



**WASHINGTON HISTORIC PRESERVATION
COMMISSION**

Regular Scheduled Meeting - Agenda
Tuesday, June 7, 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. 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 Ms. Elizabeth Haubenreiser for a Certificate of Appropriateness to enclose the back porch located in the back yard of the property located at 118 South Academy Street.
3. A request has been made by Mr. Brantley Peck for a Certificate of Appropriateness to replace windows throughout the house on the property located at 715 Short Drive.

B. Minor Works

1. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 222 East Second Street 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 625 East Second Street to install a new HVAC system on the secondary elevation of the property.
3. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 231 East Main Street to install a new HVAC system on the tertiary elevation of the property.

4. A request has been made and approved by staff for a Certificate of Appropriateness for the City of Washington to remove two overgrown china ball trees in the parking lot of Brown Library.
5. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 213 North Market Street to repair and replace decorative transom elements on the front facade of the property.
6. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 239 West Main Street update the split heat pump on the property.
7. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 715 Short Drive to repair flashing and replace cedar shakes on the siding of the house on the property.

VI. Other Business

1. Demolition By Neglect Ordinance: Property Status

VII. Approval of Minutes – May 3rd, 2016

VIII. Adjourn

OLD BUSINESS

none

**MAJOR
WORKS**

**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: 119/1175 Harvey Street

Historic Property/Name (if applicable): _____

Owner's Name: Charlotte Mason & Steven Rader

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

Brief Description of Work to be Done:

The applicant would like to remove a pine tree located on the edge of the property in the back yard. Property owners are concerned with its possible ~~future~~ future damage to the historic houses.

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 Mason & Steven Rader
(Name of Applicant - type or print)

PO Box 1901 27889
(Mailing Address) (Zip Code)

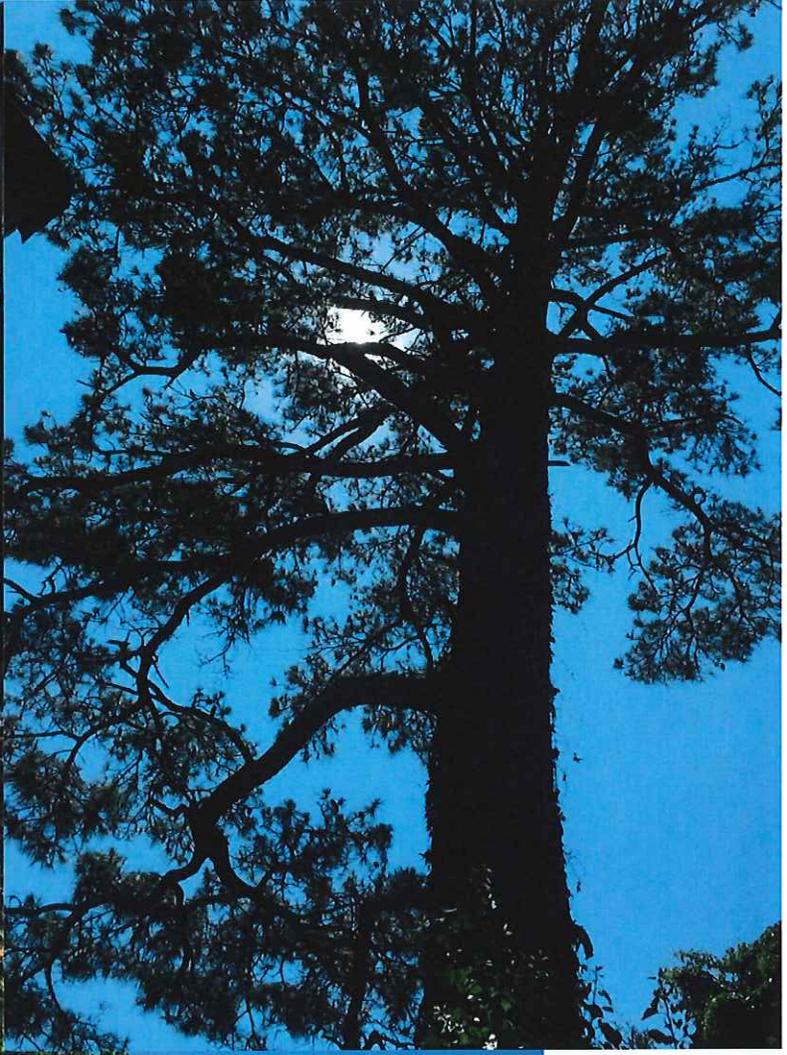
28 April 2016 252-495-7099
(Date) (Daytime Phone Number)

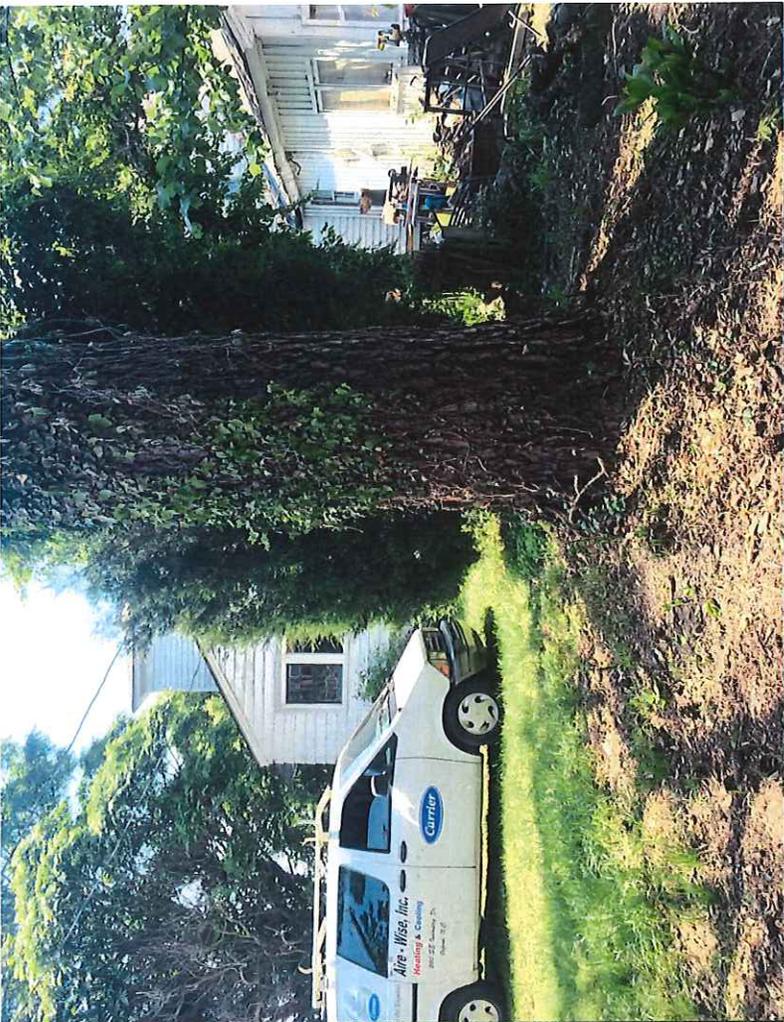
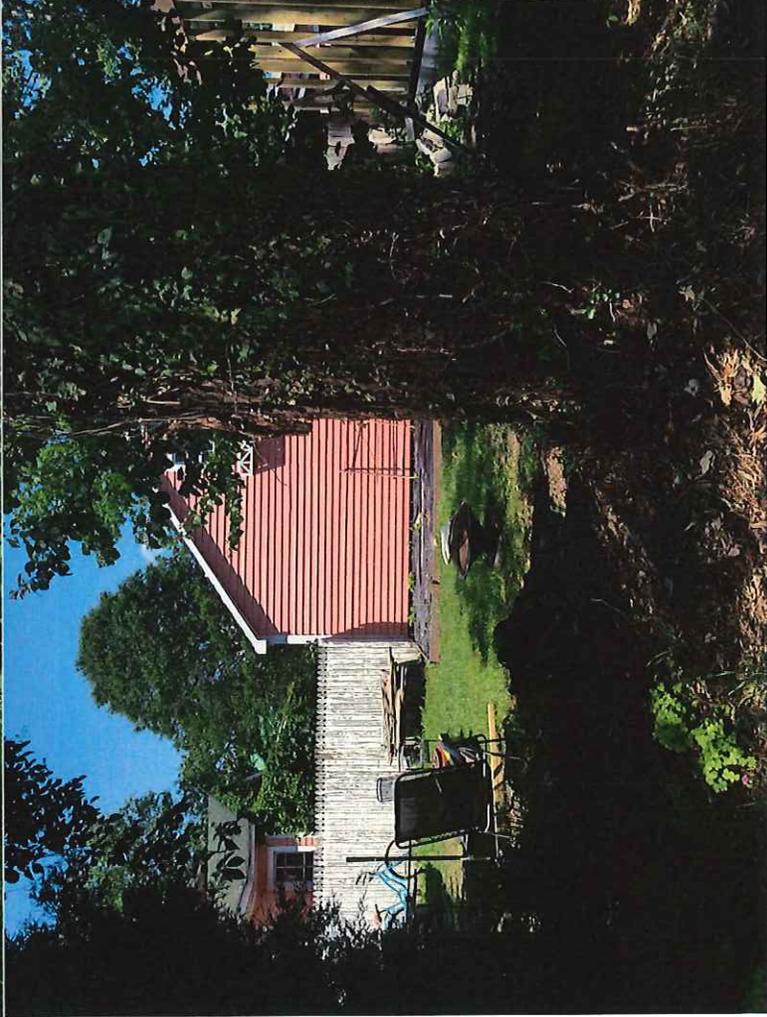
Steven Rader
(Signature of Applicant)

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

(Minor Work Auth. Sig.) (Date)

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





Beaufort County Property Photos

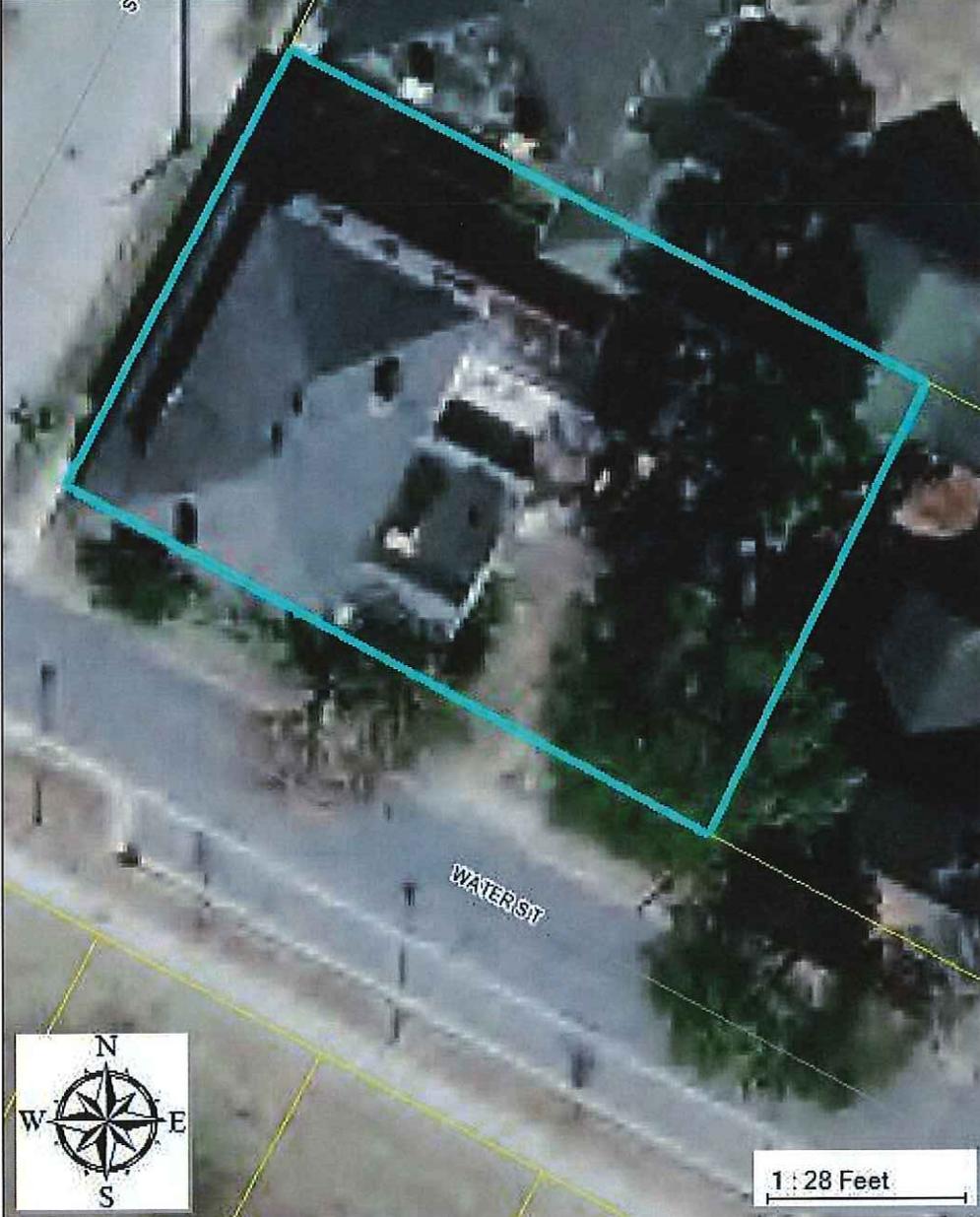
PIN: 15016009

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

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

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

May 31, 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 June 7, 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

117/119 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 117/119 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.***

**118 South Academy
Street**

Enclosing a Back Porch

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: 118 S ACADEMY ST

Historic Property/Name (if applicable): _____

Owner's Name: MARY ELIZABETH HAUBENREISER

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

Brief Description of Work to be Done:
enclose back porch (7x10') to make it usable for 3 seasons
• add mar sliding glass door (9') (3 panel)
• add 3 light opposite casement window (6x4) to side
• raise floor (ducking) to be level with house.

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

Office Use Only	
(Date Received)	(Initials)
ACTION	
<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)

MARY ELIZABETH HAUBENREISER
(Name of Applicant - type or print)
118 SOUTH ACADEMY ST WASH 27889
(Mailing Address) (Zip Code)
5/10/16 252-833-4049
(Date) (Daytime Phone Number)
Mary Elizabeth Haubenseiser
(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.

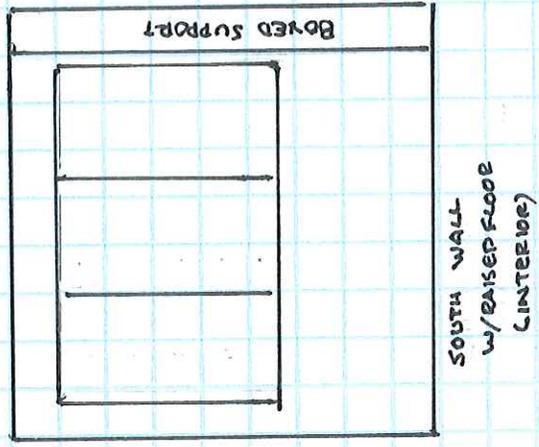
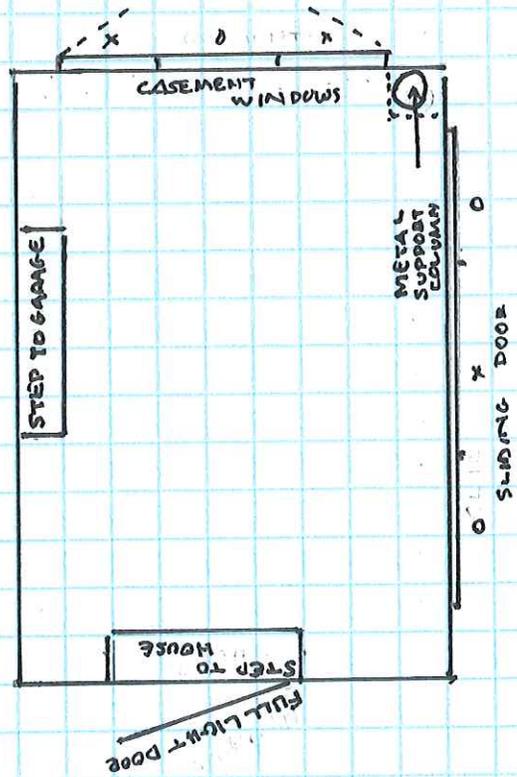
THE INTERIOR PORCH SPACE MEASURES 128 (L) x 91 (W) x 110 (CH). THERE ARE 2 11" STEPS. ONE TO THE HOUSE, ONE TO THE GARAGE. THESE 2 STEPS WILL BE ELIMINATED WHEN THE FLOOR IS RAISED USING DECKING MATERIAL.

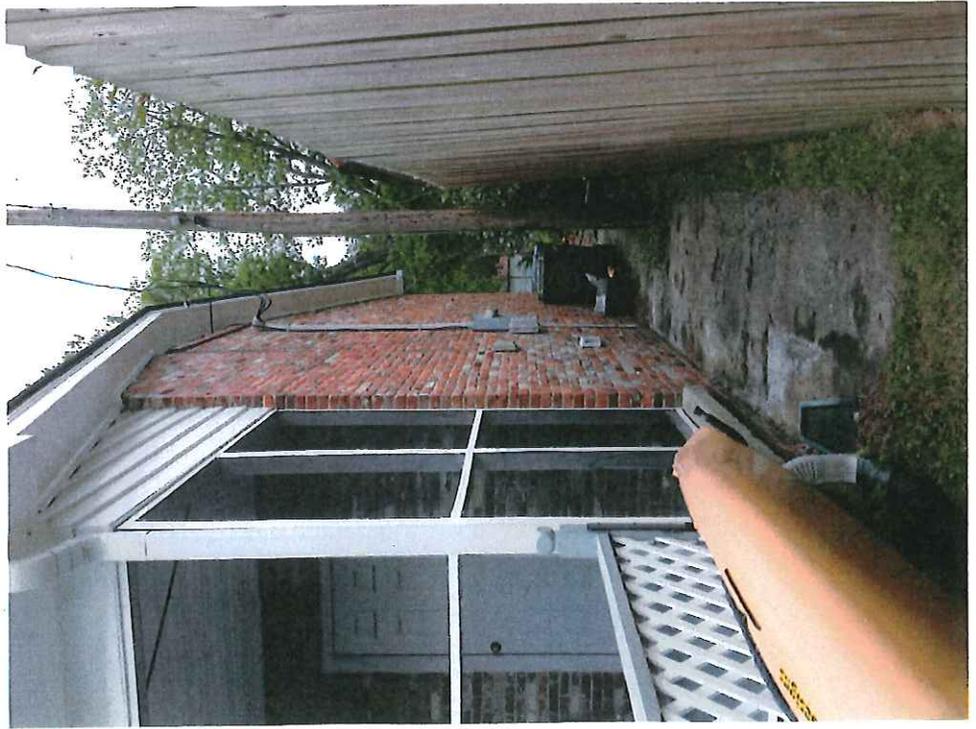
THE METAL CLAD DOOR INTO THE HOUSE WILL BE REPLACED WITH A FULL LIGHT DOOR WITH INTERNAL BLINDS.

THE WEST FACING WALL WILL BE FRAMED TO ACCEPT 9' x 6' 8" 0x0 VINYL SLIDING PATIO DOOR. THE SOUTH WALL WILL BE FRAMED TO ACCEPT A 6' x 4', 3 PANELED, VINYL CASEMENT WINDOW. THE CENTER PANE IS FIXED. LEFT/RIGHT OPEN IN OPPOSITE DIRECTIONS.

METAL SUPPORTING COLUMN WILL REMAIN, BUT WILL BE BOX IN FOR AESTHETICS. THERE WILL BE A STEP TO THE DECK.

DOOR TO THE GARAGE WILL REMAIN. NEW WINDOWS AND DOORS MATERIAL IS CONSISTENT WITH CURRENT MATERIAL.





118 S ACADEMY







Parcels



Property Land Owners



Interior Tract Lines



Centerlines



County Line



County Line (Solid)



State



<u>OBJECTID</u>	<u>PIN</u>	<u>GPIN</u>
7064	01016277	5675-96-8917
<u>GPIN LONG</u>	<u>OWNER NAME</u>	<u>OWNER NAME2</u>
5675-96-8917	HAUBENREISER MARY ELIZABETH	
<u>MAILING ADDRESS</u>	<u>MAILING ADDRESS2</u>	<u>CITY</u>
118 S ACADEMY STREET		WASHINGTON
<u>STATE</u>	<u>ZIP</u>	<u>PROPERTY ADDRESS</u>
NC	27889	S ACADEMY ST
<u>ACRES</u>	<u>ACCT NBR</u>	<u>MAP SHEET</u>
0	883550	567512
<u>NBR BLDG</u>	<u>DATE</u>	<u>DEED BOOK and PAGE</u>
1	03/30/2007	1577/0913
<u>LAND VAL</u>	<u>BLDG VAL</u>	<u>DEFR VAL</u>
39600	106760	0
<u>TOT VAL</u>	<u>NBHD CDE</u>	<u>NBHD DESC</u>
146360	H	HISTORICAL
<u>SUB CDE</u>	<u>SUB DESC</u>	<u>STAMPS</u>
		435
<u>SALE PRICE</u>	<u>ZONE</u>	<u>LAND USE</u>
217500	RHD	
<u>DISTRICT</u>	<u>PROP DESC</u>	<u>MBL</u>
1	LOT L B WYNNE	56751220
<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>
		1960
<u>NBR STORIES</u>	<u>SQ FT</u>	<u>NBR BED</u>
1	1800	3
<u>NBR BATHS</u>	<u>EFF YR</u>	<u>NBR HALF BATHS</u>
1	1990	0

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



DOWNTOWN DEVELOPMENT
& HISTORIC PRESERVATION

May 27, 2016

Subject: Certificate of Appropriateness – 118 South Academy 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 118 South Academy Street to enclose the back porch 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 June 7, 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

Adjoining Property Owners: 118 S Academy ST

BIENES JERRY F
754 MCCOTTERS MARINE RD
WASHINGTON NC 27889

BENNETT GERALDINE BOYD
405 E MAIN ST
WASHINGTON NC 27889

CRISP AULANDER L
122 S ACADEMY ST
WASHINGTON NC 27889

BIENES JERRY F
754 MCCOTTERS MARINE RD
WASHINGTON NC 27889

HOWDY MARGARET GRAY
326 WATER STREET
WASHINGTON NC 27889

LITCHFIELD HOLDINGS LLC
135 HARBOR DRIVE
WASHINGTON NC 27889

HAUBENREISER MARY ELIZABETH
118 SOUTH ACADEMY ST
WASHINGTON NC 27889

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

BRIDGMAN MAURICE M
204 YUKON ST
HAMPTON VA 23663

DARRE LAURA ANN
316 RIVERSIDE DRIVE
WASHINGTON NC 27889

CAHOON RACHEL H
1149 A NICKLOUS DR
GREENVILLE NC 27834

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

Staff Report

118 South Academy Street

The application for the property located at 118 South Academy Street is requesting approval to convert the current back patio into an enclosed sun porch in the tertiary elevation of the property.

The proposed enclosed porch will follow the footprint of the current porch (7'x10').

The Design Guidelines states in **Chapter 3.6 Porches and Entryway Guidelines:**

- **Chapter 3.6.5-** "It is prohibited to enclose porches on primary elevations. Porches on rear elevations not seen from the public right-of-way may be screened or enclosed only if the work is designed so that it can be installed or removed without damage to the historic structure."

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: The owner of 118 South Academy Street has submitted a request to convert the current back patio into an enclosed porch in the tertiary elevation of the property.

A request has been made by Ms. Mary Haubenreiser to convert the current back patio into an enclosed porch located in the tertiary elevation of the property located at 118 South Academy 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 Ms. Mary Haubenreiser *to convert the current back patio into an enclosed porch located in the tertiary elevation of the property located at 118 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 **Section 3.6 Porches and Entryways.***

Or

I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Ms. Mary Haubenreiser *to convert the current back patio into an enclosed porch located in the tertiary elevation of the property located at 118 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 **Section 3.6 Porches and Entryways.*** 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. Mary Haubenreiser *to convert the current back patio into an enclosed porch located in the tertiary elevation of the property located at 118 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 **Section 3.6 Porches and Entryways.***

715 Short Drive

Window Replacement

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: 715 SHORT DRIVE

Historic Property/Name (if applicable): _____

Owner's Name: BRANTLEY + KAREN PECK

Lot Size: 70* feet (width) by 180* feet (depth) *AVERAGE

Brief Description of Work to be Done:

REPLACE 14 WINDOWS initially.
12 WINDOWS ARE UPSTAIRS + 2
WINDOWS ARE ON MAIN FLOOR. SEE PHOTOS TAKEN FROM GROUND
LEVEL. EVENTUALLY REPLACE ALL WINDOWS WITHIN 12 MONTHS.

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)

R BRANTLEY PECK JR
(Name of Applicant - type or print)
715 SHORT DR. 27889
(Mailing Address) (Zip Code)
5-18-16 252 946-3122
(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.

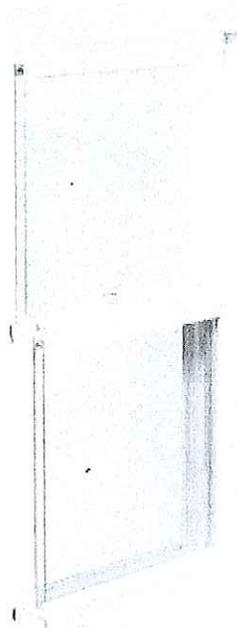
Quote Information - Quote 9196509 - Buyer

Company Name: ABC SUPPLY Sales Order:
 Purchase Order: Contractor: NORM SADLER
 Job Name: PECK JOB

Account: AB0129 Account Name: GREENVILLE NC
 Entered By: rstocks Status: Quote
 Created On: May 11, 2016

All prices subject to change without notice

Line	Qty.	Description	Size	Customers	
			(W x H)	Unit	Ext.
1	11	Repl Series 8300 Double Hung - White - Clear - Ultra Low-E/Argon - 5/8 Colonial - 1Hx2V-0Hx0V (White) - E Full Screen - Standard Mesh - 2 Locks (White) - Night Latch - w/Foamwrap <hr/> (Opening Size: 34 W x 54 H) - DP35: Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.19 Meets ENERGY STAR in region(s): [NORTH-CENTRAL] [SOUTH-CENTRAL] [SOUTHERN]	33 3/4" x 53 3/4" ES	 	
2	3	Repl Series 8300 Double Hung - White - Clear - Ultra Low-E/Argon - 5/8 Colonial - 1Hx2V-0Hx0V (White) - E Full Screen - Standard Mesh - 2 Locks (White) - Night Latch - w/Foamwrap <hr/> (Opening Size: 34 1/4 W x 41 1/2 H) - DP35: Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.19 Meets ENERGY STAR in region(s): [NORTH-CENTRAL] [SOUTH-CENTRAL] [SOUTHERN]	34" x 41 1/4" ES	 	
				 	



Transferable, Limited Lifetime Warranty
Color options: White, Almond

Series 8300 Double Hung

- Fusion-welded sashes and frame add strength, enhance thermal performance.
- Reinforced, multi-cavity construction provides additional thermal performance and structural integrity.
- Constant force coil balance permits easy sash movement.
- Dual push button night latches allow sash to be positioned for comforting ventilation.
- $7/8$ " insulated glass.
- Positive-action cam lock enhances safety.
- Interlocking sashes help keep out drafts.
- *Half screen comes standard.
- Dual-fin weather-stripping helps reduce air infiltration.
- Integrated, slim line lift rail allows you to easily operate sash.
- Sloped sill reduces air infiltration, allows for easy water run-off.
- Rubber bulb seal helps block air infiltration.

Custom Options:

- **Ultra Low-E / Tax Credit Glass Package Available****
- Low-E Glass and Argon Gas for additional efficiency.
- $3/8$ " or $3/4$ " flat, $5/8$ " or 1" contoured grids available
- Factory mulling of twins, triples and architectural shapes
- Custom sizes available.
- Lifetime Glass Breakage warranty.



All products may be ordered to meet Energy Star requirements.

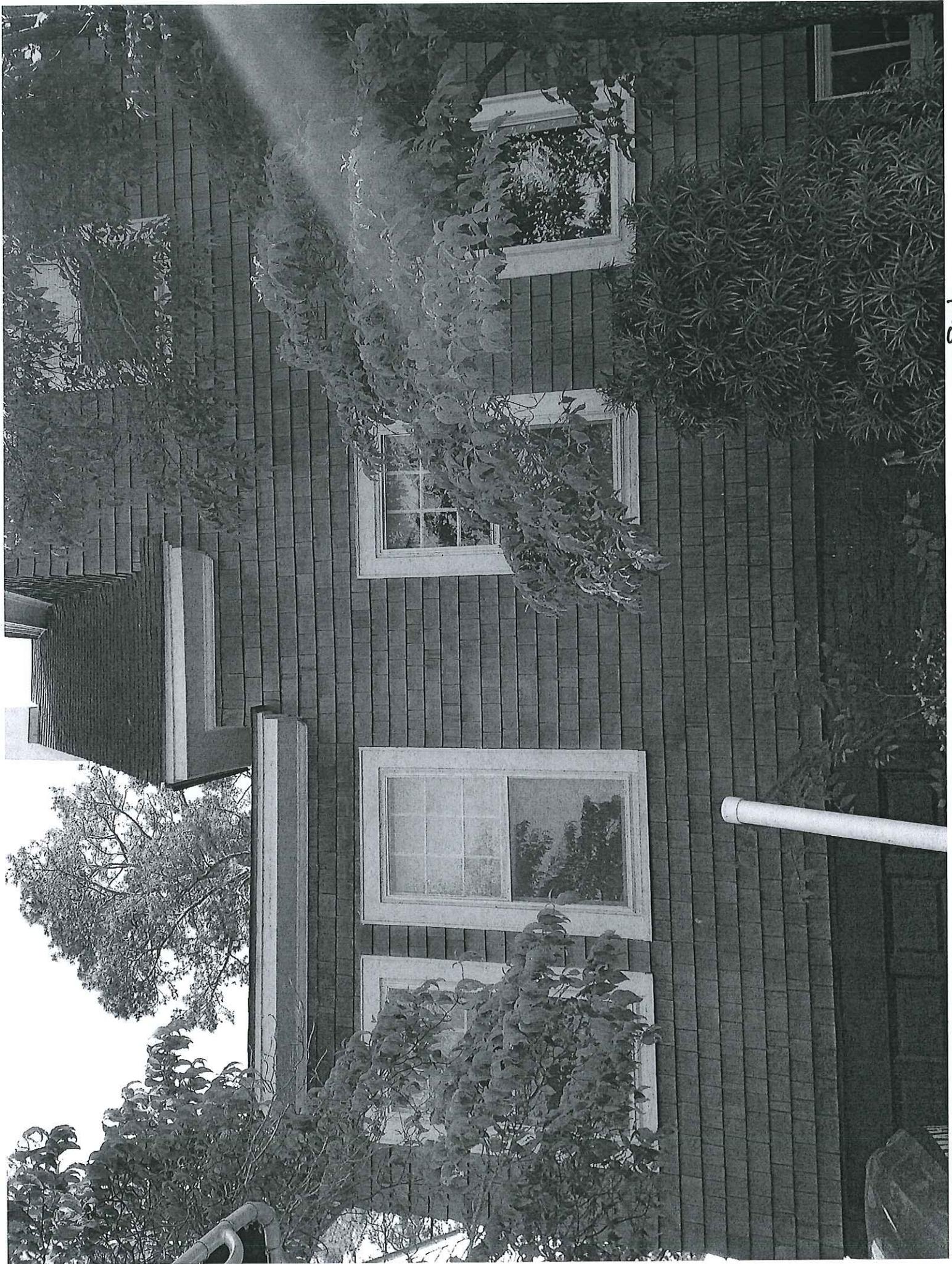
AT-8300 - 00-10

Note: Manufacturer reserves the right to substitute components as necessary for product development.

*Screens are not meant to reduce a child from falling through an open window.

**This federal tax credit expires on December 31, 2016.





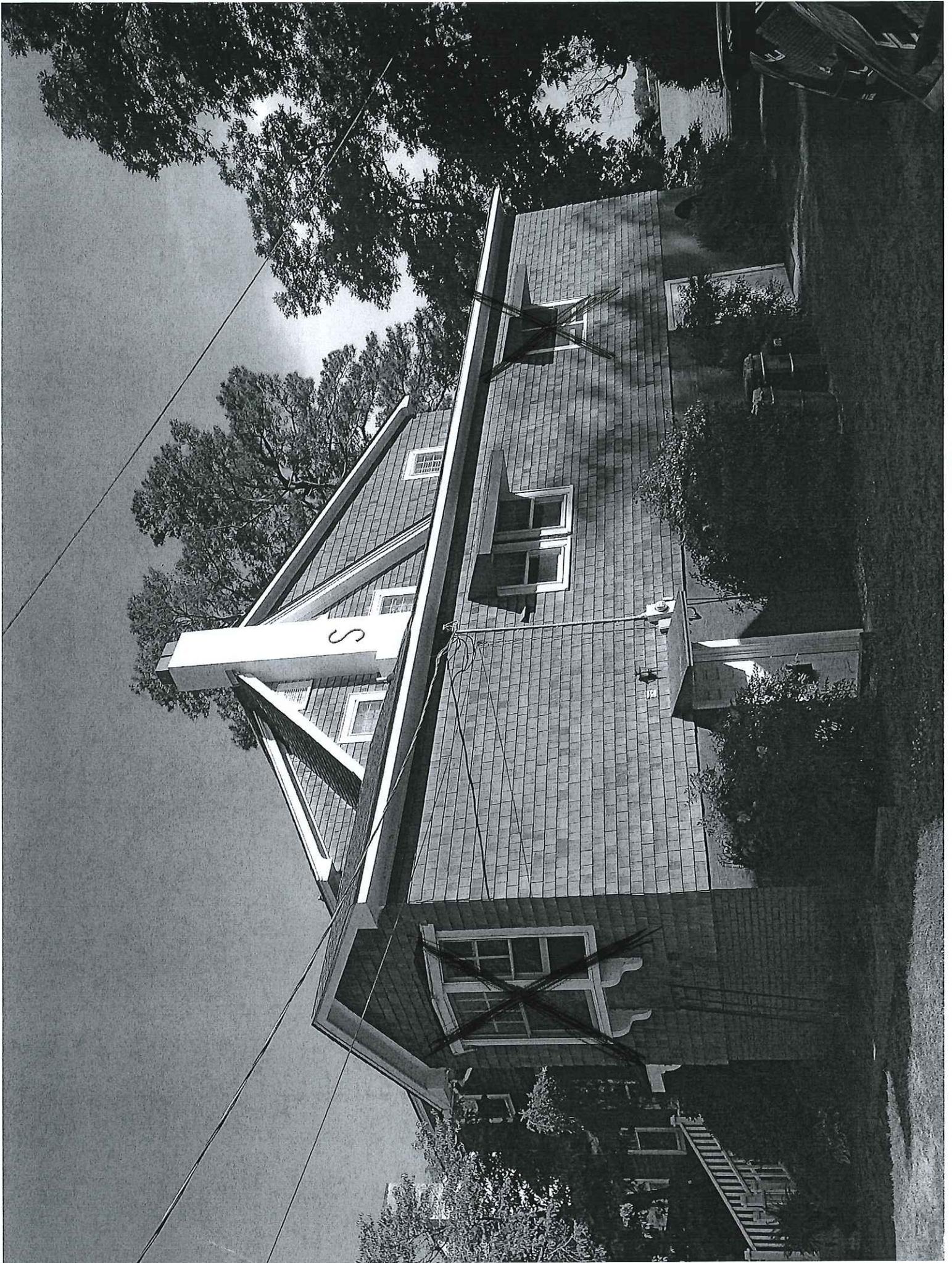
1503



715











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

<u>OBJECTID</u>	<u>PIN</u>	<u>GPIN</u>
6391	01017131	5675-59-6066
<u>GPIN LONG</u>	<u>OWNER NAME</u>	<u>OWNER NAME2</u>
5675-59-6066	PECK R BRANTLEY JR	PECK KAREN PAGE
<u>MAILING ADDRESS</u>	<u>MAILING ADDRESS2</u>	<u>CITY</u>
715 SHORT DRIVE		WASHINGTON
<u>STATE</u>	<u>ZIP</u>	<u>PROPERTY ADDRESS</u>
NC	27889	715 SHORT DR
<u>ACRES</u>	<u>ACCT NBR</u>	<u>MAP SHEET</u>
0	58340	567500
<u>NBR BLDG</u>	<u>DATE</u>	<u>DEED BOOK and PAGE</u>
3	12/14/1992	969/970
<u>LAND VAL</u>	<u>BLDG VAL</u>	<u>DEFR VAL</u>
194670	229975	0
<u>TOT VAL</u>	<u>NBHD CDE</u>	<u>NBHD DESC</u>
424645	WSMW	WEST SIDE MAIN WATERFRONT
<u>SUB CDE</u>	<u>SUB DESC</u>	<u>STAMPS</u>
<u>SALE PRICE</u>	<u>ZONE</u>	<u>LAND USE</u>
	R8	
<u>DISTRICT</u>	<u>PROP DESC</u>	<u>MBL</u>
1	LT 4 MRS FRANK H SHORT	567500203
<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>
		1924
<u>NBR STORIES</u>	<u>SQ FT</u>	<u>NBR BED</u>
3	6259	4
<u>NBR BATHS</u>	<u>EFF YR</u>	<u>NBR HALF BATHS</u>
3	1980	1

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Adjoining Property Owners

TATE JOHN B III
719 SHORT DRIVE
WASHINGTON NC 27889

PECK R BRANTLEY JR
715 SHORT DRIVE
WASHINGTON NC 27889

FOWLE SADIE F
721 W MAIN STREET
WASHINGTON NC 27889

PAYNE THOMAS S III
719 WEST MAIN STREET
WASHINGTON NC 27889

MANN CRAWFORD ALEXANDER JR N
711 SHORT DRIVE
WASHINGTON NC 27889

KUCAS MARK A
107 BENEDUM PLACE
CARY NC 27518

BRADBURY JANET T
715 W MAIN STREET
WASHINGTON NC 27889

MCLENDON CHRISTOPHER B
705 SHORT DRIVE
WASHINGTON NC 27889

SCALES G FREDERICK
713 W MAIN STREET
WASHINGTON NC 27889

DIEFENDORF ROBERT J
709 W MAIN STREET
WASHINGTON NC 27889



DOWNTOWN DEVELOPMENT
& HISTORIC PRESERVATION

May 27, 2016

Subject: Certificate of Appropriateness – 715 Short Drive

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 715 Short Drive to replace the windows throughout the structure on 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 June 7, 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".

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

Staff Report

715 Short Drive

The application for the property located at 715 Short Drive is requesting approval to replace a total of 34 windows on the property within the year.

The current windows are wooden with variations of sizes and panes. The applicants would like to replace the current windows with vinyl windows.

Window locations on the structure:

North side-

1st Story: 4 windows, plus a half sized window, plus the windows in the 3 bay window closest to the front door (the other bay window located on the far west front façade is new construction and does not need replaced).

2nd Story: all 3 windows

South side-

1st Story: 6 windows

2nd Story: 5 windows

East side-

1st Story: 4 windows closest to Short Drive

2nd Story: 3 windows

West side-

1st Story: 2 windows closest to Short Drive

2nd Story: 3 windows

The Design Guidelines states in **Chapter 3.4 Windows and Doors:**

- **Chapter 3.4.1** "Retain and preserve historic windows and doors. All elements associated with historic windows and doors shall be retained and preserved including frames, trim, sashes, muntins, glass, lintels, shutters, and hardware."
- **Chapter 3.4.2** "Windows and doors should be repaired when necessary by splicing or patching only the deteriorated section to match the original."
- **Chapter 3.4.3** " If replacement of a window or door unit is necessary, the new unit should be replaced to match the original in size, scale, material, detail, pane and/or panel configurations."

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: 715 Short Drive- Window replacement

A request has been made by Mr. and Mrs. Brantley Peck for a Certificate of Appropriateness to replace the existing wooden windows with vinyl windows on the property located at 715 Short Drive. Please review the Design Guidelines, specifically Chapter 3.4 Windows and Doors.

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. and Mrs. Brantley Peck to replace the existing wooden windows with vinyl windows on the property located at 715 Short Drive. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.4 Windows and Doors.

Or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. and Mrs. Brantley Peck to replace the existing wooden windows with vinyl windows on the property located at 715 Short Drive. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.4 Windows and Doors. 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. and Mrs. Brantley Peck to replace the existing wooden windows with vinyl windows on the property located at 715 Short Drive. This motion is based on the following findings of fact: the application is *not* congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.4 Windows and Doors.

MINOR

WORKS

Minor Works

1. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 222 East Second Street 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 625 East Second Street to install a new HVAC system on the secondary elevation of the property.
3. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 231 East Main Street to install a new HVAC system on the tertiary elevation of the property.
4. A request has been made and approved by staff for a Certificate of Appropriateness for the City of Washington to remove two overgrown china ball trees in the parking lot of Brown Library.
5. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 213 North Market Street to repair and replace decorative transom elements on the front facade of the property.
6. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 239 West Main Street update the split heat pump on the property.
7. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 715 Short Drive to repair flashing and replace cedar shakes on the siding of the house on the property.

OTHER BUSINESS

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

MINUTES

**WASHINGTON HISTORIC PRESERVATION
COMMISSION**

Regular Scheduled Meeting – minutes

Tuesday, May 3rd 2016

7:00 PM

Members Present

Mary Pat Musselman Geraldine McKinley

Ed Hodges Mark Everett

William Kenner

Members Absent

Judi Hickson

Monica Ferrari

Others Present

John Rodman, Director

Emily Rebert, Community Development 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 silence roll call was taken by staff.

Mark Everett made a motion to accept the agenda.

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 an 8'x16' in-ground pool at the rear of the structure on lot #33. The pool site will include stone decking and a 4' high black wrought iron or aluminum fencing around the perimeter of the yard to meet state guidelines.

Carol Nash, representing Beacon Street, came forward and was sworn in. Ms. Nash stated that the request from the owner, Dr. Howdy, met all of their architectural requirements. Mary Pat Musselman stated that she was concerned about the drain off from a pool that is so close to wetlands. Ms. Nash explained that there is a swell that is part of the storm water management plan that is located in front of this home before to get to the actual storm water retention pond. Ms. Nash stated that the owner has met with the Public Works Director Frankie Buck about the setbacks and this issue. Ms. Nash stated that there are retainers in place already all along the development. Mr. Rodman explained that there is a 3ft high berm that will not allow water to drain into the wetlands.

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

Mark Everett made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Scott Dixon of Beacon Street Development to construct a new 8' x16' in-ground pool at the rear of the property located at Lot #33 Moss Landing Homes. The pool site will include stone decking and a 4' high black wrought iron or aluminum around the perimeter of the yard to meet state & local guidelines. His motion was seconded by Geraldine McKinley. The motion carried with a majority vote with William Kenner and Mary Pat Musselman voting in opposition.

2. A request has been made by Mr. John Stallings for a Certificate of Appropriateness to construct a 4' wooden picket fence located in the back yard of the property on 120 North Charlotte Street.

Mr. John Stallings came forward and was sworn in. He explained that he would like construct a fence on the rear of his property that would match the existing fence. He explained that it would be a 4' wooden picket fence painted white.

The Chairman opened the floor and no one came forward.

Mary Pat Musselman made the following: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. John Stallings to add a four foot high wooden picket fence to enclose the rear property yard located at 120 North Charlotte 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. Geraldine McKinley seconded the motion and all voted in favor.

3. A request has been made by Ms. Martha Matthews for a Certificate of Appropriateness to add a 6' wooden privacy fence to enclose the back yard of the property located at 140 East Main Street.

Emily Rebert, City Planner, came forward to present the request. Ms. Rebert explained that exact location of the proposed fence. She stated that Ms. Matthews was to close off the rear of the property and match her existing fence. Mary Pat Musselman stated that she was concerned about putting up another 6' privacy fence and stated that there is plenty of vegetation back there that gives her quite a bit of privacy already. Ms. Rebert explained that there are people cutting through Ms. Matthews' property from Bonner Street. Ed Hodges stated that looking at one of the photographs her property is very open to property adjoining her at the rear.

Dee Congleton came forward and was sworn in. She explained that the Historic Guidelines state that applicants should be present to make the request. She stated that she agreed with Mary Pat Musselman and she would like to discuss some alternatives with Ms. Matthews. Ms. Congleton stated that she is against the request.

The Commission discussed the request further. Ms. Musselman stated that she would like to discuss some alternatives with the property owner. Mr. Hodges pointed out that Ms. Matthews will be replicating the existing fence. He stated that personally if he was going to have 11 apartments in his back yard then he would want a 10ft fence. Mark Everett stated that he agreed with the Chairman and as long as the request meets the guidelines it should be approved. He stated that he choice as to whether a fence or shrubbery provides adequate privacy is in the eye of the property owner. He stated that in this case the transition from a single family home and an 11 unit multi-family home may justify additional fencing. He stated that he didn't have any issues with the fence.

Mark Everett made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Ms. Martha Matthews to add a six foot high wooden privacy fence along the north edge of the back yard to enclose the rear property located at 140 East Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines,

specifically Chapter 4.0 Streetscape and Site Design Section 4.6 Fences and Walls. The motion was seconded by William Kenner. The motion carried with a majority vote with Mary Pat Musselman voting in opposition.

4. A request has been made by Ms. Constance Lane Howard for a Certificate of Appropriateness to replace the windows throughout the property located at 731 East Main Street (The Armory Pointe).

Andrew Howard came forward and was sworn in. He stated that they are asking to replace then windows on the front of the Armory Pointe building. He stated that the current windows are wood replacement and 4 large aluminum frame windows that have deteriorated. He explained that the wood trim would stay but they would replace the sashes.

William Kenner stated that the owner of this building does a great job keeping up the property and asked if they planned to replace the windows on the side. Mr. Howard stated that they would like to in the future and they are trying to replace the windows as needed.

The Chairman opened the floor. No one came forward.

Mary Pat Musselman made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Ms. Connie Howard to replace the windows located at 731 East Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.4 Windows and Doors. Her motion was seconded by Mark Everett. All voted in favor and the motion carried.

5. A request has been made by Mr. Scot Craigie and Mr. Simuel Hodges for a Certificate of Appropriateness for the following items on the property located at 222 East Second Street:

The property owners and their contractor came forward and were sworn in. Mr. Scot Craigie explained his request for each item.

a. Enclose and reinforce the carport to resemble the appearance of a dependency building.

Geraldine McKinley made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Scot Craigie and Mr. Simuel Hodges to enclose and reinforce the carport to resemble the appearance of a dependency building in the back yard of the property located at 222 East Second Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.12 Outbuildings and Accessory Structures. Her motion was seconded by William Kenner. All voted in favor.

b. Recreating the widow's walk above the front porch on the second floor of the front façade.

Mr. Craigie explained that this is more of a balcony then a widow's walk. He explained that there is a front door on the front of the second elevation. He stated that they wanted to construct just a 4x8 balcony with railings and made that door usable. William Kenner asked about the materials.

Mary Pat Musselman made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Scot Craigie and Mr. Simuel Hodges to recreate the widow's walk above the front porch on the second floor of the front faced on the property located at 222 East Second Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.10 Architectural Details and Chapter 3.6 Porches and Entryways. Her motion was seconded by Geraldine McKinley. All voted in favor.

c. Upgrade the current asphalt shingle roof to a metal standing seam roof.

Mr. Craigie stated that the roof would be painted gray. William Kenner gave some suggestions on the type of metal roof they use.

Geraldine McKinley made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Scot Craigie and Mr. Simuel Hodges to upgrade the roofing from asphalt to metal standing seam on the property located at 222 East Second Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.5 Roofing. Her motion was seconded by Mark Everett. All voted in favor.

d. Recreate the original columns, rails and spindles on the front porch. The house still has one original column and section of railing located on the west side of the porch for reference.

Mr. Craigie stated that they would like to recreate the columns, rails, and spindles to match the original on the west side of the porch. He stated that they would be using all wood material.

Mark Everett made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Scot Craigie and Mr. Simuel Hodges to recreate the original architectural features of the porch on the front façade on the property located at 222 East Second Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.10 Architectural Details and Chapter 3.6 Porches and Entryways. Geraldine McKinley seconded the motion and all voted in favor.

e. Replace current windows with vinyl sash replacement kit windows. The intent is to keep the original casings, but replace the sashes.

Mr. Craigie explained his request and stated that many of the windows are not original to the house. He went through and gave the Commission an inventory of how many windows are original.

Mary Pat Musselman made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Scot Craigie and Mr. Simuel Hodges to remove all storm windows, replace current sashes with a custom made energy efficient vinyl replacement kit sash, and keep the original windows casings on the property at 222 East Second Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.4 Windows and Doors. Her motion was second by Geraldine McKinley. 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 186 West Main Street to repair brick, mothball fenestrations, repair glass panels on storefront, and replace the asphalt rolled roof with a rubber membrane roof on the property.
2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 609 East Main Street to replace a damaged storm door of the property. The new storm door matches the old one.
3. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 223 East Water Street (the Estuarium) to replace the AC unit on the property.
4. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 231 East Main Street to do the following on the property:
 - a. Replace the HVAC unit
 - b. Repair deck using like materials

- c. Repair siding using like materials
 - d. Repair windows using like materials
 - e. Repair and replace rot on the porch using like materials
 - f. Repair foundation using like materials
5. A request has been made and approved by staff for a Certificate of Appropriateness for the City of Washington to remove two overgrown small trees at the entrance of the Brown Library and replace them with one large sweet bay magnolia on the adjacent property.
 6. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 304 West Second Street (the United Methodist Church) to do the following on the property:
 - a. Repair slate roof using like materials
 - b. Replace the front doors with replicas made of the same material
 - c. Repair/repoint masonry, pressure wash and seal the bricks.
 7. A request has been made and approved by staff for a Certificate of Appropriateness for the City of Washington to remove two Bradford pear trees located in the public right of way in front of the property located at 222 East Second Street. One tree towers over the road with a broken tree trunk while the other is entangled in the power lines.

Mary Pat Musselman expressed concern with the large tree that was taken down without the Commission's permission. Mr. Rodman explained how this mistake happened.

Mark Everett made a motion to approve all the minor works. His motion was seconded by Geraldine McKinley. All voted in favor and the motion carried.

VI. Other Business

1. 121 East Second Street: Status

Mr. Rodman gave the Commission an update on the 121 East Second Street house. He stated that they did have a seconded hearing on Mr. Stroud's appeal. He explained that the Board of Adjustment did uphold the issuance of the Building permit. He stated that currently the attorneys are putting together the findings of fact and drafting the Decision on Appeal. He stated that the Board of Adjustment will meet and approve the Decision on Appeal after that any parties can file an appeal.

2. Demolition By Neglect Ordinance: Property Status

Emily Rebert stated that she is continuing with the Demolition By Neglect Ordinance. She presented the 3 properties added to the list and gave an update on the existing properties.

3. Upcoming Events

Ms. Rebert announced upcoming events. She coordinated a workshop with the Commission and the State Historic Preservation office for the August 2 meeting. She stated that she felt it would be a good idea to set up a meeting with the Commission and City Council and also invite the Council members to the August workshop. Ms. Rebert informed the Commission that the City Council currently had not included the façade grant funds in the new proposed budget. She then discussed this year's Terrell awards.

VII. Approval of Minutes – April 5th 2016

Mark Everett made a motion to approve the minutes. Mary Pat Musselman seconded the motion. All voted in favor.

VIII. Adjourn

There being no other business Geraldine McKinley made a motion to adjourn. Her motion was seconded by Mark Everett.