



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, May 02, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) HPC Draft Minutes 3.7.23

Items of Consent

- [1.](#) Approval of the Orders for 211 Moore, Street, 330 Front Street, 214 Turner Street, 112 Orange Street & 614 Ann Street – Certificates of Appropriateness

Administration of Oaths

Quasi-Judicial Proceeding

- [1.](#) Case # 23-13 201 Front Street – Covered Dock
- [2.](#) Case # 23-14 229 Front Street – Parking & Fencing
- [3.](#) Case # 23-15 406 Ann Street - Roofing

Commission / Board Comments

Staff Comments

Adjourn



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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, March 7, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Vice-Chair Flowers called the March 7, 2023 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

Members Present: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Members Absent: Chair Joyce McCune

A quorum was declared with six members present.

Staff Present: Kyle Garner, Town Attorney Jill Quattlebaum, and Laurel Anderson. Commissioner Marianna Hollinshed was also present.

Agenda Approval

Member Hunsucker made the motion to approve the Agenda and Member Huckabee made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Election of Officers

Member Huckabee made the motion to open the floor for nominations for Chair and Vice-Chair Flowers made the second. Town Attorney Quattlebaum took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers nominated Joyce McCune for the position of Chair and Member Huckabee made the second.

Member Huckabee made the motion to close the floor for nominations for Chair and Member Cummins made the second. Town Attorney Quattlebaum took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Town Attorney Quattlebaum took a vote for Joyce McCune for the position of Chair that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers made the motion to open the floor for nominations for Vice-Chair and Member Huckabee made the second. Town Attorney Quattlebaum took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Member Huckabee nominated John Flowers for the position of Vice-Chair, and Member Hunsucker made the second.

Member Hedrick made the motion to close the floor for nominations for Vice-Chair and Member Cummins made the second. Town Attorney Quattlebaum took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Town Attorney Quattlebaum took a vote for John Flowers for the position of Vice-Chair that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner.

Items of Consent

Member Cummins made the motion to approve the Orders for Case # 22-34 201 Front Street, Case #22-22 211 Broad Street, Case #22-35 211 Orange Street, Case #23-02 300 Front Street Unit 3, and Case #23-01 521 Front Street, and Member Hedrick made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

New Business

- 1. Case #22-16; 121 Turner Street – Signage

Mr. Garner explained that the applicant will revise his application.

Member Hedrick made a motion to table the application. Vice-Chair Flowers made the second and took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers then read the quasi-judicial statement.

2. Case #23-03; 205 Moore Street – Fencing, Brick Pavers & Landscaping

Mr. Garner gave an overview of the application to install a 3-foot-high picket fence in the front yard and increase the height to 5 feet down the side with brick pavers and landscaping, and asked the staff report and guidelines be entered into evidence.

Secretary Anderson administered the Oath to the applicant, Eric Lindstrom, who explained that he would be installing a “Beaufort-style” fence, in the straight picket style. There was a short discussion regarding the “Beaufort-style” fence and transition from the 32” to the 5’ fence height.

Hearing no further questions Vice-Chair Flowers asked for a motion for a Finding of Fact for Case #23-03 and Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-03, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Fences and Wall 8.2.2, 8.2.3; Landscaping 8.1.5, 8.1.7.

Member Hunsucker made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers then asked for a motion for a Certificate of Appropriateness for Case #23-03.

Member Huckabee made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-03 be issued for the proposed work, to include a condition that the fence be graduated from 32” up to a height of five feet.

Member Morris made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers then declared Case #23-03 closed, noting that the official Orders would be signed at the next meeting and notifying the applicant to proceed with work at his own risk.

3. Case #23-04; 208 Cedar Street & 319 Orange Street – Landscaping, Parking & Lighting

Vice-Chair Flowers introduced Case #23-04 and recused himself as he stated he has a personal opinion about the application.

Member Hunsucker made the motion to recuse Vice-Chair Flowers and Member Huckabee made the second. Town Attorney Quattlebaum took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Member Cummins made the motion to nominate Member Huckabee to sit as temporary Chair and Member Morris made the second. Town Attorney Quattlebaum took a vote that was unanimously approved.

Voting yea: Acting Chair Huckabee, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

Acting Chair Huckabee asked if any other Members needed to recuse themselves and hearing none, asked Mr. Garner to give an overview of the application. Mr. Garner explained that in May 2022, the Beaufort Board of

Commissioners re-approved the site plan for the Compass Hotel project. At the meeting the Commissioners placed two conditions on that approval; the applicant had to go back before the Historic Commission for a new COA as well as install the fence to the parking lot at 208 Cedar Street prior to construction on the main structure. To date the contractor (Hudson Brothers) is in the process of installing the required fence and has submitted a new COA application. The application is the same as was approved by the HPC in February of 2020 including the landscaping, fencing and lighting plan, with no changes.

Secretary Anderson administered the Oath to the applicant, Joe Thomas; the applicant’s attorney, Eric Remington of Ward and Smith; and Preston Godwin of Hudson Brothers Construction.

Mr. Remington stated that due to Covid the approved COA had expired, and requested the Board approve a new COA or an extension of the current COA.

Mr. Godwin explained the parking lot lighting would project downward and some lights would project a little more outward, and the lights would be on a photo timer from sunset to sunrise. Acting Chair Huckabee explained the guidelines require all lighting be directed downward.

Acting Chair Huckabee asked if anyone with standing would like to speak. Anna deButts, 320 Orange Street, claimed to have standing as a contiguous neighbor and Secretary Anderson administered the Oath to her. As Town Attorney Quattlebaum explained that a person with standing would have to prove special damages, the Board discussed opening Public Comments.

Member Cummins made a motion to open Public Comments and Member Hunsucker made the second. Acting Chair Huckabee took a vote that was unanimously approved.

Voting yea: Acting Chair Huckabee, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

Mrs. deButts stated that her concern was that the applicant would occupy the parking lot prior to having met all COA and LDO requirements, and requested her testimony be admitted as evidence. As she could not demonstrate that she was a person with standing, the Board determined that Mrs. deButts’ testimony could not be officially entered into the record.

Mr. Flowers, 321 Orange Street, then requested that the Board require the contractor to put at least one layer of asphalt on the parking lot to reduce dust from construction vehicles. Mr. Godwin stated that they would grade the parking lot as soon as possible, and the pole lights could take a while to receive. He further explained that in six to eight weeks the parking lot should be paved and fencing, painting and vegetation should be installed.

Member Hedrick made the motion to close Public Comments and Member Morris made the second. Acting Chair Huckabee took a vote that was unanimous.

Voting yea: Acting Chair Huckabee, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

Hearing no further questions Acting Chair Huckabee asked for a motion for a Finding of Fact for Case #23-04 and Member Hedrick made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-04, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Landscaping 8.1.4, 8.1.5, 8.1.9, 8.1.14; Fences and Wall Guidelines 8.2.2, 8.2.3, 8.2.6, 8.2.7; Exterior Lighting 8.4.1, 8.4.2, 8.4.5; Off-Street Parking 8.5.1, 8.5.2, 8.5.3, 8.5.4, 8.5.5, 8.5.6, 8.5.7.

Member Cummins made the second. Acting Chair Huckabee took a vote that was unanimously approved.

Voting yea: Acting Chair Huckabee, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

Acting Chair Huckabee then asked for a motion for a Certificate of Appropriateness for Case #23-04.

Member Cummins made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-04 be issued for the proposed work.

Member Morris made the second. Acting Chair Huckabee took a vote that was unanimously approved.

Voting yea: Acting Chair Huckabee, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

Acting Chair Huckabee then declared Case #23-04 closed, noting that the official Orders would be signed at the next meeting and notifying the applicant to proceed with work at his own risk.

Member Hedrick made a motion to restore Member Flowers as Vice-Chair, and Member Cummins made the second. Acting Chair Huckabee took a vote that was unanimously approved.

Voting yea: Acting Chair Huckabee, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

4. Case #23-05; 131 Craven Street – Remove Front Chimney, Remove Two Front Doors and Install Single Door

Vice-Chair Flowers introduced Case #23-05 and Mr. Garner explained that the applicant wanted to remove an existing chimney and remove two front doors and replace with a single door, stating that years ago the second door was added when the house was subdivided into a duplex. In June 2014 a COA was issued for an 8’ rear addition and in 2018 a COA was issued for a new driveway and parking area. Mr. Garner requested the staff report and applicant’s information be entered into evidence.

Secretary Anderson administered the Oath to the applicant’s general contractor, Bruce Maness. Mr. Maness explained that the chimney was cracked on the interior and they had obtained an engineer’s report stating that the chimney was structurally unsafe and should be removed. He further stated that the new front door would be centered and stained mahogany. There was general discussion about the door and sidelights being painted or stained and possibly stabilizing the exterior of the chimney in order to retain the home’s structural elements.

Hearing no further questions Vice-Chair Flowers asked for a motion for a Finding of Fact for Case #23-05 and Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-05, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Brickwork and Masonry Guidelines 6.3.1, 6.3.2; Window and Door Guidelines 6.4.1, 6.4.2, 6.4.3, 6.4.10 with the conditions that the sidelights and frame of the new door will be painted white to match the house, leaving the door natural, and leaving the exterior portion of the chimney.

Member Hedrick made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-05 be issued for the proposed work, with the following conditions: The sidelights and frame of the new door will be painted white to match the house, leaving the door natural, and leaving the exterior portion of the chimney.

Member Huckabee made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers then declared Case #23-05 closed, noting that the official Orders would be signed at the next meeting and notifying the applicant to proceed with work at his own risk.

5. Case #23-06; 302 Cedar Street – Rear Addition, Windows, Porch

Mr. Garner stated that the applicant wished to renovate the existing house and construct a rear addition above the existing rear of the structure, noting that there are no COA records on file for 302 Cedar Street. In September of 2021 the property was rezoned from B-1 to R-8 and in February of 2022 a variance was given for the side and rear setback. He requested the Staff Report and additional information be included in the official record.

Secretary Anderson administered the Oath to the applicants Porter and Timpla Casey, 302 Cedar St, who then gave an overview of their project and application. Mr. Casey stated that the intent of their design was to keep the symmetry of the existing structure. The Board discussed the windows, external window mullions, roof, using the smooth side of fiber cement siding on the addition while keeping the original cedar siding on the existing house, and the Caseys stated their intent to return the vinyl ceiling over the porch to wood beadboard. They were reminded by the Board that a historic plaque could not be issued if the original house was altered such as the request to patch the center window.

Hearing no further questions Vice-Chair Flowers asked for a motion for a Finding of Fact for Case #23-06 and Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-06, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Roof Guidelines 6.1.3, 6.1.7; Window and Door Guidelines 6.4.7, 6.4.1, 6.4.10; Paint and Exterior Colors Guidelines 6.7.2; Additions to Historic Building Guidelines 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.6, 7.8.7, 7.8.8, 7.8.9; Landscaping Guidelines 8.1.5, 8.1.7, 8.1.8.

Member Morris made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-06 be issued for the proposed work. Member Hunsucker made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers then declared Case #23-06 closed, noting that the official Orders would be signed at the next meeting and notifying the applicants to proceed with work at their own risk.

6. Case #23-07; 308 Moore Street – New Single-Family Home

Vice-Chair Flowers introduced Case #23-07 and Mr. Garner explained the applicant wishes to construct a new home on a vacant parcel at 308 Moore Street. In July of 2020 the Historic Commission approved a COA for the demolition of the structure at 308 Moore Street due to the exterior and interior condition. A letter of support for demolition was also supplied from the State Historic Preservation office. The property has remained vacant since

2020. A portion of this property is within the Special Flood hazard Area (AE-6) which will require an additional one foot of freeboard as well as an elevation certificate. Mr. Garner then displayed the samples the applicant had submitted and noted that they would be inserting a date brick in the foundation.

Secretary Anderson then administered the Oath to the applicant and property owner, Ben Lapsley, and the design builder Craven Gardner, who answered the Board’s questions regarding the exterior trim, the fence transition sloping from three to five feet, setbacks, the metal roofing, the windows displaying 1 1/8 mullions with clear glass, and the garage door being metal with trim details.

Hearing no further questions Vice-Chair Flowers asked for a motion for a Finding of Fact for Case #23-07 and Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-07, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Building Placement 7.1.1, 7.1.2, 7.1.3, 7.1.4; Building Height and Scale 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5; Materials 7.3.1, 7.3.2, 7.3.3; Details 7.4.1, 7.4.2; Texture and Color 7.5.1; Form and Rhythm 7.6.1, 7.6.2, 7.6.3; Landscaping 7.7.1; Off-Street Parking 8.5.1, 8.5.2, 8.5.3, 8.5.4, 8.5.6, 8.5.7; Outside Utilities 8.3.1, 8.3.6; Exterior Lighting 8.4.1, 8.4.2, 8.4.3; Landscaping 8.1.2, 8.1.5, 8.1.7, 8.1.8, 8.1.12, 8.1.13; Fences and Walls 8.2.2, 8.2.3 with the conditions that the metal roof approval is tabled.

Member Huckabee made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Member Huckabee made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-07 be issued for the proposed work, with the following condition: the metal roof be tabled and brought back before the Commission at a later date.

Member Cummins made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers then declared Case #23-07 closed, noting that the official Orders would be signed at the next meeting and notifying the applicant to proceed with work at his own risk.

Commission / Board Comments

- a. Member Cummins expressed his desire for a solution for the metal roof issue in the historic district.
- b. Member Morris thanked the other Members for an insightful first meeting.
- c. Member Huckabee noted Member Cummins’ passion and concerns regarding metal roofs in the historic district and noted the Guidelines which delineates the differences between historic and new structures.
- d. Member Hedrick welcomed Member Morris and suggested Members taking responsibility for noting COA violations and submitting them to Staff for possible enforcement.
- e. Member Hunsucker expressed concerns regarding enforcing violations in the historic district.
- f. Vice-Chair Flowers welcomed Member Morris and reminded the Members they could submit possible violations to Mr. Garner and thanked Mr. Garner and Town Attorney Quattlebaum for their help and support.

Staff Comments

- a. Mr. Garner welcomed Member Morris to the Commission.
- b. He reminded Members about avoiding ex parte communication including emails and other communication.
- c. Mr. Garner informed the Commission that a home on Orange Street had been allegedly re-painted a different color with no COA or Minor Works approval and the homeowners had been sent a letter of violation. He also noted another home on Ann Street which would be re-painted a Dutch blue color found under paint scrapings of the siding.
- d. He stated that John Wood of the State Historic Preservation Office would be meeting with the Board to work on the new Standards in the near future.
- e. Mr. Garner reminded the Board about the cemetery workshop May 11th, during which there will be a morning information session and afternoon session working in the Old Burying Ground.

Adjourn

Member Huckabee made the motion to adjourn and Member Hedrick made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers declared the March 7, 2023 meeting adjourned.

Vice-Chair, John Flowers

Board Secretary, Laurel Anderson



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission
6:00 P.M. May 2, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Consent

SUBJECT: Approval of the Orders for 211 Moore, Street, 330 Front Street, 214 Turner Street, 112 Orange Street & 614 Ann Street – Certificates of Appropriateness

BRIEF SUMMARY:

As part of the new General Statutes (160D), prior to Evidentiary Hearing Orders being signed and sent to the applicant/property owners, the Board in which conducted the hearing is to review the order for accuracy.

The staff has consulted with the Town Attorney and now asks that the Historic Commission Members review the orders for such accuracy and be prepared to make a motion to recommend approval of the Order or to approve with Commission recommended changes.

REQUESTED ACTION:

Review the order for such accuracy and be prepared to make a motion to recommend approval of the Order or to approve with Commission recommended changes.

EXPECTED LENGTH OF PRESENTATION:

0 Minutes (Presentation from Staff)

SUBMITTED BY:

Kyle Garner, AICP Planning Director

BUDGET AMENDMENT REQUIRED:

N/A



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May 2, 2023

Kent and Margaret Early
211 Moore Street
Beaufort, NC 28516

RE: Case # 23-08 211 Moore Street – New Detached Garage, Parking and Landscaping

Dear Mr. and Mrs. Early:

Beaufort's Historic Preservation Commission wishes to thank you for your recent application for a Certificate of Appropriateness regarding the property referenced above which is in the Town's Historic District. We appreciate you taking the time to come before the Commission, as well as your willingness to work with us to preserve the distinctive character of Beaufort. Your commitment will help ensure the many historic and cultural resources that we enjoy today will be preserved for future generations.

You have been issued a Certificate of Appropriateness for your project as specified on the enclosed certificate. Please read it carefully. As you proceed with your project, you must comply with all the specifications stated, including provisions in the relevant Historic District Guidelines enumerated on the certificate. Please note the COA must be visibly displayed at the site during the entire duration of the project. Also note that a building permit with the Town may be needed depending on the scope of the work.

Your certificate is valid for the work which must begin within six (6) months from the date of issuance of the COA by the Commission and must be completed no later than one year thereafter. An extension of the COA can be granted upon the Town receiving a written request from the applicant prior to the application expiration date. An extension may only be granted once for a time period of six additional months if the work has been started but not completed within the one-year validation period. Upon completion of your project please contact our office in case an inspection of the project is required.

Thank you for the thought and care that you have dedicated to your project. Your contribution to the preservation of Beaufort's Historic District is greatly appreciated.

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on April 4, 2023 to consider a Certificate of Appropriateness (COA) application submitted by Kent and Margaret Early for **CASE # 23-08 211 MOORE STREET – NEW DETACHED GARAGE, PARKING AND LANDSCAPING** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on April 4, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

7.1.1 Maintain a similar front, side, and rear yard setback to other contributing historic buildings on the block and/or side of the street.

7.1.2 Maintain the pattern of building, separation and lot coverage that is found on the block and/or side of the street.

7.1.3 Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principal building’s prominent features or significant site features.

7.1.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

7.2.1 New construction shall not exceed thirty-five feet in height.

7.2.2 Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.

7.2.3 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.

7.2.4 Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.

7.2.5 If a contributing building was demolished or moved from the site, design the replacement building to be of similar height, scale, massing and location as the previously existing building. Applicants will have a heavy burden to demonstrate to the HPC that a replacement structure with different height, scale, and massing as the previously existing building is congruous with the Historic District.

7.3.1 Keep the siding and trim material of the proposed building consistent with materials traditionally used on the immediate block and in the Historic District. Wood siding, wood shingles, and brick were common sheathing materials and should be used.

7.3.2 The use of substitute products such as vinyl, aluminum and pressed board siding and other modern day products marketed to imitate traditional building materials are not allowed. Smooth fiber cement siding may be used on a case by case basis. Use of fiber-cement lap siding may be approved for use on new structures. In all circumstances every effort shall be made to ensure that new structures and the application of modern day products achieve compatibility with existing historic buildings that define the character of the Beaufort Historic District.

7.3.3 Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

7.4.1 Use of architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.

7.4.2 Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

7.5.1 Create in new construction a similar degree of texture that is found in contributing buildings in the Historic District. Texture is the relief on a building surface that is achieved through use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding, decorative fish-scale shingles and bead-board porch ceilings are examples of wooden architectural elements that have different physical and visual qualities and contribute to the texture of a building surface.

7.6.1 Design new construction that reflects the basic shapes and forms on the block and in the Historic District.

7.6.2 Maintain consistency with style of buildings and contributing structures found on the block a/or side of street. Roof forms commonly found in the Historic District include gable varieties with an average pitch of 7/12 or greater and hipped roofs in the residential areas and flat roofed buildings in the late 19th and early 20th century commercial downtown.

7.6.3 Maintain similar percentages and patterns of window and door openings consistent with the style of buildings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will tend to have a disruptive effect on the desired harmony of the streetscape.

7.7.1 Retain and protect mature trees during construction.

8.1.7 Maintain the relationship between the mass/proportion of the building and open space within the context of the streetscape for new construction, additions and landscape.

8.1.8 New construction and additions should be sited in locations that will not require the removal of mature plantings, if possible.

8.1.12 Utility wires, including power, telephone and cable should be placed underground whenever substantial utility construction takes place. Above ground utility boxes, fixtures, and equipment should be located in inconspicuous locations and should be screened from view.

8.1.13 New tool sheds, swimming pools and other modern yard features should be located in areas not seen from public view.

8.3.1 Locate utilities, vents and meter boxes and other utility connections in side or rear yards and screen from public view with plantings, fencing, or other means.

8.3.6 Install utilities underground whenever possible.

8.4.1 Unless original fixtures already exist, choose fixtures that are simple and unobtrusive and complement the building or site.

8.4.2 Choose lighting sources that generate a soft white light instead of a more intensive yellow or orange light. Metal halide bulbs will achieve the desired effect instead of sodium vapor or fluorescent light sources.

8.4.3 Avoid placing fixtures in areas that will obscure or damage character-defining architectural elements or site features.

8.5.1 Locate new parking lots and driveways in the Historic District as unobtrusively as possible. Parking lots consisting of large expanses of concrete or asphalt with little planting or other screening are not appropriate.

8.5.2 Proposals for new parking lots or off-street parking areas should be accompanied by scaled site plans, including all proposed landscape and ground cover changes and information on proposed lighting types, placement, and intensity.

8.5.3 Site new parking areas in interior or rear lot locations where possible.

8.5.4 Avoid removing trees and other landscape elements that contribute to the historic character of a site.

8.5.6 Incorporate existing mature trees into new parking areas. Avoid the placement of impervious surface materials such as asphalt and concrete in areas below the canopy crown of the tree. Use turf stone, gravel, marl, or other pervious materials in these areas.

8.5.7 Use paving materials that were traditionally used on surface parking areas and driveways on the surrounding block or street. Gravel, marl, crushed shells, asphalt, and concrete are typical parking lot treatments, while grass, gravel or concrete runners with a grassy median, brick, and marl are typical driveway treatments. Use bricks, stone, or metal to contain loose paving materials. Landscaping timbers, railroad ties, and concrete or plastic edging are not allowed.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for CASE # 23-08 211 MOORE STREET – NEW DETACHED GARAGE, PARKING AND LANDSCAPING, with the conditions that 1) a date brick be included and 2) that smooth fiber cement siding be used.

This the 2nd day of May 2023

Joyce McCune, Chair
Beaufort Historic Preservation Commission

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Beaufort Board of Adjustment within 30 days after the date this order is served on you.



Town of Beaufort
701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516
252-728-2141 • 252-728-3982 fax
www.beaufortnc.org

May 2, 2023

Webb Geer
Finz Grill
330 Front Street
Beaufort, NC 28516

RE: Case # 23-09 330 Front Street – Exterior Paint and Trim

Dear Mr. Geer:

Beaufort's Historic Preservation Commission wishes to thank you for your recent application for a Certificate of Appropriateness regarding the property referenced above which is in the Town's Historic District. We appreciate you taking the time to come before the Commission, as well as your willingness to work with us to preserve the distinctive character of Beaufort. Your commitment will help ensure the many historic and cultural resources that we enjoy today will be preserved for future generations.

You have been issued a Certificate of Appropriateness for your project as specified on the enclosed certificate. Please read it carefully. As you proceed with your project, you must comply with all the specifications stated, including provisions in the relevant Historic District Guidelines enumerated on the certificate. Please note the COA must be visibly displayed at the site during the entire duration of the project. Also note that a building permit with the Town may be needed depending on the scope of the work.

Your certificate is valid for the work which must begin within six (6) months from the date of issuance of the COA by the Commission and must be completed no later than one year thereafter. An extension of the COA can be granted upon the Town receiving a written request from the applicant prior to the application expiration date. An extension may only be granted once for a time period of six additional months if the work has been started but not completed within the one-year validation period. Upon completion of your project please contact our office in case an inspection of the project is required.

Thank you for the thought and care that you have dedicated to your project. Your contribution to the preservation of Beaufort's Historic District is greatly appreciated.

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on April 4, 2023 to consider a Certificate of Appropriateness (COA) application submitted by Webb Geer, Finz Grill for **CASE # 23-09 330 FRONT STREET – EXTERIOR PAINT AND TRIM** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on April 4, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

6.3.9 Avoid painting masonry surfaces that were not painted historically. When painting masonry that has been previously painted, use acrylic latex paints for best durability.

6.7.2 Determine the building’s style and period and consult with the HPC or reference sources for the most appropriate paint colors. Use paint colors that are appropriate for the style and period of the subject property and that accentuate the building’s architectural features.

6.7.4 Old paint should not be removed by sandblasting or other abrasive or destructive methods. The removal of all paint layers down to the bare wood in preparation for repainting is not recommended.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 23-09 330 FRONT STREET – EXTERIOR PAINT AND TRIM**.

This the 2nd day of May 2023

Joyce McCune, Chair
Beaufort Historic Preservation Commission

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Beaufort Board of Adjustment within 30 days after the date this order is served on you.



Town of Beaufort
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May 2, 2023

Beaufort By The Sea Community Church
Attn: Pete Evans
214 Turner Street
Beaufort, NC 28516

RE: Case # 23-10 214 Turner Street – Freestanding Sign

To Mr. Evans:

Beaufort's Historic Preservation Commission wishes to thank you for your recent application for a Certificate of Appropriateness regarding the property referenced above which is in the Town's Historic District. We appreciate you taking the time to come before the Commission, as well as your willingness to work with us to preserve the distinctive character of Beaufort. Your commitment will help ensure the many historic and cultural resources that we enjoy today will be preserved for future generations.

You have been issued a Certificate of Appropriateness for your project as specified on the enclosed certificate. Please read it carefully. As you proceed with your project, you must comply with all the specifications stated, including provisions in the relevant Historic District Guidelines enumerated on the certificate. Please note the COA must be visibly displayed at the site during the entire duration of the project. Also note that a building permit with the Town may be needed depending on the scope of the work.

Your certificate is valid for the work which must begin within six (6) months from the date of issuance of the COA by the Commission and must be completed no later than one year thereafter. An extension of the COA can be granted upon the Town receiving a written request from the applicant prior to the application expiration date. An extension may only be granted once for a time period of six additional months if the work has been started but not completed within the one-year validation period. Upon completion of your project please contact our office in case an inspection of the project is required.

Thank you for the thought and care that you have dedicated to your project. Your contribution to the preservation of Beaufort's Historic District is greatly appreciated.

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate
CC: Carteret County



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on April 4, 2023 to consider a Certificate of Appropriateness (COA) application submitted by Beaufort By The Sea Community Church for **CASE # 23-10 214 TURNER STREET – FREESTANDING SIGN** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on April 4, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

8.6.1 Use traditional materials found in the district, such as wood and metal for new signage. Substitute materials that have the appearance of wood are allowed. Plastic signs, flashing signs, or portable mobile signs, except those listed in item 9, are not allowed in the Historic District. Interior neon signs larger than 10” by 18” that are located within five (5) feet of a window or glass door on an exterior wall and are so placed as to be seen from the outside are not allowed. **INTERNAL GLASS MOUNTED SIGNS ARE NOT SUBJECT TO BHPC REVIEW.**

8.6.2 Place signs so that they do not visually overwhelm the building or streetscape or damage or obscure character defining architectural details. Recognize that maximum signage allowances granted by the Beaufort Zoning Ordinance may be inappropriate in the context of the building or site under review.

8.6.5 Use simple, clear graphics and lettering styles in sign design.

8.6.7 Freestanding signs must be low-mounted and must not obscure pedestrian views. No more than one (1) freestanding sign shall be allowed per street frontage. Freestanding pole supports should be simple and unobtrusive in design.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 23-10 214 TURNER STREET – FREESTANDING SIGN.**

This the 2nd day of May 2023

Joyce McCune, Chair
Beaufort Historic Preservation Commission

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Beaufort Board of Adjustment within 30 days after the date this order is served on you.



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May 2, 2023

Geoffrey Adair
1344 Pine Valley Drive
New Bern, NC 28562

RE: Case # 23-11 112 Orange Street – Demolition and New Detached Garage

Dear Mr. Adair:

Beaufort's Historic Preservation Commission wishes to thank you for your recent application for a Certificate of Appropriateness regarding the property referenced above which is in the Town's Historic District. We appreciate you taking the time to come before the Commission, as well as your willingness to work with us to preserve the distinctive character of Beaufort. Your commitment will help ensure the many historic and cultural resources that we enjoy today will be preserved for future generations.

You have been issued a Certificate of Appropriateness for your project as specified on the enclosed certificate. Please read it carefully. As you proceed with your project, you must comply with all the specifications stated, including provisions in the relevant Historic District Guidelines enumerated on the certificate. Please note the COA must be visibly displayed at the site during the entire duration of the project. Also note that a building permit with the Town may be needed depending on the scope of the work.

Your certificate is valid for the work which must begin within six (6) months from the date of issuance of the COA by the Commission and must be completed no later than one year thereafter. An extension of the COA can be granted upon the Town receiving a written request from the applicant prior to the application expiration date. An extension may only be granted once for a time period of six additional months if the work has been started but not completed within the one-year validation period. Upon completion of your project please contact our office in case an inspection of the project is required.

Thank you for the thought and care that you have dedicated to your project. Your contribution to the preservation of Beaufort's Historic District is greatly appreciated.

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on April 4, 2023 to consider a Certificate of Appropriateness (COA) application submitted by Geoffrey Adair for **CASE # 23-11 112 ORANGE STREET – DEMOLITION AND NEW DETACHED GARAGE** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on April 4, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

7.1.1 Maintain a similar front, side, and rear yard setback to other contributing historic buildings on the block and/or side of the street.

7.1.2 Maintain the pattern of building, separation and lot coverage that is found on the block and/or side of the street.

7.1.3 Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principal building’s prominent features or significant site features.

7.1.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

7.2.1 New construction shall not exceed thirty-five feet in height.

7.2.2 Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.

7.2.3 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.

7.2.4 Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.

7.2.5 If a contributing building was demolished or moved from the site, design the replacement building to be of similar height, scale, massing and location as the previously existing building. Applicants will have a heavy burden to demonstrate to the HPC that a replacement structure with different height, scale, and massing as the previously existing building is congruous with the Historic District

7.3.1 Keep the siding and trim material of the proposed building consistent with materials traditionally used on the immediate block and in the Historic District. Wood siding, wood shingles, and brick, were common sheathing materials and should be used.

7.3.2 The use of substitute products such as vinyl, aluminum and pressed board siding and other modern day products marketed to imitate traditional building materials are not allowed. Smooth fiber cement siding may be used on a case by case basis. Use of fiber-cement lap siding may be approved for use on new structures. In all circumstances every effort shall be made to ensure that new structures and the application of modern day products achieve compatibility with existing historic buildings that define the character of the Beaufort Historic District.

7.3.3 Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

7.4.1 Use of architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.

7.4.2 Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

7.5.1 Create in new construction a similar degree of texture that is found in contributing buildings in the Historic District. Texture is the relief on a building surface that is achieved through use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding, decorative fish-scale shingles and bead-board porch ceilings are examples of wooden architectural elements that have different physical and visual qualities and contribute to the texture of a building surface.

7.6.1 Design new construction that reflects the basic shapes and forms on the block and in the Historic District.

7.6.2 Maintain consistency with style of buildings and contributing structures found on the block a/or side of street. Roof forms commonly found in the Historic District include gable varieties with an average pitch of 7/12 or greater and hipped roofs in the residential areas and flat roofed buildings in the late 19th and early 20th century commercial downtown.

7.6.3 Maintain similar percentages and patterns of window and door openings consistent with the style of buildings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will tend to have a disruptive effect on the desired harmony of the streetscape.

7.7.1 Retain and protect mature trees during construction.

8.1.8 New construction and additions should be sited in locations that will not require the removal of mature plantings, if possible.

8.1.12 Utility wires, including power, telephone and cable should be placed underground whenever substantial utility construction takes place. Above ground utility boxes, fixtures, and equipment should be located in inconspicuous locations and should be screened from view.

8.1.13 New tool sheds, swimming pools and other modern yard features should be located in areas not seen from public view.

8.3.1 Locate utilities, vents and meter boxes and other utility connections in side or rear yards and screen from public view with plantings, fencing, or other means.

8.3.6 Install utilities underground whenever possible.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for CASE # 23-11 112 ORANGE STREET – DEMOLITION AND NEW DETACHED GARAGE, with the conditions that the project include 1) a crimped ridge roof, 2) smooth fiber cement siding and 3) applied grilles on the windows.

This the 2nd day of May 2023

Joyce McCune, Chair
Beaufort Historic Preservation Commission

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Beaufort Board of Adjustment within 30 days after the date this order is served on you.



Town of Beaufort
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252-728-2141 • 252-728-3982 fax
www.beaufortnc.org

May 2, 2023

John and Barbara Flynn
614 Ann Street
Beaufort, NC 28516

RE: Case # 23-12 614 Ann Street – Paint (New Color) and Accessory Structure

Dear Mr. and Mrs. Flynn:

Beaufort's Historic Preservation Commission wishes to thank you for your recent application for a Certificate of Appropriateness regarding the property referenced above which is in the Town's Historic District. We appreciate you taking the time to come before the Commission, as well as your willingness to work with us to preserve the distinctive character of Beaufort. Your commitment will help ensure the many historic and cultural resources that we enjoy today will be preserved for future generations.

You have been issued a Certificate of Appropriateness for your project as specified on the enclosed certificate. Please read it carefully. As you proceed with your project, you must comply with all the specifications stated, including provisions in the relevant Historic District Guidelines enumerated on the certificate. Please note the COA must be visibly displayed at the site during the entire duration of the project. Also note that a building permit with the Town may be needed depending on the scope of the work.

Your certificate is valid for the work which must begin within six (6) months from the date of issuance of the COA by the Commission and must be completed no later than one year thereafter. An extension of the COA can be granted upon the Town receiving a written request from the applicant prior to the application expiration date. An extension may only be granted once for a time period of six additional months if the work has been started but not completed within the one-year validation period. Upon completion of your project please contact our office in case an inspection of the project is required.

Thank you for the thought and care that you have dedicated to your project. Your contribution to the preservation of Beaufort's Historic District is greatly appreciated.

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on April 4, 2023 to consider a Certificate of Appropriateness (COA) application submitted by John and Barbara Flynn for **CASE # 23-12 614 ANN STREET – PAINT (NEW COLOR) AND ACCESSORY STRUCTURE** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on April 4, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

6.4.1 Retain and preserve historic windows and doors, including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, trim and moldings. Documented restoration is allowable.

6.4.3 Use replacement windows and doors that match the existing historic elements as closely as possible. Wood windows should be replaced with wood windows. If replacement windows or doors are required, consider first replacing only the deteriorated element, such as a single sash or door, rather than the entire frame or unit. Any new replacements shall match the original in all dimensions, materials, and detailing as closely as possible.

6.7.2 Determine the building’s style and period and consult with the HPC or reference sources for the most appropriate paint colors. Use paint colors that are appropriate for the style and period of the subject property and that accentuate the building’s architectural features.

6.7.4 Old paint should not be removed by sandblasting or other abrasive or destructive methods. The removal of all paint layers down to the bare wood in preparation for repainting is not recommended.

8.1.13 New tool sheds, swimming pools and other modern yard features should be located in areas not seen from public view.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 23-12 614 ANN STREET – PAINT (NEW COLOR) AND ACCESSORY STRUCTURE**, with the condition that the house be painted Marshmallow; the doors, porches and shutters be painted Filmy Green; the trim be painted Stark White; and the shed be painted to match the base.

This the 2nd day of May 2023

Joyce McCune, Chair
Beaufort Historic Preservation Commission

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Beaufort Board of Adjustment within 30 days after the date this order is served on you.



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, May 2, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-13 201 Front Street – Covered Dock

BRIEF SUMMARY:

The applicant wishes to install a roof over a portion of their dock at 201 Front Street..

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: April 17, 2023
Case No. 23-13

Request: To cover a portion of the dock on the south side of Front Street

Applicant: Annette Williamson
 52 Village Lake Road
 Fort Worth, TX 76107

Property Information:

Owners: Same
Location: 201 Front Street
PIN#: 730617005689000

Project Information: 1996 - COA was granted for a new 10x20 in rear of property
 1998 – COA was granted to remove 1-story addition and replace with new 2-story addition on rear of structure.
 2000 – COA was granted to replace all non-original windows with vinyl clad windows in same style and design and construct a carport over driveway in rear of lot.
 2014 - A COA was granted to re-roof the main house and accessory structure from fiberglass shingles to Cedar shake and add an addition to the accessory structure.
 2023 – A COA for new fencing along Moore Street.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

- Vicinity Map
- List of adjacent property owners used for mailing notifications.
- COA application and supporting materials supplied by applicant.

Docks, Piers, and Boardwalks Guidelines

8.7.1. design that is simple, functional, and utilitarian. Traditional docks were built of post and-lintel construction, using wood pilings, cross-members, and decking. Avoid the use of railings or other non-historic features that extend above the deck floor line, unless required by law for safety reasons. Avoid lighting fixtures that are too prominent or that are not utilitarian and functional in appearance.

8.7.2. Built in features such as pavilions, gazebos, screened rooms, or other types of roofed structures such as boat sheds are not appropriate.

Board Information

In February of this year the Board of Commissioners approved a text amendment that would allow for roofs over docks in the R-8, R-8A & RS-5 Zoning Districts. These covering are not to exceed four hundred square feet in area and be no higher than sixteen feet in height. Other criteria were also included in this text amendment and is highlighted in Section 2- H – 4 of the Land Development Ordinance (Attached)

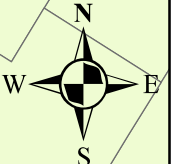
Case # 23-13 201 Front Street - Covered Dock

1.



60 30 0 60 Feet

28



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>L_ST</u>	<u>AIL_ZI</u>	<u>MAIL_ADD2</u>
ADAMS,JUDITH E ET VIR ETAL			BEAUFORT	NC	28516	PO BOX 1057
POST,CHARLOTTE	108	MOORE STREET	BEAUFORT	NC	28516	
WILDER,WILLIAM N SR ET UX TANIS			BEAUFORT	NC	0888 28516	P O BOX 888
WILLIAMSON,ANNETT L TR	52	VALLAGE RIDGE ROAD	FORT WORTH	TX	76107	

CERTIFICATE OF APPROPRIATENESS APPLICATION
FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$250.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Kimberly O'Hara

Applicant Address: 111-D Turner's Dairy Rd. MHC NC 28557

Business Phone: Cell 252-725-3221 Email/Cell: bbmc71@hotmail.com

Property Owner Name: Annette Williamson

Address of Property: 201 Front St. Beaufort, NC 28516

Phone Number: 817-917-6588 Email/Cell: annette.williamson.farm@gmail.com

PROJECT INFORMATION

Detailed description of the Proposed Project (please attach additional pages if necessary):

Please see attached.

Estimated Cost of Project: \$ 14,800⁰⁰

Year House Built: 1901 (per GIS)

Kimberly O'Hara
Applicant Signature

4-10-23
Date

Annette Williamson
Property Owner Signature (if different than above)

4-10-23
Date

An application fee of \$250.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. The Commission meets regularly on the first Tuesday of the month unless it is a holiday.

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____



111 D Turner's Dairy Rd
Morehead City, NC 28557
Office: 252-247-4428

Town of Beaufort Historic Committee
RE: Gazebo roof
Customer: Annette Williamson

April 7, 2023

This is our proposal to construct a 16' x 16' gazebo roof at 201 Front Street, Beaufort NC. It will include riparian neighbor information, a materials list and construction procedures.

Riparian neighbors:

Town of Beaufort Moore Street
Contact: Kyle Garner
701 Front Street
Beaufort, NC 28516

William Wilder 207 Front Street
552 Lakeland Dr
Kinston, NC 28504

Materials:

2" s/s roofing nails
2 3/8" s/s roofing nails (8d)
3 1/4" s/s nails (12d)
s/s Simpson strong ties #2.5
Hot dipped galvanized bolts, nuts and washers

2" x 12" treated bans
2" x 8" treated rafter framing
Double layer of plywood (1 layer of plywood, 1 layer OSB)
18" cedar shake, hand split shingles.

Construction Procedures:

Note: Pilings will be installed from previous construction and will have 12' ground penetration with 8' above deck exposure. Notched to accept double 2"x 12" bans.

2" x 12' double bans bolted to pilings with 2-5/8" bolts.
2" x 8" treated rafter framing joined using 3 1/4" s/s nails (12d) and attached to bans using Simpson strong ties (s/s #2.5) to provide added strength.

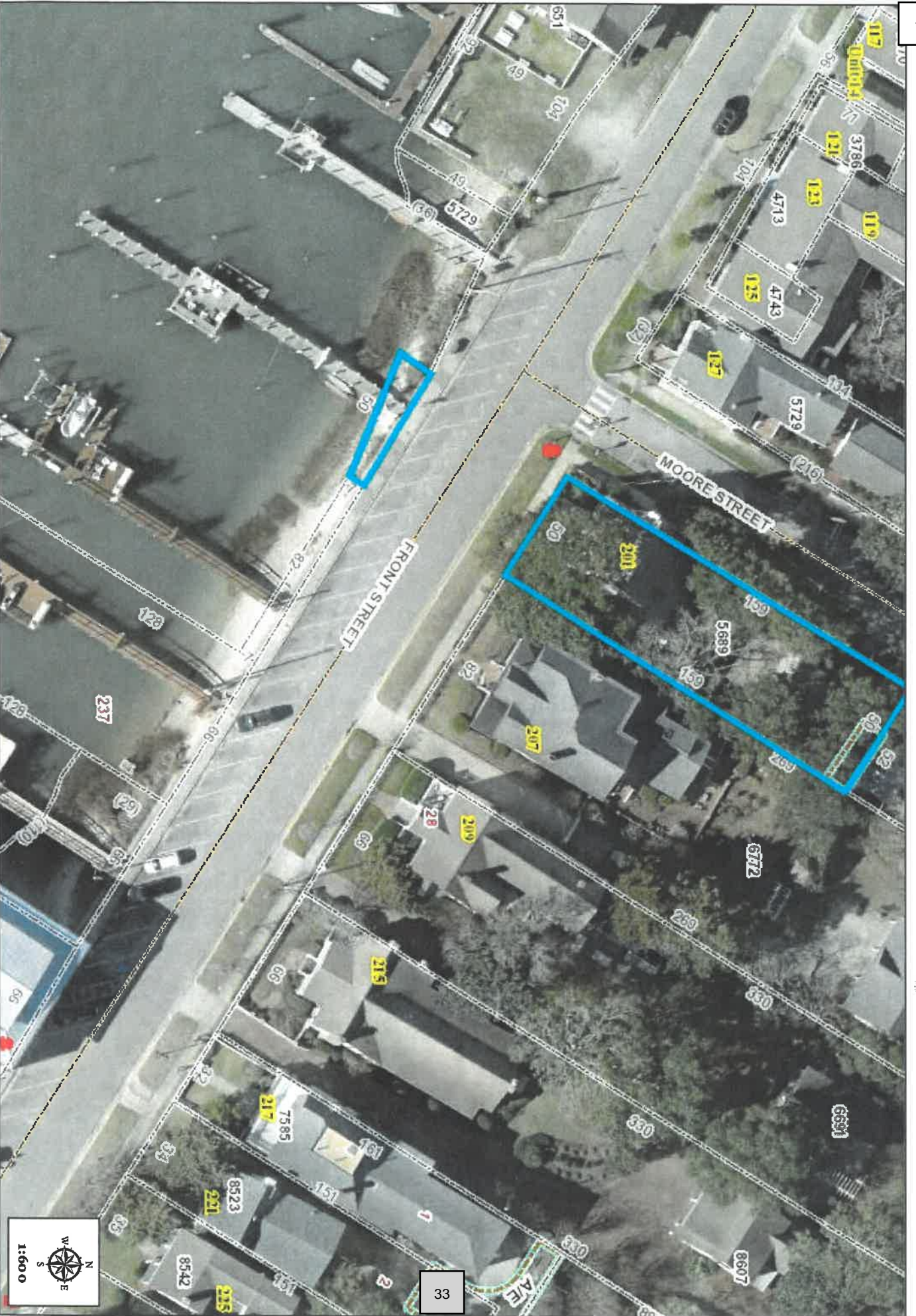
Double layer of plywood (1 layer of plywood 1 layer of OSB to maintain aesthetics.

18" cedar shake hand split shingles with 7" exposure, attached using 2" s/s roofing nails.

Note: Ms Williamson wanted to use the cedar shake shingles in order to maintain the cohesiveness and overall beauty of the waterfront.

Thank you,

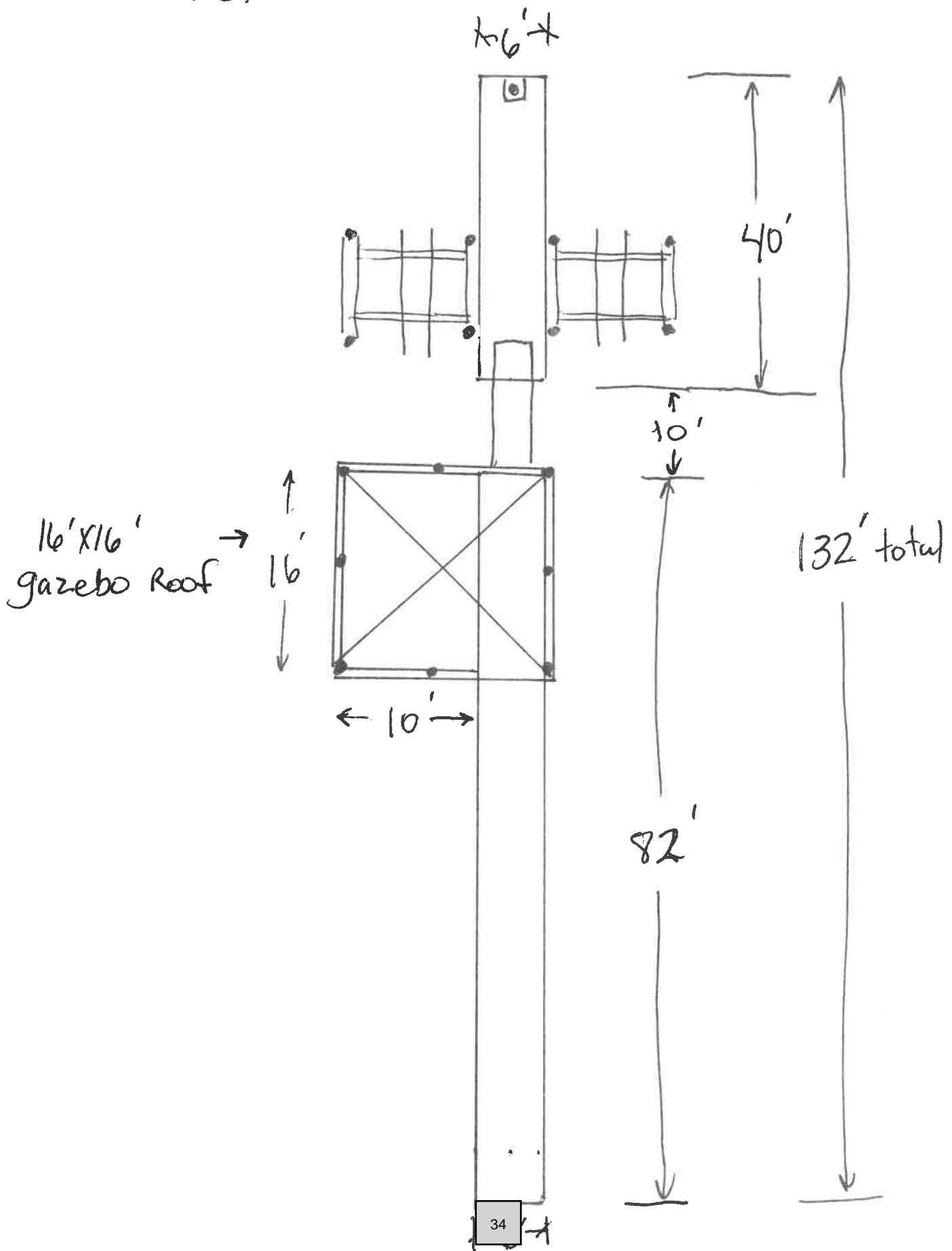
Kim O'Hara



April 3, 2023

The information displayed by this website is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this information are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. Carteret County assumes no legal responsibility for the information contained on this site. Carteret County does not guarantee that the data and map services will be available to users without interruption or error. Furthermore, Carteret County may modify or remove map services and access methods at will.

Annette Williamson
201 Front Street





**BEAUFORT BOARD OF COMMISSIONERS
AN ORDINANCE TO AMEND THE
TOWN OF BEAUFORT LAND DEVELOPMENT ORDINANCE (LDO)
ORDINANCE NO. 23-03**

AN ORDINANCE TO MODIFY THE Town of Beaufort *Land Development Ordinance (LDO)*, specifically Section 2-H-4 (General Provisions Residential Zones – Docks and Piers in Certain Areas of R-8, R-8A & RS-5)

WHEREAS the Beaufort Land Development Ordinance contains regulations which establish the development of land within the Town of Beaufort and its Extraterritorial Jurisdiction; and

WHEREAS, the Beaufort Planning Board has reviewed these ordinance text amendments and unanimously recommended its denial; and

WHEREAS the Board of Commissioners determines that the public interest will be served by adopting the following text amendments to modify text as it relates to these items.

NOW THEREFORE be it ordained by the Board of Commissioners of the Town of Beaufort as follows:

The Town of Beaufort LDO is amended as follows:

Section 2 General Provisions for Residential Zones

H) Docks and Piers in Certain Areas of R-8, R-8A, and RS-5 Zoning Districts.

Within the Regulated Area:

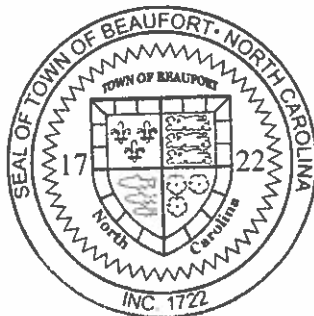
- 1) Only one residential boat dock per riparian lot is permitted. No other structure below the high-water mark is permitted.
- 2) Residential boat docks may contain boat slips subject to the following limitations:
 - a) No more than four boat slips per riparian lot with a single-family dwelling located on such lot.
 - b) No more than two boat slips per riparian lot on which there is no dwelling.
 - c) No more than two boat slips per dwelling unit on riparian lots used for multi-family dwellings, whether the multi-family dwellings are conforming or not.

- 3) Residential boat docks may not include any living quarters.
- 4) Residential boat docks may include roofs over permitted platform areas not to exceed four hundred square feet. The area under the roof shall not be enclosed or obstructed with features such as netting, panels, coverings, awnings, screens, shutters or other similar improvements, nor shall any roof permitted hereunder allow for second story use. The height of the roof shall not exceed more than a height of sixteen feet above the decking of the dock. Any roof permitted or hereunder shall comply with all applicable legal requirements, including but not limited to the requirements of the North Carolina Coastal Area Management Act and regulations promulgated thereunder and the requirements of the North Carolina State Building Code.
- 5) Residential boat docks shall be approved and constructed in accordance with the provisions of CAMA and all regulations promulgated there under, and all other applicable state, federal, or local land use laws or regulations.
- 6) Residential boat docks shall be used only for personal non-commercial purposes.
- 7) Nothing in this section shall prohibit a property owner within these specific zoning districts from leasing boat slips located upon a residential boat dock; however, no person, including an owner or tenant, may conduct commerce there from and no commercial boats may be moored to a residential boat dock (excluding boats with commercial net licenses used only by the property owner thereof).
- 8) This section does not permit the creation of additional nonconforming riparian lots. The existing nonconforming lots are not made conforming by the adoption of this section.

Enacted on motion of Commissioner Hagle and carried on a vote of 5 in favor and 0 against.

This, the 13th day of February, 2023.

TOWN OF BEAUFORT



By: Sharon Harker

Mayor, Sharon Harker

Attest:

Elizabeth Lewis

Town Clerk, Elizabeth Lewis



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, May 2, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-14 229 Front Street – Parking & Fencing

BRIEF SUMMARY:

The applicant wishes to replace their existing driveway with pervious pavers and install a Beaufort Style fence with a gate between the parking and backyard.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: April 17, 2023
Case No. 23-14

Request: New Driveway Pavers & Fencing

Applicant: Stephen Redhage
 900 St. Andrew Street
 Tarboro, NC

Property Information:

Owners: Same
Location: 229 Front Street
PIN#: 730617008458000

Project Information:

In the District Survey (November 1997), updated by Ruth Little, the Home at 229 Front Street is described as **Jacob Henry House C. 1800 (Easton House)**. This traditional, 2½-story, side gable, Beaufort-style house is 4 bays wide with an engaged 2-story front porch and is the largest and most ambitious Federal house in town. It was built for Jacob Henry about 1800. The original house was 2 bays deep and was extended to the rear in later years. As evidenced by the original modillion cornice which remains along the main facade, the 2-story house retains much of its original fabric: ballast stone foundation, beaded weatherboards, an exterior end stuccoed brick chimney, 9/6,4/4, and 6/6 sash. The porch has Doric columns with turned railing. The interior retains much of its original Federal fabric, most notably the parlor mantel with paneled pilasters supporting a frieze with three delicate sunbursts and a molded shelf, and the distinctively S-curved end blocks characteristic of early Beaufort mantels.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

- Vicinity Map
- List of adjacent property owners used for mailing notifications.
- COA application and supporting materials supplied by applicant.

Additional Project Information

Although the plaque identifies this as the John Easton House, built 1771, deed research indicates that the house was built for Jacob Henry about 1800. Jacob Henry is one of the best-known defenders of religious freedom in North Carolina for his eloquent 1809 speech against religious discrimination when his right as a Jew to hold state office was challenged on religious grounds. Henry kept his political office, but later moved to Charleston and sold his house to his son, a cabinetmaker, in 1835. This property is considered as a Local landmark and has a State Historical Marker identifying Mr. Henry.

Off-street Parking Guidelines

8.5.7. Use paving materials that were traditionally used on surface parking areas and driveways on the surrounding block or street. Gravel, marl, crushed shells, asphalt, and concrete are typical parking lot treatments, while grass, gravel or concrete runners with a grassy median, brick, and marl are typical driveway treatments. Use bricks, stone, or metal to contain loose paving materials. Landscaping timbers, railroad ties, and concrete or plastic edging are not allowed.

Fences and Walls Guidelines

8.2.2. Design new fences that are compatible with the associated building, site and streetscape in height, proportion, scale, color, texture, material, and design. Substitute fence materials are not allowed along front or visible side property lines in the historic district. Fence types such as wire, hurricane, chain-link, vinyl, corrugated metal, stockade, and wooden post and rail are not allowed in public view.

8.2.3. Fences shall not exceed a height of four (4) feet in front yards and other areas of primary visual concern. Fences at rear yards and other areas not readily seen from the public view may be up to six (6) feet high. The transition between low front fences and higher rear fences should be made as far to the rear of the enclosed structure or yard as possible, and no more than half the depth of the yard forward of the principal structure. Avoid attaching a portion of the fence to a building because of possible termite damage.

Case # 23-14 229 Front Street - Driveway

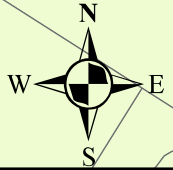
Legend

- NCHPOpoints
- Tax_Parcel_Data

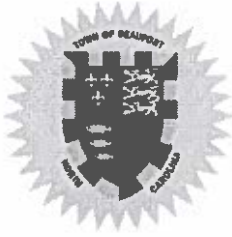


60 30 0 60 Feet

40



**CERTIFICATE OF APPROPRIATENESS APPLICATION
FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT**



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$250.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: STEPHEN J. REDHAGE

Applicant Address: 900 SAINT ANDREW ST

Business Phone: 252-904-2255 Email/Cell: redhage55@gmail.com

Property Owner Name: SHARON H. REDHAGE & STEPHEN REDHAGE

Address of Property: 229 FRONT ST

Phone Number: 252-904-2256 Email/Cell: shariredhage@mac.com

PROJECT INFORMATION

Detailed description of the Proposed Project (please attach additional pages if necessary):

DRIVEWAY RENOVATION WITH NEW BEAUFORT FENCE ON INTERIOR, SEPARATING DRIVEWAY FROM BACKYARD AREA AND A NEW ARBOR OVER EXISTING REAR DOOR LOCATED IN EXISTING BRICK WALL. SEE ATTACHMENT #1 TO #9.

Estimated Cost of Project: \$ _____

Year House Built: 1771

Stephen Redhage
Applicant Signature

4/11/23
Date

Property Owner Signature (if different than above) _____

Date _____

An application fee of \$250.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. The Commission meets regularly on the first Tuesday of the month unless it is a holiday.

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

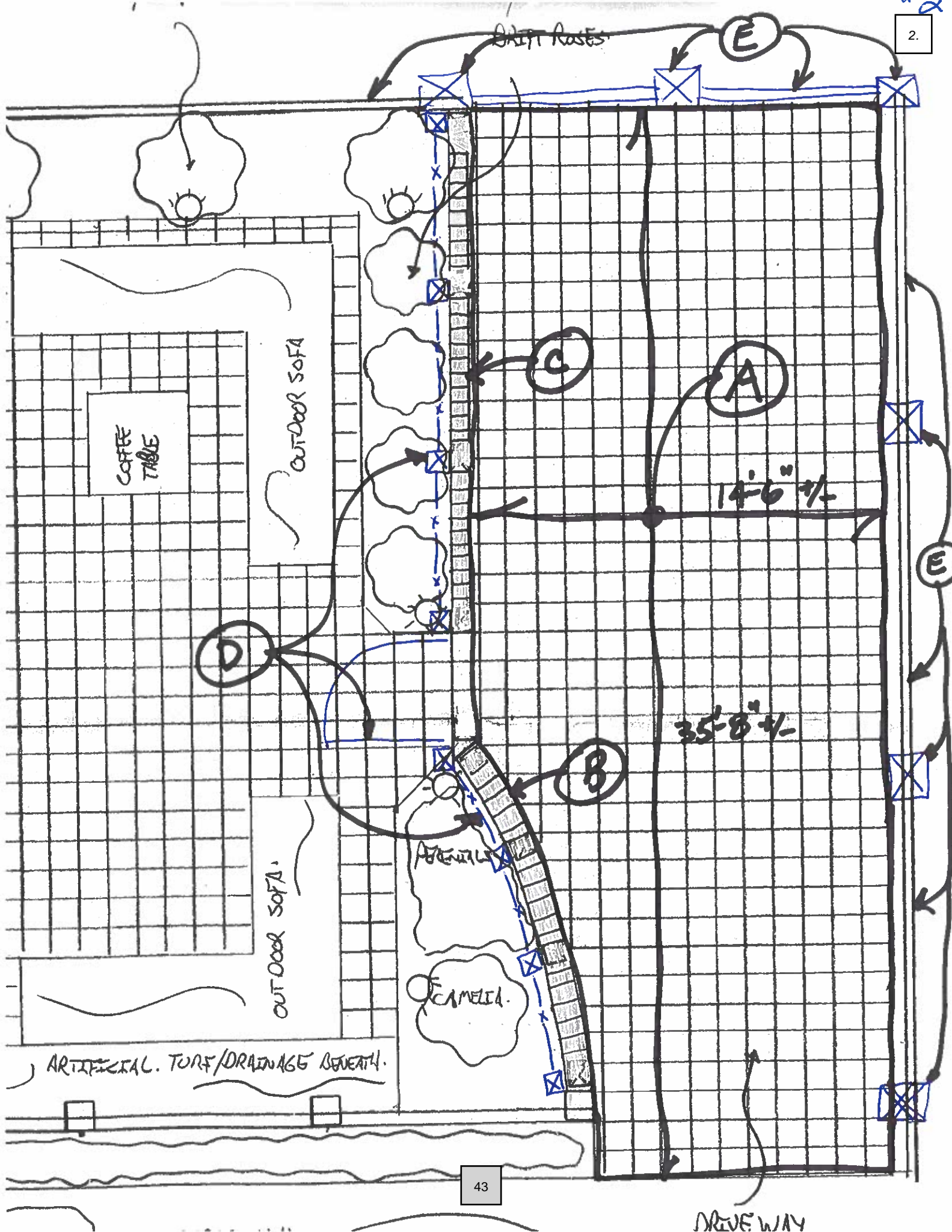
PROJECT DESCRIPTION

A DRIVEWAY RENOVATION WITH NEW FENCE, LOCATED ON THE INTERIOR OF BACKYARD, SEPARATING DRIVEWAY FROM BACKYARD AND NEW ARBOR OVER EXISTING EXTERIOR DOOR, SPECIFICALLY, THE ITEMS LISTED BELOW.

1. REMOVE EXISTING NON-PERMEABLE BRICK DRIVEWAY AND REPLACE WITH PERMEABLE PAVERS. SEE ATTACHMENT #2 FOR PLAN DRAWING AND ATTACHMENT #3 FOR PAVER TYPE.
2. INSTALL A NEW BEAUFORT STYLE WOOD FENCE, 2x2 POINTED PICKETS WITH A FLAT OR LEVEL TOP TO THE FENCE LINE. A GATE IS TO ALSO BE INSTALLED IN A SIMILAR CONSTRUCTION. MATERIAL TO BE TREATED PINE WITH A WHITE PAINT TO MATCH HOUSE - SNOWBOUND BY SHERMAN WILLIAMS.
3. INSTALL A NEW ARBOR OVER EXISTING GATE DOOR, ALONG DRANGE ST BRICK WALL. NEW DOOR PREVIOUSLY APPROVED WITH IPE MATERIAL. NEW ARBOR TO BE MADE WITH 4x4 IPE BOARDS. APPROXIMATE WIDTH OF ARBOR IS 16-20", CENTERED IN EXISTING 16x16 BRICK FENCE PIERS OR COLUMNS.

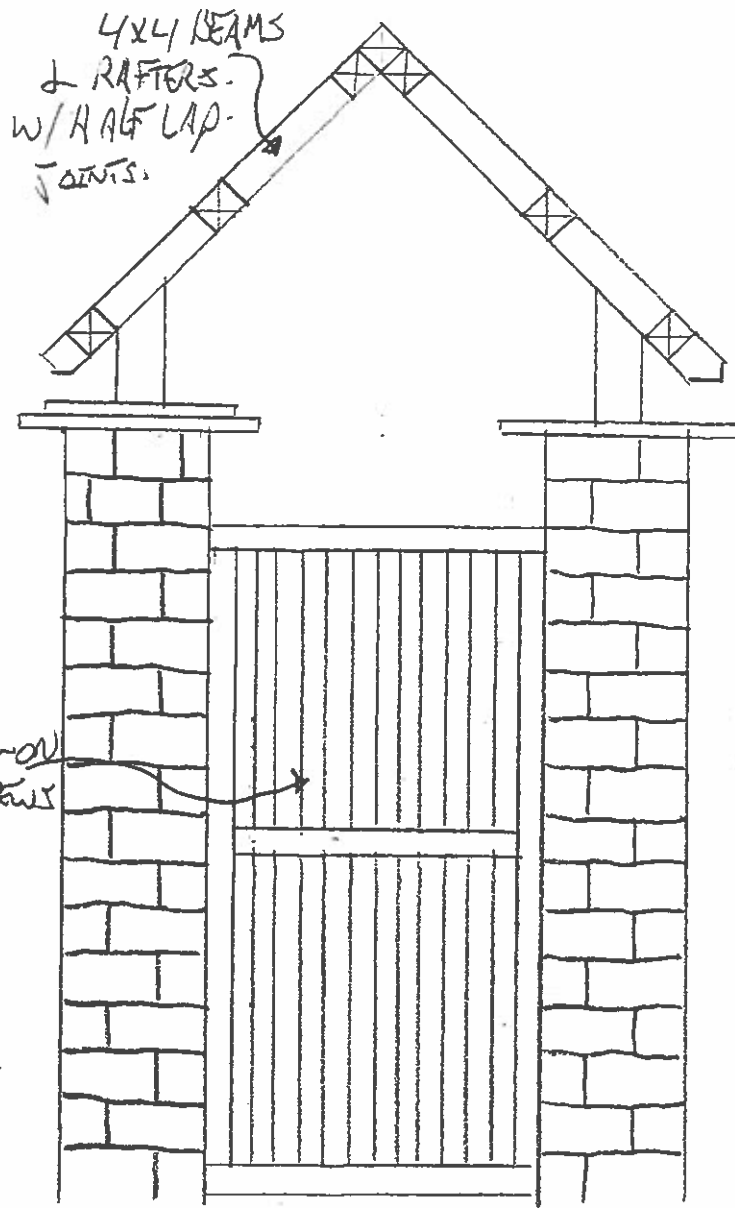
ATTACHMENTS

1. PROJECT DESCRIPTION (ABOVE).
2. DRIVEWAY PLAN DRAWING.
3. DRIVEWAY PLAN KEY.
4. ARBOR ELEVATION DRAWING.
5. DRIVEWAY PAVEL INFORMATION.
6. EXISTING DRIVEWAY - PICTURE.
7. EXISTING GATE DOOR WITH ROSE BUSH.
8. SAMPLE PICTURE OF 2x2 BEAUFORT FENCE.
9. SAMPLE ARBOR - CONCH HOUSE



DRAWING PLAN KEY

- A - NEW BELGARD PERMEABLE PAVER / 80mm
3-PL PATTERN IN 'HATTERAS'
- B - EXISTING 8" BRICK ROWLOCK ON BRICK RETAINING WALL
TOP OF ROWLOCK FLUSH WITH UPPER GRADE IN
BACKYARD.
- C - ~~EXISTING~~ 8" BRICK ROWLOCK FLUSH WITH GRADE IN
BACKYARD.
- D - NEW BEAUFORT STYLE WOOD FENCE AND GATE,
2x2 POINTED PICKETS, FENCE TOP TO BE LEVEL,
FENCE TO BE PAINTED TO MATCH HOUSE COLOR,
STERLING WILLIAMS - SNOWBOUND.
- E - EXISTING WOOD PRIVACY FENCE w/ 16x16
BRICK PIERS.



4x4 BEAMS
& RAFTERS.
W/ HALF LAP-
JOINTS.

#1 GRADE KDAT.
TREATED PINE
DOOR.

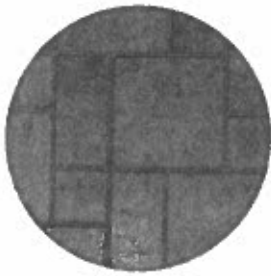
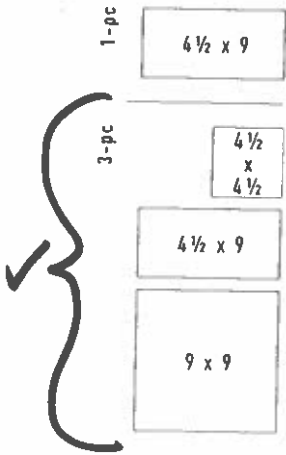
DOWELL MORTISED STAMON
DOOR FRAME. ALL SCREWS
PLUGGED.

ENVIRONMENTAL COLLECTION 

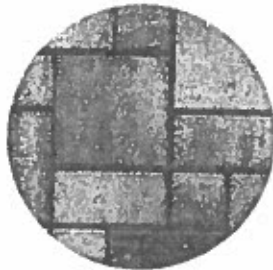
BELGARD

AQUALINE™

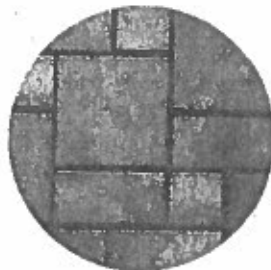
PERMEABLE PAVER / 80MM



ARDENNES



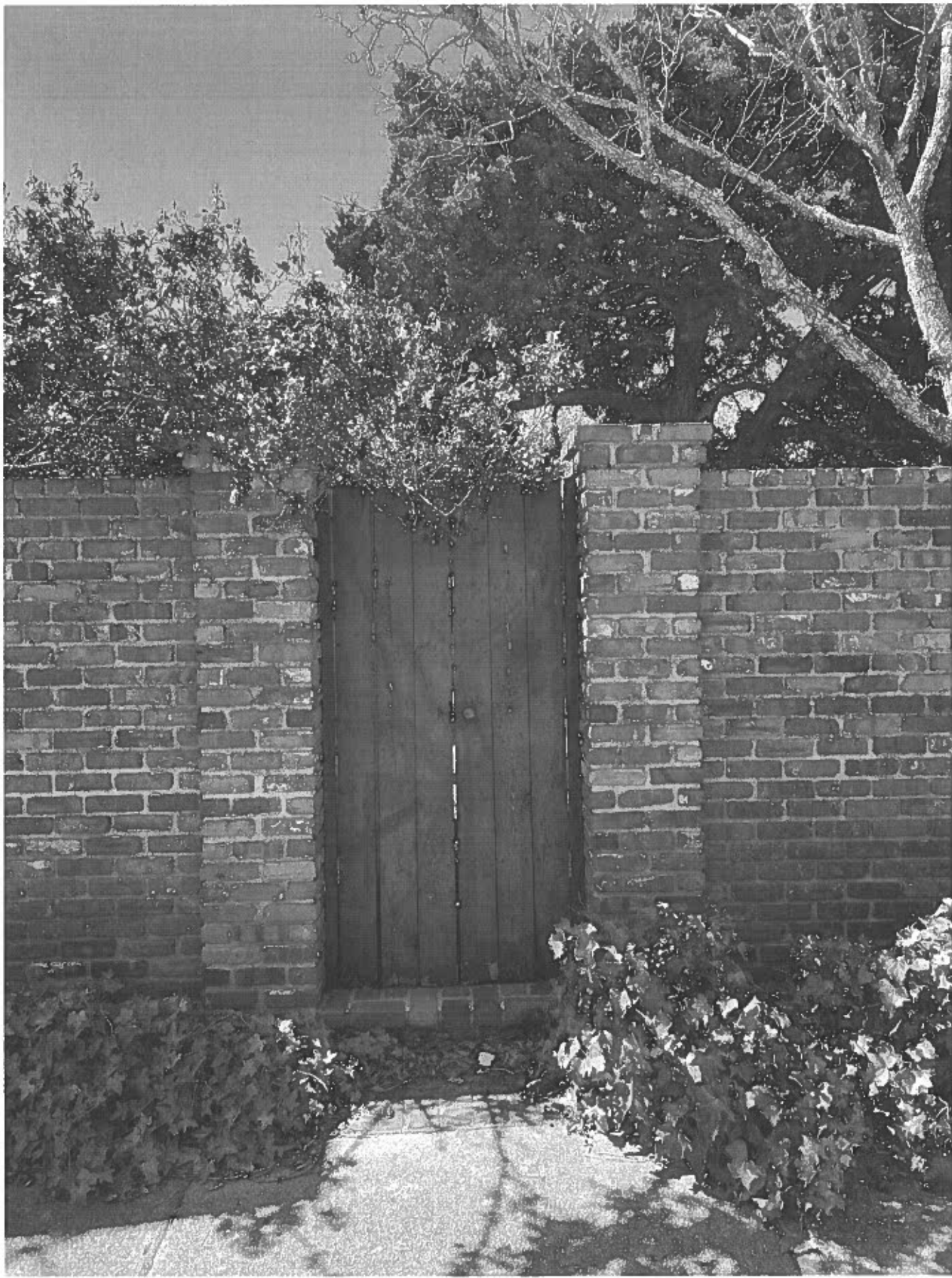
HATTERAS



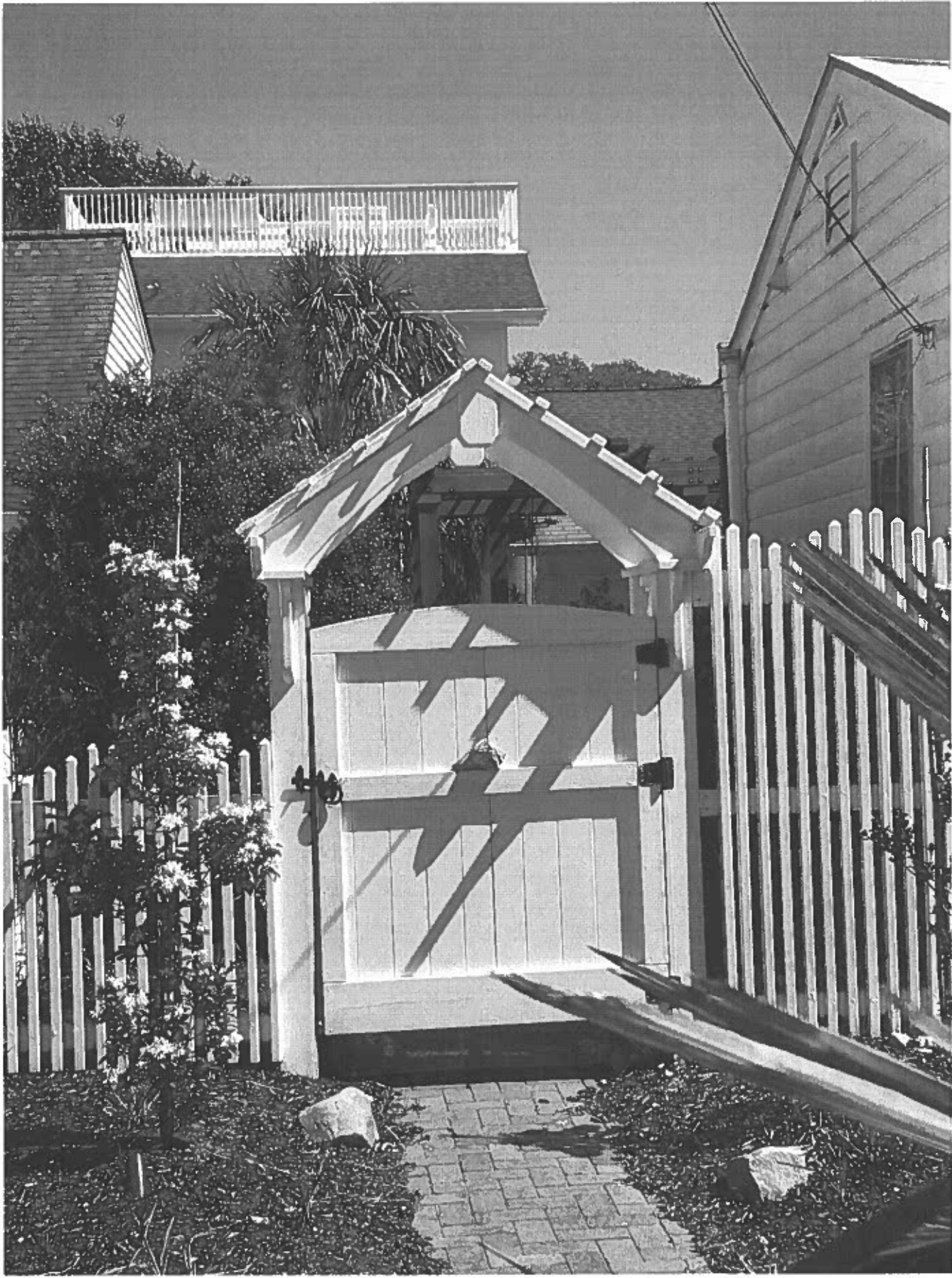
SAVANNAH











<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>L_ST</u>	<u>AIL_Z1</u>	<u>AIL_ZI</u>	<u>MAIL_ADD2</u>
HARROLD,DENNIS B ETUX ALICE T J 218 LLC	301	FRONT STREET	BEAUFORT	NC		28516	
NEELY,JAMES B JR	846	NEELY RD	ASHEBORO	NC		27203	
REDHAGE,SHARON H	900	ST ANDREWS STREET	TARBORO	NC		27886	
WARRINGTON,JOHN ETUX SONDA	300	FRONT ST	BEAUFORT	NC		28516	



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, May 2, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-15 406 Ann Street - Roofing

BRIEF SUMMARY:

The applicant wishes to replace their existing roofing material with new architectural type shingles.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: April 17, 2023
Case No. 23-15

Request: New Roofing Material

Applicant: Michael & Erika Layko
 1001 Thorncroft Lane
 Apex, NC 27502

Property Information:

Owners: Michael & Erika Layko
 Location: 406 Ann Street
 PIN#: 730617106522000

Project Information:

In the District Survey (November 1997), updated by Ruth Little, the Home at 406 Ann Street is described as **Dr. J.B. Davis House. C. 1854** - Narrow 2-story, 3-bay, front gable house with plain siding, 9/6 sash, and 2-story porch with chamfered posts and plain railing. Shown on Gray’s 1882 map.

Dr. Davis lived here in the late 19th century. His medical office and apothecary shop were located next door, to the west. It has been moved to the Beaufort Restoration grounds on Turner St. (BHA file)

1994 – A COA was issued to enclose the upper rear porch, to add attic vents, new brick paving and paint house, shed & ceiling a soft yellow, trim window and door frames doors, porch rails – white and shutters & porch deck (gray)

1995 – A COA was issued for a 12’ X 16’ addition to the west side of the structure.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

- Vicinity Map
- List of adjacent property owners used for mailing notifications.
- COA application and supporting materials supplied by applicant.

Roof Guidelines

6.1.3 New roofing materials should be compatible with either the existing or original roofing material. Match the historic material as closely as possible in color, shape, size, and texture. Asphalt or fiberglass-asphalt shingles are acceptable substitutes for standing-seam tin, wood shingles, or metal shingles. Any distinctive patterns of shingles or slates shall be retained and/or replicated exactly. Galvanized standing-seam with a large “agricultural” ridge, usually for ventilation, is not acceptable in the historic district. Instead, use standing seam metal with a crimped edge.

Case # 23-15 406 Ann Street - Roofing

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST/MAIL_ZIP</u>
BEAUFORT HISTORICAL ASSOCIATIO	150	TURNER STREET	BEAUFORT	NC 28516
FIRST BAPTIST CHURCH BEAUFORT	403	ANN STREET	BEAUFORT	NC 28516
JORDAN,C Y ETUX DOROTHY	206	LAURIE LN	CARY	NC 27513
LAYKO,MICHAEL C ETUX ERIKA H	1001	THORNCROFT LANE	APEX	NC 27502

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$250.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Michael & Erika Layko

Applicant Address: 1001 Thorncroft Ln. Apex, NC 27502

Business Phone: 919-924-2091 (M) 919-924-2443 (E) Email/Cell: ehlayko@att.net

Property Owner Name: Michael & Erika Layko

Address of Property: 406 Ann St.

Phone Number: same as above Email/Cell: same as above

PROJECT INFORMATION

Detailed description of the Proposed Project (*please attach additional pages if necessary*):

Replace 2-story/main house 3-tab asphalt shingles with fortified roof/architectural shingles per requirements. Replace metal roofing on 1-story/addition and porch with fortified roof/architectural shingles per requirements.

All work to be completed by: A-D's Metal Roofing Co. LLC
5087 Hwy 70 West
Morehead City, NC 28577
252-269-7556
adolfo@admetalroofingnc.com

1854 2-story main house
Late 1980s 1-story addition

Estimated Cost of Project: \$ 8900.00

Year House Built: 1854 2-story main house
Late 1980s 1-story addition

Michael Layko Erika Hanzely-Layko
Applicant Signature

4/6/2023
Date

Property Owner Signature (if different than above)

Date

An application fee of \$250.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. The Commission meets regularly on the first Tuesday of the month unless it is a holiday.

OFFICE USE ONLY

Received by: _____
Date: _____

Reviewed for Completeness: _____
Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

Please provide the following along with this checklist form, with the COA application:

1. Items required for ALL projects:

- A list all adjacent property owners (with mailing addresses).
C.Y. and Dorothy Jordan, 129 W. Cornwall Road, Cary, NC 27511
- Photographs of the streetscape, the site, and existing buildings to be impacted.
Attached
- A site plan showing dimensions of both existing and proposed conditions.
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.). **Photo attached**

2. Items required as applicable to project:

- A description of any planned demolition.
- An indication of all trees to be replaced and/or removed.
- A landscaping plan indicating major planting materials.
- Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only.
- All types of building material samples. **Photo attached**
- If a project involves the reconstruction of an earlier feature of a historic structure, documentation of the prior existence of such feature.

3. Additional items required (only) for new Signage:

- A drawing or true likeness of the new sign indicating the dimensions of the sign (and any supporting post or hanging apparatus if applicable). The lettering style and colors of the sign should also be on the drawing or likeness.
- A paint sample/color swatch of all color(s) to be used both on the sign and on the post or hanging apparatus if applicable.

4. At least one set of materials, in color, that are to be evaluated by the Commission should be submitted with the application. An electronic or digital file of the work should also be submitted. Please contact Town Staff to see what electronic or digital file can be submitted.

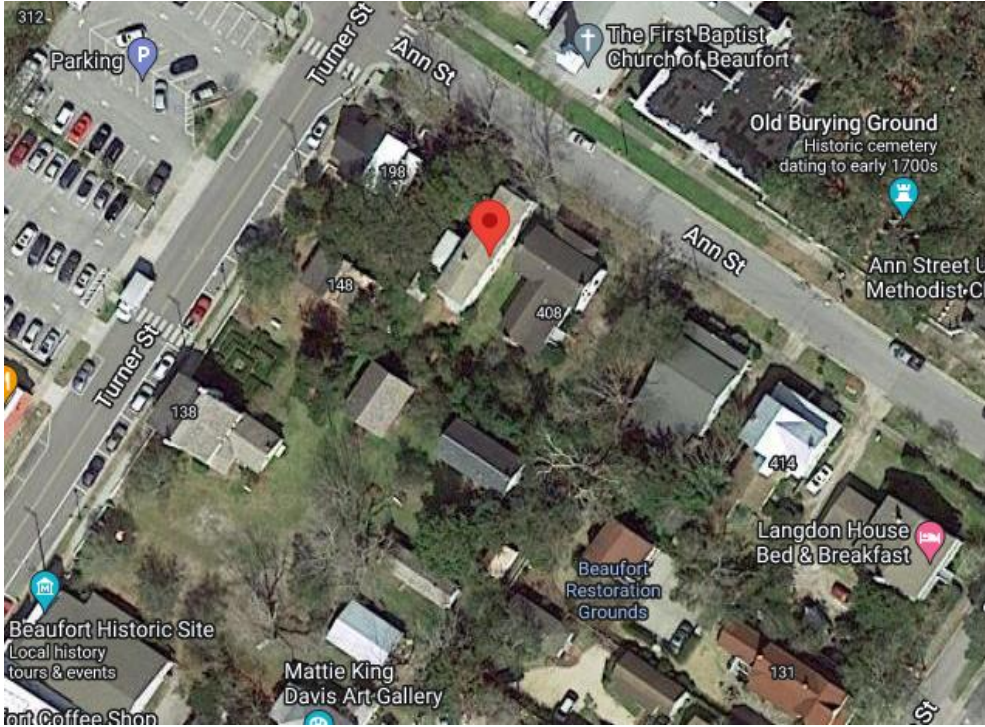
5. The applicant or a representative for the applicant must be present at the meeting for action to be taken on the application. If it is not possible for the applicant or their representative to be present at the assigned meeting, please contact Town Staff as soon as possible.

A COA is valid for a period of six (6) months and may be renewed for an additional six months via written request to Town Staff from the applicant (please state all reasons why the extension is needed). If work has not begun or a building permit for the project has not been obtained within the six-month period, the COA is deemed invalid. The COA is considered issued once the Commission approves the application at their meeting.

If there are questions regarding what should or should not be included with this application, please contact Town Staff at 252-728-2142 or at k.garner@beaufortnc.org.

406 Ann Street – COA Application for roof replacement

Aerial View



Street View I





Requesting Certaineed Landmark Pro Architectural Shingles to replace roof on main house, dining room addition and small side porch roof.



Max Def Georgetown Gray