



**WASHINGTON HISTORIC PRESERVATION
COMMISSION**

Regular Scheduled Meeting - Agenda
Tuesday, August 2, 2016
7:00 PM

*** There will be a workshop with the State Historic Preservation office at 6:00 PM in the same location as the meeting.***

I. Opening of the meeting

II. Invocation

III. Roll call

IV. Old Business

1. A request has been made by Mr. Steven Rader and Ms. Charlotte Mason for a Certificate of Appropriateness to remove a pine tree located in the back yard of the property on 119/117 South Harvey Street.
2. A request has been made by Moss Landing for a blanket approval of nine building plans to be considered as Minor Works for future construction.

V. Certificate of Appropriateness

A. Major Works

1. A request has been made by Mr. Bill Litchfield for a Certificate of Appropriateness to replace the wood paneling siding around all elevations on the property located at 404 Water Street.
2. A request has been made by Mr. Hilton Moore for a Certificate of Appropriateness to install a 30' run of fencing along the back property line of the property located at 329 North Bonner Street
3. A request has been made by Mr. Dominic Reisig for a Certificate of Appropriateness to extend the existing fence around the back yard of the property located at 117 McNair Street.
4. A request has been made by Mr. Al Crisp for a Certificate of Appropriateness to construct a new residential dwelling on property located at 416 Water Street.
5. A request has been made by Mr. Franklin Johnson for a Certificate of Appropriateness to construct a new residential dwelling on property located at 406 Water Street.

6. A request has been made by Ms. Ann Hunt for a Certificate of Appropriateness to construct an addition between the house and the garage on the property located at 122 South Academy Street.

B. Minor Works

1. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 420 Water Street to repair a porch using like materials on the tertiary elevation of the property.
2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 524 West Main Street to install a new HVAC unit in place of the previous one on the tertiary elevation of the property.
3. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 605 East Second Street to install a new gas pack in place of the previous one of the property.
4. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 329 North Bonner Street to repair the front porch and siding using like materials on the front façade of the property.

VI. Other Business

1. Demolition By Neglect Ordinance: Property Status

VII. Approval of Minutes – July 5th, 2016

VIII. Adjourn

MAJOR WORKS

**OLD
BUSINESS**

**117/119 South Harvey
Street**

Removal of a Pine Tree

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: 117 119 S. Harvey St Washington NC

Historic Property/Name (if applicable): _____

Owner's Name: Charlotte N. Mason

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

Brief Description of Work to be Done:
remove pine tree from back yard

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)

Charlotte N. Mason
(Name of Applicant - type or print)

119 S. Harvey St. Washington NC
(Mailing Address) (Zip Code)

6-13-16 402 9965
(Date) (Daytime Phone Number)

Charlotte Mason
(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: 15016009

Photo: 15016009.jpg

15-016009



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Parcels



Property Land Owners



Interior Tract Lines

Centerlines



County Line



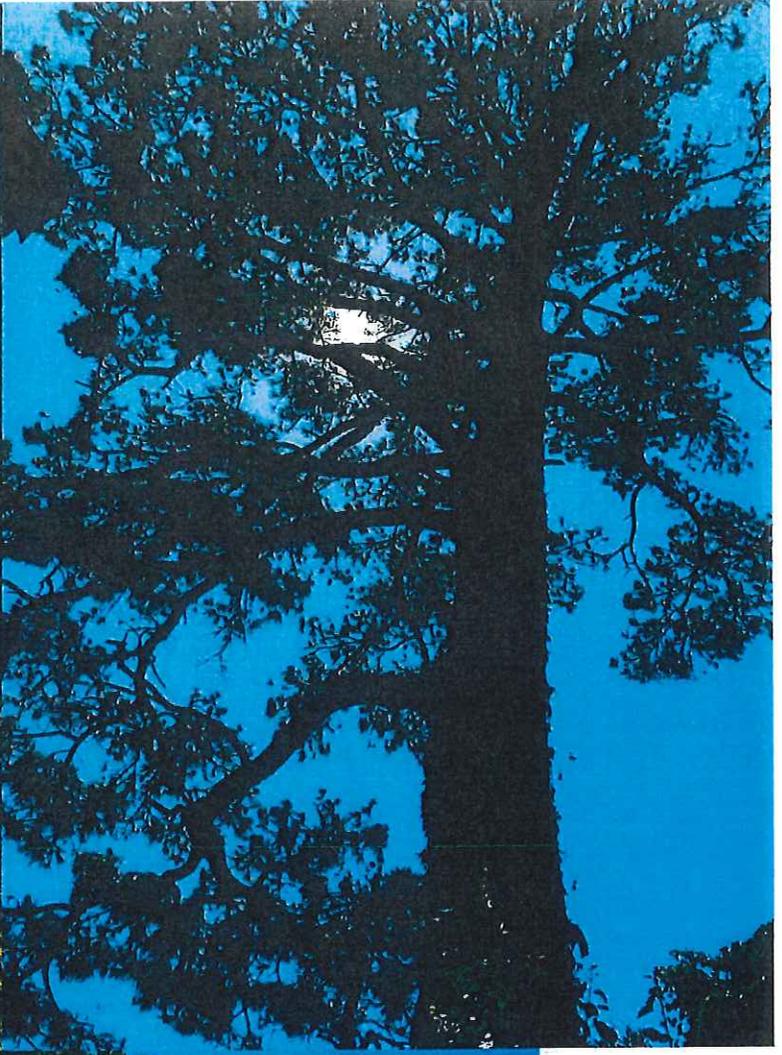
County Line (Solid)

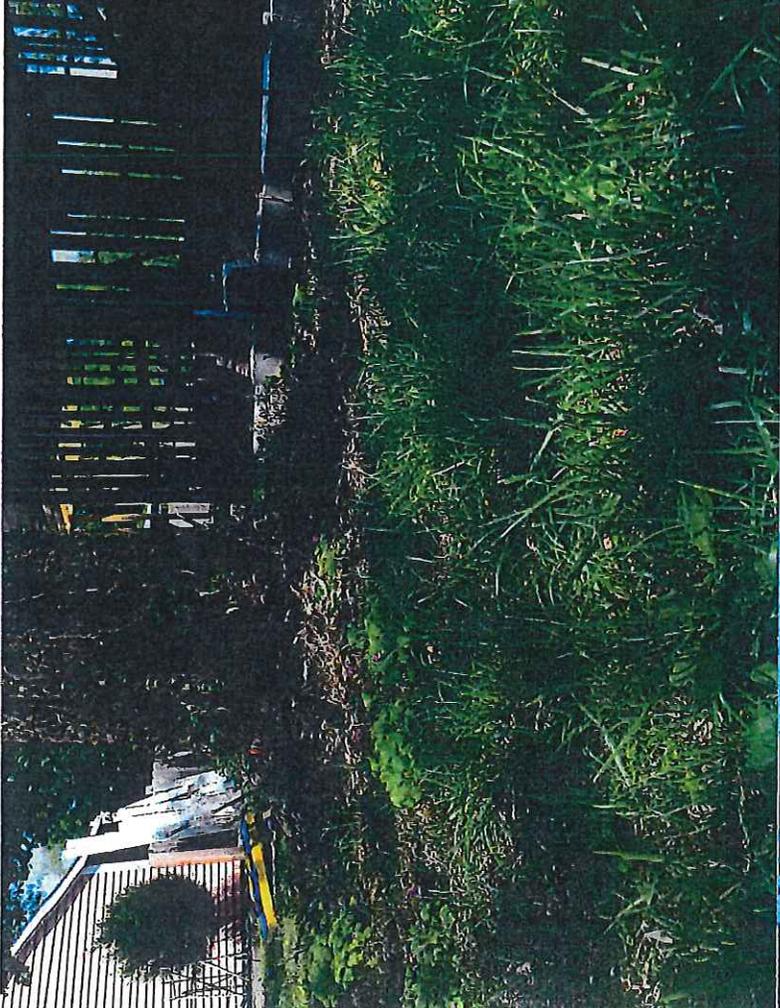
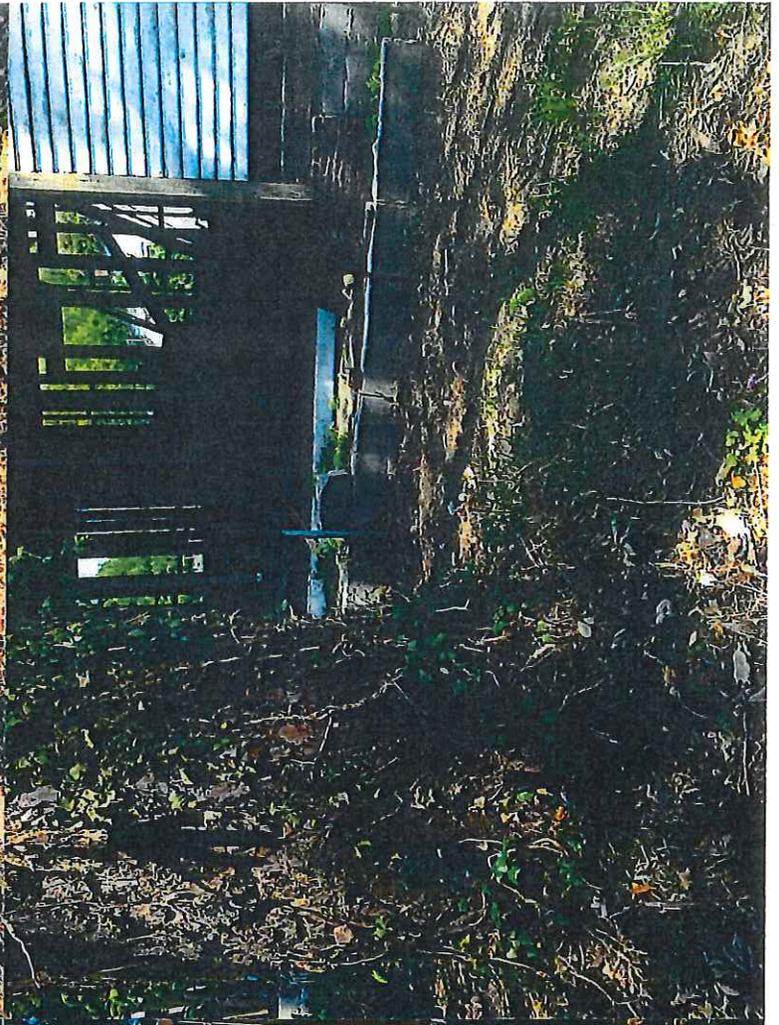
State



<u>OBJECTID</u>	<u>PIN</u>	<u>GPIN</u>
7100	15016009	5675-97-4096
<u>GPIN LONG</u>	<u>OWNER NAME</u>	<u>OWNER NAME2</u>
5675-97-4096	MASON CHARLOTTE NICHOLLS	
<u>MAILING ADDRESS</u>	<u>MAILING ADDRESS2</u>	<u>CITY</u>
119 S HARVEY STREET		WASHINGTON
<u>STATE</u>	<u>ZIP</u>	<u>PROPERTY ADDRESS</u>
NC	27889	S HARVEY ST
<u>ACRES</u>	<u>ACCT NBR</u>	<u>MAP SHEET</u>
0	894968	567512
<u>NBR BLDG</u>	<u>DATE</u>	<u>DEED BOOK and PAGE</u>
1	09/29/2009	1699/0085
<u>LAND VAL</u>	<u>BLDG VAL</u>	<u>DEFR VAL</u>
45500	47424	0
<u>TOT VAL</u>	<u>NBHD CDE</u>	<u>NBHD DESC</u>
92924	H	HISTORICAL
<u>SUB CDE</u>	<u>SUB DESC</u>	<u>STAMPS</u>
		10
<u>SALE PRICE</u>	<u>ZONE</u>	<u>LAND USE</u>
5000	RHD	
<u>DISTRICT</u>	<u>PROP DESC</u>	<u>MBL</u>
1	PT LT 41 MCNAIR TOWN	56751213
<u>EXEMPT PROP</u>	<u>EXEMPT AMT</u>	<u>ROAD TYPE</u>
		P
<u>CENSUS BLOCK</u>	<u>FLOOD PLAIN</u>	<u>YR BUILT</u>
		1900
<u>NBR STORIES</u>	<u>SQ FT</u>	<u>NBR BED</u>
3	4238	4
<u>NBR BATHS</u>	<u>EFF YR</u>	<u>NBR HALF BATHS</u>
2	1960	0

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533 Bragaw Lane
Chocowinity, NC 27817
June 16, 2016

Washington Historic Preservation Commission
City Hall
Washington, North Carolina 27889

re: pine tree at 119 South Harvey Street

Dear Commission members:

I am currently President of Tri-State Associates, Inc, which is in the timber and land development business, and I have 44 years of experience in the timber industry. I am familiar with the large Southern Yellow Pine tree in the backyard of 119 South Harvey Street, Washington.

Trees of this species when they reach that size lose much of the sap in the upper part of the tree, making the wood brittle and unmarketable as lumber because of its loss of strength. A tree of this size would have lost much of its sap in the upper two thirds or more of the tree during the summer season, and in winter the sap recedes even farther.

Trees which have grown large enough to lose this much sap are prone to snap in high winds, often at the point where the wood which has lost sap meets the wood still containing a normal amount of sap. This tree would be a real danger in hurricane conditions and could snap in high winds less than hurricane force. It towers over three historic 19th century houses and could be a threat to any of them depending on which way the wind is blowing, and could also hit two newer houses across the street.

Sincerely,


Elwood L. Lewis

Adjoining Property Owners: 117/119 Harvey ST

LITCHFIELD HOLDINGS LL
135 HARBOR RD
WASHINGTON NC 27889

AIDEUIS DIANNA L
122 SOUTH HARVEY STREET
WASHINGTON NC 27889

MASON CHARLOTTE NICHOLLS
119 S HARVEY STREET
WASHINGTON NC 27889

TYNDALL ARTHUR T
110 SOUTH HARVEY STREET
WASHINGTON NC 27889

STEVEN AND VICTORIA RADER
113 HARVEY STREET
WASHINGTON NC 27889

GIRARD ROBERT M
303 E MAIN STREET
WASHINGTON NC 27889

BRIDGMAN MAURICE M
204 YUKON ST
HAMPTON VA 23663

WOOTEN JOSEPH A
221 LAKE ROAD
GREENVILLE NC 27834

GREEN BETTY JANE
307 EAST MAIN STREET
WASHINGTON NC 27889

BEACON STREET MOSS LLC
PO BOX 6474
RALEIGH NC 27628

MEISELL JAYNE A
301 EAST WATER STREET
WASHINGTON NC 27889



DOWNTOWN DEVELOPMENT
& HISTORIC PRESERVATION

June 21, 2016

Subject: Certificate of Appropriateness – 11/119 Harvey 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 are required to be notified by the City of Washington. According to the application submitted by the City of Washington, your property is located within 100 feet of the above referenced property.

A request has been made by the owner of 117/119 Harvey Street to remove a pine tree in the tertiary elevation of the property.

If you would like to see plans for this work, please visit the City Planning Office prior to the meeting. Additionally, the full application is available on the city website. You are welcomed and encouraged to attend the regularly scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

Date: Tuesday July 5, 2016

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

Time: 7:00 PM

In the meantime, should you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily H. Rebert". The signature is written in a cursive, flowing style.

Emily Rebert
Community Development Planner
Historic Preservation
252-946-0897
erebert@washingtonnc.gov

Staff Report

117/119 South Harvey Street

The application for the property located at 117/119 South Harvey Street has submitted a request to remove a pine tree located in the back yard of the property.

Though not causing any damage to structures now, the owners are concerned as to what future damage the tree could cause.

The Design Guidelines discusses tree removal in Section 4.1.8 and 4.1.9. It states the removal of significant trees should be done if it has a disease, storm damage, or is a safety hazard to historic structures. Once the tree is removed, the home owner has sixty days to replace it with another suitable species.

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: The owner of 117/119 South Harvey Street has submitted a request to remove a pine tree in the back yard of the property.

A request has been made by Mr. Steven Rader and Ms. Charlotte Mason to remove a pine tree located in the back yard of the property located at 117/117 South Harvey Street. 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. Steven Rader and Ms. Charlotte Mason *to remove a pine tree located in the back yard of the property located at 117/119 South Harvey Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Section 4.1 Landscaping.*

Or

I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Mr. Steven Rader and Ms. Charlotte Mason *to remove a pine tree located in the back yard of the property located at 117/119 South Harvey Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically 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 Mr. Steven Rader and Ms. Charlotte Mason *to remove a pine tree located in the back yard of the property located at 117/119 South Harvey Street. This motion is based on the following findings of fact: the application is **not** congruous with the Historic Preservation Commission Design Guidelines, specifically Section 4.1 Landscaping.*

Moss Landing

Blanket Approval

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: Moss Landing Development - Blanket Approval

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

Owner's Name: Beacon Street Development Co. - Jim Wiley

Lot Size: na feet by na feet. na
(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:
Seeking a blanket approval for nine residential building plans to be processed as Minor Works in future construction.

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) ACTION (Initials)
 Approved
 Approved with Conditions
 Denied
 Withdrawn
 Staff Approval
(Date) (Authorized Signature)

Jim Wiley - Beacon Street Development Co.
(Name of Applicant - type or print)
PO Box 6474 Raleigh, NC 27628
(Mailing Address) (Zip Code)
6/20/16 919-785-1445
(Date) (Daytime Phone Number)
Jim Wiley
(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.

The following house plans have been approved by the Historic Commission at previous meetings.

- The Washington (currently built on Lot 20)
- The Pamlico (Lot 19)
- The Riverside (Lot 18)
- The Magnolia (under construction on Lot 17)
- The Boardwalk (under construction on Lot 33)
- The Beaufort (under construction on Lot 32)
- The Schooner (originally approved for Lot 32)
- The Live Oak (originally approved for Lot 37)
- The Parkside (originally approved for Lot 36 or 37)



Moss Landing

Table of Contents

- ~~1. The Adirondack~~ *Removed*
2. The Beaufort
3. The Boardwalk
4. The Live Oak
5. The Magnolia
6. The Pamlico
7. The Parkside
8. The Riverside
9. The Schooner
- ~~10. The Schooner Alternate~~ (wrap-around porch) *Removed*
11. The Washington



DOWNTOWN DEVELOPMENT
& HISTORIC PRESERVATION

July 25, 2016

Subject: Certificate of Appropriateness – Moss Landing- Blanket Approval

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 are required to be notified by the City of Washington. According to the application submitted by Moss Landing and Beacon Street Development your property is located adjacent to the above subject property.

A request has been made by Beacon Street for a blanket approval of nine residential building plans to be processed as minor works for future construction.

If you would like to see plans for this work, please visit the City Planning Office prior to the meeting. Additionally, the full application is available on the city website. You are welcomed and encouraged to attend the regularly scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

Date: Tuesday August 2, 2016

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

Time: 7:00 PM

In the meantime, should you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Rebert", written in a cursive style.

Emily Rebert
Community Development Planner
Historic Preservation
252-946-0897
erebert@washingtonnc.gov

Adjacent Property Owners – Moss Landing – Harbour Homes

Jim Nance
PO Box 2247
Washington, NC 27889

Stan Friedman
401 Moss Way Ste 301
Washington, NC 27889

Vickie Dotson
620 Duck Creek Rd
Washington, NC 27889

Moss Property Partners
1589 West 5th Street
Washington, NC 27889

Ms. Dee Congleton
210 Water Street
Washington, NC 27889

Herman Gaskins Jr.
PO Box 933
Washington, NC 27889

NC Estuarium
223 E. Water Street
Washington, NC 27889

Charlie Hough
201 S. Academy Street
Washington, NC 27889

William Toler
224 Water Street
Washington, NC 27889

Rebecca Clark
203 S. Academy Street
Washington, NC 27889

Richard H. Hodges
1537 Craig Street
Greenville, NC 27834

Litchfield Holdings, LLC
135 Harbor Road
Washington, NC 27889

Dianna Aideuis
122 S. Harvey Street
Washington, NC 27889

A.L. Crisp
122 S. Academy Street
Washington, NC 27889

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

Victoria Rader
113 S. Harvey Street
Washington, NC 27889

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

Walter T. Hannah
1721 Anderson Street
Wilson, NC 27893

Margaret Gray Howdy
326 Water Street
Washington, NC 27889

Steve Gallo
300 Southberry Wynd
Greenville, NC 27834

Gary Shippy
109 Sonoma Valley Drive
Cary, NC 27518

Jeffrey Davis
315 Yadkin Drive
Raleigh, NC 27609

Steven Ballard
605 East 5th Street
Greenville, NC 27858

Dennis P. Kane
PO Box 1197
Island Heights, NJ 08732

Arthur Tyndall
110 S. Harvey Street
Washington, NC 27889

Cheryl V. Vaughn
210 S. Academy Street
Washington, NC 27889

Dorothy Wheeler
512 Hickory Woods Way
Antioch, TN 37013

Richard Couch
207 S Academy Street
Washington, NC 27889

Robert L Rose
309 Moss Way Ste 201
Washington, NC 27889

Emerson Strader
309 Moss Way Ste 202
Washington, NC 27889

Robert Farrar
309 Moss Way Ste 203
Washington, NC 27889

Ronald L Faulk
309 Moss Way Ste 101
Washington, NC 27889

Bonnie Greenhalgh
309 Moss Way Ste 102
Washington, NC 27889

Lawrence Berman
309 Moss Way Ste 103
Washington, NC 27889

Jay D. Jacobs
401 Moss Way Ste 103
Washington, NC 27889

Staff Report

Beacon Street's Moss Landing

Moss Landing has submitted an application requesting blanket approval for nine residential building plans to be processed as minor works in future construction. Small changes to individualize the structures will still be considered minor works (i.e. different shutter or door styles). Should a heavily altered variation of a plan or custom plan be submitted, it will go before the commission as a major work.

Please note: All nine plans have been previously approved by the Historic Preservation Commission in the past.

Moss Landing is currently *not* considered a contributing development in Washington's historic district. Noncontributing structures do not necessarily need to be held to the same standards as contributing structures. However, noncontributing structures have the ability to one day become contributing based on their age or historical significance. When considering alterations to noncontributing structures, also take into account the importance of that feature for that building as it may reset the contributing status clock.

Please study the Design Guidelines in **Chapter 5.0 New Construction and 5.2 Residential Construction.**

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission
From: Emily Rebert, Planning and Development
Re: Moss Landing – Blanket Approval for 11 Residential Building Plans

A request has been made by Mr. Jim Wiley of Beacon Street Development for a blanket approval of nine residential building plans to be processed as minor works in future construction. Please review the Design Guidelines, specifically Chapter 5.0 New Construction Section 5.2 Residential Construction.

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 approval to Mr. Jim Wiley of Beacon Street Development for a blanket approval of nine residential building plans to be processed as minor works in future construction for Moss Landing. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 5.0 New Construction Section 5.2 Residential Construction.

or

I move that the Historic Preservation Commission grant approval to Mr. Jim Wiley of Beacon Street Development for a blanket approval of nine residential building plans to be processed as minor works in future construction for Moss Landing. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 5.0 New Construction Section 5.2 Residential Construction. I further move that the Historic Preservation Commission place the following conditions on the approval:

or

I move that the Historic Preservation Commission *deny* approval to Mr. Jim Wiley of Beacon Street Development for a blanket approval of nine residential building plans to be processed as minor works in future construction for Moss Landing. This motion is based on the following findings of fact: the application is *not* congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 5.0 New Construction Section 5.2 Residential Construction.

**404 Water
Street**

Replacing Wood Siding

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: 404 Water St

Historic Property/Name (if applicable): _____

Owner's Name: Bill Litchfield

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

Brief Description of Work to be Done:

Property owner would like to repair current wood paneling siding (rotten) and replace it with hardie-plank siding.

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)

Bill Litchfield
(Name of Applicant - type or print)
655 West Third Street 27889
(Mailing Address) (Zip Code)
28 June 2010 946-0038
(Date) (Daytime Phone Number)
William F Litchfield
(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.

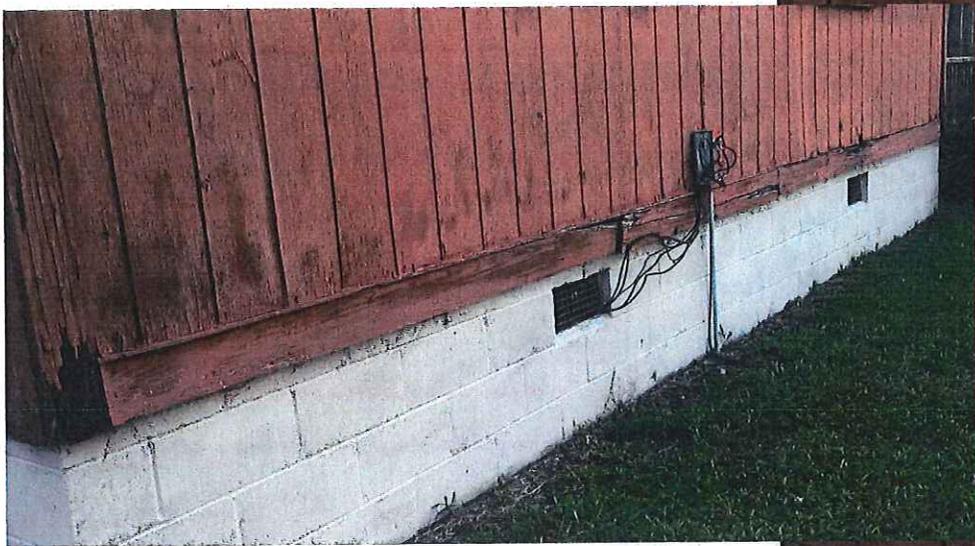
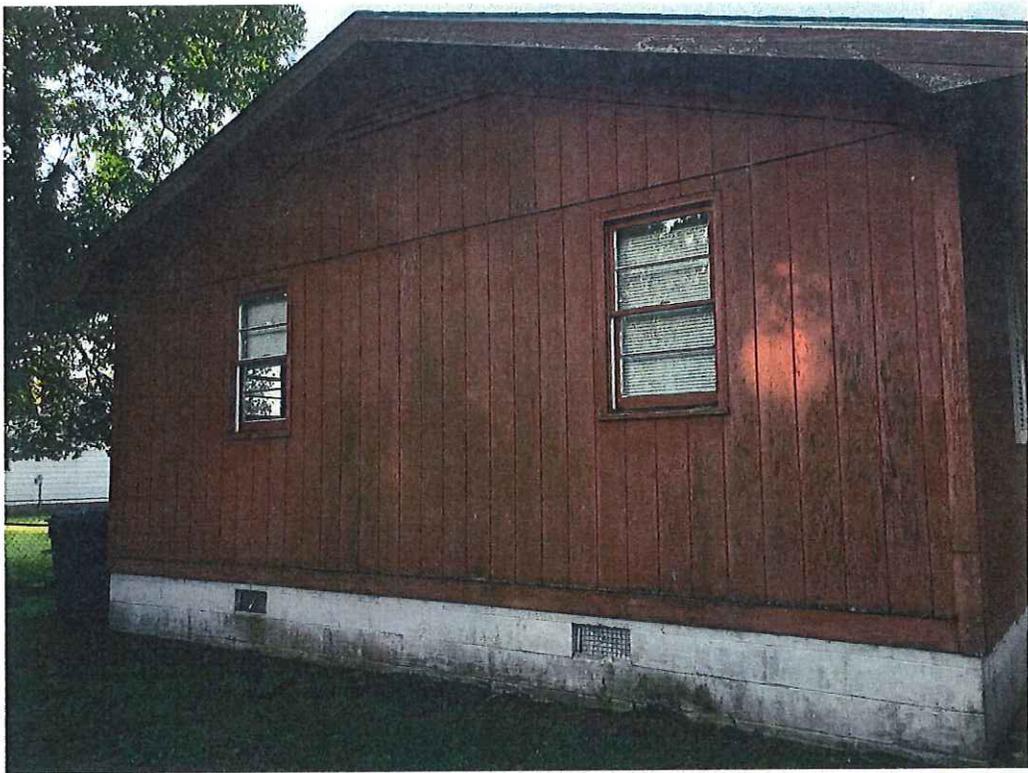


- Parcels 
- Property Land Owners 
- Interior Tract Lines 
- Centerlines 
- County Line 
- County Line (Solid) 
- State 

<u>PIN</u> 01017798	<u>GPIN</u> 5675-96-8898	<u>GPIN LONG</u> 5675-96-8898
<u>OWNER NAME</u> LITCHFIELD HOLDINGS LLC	<u>OWNER NAME2</u>	<u>MAILING ADDRESS</u> 135 HARBOR RD
<u>MAILING ADDRESS2</u>	<u>CITY</u> WASHINGTON	<u>STATE</u> NC
<u>ZIP</u> 27889	<u>PROPERTY ADDRESS</u> 404 WATER ST	<u>ACRES</u> 0.11
<u>NBR BLDG</u> 1	<u>DATE</u> 2005-02-09	<u>DEED BOOK and PAGE</u> 1437/00194
<u>LAND VAL</u> 35568	<u>BLDG VAL</u> 43842	<u>DEFR VAL</u> 0
<u>TOT VAL</u> 79410	<u>NBHD CDE</u> H	<u>NBHD DESC</u> HISTORICAL
<u>STAMPS</u>	<u>SALE PRICE</u> 0.00	<u>LAND USE</u>
<u>PROP DESC</u> 1 LOT 404 WATER STREET	<u>MBL</u> 5675125	<u>EXEMPT AMT</u>
<u>ROAD TYPE</u> PAVED	<u>YR BUILT</u> 1975	<u>SQ FT</u> 960
<u>SUB CDE</u> BLUS01	<u>SUB DESC</u> SINGLE FAMILY RESIDENCE	<u>NBR BED</u> 3
<u>NBR BATHS</u> 1.00	<u>EFF YR</u> 1988	<u>REID</u> 43141
<u>PREV ASSES</u> 79410	<u>TOWNSHIP</u> 01	<u>EXEMPT PROP</u>
<u>NBR STORIES</u> 1	<u>NBR HALF BATHS</u> 0.00	<u>OBJECTID 1</u> 6752
<u>TAXABLE VA</u> 79410		

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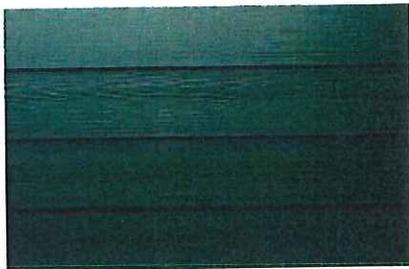
HardiePlank®

HardiePlank® Lap Siding Product Description

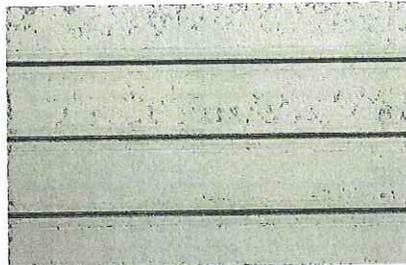
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12-ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures from 4 in. to 10 3/4 in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

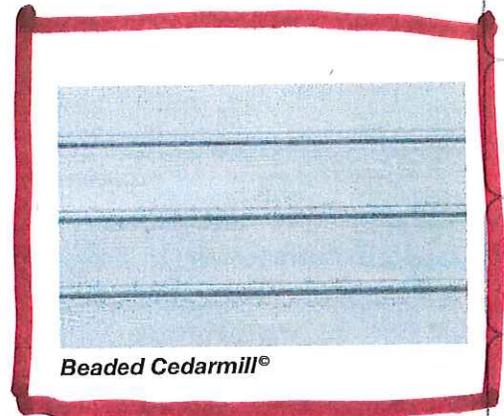
The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



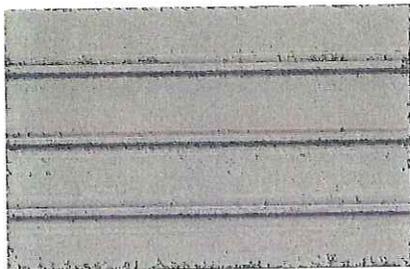
Cedarmill®



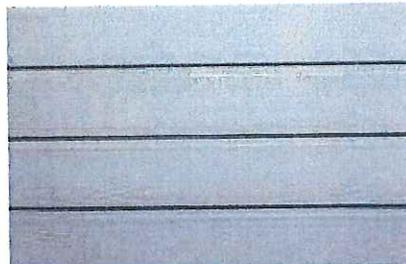
Smooth



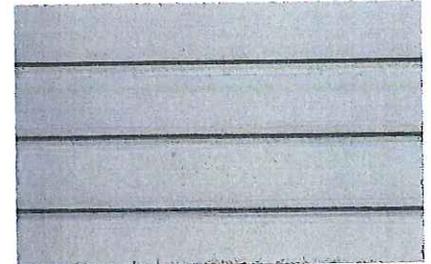
Beaded Cedarmill®



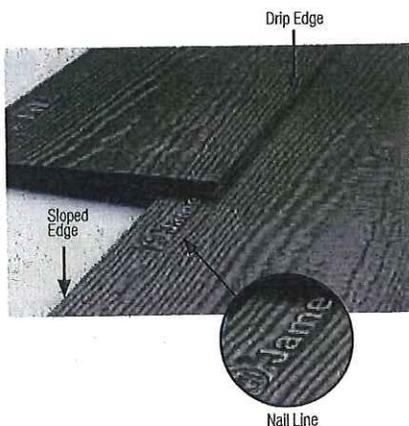
Beaded Smooth



Colonial Roughsawn



Colonial Smooth



General Product Information

Working Safely

Tools for Cutting and Fastening

General Installation Requirements

General Fastener Requirements

Finishing and Maintenance

HardieWrap® Weather Barrier

HardieTrim® Boards/Battens

HardieSoft® Panels

HardiePlank® Lap Siding

HardieShingle® Siding

HardiePanel® Vertical Siding

Appendix/Glossary

ESR-1844 & 2290 Report

Adjoining Property Owners: 404 Water Street

CRISP AULANDER L
122 S ACADEMY ST
WASHINGTON NC 27889

LITCHFIELD HOLDINGS LLC
135 HARBOR RD
WASHINGTON NC 27889

HAUBENREISER MARY ELIZABETH
118 S ACADEMY STREET
WASHINGTON NC 27889

BEACON STREET MOSS LLC
PO BOX 6474
RALEIGH NC 27628

ANNA MARIA IS INVESTMENTS LLC
122 S ACADEMY ST
WASHINGTON NC 27889

PHILLIPS CRYSTAL B
331 EAST MAIN STREET
WASHINGTON NC 27889

CLARK DAVID L
401 E MAIN STREET
WASHINGTON NC 27889

HEEKIN SARAH
409 E MAIN STREET
WASHINGTON NC 27889

BENNETT GERALDINE BOYD
405 E MAIN ST
WASHINGTON NC 27889

Staff Report

404 Water Street

The application for the property located at 404 Water Street is requesting approval to update and replace the current wood paneling siding with Hardi-plank on all elevations. The current wood paneling is rotting.

This building is currently *not* considered a contributing structure in Washington's historic district. Noncontributing structures do not necessarily need to be held to the same standards as contributing structures. However, noncontributing structures have the ability to one day become contributing based on their age or historical significance. When considering alterations to noncontributing structures, also take into account the importance of that feature for that building as it may reset the contributing status clock.

The Design Guidelines states in **Chapter 3.1 Walls Guidelines:**

- **3.1.1** Historic character-defining wall features should be retained and protected including clapboards, corner boards, cornices, quoins, corbelling and other architectural detailing.
- **3.1.2** Original walls should be properly maintained and repaired when necessary. If an original wall feature must be replaced due to excessive deterioration or damage, the new feature should match the original in size, profile, material, and texture.
- **3.1.3** Wooden wall materials should be properly painted and maintained.
- **3.1.4** Paint should not be applied to original unpainted wall surfaces.
- **3.1.5** It is prohibited to cover or replace original wall surfaces with vinyl, aluminum, veneer or other synthetic siding, including chemical applications that may change the texture of the original siding.

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: The owner property located at 404 Water Street is requesting approval to update and replace the current wood panel siding with Hardi-plank on all elevations.

A request has been made by Bill Litchfield to update and replace the current wood panel siding with Hardi-plank on all elevations on the property located at 404 Water Street. 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 Bill Litchfield to update and replace the current wood panel siding with Hardi-plank on all elevations on the property located at 404 Water Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 3.1 Walls Guidelines**.

Or

I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Bill Litchfield to update and replace the current wood panel siding with Hardi-plank on all elevations on the property located at 404 Water Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 3.1 Walls Guidelines**. 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 Bill Litchfield to update and replace the current wood panel siding with Hardi-plank on all elevations on the property located at 404 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 **Section 3.1 Walls Guidelines**.

**329 North Bonner
Street**

**Construction of a Six
Foot Wooden Fence**

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: 329 North Bonner

Historic Property/Name (if applicable): _____

Owner's Name: Hilton Moore

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

Brief Description of Work to be Done:

Property owner would like to construct a wooden 6' foot privacy fence along the back of his property. Fence will be constructed between the trees. Approximately 30' long. Fence will painted white.

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)

Jonann Branch
(Name of Applicant - type or print)
329 North Bonner 27889
(Mailing Address) (Zip Code)
13 July 2016 946-0925
(Date) (Daytime Phone Number)
Jon Ann Branch
(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.

I, Hilton Moore, give permission for my daughter,
Name
Velma Stewart, to represent me at the Historic
Preservation Commission meeting on August 2nd, 2016.

Hilton Moore
Signature





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

<u>PIN</u> 01012053	<u>GPIN</u> 5675-98-6864	<u>GPIN LONG</u> 5675-98-6864
<u>OWNER NAME</u> MOORE HILTON	<u>OWNER NAME2</u>	<u>MAILING ADDRESS</u> 1302 SUMMIT AVE
<u>MAILING ADDRESS2</u>	<u>CITY</u> WASHINGTON	<u>STATE</u> NC
<u>ZIP</u> 27889	<u>PROPERTY ADDRESS</u> 329 N BONNER ST	<u>ACRES</u> 0.12
<u>NBR BLDG</u> 1	<u>DATE</u> 2004-02-02	<u>DEED BOOK and PAGE</u> 1376/00618
<u>LAND VAL</u> 15840	<u>BLDG VAL</u> 36895	<u>DEFR VAL</u> 0
<u>TOT VAL</u> 52735	<u>NBHD CDE</u> H	<u>NBHD DESC</u> HISTORICAL
<u>STAMPS</u>	<u>SALE PRICE</u> 20000.00	<u>LAND USE</u>
<u>PROP DESC</u> 1 LOT 329 BONNER STREET	<u>MBL</u> 567508122	<u>EXEMPT AMT</u>
<u>ROAD TYPE</u> PAVED	<u>YR BUILT</u> 1920	<u>SQ FT</u> 2200
<u>SUB CDE</u> BLUS01	<u>SUB DESC</u> SINGLE FAMILY RESIDENCE	<u>NBR BED</u> 4
<u>NBR BATHS</u> 2.00	<u>EFF YR</u> 1946	<u>REID</u> 43845
<u>PREV ASSES</u> 52735	<u>TOWNSHIP</u> 01	<u>EXEMPT PROP</u>
<u>NBR STORIES</u> 1	<u>NBR HALF BATHS</u> 0.00	<u>OBJECTID 1</u> 6903
<u>TAXABLE VA</u> 52735		

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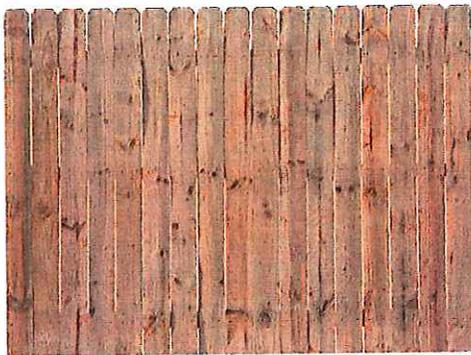
Open until 10PM!
Tyler Lowe's

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Severe Weather Natural Pressure Treated Pine Privacy Fence Panel (Common: 8-ft x 6-ft; Actual: 8-ft x 6-ft)

Item # 396146 Model # 107066

★★★★☆ (7 Reviews)



Buy 25, Get 9% Off

\$44.14

Quantity selector: - 1 +

ADD TO CART

SAVE (heart icon) SHARE (share icon)

FREE Store Pickup

✓ 107 available today at Tyler Lowe's!

Delivery

✓ Delivery available as soon as tomorrow!

CHECK OTHER STORES



Get 5% Off Every Day or Special Financing

Minimum Purchase Required. Subject to credit approval

GET DETAILS

East Martin Luther
King Jr. Blvd.

North Bonner
Street

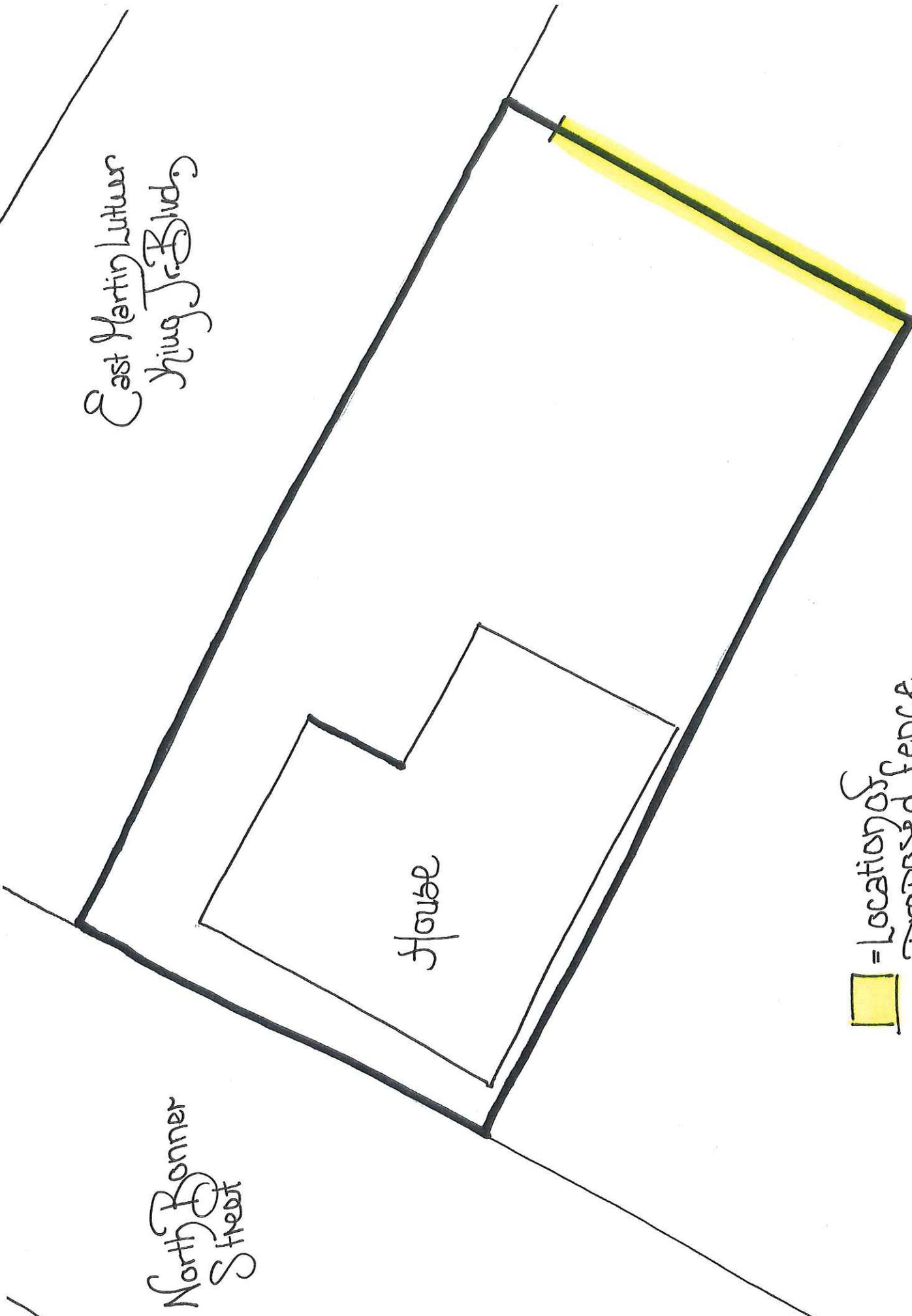
House

 = Location of
Proposed fence

* Not to Scale



North



Adjoining Property Owners: 329 Bonner Street

MOORE DAVID L
406 E 5TH STREET
WASHINGTON NC 27889

GODLEY RICHARD DWAYNE
323 BONNER STREET
WASHINGTON NC 27889

FREEMAN FORD W
208 EDGEWATER DR
WASHINGTON NC 27889

GODLEY THAIRBIE O
327 NORTH BONNER STREET
WASHINGTON NC 27889

MOORE HILTON
329 BONNER STREET
WASHINGTON NC 27889

COOPER WILHELMINA
209 E 4TH ST
WASHINGTON NC 27889

COOPER RUBY JR
215 E MARTIN LUTHER KING DRIVE
WASHINGTON NC 27889

HOUSE OF PRAY DELIVERANCE MIN
P O BOX 155
WASHINGTON NC 27889

BETTY LEE PROPERTIES LLC
900 E MAIN STREET
WASHINGTON NC 27889

Staff Report

329 North Bonner Street

The application for the property located at 329 Bonner Street is requesting approval to install a 6 foot wooden barricade fence in the back yard of the property.

The applicant would like to install a 30 linear foot fence run along the end of their property to delineate the property line between him and 209 East 4th Street. A six foot wooden fence already exists on the south side of the property. The proposed run would match the fence run on the south side (barricade, wooden, "dog ear" decoration, 6 feet in height, and painted white).

The Design Guidelines states in **Chapter 4.6 Fences and Walls:**

- **Chapter 4.6.3** "Deteriorated fence and wall elements should be repaired rather than replaced. New elements should match the original material, texture, and design."
- **Chapter 4.6.6** "New fences and walls should be of a design that is appropriate to the architectural style and period of the historic structure."
- **Chapter 4.6.7** "Front yard fences, fences erected adjacent to a main street or a side street should be of an open design, such as picket and no greater than four (4) feet in height."
- **Chapter 4.6.8** "Privacy fencing shall only be allowed in the rear yard. If a majority of a privacy fence is visible from the public right-of-way, a landscape buffer shall be included. No fence, including a privacy fence, shall exceed six (6) feet in height."
- **Chapter 4.6.10** "All newly constructed wooden fences which are parallel to a main street or side street shall be finished using an opaque stain or painted."

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: 329 Bonner Street- Construction of a fence run

A request has been made by Mr. Hilton Moore for a Certificate of Appropriateness to add a six foot high wooden privacy fence along the east property line of the back yard to delineate his rear property located at 329 Bonner Street from 209 East 4th Street. Please review the Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.6 Fences and Walls.

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 Mr. Hilton Moore to add a six foot high wooden privacy fence along the east property line of the back yard located at 329 Bonner 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 4.6 Fences and Walls.

Or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness Mr. Hilton Moore to add a six foot high wooden privacy fence along the east property line of the back yard located at 329 Bonner 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 4.6 Fences and Walls. 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 Mr. Hilton Moore to add a six foot high wooden privacy fence along the east property line of the back yard located at 329 Bonner 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 4.6 Fences and Walls.

**117 McNair
Street**

**Extension of Existing
Fence**

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: 117 McNair St.

Historic Property/Name (if applicable): Charles Oden House

Owner's Name: Dominic & Rebecca Reising

Lot Size: _____ feet by _____ feet. 0.33 acres
(width) (depth)

Brief Description of Work to be Done:

Would like to extend existing fence (see photo 1)
around yard as shown in photos 2-6.

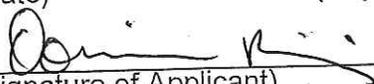
I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An 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)

Dominic Reising
(Name of Applicant - type or print)

117 McNair St. 27889
(Mailing Address) (Zip Code)

7-15-16 252.505.2082
(Date) (Daytime Phone Number)


(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.



Parcels



Property Land Owners



Interior Tract Lines

Centerlines

County Line



County Line (Solid)

State

<u>PIN</u> 01032311	<u>GPIN</u> 5685-07-5171	<u>GPIN LONG</u> 5685-07-5171
<u>OWNER NAME</u> REISIG DOMINIC	<u>OWNER NAME2</u> REISIG REBECCA	<u>MAILING ADDRESS</u> 117 MCNAIR STREET
<u>MAILING ADDRESS2</u> 117 MCNAIR STREET	<u>CITY</u> WASHINGTON	<u>STATE</u> NC
<u>ZIP</u> 27889	<u>PROPERTY ADDRESS</u> 117 N MCNAIR ST	<u>ACRES</u> 0.13
<u>NBR BLDG</u> 1	<u>DATE</u> 2010-03-19	<u>DEED BOOK and PAGE</u> 1714/00304
<u>LAND VAL</u> 27456	<u>BLDG VAL</u> 111845	<u>DEFR VAL</u> 0
<u>TOT VAL</u> 139301	<u>NBHD CDE</u> H	<u>NBHD DESC</u> HISTORICAL
<u>STAMPS</u> 332.00	<u>SALE PRICE</u> 166000.00	<u>LAND USE</u>
<u>PROP DESC</u> 1 LOT 117 MCNAIR STREET	<u>MBL</u> 56850973	<u>EXEMPT AMT</u>
<u>ROAD TYPE</u> PAVED	<u>YR BUILT</u> 1920	<u>SQ FT</u> 1806
<u>SUB CDE</u> BLUS01	<u>SUB DESC</u> SINGLE FAMILY RESIDENCE	<u>NBR BED</u> 3
<u>NBR BATHS</u> 2.00	<u>EFF YR</u> 1982	<u>REID</u> 41525
<u>PREV ASSES</u> 139301	<u>TOWNSHIP</u> 01	<u>EXEMPT PROP</u>
<u>NBR STORIES</u> 1	<u>NBR HALF BATHS</u> 0.00	<u>OBJECTID 1</u> 10613
<u>TAXABLE VA</u> 139301		

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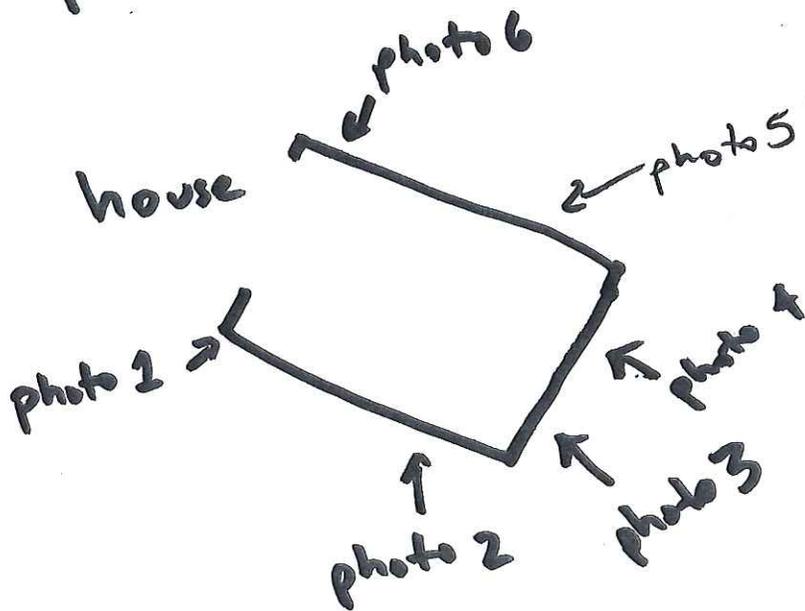




Google earth

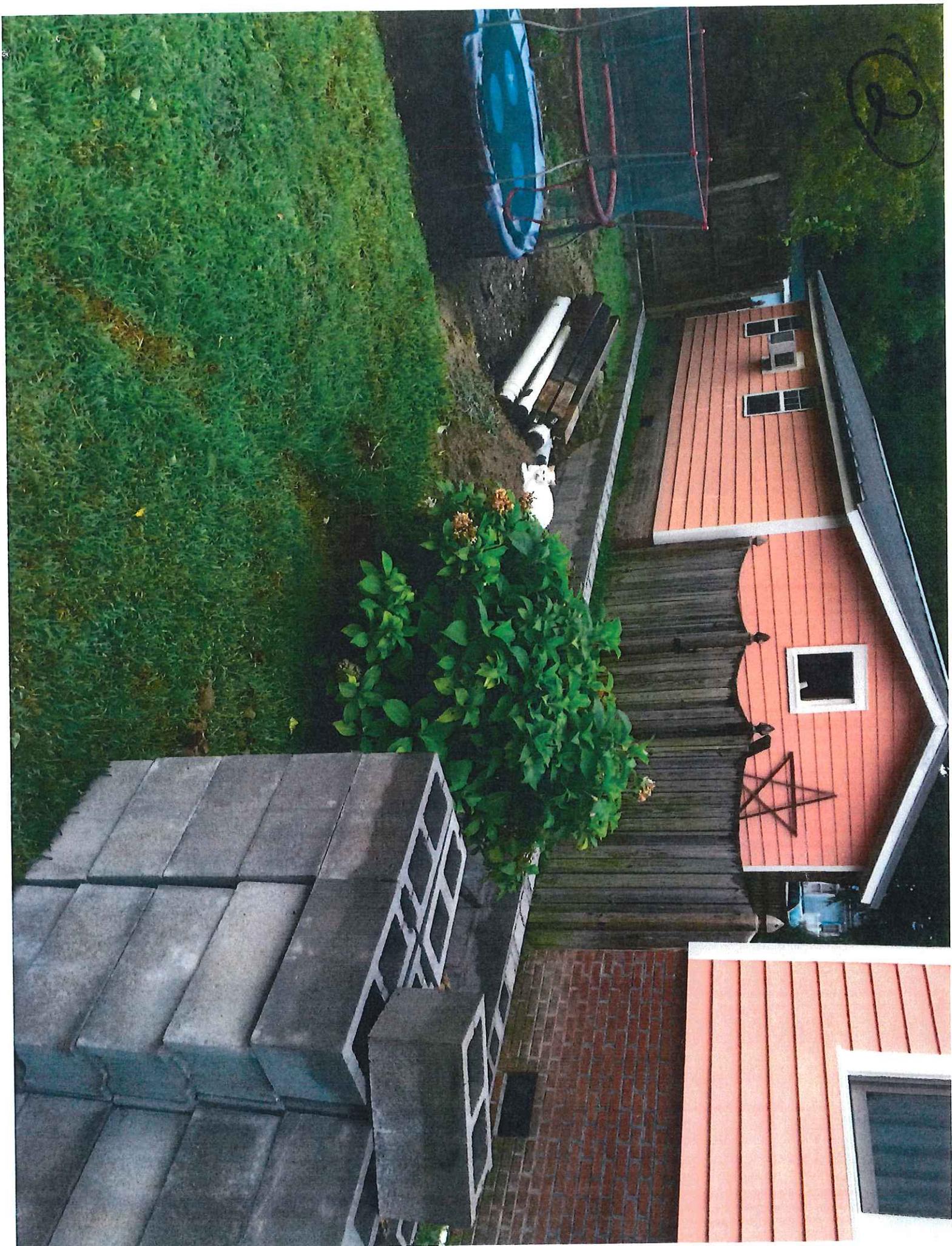


Proposed fenced area^{outlined} in black
Sharpie





T









5



6

Adjoining Property Owners: 117
McNair Street

GREEN BETTY JANE
307 EAST MAIN STREET
WASHINGTON NC 27889

HENLEY MARK ALAN
506 EAST MAIN STREET
WASHINGTON NC 27889

RANSONE CAROLINE H
510 E MAIN STREET
WASHINGTON NC 27889

TURNER PRESTON KEITH
514 E MAIN ST
WASHINGTON NC 27889

ELKS BARBARA S
106 MCNAIR STREET
WASHINGTON NC 27889

JENKINS AUDREY
15455 NW 128TH STREET
PLATTE CITY MO 64079

WILKINSON GREGORY D
120 MCNAIR ST
WASHINGTON NC 27889

WALL JAYNE D
111 S REED DR
WASHINGTON NC 27889

MOLON TOM
113 MCNAIR STREET
WASHINGTON NC 27889

REISIG DOMINIC
117 MCNAIR STREET
WASHINGTON NC 27889

SHEPPARD BARTEMUS
8354 CHERRY RUN RD
WASHINGTON NC 27889

POSTON MARGARET
8770 N CUMBERNAULD CIRCLE
GERMANTOWN TN 38139

WALKINSHAW NELLIE
125 MACNAIR STREET
WASHINGTON NC 27889

HAWKINS FREDERICK F
507 E 2ND STREET
WASHINGTON NC 27889

YEUNG KIT
137 CASTLE CT
WASHINGTON NC 27889

STONE SHIRLEY
513 E 2ND STREET
WASHINGTON NC 27889



DOWNTOWN DEVELOPMENT
& HISTORIC PRESERVATION

July 25, 2016

Subject: Certificate of Appropriateness – 117 McNair 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 are required to be notified by the City of Washington. According to the application submitted by Moss Landing and Beacon Street Development your property is located adjacent to the above subject property.

A request has been made by Mr. Dominic Reisig for a Certificate of Appropriateness to enclose the back yard with a 6 foot wooden barricade fence on the property located at 117 McNair Street.

If you would like to see plans for this work, please visit the City Planning Office prior to the meeting. Additionally, the full application is available on the city website.

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

Date: Tuesday August 2, 2016

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

Time: 7:00 PM

In the meantime, should you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Rebert", written in a cursive style.

Emily Rebert
Community Development Planner
Historic Preservation
252-946-0897
erebert@washingtonnc.gov

Staff Report

117 McNair Street

The application for the property located at 117 McNair Street is requesting approval to install a 6 foot wooden barricade fence on the tertiary elevation of the property.

The applicant would like to enclose the back yard. A six foot wooden fence already exists on the south side of the property. The proposed run would, therefore, enclose the property owner's back yard. The proposed run would match the fence run on the east side (barricade, wooden, "swag" decoration, 6 feet in height,).

The Design Guidelines states in **Chapter 4.6 Fences and Walls**:

- **Chapter 4.6.3** "Deteriorated fence and wall elements should be repaired rather than replaced. New elements should match the original material, texture, and design."
- **Chapter 4.6.6** "New fences and walls should be of a design that is appropriate to the architectural style and period of the historic structure."
- **Chapter 4.6.7** "Front yard fences, fences erected adjacent to a main street or a side street should be of an open design, such as picket and no greater than four (4) feet in height."
- **Chapter 4.6.8** "Privacy fencing shall only be allowed in the rear yard. If a majority of a privacy fence is visible from the public right-of-way, a landscape buffer shall be included. No fence, including a privacy fence, shall exceed six (6) feet in height."
- **Chapter 4.6.10** "All newly constructed wooden fences which are parallel to a main street or side street shall be finished using an opaque stain or painted."

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: 117 McNair Street- Installing a fence to enclose back yard

A request has been made by Mr. Dominic Reisig for a Certificate of Appropriateness to extend the existing fence around the back yard of the property located at 117 McNair Street. Please review the Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.6 Fences and Walls.

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 Mr. Dominic Reisig extend the existing fence around the back yard of the property located at 117 McNair 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 4.6 Fences and Walls.

Or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness Mr. Dominic Reisig extend the existing fence around the back yard of the property located at 117 McNair 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 4.6 Fences and Walls. 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 Mr. Dominic Reisig extend the existing fence around the back yard of the property located at 117 McNair 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 4.6 Fences and Walls.

**416 Water
Street**

**Construction of a New
Residential Dwelling**

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: 416 Water Street

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

Owner's Name: Anna Maria Is Investments

Lot Size: 60' (width) feet by 130' (depth) feet. 0.18 acres

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:

Construct new single family two-story dwelling at 416 Water Street. The home will be consistent with other homes in the District.

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)

A.L. Crisp - Anna Maria Is Investments
(Name of Applicant - type or print)
122 S. Academy Street Washington, NC 27889
(Mailing Address) (Zip Code)
7/18/16 252-945-4777
(Date) (Daytime Phone Number)
Al Crisp
(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 5.0	New Construction	Construct single family dwelling
Section 5.2	Residential Construction	



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

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416 Water Street

Al Crisp
Single Family Dwelling – New Construction
416 Water Street

Materials List

1. White Vinyl Clad Windows – one over one
2. Downstairs Front Door – double doors, wood, w/transom window – full glass
3. Upstairs Front Door – double doors, wood – full glass
4. Side Kitchen Door – paintable fiberglass door – full glass
5. Downstairs Rear Door – double doors, wood – full glass
6. Upstairs Rear Door – single door, wood – full glass
7. Hardi-Board Siding – wood under front porch on wall – hardi-Board trim – hardi-shakes on gables on house & carports
8. Brick underpinning with white louvres – matches Chamber building
9. Brick Steps – front and side
10. Composite Trex Decking – on front porch, balcony and rear deck
11. Trex Composite White Posts – white composite balusters, white bottom rail & woodgrain top rail
12. White 12” Round Fiberglass Columns – on house and carports
13. Architectural Shingles – aged oak color – Cooper look metal over upper balcony and bay window
14. Solid Composite Shutters
15. Existing Storage Shed – add hardi-board siding and architectural shingles to match house
16. Brick Pavers for the Driveway and Walkway
17. 4’ high wrought fence around front and west side of the house – 2 gates
18. 6’ high wooden privacy fence along rear property line – (62’)

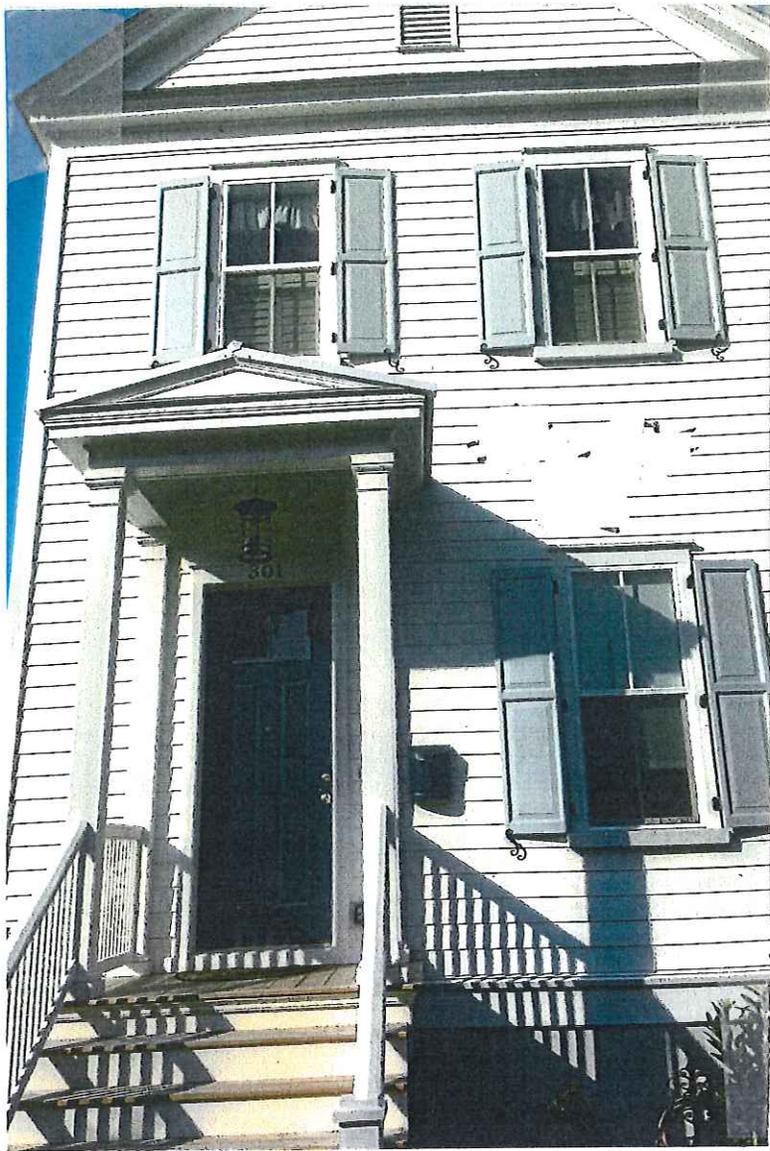
Matches decking
on front porch &
rear deck →



Matches proposed
railing and
balusters

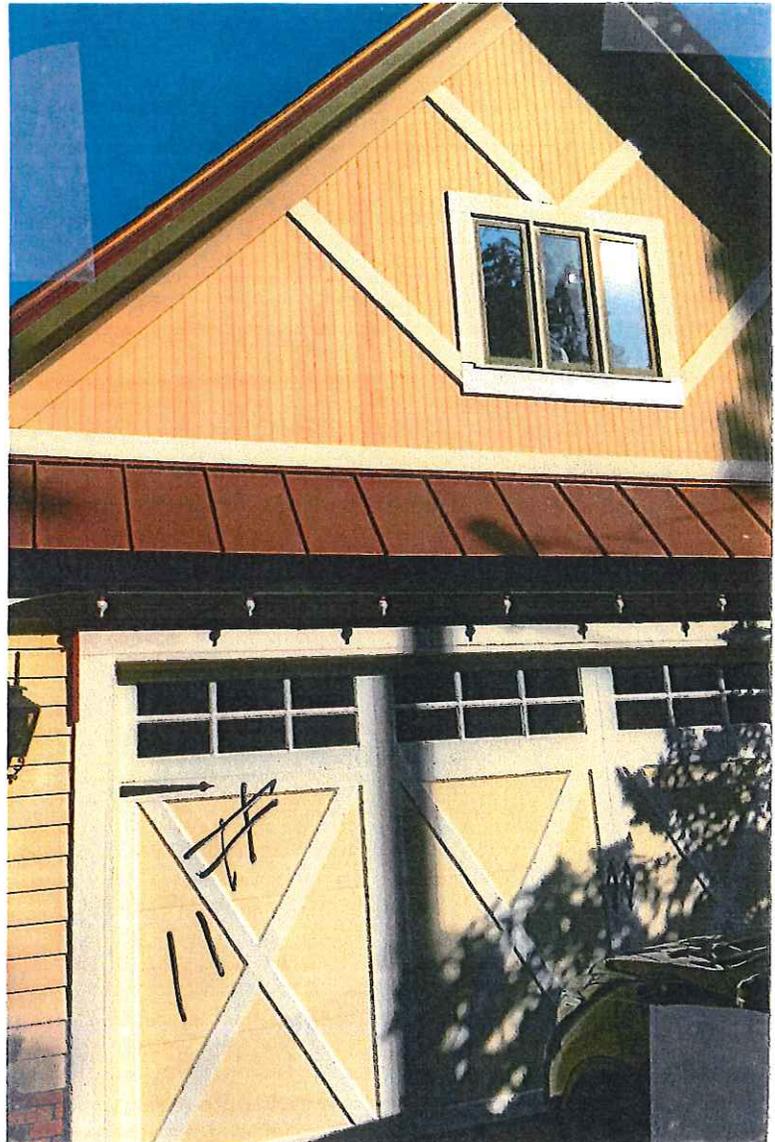


Matches
white louver
on Chamber
Bldg.



← Matches solid composite shutters

Matches copper metal over balcony and bay window →



Similar to
4' high
wrought iron
fence



Adjacent Property Owners - 416 Water Street

Litchfield Holdings
135 Harbor Road
Washington, NC 27889

Walter Hannan
1721 Anderson Street
Wilson, NC 27893

Charles Davis
413 East Main Street
Washington, NC 27889

Sarah Heekin
409 East Main Street
Washington, NC 27889

Geraldine Bennett
405 East Main Street
Washington, NC 27889

Anna Maria IS Investments
122 South Academy Street
Washington, NC 27889

Beacon Street Moss
PO Box 6474
Raleigh, NC 27628

Rebecca Clark
203 S. Academy Street
Washington, NC 27889



CITY OF WASHINGTON
DOWNTOWN DEVELOPMENT □ HISTORIC PRESERVATION

July 21, 2016

Subject: Certificate of Appropriateness – 416 Water Street

Dear Adjoining Property Owner,

Whenever exterior construction 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 Mr. A.L. Crisp your property is located adjacent to the above subject property. A request has been made by Mr. Crisp for a Certificate of Appropriateness to construct a new single family dwelling on the property located at 416 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, August 2, 2016

Place: City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor. 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 975-9384 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

Emily Rebert

Emily Rebert, Preservation Planner
Planning and Development

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission
From: Emily Rebert, Historic Preservation Planner
Re: 416 Water Street – Construction of a single family dwelling

A request has been made by Mr. A.L. Crisp for a Certificate of Appropriateness to construct a new single family dwelling on the property located at 416 Water Street. Please review the Design Guidelines, specifically Chapter 5.0 New Construction Section 5.2 Residential Construction.

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. A.L. Crisp to construct a new single family dwelling on the property located at 416 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 5.0 New Construction Section 5.2 Residential Construction.

or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. A.L. Crisp to construct a new single family dwelling on the property located at 416 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 5.0 New Construction Section 5.2 Residential Construction. 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. A.L. Crisp to construct a new single family dwelling on the property located at 416 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 5.0 New Construction Section 5.2 Residential Construction.

**406 Water
Street**

**Construction of a New
Residential Dwelling**

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

Please use Black Ink

Street Address of Property: 406 Water Street

Historic Property/Name (if applicable): _____

Owner's Name: Franklin DuVal Johnson, Jr. + Frances Snyder Johnson

Lot Size: 55 feet by 120 (left side) 138 (right) feet.
(width) (depth)

Brief Description of Work to be Done:
Build new home. See attached sheet

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)

Franny + Val Johnson
(Name of Applicant - type or print)
PO Box 445 Washington, NC 27889
(Mailing Address) (Zip Code)
July 17, 2016 252-623-1524
(Date) (Daytime Phone Number)
Franny Johnson
(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.

1989 sq-ft. 1 1/2 story

Carport positioned behind house

Breezeway connects to house

Concrete runners on left side of house leading to carport

Brick foundation with crawlspace

Brick steps

Exterior to be Hardiplank painted white.

Black architectural shingles

Vinyl windows trimmed in black with exposed mullions

Stained exterior doors or painted black

Wood front and side porches. Side porch screened

Wood columns



Appendix A3

Materials List

NEW CONSTRUCTION ADDENDUM TO COA APPLICATION

Property Owner Franny & Val Johnson Street Address 406 Water Street
 Address _____ Tax Parcel # _____
 City, State, Zip Washington, NC 27889 Phone _____

Project Description: Check all that apply.

- Primary Structure Secondary Structure Other _____

USE:

- Residential Commercial
 Single Family Office
 Multi-Family Institutional

PRIMARY MATERIALS:

- Wood Clapboard
 Wood Shingles
 Rectanguler
 Fishscale
 Sawtooth
 Other _____
 Brick
 Stone
 Concrete Block
 Stucco
 Vinyl Siding
 Smooth surface
 Wood grain
 Aluminum Siding
 Slate
 T-111
 Cementitious Siding (Hardi-plank or other)
 Masonite

- Metal
 Glass Panels
 Other _____

GABLES, DORMERS, ETC.:

- Wood Clapboard
 Wood Shingles
 Rectangular
 Fishscale
 Sawtooth
 Other _____
 Brick
 Stone
 Concrete Block
 Stucco
 Vinyl Siding
 Smooth surface
 Wood grain

- Aluminum Siding
 Slate
 T-111
 Cementitious Siding (Hardi-plan or other)
 Masonite
 Metal
 Glass Panels
 Other _____

Orientation of Primary Surface Materials:

- Horizontal
 Vertical
 Diagonal

Orientation of Secondary Surface Materials:

- Horizontal
 Vertical
 Diagonal

TRIM & ORNAMENTATION/ARCHITECTURAL DETAILS:

- Decorative Siding Cornices
 Half Timbering Brackets
 Fishscale Lintels
 Sawtooth Brick Patterns
 Other _____ Frieze
 Moldings
 Corner Boards
 Window & Door Surrounds

VENTILATION:

- Gable
 - Freestanding
 - rectangular
 - circular
 - peaked
 - square
 - decorative
 - Louvered
 - triangular in peak
- Soffit
- Roof

ROOF:

Shape

- Flat
- Gable
 - Front
 - End
 - Multi # _____
- Hip
- Gambrel
- Shed
- Box Cornice
- Open Cornice
- Exposed Rafter Ends
- Fascia Boards
- Gutters
 - Built In
 - Applied
- Downspouts
 - Copper
 - Aluminum
 - Vinyl
- Rain Deflector
 - Overhang _____"

Pitch

- Primary _____
- Secondary _____
- Other _____

Materials

- Composition (asphalt/fiberglass)
- Standing Seam Tin
- Pressed Tin
- Metal Shingles
- Slate
- Synthetic Slate
- Clay Tiles
- Asbestos
- EPDM
- Other _____

Color

- Primary _____
- Secondary _____
- Other _____

Features

- Cresting
- Lightning Rods
- Spire
- Cupola
- Towers

Dormers

- Total # _____
- Front Elev. # _____
- # Windows _____

Window shape

- Rectangular
- Arched
- Palladian
- Vent
- Other _____

Roof Shape

- Shed
- Gable
- Hip
- Eyebrow

Surface Materials _____

Roof Materials _____

Chimneys

Materials

- Brick
- Stucco
- Other None

Type

- End
- Interior
- Cap

MECHANICAL EQUIPMENT:

HVAC Equipment

- Side Yard
- Rear Yard
- Window
- Roof

Misc.

- Small Satellite Dish
- Large Satellite Dish
- TV Antennae
- Solar Panels

Sky Lights

- Flat
- Hipped
- Concave
- Size _____

FOUNDATIONS:

Type

- Slab
- Raised Slab
- Frame - Ht _____

Materials

- Brick
- Concrete Block
- Stucco
- Piers
- Lattice

STREET-FACING ENTRANCE/PORCH:

Balustrade/Railing

- Wrought Iron
- Wood
 - Turned
 - 2 x 2
 - 2 x 4
 - Other _____
- Vertical Orientation
 - _____ "o.c.
- Other Orientation _____

Ceiling (if applicable)

- None
- T/G
- Plywood
- Vinyl
- Other _____

Roof Material

- Standing Seam Tin
- Built-up
- EPDM
- Shingle
- Slate
- Other _____

FENESTRATION:

Windows

Groupings - Front Elevation

- Singles
- Pairs
- Triples

Groupings - All Sides

- Singles
- Pairs
- Triples
- Other _____

Materials

- Wood
- Metal
- Vinyl
- Glass Block
- Other _____

Flooring

- T/G
- Decking Boards
- Concrete
- Brick
- Tile
- Other _____

Stairs

- Wood
- Brick
- Concrete Block
- Tile
- Other _____
- Hand Rail
 - Wood
 - Metal
 - Describe _____

Foundation Type

- Brick
- Concrete Block
- Pier
- Lattice

Style

- Fixed
- Single Hung
- Double Hung
- Casement

Storm Windows

- Aluminum
- Triple Track
- Wood
- Color _____
- Screens
 - Wood
 - Aluminum
 - Full
 - Half

Dimensions _____

Orientation

- Vertical
- Horizontal

Supports/Columns

- Turned
- Classical (round)
- Fluted
- 4 x 4
- 6 x 6
- Chamfered
- Wood
- Wrought Iron
- Brick
- Tapered Wood
- Paired
- Other _____

Accessibility Ramp

Located at:

- Street Front
- Side
- Rear

Materials

- Wood
- Metal
- Concrete
- Slope _____

Doors

- Single
- Double - french on side
- Revolving
- Panels # _____

Materials

- Wood
 - Size _____
 - Shape _____
 - # Lites _____
- Metal
- Vinyl
- Glass
 - Sidelights # _____
 - Transom
 - Shape _____



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

<u>PIN</u> 01023806	<u>GPIN</u> 5675-96-9825	<u>GPIN LONG</u> 5675-96-9825
<u>OWNER NAME</u> ANNA MARIA IS INVESTMENTS LLC	<u>OWNER NAME2</u>	<u>MAILING ADDRESS</u> 122 S ACADEMY ST
<u>MAILING ADDRESS2</u>	<u>CITY</u> WASHINGTON	<u>STATE</u> NC
<u>ZIP</u> 27889	<u>PROPERTY ADDRESS</u> 406 E WATER ST	<u>ACRES</u> 0.10
<u>NBR BLDG</u> 0	<u>DATE</u> 2006-12-08	<u>DEED BOOK and PAGE</u> 1558/00716
<u>LAND VAL</u> 29568	<u>BLDG VAL</u> 0	<u>DEFR VAL</u> 0
<u>TOT VAL</u> 29568	<u>NBHD CDE</u> H	<u>NBHD DESC</u> HISTORICAL
<u>STAMPS</u>	<u>SALE PRICE</u> 19000.00	<u>LAND USE</u>
<u>PROP DESC</u> 1 LOT 406 WATER STREET	<u>MBL</u> 5675124	<u>EXEMPT AMT</u>
<u>ROAD TYPE</u> PAVED	<u>YR BUILT</u>	<u>SQ FT</u>
<u>SUB CDE</u>	<u>SUB DESC</u>	<u>NBR BED</u>
<u>NBR BATHS</u>	<u>EFF YR</u>	<u>REID</u> 42430
<u>PREV ASSES</u> 29568	<u>TOWNSHIP</u> 01	<u>EXEMPT PROP</u>
<u>NBR STORIES</u>	<u>NBR HALF BATHS</u>	<u>OBJECTID 1</u> 6755
<u>TAXABLE VA</u> 29568		

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Adjoining Property Owners:
406 Water Street

LITCHFIELD HOLDINGS LLC
135 HARBOR RD
WASHINGTON NC 27889

BEACON STREET MOSS LLC
PO BOX 6474
RALEIGH NC 27628

ANNA MARIA IS INVESTMENTS LLC
122 S ACADEMY ST
WASHINGTON NC 27889

CLARK DAVID L
401 E MAIN STREET
WASHINGTON NC 27889

HEEKIN SARAH
409 E MAIN STREET
WASHINGTON NC 27889

DAVIS CHARLES
413 EAST MAIN STREET
WASHINGTON NC 27889

BENNETT GERALDINE
405 E MAIN ST
WASHINGTON NC 27889



DOWNTOWN DEVELOPMENT
& HISTORIC PRESERVATION

July 26, 2016

Subject: Certificate of Appropriateness – 406 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 are required to be notified by the City of Washington. According to the application submitted by Moss Landing and Beacon Street Development your property is located adjacent to the above subject property.

A request has been made by Mr. Franklin Johnson for a Certificate of Appropriateness to construct a new residential dwelling on the property located at 406 Water Street.

If you would like to see plans for this work, please visit the City Planning Office prior to the meeting. Additionally, the full application is available on the city website. You are welcomed and encouraged to attend the regularly scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

Date: Tuesday August 2, 2016

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

Time: 7:00 PM

In the meantime, should you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Rebert", written in a cursive style.

Emily Rebert
Community Development Planner
Historic Preservation
252-946-0897
erebert@washingtontnc.gov

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission
From: Emily Rebert, Planning and Development
Re: 406 Water Street – Construction of a single family dwelling

A request has been made by Mr. Franklin Johnson for a Certificate of Appropriateness to construct a new single family dwelling on the property located at 406 Water Street. Please review the Design Guidelines, specifically Chapter 5.0 New Construction Section 5.2 Residential Construction.

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. Franklin Johnson to construct a new single family dwelling on the property located at 406 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 5.0 New Construction Section 5.2 Residential Construction.

or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Franklin Johnson to construct a new single family dwelling on the property located at 406 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 5.0 New Construction Section 5.2 Residential Construction. 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. Franklin Johnson to construct a new single family dwelling on the property located at 406 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 5.0 New Construction Section 5.2 Residential Construction.

**122 South Academy
Street**

**Addition Between House
and Garage**

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: 122 S. Academy St Washington, NC 27889

Historic Property/Name (if applicable): _____

Owner's Name: Al & Angela Crisp

Lot Size: 100 feet by 53 feet.
(width) (depth)

Brief Description of Work to be Done:

Addition between Main House & Garage,
Drawings Attached

7/18/2016

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)

Ann Hunt
(Name of Applicant - type or print)

8022 Crookneck Dr. Angier NC 27501
(Mailing Address) (Zip Code)

7-17-16 919 275 0041
(Date) (Daytime Phone Number)

Ann B Hunt
(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.

Ann Hunt
8022 Crookneck Dr
Angier, NC 27501
919/275-0041

We would like Lydie Jennings, our Buyers Agent, to act on our behalf & present to the Historic Commission on August 2, 2016. Our contractor, Matt Sophur, will also be there.

DocuSigned by:
Ann B Hunt 7/18/2016
6FB3F02343BF43C...

Ann Hunt



122 Academy Street

East Elevation

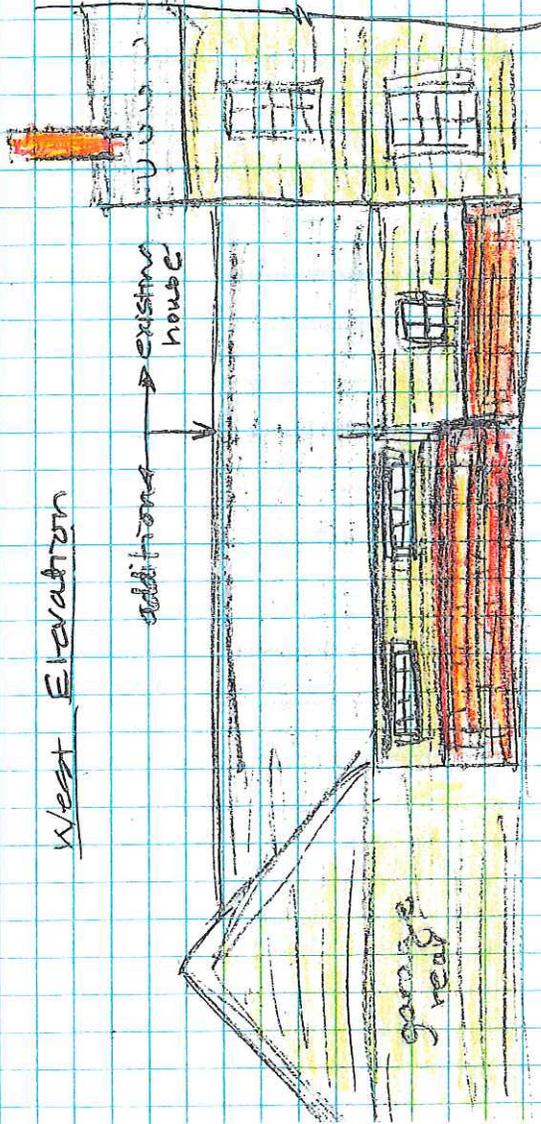


Notes:

- Proposed addition to connect existing house to garage
- Removal of existing brick roadie
- Addition to be approximately 17' x 10'
- Roofline and materials to be the same as existing house pitch and will tie into the garage below the ridge line
- All siding and new windows to match existing house
- Six foot shed roof to cover walkway & part of the addition to be copper colored metal to match existing on home

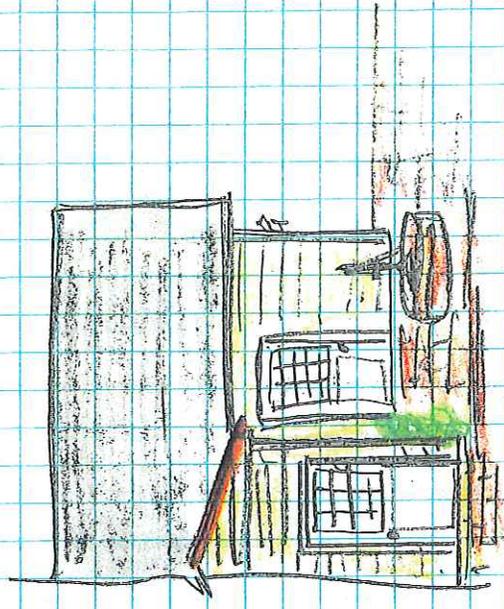
122 Academy Street

West Elevation

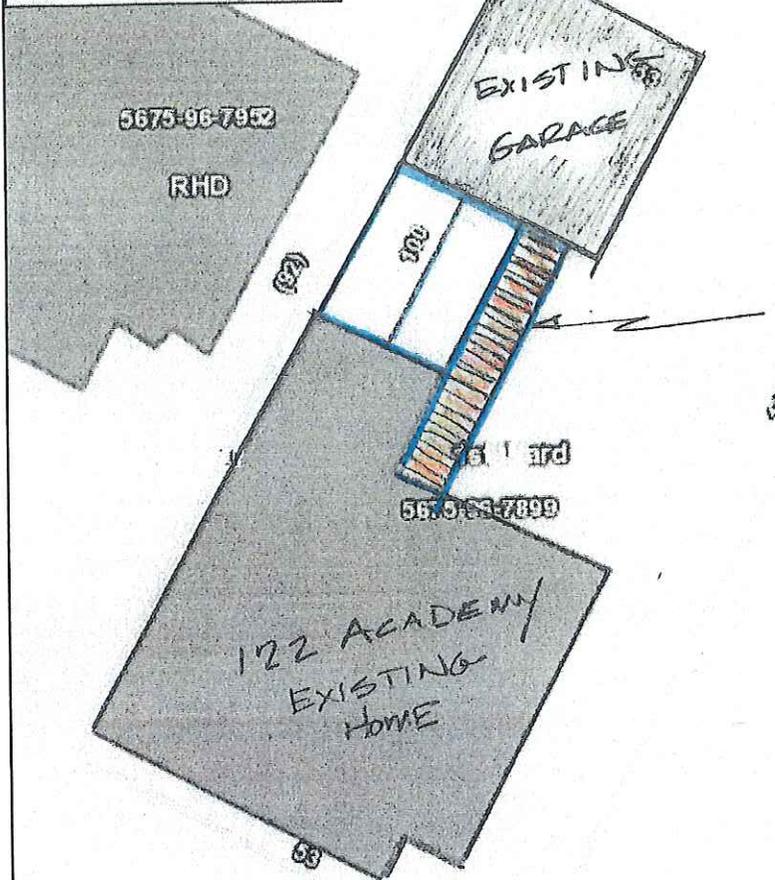
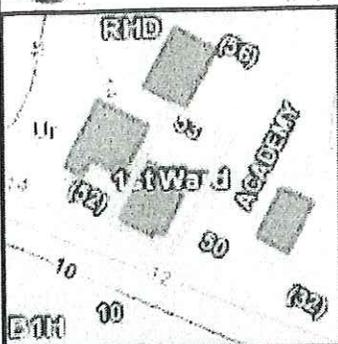


- Rear brick wall remains
- Two new transom windows in addition
- Siding & roofing materials to match

North Elevation

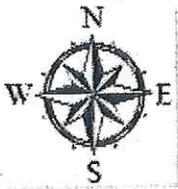


- covered walkway from existing porch to new addition entrance



PROPOSED ADDITION

- ~17'7" x 10'4"
- EXTEND GABLE ROOF FROM HOUSE TO GARAGE
- OPEN COVERED WALKWAY FROM PORCH TO ADDITION.



1:21 Feet



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

<u>PIN</u> 01028497	<u>GPIN</u> 5675-96-7899	<u>GPIN LONG</u> 5675-96-7899
<u>OWNER NAME</u> CRISP AULANDER L	<u>OWNER NAME2</u> CRISP ANGELA E	<u>MAILING ADDRESS</u> 122 S ACADEMY ST
<u>MAILING ADDRESS2</u> 122 S ACADEMY ST	<u>CITY</u> WASHINGTON	<u>STATE</u> NC
<u>ZIP</u> 27889	<u>PROPERTY ADDRESS</u> 122 S ACADEMY ST	<u>ACRES</u> 0.10
<u>NBR BLDG</u> 1	<u>DATE</u> 2002-10-08	<u>DEED BOOK and PAGE</u> 1282/00399
<u>LAND VAL</u> 42000	<u>BLDG VAL</u> 157821	<u>DEFR VAL</u> 0
<u>TOT VAL</u> 199821	<u>NBHD CDE</u> H	<u>NBHD DESC</u> HISTORICAL
<u>STAMPS</u> 140.00	<u>SALE PRICE</u> 70000.00	<u>LAND USE</u>
<u>PROP DESC</u> LOT HERMAN E GASKINS JR ET UX	<u>MBL</u> 5675126	<u>EXEMPT AMT</u>
<u>ROAD TYPE</u> PAVED	<u>YR BUILT</u> 1900	<u>SQ FT</u> 1928
<u>SUB CDE</u> BLUS01	<u>SUB DESC</u> SINGLE FAMILY RESIDENCE	<u>NBR BED</u> 3
<u>NBR BATHS</u> 2.00	<u>EFF YR</u> 1974	<u>REID</u> 41920
<u>PREV ASSES</u> 199821	<u>TOWNSHIP</u> 01	<u>EXEMPT PROP</u>
<u>NBR STORIES</u> 1	<u>NBR HALF BATHS</u> 1.00	<u>OBJECTID 1</u> 6749
<u>TAXABLE VA</u> 199821		

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Adjoining Property Owners:
122 South Academy Street

PHILLIPS CRYSTAL B
331 EAST MAIN STREET
WASHINGTON NC 27889

JEFFERSON ANNETTE L
323 E MAIN STREET
WASHINGTON NC 27889

CARTER HENRY CLAY
325 EAST MAIN STREET
WASHINGTON NC 27889

CLARK DAVID L
401 E MAIN STREET
WASHINGTON NC 27889

BEACON STREET MOSS LLC
PO BOX 6474
RALEIGH NC 27628

ANNA MARIA IS INVESTMENTS LLC
122 S ACADEMY ST
WASHINGTON NC 27889

HAUBENREISER MARY ELIZABETH
118 S ACADEMY STREET
WASHINGTON NC 27889

LITCHFIELD HOLDINGS LLC
135 HARBOR RD
WASHINGTON NC 27889

HOWDY MARGARET GRAY
326 WATER STREET
WASHINGTON NC 27889

BIENES JERRY F
754 MCCOTTERS MARINE RD
WASHINGTON NC 27889

Staff Report

122 South Academy Street

The application for the property located at 122 South Academy Street is requesting approval to construct an addition to connect the house with the garage on the property.

Please Review all of Guidelines **Chapter 5.3 Additions**.

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: 122 South Academy Street- Construction of an addition

A request has been made by Ms. Ann Hunt for a Certificate of Appropriateness to add an addition between the house and garage of the property located at 122 South Academy Street. Please review the Design Guidelines, specifically Chapter 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 Ms. Ann Hunt to add an addition between the house and garage of the property located at 122 South Academy Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 5.3 Additions.

Or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Ms. Ann Hunt to add an addition between the house and garage of the property located at 122 South Academy Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 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 Ms. Ann Hunt to add an addition between the house and garage of the property located at 122 South Academy 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 5.3 Additions.

MINOR

WORKS

Minor Works

1. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 420 Water Street to repair a porch using like materials on the tertiary elevation of the property.
2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 524 West Main Street to install a new HVAC unit in place of the previous one on the tertiary elevation of the property.
3. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 605 East Second Street to install a new gas pack in place of the previous one of the property.
4. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 329 North Bonner Street to repair the front porch and siding using like materials on the front façade of the property.

OTHER BUSINESS

**Washington's
Demolition by Neglect
Ordinance:
Property Status**

MINUTES

**WASHINGTON HISTORIC PRESERVATION
COMMISSION
Regular Scheduled Meeting – Minutes
Tuesday, July 5, 2016**

Members Present

Cheri Vaughan Ed Hodges
Judi Hickson William Kenner

Members Absent

Mary Pat Musselman
Geraldine McKinney
Mark Everett

Others Present

John Rodman, Director
Emily Rebert, Historic Planner
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.

Harrell Robinson came forward and explained a project that the WHDA will be presenting to the City Council. He explained that they would like to put up hanging baskets for floors in the downtown area. The Commission discussed the idea.

Judi Hickson made a motion for the Commission to endorse the project. William Kenner seconded the motion and all voted in favor.

IV. Old Business

1. A request has been made by Mr. Steven Rader and Ms. Charlotte Mason for a Certificate of Appropriateness to remove a pine tree located in the back yard of the property on 119/117 South Harvey Street.

The request was continued due to the fact that there was no one there to present the request.

V. Certificate of Appropriateness

A. Major Works

1. A request has been made by Ms. Martha Matthews for a Certificate of Appropriateness to remove the existing porch railings located on the front porch of the primary elevation on the property located at 432 East Main Street.

Ms. Martha Matthews came forward and was sworn in. She explained her request to the Commission and answered questions.

The Chairman opened the floor. No one came forward to speak for or against the motion. The Commission discussed the request amongst themselves.

Cheri Vaughn made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Ms. Martha Matthews to remove the existing railings on the front porch in the primary elevation of the property located at 432 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 Section 3.6 Porches and Entryways and 3.10 Architectural Details. Her motion was seconded by William Kenner. All voted in favor and the motion carried.

2. A request has been made by Ms. Annette Jefferson for a Certificate of Appropriateness to do the following with their property located at 323 East Main Street:

- a. Update and repair the existing garden shed.
- b. Replace the existing wood fence with a new wooden 4' picket fence.

Annette Jefferson came forward and was sworn in. She explained her request in detail to the Commission and answered their question.

The Chairman opened the floor and no one came forward to speak for or against the request.

William Kenner made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Ms. Annette Jefferson to update and repair the existing garden shed in the tertiary elevation of the property located at 323 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 Section 3.12 Outbuildings and Accessory Structures. I further move that the Historic Preservation Commission place the

following conditions on the approval: that she uses standing seam roof or silicon. Cheri Vaughn seconded the motion and all voted in favor.

Judi Hickson made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Ms. Annette Jefferson to update and replace the wooden privacy fence in the tertiary elevation of the property located at 323 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 Section 4.6 Fences and Walls. Her motion was seconded by William Kenner and all voted in favor.

3. A request has been made by Mr. Robin Banks for a Certificate of Appropriateness to remove two trees located on the east and west side of the property located at 550 East Main Street.

Mr. Robin Banks came forward and was sworn in. He explained that he wanted to remove the trees because one of the trees is dead and he feels the other tree is in danger of falling and damaging adjacent property. Mr. Banks also answered questions from the Commission.

The Chairman opened the floor. No one came forward to speak for or against the request. The Commission discussed the request further. The Commission spoke about the uniqueness of the tree in front of the property and agreed that the Brown Street tree is definitely a safety issue and needs to come down. Cheri Vaughn stated that it was difficult to find a tree like the one in the front and she believes that it may be a rare tree.

Cheri Vaughn made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Robin Banks to remove the dead pine tree on Brown Street located at 550 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 Section 4.1 Landscaping. I further move that the Commission deny the request to cut down the tree in the front of the property. William Kenner seconded the motion and all voted in favor.

4. A request has been made by Mr. Hank Van Dorp for a Certificate of Appropriateness to install a 20' run of fencing along the driveway on property located at 709 West Main Street.

Mr. Van Dorp came forward and was sworn in. He explained that the back yard has an existing fence that borders three sides of the property. He explained that there is a 20ft area where there is not fence and he would like to extend the existing fence to close this gap. He stated that it would run front he corner of the garage to the corner of the back door landing/deck. He stated that they would like to secure the area so that they can let their dogs out. Mr. Van Dorp stated that he would like to use the same design from the existing fence on the new section and it would be on more than 4ft high. He explained that the fence would be wood and he plans to paint it.

The Chairman opened the floor and no one came forward.

Judi Hickson made the following motion: I move that the Historic Preservation Commission grant a Certificate of appropriateness to Mr. Hank Van Dorp to install a 20 foot long run of fencing along the driveway located in the tertiary elevation of the property located at 709 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 Section 4.6 Fences and Walls. Her motion was seconded by Cheri Vaughn and all voted in favor.

5. A request has been made by Mr. Al Crisp for a Certificate of Appropriateness to demolish the property located at 412 Water Street.

John Rodman came forward and explained that Mr. Crisp could not make it to the meeting, but had informed Mr. Rodman that he would have no issue with the Commission continuing the demolition for 365 days if that was their wish. Mr. Rodman explained that Mr. Crisp came before the Commission a couple of years ago and had another house taken down and he also owns two lots to the west of this property. Mr. Rodman stated that Mr. Crisp would like to combine the five lots into three and sell two and build a house for himself on one. Mr. Rodman explained that this house is a non-contributing structure. The Commission discussed the condition of the house.

The Chairman opened the floor and no one came forward.

Cheri Vaughn made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. A. L. Crisp to demolish the structure located at 412 Water Street. The house is listed as a non-contributing structure. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 6.0 Demolition and Relocation. Her motion was seconded by William Kenner.

6. A request has been made by Mr. Swanson Graves for a Certificate of Appropriateness to do the following with their property at 727 Short Drive:

- a. Upgrade windows
- b. Remodel the entrance on the eastern front façade to remove the existing columns and pediment. There will be an addition of a foyer, porch, stairs, sidelights, and transom.
- c. Remodel the entrance on the western front façade to extend the roof overhang, replace the existing 3 columns with 4 smaller columns, and replace the existing railing with a composite railing.
- d. Reconfigure the windows in the small and large dormers to better compliment the dormer proportions on the front façade.

- e. Reconfigure the windows on the sun-porch to distinguish newer construction and to better compliment the enclosed porch proportions on the rear elevation.
- f. Enclose a window on the rear, side elevation entirely.
- g. Additional paving at the street.

Mr. Swanson Graves and his architect, Heather Perry, came forward and were sworn in. Ms. Perry stated that the goal is to bring the house somewhat back to its original design. She went through each request and explained the types of materials that they plan to use for each redesign. She also answered questions from the Commission.

No one came forward to speak in opposition of the request.

Cheri Vaughn made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Swanson Graves to alter the various components listed above on the property located at 727 Short Drive. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapters 3.4, 3.6, 3.10, and 4.3. Her motion was seconded by William Kenner and all voted in favor.

7. A request has been made by the City of Washington and Moss Landing for a blanket approval of eleven building plans to be considered as Minor Works for future construction.

Emily Rebert explained that a couple of months ago Councilman Doug Mercer made the suggestion of a blanket approval of a certain amount of plans. She stated that Moss Landing submitted eleven different plans for the Commission to review. Ms. Rebert then explained that all future request would be processed as a minor works should the Commission accept the blanket approval. Carol Nash explained that buyers would choose from the 11 presented plans; however they do not want it to be a cookie cutter neighborhood so they will have the option to change some details of the plans. She also stated that they may have more plans in the future that they would then bring to the Commission for approval. Ed Hodges stated that the Commission has not had any problems with the homes requested up to this point and this blanket approval would prevent them from having to come before the Commission every month. William Kenner stated that he couldn't see some of the picket details on the porch railings of some of the plans. Carol Nash stated that she could provide contractor drawings that show all the details. Ms. Nash stated that they have presented those drawings for the homes that have been approved by the Commission up to this point. Emily Rebert explained that if a plan comes to the department and shows major changes from the plans approved then it would come to the Commission as a major work.

The Chairman opened the floor.

Don Stroud came forward and spoke in opposition of the blanket approval. He stated that he didn't feel legislation allows the Commission to delegate the duties of the Commission to staff. Mr. Stroud also stated that the guidelines state that all new construction is considered major works. He asked how they can consider moving these request to minor works without the City Council changing the ordinance. Mr. Stroud then explained that he didn't think the City of Washington has any equitable interest in this development, so how can they be a party in the motion. Mr. Stroud then stated that this developer should not be treated any different than the rest of the residents in the district. If any other person has a request for new construction they have to go better the Commission as a major works. He then spoke about how a blanket approval could affect the district in the future when future developers come and expect the same treatment. He asked the Commission to table the request and look into alternative ways to handle this.

Dee Congleton also spoke in opposite and echoed some of Mr. Stroud's points. Jerry Creech came forward and also spoke in opposition. He spoke about the many problems that may arise if a blanket approval is given.

John Rodman stated that the City of Washington has no involvement with the development; the blanket approval was simply a suggestion from one of the City Council members. He explained that staff and Moss Landing have not had any problems with the way things have been done in the past, they were just trying to speed up the process. He stated that should the Commission decide to deny the request staff would be fine with that. Carol Nash explained that the Commission has already approved seven of the eleven plans presented as individual home plans.

Judi Hickson made the following motion: I move that the Historic Preservation Commission continue approval for Mr. Jim Wiley of Beacon Street Development for a blanket approval of eleven residential building plans to be processed as minor works in future construction for Moss Landing. William Kenner seconded the motion and all voted in favor.

B. Minor Works

1. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 103 River Chase to install a new HVAC system on the tertiary elevation of the property.
2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 331 Harvey Street to install a new gas pack in place of the previous one on the property.

3. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 209 East MLK Drive to trim and remove tree limbs that are encroaching on the roof of the property.
4. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 238 East Main Street to install a new gas pack in place of the previous one of the property.
5. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 524 West Main Street to repair and replace roofing materials in kind on the roof of the property.
6. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 609 West Main to trim and remove tree limbs that are encroaching on the roof of the property.
7. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 219/221 Pierce Street to repair and replace rotten siding on the house of the property.
8. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 207 Pierce Street to repair and replace rotten siding on the house of the property.
9. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 219 East Main Street to repair and replace rotten fascia board on the front porch of the property.
10. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 129 North Van Norden Street to repair and replace roofing on the house of the property.
11. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 228 Stewart Parkway to repair and replace roofing on the structure. They will also be repairing the deck
12. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 126 North Market Street to place seating on the north side of the property.
13. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 120 North Charlotte Street to add awnings over the two rear entrances of the property.

Judi Hickson made a motion to approve all the minor works. Cheri Vaughn seconded the motion and all voted in favor.

VI. Other Business

1. Demolition by Neglect Ordinance: Property Status

Emily Rebert explained to the Commission that she would not be adding any new properties to the list for the year of 2016. Instead she will be focusing on the properties that have been put in the Demolition by Neglect category already this year and pick it up again in 2017. She then updated the Commission on some of the individual projects on the homes already on the list.

VII. Approval of Minutes – June 7th, 2016

Cheri Vaughn made a motion to approve the minutes. William Kenner seconded the motion and all voted in favor.

VIII. Adjourn

There being no other business Judi Hickson made a motion to adjourn. William Kenner seconded the motion and all voted in favor.