

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

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- I. Opening of the meeting**
- II. Invocation**
- III. Roll call**
- IV. Old Business – Major Works**
  1. A request has been made by Ms. Sarah Heekin for a Certificate of Appropriateness to add a four foot high aluminum ornamental fence to enclose the rear property yard located at 144 East Main Street.
- V. Certificate of Appropriateness**
  - A. Major Works**
    1. A request has been made by Mr. Tim Evans for a Certificate of Appropriateness to do the following at 120 Bridge Street:
      - a. Add six feet of six feet high wooden picket fence between bathroom and storage building.
      - b. Add fourteen feet of six feet high wooden picket fence between storage building and Rich Tattoo Building.
    2. A request has been made by Mr. Richard Godley for a Certificate of Appropriateness to construct a new porch and railings to the front of the house to match other houses in the district located at 323 North Bonner Street.
  - B. Minor Works**
    1. A request has been made and approved by staff for a Certificate of Appropriateness to remove a tree in Bughouse Park, located on Charlotte Street. The tree was struck by lightning and was at risk of damaging historic homes adjacent to it on the street.
    2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 731 West Main Street (Mr. Richard Smoot) to replace the HVAC unit. No duct work will be altered.

**VI. Other Business**

1. Design Guidelines – Fences
2. Recipients of the Terrell Award
3. Notice of Decision 315 West 2<sup>nd</sup> Street
4. Notice of Decision 319 West 2<sup>nd</sup> Street

**VII. Approval of Minutes – October 6th, 2015**

**VIII. Adjourn**

**OLD**

**BUSINESS**

**144 East Main  
Street**

**The Construction of a  
New Aluminum Fence in  
the Rear Property Yard**

**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: 144 East Main Street

Historic Property/Name (if applicable): \_\_\_\_\_

Owner's Name: Sarah L. Heekin

Lot Size: 51 feet by 146 feet. .17 acres  
(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:  
 \_\_\_\_\_  
Add a four foot high aluminum ornamental fence to enclose the rear yard.  
 \_\_\_\_\_  
See attached.  
 \_\_\_\_\_  
 \_\_\_\_\_

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)
<b>ACTION</b>	
<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)

Sarah Heekin  
 (Name of Applicant - type or print)  
208 E. Mulberry Street Goldsboro, NC 27530  
 (Mailing Address) (Zip Code)  
5/22/15 919-735-252  
 (Date) (Daytime Phone Number)  
Sarah L. Heekin  
 (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.
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- 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 4.0	Streetscape and Site Design	Add new fence
Section 4.6	Fences & Walls	

# Beaufort County Property Photos

**PIN: 01030198**

Photo: 01030198.jpg



Copyright 2015 by Mobile311, LLC



<b><u>OBJECTID</u></b>	<b><u>PIN</u></b>	<b><u>GPIN</u></b>
6839	01030198	5675-87-9810
<b><u>GPIN LONG</u></b>	<b><u>OWNER NAME</u></b>	<b><u>OWNER NAME2</u></b>
5675-87-9810	HEEKIN SARAH LLEWELLYN	
<b><u>MAILING ADDRESS</u></b>	<b><u>MAILING ADDRESS2</u></b>	<b><u>CITY</u></b>
144 EAST MAIN STREET		WASHINGTON
<b><u>STATE</u></b>	<b><u>ZIP</u></b>	<b><u>PROPERTY ADDRESS</u></b>
NC	27889	144 E MAIN ST
<b><u>ACRES</u></b>	<b><u>ACCT NBR</u></b>	<b><u>MAP SHEET</u></b>
0	920970	567508
<b><u>NBR BLDG</u></b>	<b><u>DATE</u></b>	<b><u>DEED BOOK and PAGE</u></b>
2	11/21/2014	1859/0202
<b><u>LAND VAL</u></b>	<b><u>BLDG VAL</u></b>	<b><u>DEFR VAL</u></b>
44676	165652	0
<b><u>TOT VAL</u></b>	<b><u>NBHD CDE</u></b>	<b><u>NBHD DESC</u></b>
210328	B1HR	B1 HISTORICAL RESIDENTIAL
<b><u>SUB CDE</u></b>	<b><u>SUB DESC</u></b>	<b><u>STAMPS</u></b>
		434
<b><u>SALE PRICE</u></b>	<b><u>ZONE</u></b>	<b><u>LAND USE</u></b>
217000	B1H	
<b><u>DISTRICT</u></b>	<b><u>PROP DESC</u></b>	<b><u>MBL</u></b>
1	1 LOT 144 EAST MAIN STREET	567508225
<b><u>EXEMPT AMT</u></b>	<b><u>ROAD TYPE</u></b>	<b><u>YR BUILT</u></b>
	P	1918
<b><u>SQ FT</u></b>	<b><u>NBR BED</u></b>	<b><u>NBR BATHS</u></b>
3977	3	2
<b><u>EFF YR</u></b>	<b><u>EXEMPT PROP</u></b>	<b><u>CENSUS BLOCK</u></b>
1975		
<b><u>FLOOD PLAIN</u></b>	<b><u>NBR STORIES</u></b>	<b><u>NBR HALF BATHS</u></b>
	3	0
<p>Beaufort County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only and is not intended to constitute a legal record nor should it be substituted for the advice or services of industry professionals. The County of Beaufort and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Beaufort County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.</p>		



# Proposal

## Seegars Fence Company of Greenville

PO BOX 6043 Greenville NC 27636  
 PHONE : (252) 767-1285 FAX:(252) 767-3395

Bid # GVL 18248

Proposal Submitted To: <b>Andrea Heekin</b>	Phone: <b>252-643-1010</b>	Date: <b>3/2/2016</b>
Attention: <b>Andrea Heekin</b>	Job Name: <b>Ornamental Fence</b>	
Street: <b>144 East Main Street</b>	Job Location:	
City, State, and Zip Code: <b>Washington NC 27888</b>	Fax Number:	Job Phone:

We hereby submit specifications and estimates for:

**4' High Aluminum Ornamental Fence:**

To furnish and install approximately 57' of 4' high white aluminum ornamental fence as per these specifications:

- (11) 4' high Old Raleigh panels
- (8) 2" x 2" line post
- (4) 2" x 2" end post
- (4) 2 1/2" x 2 1/2" end gate post
  
- (2) 4' single gate w/standard hardware

**Total installed: \$1,987.00**

**Note:**

1. See attached layout drawing
2. One end post to be mounted to existing wood rail post and (2) gate post to be core drilled

Price includes NC Sales Tax. In submitting this proposal, it is assumed that there is no underlying ROCK or concrete on the property which will necessitate drilling or blasting, or any other unusual conditions involving extra labor in the erection of this fence and that the fence right of way will be marked by the owner or general contractor and will be clear, graded, and ready to receive the fence. If any of the above conditions are encountered, or any additions or changes are made by the customer, additional charges will be made at current market prices. It shall be the responsibility of the owner to advise workers of the location of any underground cables, lines, etc. If such are not marked properly, the owner assumes responsibility for them. Any past due balance is subject to a 1.0% interest charge per month. Should an account not be paid as agreed, any cost of collection including interest and attorney's fees, etc shall be paid by the customer.

**as stated above**

Payment to be made as follows:

**50% deposit; balance due within 10 days of completion**

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any deviation or departure from above specifications involving extra costs, and will become an extra charge over and above the estimate. All agreements contingent upon obtain, materials or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation.

**Acceptance of Proposal-** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

3-17-16

Authorized  
Signature



Printed Name

Mike Smith

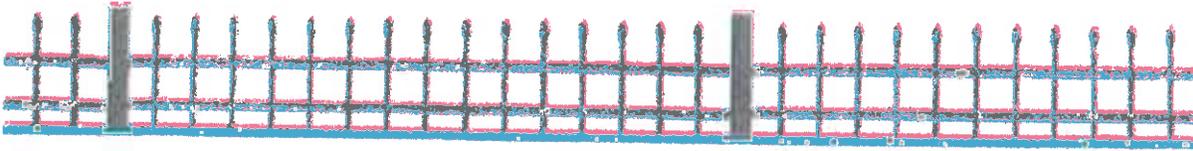
Note: This proposal may be withdrawn at any time.

Signature



Signature

\_\_\_\_\_

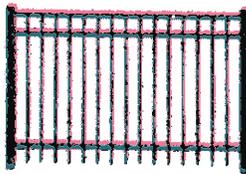


## Ornamental Fencing Options

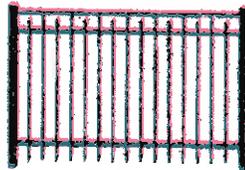
The word "ornamental" suggests attractiveness and elegance. At Seegars®, we recognize that many customers choose aluminum ornamental fencing because of its ability to enhance a property's appearance while providing a distinguished sense of security. Whether you wish to add a striking enclosure around your estate, a cordoned area for decorative landscape or an eye-catching barrier for a pool, an aluminum ornamental fence is the perfect alternative. The Seegars Private Label Collection of ornamental aluminum fences pays homage to the time-honored beauty of metal work without the expense or maintenance required of other traditional containment systems. A wide range of Seegars Private Label ornamental aluminum fence styles and colors are available to suit your individual needs. What's more, additional customization is accomplished by adding rails, rings, scrolls and finials. Best of all, Seegars Private Label ornamental aluminum fences are maintenance-free and carry a limited lifetime warranty.

Through our partnership with Ultra Aluminum Manufacturing, we present to you the Seegars Private Label Collection. This is the finest ornamental aluminum fence system available. Combining over 75 years of experience in the fence manufacturing and installation business we are able to provide our customers with a buying experience that will be unmatched in quality and service. Our staff of expert professionals can help you find the right style of Seegars Private Label ornamental aluminum fence while keeping your discriminating taste and budget in mind. Contact one of our company's professionals to request a free quote on having an ornamental aluminum fence installed on your property today!

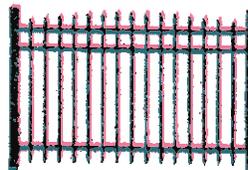
Since 1949  
**SEEGARS**  
 FENCE COMPANY  
 Demand the Best



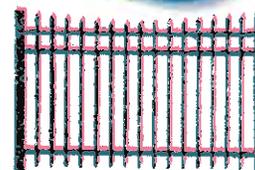
Old Raleigh



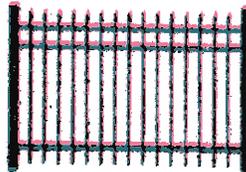
Chesapeake



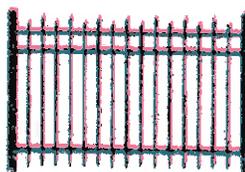
Blue Ridge



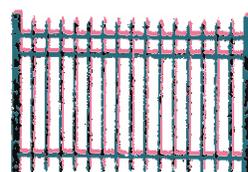
Low Country



Baltimore



Matanzas



Embassy

Lockable Latch



### Post Cap Options

Ball Post Cap



Standard Post Cap



Magnetics Post Latch



www.SeegarsFence.com • 1-888-SEEGARS (1-888-733-4277)

Demand the Best

## *Seegers Fence Company Ornamental Fence Warranty*

Seegers Fence Company guarantees its workmanship 100%. We install all fences to local industry standards. See below for the specific product warranty offered by the manufacturer.

### **Ultra Aluminum Product Limited Lifetime Warranty**

Ultra Aluminum fence products are guaranteed for life against any defects in workmanship and/or materials.

The powder coat finish on all fencing by Ultra Aluminum is unconditionally guaranteed for life against cracking, peeling or chipping.

If the product should fail in accordance with any of the above conditions the manufacturer, Ultra Aluminum, guarantees replacement or renewal of the defective parts, providing the purchaser has registered the purchase within thirty (30) days of receipt of material. Notice of such failure will be sent to the manufacturer in writing, together with proof of purchase and will specify the nature of the defect and when it was first observed.

Should the fences be improperly installed, Ultra will not be responsible for guaranteed performance or appearance of the material. Neither does this guarantee apply where failure or damage is due to improper use or application, abuse or misuses, extreme environmental conditions or acts of God.

Ultra reserves the right to request the return of the fence, transportation charges prepaid, for the purpose of inspecting the material to determine the validity of the claim.

Upon validation of a claim by Ultra, replacement will be made from the factory only for material which will be returned to the factory in Howell, MI, transportation prepaid. Material must not be returned to the factory without prior authorization from Ultra.

Manufacturers liability is discharged upon delivery of material to the site. Manufacturer will not be responsible for reinstallation. Manufacturer is not responsible for accidental or consequential damages.

The above constitutes the complete warranty by the manufacturer and no other agreement, written or implied, is valid. This guarantee is not transferable.

6/27/2015

greenboro\_ornamental 11.jpg (900x450)



5/27/2015

rml\_ornamental\_1.jpg (600x450)







# CITY OF WASHINGTON

**DOWNTOWN DEVELOPMENT □ HISTORIC PRESERVATION**

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**Subject:** Certificate of Appropriateness – 144 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 to construct a new aluminum fence in the rear yard property located at 144 East Main Street.

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 October 6, 2015

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

**Time:** 7:00 PM

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

Sincerely,

*Emily Rebert*

Emily Rebert  
Community Development Planner  
Historic Preservation  
[erebert@washingtonnc.gov](mailto:erebert@washingtonnc.gov)  
252.946.0897

**Adjacent Property Owners - 144 East Main Street**

**Benjamin Clark  
116 N. Bonner Street  
Washington, NC 27889**

**Richard Gertz III  
164 East Main Street  
Washington, NC 27889**

**Elmo T. Carawan  
114 North Bonner Street  
Washington, NC 27889**

**Dr. Richard Young  
142 East Main Street  
Washington, NC 27889**

**Martha Matthews  
140 East Main Street  
Washington, NC 27889**

**Vickie Dotson  
620 Duck Creek Road  
Washington, NC 27889**

**Robin B. Turner  
145 East Main Street  
Washington, NC 27889**

**City of Washington  
PO Box 1988  
Washington, NC 27889**

# REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: 144 East Main Street- Construction of a fence

***A request has been made by Ms. Sarah Heekin for a Certificate of Appropriateness to add a four foot high aluminum ornamental fence to enclose the rear property yard located at 144 East Main 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 to Ms. Sarah Heekin to add a four foot high aluminum ornamental fence to enclose the rear property yard located at 144 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.

Or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Ms. Sarah Heekin to add a four foot high aluminum ornamental fence to enclose the rear property yard located at 144 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. 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. Sarah Heekin to add a four foot high aluminum ornamental fence to enclose the rear property yard located at 144 East Main Street. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.6 Fences and Walls.

# MAJOR WORK

# **120 Bridge Street Street**

**The Addition of Fencing  
on the Property to Divide  
Commercial Space from  
Residential Space**

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: 120 Bridge Street (Dairy Palace)

Historic Property/Name (if applicable):

Owner's Name: Tim Evans

Lot Size: 130 feet by 70 feet .21 acres
(width) (depth)

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

Brief Description of Work to be Done:

- 1. Add six feet of six feet high wooden picket fence between bathroom and storage building.
2. Add fourteen feet of six feet high wooden picket fence between storage building & Rich Tattoo Building.

The purpose is to prevent customers from crossing property line onto the adjacent property.

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)

Tim Evans
(Name of Applicant - type or print)
120 Bridge Street Washington, NC 27889
(Mailing Address) (Zip Code)
9/9/15 252-947-2161
(Date) (Daytime Phone Number)
Tim Evans
(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.

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**PROJECT CATEGORIES** (check all that apply):

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- 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:**

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**(Office Use Only)**

Section (page)	Topic	Brief Description of Work
Chapter 4.0	Streetscape and Site Design	Add new fences
Section 4.6	Fences and Walls	



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

**OBJECTID**

0978

**GCIN LONG**

5678-00-0102

**MAILING ADDRESS**

3868 NC HWY 50

**STATE**

NC

**ACRES**

0

**NBR BLDG**

3

**LAND VAL**

56043

**TOT VAL**

78062

**SUB CDE****SALE PRICE****DISTRICT**

1

**EXEMPT AMT****SQ FT**

896

**EFF YR**

1976

**FLOOD PLAIN****PIN**

15020507

**OWNER NAME**

EVANS TIMOTHY M

**MAILING ADDRESS****ZIP**

27834

**ACCT NBR**

897153

**DATE**

01/28/2010

**BLDG VAL**

22019

**NBHD CDE**

H

**SUB DESC****ZONE**

R8

**PROP DESC**

LOT 2 (.29 AC) TIMOTHY M EVANS

**ROAD TYPE**

R

**NBR BED**

0

**EXEMPT PROP****NBR STORIES**

3

**GPIN**

5678-00-0102

**OWNER NAME2**

EVANS DARLINE C

**CITY**

GREENVILLE

**PROPERTY ADDRESS**

N BRIDGE ST

**MAP SHEET**

567500

**DEED BOOK and PAGE**

1710/0542

**DEER VAL**

0

**NBHD DESC**

HISTORICAL

**STAMPS****LAND USE****MBL**

567500149

**YR BUILT**

1976

**NBR BATHS**

0

**CENSUS BLOCK****NBR HALF BATHS**

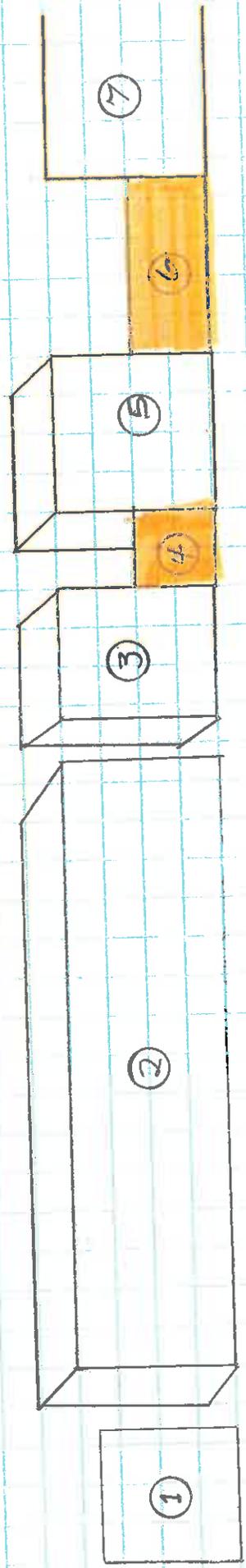
1

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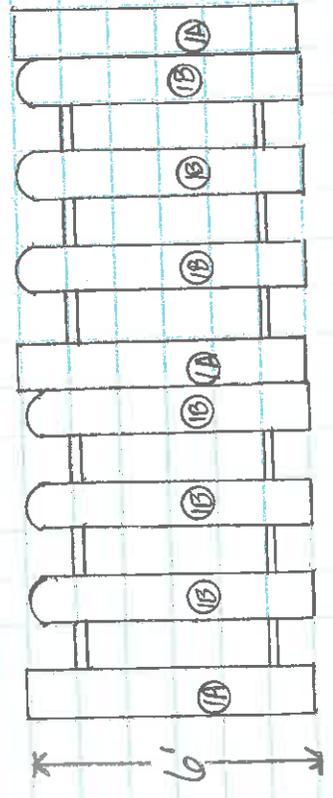


# TIM EVANS'S DAIRY PALACE

- 1 10 X 10 WALK IN COOLER
- 2 DAIRY PALACE 45' X 20'
- 3 BATH ROOM 10' X 10'
- 4 NEW PROPOSED FENCE #1 6' X 6'
- 5 STORAGE BLDG 12' X 6'
- 6 NEW PROPOSED FENCE #2 14' X 6'
- 7 Rich Tatto BLDG.



## DESIGN OF BOTH PROPOSED FENCES



- 1A 4X4 SALT TREATED
  - 1B 1X4 SALT TREATED
- NOTE: NOT ALL PICKETS SHOWN IN ORDER TO SHOW CLARITY  
DISTANCE BETWEEN PICKETS TO BE ASP. 4"

**Adjacent Property Owners – 120 North Bridge Street**

Tri-Star Aviation  
122 Catnip Point Road  
Bath, NC 27808

Sonny Swanner  
731 West 2<sup>nd</sup> Street  
Washington, Nc 27889

City of Washington  
PO Box 1988  
Washington, NC 27889

Elizabeth Davis  
509 West 2<sup>nd</sup> Street  
Washington, NC 27889

Preston Turner  
PO Box 1196  
Washington, NC 27889

Rae D. Cochran  
511 West 2<sup>nd</sup> Street  
Washington, NC 27889



## WASHINGTON HISTORIC PRESERVATION COMMISSION

September 28, 2015

Subject: Certificate of Appropriateness – 120 North Bridge 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 Mr. Tim Evans your property is located within 100 feet of the above subject property. A request has been made by Mr. Evans for a Certificate of Appropriateness to 1.) add six feet of six feet high wooden picket fence between bathroom and storage building and 2.) add fourteen feet of six feet high wooden picket fence between storage building & Rich Tattoo Building along the rear property line located at 120 North Bridge 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, October 6, 2015

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

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,

*John Rodman*

John Rodman  
Planning and Development

## REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission  
From: John Rodman, Planning and Development  
Re: 120 North Bridge Street – Construction of fence

A request has been made by Mr. Tim Evans for a Certificate of Appropriateness to 1.) add six feet of six feet high wooden picket fence between bathroom and storage building and 2.) add fourteen feet of six feet high wooden picket fence between storage building & Rich Tattoo Building along the rear property line located at 120 North Bridge Street. Please review the Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.6 Fences & 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 to Mr. Tim Evans to 1.) add six feet of six feet high wooden picket fence between bathroom and storage building and 2.) add fourteen feet of six feet high wooden picket fence between storage building & Rich Tattoo Building along the rear property line located at 120 North Bridge 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 & Walls.

*or*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Tim Evans to 1.) add six feet of six feet high wooden picket fence between bathroom and storage building and 2.) add fourteen feet of six feet high wooden picket fence between storage building & Rich Tattoo Building along the rear property line located at 120 North Bridge 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 & 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 to Mr. Tim Evans to 1.) add six feet of six feet high wooden picket fence between bathroom and storage building and 2.) add fourteen feet of six feet high wooden picket fence between storage building & Rich Tattoo Building along the rear property line located at 120 North Bridge Street. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically 4.0 Streetscape and Site Design Section 4.6 Fences & Walls.

**323 North Bonner  
Street**

**The Construction of a  
New Porch onto the  
Front Façade  
of the Structure**

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission  
Washington, NC

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

Please use Black Ink

Street Address of Property: 323 NORTH Bonner St.

Historic Property/Name (if applicable): \_\_\_\_\_

Owner's Name: RICHARD DWAYNE GODLEY

Lot Size: \_\_\_\_\_ feet by \_\_\_\_\_ feet.  
(width) (depth)

Brief Description of Work to be Done:

I would like to add a ~~front porch~~ porch to the front of my house. The length of the porch is 11 feet. The width is 6 ft. The depth is <sup>depth</sup> 20 inches. This house will have SAFETY RAILING leading to the front door. Both sides. RAILING shall also be around porch for SAFETY ALSO.  
Thank you very much! Richard Dwayne Godley

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)
<b>ACTION</b>	
<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)

RICHARD DWAYNE GODLEY  
(Name of Applicant - type or print)  
323 NORTH Bonner St. 27889  
(Mailing Address) (Zip Code)  
9-28-2015 623-7784  
(Date) (Daytime Phone Number)  
Richard Dwayne Godley  
(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: 01005954**

Photo: 01005954.jpg



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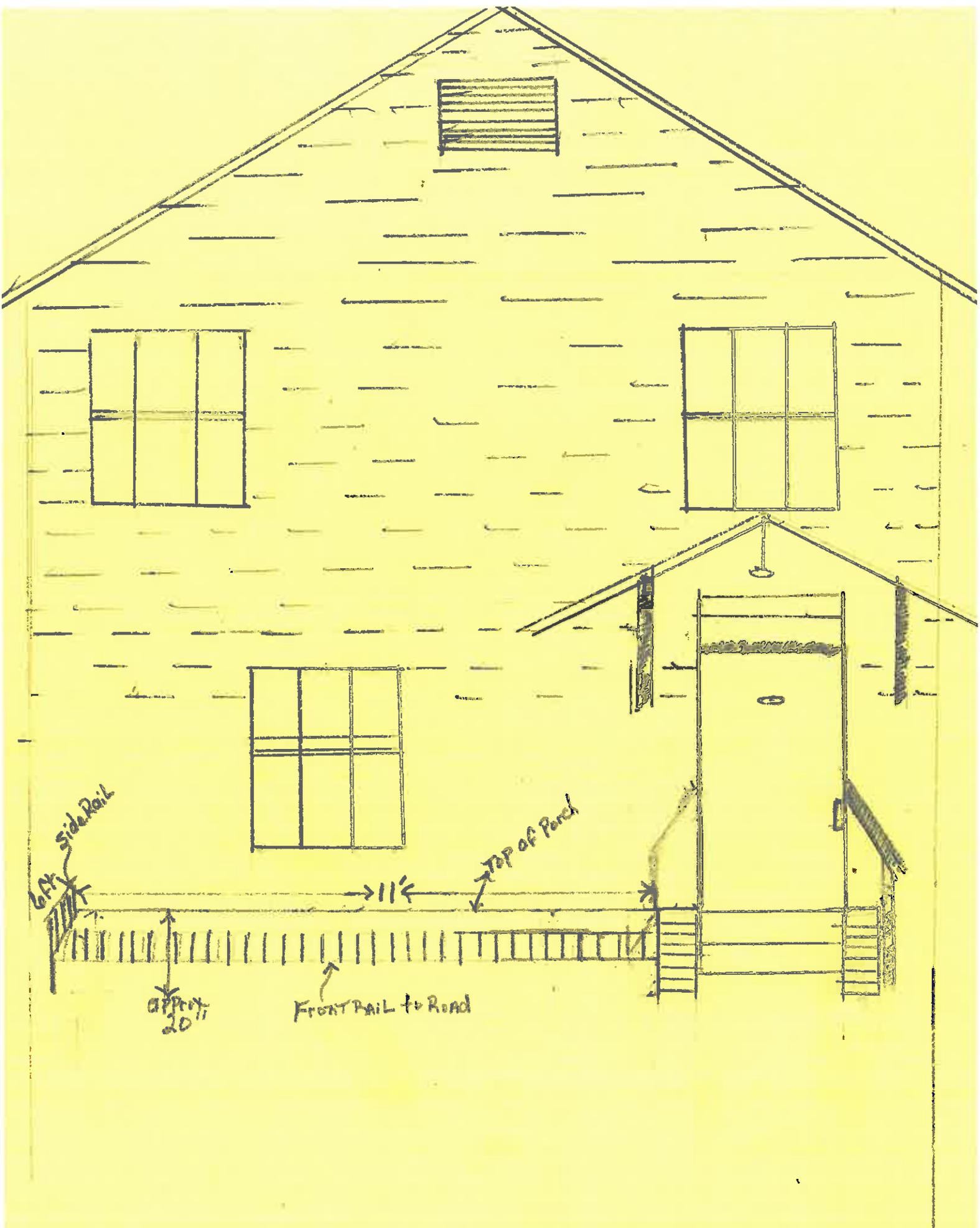


- Parcels
- Property Land Owners
- GPIN
- Interior Tract Lines
- Centerlines
- County Line
- County Line (Solid)
- State

<b>OBJECTID</b> 7229	<b>PIN</b> 01005954	<b>GPIN</b> 5675-98-6704
<b>SPIN LONG</b> 5675-98-6704	<b>OWNER NAME</b> GODLEY RICHARD DWAYNE	<b>OWNER NAME2</b>
<b>MAILING ADDRESS</b> 255 LATHAM DRIVE	<b>MAILING ADDRESS2</b>	<b>CITY</b> WASHINGTON
<b>STATE</b> NC	<b>ZIP</b> 27889	<b>PROPERTY ADDRESS</b> 323 BONNER ST
<b>ACRES</b> 0	<b>ACCT NBR</b> 854509	<b>MAP SHEET</b> 567508
<b>NBR BLDG</b> 1	<b>RATE</b> 08/14/2015	<b>DEED BOOK and PAGE</b> 1979/0705
<b>LAND VAL</b> 19400	<b>BLDG VAL</b> 43711	<b>DEFR VAL</b> 0
<b>TOT VAL</b> 34111	<b>NBHD CDE</b> H	<b>NBHD DESC</b> HISTORICAL
<b>SUB CDE</b>	<b>SUB DESC</b>	<b>STAMPS</b>
<b>SALE PRICE</b>	<b>ZONE</b> RHD	<b>LAND USE</b>
<b>DISTRICT</b> 1	<b>PROP DESC</b> 1 LOT 323 BONNER ST	<b>MBL</b> 567508119
<b>EXEMPT AMT</b>	<b>ROAD TYPE</b> P	<b>YR BUILT</b> 1915
<b>EQ FT</b> 1592	<b>NBR BED</b> 2	<b>NBR BATHS</b> 1
<b>EFF YR</b> 1965	<b>EXEMPT PROP</b>	<b>CENSUS BLOCK</b>
<b>FLOOD PLAIN</b>	<b>NBR STORIES</b> 3	<b>NBR HALF BATHS</b> 1

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# CITY OF WASHINGTON

**DOWNTOWN DEVELOPMENT □ HISTORIC PRESERVATION**

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**Subject:** Certificate of Appropriateness – 323 North Bonner 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 to construct a new porch onto the front façade of the structure located at 323 North Bonner Street.

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 October 6, 2015

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

**Time:** 7:00 PM

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

Sincerely,

*Emily Rebert*

Emily Rebert  
Community Development Planner  
Historic Preservation  
[erebert@washingtonnc.gov](mailto:erebert@washingtonnc.gov)  
252.946.0897

## REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission  
From: John Rodman, Planning and Development  
Re: 323 North Bonner Street – add front porch & railings

A request has been made by Mr. Richard Dewayne Godley for a Certificate of Appropriateness to add a 6' x 11' front porch & railings to the front of the house to match other houses in the district. The structure is located at 323 North Bonner Street. Please review the Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.6 Porches and Entryways.

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. Richard Dewayne Godley to add a 6' x 11' front porch & railings to the front of the house to match other houses in the district. The structure is located at 323 North 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 3.0 Changes to Existing Buildings Section 3.6 Porches and Entryways.

*or*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Richard Dewayne Godley to add a 6' x 11' front porch & railings to the front of the house to match other houses in the district. The structure is located at 323 North 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 3.0 Changes to Existing Buildings 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 Mr. Richard Dewayne Godley to add a 6' x 11' front porch & railings to the front of the house to match other houses in the district. The structure is located at 323 North 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 3.0 Changes to Existing Buildings Section 3.6 Porches and Entryways.

# MINOR WORKS

September Minor Works  
Presented in October

26-Aug City of Washington Bughouse Park

Oct-15 Tree removal

27-Aug Richard Smoot 731 W Main ST

Oct-15 Replace HVAC unit

# OTHER BUSINESS

# Design Guidelines

## FENCES

## 4.6 Fences and Walls

Many different types of fencing and walls can be found in the historic district including low masonry walls, wooden picket and privacy fences, and wrought iron fences and gates. In residential areas, fences and walls were used historically to enclose yard areas and define property lines. In commercial areas, fences and walls can be used to screen service areas and parking lots. Fences are prominent landscape features and should be constructed in a manner and design that is sensitive to the character of the historic structure and district. The introduction of new fences and walls should be handled with concern for design, materials, height, details, color and placement. The applicant requesting permission to erect a fence or wall shall submit a site plan locating the fence or wall configuration and a scaled elevation drawing. ***The applicant shall also be present at the HPC meeting so they will be available for questioning by the Commission, neighbors, or members of the audience.*** A photograph from the public right of way is required for any proposed fencing. ***All fences and walls shall be approved by the Historic Preservation Commission as Major Works.***



### Fence and Wall Guidelines

- 4.6.1 Retain and preserve historic fences and walls whenever possible including gates, hardware, cast or wrought iron details, ornamental pickets, etc.



- 4.6.2 Wood, brick, stone, decorative block, ornamental black aluminum or iron, and

equivalent materials of authentic design are appropriate fencing materials in the Historic District. ~~Welded Wire, Vinyl, and chain link,~~ **post and rope or chain** fences are not allowed.

**4.6.3** Deteriorated fence and wall elements should be repaired rather than replaced. ~~If more than 50%, deteriorated or destroyed, fence and wall elements should be replaced according to new guidelines. New elements should match the original in material, texture, and design.~~

**4.6.4** Repairs to existing chain link fences may be allowed up to 50% of a fence run (area between right angles). If 50% or greater of any linear feet of chain link fence run is damaged or otherwise requires repair, ~~the entire chain link fence~~ **that fence run** shall be removed and it replaced, shall be with a new fence made of material other than chain link and consistent with these guidelines.

**4.6.5** Fences and walls should be properly maintained according to guidelines for masonry, wood, and metal.

**4.6.6** New fences and walls **in the front facade** should be of a design that is appropriate to the architectural style and period of the historic structure.

**4.6.7** Front yard **wooden** fences **and wooden** 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 **and painted or stained white**. It is prohibited to use solid privacy fences in front yards. Split rail, basket weave, lattice and shadowbox are also prohibited.



**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)~~ **five (5)** feet in height. **If a wood privacy fence is selected, it should be of a shadowbox style or any style illustrated in figure 4.1. the spaces between boards should be no less than one (1) inch.**



**4.6.9** A rear yard privacy fence shall place the framing for the fence to the inside facing the owner's property. The outside ~~and inside~~ of all wooden rear yard privacy fences shall ~~should~~ be finished using an opaque stain or paint. If painted, the color shall be compatible with the structure. ~~Painted white or stained white or opaque. No privacy fence can extend beyond the rear corner of the house. (figure 4.2)~~

~~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. If painted, the color shall be compatible with the structure. ~~must be painted white or stained white. Both sides of the fence will be painted.~~



~~4.6.11~~ **4.6.10** It is inappropriate to construct walls and fences on the waterfront that obstruct views and vistas from the historic district or from the water. No privacy fence that exceeds four (4') feet in height shall be allowed in the side or rear yards of property located south of Main Street. **Areas south of Main Street, which have water views and vistas from the historic district or from the water, shall not be allowed to block a view by constructing a privacy fence that exceeds four (4) feet in height in the side or rear yard.**

~~4.6.12~~ **4.6.11** The use of plant screenings, in the form of hedgerows and landscaping, is encouraged as an alternative to fences and walls. Any such plantings shall comply with the height and location standards of these guidelines.



~~4.6.13~~ **4.6.12** Fences and walls should be used to screen service areas, refuse receptacles, and parking lots in the commercial areas. **Fences should follow the**

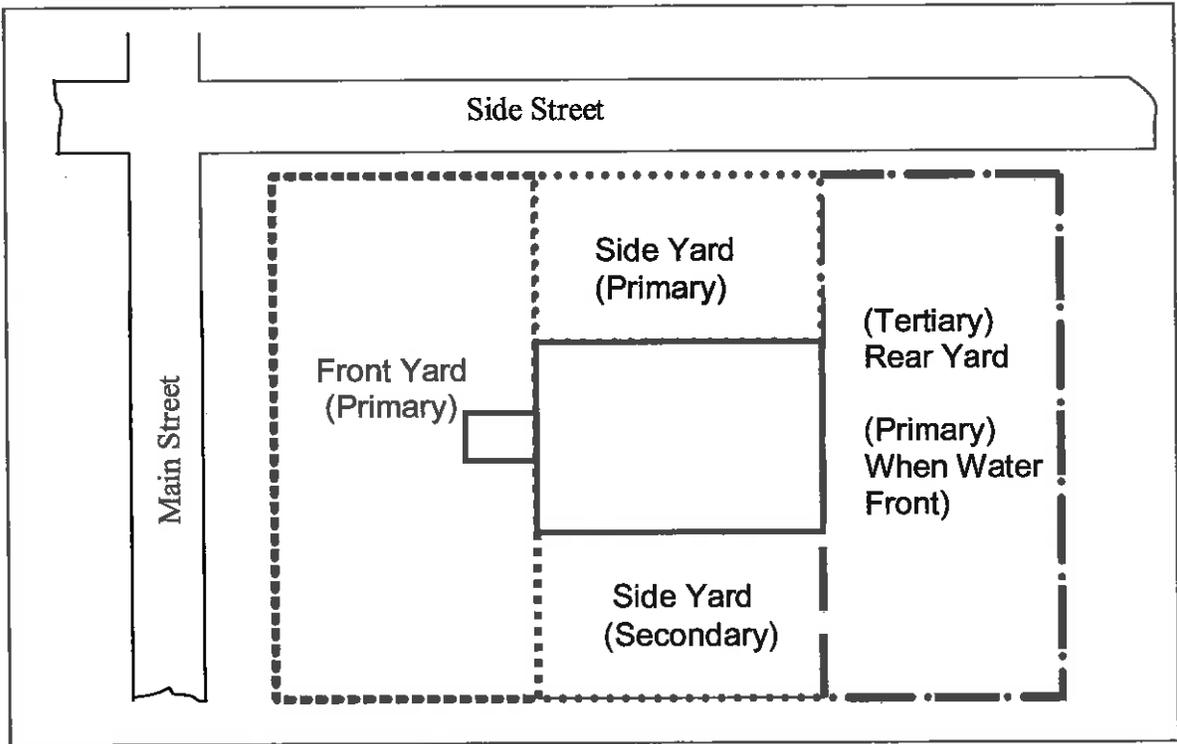
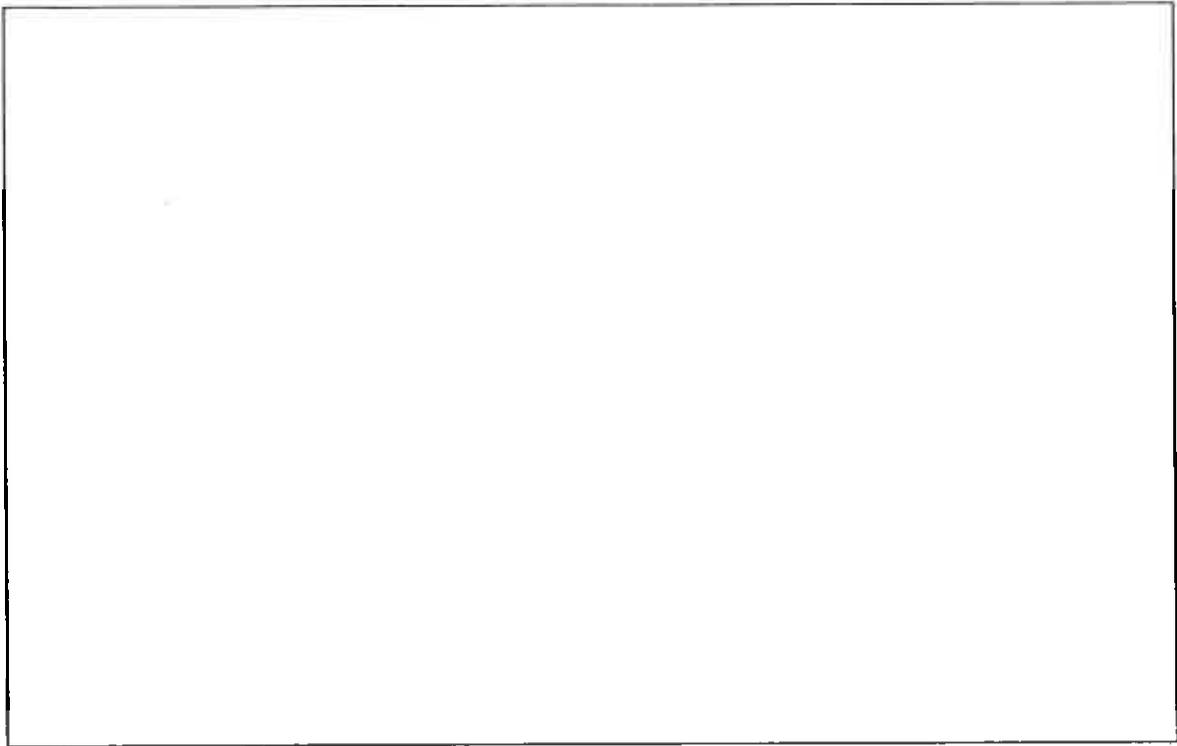
**same guidelines as in the residential areas. In the screening of smaller commercial utility areas, refuse receptacles, and such, shadow box fencing and/or brick walls shall be preferred materials, and shall not exceed 3" in height above said utility. In other respects these screenings shall adhere to the same historic guidelines as in residential areas. Parking lot walls shall be of brick, not to exceed 3 feet in height. Large dumpsters shall be surrounded on ALL sides by commercial grade vinyl or wood fencing, dark in color, and shall be no taller than 3" above the dumpsters**

**4.6.14 4.6.13** Masonry walls that were historically unpainted should not be painted. Repainting previously painted masonry walls is permitted.

**4.6.15 4.6.14** Retaining walls, when visible from a public right-of-way, must be constructed of brick or stone. Landscape timbers and railroad ties may be used when they are not visible from the public right-of-way.

**4.6.16 4.6.15** When shielding residential utilities, areas shall follow the existing guidelines for fences and walls, and shall not exceed 3" above the height of the utility.





*Typical Yard Layout  
(figure 4.2)*

## REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission  
From: John Rodman, Planning and Development  
Re: Fence Design Guidelines

A request has been made by the HPC Fence Committee to review and update Chapter 4 Streetscape and Site Design Section 4.6 Fence and Walls.

The Historic Preservation Commission has reviewed the recommendations from the Committee, revisions were made and a final draft submitted for final review and action by the City Council.

### *Possible Actions*

I move that the Historic Preservation Commission grant approval of the final revision of the Fence Design Guidelines and recommend that the updated guidelines be sent to City Council for final approval.

*or*

I move that the Historic Preservation Commission not grant approval of the final revision of the Fence Design Guidelines and recommend that the updated guidelines not be sent to City Council for final approval.

# Recipients of the Terrell Award

# **Notice of Decision**

**315 West 2<sup>nd</sup> Street**



**COPY**

**DOWNTOWN DEVELOPMENT □ HISTORIC PRESERVATION**

September 21, 2015

Mr. Pat Griffin  
414 Lodge Road  
Washington, NC 27889

RE: Denial - Certificates of Appropriateness  
315-317 and 319 West 2<sup>nd</sup> Street

Dear Mr. Griffin:

The Washington Historic Preservation Commission (HPC) voted on September 1, 2015, to **deny** your request for Certificates of Appropriateness to replace existing windows with vinyl windows and install 5/8" hardi-plank siding on the front facade of the structures located at 315-317 and 319 West 2<sup>nd</sup> Street. The denial was based on the fact that the application was incongruous with Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.1 Exterior Walls, Section 3.2 Materials and Section 3.4 Windows and Doors.

In order for an application to be reconsidered for a certificate of appropriateness, which has been previously denied, an applicant is allowed to present evidence in support of the facts or conditions that there has been a substantial change in the application to warrant a reconsideration of the application. The Historic Preservation Commission stated that the presentation of new information by the applicant to the Commission would represent a substantial change of circumstance and your request for a Certificate of Appropriateness would be allowed to be heard again. This would require a new application.

I have included your Notice of Decision and a copy of the summary minutes concerning the applications. These items are not official until approved by the Historic Preservation Commission.

If you have any questions or I may further assist you in any way please don't hesitate to let me know.

Sincerely,

John Rodman  
Community and Cultural Services

Cc: Ms. Emily Rebert, Preservation Planner



Historic Preservation Commission  
City of Washington

**DECISION DENYING REQUEST BY BAGWELL REALTY  
FOR A CERTIFICATE OF APPROPRIATENESS  
FOR EXTERIOR CHANGES**

**NOTICE OF DECISION:  
315-317 West 2<sup>nd</sup> Street**

The Historic Preservation Commission for the City of Washington held a public hearing on September 1, 2015 to consider the application by Mr. Pat Griffin, representing Bagwell Realty, for a Certificate of Appropriateness to replace existing windows with vinyl windows and install 5/8" hardi-plank siding on the front facade of the structure located at 315-317 West 2<sup>nd</sup> Street.

- Application Received: 08-18-15
- Board Members Present: Mr. Ed Hodges, Chairman, Mr. Seth Shoneman, Ms. Judi , Ms. Monica Ferrari, Ms. Geri McKinley, Ms. Stacey Thalman, Ms. Mary Pat Musselman
- Board Members Absent: None
- Staff Presentation was made by: Mr. John Rodman, Planning Director  
Ms. Emily Rebert, Preservation Planner
- Persons Appearing in Support: Mr. Pat Griffin, Applicant
- Persons Appearing in Opposition: Ms. Dee Congleton, Mr. Don Stroud, Mr. Jerry Creech
- Motion: A motion was made by Ms. Mary Pat Musselman to deny the application by Mr. Pat Griffin, representing Bagwell Realty, for a Certificate of Appropriateness to replace existing windows with vinyl windows and install 5/8" hardi-plank siding on the front facade of the structure located at 315-317 West 2<sup>nd</sup> Street based on the following Findings of Fact and Conclusions.

Seconded by: Ms. Monica Ferrari  
Vote: 5 to 2 to deny request  
Conditions: None

Findings of Fact: As follows:

1. Mr. Pat Griffin, representing Bagwell Realty, made application for a Certificate of Appropriateness to replace existing windows with vinyl windows and install 5/8" hardi-plank siding on the front facade of the structure located at 315-317 West 2<sup>nd</sup> Street in Washington, North Carolina.
2. Said property is zoned B-1H (Business Historic District).
3. The applicant had been approved for a Certificate of Appropriateness by the Historic Preservation Commission to allow vinyl windows and hardi-plank siding on three (3) sides (rear, east & west) of the structure in 2013.
4. The application is incongruous with the Historic Preservation Commission Design Guidelines, specifically:

Chapter 3.0 Changes to Existing Buildings

Section 3.1 Exterior Walls

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.

Section 3.2 Materials

3.2.1 Preserve and protect character defining wooden architectural features.

Section 3.4 Windows and Doors

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.

Conclusions: Based on the evidence presented, and the above Findings of Fact, the Historic Preservation Commission concludes as follows:

1. The application for a Certificate of Appropriateness to replace existing windows with vinyl windows and install 5/8" hardi-plank siding on the front facade of the structure located at 315-317 West 2<sup>nd</sup> Street is therefore **denied** as such.

Action: It is the decision of the Historic Preservation Commission that the Application by Mr. Pat Griffin for a Certificate of Appropriateness for the structure located at 315-317 shall hereby be denied.

Appeal: Any person or persons jointly or severally aggrieved by any decision of the Commission, within thirty (30) days after the filing of the decision rendered by the Historic Preservation Commission in the Department of Planning and Development, or after a written copy thereof is delivered to every aggrieved party who has filed a written request for such copy with the secretary or Chairman of the Commission at the time of its hearing of the case, whichever is later, may appeal the decision of the Commission to the Board of Adjustment, whereupon such decision of the Commission shall be subject to review as provided by law.

  
\_\_\_\_\_  
Authorized Signature, City of Washington

# **Notice of Decision**

**319 West 2<sup>nd</sup> Street**



Historic Preservation Commission  
City of Washington

**DECISION DENYING REQUEST BY BAGWELL REALTY  
FOR A CERTIFICATE OF APPROPRIATENESS  
FOR EXTERIOR CHANGES**

**NOTICE OF DECISION:  
319 West 2<sup>nd</sup> Street**

The Historic Preservation Commission for the City of Washington held a public hearing on September 1, 2015 to consider the application by Mr. Pat Griffin, representing Bagwell Realty, for a Certificate of Appropriateness to replace existing windows with vinyl windows and install 5/8" hardi-plank siding on the front facade of the structure located at 319 West 2<sup>nd</sup> Street.

Application Received: 08-18-15

Board Members Present: Mr. Ed Hodges, Chairman, Mr. Seth Shoneman, Ms. Judi , Ms. Monica Ferrari, Ms. Geri McKinley, Ms. Stacey Thalman, Ms. Mary Pat Musselman

Board Members Absent: None

Staff Presentation was made by: Mr. John Rodman, Planning Director  
Ms. Emily Rebert, Preservation Planner

Persons Appearing in Support: No presentation was made by the applicant

Persons Appearing in Opposition: None

Motion: A motion was made by Ms. Mary Pat Musselman to deny the application by Mr. Pat Griffin, representing Bagwell Realty, for a Certificate of Appropriateness to replace existing windows with vinyl windows and install 5/8" hardi-plank siding on the front facade of the structure located at 319 West 2<sup>nd</sup> Street based on the following Findings of Fact and Conclusions.

Seconded by: Ms. Monica Ferrari  
Vote: 5 to 2 to deny request  
Conditions: None

Findings of Fact: As follows:

1. Mr. Pat Griffin, representing Bagwell Realty, made application for a Certificate of Appropriateness to replace existing windows with vinyl windows and install 5/8" hardi-plank siding on the front facade of the structure located at 319 West 2<sup>nd</sup> Street in Washington, North Carolina.
2. Said property is zoned B-1H (Business Historic District).
3. The applicant had been approved for a Certificate of Appropriateness by the Historic Preservation Commission to allow vinyl windows and hardi-plank siding on three (3) sides (rear, east & west) of the structure in 2013.
4. The application is incongruous with the Historic Preservation Commission Design Guidelines, specifically:

Chapter 3.0 Changes to Existing Buildings

Section 3.1 Exterior Walls

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.

Section 3.2 Materials

3.2.1 Preserve and protect character defining wooden architectural features.

Section 3.4 Windows and Doors

- 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.

Conclusions: Based on the evidence presented, and the above Findings of Fact, the Historic Preservation Commission concludes as follows:

1. The application for a Certificate of Appropriateness to replace existing windows with vinyl windows and install 5/8" hardi-plank siding on the front facade of the structure located at 319 West 2<sup>nd</sup> Street is therefore **denied** as such.

Action: It is the decision of the Historic Preservation Commission that the Application by Mr. Pat Griffin for a Certificate of Appropriateness for the structure located at 319 shall hereby be denied.

Appeal: Any person or persons jointly or severally aggrieved by any decision of the Commission, within thirty (30) days after the filing of the decision rendered by the Historic Preservation Commission in the Department of Planning and Development, or after a written copy thereof is delivered to every aggrieved party who has filed a written request for such copy with the secretary or Chairman of the Commission at the time of its hearing of the case, whichever is later, may appeal the decision of the Commission to the Board of Adjustment, whereupon such decision of the Commission shall be subject to review as provided by law.



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Authorized Signature, City of Washington

# MINUTES

**WASHINGTON HISTORIC PRESERVATION COMMISSION**  
**Regular Scheduled Meeting – Minutes**  
**Tuesday, September 1, 2015**  
**7:00 PM**

**Members Present**

Mary Pat Musselman    Stacey Thalmann  
Geraldine McKinley    Ed Hodges  
Seth Shoneman        Judi Hickson  
Monica Ferrari

**Members Absent**

All members present

**Others Present**

John Rodman, Director  
Emily Rebert, Community Development Planner  
Jessica Green, Administrative Support

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**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.

Judi Hickson made a motion to accept the agenda. Mary Pat Musselman 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 Moss Marina Office structure on lot # 27. The building will be consistent and will match single family residences in the development.

Mr. Wiley came forward and was sworn in. He explained the plans for the office structure to the Commission. He stated that the details of the structure are much in keeping with the Historic District and the rest of the houses they have built so far. Mr. Wiley explained that if the Commission has a problem with the cable wire railing then they are more than happy to go with a horizontal wooden rail. Mr. Hodges stated that he felt the wood railing would be preferable over the cable. Mr. Rodman asked about the materials. Mr. Wiley explained that all the houses have been built with a hardi-plank siding and the heavy details of the homes have all been done with treated wood. He stated that they would like to continue with these materials on all three of the presented structures on the agenda.

The Chairman opened the floor.

Karen Tripp came forward and was sworn in. She asked the actual location of lot 27. Mr. Wiley and Mr. Rodman explained the location and showed her on the actual map.

Judi Hickson asked when hardi-plank was approved for these buildings. Mr. Rodman explained that the previous four homes were approved with this material and hardi-plank is allowed on new construction.

Stacey Thalmann made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to construct a new Moss Marina Office structure on the property located at Lot #27 Moss Landing Homes. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Section 5.0 New Construction Chapter 5.1 & Chapter 5.2. Her motion was seconded by Judi Hickson. All voted in favor and the motion carried.

2. 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 family dwelling on Lot #32. The home will be consistent and will match single family residences in the development.

Mr. Wiley presented the plans for Lot #32 and explained the location of this lot. He explained that this is a one and a half story home with a wraparound porch. He stated that the details of the home are appropriate for the historic district and he believes it will be a beautiful addition.

The Chairman opened the floor. No one came forward.

Monica Ferrari made the following motion: I move that the Historic Preservation 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 #32 Moss Landing Homes. This motion is based on the following findings of fact: the application is congruous with the Historic

Preservation Commission Design Guidelines, specifically Section 5.0 New Construction Chapter 5.2 Residential Construction. Her motion was seconded by Mary Pat Musselman. All voted in favor and the motion carried.

3. A request has been made by Mr. Jim Wiley, acting as agent for Beacon Street, for a Certificate of Appropriateness to construct to construct a new single family two-story family dwelling on Lot #33. The home will be consistent and will match single family residences in the development.

Mr. Wiley explained that this lot is located to the left of the park. He stated that this home is a two story residence and again all the details are historical in nature.

No one came forward to speak for or against.

Judi Hickson made the following motion: 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 #33 Moss Landing Homes. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Section 5.0 New Construction Chapter 5.2 Residential Construction. Her motion was seconded by Mary Pat Musselman. All voted in favor and the motion carried.

4. A request has been made by Mr. Pat Griffin to replace the windows with vinyl windows and install 5/8" hardi-plank siding on the front façade of 315 West 2<sup>nd</sup> Street.

Mr. Pat Griffin came forward and was sworn in. Mr. Rodman explained that Mr. Griffin came before the Commission back in 2013 and that is when the original COA was approved. Mr. Rodman stated that the COA allowed hardi-plank on three sides of the building and allowed the windows to be replaced on those three sides, but the Commission requested that the front façade remain in the original state. Mr. Rodman stated that since then Mr. Griffin has decide to come back and not amend that application, but submit a new application requesting hardi-plank on the front of the structure and also change the windows on the front façade.

Mr. Griffin stated that hardi-plank is allowed in historic districts in other areas, one being New Orleans. He explained that it is allowed in all 13 historic districts in New Orleans as well as the French Quarter. He stated that it is also allowed in Huntsville Alabama. Mr. Griffin spoke about the advantages of allowing hardi-plank on homes in the historic district. He stated that he felt it was time for the Commission to look at some alternative materials. Mr. Griffin then spoke about the lack of growth of Washington and some of the hardships of living in the Historic District. He stated that it is time to make some changes. He stated that it will not look exactly like it did before, but sometimes exceptions are needed.

Mr. Rodman recommended that the Commission address the siding and the windows separately. Mr. Ed Hodges stated that he felt Mr. Griffin was missing the point. He stated that the point is not what it looks like, the point is what is historically appropriate. He explained that the Commission is interested in materials that are historically appropriate and not what it looks like. Mr. Hodges stated that he felt the Commission was very generous the first time Mr. Griffin appeared before them by allowing him to use hardi-plank on three sides of the house. Mr. Hodges stated that he felt Mr. Griffin has thumb his nose at the Commission by putting hardi-plank on the front and then having to take it down. Mr. Griffin stated that the siding put on the front was put up by mistake; they did not have the right material. He stated that the intent was to use the siding that was put up on the house that day. Mary Pat Musselman asked if the siding that was installed that day was hardi board or clap board. Mr. Griffin stated that it was hardi board. Mr. Griffin stated that it is identical and the only difference is that it is cement instead of wood. Ms. Musselman stated that the hardi board went against what the Commission requested. Mr. Rodman stated that Mr. Griffin's intent that day was to just put up a couple of boards on the front of the house so the Commission could go by and see what they thought of it, with the understanding that if it is not approved then it would have to be taken down. Ms. Musselman stated that the bottom line was that the Commission has never given Mr. Griffin permission to put hardi board on the front side of those houses, whether it looks good or not. She stated that the Commission requested that Mr. Griffin keep the original clap board that was there or replace it with like clap board.

Mr. Griffin stated that the Commission wants to allow aluminum fencing in the district, but that currently wasn't available in 1920 or before. He stated that the Commission is telling him he cannot use a material because it isn't original yet they are using non original materials all over the historic district. Mr. Hodges stated that in the fence discussion they are not talking about replacing historic materials with aluminum. He stated that they are talking about a fence, not replacing an entire front façade of a house. Mr. Hodges stated that it was two entirely different things.

Seth Shoneman pointed out the fact that the house already has three sides of hardi plank and new windows and so if he puts up wood on the front it will be inconsistent. He stated that he understands that the wood siding would be historically accurate but it seems inconsistent with what was approved for the rest of the house. Mr. Shoneman stated that the Commission approves hardi plank in other locations. Mr. Hodges stated that the Commission was trying to help Mr. Griffin by allowing the hardi plank on the three sides, but they were also trying to preserve the street scape by asking him to keep the front original. Mr. Griffin stated that if they put wood back up on the front of the house in five years it will need to be painted again. Mr. Griffin stated that he understood where the Commission was coming from but if they think public opinion is on their side they are mistaken. Mr. Griffin stated that he had received numerous calls talking about how nice the hardi board looks. Mr. Ed Hodges stated that Mr. Griffin was still missing the point. He explained that the Commission is not saying that it doesn't look nice; he is the first one to say the other three sides look better, but it is not historically

appropriate. Mr. Griffin stated that when a family has owned a house for 99 years that it is a tough pill to swallow when someone comes along and says you can't do what they want with your own house. Stacey Thalmann stated that the point of the historic guidelines is to preserve original materials. Mr. Griffin stated that if other places in the country are allowing this material than Washington should. Stacey Thalmann stated that Washington is not other places in the country. Mr. Griffin asked if Washington's historic district is more significant than New Orleans and Charleston. Mary Pat Musselman stated that they would like to think so. She stated that Washington has a very nice historic district and she doesn't feel that Washington can be compared to other historic districts because they have their own guidelines to follow. Ms. Musselman stated that these happen to be Washington's guidelines.

Mr. Hodges suggested that they move on to the window request. Mr. Griffin explained that they are vinyl windows. He stated that the Commission has approved vinyl windows numerous times on front facades. The Commission discussed the request and Mr. Ed Hodges stated that the Commission had approved vinyl windows in the past.

The Chairman opened the floor.

Dee Congleton came forward and was sworn in. Ms. Congleton quoted the National Parks Services Bulletins concerning siding being used on house in historic districts: "applications of substitute materials can result in the loss of a buildings historic character. All means of repairing or replacing with identical materials should be examined before ever approving any kind of substitute." Ms. Congleton stated that two years ago John Wood with the State Preservation Office came over and did a workshop concerning various elements, windows, doors, siding and she wrote down his comments concerning siding. Ms. Congleton explained that Mr. Wood stated that he does not recommend hardi-plank on old houses, Mr. Wood stated that you should always restore with like materials. Regarding the statements Mr. Griffin made about Edenton or New Bern, Ms. Congleton explained that New Bern does not allow hardi board on the front or on the side of homes if it is visible. She stated that hardi board can be used here and there but not on whole sections of a house. She stated that the Commission needs to consider the fact that Mr. Griffin should not be using hardi-plank and the Commission has been all too generous in allowing the three sides to have hardi board. She stated that his application should be denied.

Don Stroud, president of the Washington Area Historic Foundation, came forward. Mr. Stroud stated that he was a previous member of the Commission and Mr. Griffin came before them 10 or 15 years ago with a similar request and it was denied at that time. Mr. Stroud explained that back then the Commission would not allow hardi board/plank to be put anywhere. He stated that he questions whether or not it was a good idea to open up this Pandora's Box but it is open now and see where it has gotten them. He stated that they are now at the point where the only thing left to preserve is the streetscape. Mr. Stroud stated that Ms. Congleton has one of the most historically significant homes in the City and now there is nothing that can prevent her

from stripping all her wooden siding on all three sides and replacing it with hardi plank. Mr. Stroud stated that the historic district is one of the main economic engines of this community and people do not come here to see the homes covered in hardi plank. Mr. Stroud stated that he did not want the Commission to think that he is a hypocrite because his house has aluminum siding on it. He stated that his house never should have had siding on it. He stated that when he bought the house it was his intent to remove the aluminum siding and restore the wood. He stated that the siding did exactly what the National Park Services tells us, it deteriorates what is beneath it so he had to put the siding back. Mr. Stroud explained that his intent now and has always been to remove that aluminum siding and replace it with wood. Mr. Stroud stated that there is appropriate wood siding that can be bought, you have to pay for it, but there is plenty of it. He stated that the question is if the Commission is going to be able to preserve the streetscape side of the historic homes. He asked the Commission to deny the request.

Jerry Creech came forward and was sworn in. He stated that he is present to also speak against Mr. Griffin's request for the hardi-plank. Mr. Creech stated that it is very important to preserve the streetscape of a house located in the historic district. He stated that recently he had to replace six planks on his house, which is an 1893 house, and he had no objections to going down to Builders First Source. Mr. Creech stated that there is an ample supply there. He applauded the Commission for sticking to their guns and stated that he felt it would be a disservice if the Commission allowed the hardi plank on the front façade. He stated that the front façade should be preserved.

With no others coming forward the Chairman closed the floor.

The Commission discussed the request amongst themselves. Stacey Thalmann stated that she was not on the Commission when the first request was approved and she has a problem with allowing the hardi plank. She asked if she could abstain from the voting. Mr. Rodman stated that she could abstain if she would like, but any none vote goes into the affirmative vote.

Mary Pat Musselman made the following motion: I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. Pat Griffin, to install hardi-plank siding and vinyl windows on the front façade of the structure at 315 West Second Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Section 3.0 Existing Building Subsection, 3.1 Exterior Walls, 3.2 Wood Materials, and 3.4 Windows and Doors. Judi Hickson seconded the motion. The Commission discussed amending the motion to allow the vinyl windows. Mary Pat Musselman stated that she did not wish to amend her motion. The motion carried with a 5 to 2 vote with Geraldine McKinley and Seth Shoneman voting in opposition.

5. A request has been made by Pat Griffin to replace the windows with vinyl windows and install 5/8" hardi-plank siding on the front façade of 319 West 2<sup>nd</sup> Street.

Mr. Griffin stated that he didn't think he needed to come forward and add anything for this request. Mr. Rodman came forward and explained that both of the homes are owned by the same family but brother in laws are developing each house. He stated that he spoke with the gentleman who is rehabbing 319 and he informed him that he had the intention of replacing the wood siding with wood. However he would like to ask for the vinyl windows on the second story of his house on the front. Mr. Griffin stated that this was not his understanding. Mr. Rodman stated that since he and Mr. Griffin had conflicting understandings then the Commission probably should continue the request until the actually gentleman doing the rehab could come in person and explained exactly what he wants. Mr. Rodman explained that Mr. Griffin's name is on the application so the Commission can vote on the request that Mr. Griffin is presenting. The Commission decided to go on with the application as submitted by Mr. Griffin.

The Commission discussed the windows further. Geraldine McKinley pointed out the fact that the Commission has allowed vinyl windows in the past and stated that she had a problem with the inconsistency. Mary Pat stated that she felt they should stick to their guns. She stated that it is unfortunate that vinyl windows have been allowed on homes in the past, but it needs to stop.

Mary Pat Musselman made the following motion: I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. Pat Griffin, to install hardi-plank siding and vinyl windows on the front faced of the structure at 319 West Second Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Section 3.0 Existing Building Subsection, 3.1 Exterior Walls, 3.2 Wood Materials, and 3.4 Windows and Doors. Her motion was seconded by Monica Ferrari. The motion carried with a 5 to 2 vote with Geraldine McKinley and Seth Shoneman voting in opposition.

6. A request has been made by Ms. Mary Elizabeth Haubenreiser, for a Certificate of Appropriateness to remove a pine tree on the south side of her property located on 188 South Academy Street. The tree's roots are breaking up the concrete driveway.

Ms. Haubenreiser came forward and was sworn in. She explained that she would like to remove a pine tree in her yard. She stated the tree is too close to the property line, the driveway, and the neighbor's garage. Ms. Haubenreiser stated that it has heaved up the driveway over an inch on one side and has cracked it on another side. She stated that the tree is losing its needles. She explained that she was told by Wayne Woolard, who took down another tree in her yard, that the pine trees probably gave way 20 or 30 years ago. She stated that the tree is at the end of its life span and she is afraid that it is going to fall. Ms. Haubenreiser stated that she would gladly replace the tree. Ms. Haubenreiser stated that she would most likely replace it with a small more appropriate tree such as a crept myrtle or dogwood. Monica Ferrari explained that the replacement tree would not have to be planted in the exact same place.

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

Judi Hickson made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Ms. Haubenreiser to remove a pine tree located on the south side 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 4.1 Landscaping. She will replace this tree with an appropriate tree somewhere on her property within a year. Her motion was seconded by Mary Pat Musselman. 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 519 E. Main Street (Mr. Thomp Litchfield) to exchange an old split heat pump with a new one. No duct work will be changed.
2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 227 E. Second Street (Mr. Ambrose Buck Lewis) to repair the right side wall of their garage. A new block foundation will be laid and the wall will be repaired using appropriate materials to match the house.
3. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 109 Gladden Street (Mr. Jay Boyd) to install a condenser for the A/C unit.
4. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 412 W Main Street (Ms. Kimberly Lee) to make garage repairs using appropriate materials. Repairs include replacing shingles, replacing support beam in the center of the garage door opening with a new beam, window repair, replace cracked foundation of garage and driveway, and replace rotten siding.
5. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 239 W Main Street (Mr. Jim Fortescue) to exchange an old split heat pump with a new one. No duct work will be changed.
6. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 424 E Second Street (Mr. Joe Wilberscheil) to replace the HVAC unit.
7. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 127 E. Second Street (Mr. Don Stroud Jr.) to replace old shingles on the roof with new shingles. They will also be replacing the old rubber membrane on the widows walk with the same material.

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

#### **VI. Other Business**

1. Moss Landing Landscape Design

Mr. Rodman stated that this is just for the Commission's review. He explained that when Mr. Wiley came before them to have the gazebo built at Moss Landing he had also discussed some utility boxes that were going to go in. His original request was to fence around those utility boxes, but after a discussion he decided to consider landscaping the area and that is what he did. Mr. Rodman presented the plan and explained since it is low level landscaping the Commission does not have to approve it.

## 2. Fence Design Guidelines

Mr. Rodman presented the current revisions to the fence guidelines to the Commission. Mr. Rodman pointed out the changes to the original draft. He explained that the next step would be to recommend that the draft be presented to the City Council for their approval. He stated that if the Commission decides not to recommend and wants to continue working on them, the Commission is certainly free to do that as well. He stated that the Commission has several options. Mr. Rodman stated that he believed there were several members of the audience who wished to speak. He explained that this is not a public hearing so the Chairman does not have to let anyone speak, but if the Chairman would like he can certainly allow them to speak on this issue.

Dee Congleton came forward. She explained the process of how they had gotten to the point of revising the guidelines and forming the fence committee. Ms. Congleton explained how the fence committee came up with the revisions and all the work they had put into it. She explained that fences are an important aspect to the landscape and they help define the context of the house within. She stated that the selection of the style and the design should relate to the architecture of the house. Ms. Congleton stated that the fence committee endorses all the changes made to the guidelines with one addition and Don Stroud will talk about that.

Don Stroud came forward and thanked the Commission for appointing the Committee and praised the Committee for all their hard work. He stated that he hoped that the Commission would rely on the Committee's information and their proposals. He stated that over the years there has been a large increase of the stockade fences going up all over the district. He stated that the definition of a stockade fence states that they are used to defend one's self against something unpleasant, but if they would enforce the City's ordinances then there would be nothing unpleasant that residences would have to shield themselves from. He stated that if this trend continues the district will look like New Jersey roadhouses. Mr. Stroud also talked about the lack of repair shown by owners of these types of fences. He asked that the Commission adopt the proposed guidelines. He stated that the Foundation supports the new guidelines with one revision. He stated that no one likes to be told that they cannot do something, but they do appreciate it when they are given options. He presented the Commission with a diagram showing types of fences and asked that it be added to Section 4.6.8 with this language. "The following are some examples of fences that are appropriate for installation within the historic

district". Mr. Stroud stated that this will give someone asking to build a fence an opportunity to look at what is appropriate in the district and maybe see something they didn't even consider.

Sarah Heekin came forward. She stated that she had recently purchased a house in the historic district. She stated that she gets why some people have concerns about the type of fences allowed in the district, however she is afraid that the restrictions will be so tight that someone will not be able to put in a fence that actually goes with the house. Ms. Heekin stated that she has a dog that is used to having a dog door and would like a fence. Ms. Heekin stated that she had made a request for a fence but it was continued. She stated that she requested a white ornamental fence, her neighbor doesn't have a problem with it and it matches the fence in the front of her house. She stated that she believes there should be guidelines but she encouraged the Commission to consider what residents can do that go with their homes and not make is so constrained that people are handcuffed with what they can do. She asked that they not make it so constrained that it cost people money and time which in turn make it difficult to live in the historic district.

Karen Tripp, 629 East Main Street, came forward. She stated that she was a member of the fence committee. Ms. Tripp explained that she had a beautiful view of the river when she bought her house and then her neighbor was approved to put up a 120 ft. barricade fence that blocks her river view and devalues her property. She stated that she can no longer get a breeze in her back yard due to the fence. She stated that she hopes the Commission thinks about the changes and additions because she feels they are necessary to keep the district looking beautiful. Ms. Tripp stated that if someone moves into the historic district they should know that they will be living close to their neighbors, if they do not want to be close to people then they should live in the country. She asked the Commission to approve the proposed fence regulations and support Don's addendum.

Mr. Rodman came forward and explained whether the new guidelines are approved or not, the fence that Ms. Tripp is referring to cannot occur again. He stated that it was unfortunate that it happened the first time. He stated that something like that could not happen again based on the current guidelines.

Mark Everett, 734 W 2<sup>nd</sup> Street, came forward. He stated that he has some concerns with the new guidelines and he is an example of where there could be some issues if they are adopted. He stated that he is an advocate of not having fences when they are not needed, but there are times when they are a necessity. He discussed the issue of screening mechanical equipment. He stated that he has a pool in his backyard a 6ft fence not only is used to screen mechanical and pool equipment but also used to mitigate the liability of an attracted nuisance at his house. He stated that he is worried that the new guidelines do not adequately address some issues. He stated if a fence is required to be painted you will end up with peeling paint. He asked the Commission to consider the changes very carefully and make sure they do not create unintended consequences. Mr. Hodges pointed out that for electrical equipment and dumpster

and things like that the new guidelines allow a fence that reaches 3 inches above the equipment, the height limit does not apply.

Shirley Stone, 513 East Second Street, came forward. She stated that her and her husband own three homes in the historic district and they are very concerned about protecting the historic district and the values of the properties. She stated that fencing affects the beauty and value of a property. She stated in particular the board to board fencing is an eye sore. Ms. Stone stated that there are acceptable alternatives that should be made available to anyone who comes seeking permission to put up a fence. Ms. Stone stated that she supports Don Stroud's addendum and she too served on the fence committee. She stated that they gave a great deal of time and consideration to the guidelines that they submitted to the Commission and she hopes that they will give strong consideration to accepting the revised guidelines.

Pat Lewis stated that she just currently purchased a property in the historic district. Ms. Lewis stated that what she has read from the guidelines, fences are not supposed to be seen from the street. She stated that she would hate not to be able to have a fence for privacy and for her small dog. She stated that she does know that in New Bern many of their homes do have privacy fences in the rear yard and they are quite tall. She stated that it would be a shame not to allow privacy in back yards. She stated that it is different with home with river views.

Jerry Creech stated that he also served on the fence committee. He asked that the Commission seriously evaluate what the fence committee did and also accept Don's addendum. Mr. Creech stated that he lives on the West side of 2<sup>nd</sup> Street and they do not seem to have the issues with privacy fences as much as the East side. He stated that some people are going to like the changes and some people will not, but at least it is a definite advancement in the guidelines.

Keith Hardt, 424 East Main Street, came forward. Mr. Hardt asked that the Commission hold off on any vote until the public has a chance to see the addendums. He stated that the residents who will be affected by the vote should have a chance to comment on the addendum. Mr. Hardt addressed the fact that welded wire is no longer allowed in the district. He stated that welded wire has been around for 200 years and should be considered an acceptable fence in the district. Mr. Rodman stated that is located in 4.6.2 and originally allowed welded wire but is no longer allowed with the new guidelines. Mr. Hardt explained the difference between welded wire and chain link. He stated that there are a number of properties that currently have welded wire fences and if they have to replace them according to the new guidelines it will put a large financial hardship on them. Mr. Hardt stated that he was concerned about requiring the fences to be painted white. He stated that they do not restrict the paint color on house and he feels this is a very narrow requirement for a fence. Mr. Hardt stated that he also felt the fencing around mechanical equipment was not very clear and should be addressed. He stated that he feels the new guidelines are very restricted. He feels that fences affecting property value is not quantitative. He stated that the statement is very subjective and should not be a deciding factor. Mr. Hardt stated that he felt the majority of the residents in the district do not even

know about these changes and feels that they are being premature in voting for this. He stated that he feels there should be more dialogue between the Commission and residents in the district and there are some major issues with some of the content. Mr. Hardt also stated that he was concerned with the fact that fences have to be approved as a major work and feels this could be subjective to the group. He stated that it should be a minor work, if staff has dissent guidelines about what is appropriate and what is not they should be able to make that decision. Again he asked the Commission to wait on their vote and consider some of the changes and comments from the public. Mr. Hardt stated that he feels more public notice should be given and the district's residents should be better informed. Monica Ferrari explained that the Commission is only voting on the new guidelines to go to City Council and there will be a public hearing at the Council meeting before it is approved.

The Commission discussed the guidelines amongst themselves.

Mr. Rodman stated that staff felt it would be prudent to let John Wood and Scott Powell evaluate the new guidelines and give their impression. He explained that they did send the changes to the guys at the State Historic Office and they replied with their thoughts. Emily Rebert then presented a PowerPoint presentation and a letter listing the comments from the guys at the SHIPPO office and what they advised.

Ed Hodges stated that he cannot make a motion as Chairman, but he thought that they still needed to look at fences more before they vote as a Commission and send it to the City Council. Mr. Rodman gave the Commission their options. He stated that this is an important issue and they need to make sure what they do is done right. Ed Hodges stated that he did not want to negate in any way the work that the fence committee did because they worked really hard, but he felt that they needed to look at the guidelines and consider some of the comments from the public as well as the recommendations from John Wood. He recommended that they not send anything to the City Council at this point in time. He stated that he would like to reconvene with the fence Committee and try to iron out these differences. Mary Pat Musselman stated that it was unfortunate that the information from the SHIPPO office was just presented to them tonight. Mr. Rodman agreed and stated that the SHIPPO office should have been brought in earlier in the process. He stated that he was surprised that the fence committee did not reach out to the state office. Judi Hickson stated that she didn't want to hear about what anyone could have or should have done; they have been presented with something and they need to move forward and not be counterproductive. Ms. Hickson stated that the State presented them with some very different findings and the Commission needs to look at them. Geraldine McKinley stated that with the information that came to light the Commission must consider it.

Geraldine McKinley made a motion to postpone any recommendation to the City Council due to the new information that the Commission received that is contradictory to what they discussed before. Ed Hodges asked if the fence committee would consider meeting and Dee Congleton stated that they would not and they stated that they stand by what they presented. Ed Hodges

again stated that he appreciated all the work and time that the fence committee put into this. Stacey Thalmann seconded Ms. McKinley's motion. Motion carried with a 4 to 3 vote with Mary Pat Musselman, Judi Hickson, and Monica Ferrari voting in opposition.

**VII. Approval of Minutes – August**

Judi Hickson made a motion to approve the August minutes. Her motion was seconded by Seth Shoneman. All voted in favor and the motion carried.

The Commission decided to meet on September 16<sup>th</sup> at 7:00pm for a workshop to consider the new information on the fence guidelines. Mr. Rodman stated that it should probably be a public meeting so it should be held at City Hall.

**VIII. Adjourn**

There being no other business Geraldine McKinley made a motion to adjourn. Her motion was seconded by Seth Shoneman and all voted in favor.