



**WASHINGTON HISTORIC PRESERVATION
COMMISSION**

Regular Scheduled Meeting - Agenda
Tuesday, April 5th, 2016
7:00 PM

- I. Opening of the meeting**
- II. Invocation**
- III. Roll call**
- IV. Old Business**
- V. Certificate of Appropriateness**

A. Major Works

1. A request has been made by Mr. Jerry Bienes for a certificate of Appropriateness to remove a tree located on the southeast corner of the property on 322 East Water Street. The tree is beginning to uproot itself.
2. A request has been made by Mr. Glenn Simpson for a certificate of Appropriateness to remove two sweet bay magnolia trees located in the front yard of the property on 322 East Main Street. The trees are encroaching on the roof of the house and power lines.
3. A request has been made by Mr. Jim Wiley, acting as agent for Beacon Street, for a Certificate of Appropriateness to construct a new single family, two-story dwelling on Lot #17. The home will be consistent and will match single family residences in the development.

B. Minor Works

1. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 143 North Market Street to repair the roof on the property.
2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 756 West Second Street to repair and replace rot on the porch, siding, and eaves of the property.
3. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 418 East Second Street to place a garden shed in the rear yard of the property, behind a fence.

4. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 307 East Second Street to place a garden shed in the rear yard of the property, behind a fence.
5. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 247 East Second Street to repair and replace the rotten sills, down-posts, and siding of the property using like materials.
6. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 731 West Main Street to install a 2'x2' sign on a lamp post in the front yard of the property.
7. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 731 West Main Street to remove a dead tree in the front yard of the property. The owner will be planting multiple large trees on the property within the year.
8. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 730 West Main Street to repair and replace the rotten posts and railings on the front porch of the property using like materials.
9. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 113 Harvey Street to replace shingles on the roof of the property using like materials.
10. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 742 West Main Street to install gravel over the current dirt driveway on the property.
11. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of the Corner of Bonner and Third Street to repair and replace the roof and broken windows of the commercial building on the property using like materials.

VI. Other Business

1. Scott Campbell: Supporting the Demolition By Neglect Ordinance
2. Demolition By Neglect Ordinance: Residential Inventory
3. Demolition By Neglect Ordinance: Property Status

VII. Approval of Minutes – March 1st, 2016

VIII. Adjourn

OLD BUSINESS

none

MAJOR WORKS

**322 East Water
Street**

Tree Removal

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: 322 East Water Street

Historic Property/Name (if applicable): _____

Owner's Name: Jerry and Nancy Bienes

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

Brief Description of Work to be Done:
Applicant would like to remove a tree located on the south-west corner of the lot. Tree appears to be starting to uproot itself. Owner will be planting new shade trees once house is built

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)

Jerry Bienes
(Name of Applicant - type or print)
754 McCotters Marine Rd. 27889
(Mailing Address) (Zip Code)
11 March 2016 252-946-9357
(Date) (Daytime Phone Number)
Jerry F. Bienes
(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.



FOR 322 WATER ST.

3-22-2016

Re: Tree removal

There are three reasons why this tree should be taken down.

1. The roots have pushed the sidewalk up which is a hazard to the general public. This will continue to get worse and become more dangerous.
2. The limbs on the west side of the tree are growing over the roof of the house west of the lot and could damage the roof as they get bigger. They will impact the ability of the fire place in this house to work properly. They will allow squirrels to get into this house.
3. This tree is being weakened by the roots at ground level growing in a circle at the base of the tree which could pinch the cambium and cut off nutrients to the tree and kill it.

I am George Jenkins with Jenkins Tree Service and have been in business for 22 years. If you have questions, please call me at 252-946-1509.

A handwritten signature in cursive script that reads "George R. Jenkins". The signature is written in black ink and is positioned below the typed text.



<u>OBJECTID</u>	<u>PIN</u>	<u>GPIN</u>
7041	01022384	5675-96-6999
<u>GPIN LONG</u>	<u>OWNER NAME</u>	<u>OWNER NAME2</u>
5675-96-6999	BIENES JERRY F	BIENES NANCY E
<u>MAILING ADDRESS</u>	<u>MAILING ADDRESS2</u>	<u>CITY</u>
754 MCCOTTERS MARINE RD		WASHINGTON
<u>STATE</u>	<u>ZIP</u>	<u>PROPERTY ADDRESS</u>
NC	27889	322 E WATER ST
<u>ACRES</u>	<u>ACCT NBR</u>	<u>MAP SHEET</u>
0	920854	567512
<u>NBR BLDG</u>	<u>DATE</u>	<u>DEED BOOK and PAGE</u>
0	10/22/2014	1856/0766
<u>LAND VAL</u>	<u>BLDG VAL</u>	<u>DEFR VAL</u>
51600	0	0
<u>TOT VAL</u>	<u>NBHD CDE</u>	<u>NBHD DESC</u>
51600	H	HISTORICAL
<u>SUB CDE</u>	<u>SUB DESC</u>	<u>STAMPS</u>
		110
<u>SALE PRICE</u>	<u>ZONE</u>	<u>LAND USE</u>
55000	RHD	
<u>DISTRICT</u>	<u>PROP DESC</u>	<u>MBL</u>
1	1 LOT 322 EAST WATER STREET	5675129
<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>
<u>NBR STORIES</u>	<u>SQ_FT</u>	<u>NBR BED</u>
<u>NBR BATHS</u>	<u>EFF_YR</u>	<u>NBR HALF BATHS</u>

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DOWNTOWN DEVELOPMENT
& HISTORIC PRESERVATION

March 29th, 2016

Subject: Certificate of Appropriateness – 322 East 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 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 322 East Water Street to remove a tree on the south western corner 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 April 5th, 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 R. Rebert", written in a cursive style.

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

'Adjoining Property Owners: 322 East Water ST

Jerry and Nancy Bienes
754 McCotters Marine Road
Washington NC 27889

Beacon Street Moss llc.
PO BOX 6474
Raleigh NC 27628

Steve and Victoria Rader
113 Harvey Street
Washington NC 27889

Maurice and Dorothy Bridgman
204 Yukon Street
Hampton VA 23663

Laura Ann Darre
316 Riverside Road
317 East Main Street
Washington NC 27889

Rachel Cahoon
1149 A Nicklous Drive
Greenville NC 27834

Annette Jefferson
323 East Main Street
Washington NC 27889

Henry Carter
325 East Main Street
Washington NC 27889

Crystal Phillips
331 East Main Street
Washington NC 27889

Mary Haubenreiser
118 South Academy Street
Washington NC 27889

Al and Angela Crisp
122 South Academy Street
Washington NC 27889

Margaret Howdy
326 Water Street
Washington NC 27889

Staff Report

322 East Water Street

The application for the property located at 322 East Water Street has submitted a request to remove a tree on the south west side of the property.

The tree's root system is beginning to uproot itself, causing the concern that it may blow over in inclement weather. Jenkins tree service confirmed the concern and also states the roots are damaging the sidewalk. There is a concern for the neighboring house as well.

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 322 East Water Street has submitted a request to remove a tree on the south west corner of the property.

A request has been made by Jerry and Nancy Bienes to remove a tree on the west side of the property located at 322 East 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 Jerry and Nancy Bienes *to remove a tree located on the south west corner of the property located at 322 East 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 4.1 Landscaping.***

Or

I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Jerry and Nancy Bienes *to remove a tree located on the south west corner of the property located at 322 East 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 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 Jerry and Nancy Bienes *to remove a tree located on the south west corner of the property located at 322 East 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 4.1 Landscaping.***

**322 East Main
Street**

Tree Removal

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: 322 East Main Street

Historic Property/Name (if applicable): _____

Owner's Name: Glenn and Kathleen Simpson

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

Brief Description of Work to be Done:

Applicant would like to remove two Sweet-Bay Magnolia trees located in front yard. Trees are encroaching on the roof of the house and the powerlines.

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)

Glenn Simpson
(Name of Applicant - type or print)

322 East Main Street 27889
(Mailing Address) (Zip Code)

21 March 2016 252.946.7832
(Date) (Daytime Phone Number)

[Signature]
(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)

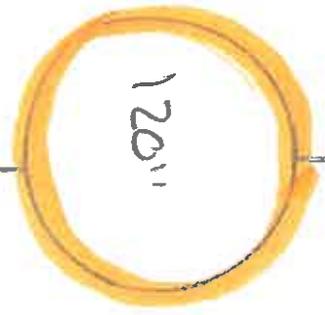
Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.

N. ACADEMY

E. MAIN

D. WAY

House



10'

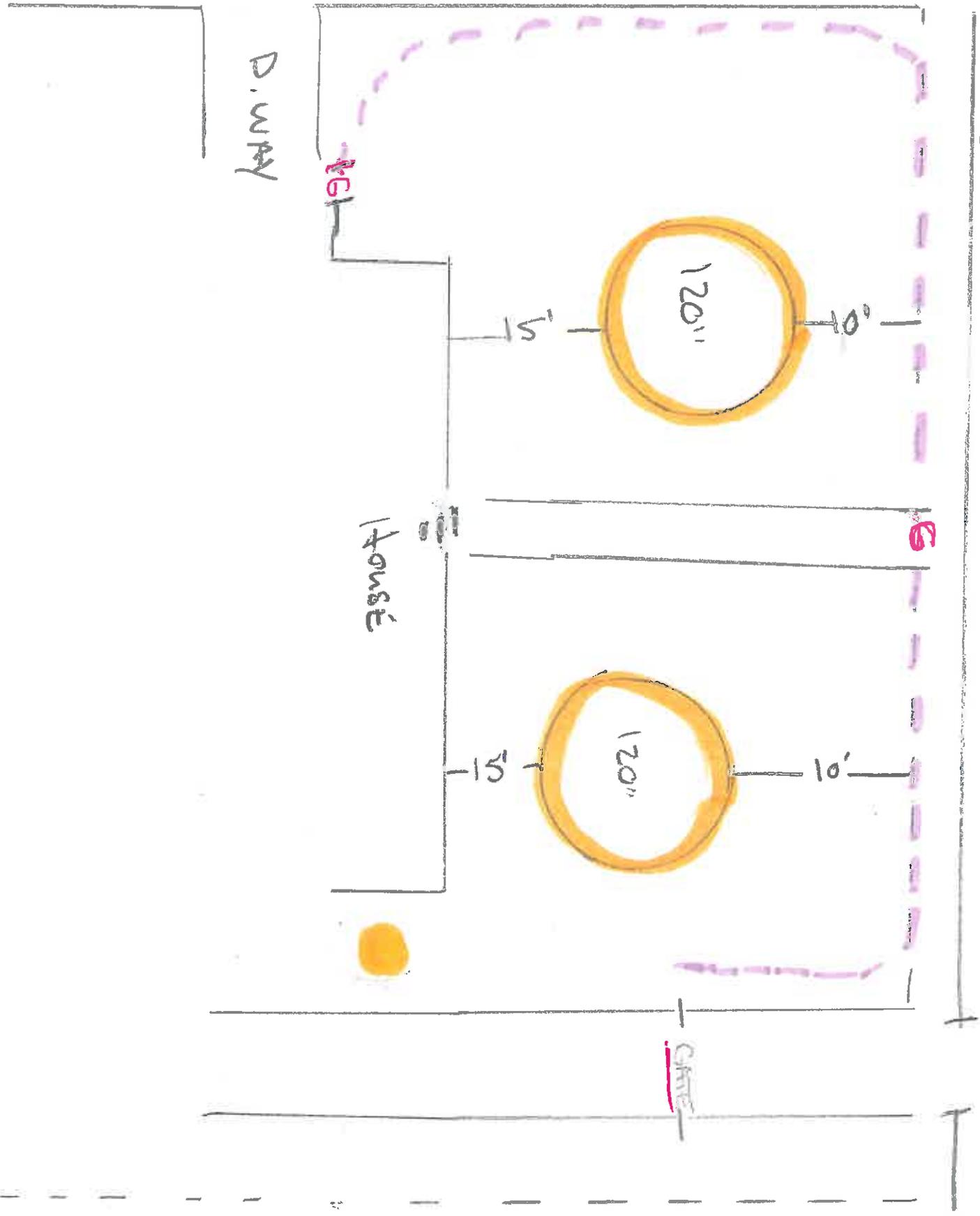
15'

10'

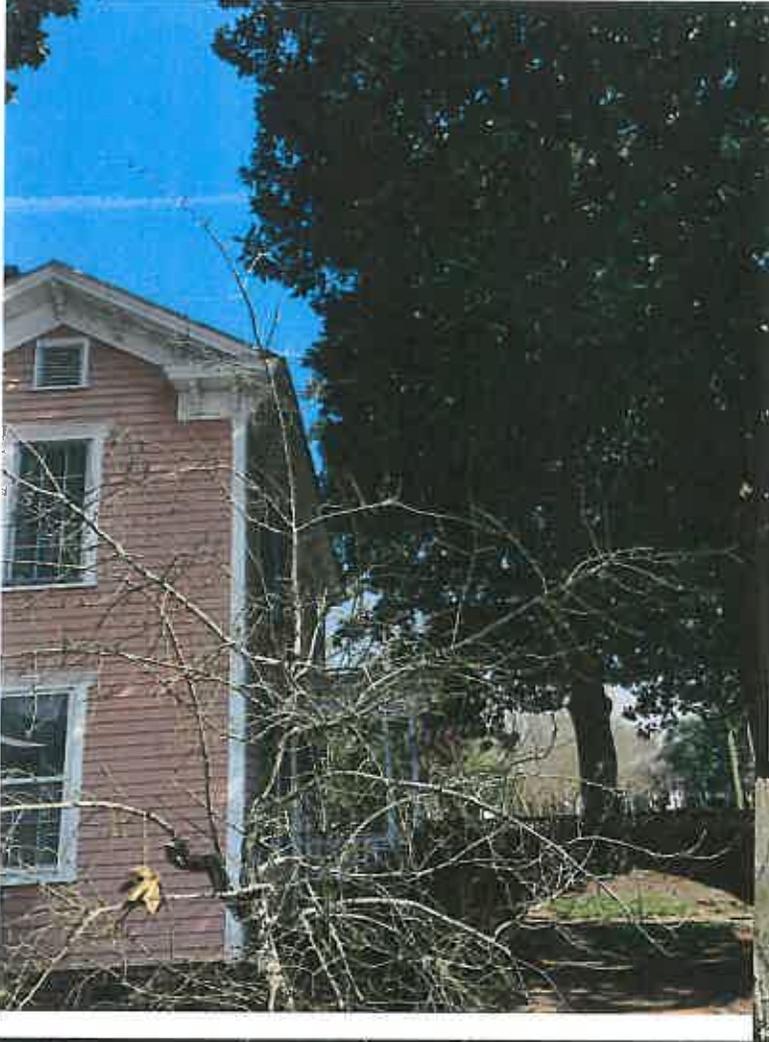
15'

CHUTE

T7 B.C









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

<u>OBJECTID</u>	<u>PIN</u>	<u>GPIN</u>
7138	01013725	5675-97-8258
<u>GPIN LONG</u>	<u>OWNER NAME</u>	<u>OWNER NAME2</u>
5675-97-8258	SIMPSON GLENN C JR	SIMPSON KATHLEEN L
<u>MAILING ADDRESS</u>	<u>MAILING ADDRESS2</u>	<u>CITY</u>
322 EAST MAIN STREET		WASHINGTON
<u>STATE</u>	<u>ZIP</u>	<u>PROPERTY ADDRESS</u>
NC	27889	322 E MAIN ST
<u>ACRES</u>	<u>ACCT NBR</u>	<u>MAP SHEET</u>
0	882803	567512
<u>NBR BLDG</u>	<u>DATE</u>	<u>DEED BOOK and PAGE</u>
3	01/26/2007	1565/0661
<u>LAND VAL</u>	<u>BLDG VAL</u>	<u>DEFR VAL</u>
68250	188667	0
<u>TOT VAL</u>	<u>NBHD CDE</u>	<u>NBHD DESC</u>
256917	H	HISTORICAL
<u>SUB CDE</u>	<u>SUB DESC</u>	<u>STAMPS</u>
		700
<u>SALE PRICE</u>	<u>ZONE</u>	<u>LAND USE</u>
350000	RHD	
<u>DISTRICT</u>	<u>PROP DESC</u>	<u>MBL</u>
1	1 LOT 322 EAST MAIN STREET	56751240
<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>
		1890
<u>NBR STORIES</u>	<u>SQ FT</u>	<u>NBR BED</u>
3	2624	3
<u>NBR BATHS</u>	<u>EFF YR</u>	<u>NBR HALF BATHS</u>
1	2000	2

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DOWNTOWN DEVELOPMENT
& HISTORIC PRESERVATION

March 29th, 2016

Subject: Certificate of Appropriateness – 322 East Main Street

Dear Adjoining Property Owner,

Whenever exterior renovation work is being conducted in the Washington Historic District all property owners within 100 feet of the proposed construction activities 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 322 East Main Street to remove the two sweet bay magnolia trees in the front yard 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 April 5th, 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 R. Rebert".

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

Adjoining Property Owners: 322 East Main ST

Glenn and Kathy Simpson
322 East Main Street
Washington NC 27889

Crystal Phillips
331 East Main Street
Washington NC 27889

Henry Carter
325 East Main Street
Washington NC 27889

Annette Jefferson
323 East Main Street
Washington NC 27889

Rachel Cahoon
1149 A Nicklous Drive
Greenville NC 27834

Laura Ann Darre
316 Riverside Road
317 East Main Street
Washington NC 27889

Joseph and Luci Wooten
221 Lake Road
Greenville NC 27834

The First Baptist Church
113 North Harvey Street
Washington NC 27889

Lisa Hodges
110 Academy Street
Washington NC 27889

Virginia Finnerty
400 East Main Street
Washington NC 27889

Staff Report

322 East Main Street

The application for the property located at 322 East Main Street has submitted a request to remove two magnolia trees on the south side (front yard) of the property.

The trees are encroaching on the roof and power lines, out growing the space in which they reside.

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 322 East Main Street has submitted a request to remove two sweet bay magnolia trees located in the front yard of the property.

A request has been made by Glenn and Kathleen Simpson to remove two sweet bay magnolias located in the front yard of the property located at 322 East Main 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 Glenn and Kathleen Simpson to remove two sweet bay magnolia trees located in the front yard of the property located at 322 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**.

Or

I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Glenn and Kathleen Simpson to remove two sweet bay magnolia trees located in the front yard of the property located at 322 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 Historic Preservation Commission **place the following conditions** on the approval:

Or

I move that the Historic Preservation Commission **deny a Certificate of Appropriateness** to Glenn and Kathleen Simpson to remove two sweet bay magnolia trees located in the front yard of the property located at 322 East Main Street. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 4.1 Landscaping**.

Moss Landing

Construction of Single
Family Dwelling on
Lot #17

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: Water & Harvey Streets - Moss Landing Development - Lot #17

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

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

Lot Size: 50' (width) feet by 120' (depth) feet. 0.14 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 on Lot #17. 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
ACTION
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)
3/18/16 919-785-1445
(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.

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:

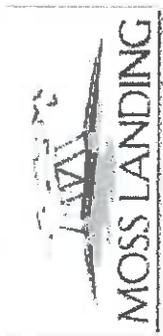
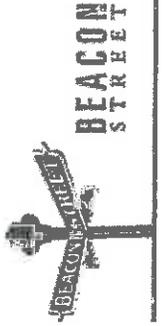
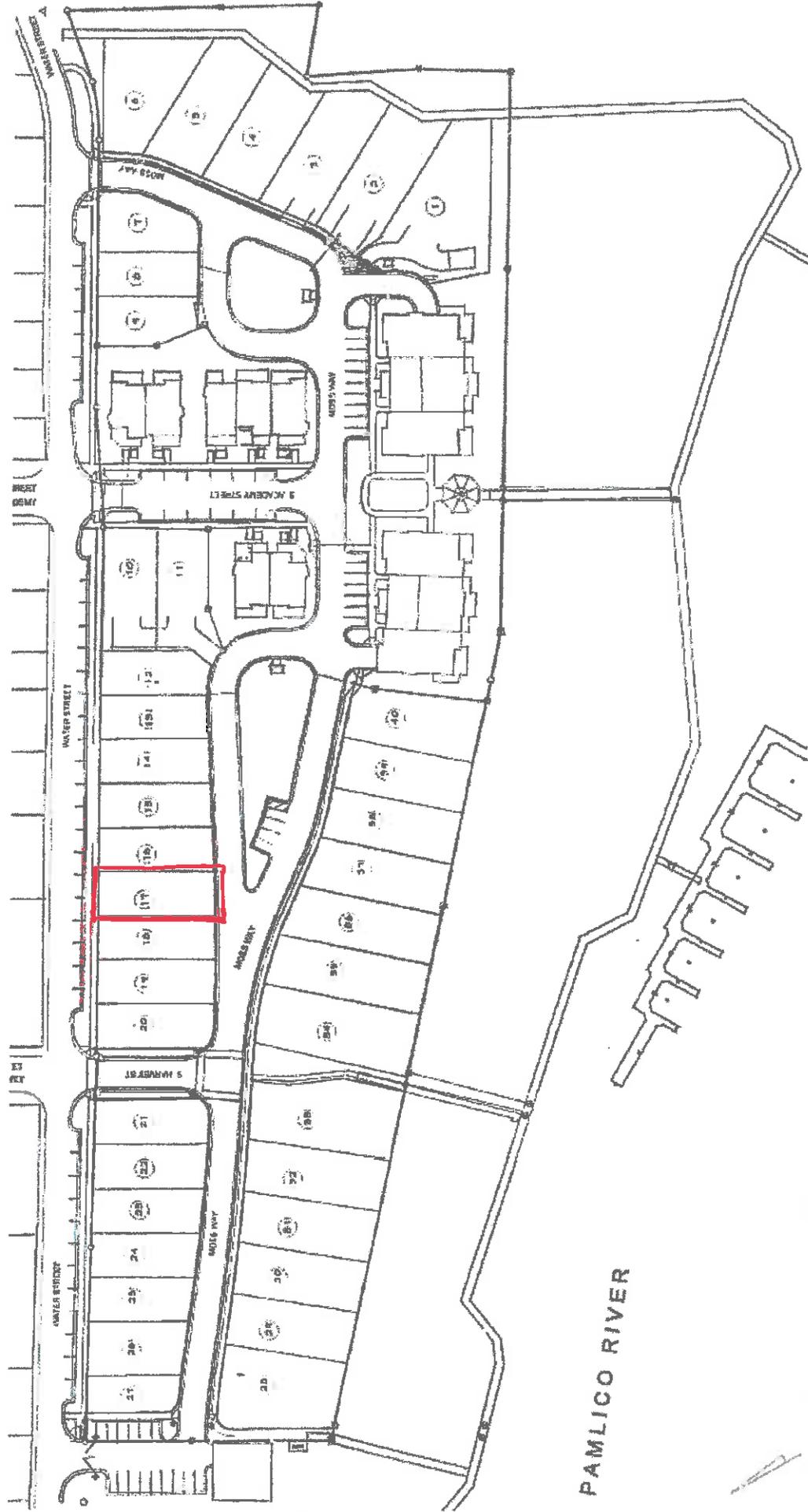
Attach 8-1/2" x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure that your application is **complete**. **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.** (Leave the checkbox blank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

Moss Landing – Approved Subdivision Plan



PAMLICO RIVER

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission
From: Emily Rebert, Planning and Development
Re: Lot # 17 Moss Landing – Construction of a single family dwelling

A request has been made by Mr. Jim Wiley of Beacon Street Development for a Certificate of Appropriateness to construct a new single family dwelling on the property located at Lot #17 Moss Landing. 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. Jim Wiley of Beacon Street Development to construct a new single family dwelling on the property located at Lot #17 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 a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to construct a new single family dwelling on the property located at Lot #17 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 a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to construct a new single family dwelling on the property located at Lot #17 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.

MINOR WORKS

Minor Works for April 5th, 2016 HPC Meeting:

1. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 143 North Market Street to repair the roof on the property.
2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 756 West Second Street to repair and replace rot on the porch, siding, and eaves of the property. *
3. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 418 East Second Street to place a garden shed in the rear yard of the property, behind a fence.
4. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 307 East Second Street to place a garden shed in the rear yard of the property, behind a fence.
5. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 247 East Second Street to repair and replace the rotten sills, down-posts, and siding of the property using like materials. *
6. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 731 West Main Street to install a 2'x2' sign on a lamp post in the front yard of the property.
7. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 731 West Main Street to remove a dead tree in the front yard of the property. The owner will be planting multiple large trees on the property within the year.
8. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 730 West Main Street to repair and replace the rotten posts and railings on the front porch of the property using like materials.
9. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 113 Harvey Street to replace shingles on the roof of the property using like materials.
10. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 742 West Main Street to install gravel over the current dirt driveway on the property.
11. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of the Corner of Bonner and Third Street to repair and replace the roof and broken windows of the commercial building on the property using like materials. *

** Denotes properties that were falling into the Demolition By Neglect Ordinance*

OTHER BUSINESS

**Washington's
Demolition by Neglect
Ordinance:
Residential Inventory
List**

Candidates for the Demolition by Neglect Ordinance

Level of Concern: **HISTORICALLY SIGNIFICANT**



404 West Main

Candidates for the Demolition by Neglect Ordinance
Level of Concern: **HIGH**



207 Pierce



230 Harvey



221 East Main



236 East Main



224 Pierce



238 East Second

Candidates for the Demolition by Neglect Ordinance
Level of Concern: **HIGH**



247 East Second



431 East Main



327 Harvey



615 West Third



412 East Second



721 West Third

Candidates for the Demolition by Neglect Ordinance
Level of Concern: **HIGH**



723 West Third



219-221 Pierce



739 West Second



847 West Third



City of
Washington
NORTH CAROLINA

DOWNTOWN DEVELOPMENT & HISTORIC PRESERVATION

Candidates for the Demolition by Neglect Ordinance
Level of Concern: **MEDIUM**



5xx West Second



215 East Main



117-119 South Harvey



106 McNair



209 East Main



242 East Main

Candidates for the Demolition by Neglect Ordinance

Level of Concern: **MEDIUM**



423 East Main



615 East Second



516 East Main



Corn of Main & Bonner



601 East Main



120 McNair

Candidates for the Demolition by Neglect Ordinance
Level of Concern: **LOW**



601 East Second



310 East Second



414 East Second



222 East Second



410 East Second



128 East Second

Candidates for the Demolition by Neglect Ordinance
Level of Concern: **LOW**



323-325 West Second



624-626 West Second



705 West Second



414 West Second



610 East Main



617 East Main

Candidates for the Demolition by Neglect Ordinance

Level of Concern: **LOW**



307 East Second



238 East Second



22 Bonner

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

MINUTES

WASHINGTON HISTORIC PRESERVATION COMMISSION

Regular Scheduled Meeting – Agenda

Tuesday, March 1, 2016

7:00 PM

Members Present

Monica Ferrari, Mary Pat Musselman,
Geraldine McKinley, Ed Hodge,
Seth Shoneman, Judi Hickson,
William Kenner

Members Absent

Others Present

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.

Mary Pat Musselman made a motion to accept the agenda. Monica Ferrari seconded the motion and all voted in favor.

IV. Old Business

V. Certificate of Appropriateness

A. Major Works

1. A request has been made by Mr. Jim Wiley, acting as agent for Beacon Street, for a Certificate of Appropriateness to construct a new single family, two-story dwelling on either Lot #36 or #37. The home will be consistent and will match single family residences in the development.

Carol Nash came forward and presented the request. She stated that this home is similar to the home built at 303 Water Street, just a little bigger. She explained that this home will be 1800 sqft and is located on the water front. Ms. Nash stated that the reason they are requesting either lot #36 or #37 is because they are in negotiations with someone and they haven't decided which lot they would like. She explained that they will be using the same materials they have used on all the other homes.

The Chairman opened the floor. There being none coming forward the floor was closed.

Geraldine McKinley made the following motion: I move that Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to construct a new single family dwelling on the property located at Lot #36 or #37 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. Her motion was seconded by Judi Hickson. All voted in favor and the motion carried.

B. Minor Works

1. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 220 East Water Street to repair broken window panes and chimneys using like materials on the property. They will also be repairing rotten wood on the porch using like materials.
2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 117 North Market Street to re-mortar the brick ledges on the top of the building of the property.
3. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 140 East Main Street to replace the gas-pack located on the left side of the property, behind a fence.

Judi Hickson made a motion to approve all the minor works. Monica Ferrari seconded the motion. All voted in favor and the motion carried.

VI. Other Business

1. Demolition By Neglect Ordinance: property status

Emily Rebert came forward and explained that the Demolition by Neglect process is continuing and gave the Commission an update on each of the properties that have been notified. She also presented the next three properties that she will be pursuing to the Commission. Ms. Rebert

stated that so far the process has been a positive thing and a progressive project. The Commission expressed their appreciation and how glad they are to see work being done to these homes. The Commission also discussed the process if someone refuses to repair their home and the possibility of demolition. Ms. Rebert stated that the City, with the City Council's permission, can issue civil penalties to home owners who refuse to repair their properties.

Dee Congleton came forward and stated that the Historic Foundation commends Emily Rebert's work on this project and expressed how happy there are to see the repairs being done to this historic homes.

VII. Approval of Minutes

Monica Ferrari made a motion to approve the February minutes. Her motion was seconded by Judi Hickson. All voted in favor.

VIII. Adjourn

There being no other business the meeting was adjourned.