WASHINGTON HISTORIC PRESERVATION COMMISSION
Regular Scheduled Meeting - Agenda
Tuesday, December 5, 2017
7:00 PM

I. Opening of the meeting

II. Invocation

III. Roll call

IV. Old Business

1. A request has been made by Mr. John Moseley for a Certificate of Appropriateness to make the following alterations to the old flower shop on the property located at 243 East Main Street:

    a) Cover the current cinder block with faux ballast stone on all sides.

V. Certificate of Appropriateness

A. Major Works

1. A request has been made by Mr. James Grey for a Certificate of Appropriateness to replace screening with glass on a side porch at the property located at 124 East Second Street.

2. A request has been made by Mr. Don Perkins for a Certificate of Appropriateness to remove a tree located in the southwest corner of the property located at 405 East Second Street.

3. A request has been made by Mr. Travis Stephenson of BBL Ventures for a Certificate of Appropriateness to remove the following structures on the property located at 323 West Main Street:

    a) The John Havens Moss Industry Complex
    b) The Phillip Aaron House
    c) The Winfield Texaco Service Station
    d) The Manager's Office

B. Minor Works

1. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 124 Charlotte Street to replace an existing gas pack in the same location on the property.

2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 623 East Main Street to replace an existing gas pack in the same location on the property.

3. A request has been made and approved by staff for a Certificate of Appropriateness for the City of Washington to remove 3 trees in the public right of way at 304 West Second Street.

4. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 228 West Stewart Parkway to install large blinds on the back porch of the property.

5. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 627 West Second Street to replace the roof using like materials on the property.

6. A request has been made and approved by staff for a Certificate of Appropriateness for the City of Washington to install wall lighting at the entrances of the property located at 3120 West Main Street.

VI. Other Business

1. Scheduling a Workshop with the State Historic Preservation Office

VII. Approval of Minutes – November 7, 2017

VIII. Adjourn

OLD BUSINESS

243 East Main Street

Change Siding Material

A.4.2

CITY OF WASHINGTON
HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Date 10-10-17 Fee _____

A: Information on Structure Under Consideration

Address: 243 E Main St Washington NC (Flower Shop Myers House)

Current Owner: John & Sherry Moseley

Tax Parcel Number: 010181 55

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 Dept. at 975-9383. Has a Building Permit been obtained? YES_____ NO Not Yet N/A_____.

B: Information on Person Making Application

Name: John & Sherry Moseley

Address: 348 3rd St

City: Ayden State: NC Zip: 28513 Phone: 252-814-8425
252-916-1127

C: Proposed Changes to Structure

I (We) respectfully request a Certificate of Appropriateness be issued in accordance with the City of Washington Zoning Ordinance for the following reason: (details of the proposed project)

Please see attached details.
Please note we have asked Del Newbold to present our project to the committee on our behalf.

D: I (We) understand approved requests are valid for one year.

Note: Applicants, and/or their agents or parties of interest are prohibited from any contact in relation to this matter with Historic Preservation Commission members prior to the public hearing.

FOR OFFICE USE ONLY:

ACTION	DATE
☐ Approved	
☐ Approved with Conditions	
☐ Denied	
☐ Withdrawn	
☐ Staff Approval	

Respectfully Submitted,

Sherry L Moseley
Signature

A4-3

CONNECTGIS WEB HOSTING

Beaufort
Printed October 24, 2017
See Below for Disclaimer

Parcels

Property Land Owners

Interior Tract Lines

Centerlines

County Line

County Line (Solid)

State

OBJECTID 6994	**GPIN** 5675-97-4362	**GPIN Long** 5675-97-4362
OWNER NAME MOSELEY JOHN ELMURE JR	**OWNER NAME2** MOSELEY SHERRY LAFAVE	**MAILING ADDRESS** 348 THIRD STREET
MAILING ADDRESS 2 348 THIRD STREET	**CITY** AYDEN	**STATE** NC
ZIP 28513	**PROP DESC** 1 LOT CORNER MAIN AND HARVEY ST	**LAND VAL** 70350 **BLDG VAL** 85399
TOT VAL 155749	**DEFR VAL** 0	**TAXABLE VA** 155749
PREV ASSESS 184072	**ACRES** 0	**PROPERTY ADDRESS** 243 E MAIN ST
TOWNSHIP 01	**MBL** 56751242	**DATE** 1/10/2014 12:00:00 AM
DEED BOOK and PAGE 1837/00237	**STAMPS**	**SALE PRICE** 0
NBR BLDG 2	**NBHD CDE** H	**NBHD DESC** HISTORICAL
LAND USE	**EXEMPT AMT**	**ROAD TYPE** PAVED
YR BUILT ~~1883~~ 1833	**SQ FT** 3088	**SUB CDE** BLUS01
SUB DESC SINGLE FAMILY RESIDENCE	**NBR BED** 4	**NBR BATHS**
EFF YR 1968	**PIN** 01018155	**REID** 43088

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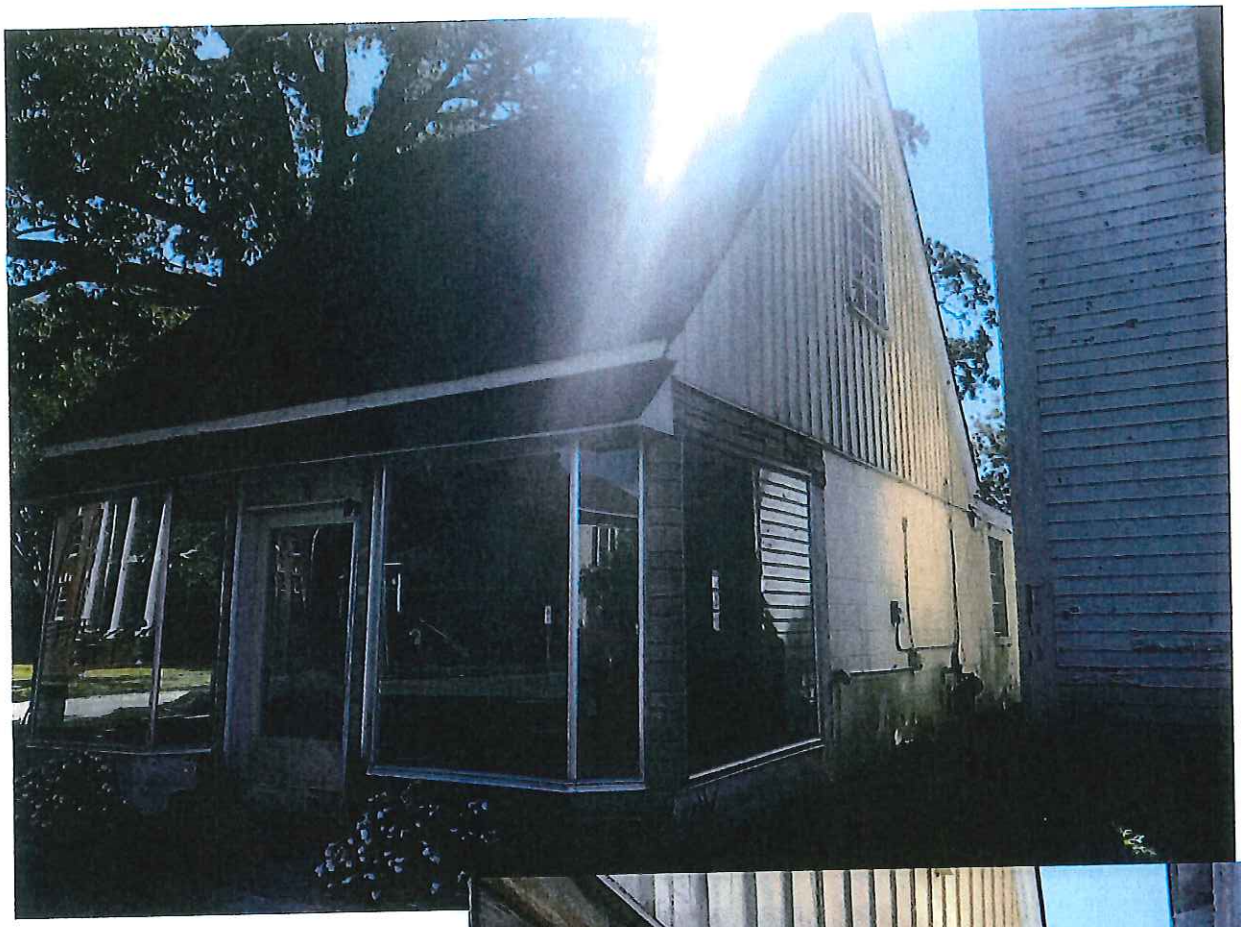
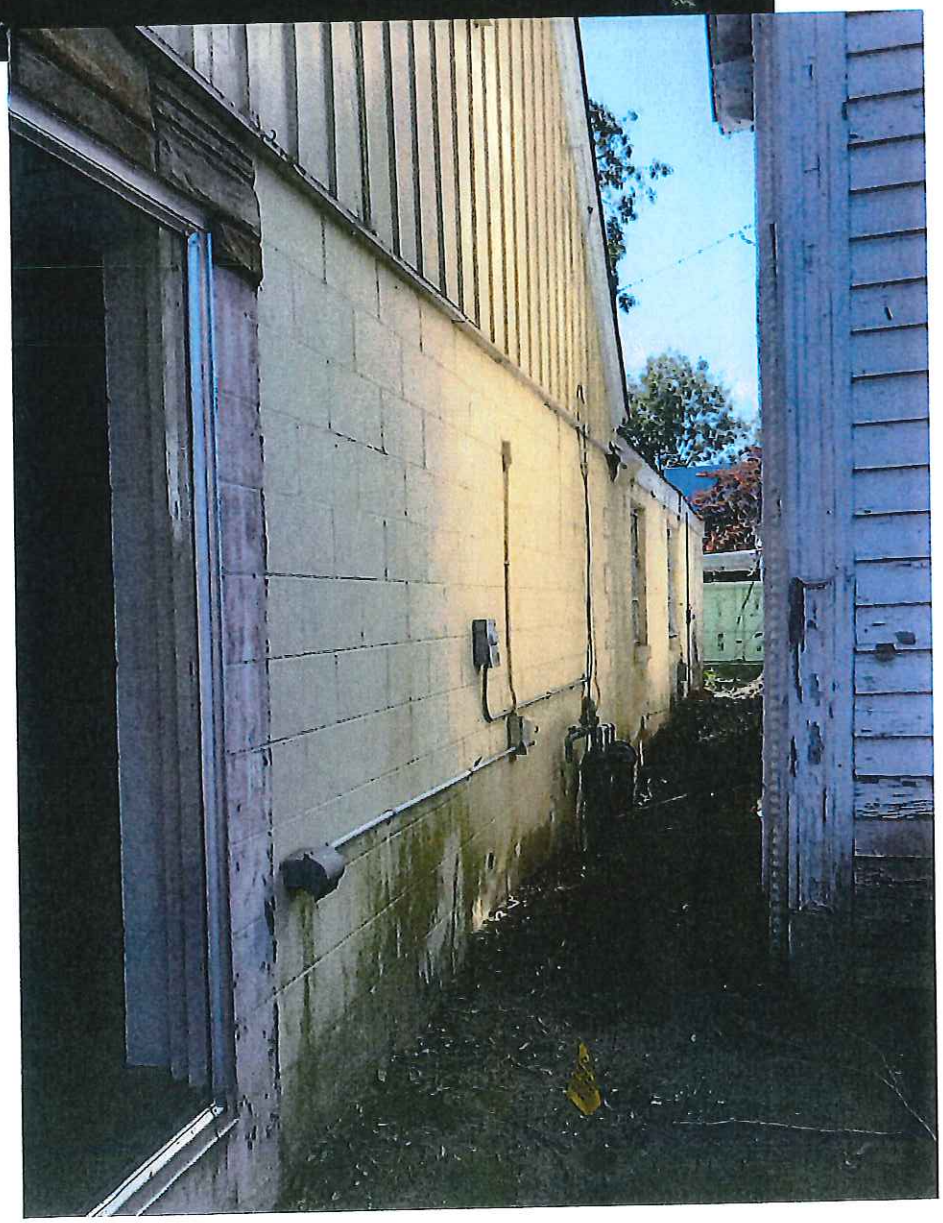
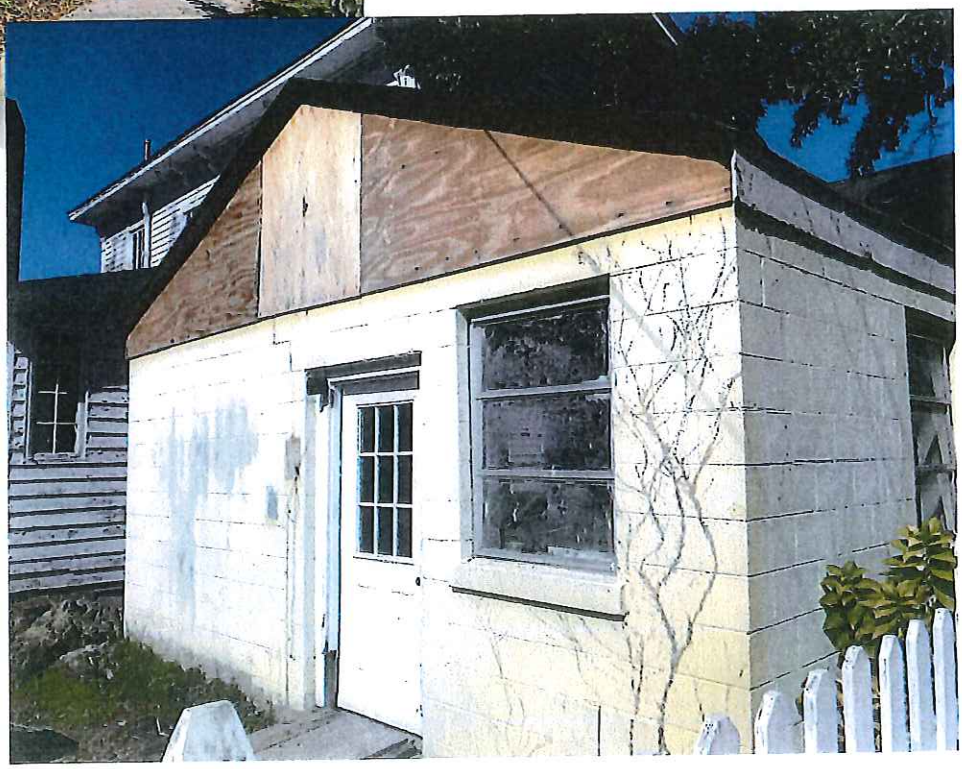






John & Sherry Moseley

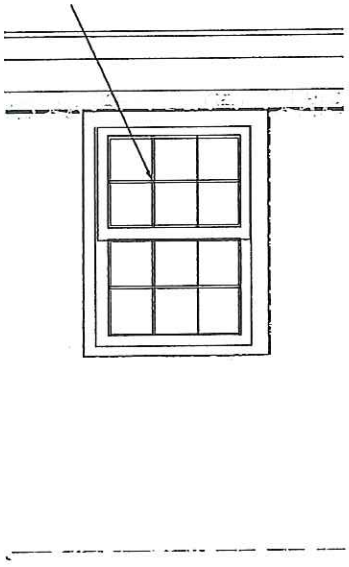
Proposed Guest Cottage(Old Myer's Florist)
243 E. Main Street
Washington, NC

The desire is to turn this block structure into a "Guest Cottage" to the main Residence the "Myer's House". The proposed new plan converts the old cinder block Myer's Florist building into a cottage that has one bedroom, a full kitchen with living space and a full bath/utility room on the first floor. The original structure has an attic space over the front of the building with access via pull down stairs. Our intent is to install a full flight of stairs making a second bedroom upstairs.

The current windows in this structure are metal frame crank out windows that are not suitable as required egress windows from sleeping quarters nor are they efficient enough for energy requirements. Our desire is replace and add per the plan vinyl clad egress windows that are energy efficient.

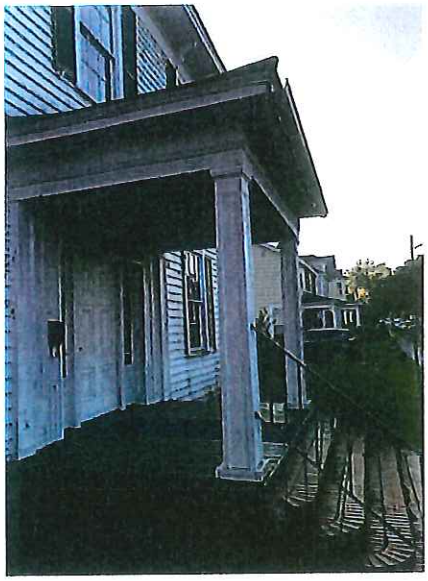
Existing Myer's House Window

Existing Crank Out Windows

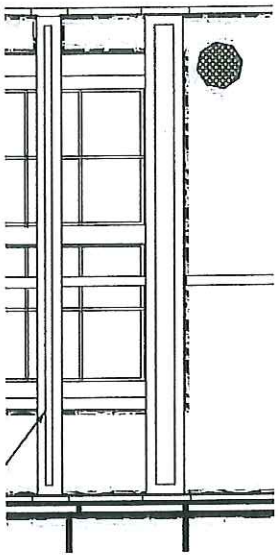


Proposed Double Hungs

Currently the front of the building has large storefront windows in the area we would like to convert to a front porch area as shown on the plans. We propose to use wood columns designed like those on the Myer's House for the front porch structure. We then propose that the porch be screened between those posts. The posts will be built on top of the existing block and stone perimeter wall.



Myer's House Column



Proposed Cottage Posts

We propose to cover the exterior block walls with a faux ballast stone material. Ballast stones were commonly used along the eastern seaboard. They were used for years in ships to help weigh down and balance the loads of ships and many of those stones were jettisoned in port towns such as Washington. You can see on our attached "Stone Photos" document. They have been used numerous times throughout Washington on residences as well as fences.

Sample of faux ballast stone application.

Adjoining Property Owners

243 East Main Street

LITCHFIELD HOLDINGS LLC
135 HARBOR RD
WASHINGTON NC 27889

AIDEUIS DIANNA L
122 SOUTH HARVEY STREET
WASHINGTON NC 27889

ROBERSON BOBBY E
235 E MAIN ST
WASHINGTON NC 27889

KLANN RICHARD C
239 E MAIN STREET
WASHINGTON NC 27889

TYNDALL ARTHUR T
110 SOUTH HARVEY STREET
WASHINGTON NC 27889

MOSELEY JOHN ELMURE JR
348 THIRD STREET
AYDEN NC 28513

DOTSON VICKIE C
620 DUCK CREEK ROAD
WASHINGTON NC 27889

CUTLER DOUGLAS EARL
238 E MAIN STREET
WASHINGTON NC 27889

RADER STEVEN P
113 S HARVEY STREET
WASHINGTON NC 27889

GIRARD ROBERT M
303 E MAIN STREET
WASHINGTON NC 27889

FIRST BAPTIST CHURCH
113 N HARVEY STREET
WASHINGTON NC 27889

City of Washington
NORTH CAROLINA

Downtown Development
& Historic Preservation

October 30, 2017

Subject: Certificate of Appropriateness – 243 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 owner of 243 East Main Street your property is located adjacent to the above subject property.

A request has been made by Mr. John Moseley for a Certificate of Appropriateness to make the following alterations to the old flower shop on the property located at 243 East Main Street:

a. Cover the current cinder block with faux ballast stone on all sides.
b. Change the existing board and batten style gable sides with hardi-plank shake siding
c. Replace the existing metal frame windows with vinyl windows on all sides and introduce a new window on the east side.
d. Alter the existing store front into a front porch with a screened in porch, columns to match the main house, a new front door, and two new windows.
e. Remove the exiting walkway facing Main Street and create a new walkway facing Harvey Street.

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

Date: Tuesday November 7, 2017

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

Staff Report

243 East Main Street

The application for the property located at 243 East Main Street is requesting approval to make the following alterations on the property:

a. Cover the current cinder block with faux ballast stone on all sides.

(A) Please review the Historic Preservation Commission Design Guidelines, **Chapter 3.1 Walls and 3.2 Materials:**

- **3.1.1** Historic character-defining wall features should be retained and protected including clapboards, corner boards, cornices, quoins, corbelling and other architectural detailing.
- **3.1.2** Original walls should be properly maintained and repaired when necessary. If an original wall feature must be replaced due to excessive deterioration or damage, the new feature should match the original in size, profile, material, and texture.
- **3.1.3** Wooden wall materials should be properly painted and maintained.
- **3.1.5** It is prohibited to cover or replace original wall surfaces with vinyl, aluminum, veneer or other synthetic siding, including chemical applications that may change the texture of the original siding.
- **3.2.9** Deteriorated masonry units should be repaired rather than replaced using materials that match the original in size, texture, color, and overall appearance. Synthetic materials are prohibited on historic structures for the wholesale covering of a structure.

Based on finding of fact the request is not congruous with the design guidelines.

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: 243 East Main Street- Siding

A request has been made by Mr. John Moseley for a Certificate of Appropriateness to cover the current cinder block with faux ballast stone on all sides property located at 243 East Main Street.

Please review the Design Guidelines, specifically Chapter 3.1 Walls, 3.2 Materials.

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. John Moseley to cover the current cinder block with faux ballast stone on all sides property 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 3.1 Walls, 3.2 Materials***.

Or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. John Moseley to cover the current cinder block with faux ballast stone on all sides property 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 3.1 Walls, 3.2 Materials***. *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. John Moseley to cover the current cinder block with faux ballast stone on all sides property located at 243 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 3.1 Walls, 3.2 Materials***.

MAJOR WORKS

124 East Main Street

Replacing Screen with Glass on Porch

Please Use Black Ink

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission
Washington, NC

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

Please submit the Application Fee of $50 to cashiers in the front lobby of City Hall under "Developmental Finding Fee"

Street Address of Property: 124 East Second St

Historic Property/Name (if applicable): _____

Owner's Name: Kem Chevy

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

Brief Description of Work to be Done:

replace the screen on the screen porch with glass- nothing of the existing columns or fabric of building shall be changed - we shall merely be putting glass windows where there is screen now

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)

James Grey
(Name of Applicant - type of print)

124 East Second St 27889
(Mailing Address) (Zip Code)

11-12-17 252-623-2573
(Date) (Daytime Phone Number)

James Grey
(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 fowarded 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.

CONNECTGIS WEB HOSTING

Beaufort
Printed November 28, 2017
See Below for Disclaimer

Parcels

Property Land Owners

Interior Tract Lines

Centerlines

County Line

County Line (Solid)

State

OBJECTID 7048	**GPIN** 5675-98-1218	**GPIN Long** 5675-98-1218
OWNER NAME CHERRY THOMAS KEVIN	**OWNER NAME2**	**MAILING ADDRESS** 3232 7TH AVE NE
MAILING ADDRESS 2	**CITY** WASHINGTON	**STATE** DC
ZIP 20017	**PROP DESC** 1 L 124 E 2ND STREET	**LAND VAL** 22684
BLDG VAL 79607	**TOT VAL** 102291	**DEFR VAL** 0
TAXABLE VA 102291	**PREV ASSESS** 102291	**ACRES** 0.00
PROPERTY ADDRESS 124 E 2ND ST	**TOWNSHIP** 01	**MBL** 567508199
DATE 10/29/2004	**DEED BOOK and PAGE** 1422/00177	**STAMPS** 260.00
SALE PRICE 130000.00	**NBR BLDG** 1	**NBHD CDE** B1HR
NBHD DESC B1 HISTORICAL RESIDENTIAL	**LAND USE**	**EXEMPT AMT**
ROAD TYPE PAVED	**YR BUILT** 1870	**SQ FT** 2993
SUB CDE BLUS01	**SUB DESC** SINGLE FAMILY RESIDENCE	**NBR BED** 4
NBR BATHS	**EFF YR** 1955	**PIN** 01011038
REID 43946		

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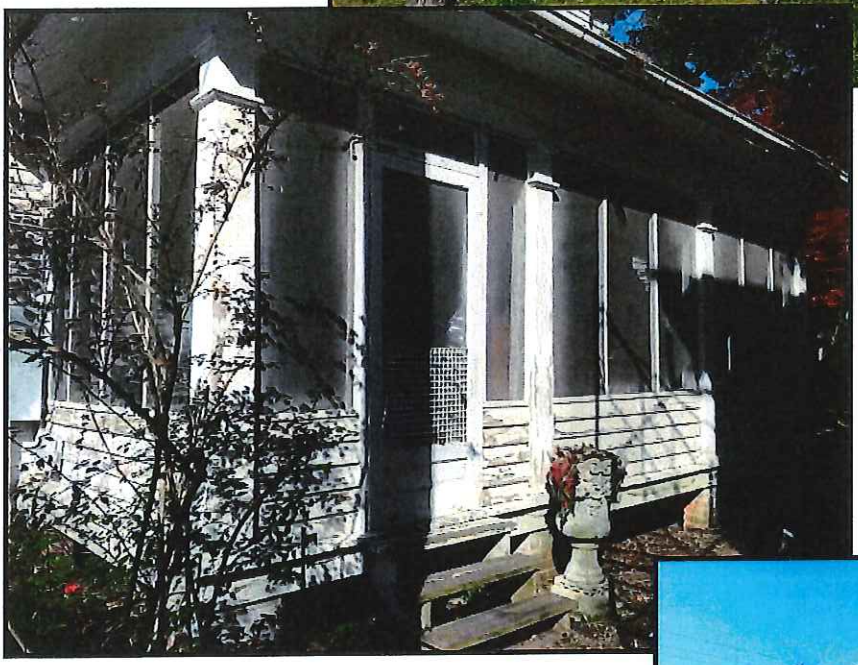

700 PW
RELIABILT
CUST: LOWES #786 (WASHING
S O #: 07860388
388- 2 001-001
DAY-5
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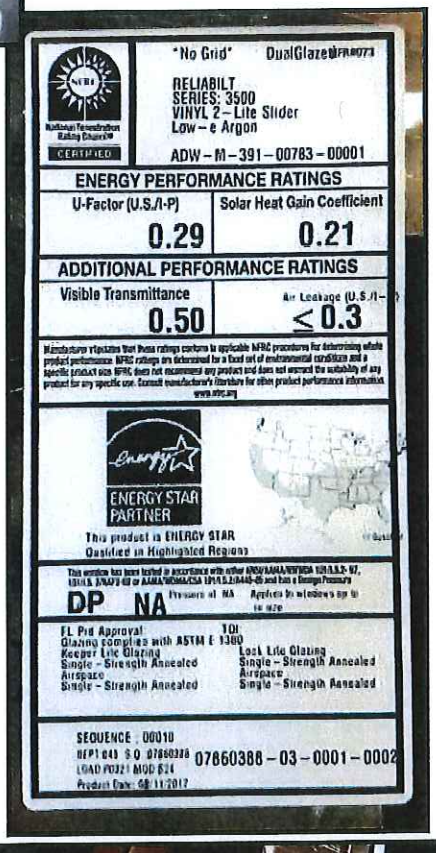
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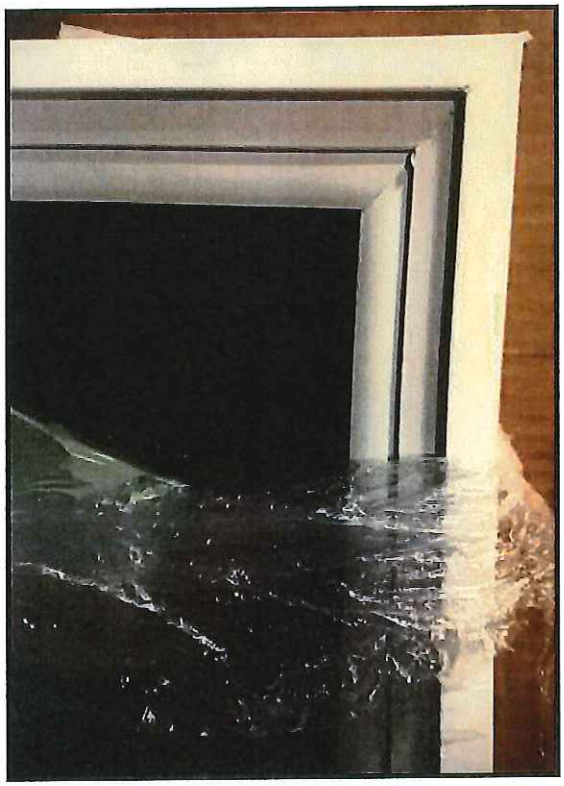
VINYL 2 – Lite Slider
Low – e Argon
ADW – M – 391 – 00783 – 00001
ENERGY PERFORMANCE RATINGS
U-Factor (U.S./I-P)
0.29
Solar Heat Gain Coefficient
0.21
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance
0.50
≤ 0.3
ENERGY STAR PARTNER
This product is ENERGY STAR
DP NA
SEQUENCE : 00010
07860388 – 03 – 0001 – 0002



Adjoining Property Owners

124 East Second Street

JONES FAMILY INVESTMENTS LLC
108 BEAUFORT PLACE
WASHINGTON NC 27889

STROUD DONALD R JR
127 E 2ND STREET
WASHINGTON NC 27889

DEAN SHERI ELAINE
122 EAST SECOND STREET
WASHINGTON NC 27889

BLACKSTONE J WHIT
222 W STEWART PKY STE 204
WASHINGTON NC 27889

CHERRY THOMAS KEVIN
124 E 2ND ST
WASHINGTON NC 27889

NICKEL & DIME PROPERTIES LLC
202 CAMILLA RD
WASHINGTON NC 27889

STC HOLDINGS LLC
PO BOX 2147
WASHINGTON NC 27889

BAKER JAMES TRUSTEE
186 WHARTON STATION RD
WASHINGTON NC 27889

HONEY BEE LLC
1110 NORTH RESPESS STREET
WASHINGTON NC 27889

BANKS ROBIN T
550 E MAIN STREET
WASHINGTON NC 27889

BRAMMALL KAYLIE M
3437 GALLBERRY ROAD
WASHINGTON NC 27889

BAKER BUSTER
224 N BONNER STREET
WASHINGTON NC 27889

City of Washington
NORTH CAROLINA

Downtown Development
& Historic Preservation

November 27, 2017

Subject: Certificate of Appropriateness – 124 East Second 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 owner of 124 East Second Street, your property is located adjacent to the above subject property.

A request has been made by Mr. James Grey for a Certificate of Appropriateness to replace screening with glass on a side porch at the property located at 124 East Second Street.

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

Date: Tuesday December 5, 2017

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

Staff Report

124 East Second Street

The application for the property located at 124 East Second Street is requesting approval to replace existing screening with glass on a porch located on the east side of the property.

The Design Guidelines states in **Chapter 3.6 Porches and Entryways and 3.10 Architectural Details**:

- **Chapter 3.6.5** "It is prohibited to enclose porches on primary elevations. Porches on rear elevations not seen from the public right-of-way may be screened or enclosed only if the work is designed so that it can be installed or removed without damage to the historic structure."
- **Chapter 3.10.2** "When architectural components and details must be replaced, the new components or details shall match the historic elements as closely as possible in style, proportion, and material."

The property located at 124 East Second Street is requesting to replace screening with glass on a side porch on the east side of the house. The tenant is making the request and has received permission from the property owner. The pictured images show that the proposed frames would be vinyl. In keeping with the historical character of the house, the windows should be wooden.

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: The tenant at 124 East Second Street has submitted a request to exchange screen for glass on a side porch located on the east side of property.

A request has been made by Mr. James Grey for a Certificate of Appropriateness to exchange screen for glass on a side porch on the east side of property located at 124 East Second Street. To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

Possible Actions

I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Mr. James Grey to exchange screen for glass on a side porch on the east side of property located at 124 East Second Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 3.6 Porches and Entryways and 3.10 Architectural details.**

Or

I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Mr. James Grey to exchange screen for glass on a side porch on the east side of property located at 124 East Second Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 3.6 Porches and Entryways and 3.10 Architectural details.** 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. James Grey to exchange screen for glass on a side porch on the east side of property located at 124 East Second Street. This motion is based on the following findings of fact: the application is *not* congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 3.6 Porches and Entryways and 3.10 Architectural details.**

405 East Second Street

Tree Removal

Please Use Black Ink

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission
Washington, NC

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

Please submit the Application Fee of $50 to cashiers in the front lobby of City Hall under "Developmental Filing Fee"

Street Address of Property: 405 E 2nd St.

Historic Property/Name (if applicable): McNair

Owner's Name: Don Perkins

Lot Size: 52 (width) feet by 212 (depth) feet.

Brief Description of Work to be Done:

tree removal, south west corner of house

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

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

Don Perkins
(Name of Applicant - type or print)

405 E 2nd St. 27889
(Mailing Address) (Zip Code)

11/20/17 203 893 0690
(Date) (Daytime Phone Number)

Don Perkins
(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 fowarded 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.

CONNECTGIS WEB HOSTING

Beaufort
Printed November 20, 2017
See Below for Disclaimer

Parcels

Property Land Owners

Interior Tract Lines

Centerlines

County Line

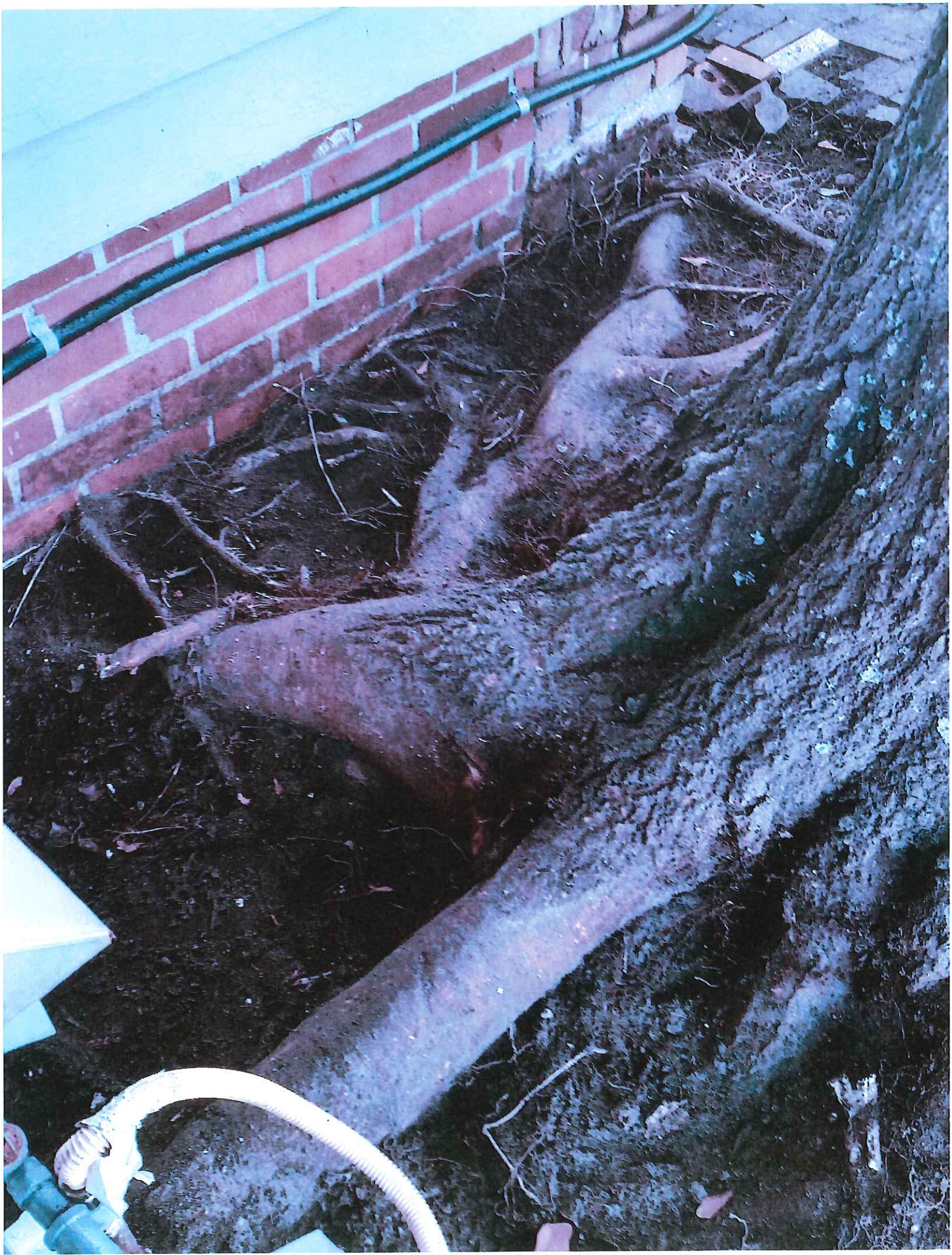
County Line (Solid)

State

OBJECTID 10715	**GPIN** 5685-07-2430	**GPIN Long** 5685-07-2430
OWNER NAME PERKINS DONALD A	**OWNER NAME2**	**MAILING ADDRESS** 605 E 2ND STREET
MAILING ADDRESS 2	**CITY** WASHINGTON	**STATE** NC
ZIP 27889	**PROP DESC** 1 LOT 405 EAST 2ND STREET	**LAND VAL** 54080
BLDG VAL 119667	**TOT VAL** 173747	**DEFR VAL** 0
TAXABLE VA 173747	**PREV ASSESS** 173747	**ACRES** 0.00
PROPERTY ADDRESS 405 E 2ND ST	**TOWNSHIP** 01	**MBL** 56850993
DATE 12/30/2014	**DEED BOOK and PAGE** 1861/00670	**STAMPS** 229.00
SALE PRICE 114500.00	**NBR BLDG** 1	**NBHD CDE** H
NBHD DESC HISTORICAL	**LAND USE**	**EXEMPT AMT**
ROAD TYPE PAVED	**YR BUILT** 1891	**SQ FT** 2220
SUB CDE BLUS01	**SUB DESC** SINGLE FAMILY RESIDENCE	**NBR BED** 4
NBR BATHS	**EFF YR** 1980	**PIN** 01002653
REID 44845		

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.

TV GUIDE
TV GUIDE



Adjoining Property Owners

405 East Second Street

FINNERTY VIRGINIA M
400 EAST MAIN STREET
WASHINGTON NC 27889

JENKINS VERGIL CARROLL JR
412 EAST MAIN ST
WASHINGTON NC 27889

FAMILY AFFAIR LLC
135 HARBOR ROAD
WASHINGTON NC 27889

FIRST CHRISTIAN CHURCH
307 E 3RD ST
WASHINGTON NC 27889

LEWIS PATRICIA WILLIAMS
409 EAST 2ND STREET
WASHINGTON NC 27889

PERKINS DONALD A
605 E 2ND STREET
WASHINGTON NC 27889

NEMECZ ATTILA
415 EAST 2ND STREET
WASHINGTON NC 27889

BUCK RITA
PO BOX 808
CHOCOWINITY NC 27817

MILLER KENNETH W
414 E 2ND STREET
WASHINGTON NC 27889

MALLISON ROSA LATHAM
PO BOX 2005
WASHINGTON NC 27889

City of Washington
NORTH CAROLINA

Downtown Development & Historic Preservation

November 27, 2017

Subject: Certificate of Appropriateness – 405 East Second 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 owner of 405 East Second Street, your property is located adjacent to the above subject property.

A request has been made by Mr. Don Perkins for a Certificate of Appropriateness to remove a tree located in the southwest corner of the property located at 405 East Second Street.

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

Date: Tuesday December 5, 2017

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

Staff Report

405 East Second Street

The application for the property located at 405 East Second Street is requesting approval to remove a tree located in the south west side of the property.

Please review the Historic Preservation Commission Design Guidelines, **Chapter 4.1 Landscaping:**

- **4.1.1** Retain and preserve significant and character-defining vegetation including mature trees, hedges, shrubs, and ground cover whenever possible.
- **4.1.3** Trees and other vegetation shall not block views of historic structures and should be well maintained and pruned regularly.
- **4.1.8** A Certificate of Appropriateness is required for the removal of live trees with a diameter of six (6) inches or greater. Removal of significant trees should only be done if it has disease or storm damage, or is a safety hazard to historic structures.
- **4.1.9** If a diseased, storm damaged or safety hazard tree is removed, it should be replaced by a suitable species, as designated in an approved landscaping plan, within sixty (60) days from time of removal.

The root system of the tree is intruding into the foundation of the house and beginning to damage the brick. The request is congruous with the design guidelines.

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: 405 East Second Street- Tree Removal

A request has been made by Mr. Don Perkins for a Certificate of Appropriateness to remove a tree located in the southwest corner of the property located at 405 East Second Street.

Please review the Design Guidelines, specifically Chapter 4.1 Landscaping.

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. Don Perkins for a Certificate of Appropriateness to remove a tree located in the southwest corner of the property located at 405 East Second Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, **specifically Chapter 4.1 Landscaping**.

Or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Don Perkins for a Certificate of Appropriateness to remove a tree located in the southwest corner of the property located at 405 East Second Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, **specifically Chapter 4.1 Landscaping**. I further move that the Historic Preservation Commission place the following conditions on the approval:

Or

I move that the Historic Preservation Commission *deny* a Certificate of Appropriateness to Mr. Don Perkins for a Certificate of Appropriateness to remove a tree located in the southwest corner of the property located at 405 East Second 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 4.1 Landscaping.**

323 West Main Street

Demolition/Removal of

a. The John Havens Moss Industry Complex

b. The Phillip Aaron House

c. The Winfield Texaco Service Station

d. The Manager's Office

Please Use Black Ink

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission
Washington, NC

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

Please submit the Application Fee of $50 to cashiers in the front lobby of City Hall under "Developmental Filing Fee"

Street Address of Property: 323 West Main St.

Historic Property/Name (if applicable): Havens Mill

Owner's Name: BBL Ventures, LLC

Lot Size: 335 (width) feet by 160 (depth) feet.

Brief Description of Work to be Done:

Remove the 1. Mill Complex 2. House 3. Gas Station 4. Manager's Office on property that are deemed economically unfeasible to rehabilitate or that should be demolished because of neglect by previous owners. (6.1.4) If demo occurs, owners will grade, seed with grass and restore to acceptable appearance, which will be better than original state. (Current)

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)	

Travis Stephenson / BBL Ventures
(Name of Applicant - type or print)

127 Whichard Lane, Aurora NC 27817
(Mailing Address) (Zip Code)

11-17-2017 919.669.5053
(Date) (Daytime Phone Number)

(Signature of Applicant)

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

CONNECTGIS WEB HOSTING

Beaufort
Printed November 30, 2017
See Below for Disclaimer

Parcels

Property Land Owners

Interior Tract Lines

Centerlines

County Line

County Line (Solid)

State

OBJECTID 6486	**GPIN** 5675-78-2492	**GPIN Long** 5675-78-2492
OWNER NAME BBL VENTURES LLC	**OWNER NAME2**	**MAILING ADDRESS** PO BOX 543
MAILING ADDRESS 2	**CITY** GREENVILLE	**STATE** NC
ZIP 27835	**PROP DESC** 1 LOT S/S WEST MAIN STREET	**LAND VAL** 707625
BLDG VAL 140738	**TOT VAL** 848363	**DEFR VAL** 0
TAXABLE VA 848363	**PREV ASSESS** 848363	**ACRES** 0.00
PROPERTY ADDRESS 323 W MAIN ST	**TOWNSHIP** 01	**MBL** 567500169
DATE 8/29/2017	**DEED BOOK and PAGE** 1938/00873	**STAMPS** 900.00
SALE PRICE 450000.00	**NBR BLDG** 2	**NBHD CDE** B1HR
NBHD DESC B1 HISTORICAL RESIDENTIAL	**LAND USE**	**EXEMPT AMT**
ROAD TYPE PAVED	**YR BUILT** 1875	**SQ FT** 1872
SUB CDE BLUS01	**SUB DESC** SINGLE FAMILY RESIDENCE	**NBR BED** 3
NBR BATHS	**EFF YR** 1950	**PIN** 01001926
REID 44924		

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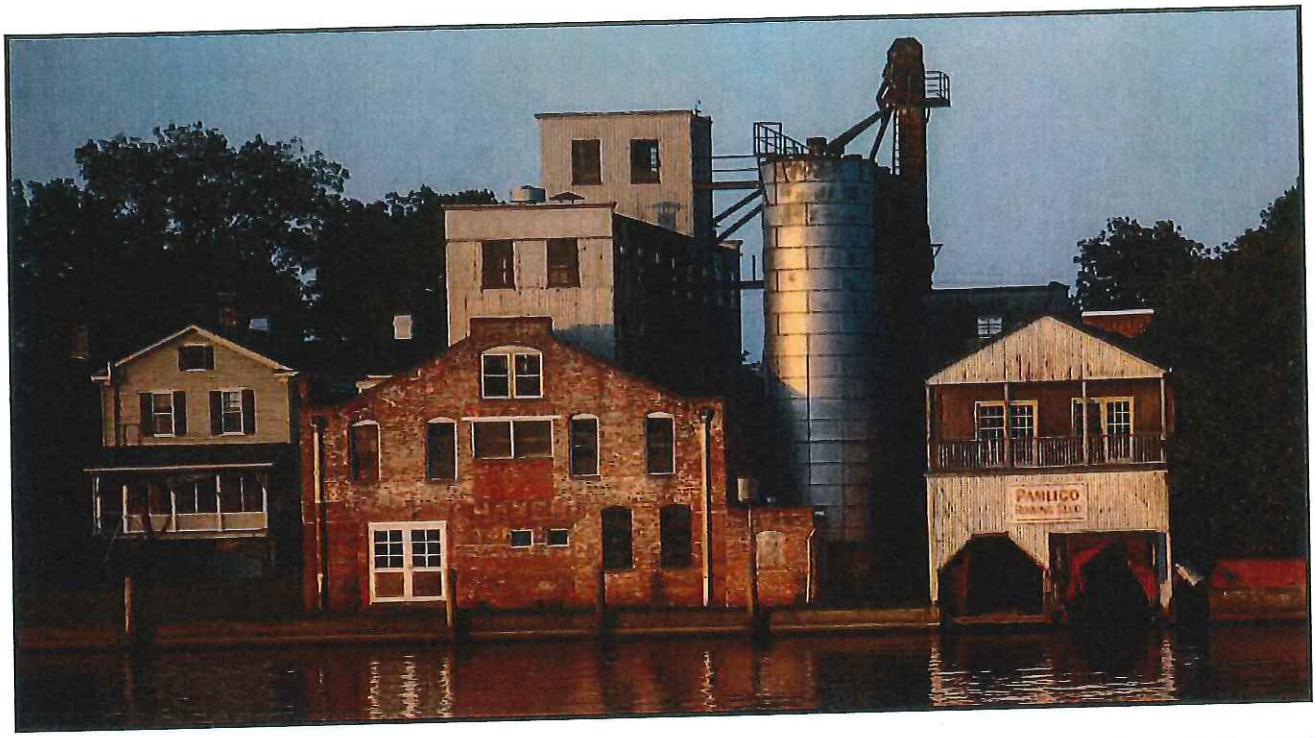
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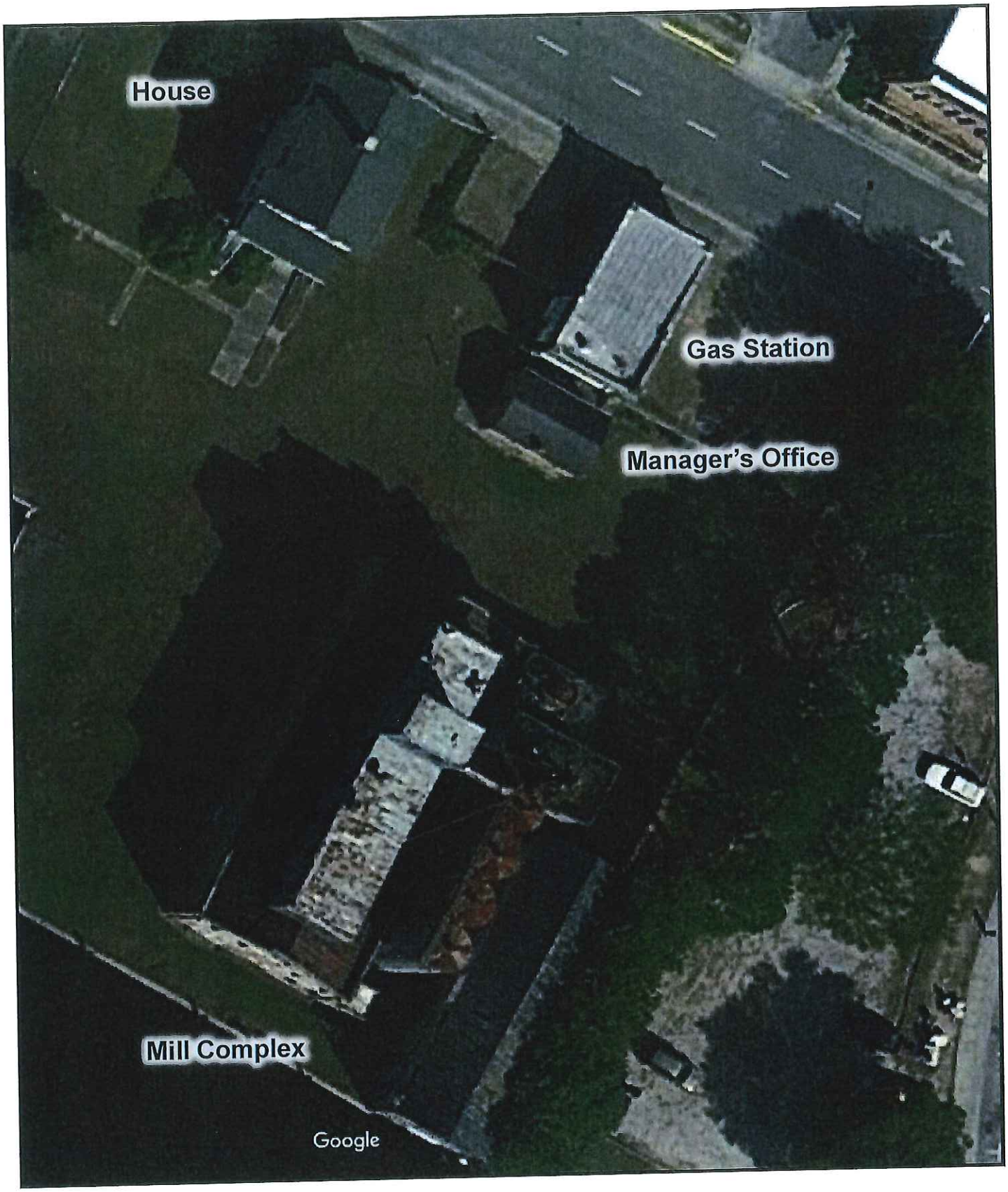
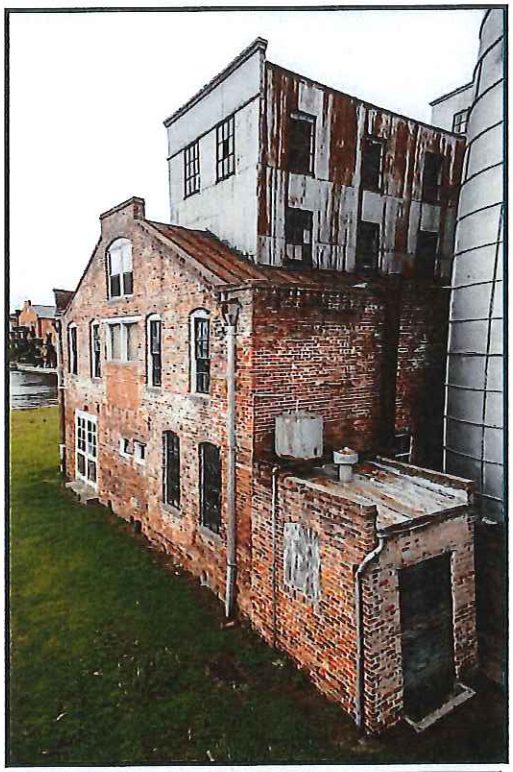
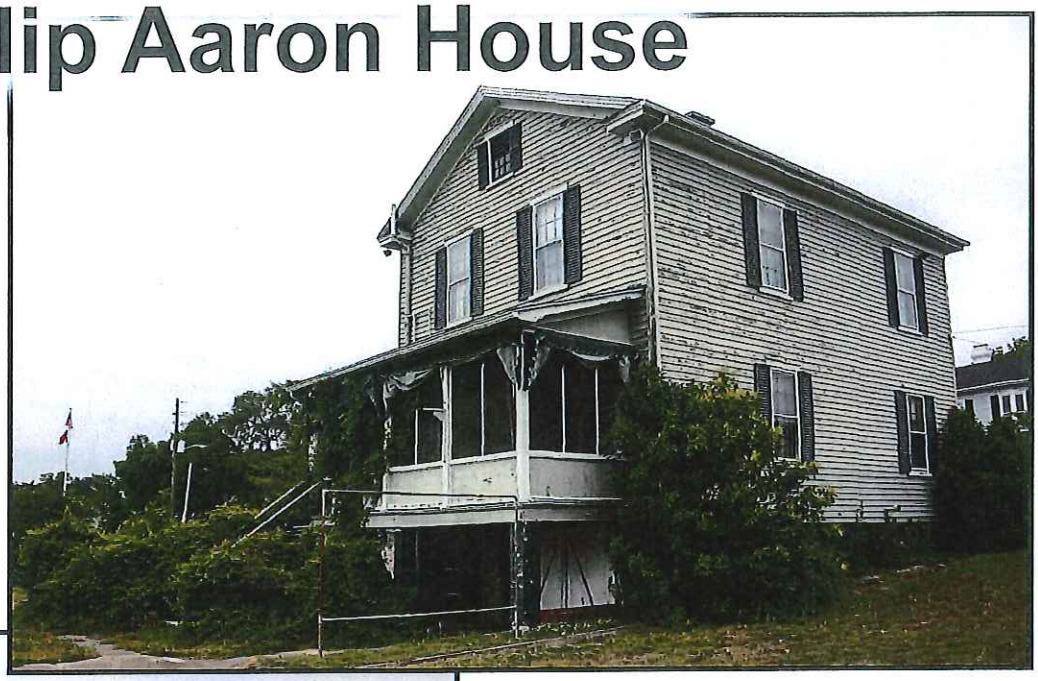

House
Gas Station
Manager's Office
Mill Complex
Google

Mill Complex

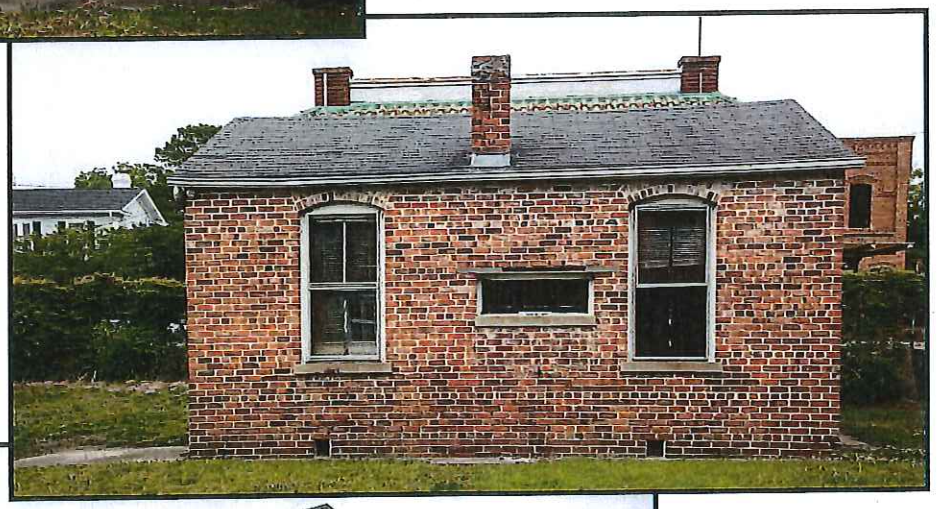


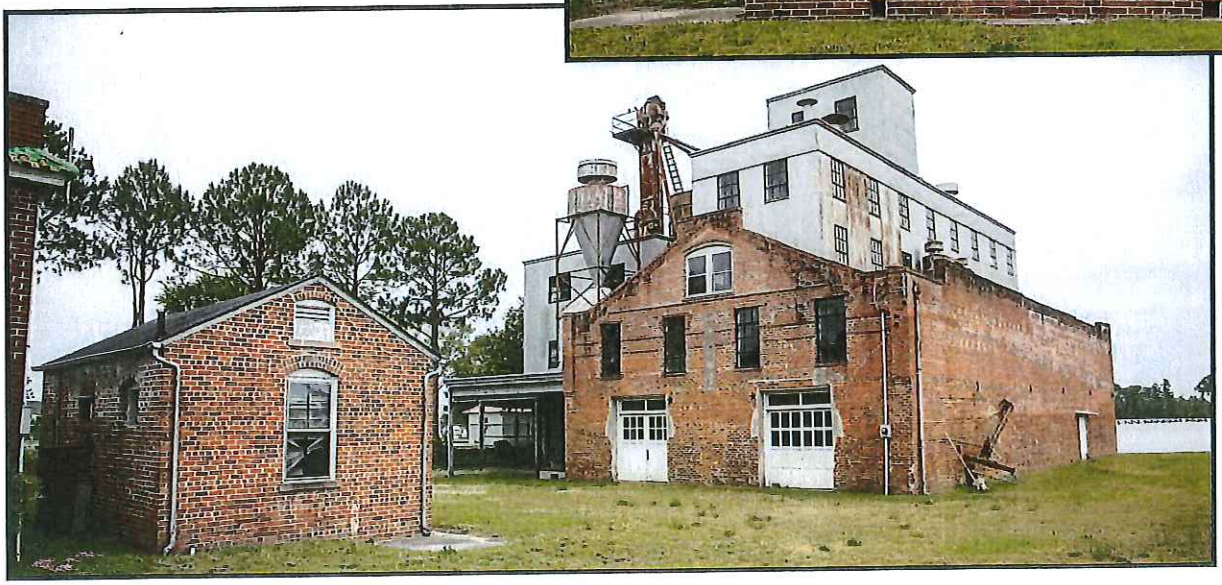
Phillip Aaron House



Winfield Texaco Service Station

Manager's Office





Landscape Plan

corner at street level. The second floor is supported by a cast iron Corinthian column, the only such treatment left in Washington.

Following the construction of most of the downtown in ornamental brick styles a few, more academic commercial buildings were constructed. The three story Bowers Brothers Co. Building (#46; ___ W. Main St.) is a formal composition of simple pilasters with Ionic type capitals supporting a full entablature. The imposing Bank of Washington Building (#40; 192 W. Main St.) is a four story stone and brick structure designed by Benton and Benton of Wilson, North Carolina and built between 1916 and 1924. The two lowest floors decorated with two heavy Doric columns in antis defining the entrance, a series of Doric pilasters, and a full entablature support the upper two brick levels. A notable cornice with stylized trim and corner acroteria cap the building.

Industrial Buildings

Some semblance of industrial development, particularly along the waterfront, remains in the district recalling the days when Washington was a port town with a series of bustling docks and water related industry. The largest commercial development, the Moss Planing Mill, still prospers on the riverbank, though its business activity is no longer connected to the river. Most of the buildings are relatively new, though some remnants of brick construction of probably early twentieth century date still survive. The complex now known as John Havens Moss Industries several blocks upriver still stands as a monument to Washington's river industry. It no longer functions but remains a picturesque and well kept relic of Washington's vital waterfront.

A significant industrial building constructed for the Hackney Buggy Company stands at the corner of Hackney Avenue and West 3rd Street. The enormous two-story brick building with its crowstepped gable ends is occupied by another facility but remains well preserved.

Domestic

Domestic architecture in Washington from the end of the Civil War to the 1930s was constructed in a variety of styles and sizes reflecting a range of taste, ambition, and resources, and in too large a number to permit individual mention. Most, in fact are relatively small, plain houses representing the full spectrum of house types. These dwellings, which are of a few often repeated types, are important more for their collective value and for the environmental amenities of their neighborhoods than for their individual qualities.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

(Stewart Parkway)

Pos 175. John Havens Moss Industries. Collection of early 20th c. industrial buildings and structures. No longer in operation.

Pos 176. ___ W. Main St. Winfield Texaco Ethyl Service Station. 1-story early 20th c. service station with brick posts, stucco walls, tile details. One of several in Washington owned by H. G. Winfield (WDN - survey file, n.d.).

Pos 177. 323 W. Main St. 2-story frame gable end house with simple molded trim, 20th c. alterations. Built 1875 (cornerstone).

Piv 178. Havens Warehouse. Extremely important early 19th c. 2-story brick warehouse, one of two to survive in Washington. Presumed to have been built by the Havens family, one of the town's oldest mercantile familes. Some original detail survives.

I 179. 419 W. Main St. Family Fish House Restaurant. Recent 1-story commercial building. Site of Federal Government buoy yard, closed ca. 1940 (James Ellison).

(Bridge Street)

I 180. ___ W. Main St. 1-story service station, recently converted to new commercial use. Site of Dr. Sam Nicholson House (James Ellison).

Piv 181. ___ W. Main St. "Capt." George T. Leach House. Large and impressive 2½-story Colonial Revival style house with single and paired Ionic type porch posts, bracketed cornice, hipped roof, numerous other notable details. Leach was President and general manager of the Eureka Lumber Company (WDN 8-11-14).

Pos 182. 519 W. Main St. Dr. John Rodman House. 2½-story frame house with hipped roof, gable dormers altered porch with Doric type porch posts. Built between 1904-1911(S).

F 183. ___ W. Main St. Warren Winfield House. "Colonial style" house built 1977.

(Pierce Street)

Piv 184. 603 W. Main St. DuMay House. Outstanding late 19th c. Queen Anne style frame house. Well detailed with shingle trim, gables on consoles, bay windows, fine porch with vernacular porch posts, varied fenestration. Notable cast iron fence and fountain. Built between 1901-1904(S). DuMay was associated with the First National Bank.

National Register Historic District Survey Update - 1997
Washington, Beaufort County

NC SS Number: 396

Property Number: 177

Street Address: 323 W. Main St.

Property Name: Phillips Aaron House

~~Really has no strict stylistic reference! Victorian if anything.~~ Victorian

Description: According to a cornerstone, this 2-story front-gable frame ~~Greek Revival~~ house was built in 1875. The two-bay wide by 3-bay deep, house has a symmetrical facade with 6-over-6 double-hung windows. Alterations include a pedimented stoop and stone foundation porch.

The house was built by Phillip S. Aaron according to the present owner.

National Register Historic District Survey Update - 1997
Washington, Beaufort County

NC SS Number: 395

Property Number: 176

Street Address: 315 W. Main St.

Property Name: Winfield Texaco Ethyl Service Station ?

Description: The 1-story ca. 1920s-30s porte-cochere gas station is unique in detail with brick posts, stuccoed walls, and terra-cotta tiled mansard-type roof apron. The entry and picture windows of the symmetrical facade are headed by multi-light transoms. The station was one of several in the city owned by H.G. Winfield (Washington Daily News, survey files).

History:

Winfield was a pioneer in the fuel business in Washington. H.G. Winfield owned H.G. Winfield Texaco Oil Company Service Stations (personal communication with Mr. Dallas Berry, 735 W. 2nd St., 9/25/96.) He was the first in the city to use an oil truck for fuel delivery. He also originated a rural county service. In 1937, he owned and operated three stations and supplied thirty-eight outlets in surrounding counties. One million gallons of Texaco gasoline was sold thorugh the Winfield main bulk plant each year it was in operation (Washington Daily News, Special Rotagravure Section, 1937).

Adjoining Property Owners

323 West Main Street

BBL VENTURES LLC
PO BOX 543
GREENVILLE NC 27835

MAJOR CHARLES S II
404 WEST MAIN STREET
WASHINGTON NC 27889

FORTESCUE INVESTMENT GROUP LLC
444 STEWART PARKWAY
WASHINGTON NC 27889

CLARK RONALD L
334 WEST MAIN STREET
WASHINGTON NC 27889

JENNINGS NEILL ARCHIBALD III
328 WEST MAIN STREET
WASHINGTON NC 27889

HESTER JOSEPH M
316 W MAIN STREET
WASHINGTON NC 27889

City of Washington
NORTH CAROLINA

Downtown Development & Historic Preservation

November 27, 2017

Subject: Certificate of Appropriateness – 323 West 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 owner of 323 West Main Street, your property is located adjacent to the above subject property.

A request has been made by Mr. Travis Stephenson of BBL Ventures for a Certificate of Appropriateness to remove the following structures on the property located at 323 West Main Street:

a) **The Havens Mill Complex**
b) **The Phillip Aaron House**
c) **The Winfield Texaco Service Station**
d) **The Manager's Office**

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

Date: Tuesday December 5, 2017

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

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: Mr. Travis Stephenson of BBL Ventures has submitted a Notice of Intent to Move/Demolish the John Havens Moss Industry complex located at 323 West Main Street.

> ***A request has been made Mr. Travis Stephenson of BBL Ventures for a Certificate of Appropriateness to move/demolish the John Havens Moss Industry complex located at 323 West Main Street.***
>
> To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

Possible Actions:

> I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Mr. Travis Stephenson of BBL Ventures to allow for the demolition of the John Havens Moss Industry complex located at 323 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 6.0 Demolition and Relocation**.
>
> Or
>
> I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Mr. Travis Stephenson of BBL Ventures to allow for the demolition of the John Havens Moss Industry complex located at 323 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 6.0 Demolition and Relocation**. *I further move that the Historic Preservation Commission **place a delay** on the demolition for (up to) 365 days.*

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: Mr. Travis Stephenson of BBL Ventures has submitted a Notice of Intent to Move/Demolish the Phillip Aaron House located at 323 West Main Street.

A request has been made Mr. Travis Stephenson of BBL Ventures for a Certificate of Appropriateness to move/demolish the Phillip Aaron House located at 323 West Main Street.

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

Possible Actions:

I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Mr. Travis Stephenson of BBL Ventures to allow for the demolition of Phillip Aaron House located at 323 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 6.0 Demolition and Relocation**.

Or

I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Mr. Travis Stephenson of BBL Ventures to allow for the demolition of the Phillip Aaron House located at 323 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 6.0 Demolition and Relocation**. *I further move that the Historic Preservation Commission **place a delay** on the demolition for (up to) 365 days.*

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: Mr. Travis Stephenson of BBL Ventures has submitted a Notice of Intent to Move/Demolish the Phillip Aaron House located at 323 West Main Street.

> ***A request has been made Mr. Travis Stephenson of BBL Ventures for a Certificate of Appropriateness to move/demolish the Winfield Texaco Service Station located at 323 West Main Street.***
>
> To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

Possible Actions:

> I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Mr. Travis Stephenson of BBL Ventures to allow for the demolition of the Winfield Texaco Service Station located at 323 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 6.0 Demolition and Relocation.**
>
> Or
>
> I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Mr. Travis Stephenson of BBL Ventures to allow for the demolition of the Winfield Texaco Service Station located at 323 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 6.0 Demolition and Relocation**. *I further move that the Historic Preservation Commission* ***place a delay*** *on the demolition for (up to) 365 days.*

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: Emily Rebert, Planning & Development

Re: Mr. Travis Stephenson of BBL Ventures has submitted a Notice of Intent to Move/Demolish the Manager's Office located at 323 West Main Street.

A request has been made Mr. Travis Stephenson of BBL Ventures for a Certificate of Appropriateness to move/demolish the Manager's Office located at 323 West Main Street.

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

Possible Actions:

I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Mr. Travis Stephenson of BBL Ventures to allow for the demolition of the Manager's Office located at 323 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 6.0 Demolition and Relocation**.

Or

I move that the Historic Preservation Commission **grant a Certificate of Appropriateness** to Mr. Travis Stephenson of BBL Ventures to allow for the demolition of the Manager's Office located at 323 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically **Section 6.0 Demolition and Relocation**. *I further move that the Historic Preservation Commission* ***place a delay*** *on the demolition for (up to) 365 days.*

MINOR WORKS

Minor Works

1. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 124 Charlotte Street to replace an existing gas pack in the same location on the property.

2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 623 East Main Street to replace an existing gas pack in the same location on the property.

3. A request has been made and approved by staff for a Certificate of Appropriateness for the City of Washington to remove 3 trees in the public right of way at 304 West Second Street.

4. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 228 West Stewart Parkway to install large blinds on the back porch of the property.

5. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 627 West Second Street to replace the roof using like materials on the property.

6. A request has been made and approved by staff for a Certificate of Appropriateness for the City of Washington to install wall lighting at the entrances of the property located at 3120 West Main Street.

OTHER BUSINESS

Scheduling a Workshop with the State Historic Preservation Office

MINUTES

WASHINGTON HISTORIC PRESERVATION COMMISSION
Regular Scheduled Meeting – Minutes
Tuesday, November 7, 2017
7:00 PM

Members Present
Cheri Vaughn Kathleen Couch
Mark Everett William Kenner
Geraldine McKinley Karen Mann

Members Absent
Colleen Knight

Others Present
John Rodman, Director
Emily Rebert, Historic Planner
Jessica Green, Administrative Support

I. Opening of the meeting.
The Chairman called the meeting to order.

II. Invocation
A moment of silence was taken.

III. Roll Call
A silent roll call was taken by staff.

IV. Old Business

1. Determination for Demolition By Neglect: 404 West Main Street.

Charles Major came forward and was sworn in. Mr. Major stated that he has been working on the house and he has been on it for a long time. He stated that with the way he is restoring the house it will take an even long time than most. He stated that he is doing the work himself and using technics/restoration principles that he has learned over the years, to bring the house back to its original state. He stated that an old house is never done and this house will be a constant working progress. William Kenner asked what work had been done in the last 60 days. Mr. Major stated that all the work in the last 60 days has been a continuation of ongoing work. Mr. Kenner stated that he noticed a fresh coat of paint on the house and the scaffolding has been moved. Mr. Major explained some of the other work that has been done through the years. He stated that there is a new coat of paint of the first floor front façade and he is prepping the second floor for paint. He stated that the prep work includes hand scrubbing the siding since it cannot be power washed. He explained the current condition of the cook house

and stated that he is working on options to present to the Commission to repair that structure. He stated that they had to rebuild the fence due to a tree limb falling on the fence and replaced the columns of the fence with wood. He stated that he is starting to prep the fence for paint. He stated that the first section blaster of the second floor is being prep to be replaced. Mr. Major stated that he underestimated the amount of work that the house needed when they purchased the property. He stated that all the siding on the house is original cypress wood and he is very particular with the prep and repair techniques used on the siding. He stated that he is not using in new wood to replace the siding but looking for recycled wood siding. Kathleen Couch asked if Mr. Major is still on schedule with the timeline he set with Emily Rebert. He stated that he may be behind on some of the painting due to weather, but he is still on track and the finial time line is still reasonable. Mr. Major stated that he felt Demolition was the wrong designation for this case and there is no intent to demolish this house, the intent is restoration.

The Commission discussed the issue. Geraldine McKinley stated that she didn't feel satisfied with Mr. Major's answer about the timeline. William Kenner stated that there is a lot involved with restoring a house like this and this time of year is hard on doing outside work. He stated that he felt Mr. Major is making a good faith effort at reaching his goal dates. Kathleen Couch stated that restoration should be the first priority and as long as there is ongoing work at a reasonable pace, given he is doing most of the work himself, and a timeline that should be their focus. William Kenner stated that this in not like some of the other houses that haven't done anything, there is consistent work. Mark Everett stated that it was his understanding that the reason for Demolition by Neglect is to give staff the opportunity to continue to encourage progress at a reasonable level based upon the constrains that they all face weather wise. Geraldine McKinley stated that she felt the concern is evidence in the photos from over the years. She stated that there has not been much change from the 2007 photo up until now. She stated that she understands that it is a slow process and he wants it done well, but it seems the pace could be picked up. She stated that she would like to see more work focused on the house and not the fence. Geraldine McKinley asked if they take away the Demolition by Neglect would there be any oversight by staff. Emily Rebert stated that Ms. McKinley was correct. Kathleen Couch asked if they could continue. Ms. Rebert stated that they could continue it up to 90 days. Cheri Vaughn stated that they could ask Mr. Major to submit another timeline. Mark Everett explained that if the Commission deems this case Demolition by Neglect it gives staff the opportunity to continue to work with Mr. Major and ask for updates and timeline revisions. Karen Mann stated that she felt this was the necessary. Emily Rebert stated that they have not seen any progress with the case in the last year and half, it was not until she sent Mr. Major the Demolition by Neglect letter that he started to work on the house. Kathleen Couch stated that if the only way they got the work started was by pursuing the Demolition by Neglect ordinance, then perhaps they need to continue that pressure to make sure the work proceeds. Emily Rebert stated that the house is currently in Demolition by Neglect and if the timeline is not completed then Mr. Major could be fined. Ms. Rebert then explained the appeal process. Ms. Rebert stated that the Demolition by Neglect ordinance is an accountability tool and stated that are aspects of this restoration that can be done immediately.

Kathleen Couch made a motion that the Commission supports the staff's efforts to pursue the Demolition by Neglect ordinance for the property located at 404 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 6.0 Demolition. I further move that the Historic Preservation Commission place the following conditions on the approval: that it comes back to the Commission for review in three months. Her motion was seconded by Geraldine McKinley. All voted in favor and the motion carried.

V. Certificate of Appropriateness

A. Major Works

1. A request has been made by Mr. John Moseley for a Certificate of Appropriateness to make the following alterations to the old flower shop on the property located at 243 East Main Street: a. Cover the current cinder block with faux ballast stone on all sides. b. Change the existing board and batten style gable sides with hardi-plank shake siding. c. Replace the existing metal frame windows with vinyl windows on all sides and alter fenestrations. d. Alter the existing store front into a front porch with a screened in porch, columns to match the main house, a new front door, and two new windows. e. Remove the exiting walkway facing Main Street and create a new walkway facing Harvey Street.

   Mr. Moseley and Dal Newball came forward and were sworn in. Mr. Moseley stated that he and his wife own the property at 243 East Main Street. They plan to renovate the property so that it looks more appropriate for the district. He stated that they plan on living in the structure while they work on the house they own next door. Mr. Newball stated that the Moseley would like to renovate this building into a two bedroom cottage. He stated that wanted to turn this block building into a residential cottage that fits in with the district. He stated that they would like to use vinyl six over six double hung windows to match the windows in the adjacent Myers House. He stated that currently on the front of the structure there is a foe stone that is attached to the part that was the store front and in many places that stone is falling off. He stated that their desire is to go back and cover the cinder block with the faux ballast rock. He referred to photos provided to the Commission showing other homes in the area where that style is used and a picture sample of the foe rock. Mr. Newball then explained the construction of the columns, which match the Myer's House, and the screened front porch. He stated that they wish to move the front door to the side and move the walkway to face Harvey Street. He stated that they would also like to replace the existing board and batten style gable sides with hardi-place shake siding.

   Cheri Vaughn asked what the faux rock is made of. Mr. Moseley stated that it is composite material. He stated that it is a lighter material but it looks and feels like stone. Ms. Vaughn asked if this was a contributing structure. Ms. Rebert informed her that the flower shop is not considered contributing at this time, but the Myer's House is definitely a contributing structure. Mr. Moseley stated that he wanted to go with the stone to give it a more cottage look and to separate it from the Myer's house. He stated that he didn't want it to look like an outbuilding to the Myer's house.

Ms. Moseley came forward and was sworn in. She explained the locations of the other homes with the stone. The Commission stated that all of those homes have real stone not the foe stone on the facades. Ms. Moseley stated that they plan on doing the work themselves and talked about the poor shape of the flower shop further. The Moseley stated that they plan on replacing all the windows with vinyl windows. Ms. Moseley stated that they did not wish to use composite. Mr. Moseley stated that vinyl windows are less maintenance and more energy efficient. Geraldine McKinley asked if the window grids would be outside of the glass or inside. Mr. Moseley stated that the grids would be inside the glass. Ms. McKinley stated that the Guidelines state that the muttons/grids should be on the outside of the glass and they have always required that. Ms. Moseley stated that there are other homes in the district with muttons on the interior of the glass.

Karen Mann stated that she was concerned about the screen porch on the front façade and moving the front door to the side. Mr. Moseley explained the reason why they wished to move the door and walk way. Ms. McKinley stated that the cottage idea is perfect for this structure.

The Chairman opened the floor.

Jackie Tendell, resident of 110 S Harvey Street, came forward and spoke in favor of the Moseley's request. Mark Everett stated that Susan and David Connard also submitted a letter in support of the request.

Diana Aidieus, resident of 122 S Harvey Street, came forward and spoke in favor of the request. She stated that she will be helped with the renovation of this structure. She stated that she also helped the Moseleys with their Ayden home, which is also historic. She explained that they did a wonderful job on restoring that home and she is confident that they will do the same with this project. She stated that they are eager to start and would appreciate any support he Commission and give.

Geraldine McKinley stated that the cottage idea is great, but she wished they would use more traditional materials. Cheri Vaughn stated that it is not a contributing structure, but it could be in the future. She stated that she is also concerned about them using faux/synthetic materials in the historic district and vinyl windows. Mark Everett also expressed concerns about the faux materials, vinyl windows, and the screened in front porch.

The Commission discussed the foe stone. Mr. Newball stated that it would be replacing foe stone that is there now and is falling off. Kathleen asked why they decided to go with the foe stone and not siding to match the house. Mr. Moseley stated that he like the look of the stone and real stone is to cost prohibited. Mr. Moseley stated that you cannot tell a difference between real stone and the foe stone they wish to use. He stated that hardi-plank is an approved material and it is foe wood. The Commission corrected Mr. Moseley and explained that hardi-plank is allowed on new construction. Ms. McKinley explained that the guidelines read "It is prohibited to cover original wall surfaces with vinyl, aluminum veneer, or other synthetic siding including any chemical affirmations that will change the texture of the original siding". Mr. Moseley expressed again that the structure is non-contributing. Ms. Mann stated that she can see a difference between the real stone that is used in the district and the photo of what the Moseleys wish to use.

Cheri Vaughn made a motion to defer the decision on the faux stone to next month, so that the Moseley could provide an actual sample of the faux stone they wish to use. Her motion was seconded by Kathleen Couch. All voted in favor and the motion carried.

The Commission then discussed the gables. William Kenner stated that it's not a contributing structure and it is located right by Moss Landing where all the homes have hardi-plank. Cheri Vaughn stated that the Moss Landing homes are new construction and hardi-plank is permitted on new construction. Karen Mann stated that this structure is surrounding by historic homes. Mark Everett stated that they have approved hardi-plank in some other non-contributing structures. William Kenner pointed out that this is a corner house. William Kenner and Geraldine McKinley stated that they didn't have a problem with hardi-plank in this case.

Kathleen Couch made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Moseley to change the existing bard and batten style gable sides with hardi-plank shake siding. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.1 Walls. Her motion was seconded by Cheri Vaughn and all voted in favor.

The Commission discussed the windows. Geraldine McKinley stated that they are replacing aluminum windows, not 100 year old wood windows. Geraldine McKinley again stated that the muttons are required to be exterior and she wished they would use a composite window.

William Kenner made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to John Moseley to replace the existing metal frame windows. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.4 Windows and Doors. I further move that the Historic Preservation Commission place the following conditions on the approval: that they use a composite or wooden window with the muttons on the outside. His motion was seconded by Kathleen Couch. All voted in favor and the motion carried.

The Commission discussed the screened front porch and how the guidelines address changes to the front facades. Mark Everett stated that he didn't see an issue with it becoming a porch, but did have an issue with screening in the porch.

William Kenner made the following motion: I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. Moseley to alter the existing store front into a front porch with a screened in porch, columns to match the main house, a new front door, and two new windows, as well as moving the walkway. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.4 Windows and Doors, 3.6 Porches and Entryways, 3.7 Storefronts, and 4.3 Walkways. His motion was seconded by Cheri Vaughn and all voted in favor.

2. A request has been made by Mr. Michael Behar for a Certificate of Appropriateness to make the following alterations to the property located at 729 Short Drive:

a) Add a 13'x14' deck onto the back on the house.
b) Convert an existing 3-bay window into a doorway into the kitchen.
c) Convert an existing window into a doorway into the sun porch.

Mr. Behar came forward and was sworn in. He explained that he and his wife would like to construct a 13'x14' deck on the back of their house and convert the window into a door so that they could have access of the deck from their kitchen. He also stated that they would like to access the new peck from their existing sun room, so they would like to remove a window and install a sliding door. William Kenner asked about the height of the deck and the railing. Mr. Behar stated that it would be about 4ft from the ground. Ms. Behar stated that they plan on using iron railing to match the railing on the front of the house now. Mr. Behar stated that they will be replacing the windows in the sun room with wood clad windows that look the same, but they will be able to open and close the windows which will allow air circulation in that area.

Cheri Vaughn made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Michael Behar to make the listed alterations on the property located at 729 Short Drive. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, Chapter 3.4 Windows and Doors, And 5.4 Decks. Her motion was seconded by Geraldine McKinley and all voted in favor.

3. A request has been made by Mr. Jeff Furst for a Certificate of Appropriateness to alter the entrance at the property located at 215 West Main Street.

Mr. Wayne Harold, representing Mr. Furst, came forward and was sworn in. Mr. Harold presented the plan showing the proposal to add another door to the front of the building. He stated that there are two storefront style doors their now. He explained that the Scoops building has a door and then the other door is access to the upstairs apartments. Mr. Harold stated the third door they would like to install would be just like the existing door on the Scoops building and would allow Mr. Furst to go directly into his business. Mr. Harold stated that they are getting ready to up fit the ground floor next to Scoops into another commercial establishment. Mr. Furst would like to have an entrance from Main Street there. Mr. Harold explained that currently to enter the area you must go into the door to the apartments go four or five feet and enter the commercial property through a side door. Mr. Harold stated that this new door would allow entrance to the new business from Main Street. He stated that it would also provide security for the tenants occupying the apartments on the upper floor. Customers would not be using the apartment's entrance, instead there would be a separate entrance for them to use.

No one came forward to speak for or against the request. The Commission discussed adding the third door. William Kenner stated that he felt the third door took away from the buildings architectural design. Kathleen Couch stated that if she were a tenant in the apartments she would be concerned about retail patrons using the same entrance and if she were a store owner she would certainly want that entrance from Main Street. She stated that customers probably wonder how to get into that retail space. Geraldine McKinley agreed with Ms. Couch's comments. Mark Everett referred to the staff report in the agenda which states that the request is congruous with the Historic Preservation Guidelines. Karen Mann stated that the new entrance would provide the handicap patrons a much easier way of

getting into the space. Geraldine McKinley pointed out that the door would match the door on the neighboring Scoops façade.

Karen Mann made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jeff Furst to alter the entrance at the property located at 215 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, Chapter 3.7 Storefronts. Kathleen Couch seconded the motion and all voted in favor.

4. A request has been made by Mr. David Carraway for a Certificate of Appropriateness to remove a tree located in the front yard of the property located at 110 North Academy Street.

David Carraway came forward and was sworn in. He presented the Commission with some additional photos of the tree that were taken the day before. Mr. Caraway stated that the City utility trucks have started to trim the trees in the area and the photos gave the Commission a better idea of what the tree currently looks like. Mr. Caraway stated that there are numerous areas on the tree that show severe decay. He showed the Commission a photo of a large hole in the tree and explained that the hole is large enough and deep enough for squirrels to enter and store their nuts. He stated that the tree is in the City's right away, it is not technically his tree, but they do plan on planting a new tree on their lot to replace the tree. Mr. Caraway stated that with the tree gone they will also be able to install a much needed LED security light there.

The Chairman opened the floor, no one came forward.

Geraldine McKinley made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. David Carraway to remove one tree located in the front yard of the property located at 110 North Academy Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.1 Landscaping. Kathleen Couch seconded the motion and all voted in favor.

5. A request has been made by Ms. Evelyn Dickerson for a Certificate of Appropriateness to construct a 24'x12' carport in the back yard of the property located at 614 West Second Street.

Matt Sopher, the contractor representing Ms. Dickerson, came forward and was sworn in. He explained the proposed request. He stated that Ms. Dickerson owns the house at 614 West Second Street which is currently two apartments. He stated that she plans on downsizing and moving into one of the apartments. Mr. Sopher stated Ms. Dickerson would just like a covered space to park her vehicle. He stated that it would be a 24'x12' carport on a concrete slab and would match the existing home on the property. He explained that it would be wood frame construction and the columns would be made to match the columns on the existing home. He stated that he would like to put cement board lap siding on the gable ends of the structure, but everything else would be wood. He stated that they do plan on using fiberglass singles, but the house does have some architectural shingles on the roof. Mr. Sopher explained where the carport would be location in the back yard.

The Chairman opened the floor and no one came forward to speak for or against the request. Mr. Sopher stated that a small portion of the carport would be visible from the street.

Cheri Vaughn made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Ms. Evelyn Dickerson to construct a 24'x12' carport in the back yard of the property located at 614 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 Chapter 3.12 Outbuildings and Accessory Structures. Her motion was seconded by Geraldine McKinley and all voted in favor.

6. A request has been made by Mr. James Smith for a Certificate of Appropriateness to install a 25' run of fencing along the west side of the property line in the back yard of the property located at 144 East Main Street.

Mr. James Smith came forward and was sworn in. He stated that he would like to construct a wooden picket fence approximately a foot to two feet off the property line into his property. He explained that the fence would be adjacent to his neighbor's driveway. He stated that he would like to finish closing in the back yard so that he can have his dogs in the back yard. Mr. Smith stated that this fence would come off of the existing garage and would finish enclosing the back yard. Kathleen Couch asked if the fence would be painted. Mr. Smith stated that it would be left natural. Geraldine McKinley stated that the guidelines state that the fence should be either painted or stained. Mr. Smith asked that they allow him to let it weather. He stated that there is a carriage house in the rear yard that was never painted and has weathered to a silver gray color and he would like the fence to match the carriage house.

No one came forward to speak for or against the request.

Cheri Vaughn made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. James Smith to install a 5-foot decorative wooden fence along the west side property line in the back yard of the property 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 4.6 Fences and Walls. Kathleen Couch seconded the motion and all voted in favor.

7. A request has been made by Mr. Jay Wickham for a Certificate of Appropriateness to convert two windows into a triple window unit on the front porch of the property located at 739 West Main Street.

Ms. Wickham came forward and was sworn in. She explained that they would like to remove two windows on the left side of the porch and replace it with three windows. She stated that it would mimic the windows on the second story of the addition on the house. Ms. Wickham stated that they would like to use wooden true divided light windows. She presented the Commission with a photo of the window on the addition that they would like to mimic, but these new windows would be wood.

The Chairman opened the floor, but no one came forward. The Commission discussed the request further.

William Kenner made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jay Wickham to convert two windows into a triple window unit on the front porch of the property located at 739 West Main Street. This motion is based on the following findings of act: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.4 Windows and Doors. Karen Mann seconded the motion and all voted in favor.

8. A request has been made by Mr. Jim Wiley, acting as agent for Beacon Street, for a Certificate of Appropriateness to alter the previously approved front porch of the two-story dwelling on Lot #26 within Moss Landing. which has a covered stoop at the front. Mr.

Bryant Graham, representing Beacon Street, came forward and was sworn in. He stated that they would like to change the elevation for lot #26 in Moss Landing from the Cottage 1 design to the Cottage 1a design, which has a covered stoop at the front. Mr. Graham stated that four model elevations all have the covered porch and they would like to use the elevation with the stoop to differentiate and not use the same front porch design for all the homes.

Kathleen Couch made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jim Wiley to alter the previously approved front porch of the two-story dwelling on Lot #26 within 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. Cheri Vaughn seconded the motion and it carried with a majority vote with William Kenner voting in opposition.

B. Minor Works

1. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 200 East Water Street to replace 4 window sashes using like materials on the east side of the property.
2. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 239 to replace the roof on the property.
3. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 627 West Main Street to replace the existing condenser unit in the same location on the property.
4. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 314 East Second Street to install gutters and storms windows, replace three dormer windows in kind, and replace the front porch decking using like materials on the property.
5. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 144 East Main Street to repair the existing fencing and shed using like materials in the back yard of the property.
6. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 134 South Market Street to install an awning on the front and rear facades of the property.
7. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 411 West Main Street to install an 11'x3' sign in the front yard of the property.
8. A request has been made and approved by staff for a Certificate of Appropriateness for the owner of 527 West Main Street to install gutters and replace the roof on the back addition of the property.

Geraldine McKinley made a motion to approve all the minor works. Kathleen Couch seconded the motion and all voted in favor.

VI. Other Business

1. 524 West Main Street

Emily Rebert informed the Commission that the City issued a stop work out to this address. She stated that they had replaced some of the siding on the front façade with hardi-plank. Ms. Rebert stated that staff is in the process of getting in contact with the owner, but they wanted to inform the Commission about the situation.

2. Appointing a window policy committee

Emily Rebert stated that they are being asked to come up with a window policy by the City Council and the City Manager. She stated that she would like three members of the Commission to participate and would like a total of 9 people on the committee. Members of the Commission expressed some confusion for the need of a window policy. William Kenner volunteered along with the Commission appointing Colleen Knight.

VII. Approval of Minutes – October 3, 2017

Geraldine McKinley made a motion to approve the October minutes. Kathleen Couch seconded the motion and all voted in favor.

VIII. Adjourn

There being no other business William Kenner motioned to adjourn and Geraldine McKinley seconded the motion.