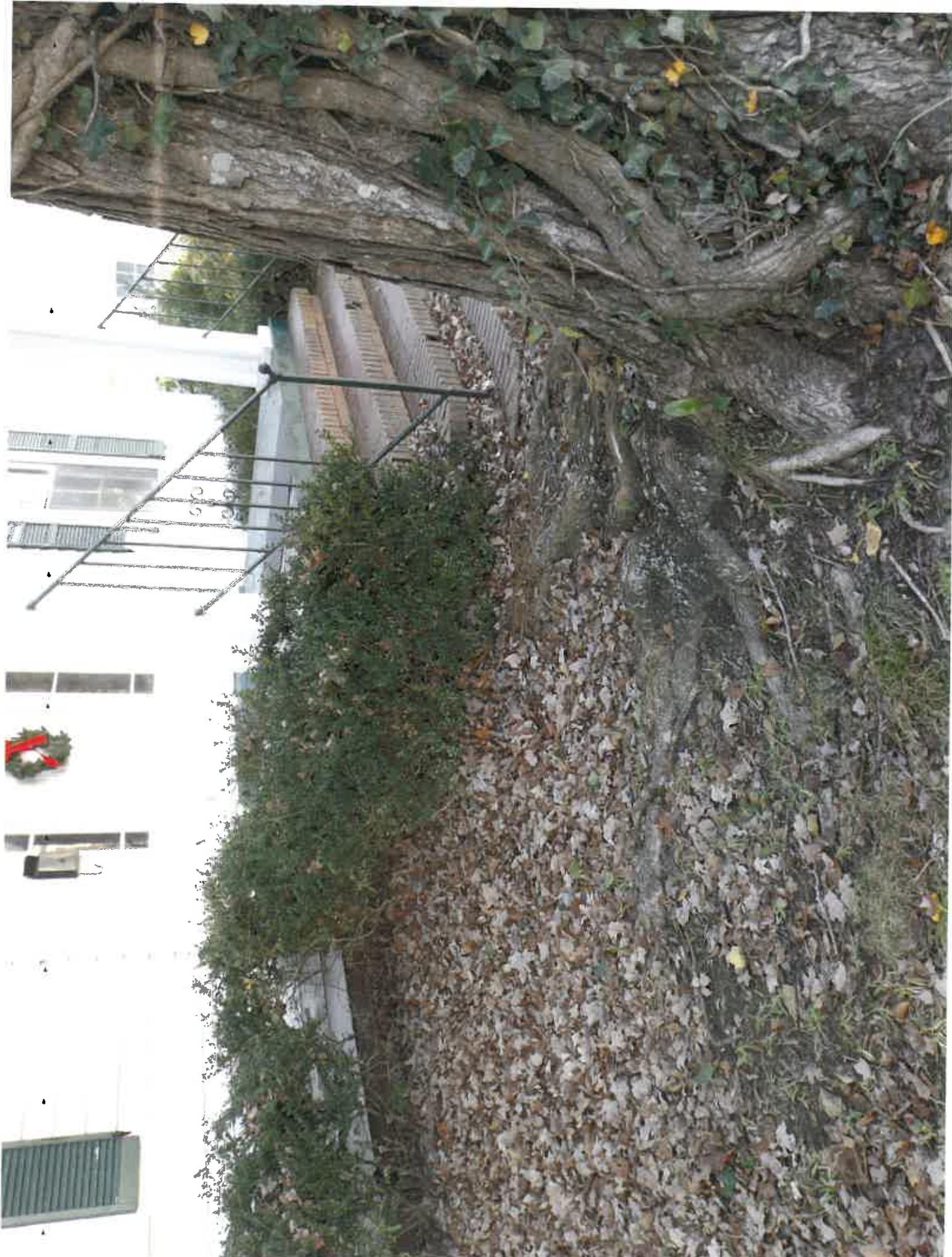
- Parcels 
- Property Land Owners 
- Annotation
- Interior Tract Lines
- Centerlines
- County Line 
- County Line (Solid)
- State

<u>OBJECTID</u>	<u>PIN</u>	<u>GPIN</u>
7186	01018155	5675-97-4362
<u>GPIN LONG</u>	<u>OWNER NAME</u>	<u>OWNER NAME2</u>
5675-97-4362	MOSELEY JOHN ELMURE JR	MOSELEY SHERRY LAFAVE
<u>MAILING ADDRESS</u>	<u>MAILING ADDRESS2</u>	<u>CITY</u>
	348 THIRD STREET	AYDEN
<u>STATE</u>	<u>ZIP</u>	<u>PROPERTY ADDRESS</u>
NC	28513	243 E MAIN ST
<u>ACRES</u>	<u>ACCT_NBR</u>	<u>MAP SHEET</u>
0	919495	567512
<u>NBR BLDG</u>	<u>DATE</u>	<u>DEED BOOK and PAGE</u>
3	01/10/2014	1837/0237
<u>LAND VAL</u>	<u>BLDG VAL</u>	<u>DEFR VAL</u>
70350	144286	0
<u>TOT VAL</u>	<u>NBHD_CDE</u>	<u>NBHD_DESC</u>
214636	H	HISTORICAL
<u>SUB_CDE</u>	<u>SUB_DESC</u>	<u>STAMPS</u>
<u>SALE PRICE</u>	<u>ZONE</u>	<u>LAND USE</u>
	RHD	
<u>DISTRICT</u>	<u>PROP_DESC</u>	<u>MBL</u>
1	1 LOT CORNER MAIN & HARVEY ST	56751242
		<u>EXEMPT_AMT</u>
<u>ROAD TYPE</u>	<u>YR_BUILT</u>	<u>SQ_FT</u>
P	1883	3486
<u>NBR BED</u>	<u>NBR_BATHS</u>	<u>EFF_YR</u>
4	3	1968
<u>EXEMPT_PROP</u>	<u>CENSUS_BLOCK</u>	<u>FLOOD_PLAIN</u>
<u>NBR STORIES</u>	<u>NBR_HALF_BATHS</u>	
3	0	

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EDWARDS TREE SERVICE AND LAWN CARE

December 5, 2014

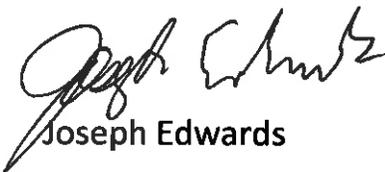
To Whom It May Concern:

I was asked to give an estimate for removal of 4 trees at 243 East Main Street, Washington NC 27889 (The Myers Home).

There are two pine trees in the back yard of the residence that are leaning towards/over the neighbor's home. The trees also appear to be beginning to die. The Moseley's are concerned that the trees could damage their neighbor's home in a future storm.

There are two volunteered trees in the front of the home that are growing into overhead lines. The trees are growing into the foundation of the house and are encroaching on the sidewalk. The Moseley's are asking to have these trees removed as they have concerns regarding further foundation and sidewalk damage. The sidewalk has already been replaced in one area due to the tree roots pushing the cement up and being a walking hazard for pedestrians strolling down the street.

Sincerely,



Joseph Edwards

252-402-6669



Adjacent Property Owners - 243 East Main Street

Arthur Tyndall
110 South Harvey Street
Washington, NC 27889

Litchfield Holdings LLC
407 Camelia Drive
Washington, NC 27889

Dianna Aideuis
122 South Harvey Street
Washington, NC 27889

Robert Girard
303 East Main Street
Washington, NC 27889

Victoria Rolinsky Rader
113 S. Harvey Street
Washington, NC 27889

First Baptist Church
113 N. Harvey Street
Washington, NC 27889

Vickie C. Dotson
620 Duck Creek Road
Washington, NC 27889

Douglas Cutler
238 East Main Street
Washington, NC 27889

Bobby E. Roberson
235 East Main Street
Washington, NC 27889

Richard Klann
239 East Main Street
Washington, NC 27889



CITY OF WASHINGTON
DOWNTOWN DEVELOPMENT □ HISTORIC PRESERVATION

December 26, 2014

Subject: Certificate of Appropriateness – 243 East Main Street

Dear Adjoining Property Owner,

Whenever exterior renovation work is being conducted in the Washington Historic District, all property owners within 100 feet of the proposed construction activities and adjacent property owners are required to be notified by the City of Washington. According to the application submitted by John & Sherry Moseley your property is located within a 100 feet of the above subject property.

A request has been made by John & Sherry Moseley to remove 2 Maple trees that are growing into the power lines and the foundation of the house in the front yard of the property located at 243 East Main Street.

You are welcome and encouraged to attend the regular scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

Date: Tuesday, January 6, 2015

Place: City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor. In the City Council Chambers.

Time: 7:00 P.M.

During the meantime, should you have any questions, please direct your inquiries to Mr. John Rodman, Planning and Development, by phoning 975-9383 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read "John Rodman".

John Rodman
Planning and Development



Washington Historic Preservation Commission
Staff Report

Date: December 29, 2014
To: HPC Members
From: John Rodman, Director
Community and Cultural Services
Re: HPC Agenda – Item #2 – Major Works

Request: To remove 2 Maple trees that are growing into the power lines and the foundation of the house in the front yard of the property located at 243 East Main Street.

Applicant: John & Sherry Moseley
243 East Main Street
Washington, NC 27889

Property Information:

Owners: John & Sherry Moseley
Location: 243 East Main Street
PIN# 5675-97-4362

Project Information: The trees are located in the front yard of the property and adjacent to the existing sidewalk. The trees are growing into the overhead power lines and are compromising the existing front steps and foundation.

Proposed Work: Remove the existing trees to prevent further damage to the property.

Attachments: COA Application
Photographs of existing conditions
Letter from tree service
Adjacent Property Owners

Staff Findings:

Guideline:

Chapter 4.0 Streetscape and Site Design

Section 4.1 Landscaping

Review guidelines beginning with Section 4.1.1 thru 4.1.9.

Based on staff review of the submitted material for the project and the Historic Preservation Commission Guidelines it does appear that the existing trees have outgrown their space and are need of removal in order to prevent further damage. The sidewalk needed repair because of damage from the trees.

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission
From: John Rodman, Planning and Development
Re: 243 East Main Street – Remove trees

A request has been made by John & Sherry Moseley for a Certificate of Appropriateness to remove 2 Maple trees that are growing into the power lines and the foundation of the house in the front yard located at 243 East Main Street. Please review the Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.1 Landscaping.

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

Possible Actions

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to John & Sherry Moseley to remove 2 Maple trees that are growing into the power lines and the foundation of the house in the front yard located at 243 East Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.1 Landscaping.

or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to John & Sherry Moseley to remove 2 Maple trees that are growing into the power lines and the foundation of the house in the front yard located at 243 East Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.1 Landscaping. I further move that the Historic Preservation Commission place the following conditions on the approval:

or

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to John & Sherry Moseley to remove 2 Maple trees that are growing into the power lines and the foundation of the house in the front yard located at 243 East Main Street. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.1 Landscaping.

Major Works

Victoria & Tudor Rolinsky Rader
312 Water Street

Rehab Structure

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission

Washington, NC

To: Washington Historic Preservation Commission
102 East 2nd Street
Washington, NC 27889

Please use Black Ink

Street Address of Property: 312 WATER STR.

Historic Property/Name (if applicable): N/A

Owner's Name: VICTORIA + TUDOR ROLINSKY RADER

Lot Size: _____ feet by _____ feet.
(width) (depth)

Brief Description of Work to be Done:

- 1) FRONT Porch reconstruction
- 4) Roof = metal or shingles.
- 3) Right wing removal
- 4) Back side adolition + garage : demulstion of old kitchen, construct. of 2-stories
- 5) Tree removal

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

Office Use Only	
(Date Received)	(Initials)
ACTION	
<input type="radio"/> Approved	_____
<input type="radio"/> Approved with Conditions	_____
<input type="radio"/> Denied	_____
<input type="radio"/> Withdrawn	_____
<input type="radio"/> Staff Approval	_____
(Date)	(Authorized Signature)

VICTORIA ROLINSKY-RADER
(Name of Applicant - type or print)

113 S. Nancy St. 27889
(Mailing Address) (Zip Code)

12/18/14 252-296-2078
(Date) (Daytime Phone Number)

Victoria Rolinsky-Rader
(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until _____. Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

(Minor Work Auth. Sig.) (Date)

Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.

Beaufort County Property Photos

PIN: 01009880

Photo: 01009880.jpg



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Parcels



Property Land Owners



Annotation

Interior Tract Lines

Centerlines



County Line

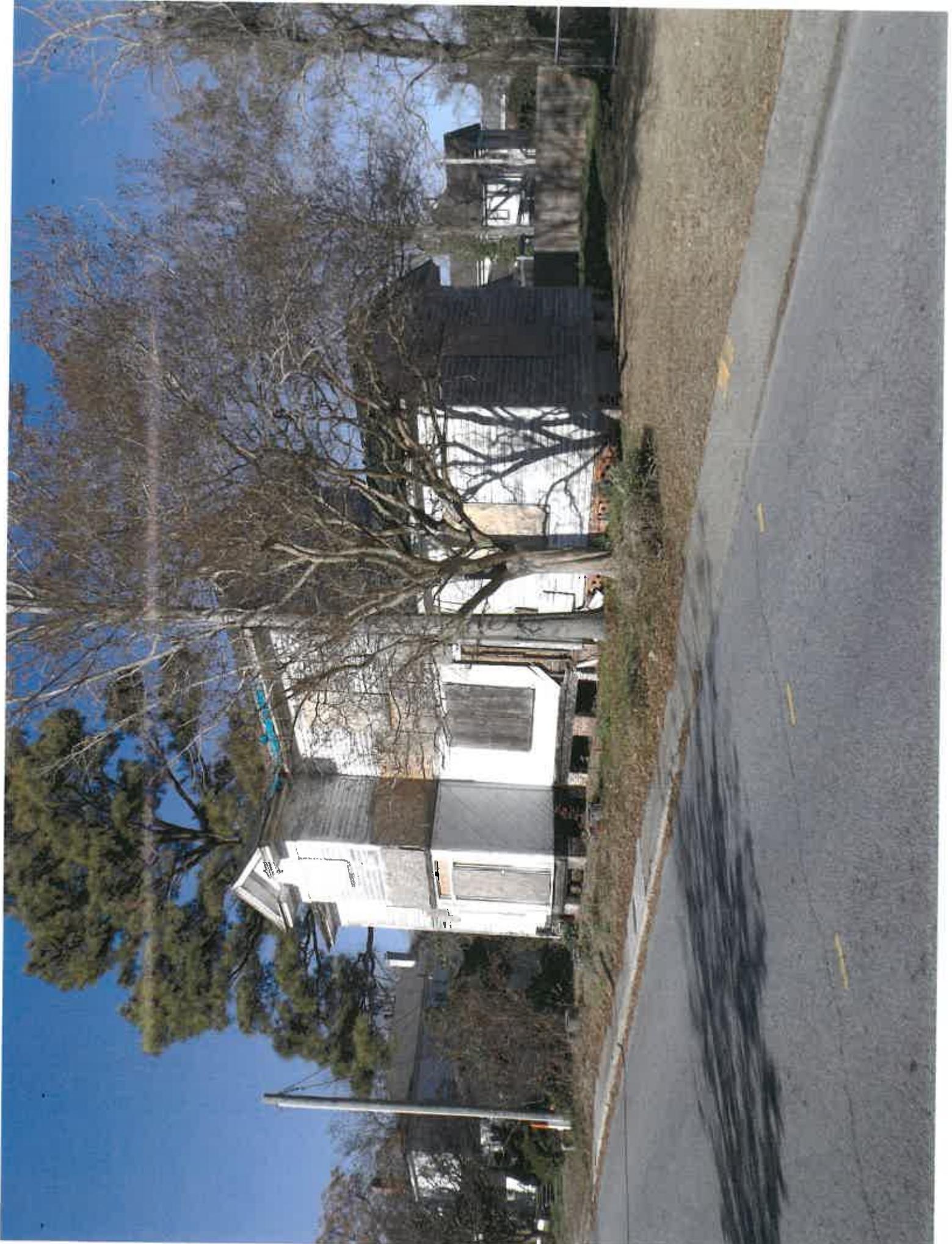


County Line (Solid)

State

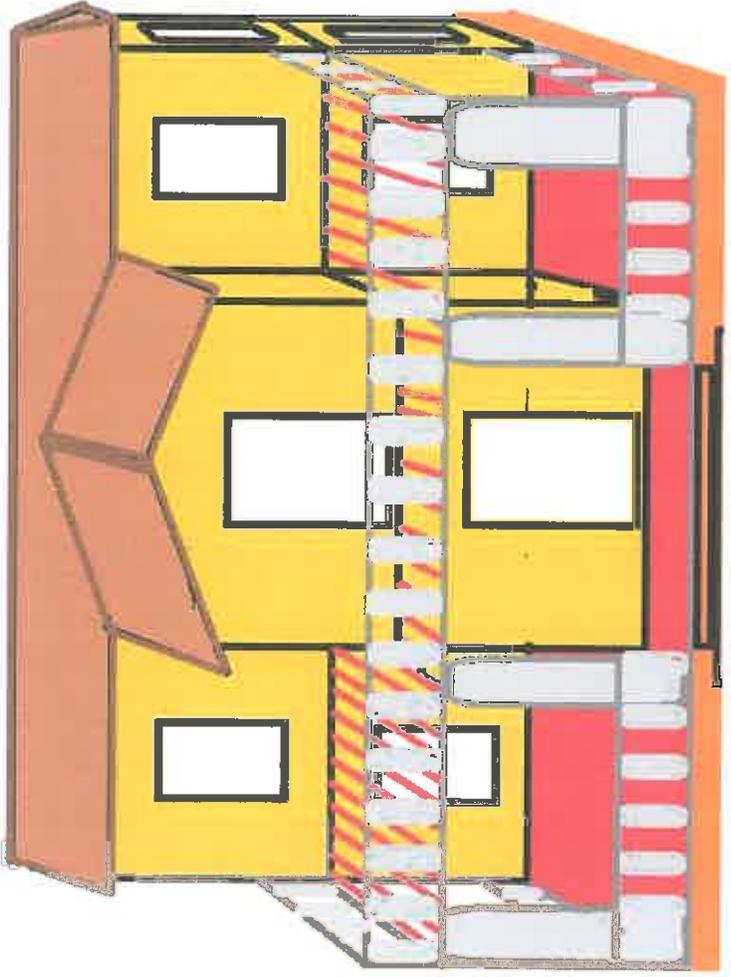
<u>OBJECTID</u>	<u>PIN</u>	<u>GPIN</u>
7191	01009880	5675-97-5062
<u>GPIN LONG</u>	<u>OWNER NAME</u>	<u>OWNER NAME2</u>
5675-97-5062	HENRY WILLIAM R JR	
<u>MAILING ADDRESS</u>	<u>MAILING ADDRESS2</u>	<u>CITY</u>
	217 MALLARD LANE	HAMPTON
<u>STATE</u>	<u>ZIP</u>	<u>PROPERTY ADDRESS</u>
VA	23605	312 E WATER ST
<u>ACRES</u>	<u>ACCT NBR</u>	<u>MAP SHEET</u>
0	907511	567512
<u>NBR BLDG</u>	<u>DATE</u>	<u>DEED BOOK and PAGE</u>
1	11/24/1999	99E/420
<u>LAND VAL</u>	<u>BLDG VAL</u>	<u>DEFR VAL</u>
43884	39616	0
<u>TOT VAL</u>	<u>NBHD CDE</u>	<u>NBHD DESC</u>
83500	H	HISTORICAL
<u>SUB CDE</u>	<u>SUB_DESC</u>	<u>STAMPS</u>
<u>SALE PRICE</u>	<u>ZONE</u>	<u>LAND USE</u>
	RHD	
<u>DISTRICT</u>	<u>PROP_DESC</u>	<u>MBL</u>
1	1 LOT 312 EAST WATERS STREET	56751211
<u>EXEMPT AMT</u>	<u>ROAD TYPE</u>	<u>YR BUILT</u>
	P	1900
<u>SQ FT</u>	<u>NBR BED</u>	<u>NBR BATHS</u>
2250	3	1
<u>EFF_YR</u>	<u>EXEMPT PROP</u>	<u>CENSUS_BLOCK</u>
1960		
<u>FLOOD PLAIN</u>	<u>NBR STORIES</u>	<u>NBR HALF BATHS</u>
	3	1

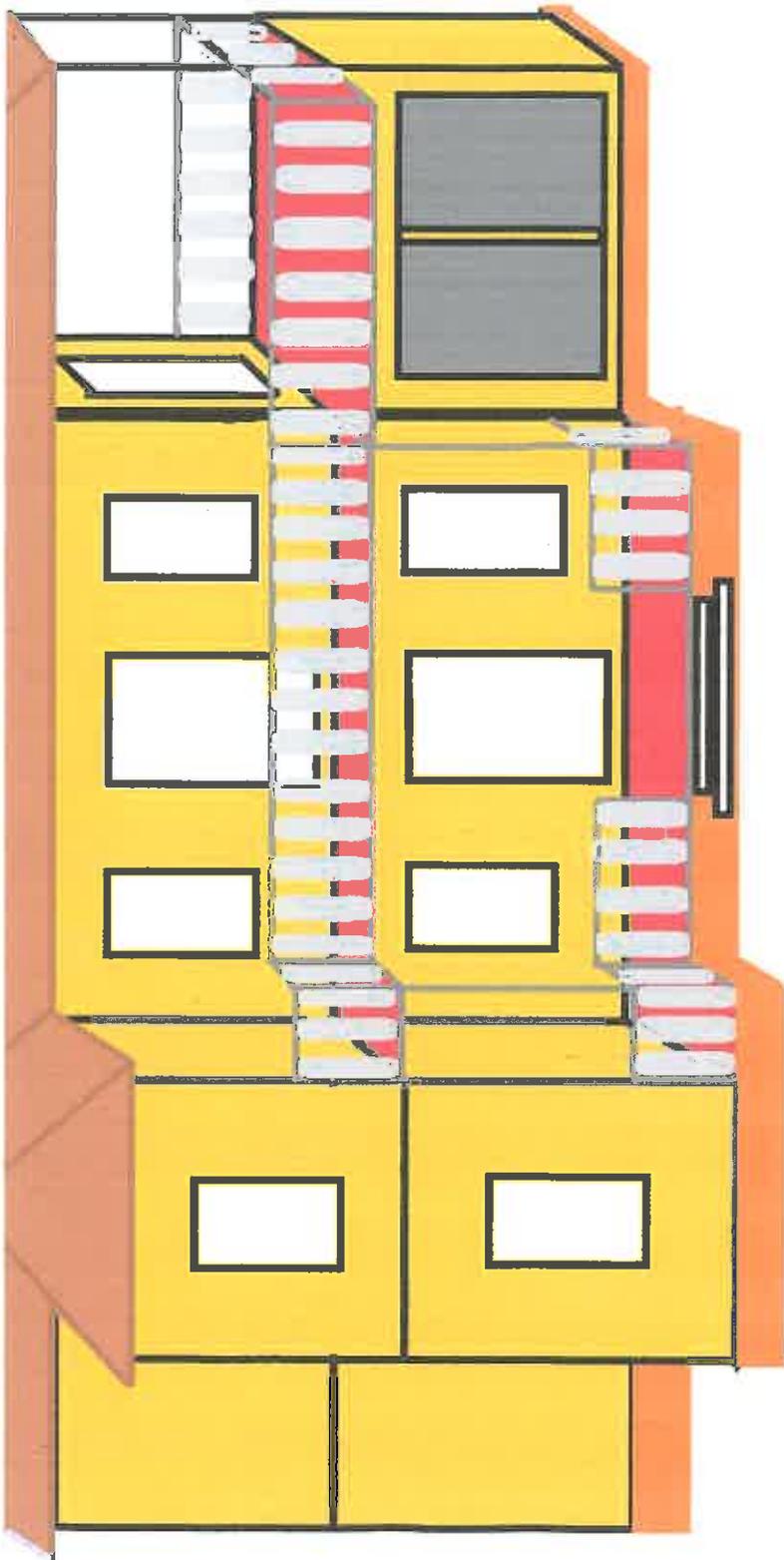
Beaufort County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only and is not intended to constitute a legal record nor should it be substituted for the advice or services of industry professionals. The County of Beaufort and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Beaufort County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.

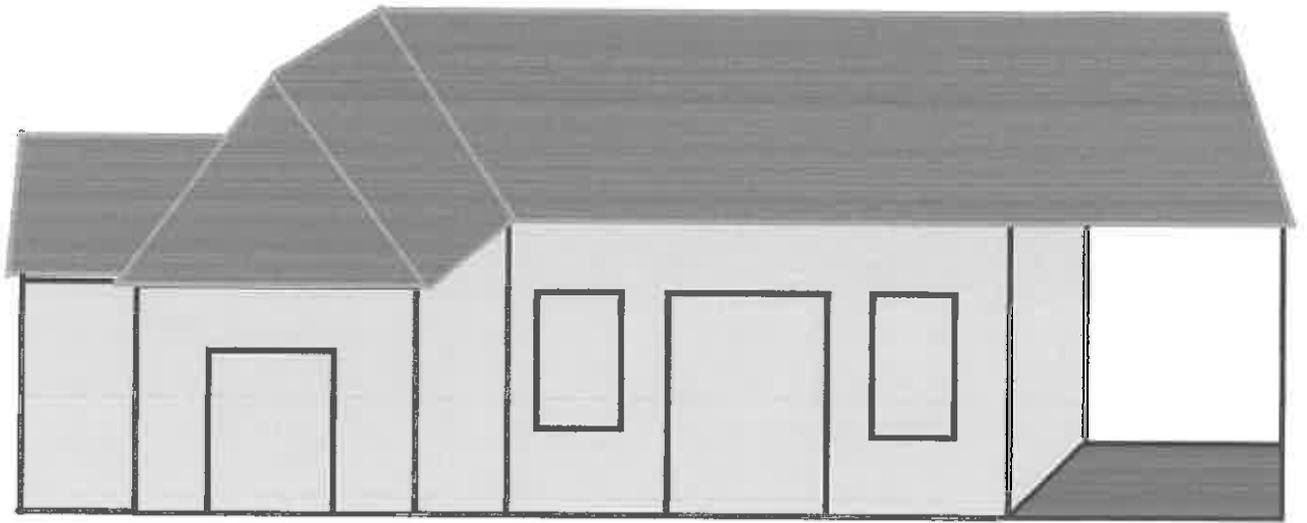












312 Water Street - Adjacent Property Owners

Litchfield Holdings
135 Harbor Road
Washington, NC 27889

Dianna Aideuis
122 S. Harvey Street
Washington, NC 27889

Margaret Gray Howdy
326 Water Street
Washington, NC 27889

A.L. Crisp
118 Charlotte Street
Washington, NC 27889

Charlotte N. Mason
119 S. Harvey Street
Washington, NC 27889

Steven Radar
P.O. Box 1901
Washington, NC 27889

Maurice M. Bridgeman
204 Yukon Street
Hampton, Va. 23663

Dee Congleton
210 Water Street
Washington, NC 27889

Stan & Alma Friedman
401 Moss Landing Ste #301
Washington, NC 27889

Jerry & Nancy Bienes
754 McCotters Marina Rd
Washington, NC 27889

Joseph Wooten
311 East Main Street
Washington, NC 27889

Laura Ann Darre
316 Riverside Drive
Washington, NC 27889

Rachal Cahoon
1149 A Nicklaus Drive
Greenville, NC 27834

Beacon Street Moss
PO Box 6474
Raleigh, NC 27628



CITY OF WASHINGTON
DOWNTOWN DEVELOPMENT □ HISTORIC PRESERVATION

December 26, 2014

Subject: Certificate of Appropriateness – 312 Water Street

Dear Adjoining Property Owner,

Whenever exterior renovation work is being conducted in the Washington Historic District, all property owners within 100 feet of the proposed construction activities and adjacent property owners are required to be notified by the City of Washington. According to the application submitted by Victoria & Tudor Rolinsky Rader your property is located within a 100 feet of the above subject property.

A request has been made by Victoria & Tudor Rolinsky Rader to: (1) reconstruct the front porch to its original form; (2) repair and replace the roof with metal or architectural shingles; (3) remove the right wing of the structure; (4) remove old kitchen and construct 2 story replacement at the rear; and (5) remove trees as necessary for construction on the property located at 312 Water Street.

You are welcome and encouraged to attend the regular scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

Date: Tuesday, January 6, 2015

Place: City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor. In the City Council Chambers.

Time: 7:00 P.M.

During the meantime, should you have any questions, please direct your inquiries to Mr. John Rodman, Planning and Development, by phoning 975-9383 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read "John Rodman".

John Rodman
Planning and Development



Washington Historic Preservation Commission
Staff Report

Date: December 29, 2014
To: HPC Members
From: John Rodman, Director
Community and Cultural Services
Re: HPC Agenda – Item #3 – Major Works

Request: To: (1) reconstruct the front porch to its original form; (2) repair and replace the roof with metal or architectural shingles; (3) remove the right wing of the structure; (4) remove old kitchen and construct 2 story replacement at the rear; and (5) remove trees as necessary for construction on the property located at 312 Water Street.

Applicant: Victoria and Tudor Rolinsky Rader
113 South Harvey Street
Washington, NC 27889

Property Information:

Owners: Victoria and Tudor Rolinsky Rader
Location: 312 Water Street
PIN# 5675-97-5062

Project Information: The existing structure located at 312 Water Street. The structure has been vacant for a number of years and was condemned at one time.

Proposed Work: Rehab existing structure

Attachments: COA Application
Photographs of existing conditions
Elevation and site drawings
Adjacent Property Owners

Staff Findings:

Guideline: Chapter 3.0 Changes to Existing Buildings
Sections 3.1, 3.2, 3.3, 3.4, 3.5, 3.6
Chapter 5.0 New Construction
Section 5.3 Additions

Based on staff review of the submitted material for the project and the Historic Preservation Commission Guidelines it does appear that the project meets the intent of the guidelines.

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission
From: John Rodman, Planning and Development
Re: 312 Water Street – Renovate and remodel structure

A request has been made by Victoria & Tudor Rolinsky Rader for a Certificate of Appropriateness to: (1) reconstruct the front porch to its original form; (2) repair and replace the roof with metal or architectural shingles; (3) remove the right wing of the structure; (4) remove old kitchen and construct 2 story replacement at the rear; and (5) remove trees as necessary for construction on the property located at 312 Water Street. Please review the Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Sections 3.1 thru 3.6, Chapter 5.0 New Construction Section 5.3 Additions.

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

Possible Actions

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Victoria & Tudor Rolinsky Rader to: (1) reconstruct the front porch to its original form; (2) repair and replace the roof with metal or architectural shingles; (3) remove the right wing of the structure; (4) remove old kitchen and construct 2 story replacement at the rear; and (5) remove trees as necessary for construction on the property located at 312 Water Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Sections 3.1 thru 3.6, Chapter 5.0 New Construction Section 5.3 Additions.

or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Victoria & Tudor Rolinsky Rader to: (1) reconstruct the front porch to its original form; (2) repair and replace the roof with metal or architectural shingles; (3) remove the right wing of the structure; (4) remove old kitchen and construct 2 story replacement at the rear; and (5) remove trees as necessary for construction on the property located at 312 Water Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Sections 3.1 thru 3.6, Chapter 5.0 New Construction Section 5.3 Additions. I further move that the Historic Preservation Commission place the following conditions on the approval:

or

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Victoria & Tudor Rolinsky Rader to: (1) reconstruct the front porch to its original form; (2) repair and replace the roof with metal or architectural shingles; (3) remove the right wing of the structure; (4) remove old kitchen and construct 2 story replacement at the rear; and (5) remove trees as necessary for construction on the property located at 312 Water Street. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Sections 3.1 thru 3.6, Chapter 5.0 New Construction Section 5.3 Additions.

Major Works

James Bagwell Jr.
319 West 2nd Street

Replace Metal Roof

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission
Washington, NC

To: Washington Historic Preservation Commission
102 East 2nd Street
Washington, NC 27889

Please use Black Ink

Street Address of Property: 319 W 2nd St, Washington

Historic Property/Name (if applicable): _____

Owner's Name: James Bagwell, Jr

Lot Size: _____ feet by _____ feet.
(width) (depth)

Brief Description of Work to be Done:
Replace metal roof with Shingles.

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

Office Use Only	
(Date Received)	(Initials)
ACTION	
<input type="radio"/> Approved	_____
<input type="radio"/> Approved with Conditions	_____
<input type="radio"/> Denied	_____
<input type="radio"/> Withdrawn	_____
<input type="radio"/> Staff Approval	_____
(Date)	(Authorized Signature)

Pat Griffin
(Name of Applicant - type or print)

414 Lodge Rd, Wash, 27889
(Mailing Address) (Zip Code)

12-26-14 252-946-7700
(Date) (Daytime Phone Number)

Pat Griffin
(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until _____. Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

(Minor Work Auth. Sig.) (Date)

Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.

Beaufort County Property Photos

PIN: 01016717

Photo: 01016717.jpg



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- Parcels 
- Property Land Owners 
- Annotation
- Interior Tract Lines
- Centerlines 
- County Line 
- County Line (Solid)
- State

<u>OBJECTID</u>	<u>PIN</u>	<u>GPIN</u>
6703	01016717	5675-78-5828
<u>GPIN LONG</u>	<u>OWNER NAME</u>	<u>OWNER NAME2</u>
5675-78-5828	BAGWELL REALTY BEAUFORT LLC	
<u>MAILING ADDRESS2</u>	<u>CITY</u>	<u>MAILING ADDRESS</u>
	GREENVILLE	P O BOX 1901
<u>ZIP</u>	<u>PROPERTY ADDRESS</u>	<u>STATE</u>
27835	319 W 2ND ST	NC
<u>ACCT_NBR</u>	<u>MAP SHEET</u>	<u>ACRES</u>
867384	567508	0
<u>DATE</u>	<u>DEED BOOK and PAGE</u>	<u>NBR_BLDG</u>
04/01/2004	1385/0941	1
<u>BLDG_VAL</u>	<u>DEFR_VAL</u>	<u>LAND_VAL</u>
102001	0	65790
<u>NBHD_CDE</u>	<u>NBHD_DESC</u>	<u>TOT_VAL</u>
A1	ZONE1 AVERAGE	167791
<u>SUB_DESC</u>	<u>STAMPS</u>	<u>SUB_CDE</u>
<u>ZONE</u>	<u>LAND USE</u>	<u>SALE PRICE</u>
B1H		
<u>PROP_DESC</u>	<u>MBL</u>	<u>DISTRICT</u>
1 LOT 319 WEST 2ND STREET	567508456	1
<u>ROAD_TYPE</u>	<u>YR_BUILT</u>	<u>EXEMPT_AMT</u>
P	1860	
<u>NBR_BED</u>	<u>NBR_BATHS</u>	<u>SQ_FT</u>
0	2	3324
<u>EXEMPT_PROP</u>	<u>CENSUS_BLOCK</u>	<u>EFF_YR</u>
		1962
<u>NBR_STORIES</u>	<u>NBR_HALF_BATHS</u>	<u>FLOOD_PLAIN</u>
3	0	
<p>Beaufort County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only and is not intended to constitute a legal record nor should it be substituted for the advice or services of industry professionals. The County of Beaufort and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Beaufort County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.</p>		

Adjacent Property Owners – 319 West 2nd Street

Archie & Lydie Jennings
328 West Main Street
Washington, NC 27889

Fred Larson
316 West Main Street
Washington, NC 27889

Bagwell Realty
PO Box 1901
Greenville, NC 27835

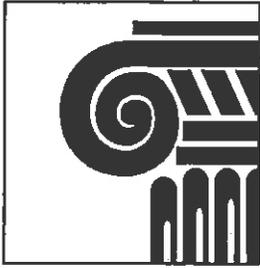
Scott Sipprell
129 Van Norden Street
Washington, NC 27889

David C. Harrison
119 Van Norden Street
Washington, NC 27889

Ronald Clark
334 West Main Street
Washington, NC 27889

First United Methodist Church
304 West 2nd Street
Washington, NC 27889

City of Washington
PO Box 1988
Washington, NC



CITY OF WASHINGTON
DOWNTOWN DEVELOPMENT □ HISTORIC PRESERVATION

December 26, 2014

Subject: Certificate of Appropriateness – 319 West 2nd Street

Dear Adjoining Property Owner,

Whenever exterior renovation work is being conducted in the Washington Historic District, all property owners within 100 feet of the proposed construction activities and adjacent property owners are required to be notified by the City of Washington. According to the application submitted by James Bagwell Jr. your property is located within a 100 feet of the above subject property.

A request has been made by Mr. Bagwell to replace the damaged and rotten metal roof with architectural shingles on the property located at 319 West 2nd Street.

You are welcome and encouraged to attend the regular scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

Date: Tuesday, January 6, 2015

Place: City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor. In the City Council Chambers.

Time: 7:00 P.M.

During the meantime, should you have any questions, please direct your inquiries to Mr. John Rodman, Planning and Development, by phoning 975-9383 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read "John Rodman".

John Rodman
Planning and Development



Washington Historic Preservation Commission
Staff Report

Date: December 29, 2014
To: HPC Members
From: John Rodman, Director
Community and Cultural Services
Re: HPC Agenda – Item #4 – Major Works

Request: To replace the damaged and rotten metal roof with architectural shingles on the property located at 319 West 2nd Street.

Applicant: Pat Griffin
414 Lodge Drive
Washington, NC 27889

Property Information:

Owners: James Bagwell Jr.
Location: 319 West 2nd Street
PIN# 5675-78-5828

Project Information: The existing structure located at 319 West 2nd Street. The structure currently has a standing seam metal roof that is need of repair. The difference in cost of the material is the major factor.

Proposed Work: Replace existing roof with architectural shingles

Attachments: COA Application
Adjacent Property Owners

Staff Findings:

Guideline: Chapter 3.0 Changes to Existing Buildings
Sections 3.5 Roofs
Please review Guidelines 3.5.1 thru 3.5.10

Based on staff review of the submitted material for the project and the Historic Preservation Commission Guidelines it does appear that the project meets the intent of the guidelines. The Historic Commission has approved this request on previous occasions because of financial factors.

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission
From: John Rodman, Planning and Development
Re: 319 West 2nd Street – Replace metal roof with shingles

A request has been made by Mr. James Bagwell Jr. for a Certificate of Appropriateness to replace the damaged and rotten metal roof with architectural shingles on the property located at 319 West 2nd Street. Please review the Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.5 Roofs.

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

Possible Actions

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. James Bagwell Jr. to replace the damaged and rotten metal roof with architectural shingles on the property located at 319 West 2nd Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.5 Roofs.

or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. James Bagwell Jr. to replace the damaged and rotten metal roof with architectural shingles on the property located at 319 West 2nd Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.5 Roofs. I further move that the Historic Preservation Commission place the following conditions on the approval:

or

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. James Bagwell Jr. to replace the damaged and rotten metal roof with architectural shingles on the property located at 319 West 2nd Street. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.5 Roofs.

Minutes

December 2, 2014

WASHINGTON HISTORIC PRESERVATION COMMISSION
Regular Scheduled Meeting – Minutes
Tuesday, December 2, 2014
7:00 PM

Members Present

Mary Pat Musselman Stacey Thalmann
Geraldine McKinley Ed Hodges
Judi Hickson

Members Absent

Seth Shoneman
Victoria Rader

Others Present

John Rodman, Director
Jessica Green, Administrative Support

I. Opening of the Meeting

The Chairman called the meeting to order.

II. Invocation

A moment of silence was taken.

III. Roll Call

A silent roll call was taken by staff.

Judi Hickson made a motion to accept the agenda. Her motion was seconded by Stacey Thalmann. All voted in favor.

IV. Old Business

1. None

V. Major Works, Certificate of Appropriateness

A. Major Works

1. A request has been made by the Washington /Beaufort County Chamber of Commerce for a Certificate of Appropriateness to (1) remove the existing deck and steps and construct a new

entranceway on the front of the building and (2) construct a new deck with a handicap ramp on the south side (waterside) of the building located at 102 Stewart Parkway. The building is a non-contributing structure.

Catherine Glover and Zack Nixon came forward and were sworn in. Ms. Glover explained that the Chamber is at a point where they can enhance and update the outside of their building. She explained that they wanted to create a structure that is very welcoming to visitors and residents alike. Ms. Glover provided pictures of the new decks and explained the details of the structures. Ms. Judi Hickson expressed her concerns about the location of the handicap ramp and its distance from the parking lot. Ms. Glover agreed that it is a little further away than the current ramp. She stated that they wanted to do a welcoming area on the front of the building and this was the best way they could do both and keep what they wanted in the front. She stated that even though it is further the proposed handicap ramp is easily accessible. Geraldine McKinley asked about the materials that will be used in the construction of the deck. Mr. Nixon explained that the foundation would be brick, but the actual surface will be synthetic decking boards and all the rails will be PVC.

The Chairman opened the floor.

Dee Congleton came forward and was sworn in. Ms. Congleton stated that she envisioned a porch on the front towards the river. Ms. Congleton asked if the railings would be painting because they would look better white. Mr. Ed Hodges informed her that the railings would be white. Ms. Congleton stated that the proposed addition was really a deck, not a porch. Ms. Congleton again stated that she would rather see a porch on the front.

The floor was closed and Stacey Thalmann made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to the Washington/Beaufort County Chamber of Commerce to remove the existing deck and construct a new entranceway on the front of the building and construct a new deck on the south side (waterside) of the building located at 102 Stewart Parkway. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings, Section 3.13 Safety and Accessibility and Chapter 5.0 New Construction Section 5.3 Additions and Section 5.4 Decks. Her motion was seconded by Judi Hickson. All voted in favor and the motion carried.

2. A request has been made by Mr. Justin Fejfar representing New Vision Partners, for a Certificate of Appropriateness to construct new balconies on the 2nd and 3rd floors of the Fowle Building. The balconies are requested to be located on the front, rear, and west side of the building located at 189 West Main Street.

Mr. Rodman explained that this is a continuation of the discussion the Commission had last month. Mr. Trent Tetterton came forward and was sworn in. Mr. Tetterton stated that last

month there was some discussion and concerns on the imposition of the balconies on the arched brick work of the building at the windows and doors. Mr. Tetterton stated that the plans have been changed and the structural supports of the balconies are no longer imposing on that arch brick work. He explained that looking up from a lower level the brick archways are visible and are not imposed. Mr. Tetterton then answered questions from the Commission about the structural components of the balconies. Mr. Hodges asked if at each balcony a window will become a door. Mr. Tetterton stated that Mr. Hodges was correct. Ms. McKinley then pointed out that the new plan has arched the doorways. Ms. Hickson asked why some of the doors on the third floor are not arched like the other doors. Mr. Rodman and the Commission discussed this issue. Mr. Tetterton stated that per his last conversation with Justin, they plan on having custom made doors made to fit the arched openings. Mr. Hodges then asked John Rodman if balconies had ever been approved on Main Street. Mr. Rodman explained that the only balconies that have been approved on Main Street since he has been with the City have been the balconies that were approved for the Louise Hotel, which originally had balconies on Main Street.

Elizabeth Morton came forward and was sworn in. She spoke about the roof top deck that was approved at the previous meeting. She was assured that a 4 sided railing would be put up to separate the two buildings.

There being no others coming forward the floor was closed and the Commission discussed the request amongst themselves. Ms. Thalmann expressed her concerns and stated that she did not like the idea of the balconies. The Commission discussed the number of balconies and their corresponding apartments.

Judi Hickson made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Justin Fajfar of New Visions Partners to construct new balconies on the 2nd and 3rd floors of the Fowle building. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings, Section 3.8 Upper Facades and Section 3.9 Rear Elevations. Her motion was seconded by Geraldine McKinley. The motion carried with a majority vote with Stacey Thalmann and Ed Hodges voting against approval.

3. A request has been made by Mr. Brad Horton of Horton Contractors to renovate and remodel the former Riverwalk Steaks building by; (1) adding a new brick veneer exterior with architectural shingles; (2) construct new storefront with aluminum windows and doors; and (3) add pitched roof entranceway. The property is located at 100 North Bridge Street.

Brad Horton, representing the potential buyer, came forward and was sworn in. He explained that they are looking at doing a complete renovation of the exterior of the building. Mr. Horton stated that they want to go with brick in order to keep in tune with the other buildings in the

area. Mr. Horton gave a complete description of the proposed renovation. The Commission all agreed that this would improve that corner of Bridge Street.

The Chairman opened the floor. With no comments from the audience the floor was closed.

Stacey Thalmann made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Brad Horton of Horton Contractors to renovate and remodel the former Riverwalk Steaks building; add a new brick veneer exterior with architectural shingles; construct new storefront with aluminum windows, and doors; and add pitched roof entranceway. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.1 Exterior Walls, Section 3.2 Materials, & Section 3.7 Storefronts. Her motion was seconded by Geraldine McKinley. All voted in favor and the motion carried.

4. A request has been made by the Orr Lodge #104 Masonic Temple for a Certificate of Appropriateness for construction of a six feet high wooden privacy fence on the rear property line of the property located at 116 East 3rd Street.

John Rodman stated that they would like to install a 6ft privacy fence in the rear yard with the good side facing out. Mr. Rodman explained that they are starting to have a lot of traffic that cuts through and there is also a shed on an adjoining property that has a lot of dogs. He stated that they are trying to fix a safety issue and a privacy issue with the fence. Mr. Rodman then explained the location of the fence on the lot. He stated that it would be about 90ft of wooden 6ft high fencing going from the northwest corner to just about the northeast corner of the property. Mr. Rodman stated that the fence does not enclose the space; it is only one section of fence. He stated that they mainly want to stop the foot traffic through there and cut back on some of the noise.

Dee Congleton came forward. She spoke in opposition of constructing another 6ft stockade fence. She stated that she not against a fence but she would like to see something done about the appearance of the fence and how high it is. She stated that something needs to be done to make the fence look more attractive.

Ms. Mary Pat Musselman stated that she agreed with Ms. Congleton and something should be done to make fences in the historic district more visually attractive and historically accurate. Mr. Ed Hodges stated that he did not disagree with what they are saying, but in this particular circumstance he felt it was different. He spoke about the bad condition of the area and all of the foot traffic. The Commission as a whole discussed the area and the activity in the area. Ms. Judi Hickson stated that conditions can be added to the approval. Mr. Hodges stated that he would not like to see this fence lowered. He stated that this is on the edge of the historic district. Ms. Congleton stated that when she moved to Washington Bonner Street was one of

the prettiest streets in the City and it can be that way again. Mr. Rodman then stated that this structure is not a residential building. The Commission then discussed the option of requiring landscaping along the fence.

Stacey Thalmann made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to the Orr Lodge #104 to add a six feet high wooden privacy fence from the northwest corner of the property to the northeast corner of the property (along the rear property line) for security and privacy reasons. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.6 Fences and Walls. I further move that the Historic Preservation Commission place the following conditions on the approval: that they including landscaping to block the fence from view and stain or paint the fence. Her motion was seconded by Judi Hickson. All voted in favor and the motion carried.

B. Minor Works

1. A request has been made and approved by staff for a Certificate of Appropriateness for the installation of a new attached sign on the front of the building located at 138 South Market Street.

2. A request has been made and approved by staff for a Certificate of Appropriateness for the construction of a 6' high wooden screen to enclose the mechanical and trash container on the rear of the building located at 116 East 3rd Street.

Judi Hickson made a motion to approve the minor works. Her motion was seconded by Stacey Thalmann. All voted in favor and the motion carried.

VI. Other Business

1. Water Street House

John Rodman came forward and updated the Commission on the status of the vacant lot and the House on Water Street.

Mr. Rodman then addressed some of the Commission concerns with other properties in the district.

VII. Approval of Minutes – November 4, 2014

Stacey Thalmann made a motion to approve the minutes. The motion was seconded by Judi Hickson and all voted in favor.

VIII. Adjourn

Geraldine McKinley made a motion to adjourn and her motion was seconded by Mary Pat Musselman.