



WASHINGTON HISTORIC PRESERVATION COMMISSION  
Regular Scheduled Meeting - Agenda  
Tuesday, February 3, 2015  
7:00 PM

**I. Opening of the meeting**

**II. Invocation**

**III. Roll call**

**IV. Old Business**

1. None

**V. Major Works, Certificate of Appropriateness**

**A. Major Works**

1. A request has been made by Mr. Jim Wiley, representing Beacon Street Development, for a Certificate of Appropriateness to: (1) to construct a 12' x 16' gathering space (gazebo) at the termination of Harvey Street and the walkway; and (2) add a 6' high privacy fence to hide and screen the utility and electric panels along the lawn area on the property located at Moss Landing.
2. A request has been made by Mr. Jim Wiley, representing Beacon Street Development, for a Certificate of Appropriateness to construct a new single family dwelling located on Lot #37 of Moss Landing.
3. A request has been made by Mr. Kenneth Ryan Mooring for a Certificate of Appropriateness to replace the damaged and rotten metal roof with architectural shingles on the property located at 221 East 2<sup>nd</sup> Street.

**B. Minor Works**

1. A request has been made and approved by staff for a Certificate of Appropriateness for the replacement of a new split heat pump for the organ room located at the First United Methodist Church at 302 West 2<sup>nd</sup> Street.
2. A request has been made and approved by staff for a Certificate of Appropriateness for the replacement of the front storm door with the same door on the structure located at 409 East Main Street.
3. A request has been made and approved by staff for a Certificate of Appropriateness to add a new wall sign to the business located at 134 South Market Street.

4. A request has been made and approved by staff for a Certificate of Appropriateness to install white storm windows on all windows of the structure located at 415 East 2nd Street.

**VII. Other Business**

1. Washington Historic District Survey - Sybil Argintar & John Wood

**VII. Approval of Minutes – January 6, 2015**

**VIII. Adjourn**

# Major Works

## Moss Landing

Construction of a new  
gazebo & fencing

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission
Washington, NC

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

Please Use Black Ink

Street Address of Property: Water & Harvey Streets - Moss Landing Development - Walkway

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

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

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

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

Brief Description of Work to be Done:

(1) Construct a new 12' x 16' gazebo to be used as a gathering space at the termination of Harvey Street and the walkway. The gazebo will similar to the existing one between the condo buildings.

(2) Add a 6' high wooden fence to help hide the utility cabinets and panels located the new wlak and lawn area. The fence will be styled and colored.

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

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

Jim Wiley - Beacon Street Development Co.
(Name of Applicant - type or print)
PO Box 6474 Raleigh, NC 27628
(Mailing Address) (Zip Code)
1/22/15 919-785-1445
(Date) (Daytime Phone Number)
Jim Wiley
(Signature of Applicant)

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

(Minor Work Auth. Sig.) (Date)

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

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

- Exterior Alteration     Addition  
 New Construction     Demolition

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

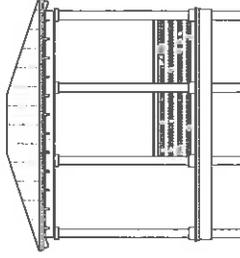
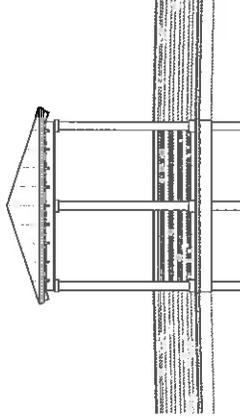
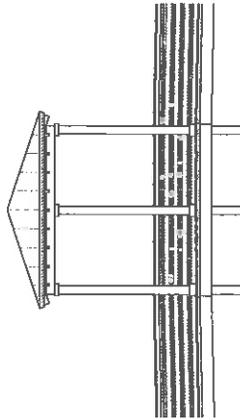
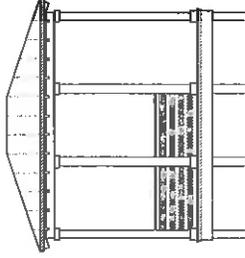
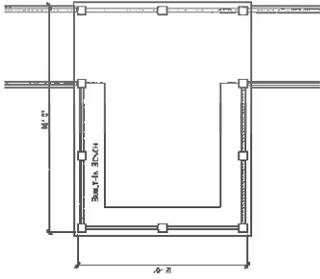
**SUPPORTING INFORMATION:**

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

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

**(Office Use Only)**

| Section (page) | Topic                               | Brief Description of Work |
|----------------|-------------------------------------|---------------------------|
| Chapter 3.0    | Changes to Existing Buildings       | Construct gazebo          |
| Section 3.12   | Outbuildings & Accessory Structures |                           |
|                |                                     |                           |
|                |                                     |                           |
|                |                                     |                           |



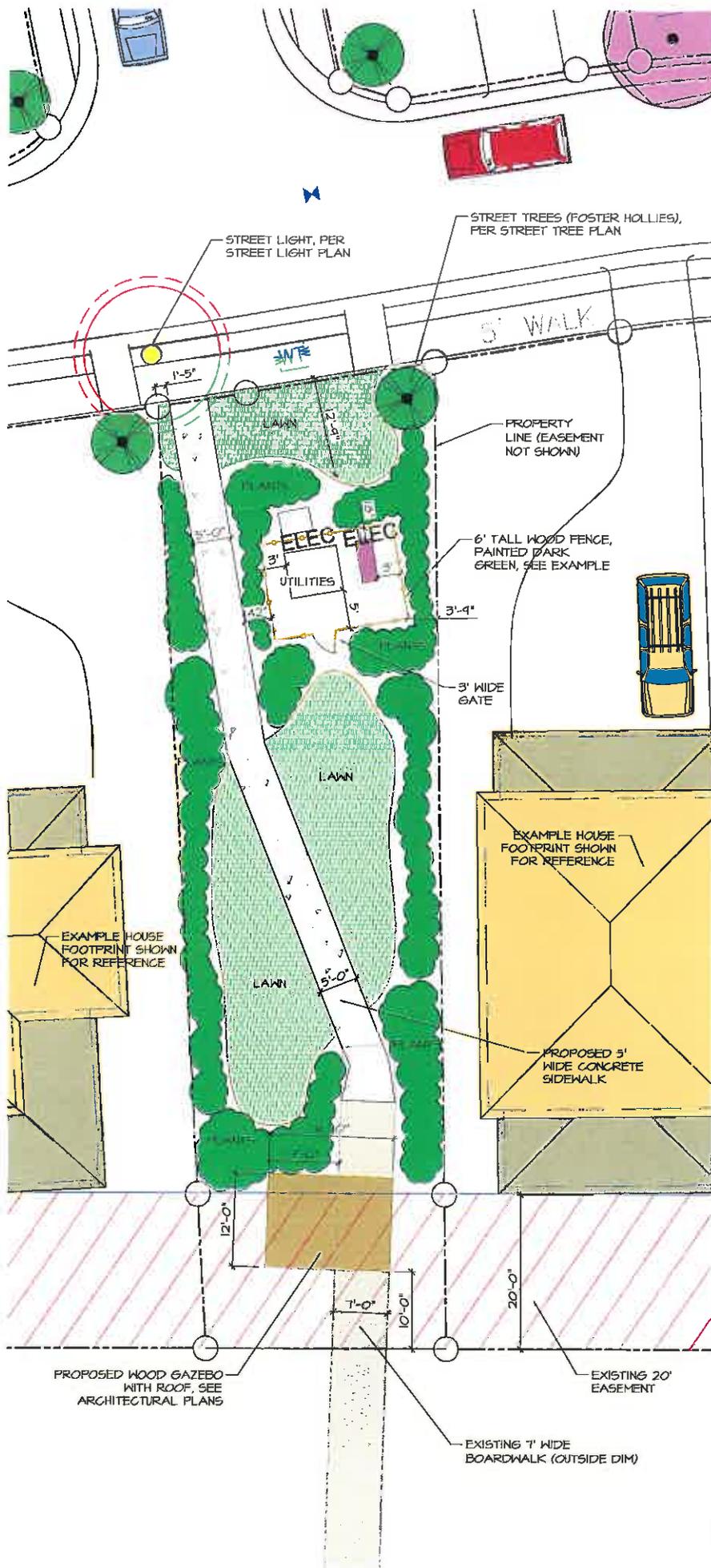
**MOSS LANDING WATERFRONT PAVILION**

NICK CLARKE ARCHITECTS, P.A.  
 200 W. 10th St.  
 Norfolk, VA 23510  
 757-622-1111  
 www.nickclarke.com

**CLARKE**  
 ARCHITECTS

12.3.14



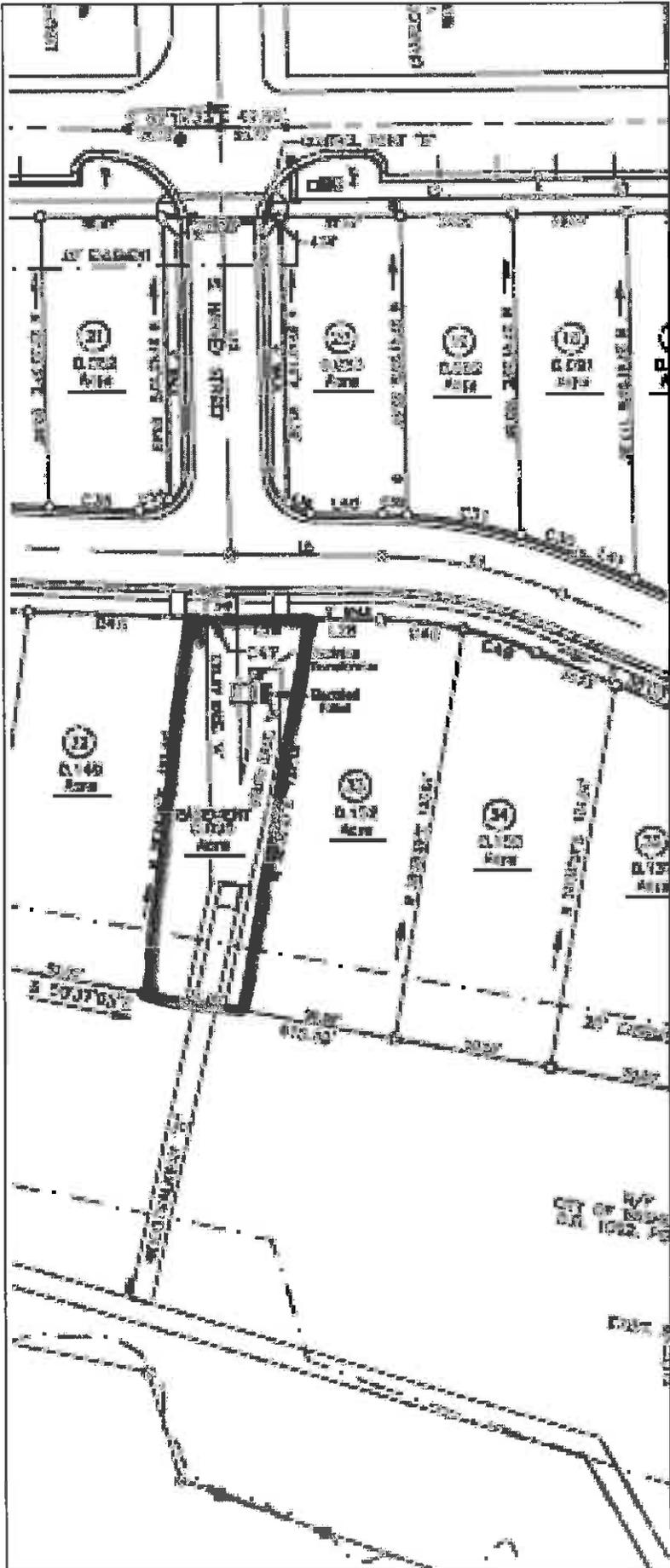








# Gazebo Area



**Adjacent Property Owners – Moss Landing – Harbour Homes**

Jim Nance  
PO Box 2247  
Washington, NC 27889

Stan Friedman  
401 Moss Way Ste 301  
Washington, NC 27889

Vickie Dotson  
620 Duck Creek Rd  
Washington, NC 27889

Moss Property Partners  
1589 West 5<sup>th</sup> Street  
Washington, NC 27889

Ms. Dee Congleton  
210 Water Street  
Washington, NC 27889

Herman Gaskins Jr.  
PO Box 933  
Washington, NC 27889

NC Estuarium  
223 E. Water Street  
Washington, NC 27889

Charlie Hough  
201 S. Academy Street  
Washington, NC 27889

William Toler  
224 Water Street  
Washington, NC 27889

Rebecca Clark  
203 S. Academy Street  
Washington, NC 27889

Richard H. Hodges  
1537 Craig Street  
Greenville, NC 27834

Litchfield Holdings, LLC  
135 Harbor Road  
Washington, NC 27889

Dianna Aideuis  
122 S. Harvey Street  
Washington, NC 27889

William Henry Jr.  
217 Mallard Lane  
Newport News, Va. 23605

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

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

Steven Rader  
113 S. Harvey Street  
Washington, NC 27889

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

Walter T. Hannah  
1721 Anderson Street  
Wilson, NC 27893

Margaret Gray Howdy  
326 Water Street  
Washington, NC 27889

Steve Gallo  
300 Southberry Wynd  
Greenville, NC 27834

Gary Shippy  
109 Sonoma Valley Drive  
Cary, NC 27518

Jeffrey Davis  
315 Yadkin Drive

Raleigh, NC 27609

Steven Ballard  
605 East 5<sup>th</sup> Street  
Greenville, NC 27858

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

Arthur Tyndall  
110 S. Harvey Street  
Washington, NC 27889

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

John R. Rice  
211 S. Academy Street  
Washington, NC 27889

Dorothy Wheeler  
512 Hickory Woods Way  
Antioch, TN 37013



## Washington Historic Preservation Commission Staff Report

Date: January 25, 2015  
To: HPC Members  
From: John Rodman, Director  
Community and Cultural Services  
Re: HPC Agenda – Item #1 – Major Works

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**Request:** To: (1) to construct a 12' x 16' gathering space (gazebo) at the termination of Harvey Street and the walkway; and (2) add a 6' high privacy fence to hide and screen the utility and electric panels along the lawn area on the property located at Moss Landing.

**Applicant:** Mr. Jim Wiley  
Beacon Street Development  
PO Box 6474  
Raleigh, NC 27628

**Property Information:**

**Owners:** Beacon Street Moss LLC  
**Location:** Water Street – Moss Landing  
**PIN#** 5675-96-3950

**Project Information:** The applicant has requested to (1) construct a gazebo type structure to act as a gathering space along the existing walkway and a planned lawn area. The style of the structure will be consistent with the existing gazebo between the condo buildings. (2) Construct a privacy fence to help conceal the utility cabinets and panels.

**Proposed Work:**

**Size:** 12' x 16' structure

**Material:** Metal roof  
White columns and railings

**Attachments:** COA Application  
Site Plan  
Conceptual Drawings  
Photos  
Adjacent Property Owners

**Staff Findings:**

**Guideline:** Chapter 3.0 Changes to Existing Buildings  
Section 3.12 Outbuildings and Accessory Structures

Based on staff review of the submitted material for the project and the Historic Preservation Commission Guidelines it does appear that the project does meet the intent of the guidelines and is consistent with projects in the historic district.

## REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission  
From: John Rodman, Planning and Development  
Re: Moss Landing – Construction of a gazebo and utility enclosure

A request has been made by Mr. Jim Wiley of Beacon Street Development for a Certificate of Appropriateness to: (1) to construct a 12' x 16' gathering space (gazebo) at the termination of Harvey Street and the walkway; and (2) add a 6' high privacy fence to hide and screen the utility and electric panels along the lawn area on the property located at Moss Landing. Please review the Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.12 Outbuildings and Accessory Structures.

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

### *Possible Actions*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to: (1) to construct a 12' x 16' gathering space (gazebo) at the termination of Harvey Street and the walkway; and (2) add a 6' high privacy fence to hide and screen the utility and electric panels along the lawn area on the property located at Moss Landing. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.12 Outbuildings and Accessory Structures.

*or*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to: (1) to construct a 12' x 16' gathering space (gazebo) at the termination of Harvey Street and the walkway; and (2) add a 6' high privacy fence to hide and screen the utility and electric panels along the lawn area on the property located at Moss Landing. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.12 Outbuildings and Accessory Structures. I further move that the Historic Preservation Commission place the following conditions on the approval:

*or*

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to: (1) to construct a 12' x 16' gathering space (gazebo) at the termination of Harvey Street and the walkway; and (2) add a 6' high privacy fence to hide and screen the utility and electric panels along the lawn area on the property located at Moss Landing. This

motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.12 Outbuildings and Accessory Structures.

# Major Works Moss Landing

Construction of a new  
single family dwelling

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission

Washington, NC

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

Please Use Black Ink

Street Address of Property: Water & Harvey Streets - Moss Landing Development - Lot #37

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

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

Lot Size: 52' (width) feet by 99' (depth) feet. 0.082 acres

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

Brief Description of Work to be Done:

Construct new single family two-story dwelling on Lot #37. The home will be consistant with other homes in the District.

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

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

Jim Wiley - Beacon Street Development Co.
(Name of Applicant - type or print)

PO Box 6474 Raleigh, NC 27628
(Mailing Address) (Zip Code)

1/23/15 919-785-1445
(Date) (Daytime Phone Number)

Jim Wiley
(Signature of Applicant)

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

(Minor Work Auth. Sig.) (Date)

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

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

- Exterior Alteration     Addition  
 New Construction     Demolition

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

**SUPPORTING INFORMATION:**

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

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

| Section (page) | Topic                    | Brief Description of Work        |
|----------------|--------------------------|----------------------------------|
| Chapter 5.0    | New Construction         | Construct single family dwelling |
| Section 5.2    | Residential Construction |                                  |
|                |                          |                                  |
|                |                          |                                  |
|                |                          |                                  |





**Adjacent Property Owners – Moss Landing – Harbour Homes**

Jim Nance  
PO Box 2247  
Washington, NC 27889

Stan Friedman  
401 Moss Way Ste 301  
Washington, NC 27889

Vickie Dotson  
620 Duck Creek Rd  
Washington, NC 27889

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Wilson, NC 27893

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300 Southberry Wynd  
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Cary, NC 27518

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315 Yadkin Drive

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Washington, NC 27889

John R. Rice  
211 S. Academy Street  
Washington, NC 27889

Dorothy Wheeler  
512 Hickory Woods Way  
Antioch, TN 37013



## Washington Historic Preservation Commission Staff Report

Date: January 25, 2015  
To: HPC Members  
From: John Rodman, Director  
Community and Cultural Services  
Re: HPC Agenda – Item #2 – Major Works

---

**Request:** To construct a new single family dwelling located on Lot #37 of Moss Landing.

**Applicant:** Mr. Jim Wiley  
Beacon Street Development  
PO Box 6474  
Raleigh, NC 27628

**Property Information:**

**Owners:** Beacon Street Moss LLC  
**Location:** Water Street – Moss Landing  
**PIN#** 5675-96-3950

**Project Information:** The applicant has requested to construct a 2 story residential dwelling in Moss Landing Development. The style of the structure will be consistent with other structures in the development.

**Proposed Work:**

**Size:** Lot: .12 acres

**Material:** Hardi-plank siding  
Composite material for decking & railings

Attachments:

COA Application  
Site Plan  
Conceptual Drawings  
Adjacent Property Owners

Staff Findings:

Guideline:

Chapter 5.0 New Construction  
Section 5.2 Residential Construction

Based on staff review of the submitted material for the project and the Historic Preservation Commission Guidelines it does appear that the project does meet the intent of the guidelines and is consistent with projects in the historic district.

## REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission  
From: John Rodman, Planning and Development  
Re: Lot #37 Moss Landing – Construction of a single family dwelling

A request has been made by Mr. Jim Wiley of Beacon Street Development for a Certificate of Appropriateness to construct a new single family dwelling on the property located at Lot #37 Moss Landing. Please review the Design Guidelines, specifically Chapter 5.0 New Construction Section 5.2 Residential Construction.

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

### *Possible Actions*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to construct a new single family dwelling on the property located at Lot #37 Moss Landing. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 5.0 New Construction Section 5.2 Residential Construction.

*or*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to construct a new single family dwelling on the property located at Lot #37 Moss Landing. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 5.0 New Construction Section 5.2 Residential Construction. I further move that the Historic Preservation Commission place the following conditions on the approval:

*or*

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to construct a new single family dwelling on the property located at Lot #37 Moss Landing. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 5.0 New Construction Section 5.2 Residential Construction.

# Major Works

## 221 East 2<sup>nd</sup> Street

Replace an existing metal  
roof with architectural  
shingles

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: 221 E. 2nd Street

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

Owner's Name: Kenneth Ryan Mooring

Lot Size: 50' approx. feet by 100' approx. feet.  
(width) (depth)

Brief Description of Work to be Done:

I would like to change my roof from standing seam to architectural shingles. We need to stop some leaks because we have repaired the inside and based on the price, we would like to switch styles of material

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) |

Kenneth Ryan Mooring  
(Name of Applicant - type or print)

221 E 2nd Street 27889  
(Mailing Address) (Zip Code)

1/13/15 (252) 944-1007  
(Date) (Daytime Phone Number)

Kenneth Ryan Mooring  
(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: 01003936**

Photo: 01003936.jpg



Copyright 2015 by Mobile311, LLC



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

|                               |                                |                                  |
|-------------------------------|--------------------------------|----------------------------------|
| <b><u>OBJECTID</u></b>        | <b><u>PIN</u></b>              | <b><u>GPIN</u></b>               |
| 7182                          | 01003936                       | 5675-97-3880                     |
| <b><u>GPIN LONG</u></b>       | <b><u>OWNER NAME</u></b>       | <b><u>OWNER NAME2</u></b>        |
| 5675-97-3880                  | MOORING KENNETH RYAN           |                                  |
| <b><u>MAILING ADDRESS</u></b> | <b><u>MAILING ADDRESS2</u></b> | <b><u>CITY</u></b>               |
| 221 E 2ND STREET              |                                | WASHINGTON                       |
| <b><u>STATE</u></b>           | <b><u>ZIP</u></b>              | <b><u>PROPERTY ADDRESS</u></b>   |
| NC                            | 27889                          | 221 E 2ND ST                     |
| <b><u>ACRES</u></b>           | <b><u>ACCT_NBR</u></b>         | <b><u>MAP SHEET</u></b>          |
| 0                             | 896097                         | 567508                           |
| <b><u>NBR_BLDG</u></b>        | <b><u>DATE</u></b>             | <b><u>DEED BOOK and PAGE</u></b> |
| 2                             | 01/08/2010                     | 1709/0003                        |
| <b><u>LAND_VAL</u></b>        | <b><u>BLDG_VAL</u></b>         | <b><u>DEFR_VAL</u></b>           |
| 49131                         | 44405                          | 0                                |
| <b><u>TOT_VAL</u></b>         | <b><u>NBHD_CDE</u></b>         | <b><u>NBHD_DESC</u></b>          |
| 93536                         | H                              | HISTORICAL                       |
| <b><u>SUB_CDE</u></b>         | <b><u>SUB_DESC</u></b>         | <b><u>STAMPS</u></b>             |
|                               |                                | 178                              |
| <b><u>SALE PRICE</u></b>      | <b><u>ZONE</u></b>             | <b><u>LAND USE</u></b>           |
| 89000                         | RHD                            |                                  |
| <b><u>DISTRICT</u></b>        | <b><u>PROP_DESC</u></b>        | <b><u>MBL</u></b>                |
| 1                             | 1 LOT EAST 2ND STREET          | 567508183                        |
| <b><u>EXEMPT_AMT</u></b>      | <b><u>ROAD_TYPE</u></b>        | <b><u>YR_BUILT</u></b>           |
|                               | P                              | 1900                             |
| <b><u>SQ_FT</u></b>           | <b><u>NBR_BED</u></b>          | <b><u>NBR_BATHS</u></b>          |
| 3824                          | 5                              | 1                                |
| <b><u>EFF_YR</u></b>          | <b><u>EXEMPT_PROP</u></b>      | <b><u>CENSUS_BLOCK</u></b>       |
| 1950                          |                                |                                  |
| <b><u>FLOOD_PLAIN</u></b>     | <b><u>NBR_STORIES</u></b>      | <b><u>NBR_HALF_BATHS</u></b>     |
|                               | 3                              | 0                                |

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**Adjacent Property Owners – 221 East 2<sup>nd</sup> Street**

Milo Arnold  
PO Box 745  
Washington, NC 27889

Ambrose B. Lewis  
227 East 2<sup>nd</sup> Street  
Washington, NC 27889

St. Peters Episcopal Church  
101 North Bonner Street  
Washington, NC 27889

Jose Manuel Gonzalez  
228 East Main Street  
Washington, NC 27889

David M. McCook  
739 West 2<sup>nd</sup> Street  
Washington, NC 27889

Joshua M. Stiles  
232 East 2<sup>nd</sup> Street  
Washington, NC 27889

Kenneth Michael Crowley  
605 Deluth Street  
Durham, NC 27705

Alton Ingalls  
PO Box 67  
Washington, NC 27889

Guy Douglas Soloman  
117 West 11<sup>th</sup> Street  
Washington, NC 27889



Washington Historic Preservation Commission  
Staff Report

Date: January 25, 2015  
To: HPC Members  
From: John Rodman, Director  
Community and Cultural Services  
Re: HPC Agenda – Item #3 – Major Works

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Request: To replace the damaged and rotten metal roof with architectural shingles on the property located at 221 East 2nd Street.

Applicant: Kenneth Ryan Mooring  
221 East 2<sup>nd</sup> Street  
Washington, NC 27889

Property Information:

Owners: Kenneth Ryan Mooring  
Location: 221 East 2nd Street  
PIN# 5675-97-3880

Project Information: The existing structure is located at 221 East 2<sup>nd</sup> Street. The structure currently has a standing seam metal roof that is need of repair. The difference in cost of the material is the major factor.

Proposed Work: Replace existing roof with architectural shingles

Attachments: COA Application  
Photos  
Adjacent Property Owners

Staff Findings:

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

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

## REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission  
From: John Rodman, Planning and Development  
Re: 221 East 2<sup>nd</sup> Street – Replace metal roof with shingles

A request has been made by Mr. Kenneth Ryan Mooring for a Certificate of Appropriateness to replace the damaged and rotten metal roof with architectural shingles on the property located at 221 East 2nd Street. Please review the Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.5 Roofs.

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

### *Possible Actions*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Kenneth Ryan Mooring to replace the damaged and rotten metal roof with architectural shingles on the property located at 221 East 2nd Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.5 Roofs.

*or*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Kenneth Ryan Mooring to replace the damaged and rotten metal roof with architectural shingles on the property located at 221 East 2nd Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.5 Roofs. I further move that the Historic Preservation Commission place the following conditions on the approval:

*or*

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. Kenneth Ryan Mooring to replace the damaged and rotten metal roof with architectural shingles on the property located at 221 East 2nd Street. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.5 Roofs.

# Minutes

January 6, 2015

**WASHINGTON HISTORIC PRESERVATION COMMISSION**

**Regular Scheduled Meeting – Minutes**

**Tuesday, January 6, 2015**

**7:00 pm**

**Members Present**

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

**Members Absent**

All members were present

**Others Present**

John Rodman, Director  
Jessica Green, Administrative Support

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**I. Opening of the meeting**

The Chairman called the meeting ~~to~~<sup>in</sup> order.

**II. Invocation**

A moment of silence was taken.

**III. Roll Call**

A silent roll call was taken by staff.

**IV. Old Business**

1. None

**V. Major Works, Certificate of Appropriateness**

**A. Major Works**

1. A request has been made by Deborah & John Logelfo for a Certificate of Appropriateness to: (1) repair and replace the existing storefront to enclose the alcove; and (2) replace the storefront door of the building located at 128 West Main Street.

Mr. Rodman came forward and explained to the Commission that some of the items on Mr. Logelfo's application are listed under minor works. Mr. John Logelfo came forward and was

sworn in. He explained that the store front currently has an old heavy glass door and the locking mechanism is on the bottom of the door frame and it no longer works. He explained that they would like to elimination the 45 degree angle and just come straight across the front of the store with the same aluminum frame store front and a 42in glass hinge door with a frame for a more current lock. Mr. Logelfo stated that it would not change the foot print and they would be using the same materials that are there now, the aluminum frame and clear glass. Ms.

Thalman spoke about the history of alcoves and her concern with him enclosing the current alcove of the building. Again Mr. Logelfo explained that he wished to bring out the store front so that it is straight across and this will eliminate the angles. Mr. Logelfo answered questions from the Commission and the Commission discussed the request. Mr. Logelfo explained that there would still be a small alcove in front of the store and they plan on putting up a nice awning over that space. He also talked about the advantages of having the extra space inside the store once the store front is brought out.

The Chairman opened the floor. There being none coming forward the floor was closed. The Commission discussed the request further. Ms. Thalman again expressed her dislike of enclosing the alcove in front of the store. Judi Hickson and Geraldine McKinley stated that the alcove is not historic to the building and was not there until about 25 years ago.

Judi Hickson made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Deborah & John Logelfo: (1) repair and replace the existing storefront to enclose the alcove; and (2) replace the storefront door of the building located at 128 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.7 Storefront. Her motion was seconded by Seth Shoneman. The motion carried with a majority vote with Stacey Thalman voting in opposition.

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

Mr. Moseley came forward and was sworn in. He explained that there is a red maple in the front of their house that has over grown and is damaging the sidewalk and the foundation of the house. He stated that there is no shade value to the tree and he presented photos of some major roots from the tree growing towards the house. He stated that safety is the main reason they wish to take down the tree. Mr. Moseley stated that there are also two pine trees that are in ill health at the back of their property and they wish to remove them as well. He stated that they did speak to a tree man about the condition of the trees. He explained that the trees are leaning towards their new neighbor's house and they want to remove the trees before a storm takes them down. He stated that they are confident that there are some health issues with the pine trees. He explained that if he had to guess, the trees are probably only 15 years old. Ms.

Mary Pat Musselman asked if they placed on grinding the stump and root once the trees are removed. Mr. Moseley stated that the tree service will take care of all of that and then they will replace it with topsoil and go from there. Seth Shoneman asked if they planned to replace the trees. Mr. Moseley stated that in time they would replace the trees with something historically accurate. He stated that he is a fan of crepe myrtles and could envision something like that. Judi Hickson stated that the guidelines require the trees to be replaced. Mr. Moseley stated that replacing the trees would not be a problem.

The Chairman opened the floor.

Victoria Rader, Marianna Rader, and Tudor Rader all came forward and spoke in support of Mr. Moseley's request.

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

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

Victoria Rader came forward and was sworn in. Ms. Rader went through and explained each request and showed picture examples of what they plan to do. Ms. Rader explained that they will just be replacing the materials in kind. However they have not decided whether they should go with a metal roof or a shingled roof. She asked the Commission to give them approval for both and then they will decide which one they would like to go with. Ms. Rader stated that the footprint of the new porch will match the exact lines of the original porch that was removed. She stated that they have not decided on the final design elements of the porch and they plan on coming back to the Commission when they get to that stage. Ms. Thalmann asked why they want to remove the right wing. Ms. Rader explained that on the right and left corner the structural beam is rotten. She explained that it is not worth repairing and is structurally unsafe. Ms. Rader explained that the right wing had been added to the house and is not original to the house. Ms. Rader stated that the back kitchen is not in good condition, so they would like to demolish it and build a 2 story addition on the rear with a garage. Ms. Rader presented the

Commission with drawings of her plans. She explained that all materials and windows used on the project will be wood. Ms. Mary Pat Musselman addressed the roof replace and stated that she felt shingles would go more with the period of the house. Ms. Hickson asked Mr. Rodman if a house of this age would be more likely to have metal or wood railing around the porch. Mr. Rodman stated that it would probably be wood. Ms. Rader stated that they planned on using wooden railing around the new porch. Seth Shoneman then asked about shingles verses metal on the roof. Mr. Rodman stated that the house currently has shingles. The Commission stated that it probably had wood shingles originally.

The Chairman opened the floor.

Mr. John Moseley came forward and spoke in favor of the request. He stated that the Raders will go above and beyond to make sure the house is period correct as well as structurally sound.

Karen Tripp came forward and was sworn in. She also spoke in favor of the request and spoke highly of Victoria Rader's workmanship.

Jackie Tendall came forward and was sworn in. She stated that the house will be a showplace once the Raders are finished.

Larry Beeman, City Councilman, came forward and encouraged the Commission to support the Rader family 110%. He stated that they are doing something that no one else wanted to step up and do and they are preserving a historical house that was in danger of being torn down.

Mr. Rodman came forward and explained that the Rader family will be required to hire a structural engineer for the project and he believed that they had already done that. He also explained that the property had not been closed on yet, so the Raders do not own the property as of yet. He stated that anything the Commission issues would be on the condition until such time the property is closed upon.

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

4. A request has been made by Mr. Pat Griffin for a Certificate of Appropriateness to replace the damaged and rotten metal roof with architectural shingles on the property located at 319 West 2<sup>nd</sup> Street.

Mr. Pat Griffin came forward and was sworn in. He informed the Commission that he is making this request for his brother-in-law James Bagwell. Mr. Griffin stated that currently the roof is letting water into the house and they wish to replace it with architectural shingles on the main house only.

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

Mary Pat Musselman made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. James Bagwell Jr. to replace the damaged and rotten metal roof with architectural shingles on the property located at 319 West 2<sup>nd</sup> Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.5 Roofs. Her motion was seconded by Geraldine McKinley. All voted in favor and the motion carried.

#### **B. Minor Works**

1. A request has been made and approved by staff for a Certificate of Appropriateness for the installation of a new gas furnace and a/c at the same location on the property at 713 West Main Street.
2. A request has been made and approved by staff for a Certificate of Appropriateness for the construction of 6' high wooden screen to enclose the mechanical and trash container on the rear of the building located at 116 East 3<sup>rd</sup> Street.
3. A request has been made and approved by staff for a Certificate of Appropriateness to repair existing windows with like material and replace existing rear awning on the property located at 126 West Main Street.
4. A request has been made and approved by staff for a Certificate of Appropriateness for the removal of 2 damaged pine trees in the rear yard of the property at 243 East Main Street.

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

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

1. Washington Historic District Survey

John Rodman explained that the City had applied for a grant through the Historic Preservation fund and received the grant. He stated that the grant is for an architectural study of the historic district. He explained that it has been since 1997 that the City has had a structural inventory actually done of the district. Mr. Rodman stated that the City has contracted with someone out of Ashville to do the survey. He stated that they will be coming along with John Wood to the February meeting to explain the process and some of the things they plan to do.

**VII. Approval of Minutes – December 2, 2014**

Seth Shoneman made a motion to approve the December minutes. His motion was seconded by Judi Hickson. All voted in favor.

**VIII. Adjourn**

There being no other business the meeting was adjourned.