



## **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, January 07, 2025 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting**

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#### **Call to Order**

#### **Roll Call**

#### **Agenda Approval**

#### **Minutes Approval**

- [1.](#) HPC Draft Minutes 120324

#### **Administration of Oaths**

#### **Items of Consent**

1. Approval of the Orders for 312 Moore Street & 500 Ann Street – Certificate of Appropriateness

#### **New Business**

- [1.](#) Case # 24-05 112 Moore St - Fencing
- [2.](#) Case # 25-01 607 Ann St - Driveway
- [3.](#) Case # 25-02 307 Front St - Second floor Windows Doors & First floor porch
- [4.](#) Case # 25-03 216 Orange Street - Exterior Stairway - Privacy Fence & Shower
- [5.](#) Case # 25-04 309 Moore St - Solar Panels
- [6.](#) Case # 25-05 309 Moore - Bulkhead & Pier
- [7.](#) Case # 25-06 510 Front St - Replace 10 Windows on Water Side
- [8.](#) Case # 25-07 209 Moore St - Siding & New Front Porch & Rear Deck & Fence
- [9.](#) Case # 25-08 300 Front Street Unit 3 - New Signage

#### **Commission / Board Comments**

#### **Staff Comments**

#### **Adjourn**



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252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Town of Beaufort Historic Preservation Regular Meeting**  
**6:00 PM Tuesday, December 3, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516**  
**Minutes**

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**Call to Order**

Chair McCune called the December 3<sup>rd</sup>, 2024 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

**Roll Call**

Members Present: Joyce McCune, Chair; Bradley Hedrick, Vice-Chair; Bradley Cummins, Tammy Hunsucker, Jessica Sabiston

Members Absent: Jonathan Haas, Marissa Morris

A quorum was declared with five members present.

Staff Present: Mr. Kyle Garner, Planning Director; Mr. Brad Fockler, Code Enforcement Officer; Ms. Jill Quattlebaum, Town Attorney; Ms. Laurel Anderson, Board Secretary

**Agenda Approval**

*Vice-Chair Hedrick made the motion to approve the Agenda and Member Cummins made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Tammy Hunsucker, Jessica Sabiston*

**Minutes Approval**

*Vice-Chair Hedrick made the motion to approve the October 1<sup>st</sup>, 2024 Minutes as presented and Member Sabiston made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Tammy Hunsucker, Jessica Sabiston*

**Administration of Oaths**

Chair McCune gave the Quasi-Judicial Statement as follows: This hearing is a quasi-judicial evidentiary hearing. That means it is like a court hearing. State law sets specific procedures and rules concerning how this board must make its decision. The board must base its decision upon competent, relevant and substantial evidence in the record. A quasi-judicial decision is not a popularity contest. It is a decision constrained by the standards in the ordinance and based on the facts presented. All applications for Certificates of Appropriateness must be consistent with the Design Guidelines for the Beaufort Historic District & Landmarks; however, regardless of compliance with these Design Guidelines, the HPC will not approve a COA that is not congruous with the special nature of the Beaufort Historic District as a whole. If you will be speaking as a witness, please focus on the facts and standards, not personal preference or opinion. Participation is limited. This meeting is open to the public. Everyone is welcome to watch. Parties with standing have rights to participate fully. Parties may present evidence, call witnesses and make legal arguments. Parties are limited to the applicant, the local government and individuals who can show they will suffer special damages. Other individuals may serve as witnesses when called by the board. For certain topics, this board may hear opinion testimony from expert witnesses. Individuals providing expert opinion must be qualified as experts and provide the factual evidence upon which they base their expert opinion. Witnesses must swear or affirm their testimony. At this time, we will administer the oath for all individuals who intend to provide witness testimony.

Secretary Anderson then administered the Oath to Kyle Garner.

### Items of Consent

1. Approval of the Orders for 312 Moore Street & 300 Front Street – Certificate of Appropriateness

*Member Cummins made the motion to approve the Orders as presented and Member Sabiston made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Tammy Hunsucker, Jessica Sabiston*

### New Business

1. Case #24-07; 500 Ann Street - Fencing

Chair McCune introduced Case #24-07 and asked for the Staff Report.

Mr. Garner stated this request is the follow up to the February 2024 meeting when there was an issue with the fencing proposal and the Commission requested that once the Church worked those issues out to return with a revised proposal.

Chair McCune asked if any Board members needed to recuse themselves and hearing none, asked if they had any questions for Mr. Garner. The Board clarified with him that the original request for fencing was for the area across the street and this application was now for the other side of the street.

Secretary Anderson administered the Oath to the applicant, Anna Willis.

Ms. Willis explained the fence would enable children to be safely contained during church functions. She further stated that it would match the existing fence.

The Board had no questions for the applicant.

*Chair McCune asked if there were any parties with standing, and hearing none and no further questions, asked for a motion for a Finding of Fact for Case #24-07. Vice-Chair Hedrick made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #24-07, move that the Commission concludes that the pending application meets the following design standards under the Design*

*Guidelines for the Beaufort Historic District and Landmarks: Fences and Walls Guidelines 8.2.2, 8.2.3.*

*Member Sabiston made the second. Chair McCune took a vote that was approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Tammy Hunsucker, Jessica Sabiston*

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #24-07.

*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 Commission conclude 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 #24-07 be issued for the proposed work.*

*Vice-Chair Hedrick made the second and Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Tammy Hunsucker, Jessica Sabiston*

Chair McCune then declared Case #24-07 closed and notified Ms. Willis that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

2. Case #24-23; 312 Moore Street – New Single Family Home

Chair McCune introduced Case #24-23 and asked if any Members needed to recuse themselves. Hearing none, she asked for the Staff Report. Mr. Garner stated that the request was for a new home at 312 Moore Street. As the Historic Preservation Commission meeting in November did not have a quorum Mr. McLaughlin was able to update some of his plans from a consultation with Member Cummins. Mr. Garner stated for the record that Member Cummins did not tell the applicant what to do but only gave him things to consider. Member Cummins noted the consultation was before the application had been submitted.

Mr. Garner noted the height, scale, mass and proportion is consistent with other structures in the neighborhood.

Vice-Chair Hedrick asked that since the building demolished on the site was not a contributing structure, there is no obligation to maintain similar massing for the new structure, and Mr. Garner stated that was correct.

Secretary Anderson administered the Oath to the applicant, Kyle McLaughlin.

Mr. McLaughlin submitted brick and paint samples to the Board.

Member Cummins asked about the shutters and Mr. McLaughlin stated they were non-operable aluminum shutters.

Vice-Chair Hedrick also asked the composition of the shutters and Mr. McLaughlin said they were aluminum. He then asked about the windows and Mr. McLaughlin stated they would be simulated divided light (SDL) vinyl windows. Vice-Chair Hedrick asked what the front porch rail material would be and Mr. McLaughlin stated it would be wood as well as the fence, and he entered two photos into evidence showing porch railing and fencing and specified they would both be made of wood.

Member Hunsucker inquired about the trees on the property and the materials of the driveway, which Mr. McLaughlin stated would be concrete with grass elements.

Chair McCune asked about the elevated cement curb on the driveway and Mr. McLaughlin explained that he's trying to raise the curb to level the lot and try to capture all the water on the site to keep it off the adjacent properties.

The Board discussed the aluminum shutters and Member Hunsucker pointed out the Guidelines for Materials 7.3.2 prohibited aluminum and Vice-Chair Hedrick discussed the prohibition of vinyl for windows. Mr. McLaughlin stated he would change the shutters to wood or composite materials. The Board further discussed the vinyl window selection and Guideline 7.3.2 and Mr. McLaughlin stated that he would use Andersen 100-series windows.

*Chair McCune asked if there were any parties with standing, and hearing none and no further questions, asked for a motion for a Finding of Fact for Case #24-23. Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #24-23, move that the Commission concludes 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, 7.1.4, 7.1.5; Building Height/Scale 7.2.1, 7.2.2, 7.2.3, 7.2.4; 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 Guidelines 8.1.1, 8.1.2, 8.1.3, 8.1.4, 8.1.5, 8.1.7, 8.1.8, 8.1.12; Outside Utilities Guidelines 8.3.1, 8.3.2, 8.3.3, 8.3.6; Exterior Lighting Guidelines 8.4.1, 8.4.2, 8.4.3, 8.4.5; Off-Street Parking Guidelines 8.5.1, 8.5.2, 8.5.3, 8.5.7; Roof Guidelines 6.1.3, 6.1.6; Wood Siding, Trim, and Ornament Guidelines 6.2.11; Brickwork and Masonry Guidelines 6.3.9; Window and Door Guidelines 6.4.7; Foundations Guidelines 6.6.4, 6.6.5, 6.6.6, 6.6.10; Paint and Exterior Colors Guidelines 6.7.2; Fences and Walls Guidelines 8.2.1, 8.2.2, 8.2.3, 8.2.4, 8.2.6 with the following conditions: 1. The porch railing be made of wood, 2. The front and side fencing be made of wood, 3. The shutters be made of wood or composite, and 4. All windows be Andersen 100 Series with SDL muntins.*

*Vice-Chair Hedrick made the second. Chair McCune took a vote that was approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Tammy Hunsucker, Jessica Sabiston*

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #24-23.

*Vice-Chair Hedrick made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the Commission conclude 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 #24-23 be issued for the proposed work.*

*Member Sabiston made the second and Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Tammy Hunsucker, Jessica Sabiston*

Chair McCune then declared Case #24-23 closed and notified Mr. McLaughlin that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

### 3. 2025 Historic Commission Meeting and Submittal Calendar

*Vice-Chair Hedrick made the motion to approve the Calendar and Member Cummins made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Tammy Hunsucker, Jessica Sabiston*

## **Commission / Board Comments**

There were no Board Comments.

## **Staff Comments**

Mr. Garner introduced Brad Fockler, the new Code Enforcement Officer for Planning and Inspections, and explained his duties to the Board.

**Adjourn**

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

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Tammy Hunsucker, Jessica Sabiston*

Chair McCune declared the December 3<sup>rd</sup>, 2024 meeting adjourned at 7:07 p.m.

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Vice-Chair, Bradley Hedrick

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Board Secretary, Laurel Anderson



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**Town of Beaufort Historic Preservation Commission Regular Meeting  
6:00 PM Tuesday, January 7, 2025 – 614 Broad Street – Train Depot**

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**AGENDA CATEGORY:** New Business

**SUBJECT:** Case # 24-05 112 Moore St - Fencing

**BRIEF SUMMARY:**

The owner wishes to move the northern fence to the property line than where it was previously approved which was south of the line.

**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, AICP  
**Date:** December 23, 2024  
**Case No.** 24-05

**Request:** Install a 6-foot-high fence along the northern property line and side yard.

**Applicant:** Charles Haskins  
 1601 Hwy 70  
 Newport, NC 28570

**Property Information:**

**Owners:** Doug & Margaret Abrahams  
**Location:** 112 Moore Street  
**PIN#:** 730617007887000

**Project Information:** According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 112 Moore Street, circa 1828. **James Noe House.** Somewhat altered, traditional Beaufort-style, 2-story, side gable house is 3 bays wide and has engaged 2-story porch with open-rafters and replacement chamfered posts and plain railing. Plain siding, 9/6 and 6/6 sash.

In August 2012, a COA was issued for the addition of fence to the existing fence in the driveway area. Beginning at 4 feet tall and tapering to 5 feet towards the rear of the property.

In January of 2024 a COA was approved for landscaping and hardscaping work for this property and the applicant is now adding additional work.

Since May a new survey has been completed and the Abrams wish to place the fence along the property line as to the previously approved location just a little off the fence line.

**Proposed work:**

See Attached Application & Narrative

**Material:**

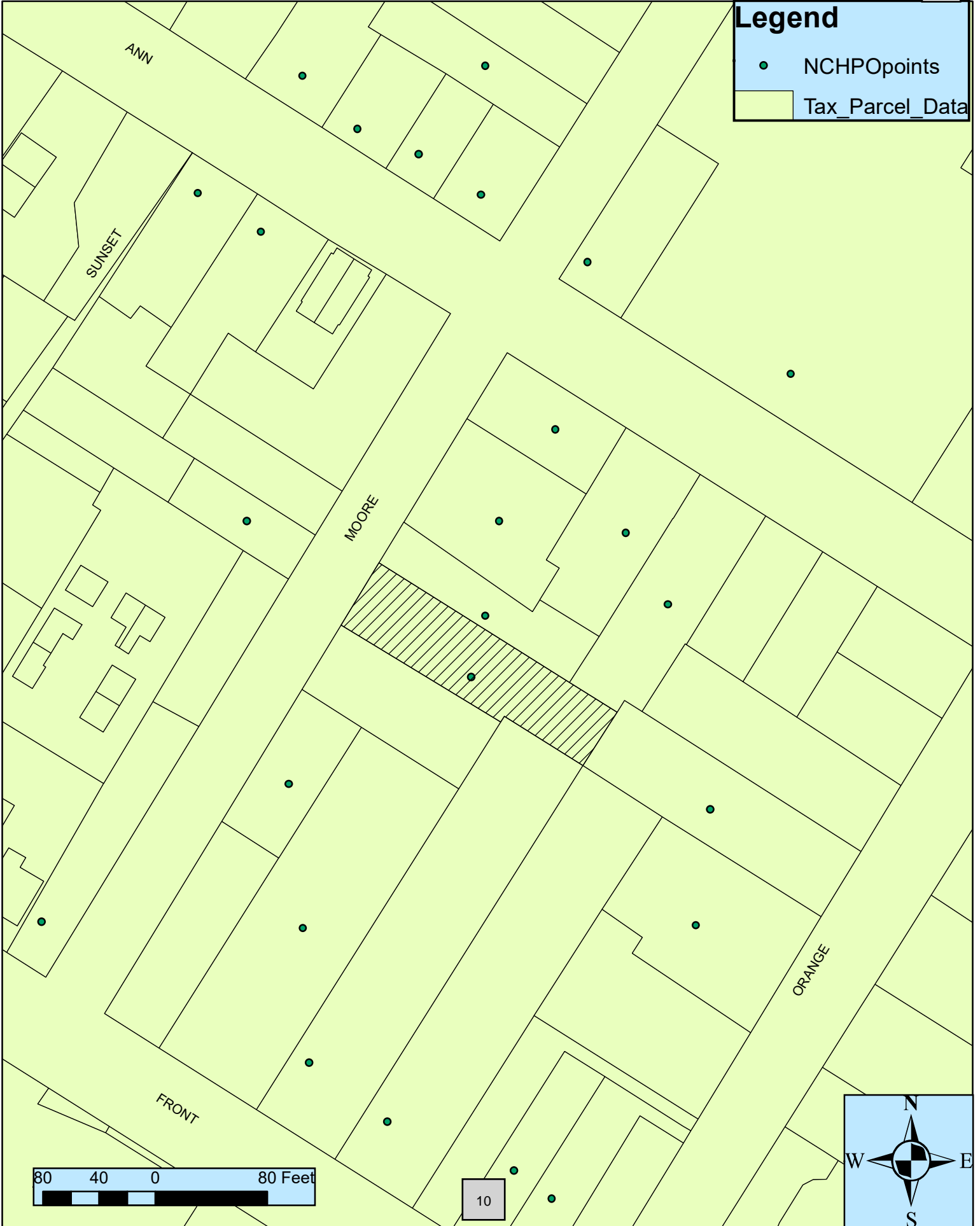
## Fences and Walls Guidelines

8.2.1. Retain and preserve historic fence and wall material wherever possible. If replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern and texture.

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.

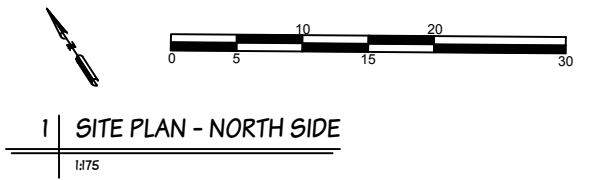
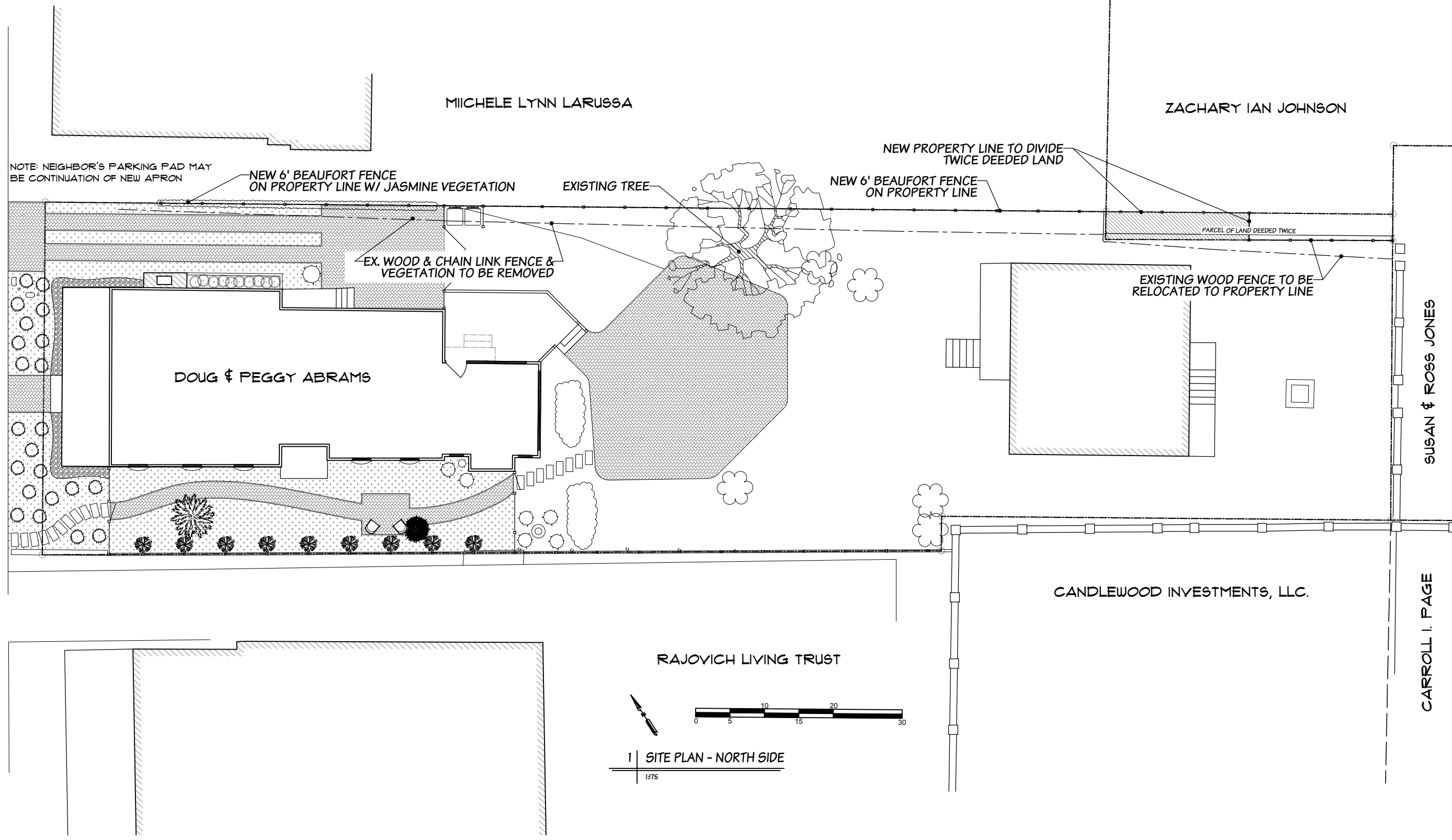
8.2.3. Fences shall not exceed a height of four (4) feet in front yards and other areas of primary visual concern. Fences at rear yards and other areas not readily seen from the public view may be up to six (6) feet high. The transition between low front fences and higher rear fences should be made as 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 # 24-05 112 Moore St - Fencing



<u>OWNER</u>	<u>IL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
ABRAMS,DOUGLAS B ETUX MARGARET	5101	HUNTINGWOOD DR	RALEIGH	NC	27506	
ALLEN,DANNY C	6114	DODSONS CROSSROADS	HILLSBOROUGH	NC	27278	
CANDLEWOOD INVESTMENTS LLC			ROCKY MOUNT	NC	27804	PO BOX K
DUNCAN,JOHN N III ETAL	115	MOORE ST	BEAUFORT	NC	28516	
JOHNSON,ZACKARY IAN	206	ANN STREET	BEAUFORT	NC	28516	
JONES,SUSAN O ETVIR ROSS	1820	PEACHTREE STREET NW	ATLANTA	GA	30309	#1912
LARUSSA,MICHELE LYNN	109	COREY BRIDGE ROW	CARY	NC	27513	
MOORE,MICHAEL A ETAL WILLIAM M	113	MOORE STREET	BEAUFORT	NC	28516	
RAJKOVICH LVG TR DT 09/09/1999	110	MOORE STREET	BEAUFORT	NC	28516	

MOORE ST.

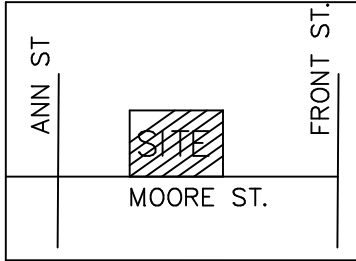


MEG MCLAURIN, AIA  
 1905 MCDONALD LN  
 RALEIGH, NC 27608  
 919.749.3008

LANDSCAPE PLAN:  
 DOUG & PEGGY ABRAMS  
 112 MOORE ST. BEAUFORT, NC  
 SITE PLAN

S3





VICINITY MAP NOT TO SCALE

DEED BOOK: 0633  
DEED PAGE: 00349

N/F  
OWNER: PAGE, GEORGE W ETUX CARROLL  
DEED BOOK: 0699  
DEED PAGE: 00348

N/F  
OWNER: VENTURE EQUITIES INC  
DEED BOOK: 1080  
DEED PAGE: 5

N/F  
OWNER: CANDLEWOOD INV.  
DEED BOOK: 1453  
DEED PAGE: 117

OWNER: BURKE, ELIZABETH JOHNSON  
DEED BOOK: 1511  
DEED PAGE: 279

OWNER: BONEY, DANIEL  
DEED BOOK: 1458  
DEED PAGE: 273

LEGEND

- IPF IRON PIPE FOUND
- N/F NOW OR FORMERLY
- DB DEED BOOK
- MB MAP BOOK
- PG PAGE
- R/W RIGHT OF WAY
- MBL MINIMUM BUILDING LINE
- IRS IRON ROD SET
- CP COMPUTED POINT
- X-X FENCE LINE

TIE TO PK NAIL FOUND AT CENTERLINE  
INTERSECTION OF MOORE ST. & ANN ST

TOTAL AREA =  
9,693 sq.ft.  
By Coordinates

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

MOORE STREET  
50' R/W PUBLIC

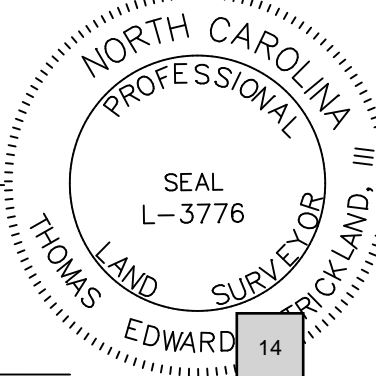
OWNER: PARK, MARGARET D

I, THOMAS EDWARD STRICKLAND III, P.L.S. L-3776 CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.

Thomas Edward Strickland, III 8/16/16  
THOMAS EDWARD STRICKLAND, III L-3776

REFERENCE: DEED BOOK: 0633  
DEED PAGE: 00349

REGISTRATION NUMBER  
CERTIFICATE OF SURVEY & ACCURACY:  
I, THOMAS EDWARD STRICKLAND III, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 633 PAGE 349 OR OTHER REFERENCE SOURCE THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK PAGE OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+ AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS DAY OF 8/16/16



BOUNDARY DIVISION FOR  
Johnnie Britt and Brian Brunk  
TOWN OF BEAUFORT  
PORTION OF LOTS 29, 30 & 56  
BEAUFORT TWSP., CARTERET COUNTY, N.C.

STRICKLAND SURVEYING, P.A.	8/14/16
4915 ARENDELL ST, STE J	INV# 4910
PMB 132	DATE: 8/16/16
MOREHEAD CITY, N.C. 28557	SCALE: 1" = 30'
(252) 727-1970 (C-1496)	
THOMAS EDWARD STRICKLAND III P.L.S.	

Thomas Edward Strickland, III 8/16/16 L-3776  
PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER



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**Town of Beaufort Historic Preservation Commission Regular Meeting  
6:00 PM Tuesday, January 7, 2025 – 614 Broad Street – Train Depot**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case # 25-01 607 Ann St - Driveway  
**BRIEF SUMMARY:**  
The owner wishes to Install a brick runner driveway at 607 Ann Street

**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, AICP  
**Date:** December 23, 2024  
**Case No.** 25-01

**Request:** Install brick ribbon runners for the driveway at 607 Ann Street

**Applicant:** John & Emily Carter  
 607 Ann Street  
 Beaufort, NC 28516

**Property Information:**

**Owners:** John & Emily Carter  
**Location:** 607 Ann Street  
**PIN#:** 730617204241000

**Project Information:** According to The Beaufort National Register Historic District comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 607 Ann Street, circa 1905. **House.** 2-Story, 3-bay, side gable house with molded eave returns, 1 interior stuccoed chimney, and 6/1 sash. Hipped porch has boxed posts with sawn work brackets, and replacement railing. Vinyl siding. First mapped by Sanborn, 1908.

In June 2018, a COA was approved for a rear addition to the structure. (COA 18-17)

In April 2018 a COA was approved for painting the porch ceiling, light blue, painting the front door and frame black, new front light fixtures and adding new wood shutters painted black. (COA 18-15)

**Proposed work:**

See Attached Application & Narrative

**Material:**

**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.

# Case # 25-01 607 Ann St - Driveway



<b>OWNER</b>	<b>MAIL_ADDRE</b>	<b>MAIL_CITY</b>	<b>MAIL_STATE</b>	<b>MAIL_ZI5</b>
BLAND CHARLES EVERETT	609 ANN ST	BEAUFORT	NC	28516
CARTER JOHN M ETUX EMILY D	607 ANN STREET	BEAUFORT	NC	28516
MATTHEWS ANN W ETVIR DEXTER R	606 ANN ST	BEAUFORT	NC	28516
MCCUNE FREDRICK J ETUX JOYCE	608 ANN ST	BEAUFORT	NC	28516
PRITCHETT L/T BESSIE SPELL	208 QUEEN ST	BEAUFORT	NC	28516
WALDROP JOSEPH MICHAEL	603 ANN STREET	BEAUFORT	NC	28516

**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. Applications must be deemed complete and accepted before the submittal date. Please contact Town Hall at 252-728-2142 if there are any questions.

**APPLICANT/OWNER INFORMATION**

Please print!

Applicant Name: JOHN + EMILY CARTER

Applicant Address: 607 ANN ST. BEAUFORT, NC 28516

Business Phone: 336-210-0904 Email/Cell: john@johncarter-sales.com

Property Owner Name: JOHN + EMILY CARTER

Address of Property: 607 ANN ST., BEAUFORT, NC 28516

Phone Number: 336-210-0904 Email/Cell: john@johncarter-sales.com

**PROJECT INFORMATION**

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

PUTTING BRICK IN DRIVE TRACKS OF DRIVEWAY

Estimated Cost of Project: \$ 16,000

Year House Built: 1898

[Signature]  
Applicant Signature

12/1/24  
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](http://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: \_\_\_\_\_

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 of all Design Guidelines that apply to the application and a description of how proposed changes are consistent with the *Design Guidelines for the Beaufort Historic District & Landmarks*, which can be found at <https://www.beaufortnc.org/bc-hpc/page/design-guidelines-beaufort-historic-district-landmarks>
- A list of all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- 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.).

**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.
- 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](mailto:k.garner@beaufortnc.org).*

---

Timothy Fulcher

ADJACENT

CHUCK & CATHERINE BLAND  
609 ANN ST.

MIKE WALDRUP  
603 ANN ST.





From: Timothy Fulcher timothyfulcher11@gmail.com  
 Subject: Drawing  
 Date: Nov 19, 2024 at 4:21:44 PM  
 To: john johncartersales.com john@johncartersales.com

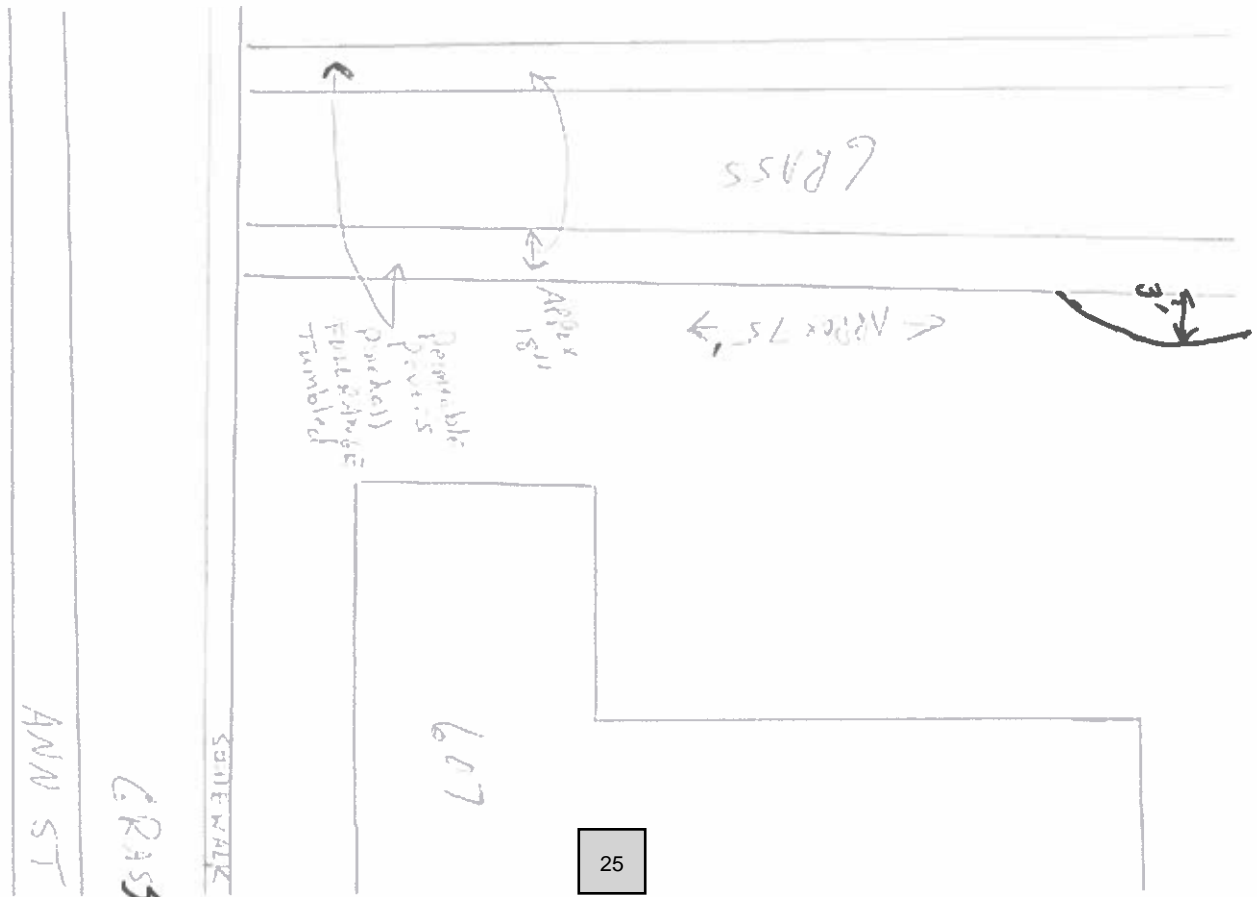
Mr. John,

Attached is the drawing of the layout of the permeable drive tracks as discussed. Please let me know if you have any questions.

Thank you

Timothy

--



From: **Timothy Fulcher** timothyfulcher11@gmail.com  
Subject: **Paver installation**  
Date: **Jun 6, 2024 at 7:35:58 AM**



TO: The Carter Family

607 Ann St.

Beaufort N.C.

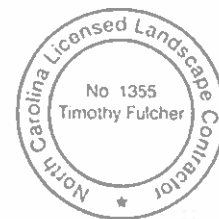
FROM: Fulcher's Lawn and Garden Service, LLC.

RE: Paver installation

Scope of Work

- Excavate wheel path areas where vehicle tires will travel
- Install 12 inches of #57 stone for foundation of permeable surface
- Installation of pine hall full range English edge pavers
- Installation of fine grade small washed stone in joints for permeable surface
- Tamp areas solid at completion
- Complete clean up of construction debris
- Grass to remain in center of drive area

TOTAL: \$10,425.00



Timothy Fulcher, Owner

2071 Sutton Hooten Lane • La Grange, NC 28551 • Phone: 252-560-1864



**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, January 7, 2025 – 614 Broad Street – Train Depot**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case # 25-02 307 Front St - Second floor Windows Doors  
& First floor porch

**BRIEF SUMMARY:**  
Installation of new door with new location and windows on second story rear portion of structure with extension of existing porch on first story east side which is an extension from a COA approved in 2015.

**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, AICP  
**Date:** December 23, 2024  
**Case No.** 25-02

**Request:** Installation of new door with new location and windows on second story rear portion of structure with extension of existing porch on first story east side which is an extension from a COA approved in 2015.

**Applicant:** Owens Construction  
 828 West Beaufort Road  
 Beaufort, NC 28516

**Property Information:**

**Owners:** Mary Ellen Nixon-Moore  
**Location:** 307 Front Street  
**PIN#:** 730617100471000

**Project Information:** According to The Beaufort National Register Historic District comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 307 Front Street, circa 1857. Sabiston House. 2-Story, 3-bay, Greek Revival side hall plan house has low hipped roof, plain siding, 2 interior chimneys, 6/6 sash, and front door with transom. The pedimented 2-story porch has Doric columns and turned railing. House appears on the 1857 Coast and Geodetic Survey Map. (Wrenn file)

In February 2015, a COA (Case #15-03) was approved to enclose the existing east porch, add new porch and windows, siding, & paint to match the existing color. Reuse existing porch posts, add new wood railings & porch decking to match existing structure.

**Proposed work:**

See Attached Application & Narrative

**Material:**

### Window and Door Guidelines

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.

6.4.7. New windows must match original in overall size and opening area and should have three dimensional muntins with either true divided lights (TDL) or three dimensional grilles on both the interior and exterior sides (SDL). Snap-in grilles or grilles between glass are not appropriate for windows visible from public view.

6.4.10. New window and door openings shall not alter the historic character of the building or cause damage to historic materials or other significant architectural features. They must be detailed and sized to be compatible with the existing structure.

6.4.11. Avoid the placement of metal awnings over windows and doors. Fabric awnings may be used if the house originally or historically had them. Install awnings in such a manner that they do not conceal architectural features or damage historic building fabric. Choose colors and patterns that harmonize with the building and do not compete with it.

### Porches and Entrances Guidelines

6.5.1. Retain and preserve historic porches, entrances and doorways including related features such as railings, posts or columns, ceilings, steps, lattice, flooring, piers, ornamental trim, and other character defining elements.

6.5.3. Use appropriate materials in the repair and restoration of historic porches. Woods that are naturally rot-resistant or treated will provide the greatest durability for exposed elements such as railings, steps, flooring, and floor framing. The use of pressure-treated wood is appropriate when painted within six months. The use of substitute material that duplicates the look and patina, and architectural detail is allowed.

6.5.5. Covering a porch with non-historic material such as vinyl or metal siding, or “winterizing” a screened porch by permanently attaching plastic sheeting is not permitted.

6.5.7. Use architectural details and ornamentation that are compatible with the style, period, and detailing of the porch and structure. Such features as new metal columns or wrought iron posts, over-scaled columns with elaborate capitals, metal or plastic balustrades are not allowed. The creation of a false historical appearance, such as adding Victorian ornament to a plain early 20th century porch, is not appropriate.

6.5.10. It is not appropriate to add new porches, entrances, or balconies to primary elevations or other areas of a building that are seen from the public view if none existed historically.

[Type here]

### Roof Guidelines

6.1.1 Preserve original and significant later roof forms, shapes, and major roof architectural elements such as dormers, gables, chimneys, and eave overhangs. It is not appropriate to make alterations to the front or other primary portions of the roof of a contributing structure if that roof slope can be seen from public view.

### Wood Siding, Trim, and Ornament Guidelines

6.2.12. Avoid removing or replacing such features as cornices, brackets, pilasters, door and window moldings, pediments, medallions, dentil and modillion molding, corner boards, and other character-defining architectural trim, particularly from the principal façade.



<b>OWNER</b>	<b>MAIL_ADDRE</b>	<b>MAIL_CITY</b>	<b>IL_ST</b>	<b>MAIL_Z</b>	<b>MAIL_Z15</b>
ASCENCIOS LAUREN ETVIR JULIO	6875 BOWMAN DAIRY ROAD	LIBERTY	NC		27298
NIXON-MOORE MARY ELLEN	307 FRONT STREET	BEAUFORT	NC		28516
SIMPSON ANN KINDELL	3100 MORROW FARM LANE	CHAPEL HILL	NC		27516
STATE OF NORTH CAROLINA	1321 MAIL SERVICE CTR	RALEIGH	NC	1321	27699

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



**Instructions:**

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**APPLICANT/OWNER INFORMATION**

*Please print!*

Applicant Name: Owens Construction, Inc.

Applicant Address: 828 West Beaufort Rd., Beaufort, NC 28516

Business Phone: 252-504-3163 Email/Cell: 252-622-1475

Property Owner Name: Mary Moore

Address of Property: 307 Front St., Beaufort, NC 28516

Phone Number: 609-577-7472 Email/Cell: toby8more@aol.com

**PROJECT INFORMATION**

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

Renovation of 2nd story interior apartment space. Renovation of existing deck with replacement of lik material. Relocation of one exterior door. Extension of existing first floor deck/walkway and extension of existing roofline above walkway.

Estimated Cost of Project: \$ 125,000

Year House Built: 1901

John Engelhard  
Applicant Signature

12-6-2024  
Date

Mary Moore  
Property Owner Signature (if different than above)

12-6-2024  
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](http://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: \_\_\_\_\_

**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:**

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- A list of all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- 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.).

**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.
- 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.
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*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](mailto:k.garner@beaufortnc.org).*



**ALIGN**  
Interiors, Architecture • Design

# MODIFICATIONS 307 FRONT ST

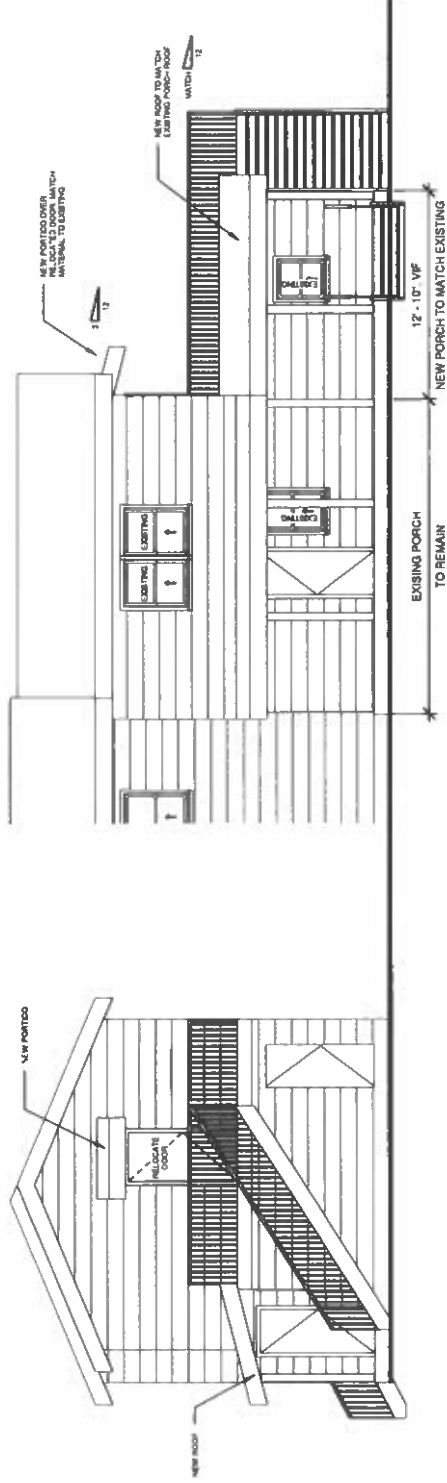


**PREPARED FOR BEAUFORT TOWN  
COMMISSION**

01 AUGUST 2024

# DESIGN

One can see minimal changes to the overall look and feel of the exterior by comparing the existing elevations to the proposed elevations.



# LOCATION AND NEIGHBORS

*Concealed from the street and tucked away, this section of the home can really only be seen on the drive between the Maritime Museum or the back corner of 110 Orange Street's lot. However, with the trees and privacy fence not much is visible. Below is a list of adjacent property owners and their mailing addresses:*

**Beaufort Maritime Museum**

Physical Address: 315 FRONT ST BEAUFORT, NC 28516  
Mailing Address: 315 FRONT ST BEAUFORT, NC 28516

**Lauren & Julio Ascencios**

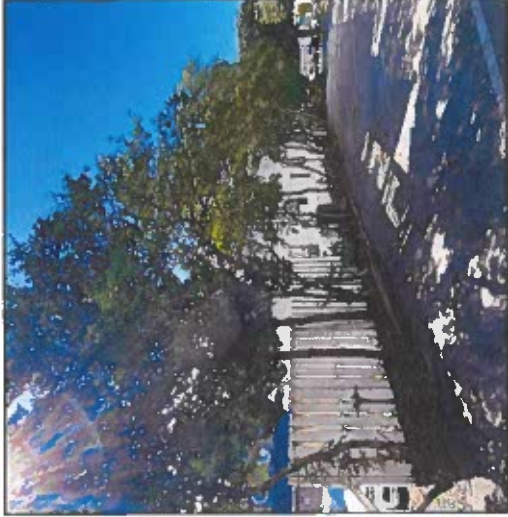
Physical Address: 305 FRONT STREET BEAUFORT, NC 28516  
Mailing Address: 6875 BOWMAN DIARY ROAD, LIBERTY, NC, 27298

**Ann Cary Kindell**

Physical Address: 110 ORANGE STREET BEAUFORT, NC 28516  
Mailing Address: 3100 MORROW FARM LN, CHAPEL HILL, NC 27516



CURRENT ADDITION



VIEW FROM 110 ORANGE



BETWEEN MARTIME & PROPERTY

## ALIGN

307 FRONT ST. ADDITION | 01 AUG 2024

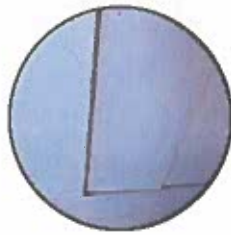




# MATERIAL & FINISH

The plan is to match the materials and finishes of the existing structure to create a seamless transition between the old and new construction. All patching to the siding will match the existing reveal, style, and color. We may use wood or smooth Hardieboard siding, depending on the current material. The metal roof will extend seamlessly over the lower-level porch, and the decks will match the existing structure in all aspects, including columns, steps, and railing. The porch ceiling will also continue seamlessly in material, color, and fixtures.

## EXISTING MATERIALS:



Smooth siding 6" reveal



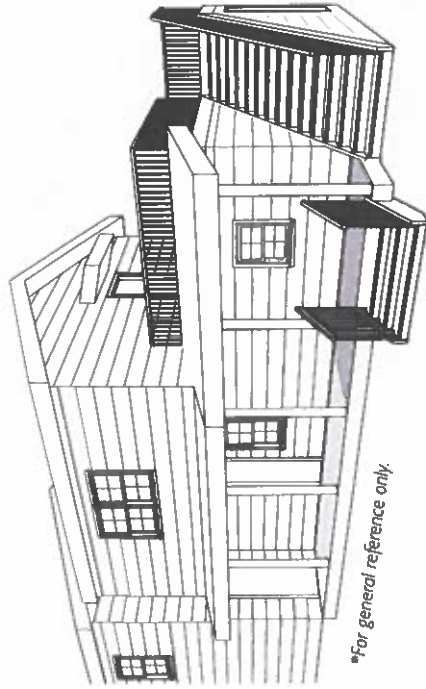
Painted wood decking w/cylindrical columns



Painted beadboard porch ceiling with recessed cans

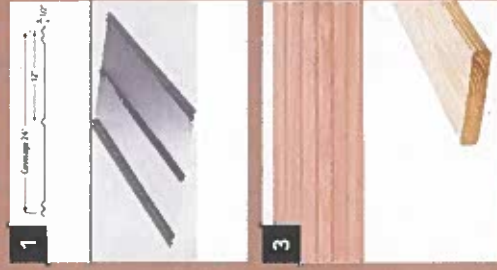


5V Galvalume metal roof with 6" ridge cap



\*For general reference only.

## SPECIFICATION



1. 5V Galvalume Metal Roof [Link](#) Color: Natural
2. Wood or Hardie Plank Lap Siding (Smooth) 7.25" w/6" exposure Color : Primed For Paint. Paint to match existing siding [Link](#)
3. 5/4-in x 6-in deck boards, painted to match existing. Beadboard porch ceiling painted blue, to match existing.



**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, January 7, 2025 – 614 Broad Street – Train Depot**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case # 25-03 216 Orange Street - Exterior Stairway -  
Privacy Fence & Shower

**BRIEF SUMMARY:**

The owner wishes to install a new exterior stairway in the rear of the house and add a privacy fence and shower in the rear yard. (Elements of the rear yard can be seen from Broad 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, AICP  
**Date:** December 23, 2024  
**Case No.** 25-03

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**Request:** The owner wishes to Install a new exterior stairway in the rear of the house and add a privacy fence and shower in the rear yard. (Elements of the rear yard can be seen from Broad Street)

**Applicant:** Steve Magowan  
 216 Orange Street  
 Beaufort, NC 28516

**Property Information:**

Owners: Steve Magowan  
 Location: 216 Orange Street  
 PIN#: 730617114292000

**Project Information:** According to The Beaufort National Register Historic District comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 216 Orange Street, circa 1950. **House. 1-Story, side gable house raised to 2-stories in 1995. Vinyl siding.**

In August 2007, a COA was approved for an extension of the front porch/stoop

**Proposed work:**

See Attached Application & Narrative

**Material:**

## Wood Siding, Trim, and Ornament Guidelines

6.2.2. Preserve and repair existing wood elements wherever possible. Use preservation techniques which encourage repair (such as epoxies, splicing, and patching where applicable) rather than wholesale replacement.

## Paint and Exterior Colors Guidelines

6.7.1. Repainting a building in the same color, including minor touch-up painting, and the cleaning of existing painted surfaces do not require a COA, nor does re-lettering a painted sign in the same color.

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.

## Accessibility and Life Safety Guidelines

6.8.1 Locate fire exits, stairs, landings, and ramps so that they are compatible with the character of the building or site. For example, wheelchair ramps may replicate a railing detail on a building or be of a simple design that allows it to blend discreetly with its surroundings. Such elements should be painted to tie in with the structure.

6.8.2. Introduce new or alternate means of access to the historic building, in ways that do not compromise the appearance of an historic entrance or front porch.

## Additions to Historic Buildings Guidelines

7.8.1. locate new additions at the side or rear so that they have a minimal impact on the façade and other primary elevation of the affected building or adjacent properties.

7.8.2 The overall proportions of a new addition should be compatible with the existing building in height, scale, size and massing so as not to over power it visually. A new addition should never be taller or wider than the original structure unless required by code or a non-aesthetic functional requirement. Observe the principle of "additive massing" where the original structure remains dominant and the additions are adjoining and smaller masses.

7.8.4. Additions should be constructed so that they can be removed from the original building in the future without irreversible damage to significant features.

## Fences and Walls

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.

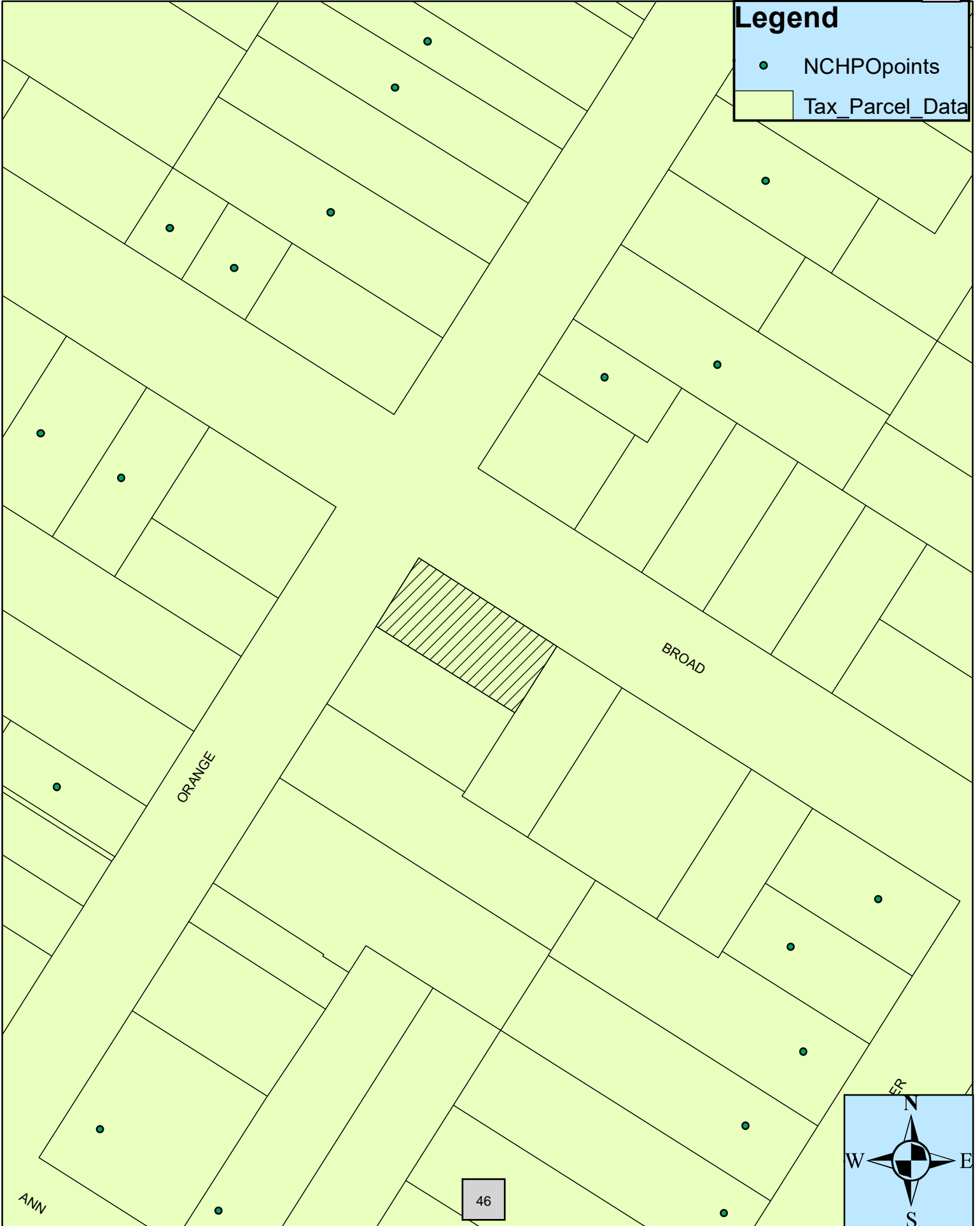
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8.2.3. Fences shall not exceed a height of four (4) feet in front yards and other areas of primary visual concern. Fences at rear yards and other areas not readily seen from the public view may be up to six (6) feet high. The transition between low 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.

**Outside Utilities Guidelines**

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.

8.3.2. Locate roof ventilators, antennas, solar panels, and satellite dishes in areas not visible from public view. Satellite dishes exceeding 24” in diameter shall not be installed in the historic district.



**OWNER**

BOWEN MARY ELIZABETH WARD  
CANNON EDWIN KEITH  
LEE TAMBRIA ET VIR DAVID BROWN  
MAGOWAN STEVEN F ET UX JOANNE O  
OGUS RICHARD C ET UX MARY H  
ORANGE STREET BEAUFORT LLC C/O CHRISTOPHER & RUTH CECIL

**FullMailin**

590 NEW WAVERLY PL SUITE 120 CARY, NC 27518  
301 BROAD ST BEAUFORT, NC 28516  
303 BROAD STREET BEAUFORT, NC 28516  
216 ORANGE ST BEAUFORT, NC 28516  
306 BROAD STREET BEAUFORT, NC 28516  
2441 LEMON TREE LANE CHARLOTTE, NC 28211

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



### Instructions:

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### APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Steven Magowan

Applicant Address: 216 Orange St. Beaufort, Nc 28516

Business Phone: 252 732 5693 Email/Cell: magowasf@gmail.com

Property Owner Name: Same as applicant

Address of Property: Same as above

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

### PROJECT INFORMATION

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

- 1) New exterior stairway to/from existing 2nd floor balcony to provide secondary access + emergency egress.
- 2) Build an outdoor shower in backyard.
- 3) Erect a 6ft tall privacy fence across back yard.

Estimated Cost of Project: \$ 11,000 Year House Built: circa 1950

Applicant Signature: Steven F Magowan Date: Dec 11, 2024

Property Owner Signature (if different than above) \_\_\_\_\_ Date \_\_\_\_\_

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### OFFICE USE ONLY

Received by: \_\_\_\_\_ 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 of all Design Guidelines that apply to the application and a description of how proposed changes are consistent with the *Design Guidelines for the Beaufort Historic District & Landmarks*, which can be found at <https://www.beaufortnc.org/bc-hpc/page/design-guidelines-beaufort-historic-district-landmarks>
- A list of all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- 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.).

## **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.
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- All types of building material samples.
- 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:**

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List of all Design Guidelines that  
may apply to the application

4.

- \* Chapter 6: Exterior Walls
- \* Chapter 6: Wood Siding, Trim, and Ornament Guidelines
- \* Chapter 6: Paint and Exterior Colors
- \* Chapter 6: Accessibility and Life Safety
- \* Chapter 8: Fences and Walls Guidelines
- \* Chapter 8: Outside Utilities Guidelines

Note:

How proposed changes are consistent with design guidelines are described within the enclosed, detailed plans.

## List of adjacent Property Owner

4.

① Chris Cecil + Ruth Cecil  
214 Orange St.  
Beaufort, NC 28516

mailing address:

500 East Blvd.  
Charlotte, NC 28203

② Richard C. Ogus + Mary Ogus  
306 Broad St.  
Beaufort, NC 28516

mailing address:

same as above

## Multi-Project Proposal

Steven Magowan

Monday, December 9, 2024

Three distinct projects are being proposed for Certificates of Appropriateness (e.g. CoAs) by the HPC for 216 Orange St., Beaufort, NC.

- 1) Erect a new, exterior stairway to/from the existing 2nd floor balcony to provide secondary access & emergency egress from the second floor at the back of the house.
  - 1a) Remove & replace existing rotten/damaged siding, as needed, using same material (wood), style (German), and paint color (white).
- 2) Build an outdoor shower in the back yard, built off the existing garage's exterior wall. See example photos
- 3) Erect a new 6 feet tall privacy fence across the back yard to obscure the back portion of the yard used for storing propane tanks, kayaks, and waste containers. See example photos.

## Multi-Project Proposal

Steven Magowan

### Introduction

The following summary is to provide information to the HPC regarding the historic significance and ‘history’ of the house, as well providing a perspective that may assist the HPC in making decisions on any of the proposed renovations, repairs or upgrades.

The house at 216 Orange St. is on a corner lot with nearly 360 degrees of street visibility, except for some rear portions of the house obscured by the garage.

The house was built circa **1950**, but underwent major renovations in mid-**1990**’s, when an addition was added, including a second floor with a balcony off the main bedroom suite. All the windows were replaced at that time with standard **1992/1993** Anderson brand, *vinyl clad wood*, with internal *removable* muntins and removable screens.

Most of the windows have dark blue *plastic* shutters on either side of the exterior for ‘aesthetics’.

A white, wooden picket fence was erected around the border of the property, and a detached garage was also built around the same time (circa mid **1990**’s).

Exterior siding was installed during the major renovation in mid-1990’s using “German” or “Dutch Lap” wood siding. Records indicated *vinyl siding* was used at one time, prior to the use of wood “German” siding during the 1990’s renovation. The detached garage also used this same style of siding for the exterior walls.

Later, in **mid-2000**’s, a wrap-around porch was added by a subsequent owner facing Orange and Broad Streets using brick and wood, and a galvanized metal/tin roof was installed on the “lower” portion of the roof and porch, which provides an “historic” look.

## **Multi-Project Proposal**

Steven Magowan

### **Project details for new exterior stairway to/from existing 2nd story**

The first project proposal is for an exterior stairway to/from the second floor through an existing door. This will provide an emergency egress from the back of the house, since the only other exit from the second floor is the inside stairwell at the front of the house.

The proposed exterior stairway will be mostly obscured from the street or sidewalk view, except when looking at a right angle while passing directly in front of the breezeway. This is due to the proposed stairway being located in a narrow breezeway between the garage and the house.

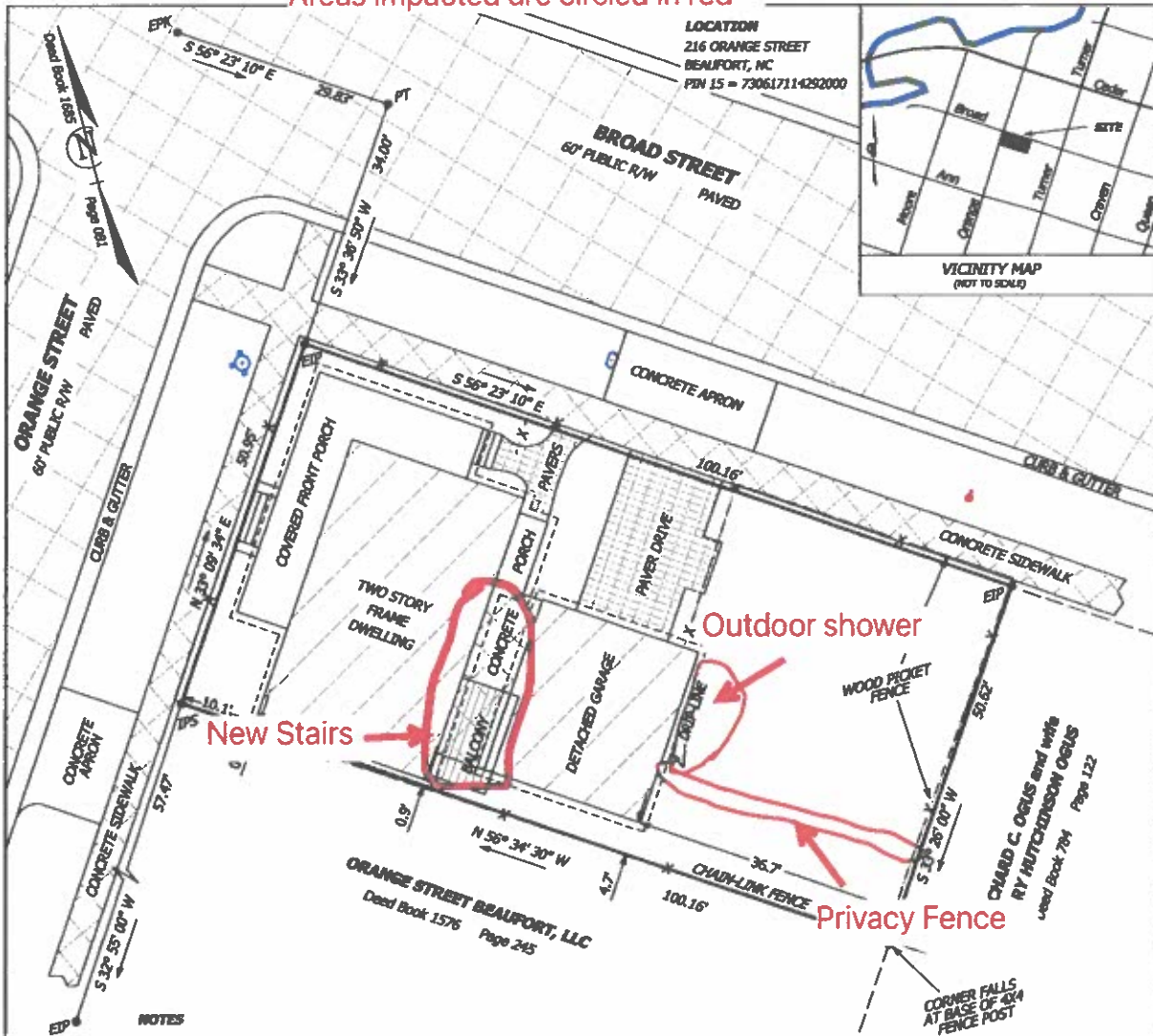
See photos below.

The new stairway will incorporate decorative risers with arches for airflow, which will also serve to obscure visibility of the major appliances in the breezeway, "behind" and under the stairs (e.g. Air Conditioner Compressors & Whole House Back-up Generator).

#### **CONSTRUCTION DETAILS:**

- Pressure treated lumber will be used for the entire structure.
- Painted white to match house. Stair treads painted light gray.
- There will be at least 36" clear landing space at top and bottom of stairs
- Existing 6x6 posts will be used, while adding additional 6x6 posts as needed for stairs and added load capacity
- Any existing rotten, weathered, or damaged siding will be replaced at this time, using same German style wood siding, painted white to match.
- Stairs will be 10" tread depth with 7.75" rise.
- Risers will have decorative arches for airflow as seen in example photos.
- Low voltage lighting will be used along stairway for safety.

Areas impacted are circled in red



**NOTES**

TOTAL AREA OF PARCEL = 5,086.7 sq ft / 0.117 acres, COORDINATE METHOD.

ALL OF PROPERTY IS LOCATED IN FLOOD ZONE "SHADED X" per FIRM 37207306001, PANEL 7306, MAP EFFECTIVE DATE JULY 16, 2003.

LOT IS SERVED BY PUBLIC WATER & SEWER. NO ABOVE or BELOW GROUND UTILITIES WERE LOCATED.

BROKEN / DASHED LINES NOT SURVEYED, TAKEN FROM REFERENCES.

BUILDING OFFSETS & DIMENSIONS ARE MEASURED TO THE EXTERIOR WALL, ROUNDED TO THE NEAREST TENTHFOOT, AND ARE NOT TO BE USED FOR ARCHITECTURAL DESIGN.

ORANGE STREET & BROAD STREET R/W WIDTHS TAKEN FROM MAP BOOK 33, PAGE 190.

**LEGEND**

- PT COMPUTED POINT, NOTHING SET
- EIS EXISTING IRON STAKE
- IPS IRON PIPE SET
- EIP EXISTING IRON PIPE
- EPK EXISTING PK NAIL
- R/W RIGHT OF WAY
- UTILITY POLE
- FIRE HYDRANT
- WATER METER

**REFERENCES**

- DEED BOOK 1685 PAGE 081
- DEED BOOK 712 PAGE 531
- DEED BOOK 783 PAGE 601
- DEED BOOK 784 PAGE 122
- DEED BOOK 1576 PAGE 245
- DEED BOOK 1684 PAGE 007

**CERTIFICATE OF ACCURACY**

I CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 1685, PAGE 081, THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DASHED LINES DRAWN FROM INFORMATION IN (SEE REFERENCES); THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 13th DAY OF JUNE 2022.

Kevin R Barefoot, PLS  
 KEVIN R BAREFOOT, PLS  
 L-4236

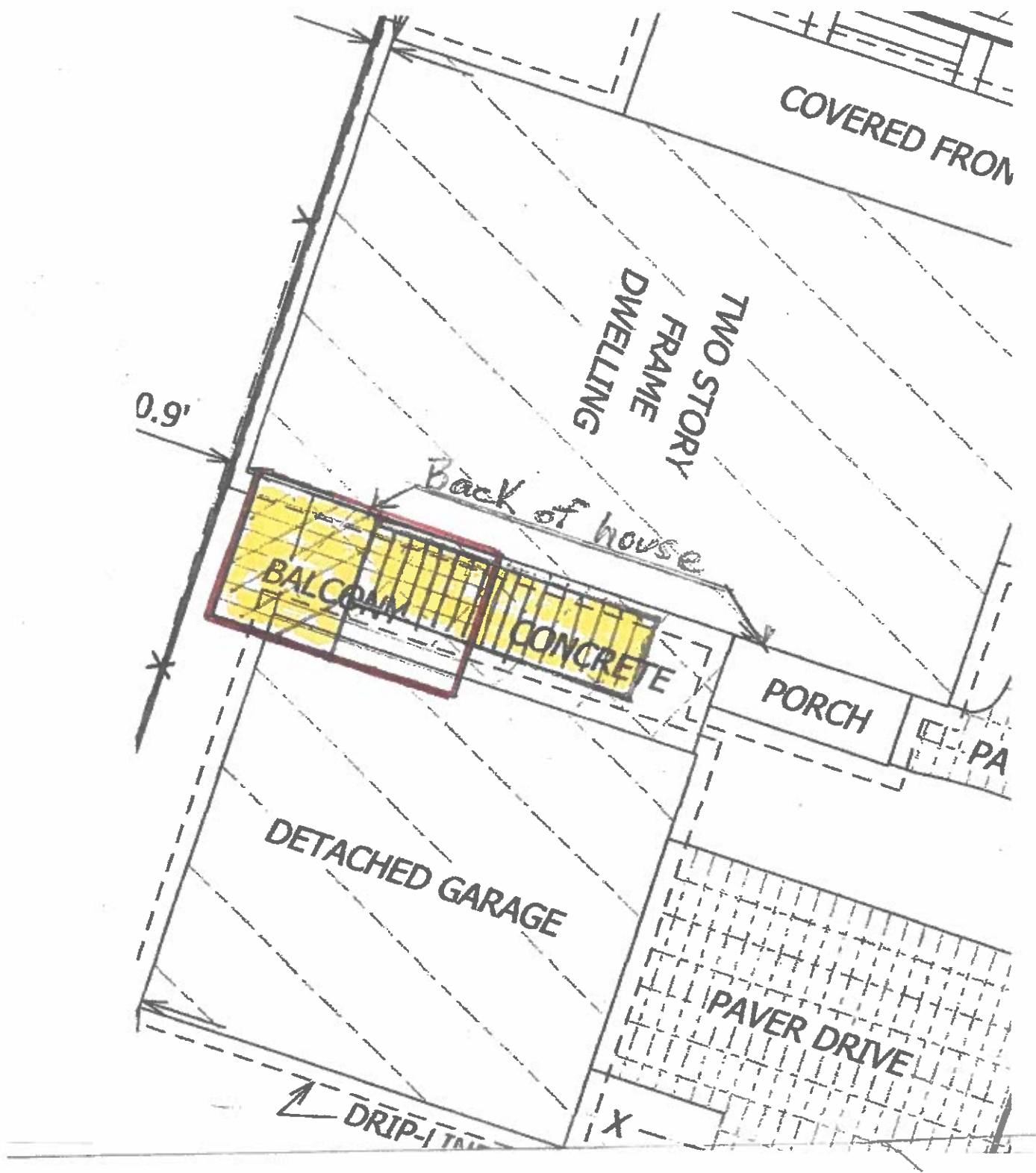


THIS MAP IS NOT INTENDED TO MEET GS 47-30 STANDARDS



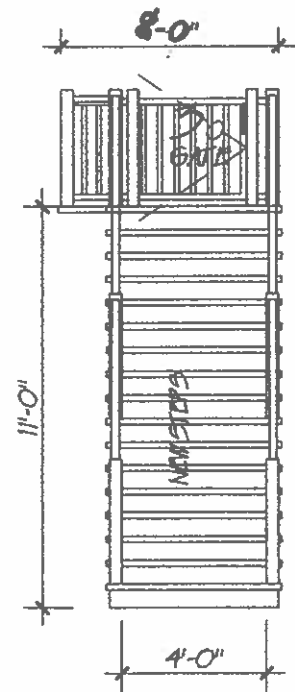
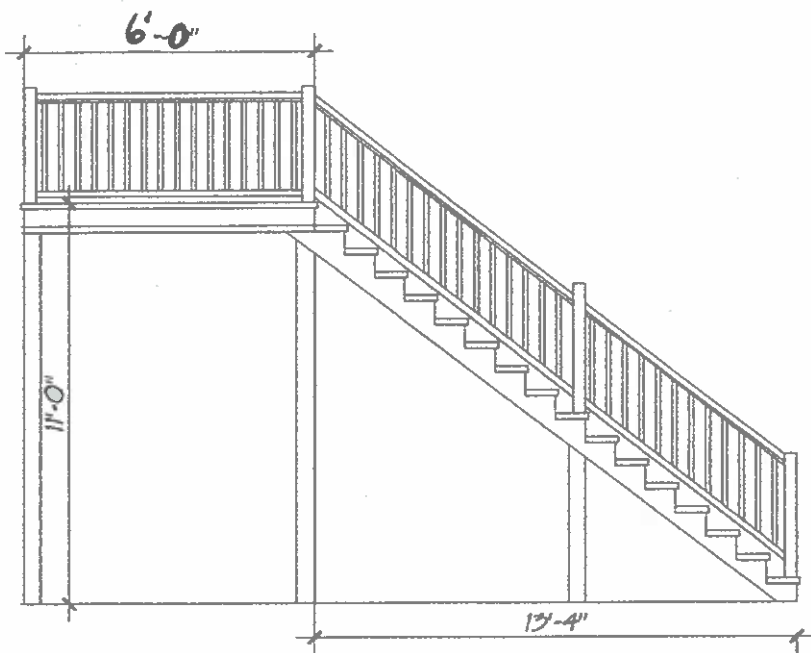
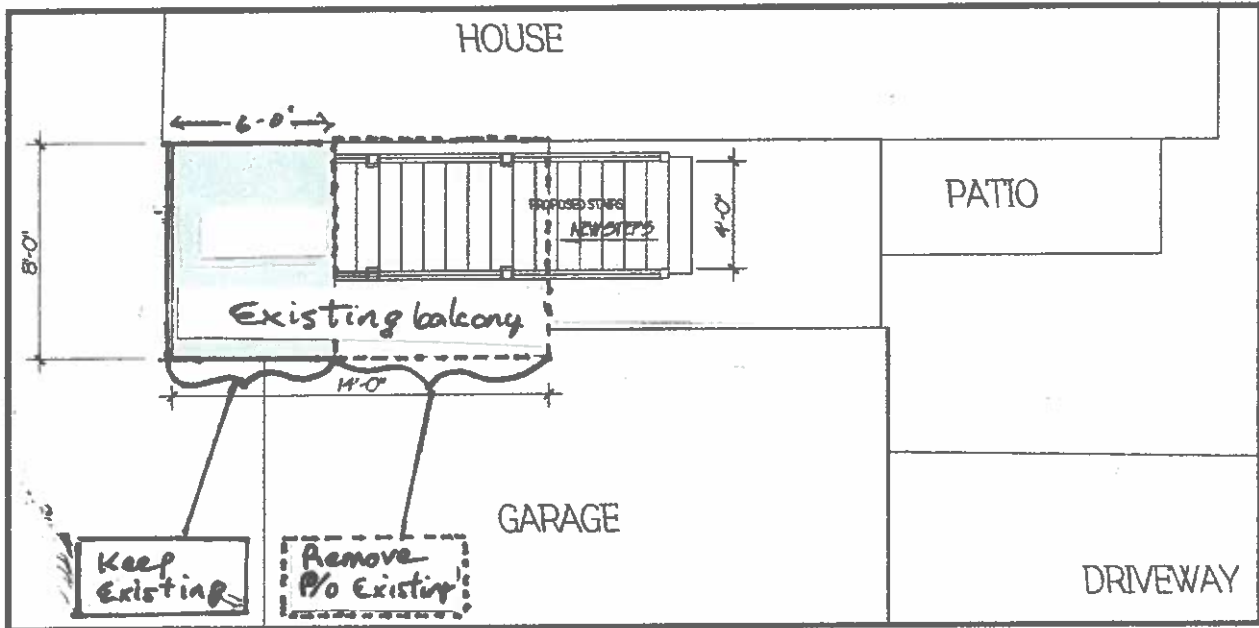
<p>SURVEY FOR  <b>STEVEN F. MAGOWAN</b>          and spouse  <b>JOANNE O. MAGOWAN</b>          BEING THE PROPERTY DESCRIBED IN DEED BOOK 1685          PAGE 081, AS RECORDED IN THE CARTERET COUNTY REGISTER OF DEEDS.</p>	<p>BEAUFORT          CARTERET COUNTY          NORTH CAROLINA          SCALE : 1" = 15'          JUNE 10, 2022</p>	<p>MR. BAREFOOT SURVEYING          NC FIRM C-2621          KEVIN R. BAREFOOT, PLS L-4236          PO BOX 1751          NEWPORT NC, 28570          krb_surveying@outlook.com          (252)-342-6230</p>
--	---	---

4



- Remove Portion of Existing balcony
- Use 6' x 8' remaining portion of balcony for top landing
- Use pressure Treated wood for new stairs
- Paint bright white to match house
- Remove and Replace all rotten/damaged siding using same as existing material and color.

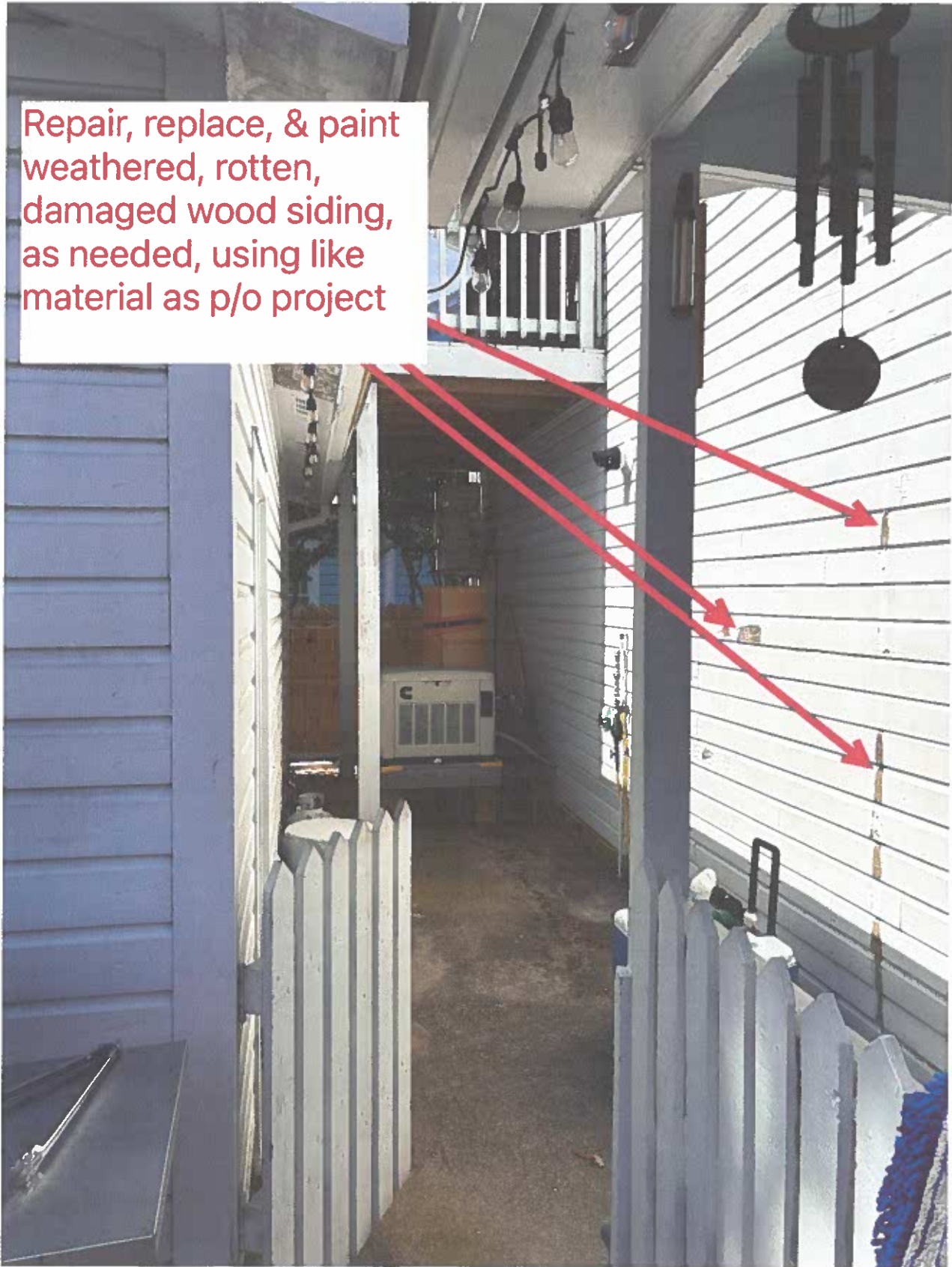
# PROPOSED



Photos of existing site, streetscape, and buildings impacted



Photos of existing site, streetscape, and buildings impacted



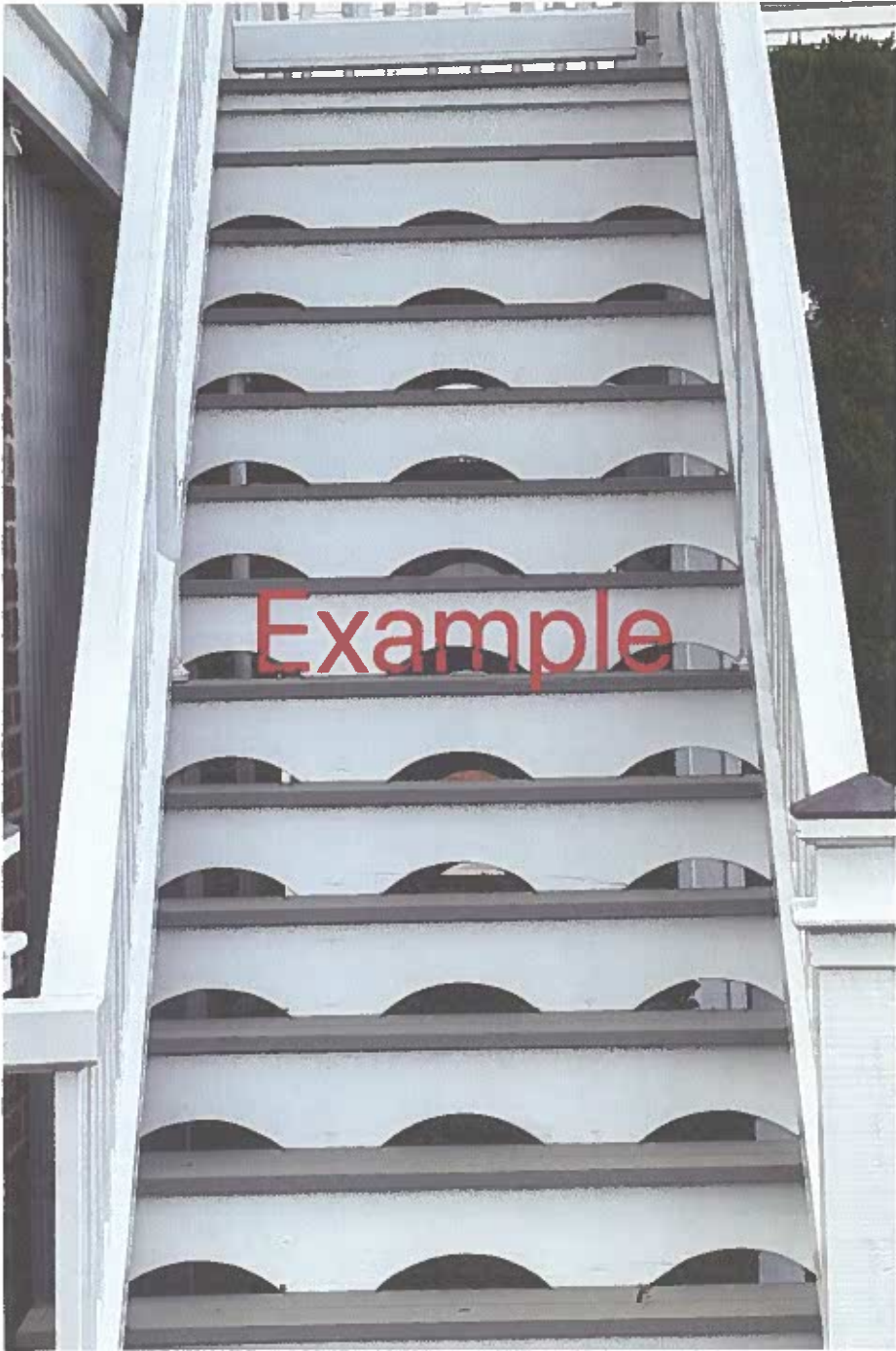
Photos of existing site, streetscape, and buildings impacted



**Multi-Project Proposal**

Steven Magowan

Example Exterior Stairway in Beaufort, NC's Historic District



Example Exterior Stairway in Beaufort, NC

**Multi-Project Proposal**

Steven Magowan

The Second Project is an outdoor shower built off the existing garage's back wall.

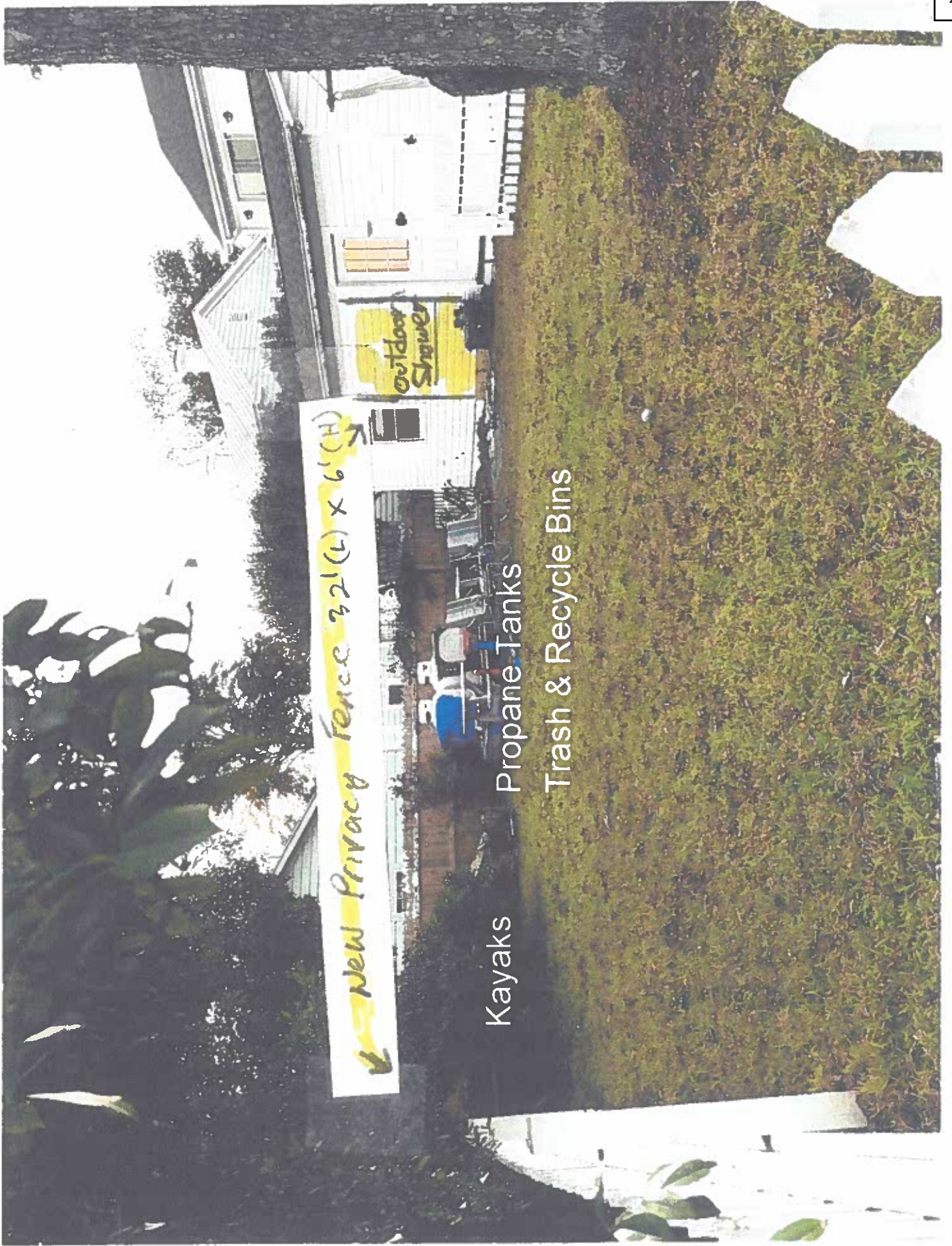
**CONSTRUCTION DETAILS:**

- Shower stall will be 4'x6' on a small deck built 10-12 inches above the ground.
- A stone base will be used under the shower and supporting deck.
- Pressure treated lumber will be used for the entire structure.
- German style wood siding will be used for the exterior shower stall and will be painted white. This will be the same siding as is used on the house and garage.

See example photos of next door neighbor's shower with matching siding, built on a deck.

RM //



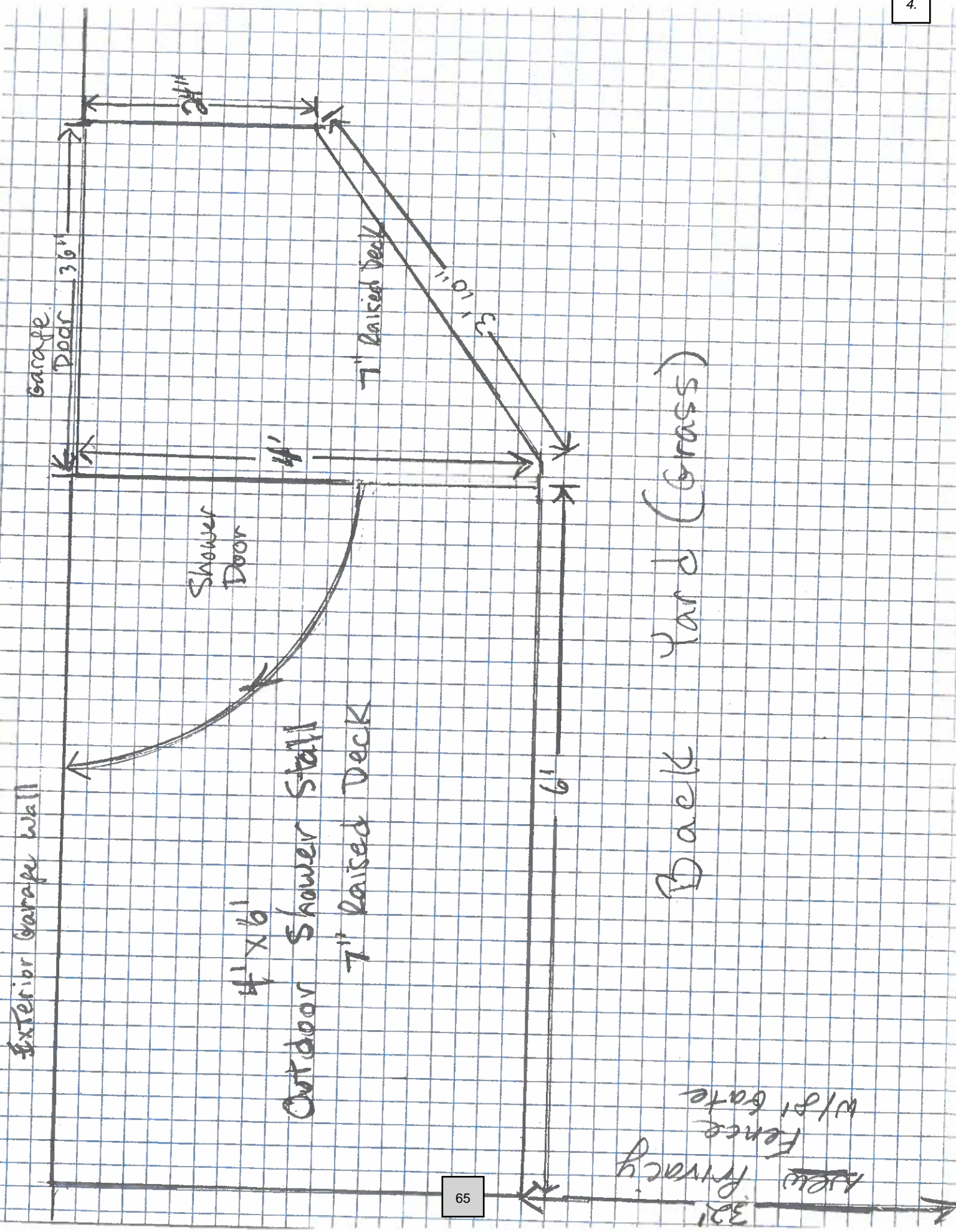


New Privacy Fence 32' (L) x 6' (H)

Kayaks

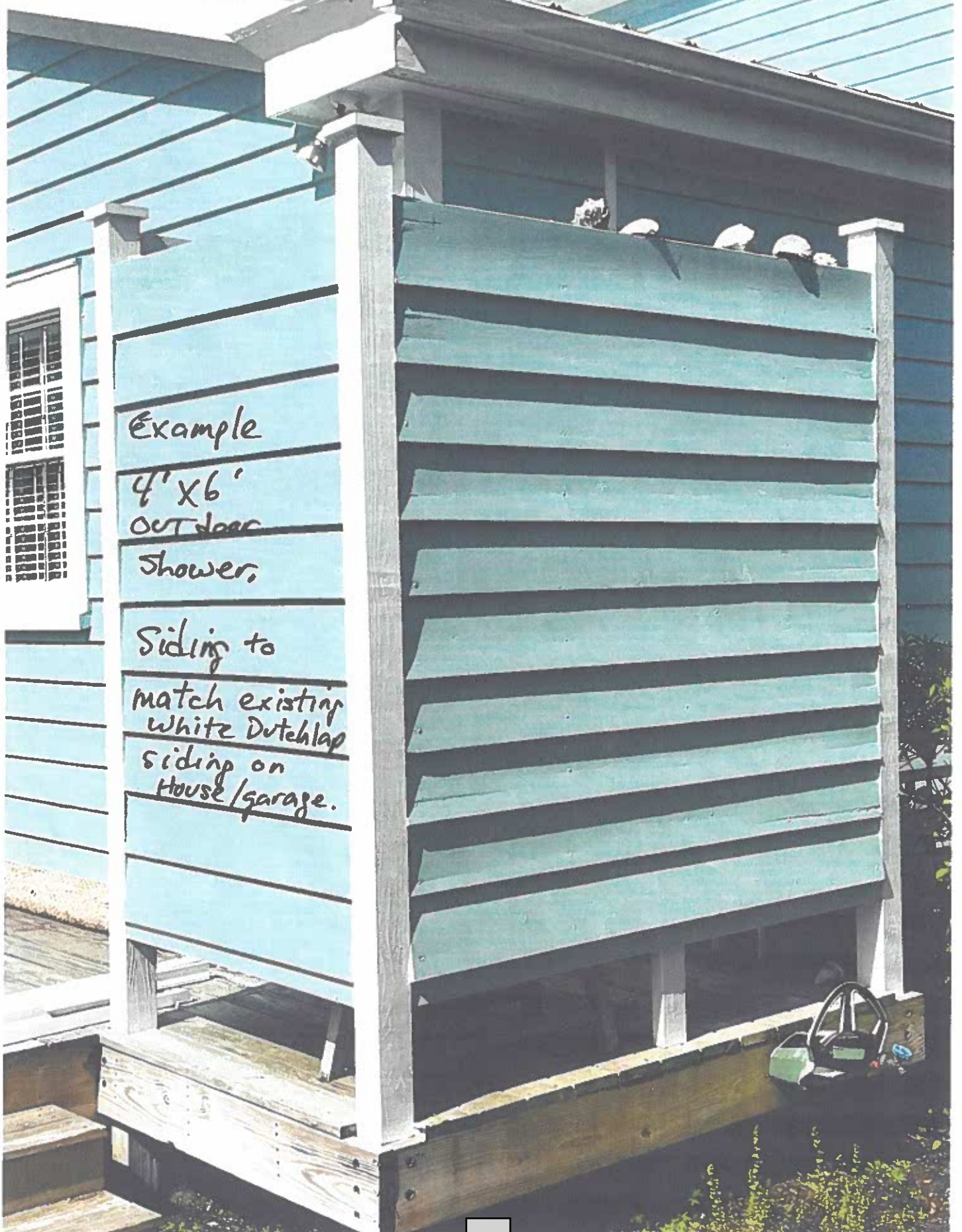
Propane Tanks

Trash & Recycle Bins



Example outdoor Shower (next door neighbor)

4.



**Multi-Project Proposal**

Steven Magowan

**Back Yard Privacy Fence**

The third project is to erect a ~~12'~~<sup>6'</sup> x 32' wood privacy fence with an 8' opening, secured with two, symmetrical 4' gates.

**CONSTRUCTION DETAILS:**

- Treated lumber will be used for the entire structure.
- 4x4 fence posts will be set in the ground with concrete footers.
- Fence will be stained with a cedar colored, semi-clear, oil-based exterior protective stain, such as Thompson's Water Seal, to preserve and display the natural wood grain. See example photos for fence style and color stain.

Multi-Project Proposal

Steven Magowan



17

Multi-Project Proposal

Steven Magowan



18



**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, January 7, 2025 – 614 Broad Street – Train Depot**

---

**AGENDA CATEGORY:** New Business

**SUBJECT:** Case # 25-04 309 Moore St - Solar Panels

**BRIEF SUMMARY:**

The owner wishes to Install solar panels on the southern and western roof line of the structure at 309 Moore Street

**REQUESTED ACTION:**

Conduct Quasi- Judicial Hearing

**EXPECTED LENGTH OF PRESENTATION:**

20 Minutes

**SUBMITTED BY:**

Kyle Garner

**BUDGET AMENDMENT REQUIRED:**

N/A



# BHPC STAFF REPORT



**To:** BHPC Members  
**From:** Kyle Garner, AICP  
**Date:** December 23, 2024  
**Case No.** 25-04

**Request:** Install solar panels on the southern and western roof line of the structure at 309 Moore Street  
 Chris Faulkner  
**Applicant:** 1823 W Friendly Ave  
 Greensboro, NC 27403

**Property Information:**

**Owners:** Chris Faulkner  
**Location:** 309 Moore Street  
**PIN#:** 730617111843000

**Project Information:** According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997:309 Moore Street is not included in the survey.

In April 2012 the Charles King Trust received a COA for a new single-family residence.

October 2013, Laura Fasolino received a COA to MODIFY THE EXISTING CERTIFICATE OF APPROPRIATENESS BY SELECTING BRICK FOR THE FOUNDATION AND DRIVEWAY, CEMENT-BOARD SIDING WITH THE GRAIN-SIDE OUT, REPLACE THE CONCRETE STAIRS WITH WOOD FRAMED STEPS WITH WOOD TREADS, REPLACE THE SIX TREES TO BE PLANTED ALONG THE ROAD FRONTAGE TO THE NORTH OF THE LOT WITH SIX EVERGREEN BUSHES, REPLACE THE WOODEN CASE WINDOWS ORIGINALLY PROPOSED WITH 3/1 ANDERSON WOOD WINDOWS, CHANGE SOME OF THE CONFIGURATION OF THE EXTERIOR WINDOWS AND DOORS PREVIOUSLY APPROVED, AND LOWER THE HEIGHT OF THE NEW STRUCTURE

### Roof Guidelines

6.1.5 Contemporary or non-historic roof features may be installed on areas of the roof not seen from the public view or on other non-character defining secondary roofs. Included are skylights, roof-mounted vents, dormers, chimneys, antennas, and solar collectors. These are not permitted when their installation or later removal would damage or destroy a significant roof feature. In certain instances, new dormers may be permitted on side or rear elevations if their design is compatible with the building and the roofline.

### Outside Utilities Guidelines

8.3.2. Locate roof ventilators, antennas, solar panels, and satellite dishes in areas not visible from public view. Satellite dishes exceeding 24" in diameter shall not be installed in the historic district.

**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data



**OWNER**

BEAUFORT TCS LLC C/O WILLIAM S CORBITT III  
FAULKNER CHRISTOPHER LAWRENCE  
HOLLAND LAURA ELLEN  
LAPSLEY BENJAMIN ETUX TAMARA  
MCLAUGHLIN BARNEY  
SOUTHGATE MANAGEMENT LLC  
WIGGINS IRMA BEST

**FullMailin**

PO BOX 867 NEW BERN, NC 28563  
1823 W FRIENDLY AVE GREENSBORO, NC 27403  
305 MOORE STREET BEAUFORT, NC 28516  
102 LIONS MOUTH COURT CARY, NC 27518  
509 TURNER ST BEAUFORT, NC 28516  
305 MOORE STREET BEAUFORT, NC 28516  
1677 WEST NEW HOPE ROAD GOLDSBORO, NC 27534

Beaufort Historic District  
**PROPOSED PV SYSTEM**

*Faulkner Residence  
309 Moore St  
Beaufort, NC 28516  
5.16 kW System Size*



December 10<sup>th</sup>, 2024

Dear Beaufort Historic District,

Please find attached an informational package regarding the proposed installation of a solar system on the property at 309 Moore Street, Beaufort, NC 28516.

When designing and selecting materials for solar systems, our team fully understands the need for the system to be both aesthetically pleasing and to satisfy the historic district's requirements. We ensure that this completed solar array will blend in with the surroundings of the residence, as well as the entire community.

Enclosed is a sketch of the proposed solar panel location. The panels will be parallel with the roof surface and standoff approximately five inches. The proposed installation and materials were designed and selected to seamlessly blend into the architecture and color scheme of the roof. We propose installing 12 Q.Tron 430 Watt solar electric panels. The installation or later removal will not damage or destroy a significant roof feature.

A material data sheet for these panels has been included in the packet. Additional documentation regarding our General Contractor's License, NABCEP Certification, General Liability Insurance, and Workmen's Compensation Insurance is also include for your review.

Should you have any questions, or require further information, I'd be happy to make myself available for your next meeting, or any time you may wish to get together.

If there is anything else you need, please do not hesitate to contact me.

Sincerely,

**Daniel Cavanagh**  
*Project Manager*

### **Cape Fear Solar Systems, LLC**

910 South 2<sup>nd</sup> Street | Wilmington, NC 28401

Phone: (910) 599-0428 | Fax: (910) 338-5581

Email: Daniel@CapeFearSolarSystems.com



A list of all adjacent property owners (with mailing addresses):

1. Beaufort TCS, William Corbett III. This is the commercial building (100 CEDAR STREET). Mailing address: BEAUFORT TCS LLC C/O WILLIAM S CORBITT III PO BOX 867 NEW BERN, NC 28563
2. Laura Holland. Mailing Address: Laura Holland, 305 Moore St. Beaufort NC 28516
3. Irma Best Wiggins. This is the triangle property in the GIS screenshot. below. Mailing Address: Irma Wiggins, 1677 WEST NEW HOPE ROAD GOLDSBORO NC 27534 (it is all marsh)



The proposed solar system conforms with the current North Carolina NC Senate Bill 670. The system is not on the facade of the home facing areas open to common or public access. The system is not on a roof surface that slopes downward toward the same areas. The system is not within an area set off by a line running across the facade of the home extending to the property boundaries on either side of the facade, nor those areas of common or public access faced by the home.

We will not make alterations to the front or other primary portions of the roof of a contributing structure if that roof slope can be seen from public view.

The proposed solar system is laid out as proposed in order to maximize energy production for the homeowner, and to provide maximum financial return. The solar system is optimally designed and altering the location of the solar array would significantly reduce the operating efficiency of the solar collectors.



5.



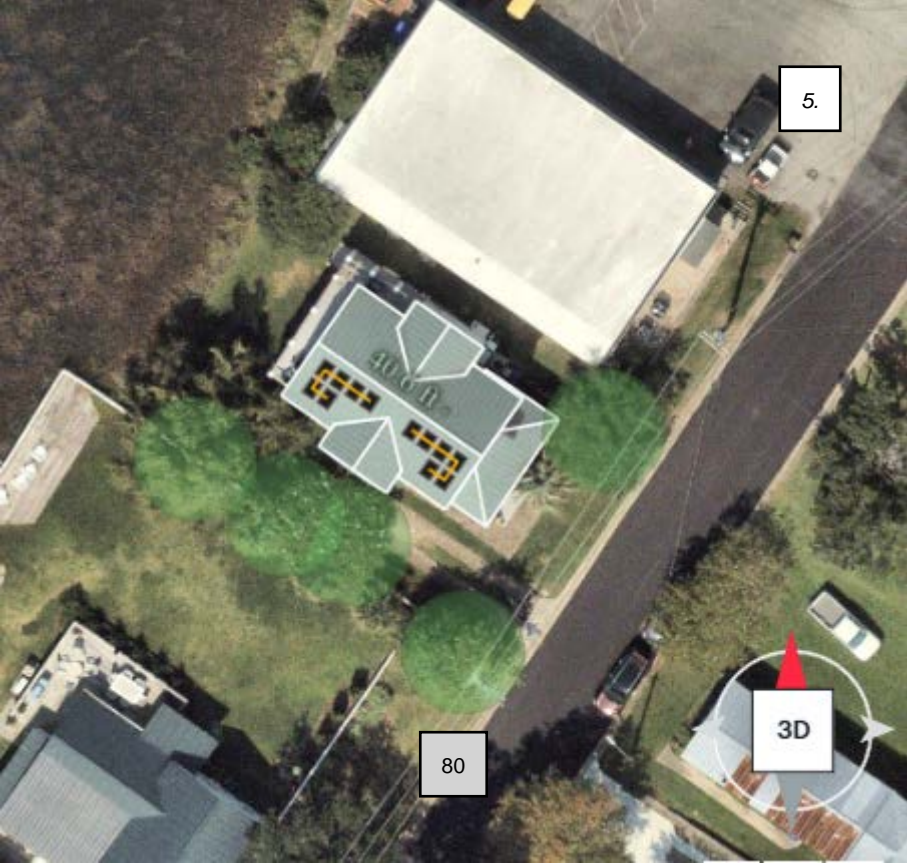
79

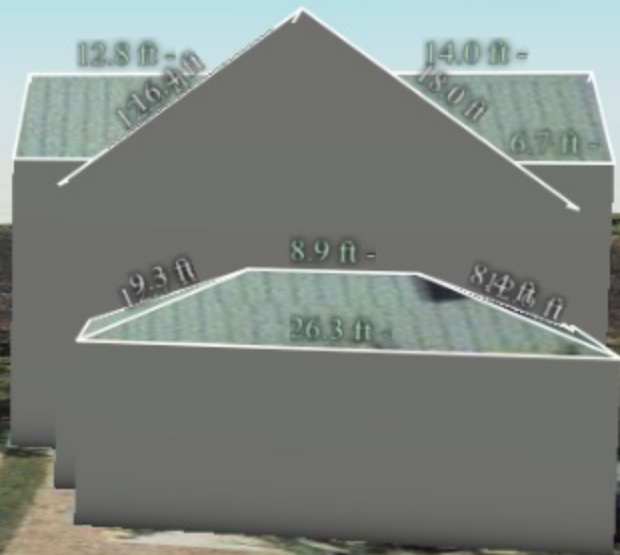


5.

80

3D





Front of Home





5.

82





THIS PORTION AS DEEDED  
IN BOOK 1484 PAGE 274 IS  
BELOW THE NORMAL HIGH WATER MARK.

N/F SOUND SHORE  
CONSTRUCTION, INC.  
D.B. 1522 PG. 448  
NCPIN 730617112912000

NORMAL HIGH  
WATER LINE  
2020

NORMAL HIGH  
WATER LINE  
REFERENCE  
MAP

30' CAMA  
BUFFER

REFERENCE BEARING  
100.45 DEED TO EIR  
89.18 CP "B" TO EIR  
84.79 EIR TO EIR  
S55.49 53'E EIR

TREX  
STEPS

COV.  
PORCH

PAVERS

BLOCK  
WALL

S81°09'11"W  
4.00

N/F GAULDEN PROPERTIES, LLC  
D.B. 1644 PG. 386  
NCPIN 730617111707000  
ADDRESS: 305 MOORE STREET

TEL  
WM

WM

EIR

COV.  
PORCH

12-WM'S

TREX  
STEPS

EIR

CONCRETE

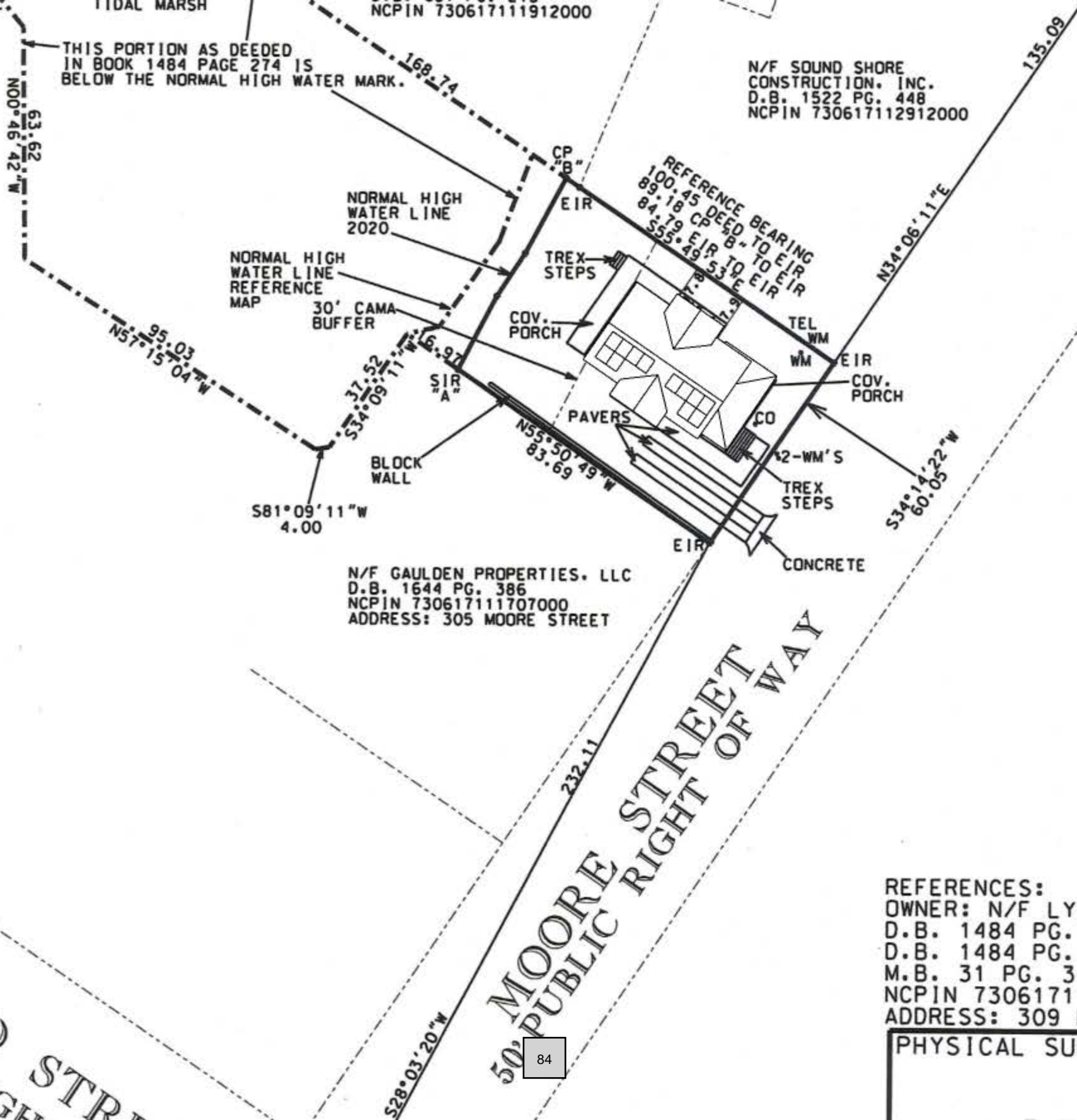
50' MOORE STREET  
PUBLIC RIGHT OF WAY

REFERENCES:  
OWNER: N/F LYSA K. MACKAY  
D.B. 1484 PG. 273  
D.B. 1484 PG. 274  
M.B. 31 PG. 37  
NCPIN 730617111843000  
ADDRESS: 309 MOORE STREET

PHYSICAL SURVEY

KING TRUST

REVISIONS	
No.	BY



# NABCEP™

Raising Standards. Promoting Confidence.



**PV Installation  
Professional**

Certification # **PV-041616-013206**

**CAPE FEAR  
SOLAR SYSTEMS**

**The North American Board of  
Certified Energy Practitioners**

*does hereby certify that*

**Robert Parker**

has satisfied the requirements and standards for the

**PV Installation Professional**

established by the NABCEP Board of Directors.

A handwritten signature in black ink that reads "Donald B. Warfield".

Donald B. Warfield, Board Chairman

Expiration Date

12/31/2024

License No.

65677

5.

# North Carolina

## Licensing Board for General Contractors

This is to Certify That:

Cape Fear Solar Systems LLC

Wilmington, NC

is duly registered and entitled to practice

# General Contracting

Limitation: Limited

Classification: Building

until

December 31, 2024

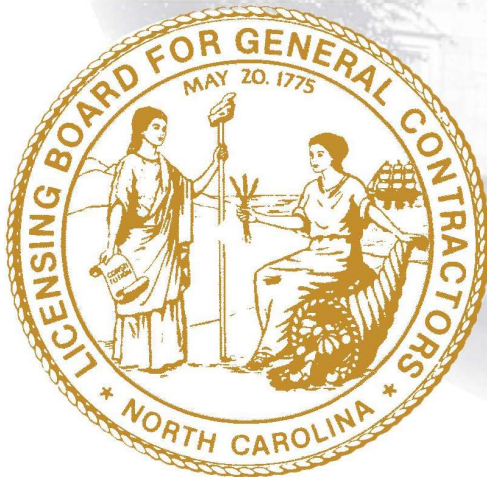
when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/01/2024

This certificate may not be altered.



*Robyn Hickman*  
Chairman

*C. Frank Wiesner*  
Secretary-Treasurer







**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, January 7, 2025 – 614 Broad Street – Train Depot**

---

**AGENDA CATEGORY:** New Business

**SUBJECT:** Case # 25-05 309 Moore - Bulkhead & Pier

**BRIEF SUMMARY:**

The owner wishes to Install a new bulkhead & pier at 309 Moore Street. (CAMA Permit Included)

**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, AICP  
**Date:** December 23, 2024  
**Case No.** 25-05

**Request:** Install a new bulkhead & pier at 309 Moore Street  
 Ashley Brooks – Shoreline Marine Construction

**Applicant:** 580 Pearson Circle  
 Newport, NC 28570

**Property Information:**

**Owners:** Chris Faulkner  
**Location:** 309 Moore Street  
**PIN#:** 730617111843000

**Project Information:** According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997:309 Moore Street is not included in the survey.

In April 2012 the Charles King Trust received a COA for a new single-family residence.

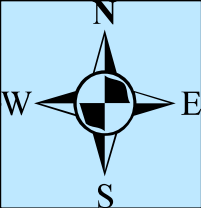
October 2013, Laura Fasolino received a COA to MODIFY THE EXISTING CERTIFICATE OF APPROPRIATENESS BY SELECTING BRICK FOR THE FOUNDATION AND DRIVEWAY, CEMENT-BOARD SIDING WITH THE GRAIN-SIDE OUT, REPLACE THE CONCRETE STAIRS WITH WOOD FRAMED STEPS WITH WOOD TREADS, REPLACE THE SIX TREES TO BE PLANTED ALONG THE ROAD FRONTAGE TO THE NORTH OF THE LOT WITH SIX EVERGREEN BUSHES, REPLACE THE WOODEN CASE WINDOWS ORIGINALLY PROPOSED WITH 3/1 ANDERSON WOOD WINDOWS, CHANGE SOME OF THE CONFIGURATION OF THE EXTERIOR WINDOWS AND DOORS PREVIOUSLY APPROVED, AND LOWER THE HEIGHT OF THE NEW STRUCTURE

### Docks, Piers, and Boardwalks Guidelines

8.7.1 Use a 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.

**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data



**OWNER**

BEAUFORT TCS LLC C/O WILLIAM S CORBITT III  
FAULKNER CHRISTOPHER LAWRENCE  
HOLLAND LAURA ELLEN  
LAPSLEY BENJAMIN ETUX TAMARA  
MCLAUGHLIN BARNEY  
SOUTHGATE MANAGEMENT LLC  
WIGGINS IRMA BEST

**FullMailin**

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305 MOORE STREET BEAUFORT, NC 28516  
1677 WEST NEW HOPE ROAD GOLDSBORO, NC 27534

**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. Applications must be deemed complete and accepted before the submittal date. Please contact Town Hall at 252-728-2149 if there are any questions.

**APPLICANT/OWNER INFORMATION**

*Please print*

Applicant Name: ASHLEY BROOKS / SHORELINE MARINE CONST

Applicant Address: 580 PEARSON CIRCLE NEWPORT NC 28570

Business Phone: 252 646 3212 Email/Cell: shoremarmarine1@gmail.com

Property Owner Name: CHRIS FAULKNER

Address of Property: 309 MOORE STREET

Phone Number: 336 392 1206 Email/Cell: chris@fam.solutions.org

**PROJECT INFORMATION**

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

**PROPOSED 36" VINYL BULKHEAD INSTALLATION @ MHW MARK TO STABILIZE YARD AND PREVENT EROSION INTO THE MARSH. SITE PLAN AND CAMA PERMIT ATTACHED.**

Estimated Cost of Project: \$ 38K

Year House Built: 2013

Applicant Signature: [Signature]

Date: 12/9/24

Property Owner Signature (if different than above): [Signature]

Date: 12/9/24

*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](http://www.beaufortnc.org). The Commission meets regularly on the first Tuesday of the month unless it is a holiday.*

**OFFICE USE ONLY**

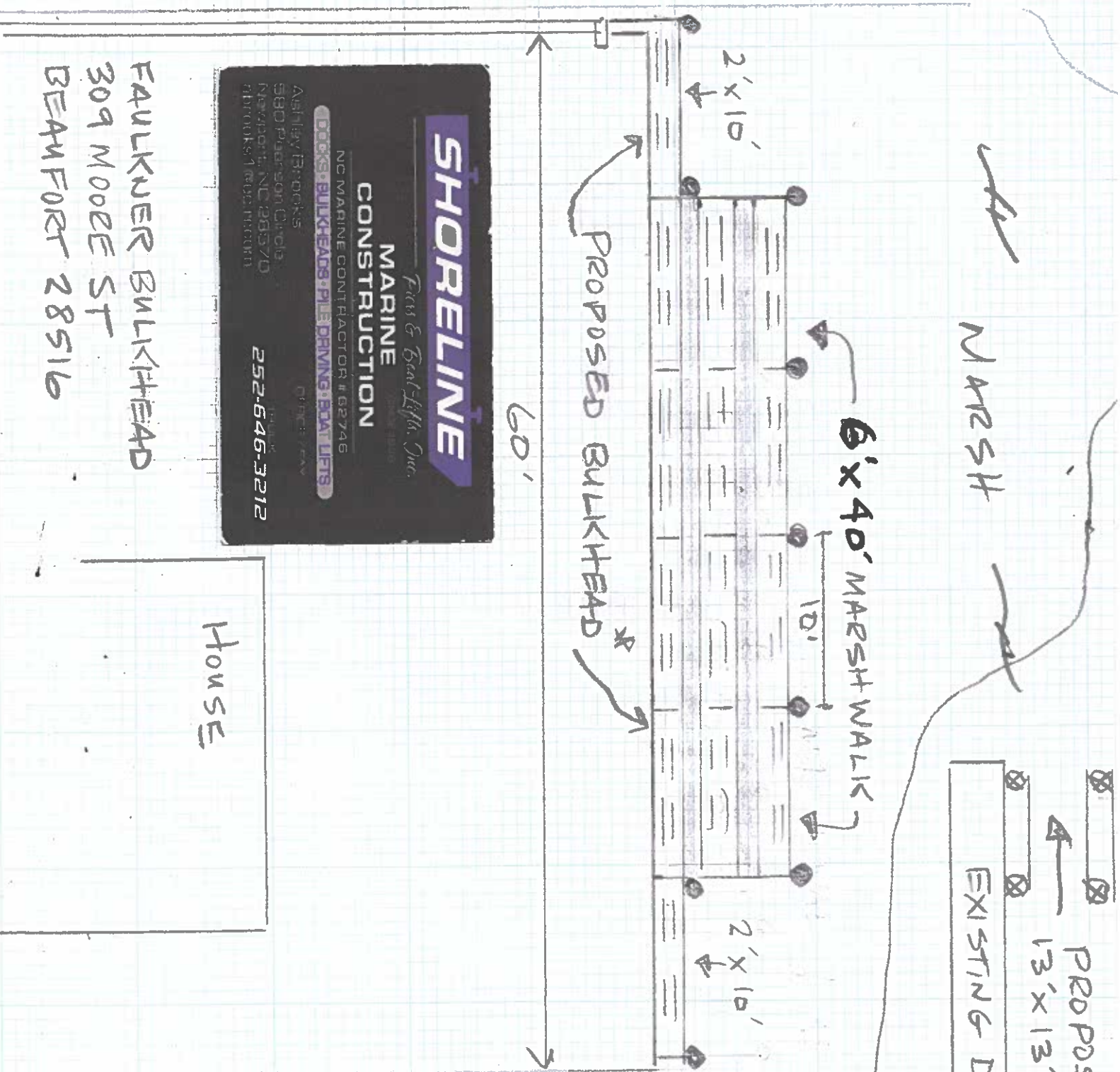
Received by: \_\_\_\_\_

Reviewed for Completeness: \_\_\_\_\_

Date: \_\_\_\_\_

Date Deemed Completed and Accepted: \_\_\_\_\_

LAURA HOLLAND 305 MOORE ST



FAULKNER BULKHEAD  
 309 MOORE ST  
 BEAUFORT 28516

HOUSE

BEAUFORT TCS LLC  
 100 CEDAR ST  
 WILLIAM CORBITT



CAMA  DREDGE & FILL  
**GENERAL PERMIT**

No 91285

A B 6

Previous permit \_\_\_\_\_  
 Date previous permit issued \_\_\_\_\_

New  Modification  Complete Reissue  Partial Reissue

As authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission in an area of environmental concern pursuant to:

15A NCAC 07H. 1100 & 07H. 1200  Rules attached.  General Permit Rules available at the following link: [www.deq.nc.gov/CAMARules](http://www.deq.nc.gov/CAMARules)

Applicant Name Christopher Faulkner  
 Address 1823 W Friendly Ave  
 City Greensboro State NC ZIP 27403  
 Phone # ( 336 ) 392-1606  
 Email chris@famsolutions.org

Authorized Agent Ashley Brooks  
 Project Location (County): Carteret  
 Street Address/State Road/Lot #(s) 309 Moore St  
 Subdivision \_\_\_\_\_  
 City Beaufort ZIP 28516

Affected  CW  EW  PTA  ES  PTS  
 AEC(s):  OEA  IHA  UW  SPIMA  PWS  
 ORW: yes  no  PNA: yes  no

Adj. Wtr. Body Gullanks Channel (nat/man/unk)  
 Closest Maj. Wtr. Body Newport River

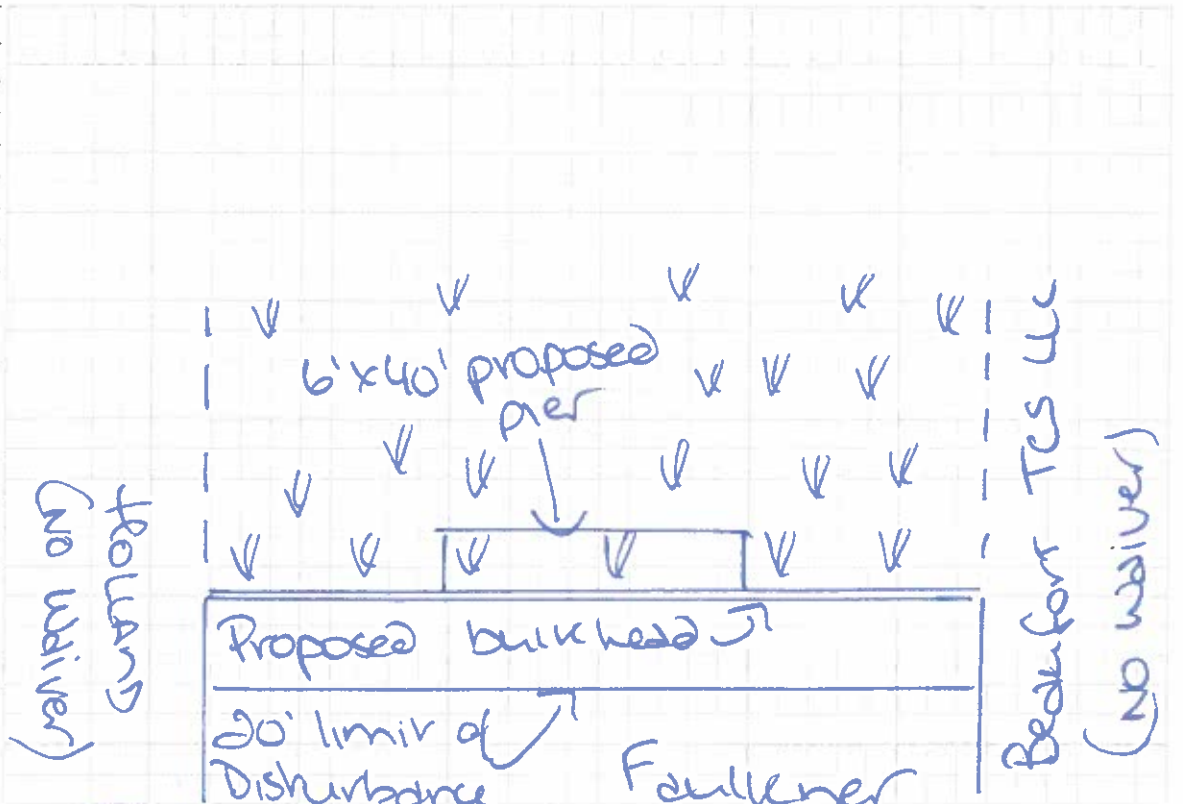
Type of Project/ Activity Proposed bulkhead & pier

(Scale: NTS)

Shoreline Length 60'  
 Access Length \_\_\_\_\_  
 Pier (dock) length 6x40  
 Fixed Platform(s) \_\_\_\_\_  
 Floating Platform(s) \_\_\_\_\_  
 Finger pier(s) \_\_\_\_\_  
 Total Platform area \_\_\_\_\_  
 Groin length/# \_\_\_\_\_  
 Bulkhead/Riprap length 60  
 Avg distance offshore \_\_\_\_\_  
 Breakwater/Sill \_\_\_\_\_  
 Max distance/ length \_\_\_\_\_  
 Basin, channel \_\_\_\_\_  
 Cubic yards \_\_\_\_\_  
 Boat ramp \_\_\_\_\_  
 Boathouse/ Boatlift \_\_\_\_\_  
 Beach Bulldozing \_\_\_\_\_  
 Other Pier max 6' wide over marsh

SAV observed: yes no  
 Moratorium: n/a yes no  
 Site Photos: yes no  
 Riparian Waiver Attached: yes no

A building permit/zoning permit may be required by: Town of Beaufort  
 Permit Condition: 1) Bulkhead - landward of CW (07H. 1100)  
2) NO fill of CW authorized (07H. 1100)  
3) Any portion over CW shall be min. 3' above CW substrate (07H. 1200)



TAR/PAM/NEUSE/BUFFER (circle one)  
 See note on back regarding River Basin rules  
 See additional notes/conditions on back

I AM AWARE OF STATUTES, CRC RULES AND CONDITIONS THAT APPLY TO THIS PROJECT AND REVIEWED COMPLIANCE STATEMENT. (Please Initial) AB

Agent or Applicant PRINTED Name ASHLEY BROOKS

Permit Officer's PRINTED Name Paul Lynch

Signature [Signature]

Signature [Signature]

Application Fee(s) \$800 Check #/Money Order 4833

Issuing Date 11/15/24 Expiration Date 03/15/25

NEIGHBORS

①

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery</p> <p>C. Date of Delivery</p>	
<p>1. Article Addressed to:</p> <p>BEAUFORT TCS          % WILLIAM CORBITT          PO BOX 867          NEW BERN NC 28563</p>  <p>9590 9402 5006 9063 7182 18</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7019 0160 0000 2871 9104</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Adult Signature</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery</li> <li><input type="checkbox"/> Certified Mail®</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery</li> <li><input type="checkbox"/> Collect on Delivery</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li> <li><input type="checkbox"/> Insured Mail</li> <li><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</li> <li><input type="checkbox"/> Priority Mail Express®</li> <li><input type="checkbox"/> Registered Mail™</li> <li><input type="checkbox"/> Registered Mail Restricted Delivery</li> <li><input type="checkbox"/> Return Receipt for Merchandise</li> <li><input type="checkbox"/> Signature Confirmation™</li> <li><input type="checkbox"/> Signature Confirmation Restricted Delivery</li> </ul>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>

②

LAURA HOLLAND  
305 MOORE ST  
252-732-5739

Expiration Date

12/31/2024

6

License No.

62746

# North Carolina

## Licensing Board for General Contractors

This is to Certify That:

Shoreline Piers & Boatlifts, Inc.

Newport, NC

is duly registered and entitled to practice

### General Contracting

Limitation: Limited

Classification: S (Marine Construction)

until

December 31, 2024

when this Certificate expires.

Witness our hands and seal of the Board.

Rated, Raleigh, N.C.

01/01/2024

This certificate may not be altered.



*Robert A. [Signature]*  
Chairman

*C. Paul [Signature]*  
Secretary & Treasurer



**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, January 7, 2025 – 614 Broad Street – Train Depot**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case # 25-06 510 Front St - Replace 10 Windows on Water Side

**BRIEF SUMMARY:**  
The applicant wishes to install ten (10) replacement windows on the waterside of 510 Front Street unit #23.

**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:** December 23, 2024  
**Case No.** 25-06

**Request:** To install ten (10) replacement windows on the waterside of 510 Front Street unit #23.

**Applicant:** Robert Morris  
 510 Front Street  
 Beaufort, NC 28516

**Property Information:**

**Owners:** Robert Morris  
**Location:** 510 Front Street Unit#23  
**PIN#:** 730505198647002

**Project Information:**

2023 – COA was granted for new signage and window replacement.  
 2021 - COA was granted for a new 16 sq. ft sign facing Front (Beaudega)  
 2017 - COA was granted for a new 16 sq. ft. sign facing Front (Black Sheep)  
 2017 - COA was granted to install 3 retractable awnings on upper units.  
 2010 - COA was granted for a 16 sq. ft. sign (Queen Annes Revenge)  
 Other COAs have been granted for this building going back to 2003 and mostly for signage for businesses and for the screening fence on the east side of the structure next to the Boardwalk.

**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.

**Window and Door Guidelines**

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.

6.4.7. New windows must match original in overall size and opening area and should have three dimensional muntins with either true divided lights (TDL) or three-dimensional grilles on both the interior and exterior sides (SDL). Snap-in grilles or grilles between glass are not appropriate for windows visible from public view.

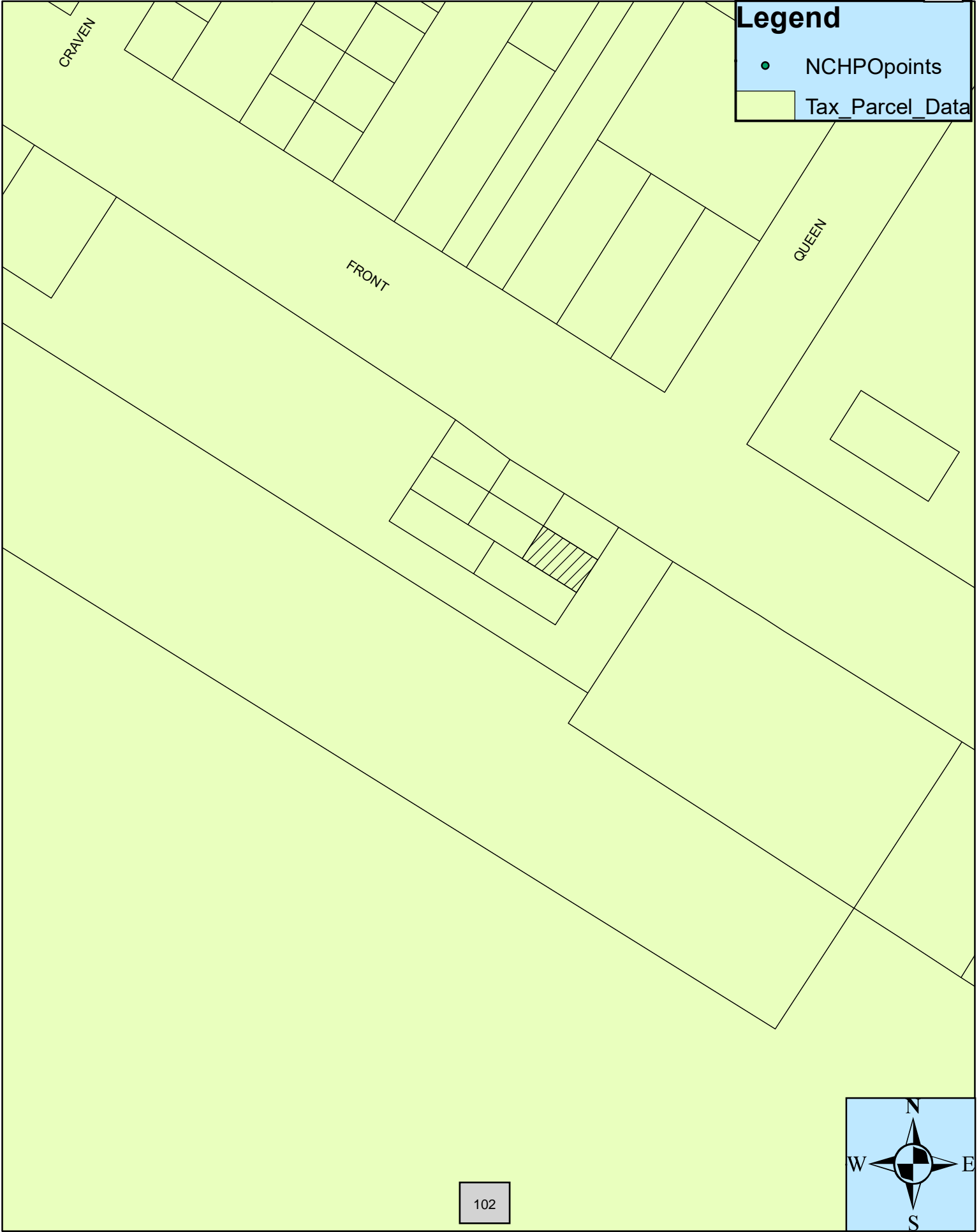
6.4.10. New window and door openings shall not alter the historic character of the building or cause damage to historic materials or other significant architectural features. They must be detailed and sized to be compatible with the existing structure.

**Historic Store front Guidelines**

6.9.1. Retain and preserve historic commercial storefronts and building façades, including display windows, entrance configurations, doors, transoms, bulkheads, windows, cornices, parapets, and brickwork.

# Case # 25-06 510 Front St - Replace 10 Windows on Water Side

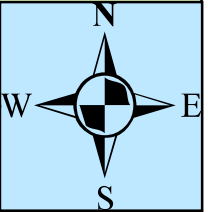
7.



**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data

102



**OWNER**

ADAMS JEFFREY SMITH  
BEAUFORT HOUSE LLC  
BLUE TREASURE LLC  
DUNCUN HOUSE LLC  
LIPSCOMB KENNETH A ETUX GEORGE  
MORRIS ROBERT OWEN  
POWERS CATHERINE NEWCOMB  
TOWN OF BEAUFORT

**FullMailin**

510 FRONT ST APT 21 BEAUFORT, NC 28516  
510 FRONT ST APT 21 BEAUFORT, NC 28516  
PO BOX 3557 CARY, NC 27519  
115 MOORE STREET BEAUFORT, NC 28516  
8113 WINDSOR RIDGE DRIVE RALEIGH, NC 27615  
510 FRONT ST #23 BEAUFORT, NC 28516  
510 FRONT STREET UNIT 32 BEAUFORT, NC 28516  
701 FRONT ST BEAUFORT, NC 28516

# 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. Applications must be deemed complete and accepted before the submittal date. Please contact Town Hall at 252-728-2142 if there are any questions.

### APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Agent: John Flowers

Applicant Address: 321 Orange St. Beaufort, N.C.

Business Phone: Cell 910-262-0826 Email/Cell: Jfloconst@gmail.com

Property Owner Name: Robert Morris

Address of Property: 510 Front Street Apt. 23 Beaufort, N.C.

Phone Number: 954-736-9689 Email/Cell: yachtrobertm@gmail.com

### PROJECT INFORMATION

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

see Project Info Sheet

Estimated Cost of Project: \$ 9200.<sup>00</sup>

Year House Built: 1980

[Signature]  
Applicant Signature

12/12/24  
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](http://www.beaufortnc.org). The Commission meets regularly on the first Tuesday of the month unless it is a holiday.

# **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 of all Design Guidelines that apply to the application and a description of how proposed changes are consistent with the *Design Guidelines for the Beaufort Historic District & Landmarks*, which can be found at <https://www.beaufortnc.org/bc-hpc/page/design-guidelines-beaufort-historic-district-landmarks>
- A list of all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- 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.).

## **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.
- 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:**

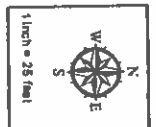
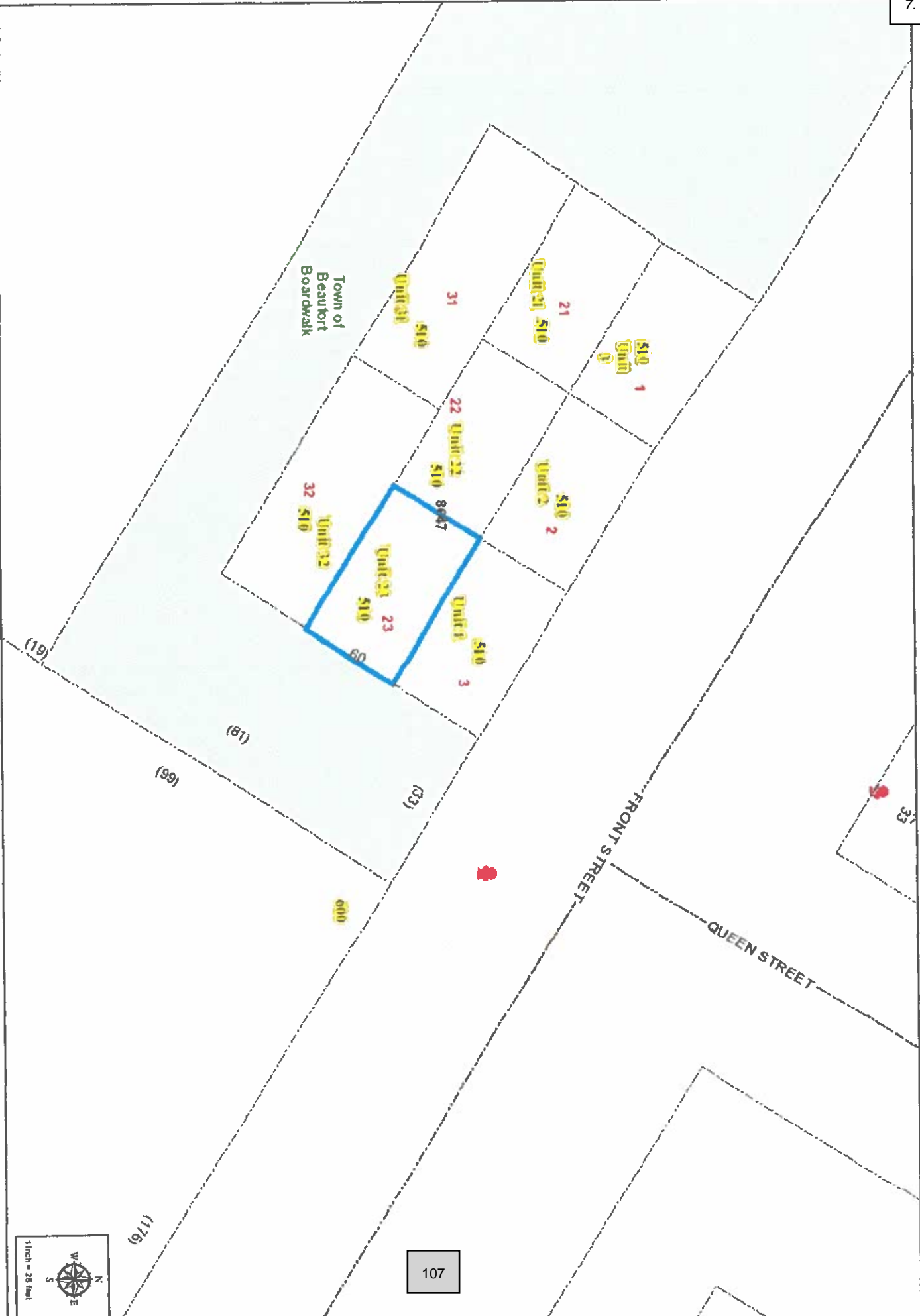
- A drawing or true likeness of the new sign indicating the dimensions of the sign (and any supporting post or hanging apparatus if applicable). The lettering style and colors of the sign should also be on the drawing or likeness.
- A paint sample/color swatch of all color(s) to be used both on the sign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

## PROJECT INFORMATION

Replace 10 windows on the water side. 1 window will be tempered glass to meet code. Windows will match windows replaced in Unit 21 about a year ago. ( See Pictures) Will also replace the damaged door panels in the door on the water side. Door panels will match existing door panels. ( See picture of damaged door panels.)



December 11, 2024

The information displayed by this website is prepared for the inventory of real property found within the 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 in the event of an internet service interruption or error. Furthermore, Carteret County may modify or remove map services and access methods at will.

## List of Design Guidelines that Apply

### 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.

This is not a historic structure. Built in 1980. Has existing vinyl windows with \*GBG's. Replacing with like material and also matching windows that have already been replaced in unit 21.

### 6.4.6

Tinted glass is not appropriate in the historic district in any area visible from public view. Energy-saving or "low-E" glass may be used only if it is not tinted.

Windows have SunResist Clear glass. Look on the window info sheet under Book Description.

### 6.4.7

New windows must match original in overall size and opening area and should have three dimensional muntins with either true divided lights (TDL) or three dimensional grilles on both the interior and exterior sides (SDL). Snap-in grilles or grilles between glass are not appropriate for windows visible from public view.

New windows match existing windows in opening size and opening area. New windows are \*GBG's. Existing windows are also \*GBG's and they match windows replaced last year in unit 21.

### **\*Grilles Between Glass**

## Window and Door Guidelines

- 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.
- ~~6.4.2.~~ Repair existing historic windows and doors where possible, rather than replacing entire window or door units. Use techniques such as wood epoxies and wood patches to repair and strengthen deteriorated wood elements. Replace only those elements that cannot be repaired. Reproduction glass is desirable but not required.
- ~~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.
- ~~6.4.4.~~ Use storm windows to improve energy efficiency where needed. New storm units should have a finish compatible with the color of the house. Unpainted aluminum is not appropriate. Storm windows for double hung sash shall have horizontal dividers that are in alignment with the horizontal meeting rails of the original upper and lower sashes. Storm windows are usually a Minor Work item.
- ~~6.4.5.~~ Replacement of historic windows and doors for the sole purpose of improved thermal performance is not appropriate. Wood, or appropriately painted metal storm windows and doors should be used.
- 6.4.6. Tinted glass is not appropriate in the historic district in any area visible from public view. Energy-saving or "low-E" glass may be used only if it is not tinted.
- 6.4.7. New windows must match original in overall size and opening area and should have three dimensional muntins with either true divided lights (TDL) or three dimensional grilles on both the interior and exterior sides (SDL). Snap-in grilles or grilles between glass are not appropriate for windows visible from public view.
- ~~6.4.8.~~ Use storm doors to improve energy efficiency where needed. New storm doors should be compatible with the original exterior doors and with the style and period of the structure. Wood storm doors of the full view or large single-pane type are most appropriate because they do not obscure the original doors. Louvered wood doors are also appropriate. Storm doors should be the full-view type and have a paint finish in a color that is compatible with the colors of the structure. The standard "colonial" type storm door with scalloped trim and cross-buck bottom half is not permitted. Wood screen doors should be appropriate for the period and style of the structure.
- ~~6.4.9.~~ Preserve and repair original or historic shutters. It is appropriate to add louvered shutters to a historic structure if there is evidence that it once had blinds. All shutters shall be installed so that they will fit the window frame opening if closed and shall be of correct proportions for

each window. Blinds shall be provided with operable hardware, consisting of hinges, pintles and holdbacks located in the appropriate positions. Shutters may be operable or fixed. Shutters made of synthetic or substitute materials, that duplicate the look, appearance and patina of wood may be allowed. They should not be nailed or screwed onto the building surface.

~~6.4.10.~~ New window and door openings shall not alter the historic character of the building or cause damage to historic materials or other significant architectural features. They must be detailed and sized to be compatible with the existing structure.

~~6.4.11.~~ Avoid the placement of metal awnings over windows and doors. Fabric awnings may be used if the house originally or historically had them. Install awnings in such a manner that they do not conceal architectural features or damage historic building fabric. Choose colors and patterns that harmonize with the building and do not compete with it.

## PICTURES and DESCRIPTION of WINDOWS

Heat Loss 11 1/2  
Heat Gain 130

Non Impact Glass

Glen King  
Safrits Building Supply  
1308 Lennoxville Rd  
Beaufort, NC 28516

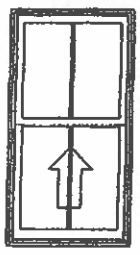
QUOTE BY : Glen King  
SOLD TO : MIKE DAILY  
MIKE  
PO# :  
Ship Via : Ground

QUOTE # : JW241100147 - Version 0  
SHIP TO :  
PROJECT NAME : 510 FRONT STREET UNIT 23  
REFERENCE :

U-Factor Weighted Average: 0.33 SHGC Weighted Average: 0.21

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
------	-----------------------	--------------------------	-------------------	-----	-------------------

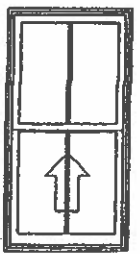
Line 1  
Rough Opening : 30 1/2 X 58 1/2



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 30 x 58  
Builders Vinyl Single Hung Window Tilt Nail Fin (1 1/4" setback), White Ext/White Int , Vent Height = 29 1/4 , SunResist Clear  
7/8" Flat, All Lite(s) White Colonial (Even Rect Lites),  
2 Wide 1 High Pnl1 1 High Pnl2,  
Standard Screen with Fiberglass Mesh,  
White Int Hardware, Cam Lock(s), 2 Locks, \*Does not meet typical state code egress requirements but local codes may vary\* , Clear Opening 27.1w, 25.1h, 4.7sf,  
US National-AAMA PG50, DP+50/-50,  
U-Factor: 0.33, SHGC: 0.21, VT: 0.48, CR: 52.00, CPD: JEL-A-225-11338-00001  
PEV 2024.3.0.4976/PDV 7.751 (09/26/24)PA

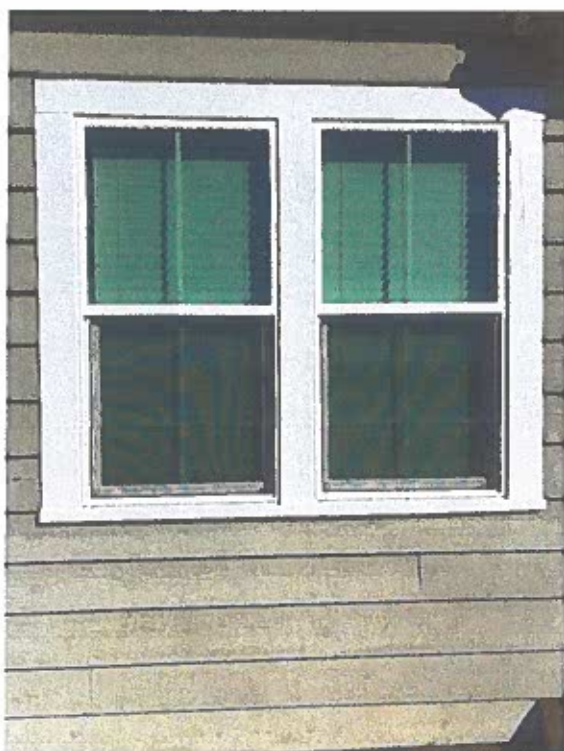
Line 2  
Rough Opening : 30 1/2 X 58 1/2



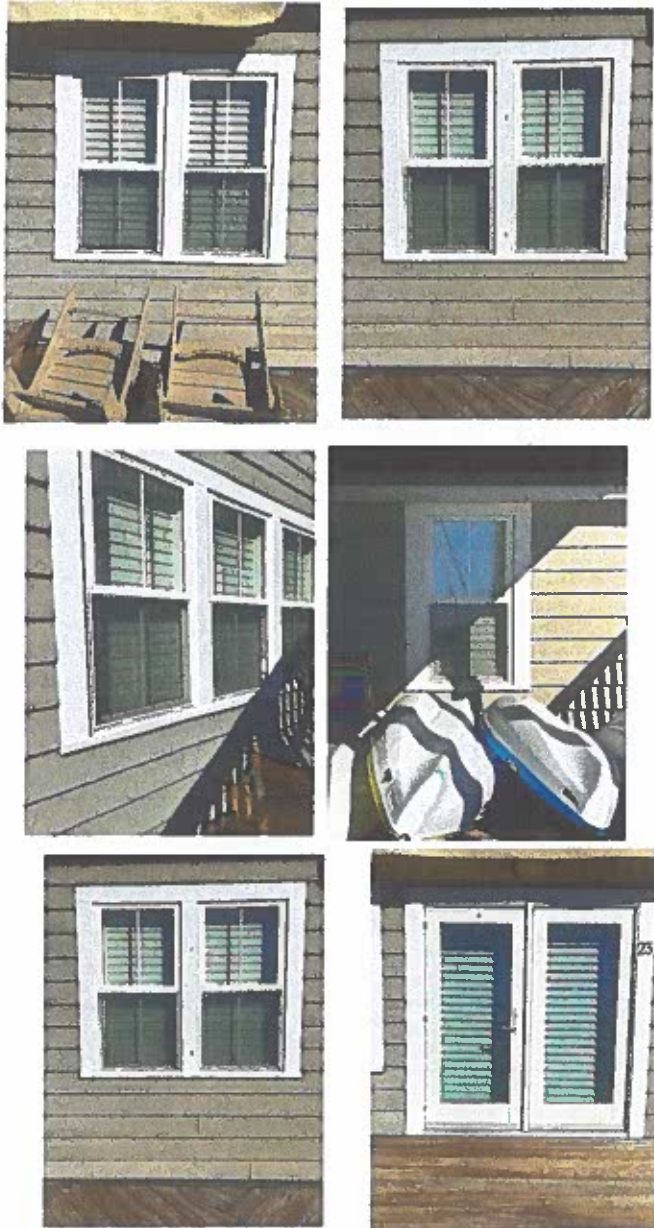
Viewed from Exterior. Scale: 1/2" = 1'

Frame Size: 30 x 58  
Builders Vinyl Single Hung Window Tilt Nail Fin (1 1/4" setback), White Ext/White Int , Vent Height = 29 1/4 , SunResist Clear Tempered ,  
7/8" Flat, All Lite(s) White Colonial (Even Rect Lites),  
2 Wide 1 High Pnl1 1 High Pnl2,  
Standard Screen with Fiberglass Mesh,  
White Int Hardware, Cam Lock(s), 2 Locks, \*Does not meet typical state code egress requirements but local codes may vary\* , Clear Opening 27.1w, 25.1h, 4.7sf,  
US National-AAMA PG50, DP+50/-50,  
U-Factor: 0.33, SHGC: 0.21, VT: 0.48, CR: 52.00, CPD: JEL-A-225-11338-00003  
PEV 2024.3.0.4976/PDV 7.751 (09/26/24)PA

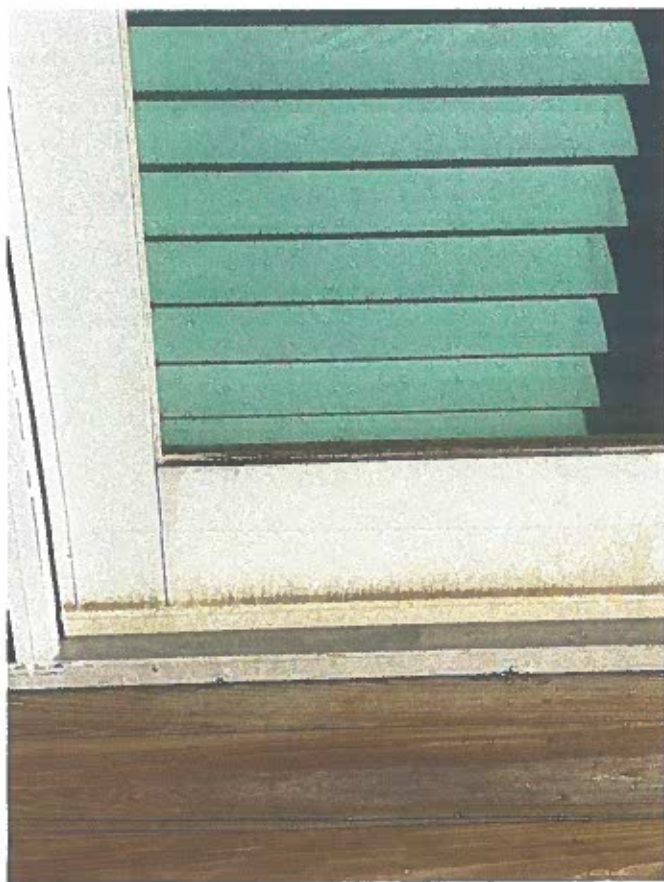
New window in unit 21



Existing  
Windows  
And  
Door



**Damage on doors**



## ADJACENT PROPERTY OWNERS

**PARCEL: 730505198647032**  
**POWERS CATHERINE NEWCOMB**  
 510 FRONT STREET  
 UNIT 32  
 BEAUFORT, NC 28516  
 ACCOUNT NUMBER: 54821

**01 County, 1159 Town of Beaufort, 46 Beaufort Rescue, 60 Annual Availability Fee (1), 61**  
**Tax Districts**  
 Beaufort Storm Water Fee (60)

**Route Number:**  
 Appraiser Area: ALFREDG  
 Reval Year: 2020  
 Visited By:  
 Information Source:

**Carteret County, North Carolina**

PARCEL INFORMATION	PROPERTY DESCRIPTION	VALUE SUMMARY
510 FRONT ST UNIT 32 BEAUFORT 28516 90013200-BEAUFORT HOUSE CONDO 1159 - TWN OF BEAUFORT MAP #: PIN #:	U32 BEAUFORT HOUSE/TAYLORS CK LT Subd: 10S/310	LAND VALUE: 0 BUILDING VALUE: 460,600 OBXF VALUE: 0 APPRAISED VALUE: 460,600 DEFERRED VALUE: 0 ASSESSED VALUE: 460,600

NOTES				PERMIT INFORMATION				SALES INFORMATION						
Date	Status	Amount	CO Date	Date	Price	V/I	S	Book/Page	Valid Code	Price	V/I	S	Book/Page	Valid Code
				8/17/2020	535,000	V		1683/0239	Y					
				9/16/2016	386,500	V		1554/0073	N					
				8/25/2003	430,000	V		1013/168	N					

LAND DATA - MARKET VALUE													
CODE	DESCRIPTION	ZONING	FRONT	DEPTH	BACK	DE/FA	COND	U PRICE	ADJ U PRC	UNITS	TYPE	_OVERRIDE	LAND VALUE
117	CONDO CONDO				1.00	1.00	1.00	0.00	0.00	1.000	UT	0	0
Total Market Land													0

OUTBUILDING DATA													
CODE	DESCRIPTION	LENGTH	WIDTH	HEIGHT	UNITS	TYPE	UNIT PRICE	YEAR	QUAL	COND	% GOOD	_OVERRIDE	VALUE

# Carteret County, North Carolina

**PARCEL: 730505198647031**  
 LIPSCOMB KENNETH A ETUX GEORGE  
 8113 WINDSOR RIDGE DRIVE  
 RALEIGH, NC 27615  
 ACCOUNT NUMBER: 46169

**Tax Districts**  
 01 County, 1159 Town of Beaufort, 48 Beaufort Rescue, 60 Annual Availability Fee (1), 61  
 Beaufort Storm Water Fee (60)

Route Number:  
 Appraiser Area: ALFREDG  
 Reval Year: 2020  
 Visited By:  
 Information Source:

PARCEL INFORMATION	PROPERTY DESCRIPTION	VALUE SUMMARY
510 FRONT ST UNIT 31 BEAUFORT 28516 90013200-BEAUFORT HOUSE CONDO 1159 - TWN OF BEAUFORT	U31 BEAUFORT HOUSE/TAYLORS CK LT	LAND VALUE: 0 BUILDING VALUE: 460,600 OBXF VALUE: 0 APPRAISED VALUE: 460,600 DEFERRED VALUE: 0 ASSESSED VALUE: 460,600

NOTES		PERMIT INFORMATION				SALES INFORMATION			
Date	Status	Amount	CO Date	Date	Price	V/I	S	Book/Page	Valid Code
Subd: 10S/306				10/2/2020	515,000	V		1690/0148	Y
				10/2/2020	0	V		1690/0147	N
				3/14/2018	0	V		1602/0317	N
				10/19/2007	720,000	V		1244/0105	N

LAND DATA - MARKET VALUE													
CODE	DESCRIPTION	ZONING	FRONT	DEPTH	BACK	DEIFA	COND	U PRICE	ADJ U PRC	UNITS	TYPE	_OVERRIDE	LAND VALUE
118	CONDO CONDO					1.00	1.00	0.00	0.00	1.000	UT	0	0
<b>Total Market Land</b>													
<b>0</b>													

OUTBUILDING DATA													
CODE	DESCRIPTION	LENGTH	WIDTH	HEIGHT	UNITS	TYPE	UNIT PRICE	YEAR	QUAL	COND	% GOOD	_OVERRIDE	VALUE

PARCEL: 730505198647022  
 DUNCUN HOUSE LLC  
 115 MOORE STREET  
 BEAUFORT, NC 28516  
 ACCOUNT NUMBER: 32505

# Carteret County, North Carolina

01 County, 1159 Town of Beaufort, 46 Beaufort Rescue, 60 Annual Availability Fee (1), 61  
 Beaufort Storm Water Fee (60)

Route Number:  
 Appraiser Area: ALFREDG  
 Reval Year: 2020  
 Visited By:  
 Information Source:

Tax Districts

Subd: 10S/306

**PARCEL INFORMATION**  
 510 FRONT ST UNIT 22 BEAUFORT  
 28516  
 90013200-BEAUFORT HOUSE  
 CONDO  
 TOWNSHIP: 1159 - TWN OF BEAUFORT  
 MAP #:  
 PIN #:

**PROPERTY DESCRIPTION**  
 U22 BEAUFORT HOUSE/TAYLORS CK  
 LT

**VALUE SUMMARY**  
 LAND VALUE: 0  
 BUILDING VALUE: 457,380  
 OBXF VALUE: 0  
 APPRAISED VALUE: 457,380  
 DEFERRED VALUE: 0  
 ASSESSED VALUE: 457,380

NOTES		PERMIT INFORMATION			SALES INFORMATION			
Date	Status	Amount	CO Date	Date	Price	V/I	S Book/Page	Valid Code
				3/10/2016	0	V	1536/0110	N
				3/4/2005	0	V	1099/0311	N
				9/8/2003	410,000	V	1015/0374	N

LAND DATA - MARKET VALUE													
CODE	DESCRIPTION	ZONING	FRONT	DEPTH	BACK	DE/FA	COND	U PRICE	ADJ U PRC	UNITS	TYPE	_OVERRIDE	LAND VALUE
119	CONDO CONDO				1.00	1.00	1.00	0.00	0.00	1.000	UT	0	0
Total Market Land													
0													

OUTBUILDING DATA													
CODE	DESCRIPTION	LENGTH	WIDTH	HEIGHT	UNITS	TYPE	UNIT PRICE	YEAR	QUAL	COND	% GOOD	_OVERRIDE	VALUE

PARCEL: 730505198647021  
 ADAMS JEFFREY SMITH  
 510 FRONT ST APT 21  
 BEAUFORT, NC 28516-2251  
 ACCOUNT NUMBER: 21082

# Carteret County, North Carolina

01 County, 1159 Town of Beaufort, 46 Beaufort Rescue, 60 Annual Availability Fee (1), 61  
 Beaufort Storm Water Fee (60)

Route Number:  
 Appraiser Area: ALFREDG  
 Reval Year: 2020  
 Visited By:  
 Information Source:

Tax Districts

Subd: 10S/310

PARCEL INFORMATION		PROPERTY DESCRIPTION		VALUE SUMMARY	
ADDRESS:	510 FRONT ST UNIT 21 BEAUFORT 28516	U21 BEAUFORT HOUSE/TAYLORS CK	LT	LAND VALUE:	0
NBHD:	90013200-BEAUFORT HOUSE CONDO			BUILDING VALUE:	445,500
TOWNSHIP:	1159 - TWN OF BEAUFORT			OBXF VALUE:	0
MAP #:				APPRAISED VALUE:	445,500
PIN #:				DEFERRED VALUE:	0
				ASSESSED VALUE:	445,500

NOTES		PERMIT INFORMATION				SALES INFORMATION			
Date	Status	Amount	CO Date	Date	Price	V/I	S	Book/Page	Valid Code
				5/9/2014		0	V	1478/0203	N
				3/11/2008		0	V	1261/0181	N

LAND DATA - MARKET VALUE												
CODE	DESCRIPTION	ZONING	FRONT	DEPTH	BACK	DE/FA	COND	U PRICE	ADJ U PRC	UNITS	TYPE	LAND VALUE
120	CONDO CONDO				1.00	1.00	1.00	0.00	0.00	1.000	UT	0
<b>Total Market Land</b>												
<b>0</b>												

OUTBUILDING DATA												
CODE	DESCRIPTION	LENGTH	WIDTH	HEIGHT	UNITS	TYPE	UNIT PRICE	YEAR	QUAL	COND	% GOOD	VALUE

**PARCEL: 730505198647001**  
 BEAUFORT HOUSE LLC  
 510 FRONT ST APT 21  
 BEAUFORT, NC 28516-2251  
 ACCOUNT NUMBER: 23574

**Carteret County, North Carolina**

01 County, 1159 Town of Beaufort, 46 Beaufort Rescue, 60 Annual Availability Fee (\*), 61 Beaufort Storm Water Fee (60)  
 Tax Districts  
 Route Number:  
 Appraiser Area: ALFREDG  
 Reval Year: 2020  
 Visited By:  
 Information Source:

**PARCEL INFORMATION**  
 510 FRONT ST UNIT 1 BEAUFORT  
 28516  
 90013200-BEAUFORT HOUSE  
 CONDO  
 TOWNSHIP: 1159 - TWN OF BEAUFORT  
 MAP #:  
 PIN #:

**PROPERTY DESCRIPTION**  
 U1 BEAUFORT HOUSE/ TAYLORS CK  
 LT  
 Subd: 10S/310

**VALUE SUMMARY**  
 LAND VALUE: 0  
 BUILDING VALUE: 449,280  
 OBXF VALUE: 0  
 APPRAISED VALUE: 449,280  
 DEFERRED VALUE: 0  
 ASSESSED VALUE: 449,280

**SALES INFORMATION**

Date	Status	Amount	CO Date	Price	V/I	S	Book/Page	Valid Code
					0	V	967/23	N
					0	V	953/42	N

**PERMIT INFORMATION**

Date	Status	Amount	CO Date

**NOTES**

**LAND DATA - MARKET VALUE**

CODE	DESCRIPTION	ZONING	FRONT	DEPTH	BACK	DE/FA	COND	U PRICE	ADJ U PRC	UNITS	TYPE	_OVERRIDE	LAND VALUE
121	CONDO CONDO				1.00	1.00	1.00	0.00	0.00	1,000	UT	0	0

**OUTBUILDING DATA**

CODE	DESCRIPTION	LENGTH	WIDTH	HEIGHT	UNITS	TYPE	UNIT PRICE	YEAR	QUAL	COND	% GOOD	_OVERRIDE	VALUE

**Total Market Land**

CODE	DESCRIPTION	LENGTH	WIDTH	HEIGHT	UNITS	TYPE	UNIT PRICE	YEAR	QUAL	COND	% GOOD	_OVERRIDE	VALUE
													0



**PARCEL: 730505198647003**  
 BEAUFORT HOUSE LLC  
 510 FRONT ST APT 21  
 BEAUFORT, NC 28516-2251  
 ACCOUNT NUMBER: 23574

**01 County, 1159 Town of Beaufort, 46 Beaufort Rescue, 60 Annual Availability Fee (1), 61 Beaufort Storm Water Fee (60)**

**Carteret County, North Carolina**

Route Number:  
 Appraiser Area: ALFREDG  
 Reval Year: 2020  
 Visited By:  
 Information Source:

**Tax Districts**  
 Subd: 10S/310

**PARCEL INFORMATION**  
 510 FRONT ST UNIT 3 BEAUFORT  
 28516  
 90013200-BEAUFORT HOUSE  
 CONDO  
 TOWNSHIP: 1159 - TWN OF BEAUFORT  
 MAP #:  
 PIN #:

**PROPERTY DESCRIPTION**  
 U3 BEAUFORT HOUSE/TAYLORS CK  
 LT

**VALUE SUMMARY**  
 LAND VALUE: 0  
 BUILDING VALUE: 432,480  
 OBXF VALUE: 0  
 APPRAISED VALUE: 432,480  
 DEFERRED VALUE: 0  
 ASSESSED VALUE: 432,480

**PERMIT INFORMATION**  
 Date Status Amount CO Date

**SALES INFORMATION**  
 Price V/I S Book/Page Valid Code  
 0 V 967/236 N  
 0 V 953/42 N

**LAND DATA - MARKET VALUE**

CODE	DESCRIPTION	ZONING	FRONT	DEPTH	BACK	DEFA	COND	U PRICE	ADJ U PRC	UNITS	TYPE	OVERRIDE	LAND VALUE
123	CONDO/CONDO				1.00	1.00	1.00	0.00	0.00	1.000	UT	0	0

**OUTBUILDING DATA**

CODE	DESCRIPTION	LENGTH	WIDTH	HEIGHT	UNITS	TYPE	UNIT PRICE	YEAR	QUAL	COND	% GOOD	OVERRIDE	VALUE
<b>Total Market Land</b>													
													0



**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, January 7, 2025 – 614 Broad Street – Train Depot**

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**AGENDA CATEGORY:** New Business

**SUBJECT:** Case # 25-07 209 Moore St - Siding & New Front Porch & Rear Deck & Fence

**BRIEF SUMMARY:**

The owner wishes to install a new front porch, rear deck, install new siding on front and install Beaufort Style Fence at 209 Moore Street

**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, AICP  
**Date:** December 23, 2024  
**Case No.** 25-07

**Request:** New Front Porch & Rear Deck, New Siding on Front of house with a new Beaufort Style Pickett Fence  
**Applicant:** Maggie Chalk, AIA (Burnette – Chalk Architecture)  
 105 Banks Street  
 Morehead City, NC 28557

**Property Information:**  
**Owners:** Michael & Christina Martin  
**Location:** 209 Moore Street  
**PIN#:** 730617018400000

**Project Information:** According to The Beaufort National Register Historic District comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 209 Moore Street, circa 1930. **House.** Completely remodeled, 1-story, 3-bay, front gable house with interior chimney, and arched Doric entrance stoop. Victorian-style cedar shakes in front gable end, beaded siding, replacement sash, stained glass in fanlight and sidelights, bargeboard in front gable, and window awnings are new and have compromised the architectural integrity. Built between 1924 and 1941. (SM).

In August 2023 a COA was applied for and went before the Commission however the application was considered as an incomplete application and the owners were requested to submit a new application.

**Proposed work:**  
 See Attached Application & Narrative  
**Material:**

## Roof Guidelines

6.1.1 Preserve original and significant later roof forms, shapes, and major roof architectural elements such as dormers, gables, chimneys, and eave overhangs. It is not appropriate to make alterations to the front or other primary portions of the roof of a contributing structure if that roof slope can be seen from public view.

6.1.2 Preserve, maintain, and repair historic roofing details and materials such as slate, standingseam metal, and tile. Replace in-kind only if necessary due to deterioration or damage. Replace only the damaged or deteriorated portion using materials identical to the original if possible.

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.

6.1.6 Install new gutters without damaging or obscuring architectural features. It is inappropriate to replace concealed, built-in gutter systems with modern exposed gutters. Gutters of all materials except copper shall have a painted finish. Half-round gutters are appropriate for most contributing properties. Wood gutters may be appropriate for certain period restoration projects. Replacement of gutters is usually reviewed as a Minor Works item.

## Wood Siding, Trim, and Ornament Guidelines

6.2.1. Preserve and maintain existing original wood siding, trim, ornamentation, and other wood decorative elements.

6.2.2. Preserve and repair existing wood elements wherever possible. Use preservation techniques which encourage repair (such as epoxies, splicing, and patching where applicable) rather than wholesale replacement.

6.2.3. Replace historic wood elements only where the original is too deteriorated to repair. If replacement is necessary, use new replacement wood that matches the original as closely as possible in all properties: shape, profile, texture, and detailing. The deteriorated or damaged condition should be documented. Replacement of these features in kind and according to the guidelines does not normally require a COA.

6.2.14. Blown in insulation should be placed in a house so as not to disturb siding.

## Brickwork and Masonry Guidelines

6.3.1 Retain and preserve historic brick and masonry elements, including walls, chimneys, foundations,

[Type here]

and retaining walls. Preserve masonry elements that are character-defining features of the building or property.

6.3.2. Repair and restore historic masonry elements, rather than replace. Remove vegetation and vines from masonry to prevent structural or moisture damage.

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.

### Porches and Entrances Guidelines

6.5.1. Retain and preserve historic porches, entrances and doorways including related features such as railings, posts or columns, ceilings, steps, lattice, flooring, piers, ornamental trim, and other character defining elements.

6.5.2. Repair, rather than replace, historic porch and entrance elements, wherever feasible. Use repair techniques which preserve historic material, including patching, epoxy repair, reinforcing, or splicing-in of new wood in place of deteriorated sections. Replacement elements should match the original in size, shape, pattern, color, and texture.

6.5.3. Use appropriate materials in the repair and restoration of historic porches. Woods that are naturally rot-resistant or treated will provide the greatest durability for exposed elements such as railings, steps, flooring, and floor framing. The use of pressure-treated wood is appropriate when painted within six months. The use of substitute material that duplicates the look and patina, and architectural detail is allowed.

6.5.4. The enclosure or other alteration of original or historic front porches is not appropriate in the historic district. The enclosure of porches at the rear, or other areas not seen from the public view, is appropriate if the enclosure is designed and constructed in a manner that preserves the historic character and features of the porch.

6.5.5. Covering a porch with non-historic material such as vinyl or metal siding, or “winterizing” a screened porch by permanently attaching plastic sheeting is not permitted.

6.5.6. Using indoor-outdoor carpeting to weather-proof a porch floor is not permitted.

6.5.7. Use architectural details and ornamentation that are compatible with the style, period, and detailing of the porch and structure. Such features as new metal columns or wrought iron posts, over-scaled columns with elaborate capitals, metal or plastic balustrades are not allowed. The creation of a false historical appearance, such as adding Victorian ornament to a plain early 20th century porch, is not appropriate.

6.5.8. Removing a porch that is not repairable and not replacing it, or replacing it with a new porch that does not convey the same visual appearance on contributing historical properties is not permitted.

[Type here]

### Decks on Historic Buildings Guidelines

7.9.1 Locate decks only on the rear ground level of historic buildings or other ground-floor level where the deck is not visible from public view.

7.9.2. Design decks to eliminate physical or visual damage to significant historic architectural features.

7.9.3. Decks should be attached to the historic building so that they may be removed without significant damage.

7.9.4. Provide proper flashing and other details to reduce or eliminate moisture damage to the historic structure.

### Landscaping Guidelines

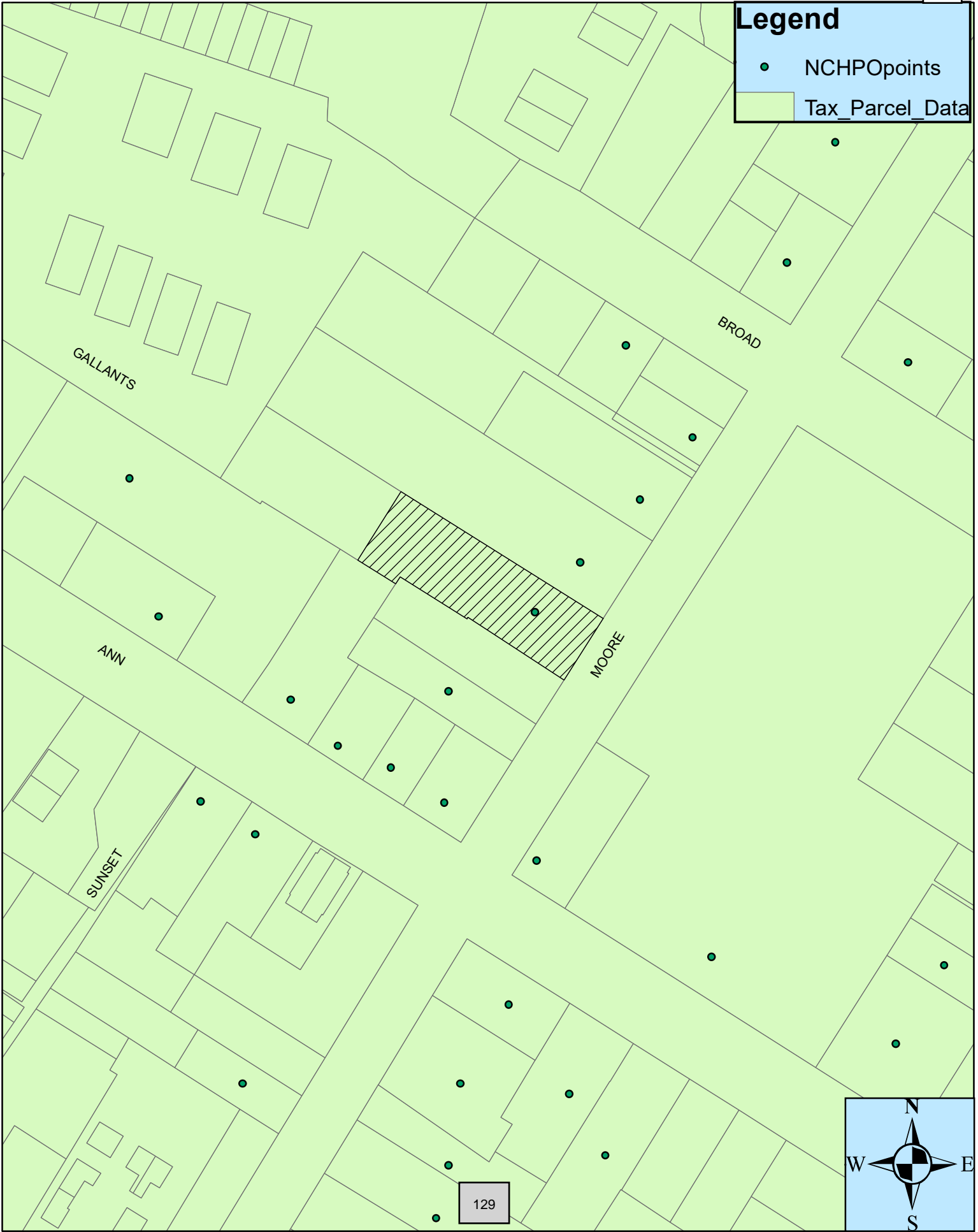
8.1.1. Preserve and maintain historic public and private landscapes that contribute to the character of the historic district, including open spaces, streetscapes, and yards.

8.1.5. All new plant materials selected for replanting or new planting in publicly visible areas should complement as much as possible those found on the site and in the surrounding area of the district.

### Fences and Walls Guidelines

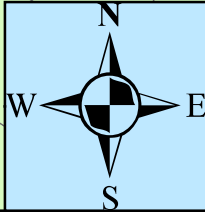
8.2.2. Design new fences that are compatible with the associated building, site and streetscape in height, proportion, scale, color, texture, material and design. Substitute fence materials are not allowed along front or visible side property lines in the historic district. Fence types such as wire, 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.



**Legend**

- NCHPO points
- Tax\_Parcel\_Data



129

<u>OWNER</u>	<u>MAIL ADDRE</u>	<u>MAIL CITY</u>	<u>IL ST/AIL Z1AIL ZI5</u>
CHADWICK BRADFORD Q ETAL	4003 HALCYON DRIVE	HUNTERSVILLE	NC 28078
EARLY WILLIAM K ETUX MARGARET	PO BOX 356	ORDINARY	VA 0356 23131
HONE JAMES & MARIA	207 MOORE STREET	BEAUFORT	NC 28516
MARTIN CHRISTINA	3225 DARIEN DRIVE	RALEIGH	NC 27607
NASH ELIZABETH W	4001 BARRETT DRIVE LOT 2	RALEIGH	NC 27609
ST PAUL'S EPISCOPAL CHURCH	209 ANN STREET	BEAUFORT	NC 28516

# BURNETTE • CHALK ARCHITECTURE & PLANNING, P.A.

105 BANKS STREET MOREHEAD CITY, NORTH CAROLINA 28557  
252 726-5387 252 726-3099 FAX 252 726-1250 [info@burnchalk.com](mailto:info@burnchalk.com) www.burnchalk.com

## LETTER OF TRANSMITTAL

Project: Martin , 209 Moore Street Beaufort, NC (BC 24001)

Date: 16 December 2024

To: Kyle Garner, Planning Director, Town of Beaufort, NC 28516

From: Maggie K. Chalk, AIA, NCARB  
Project Architect

Tel: (252) 726-3099

Fax: (252) 726-1250

Email: [mkcarchitect@ec.rr.com](mailto:mkcarchitect@ec.rr.com)

Re: Historic Preservation Commission Application for Certificate of Appropriateness (COA), with required Attachments.  
209 Moore Street, Beaufort, NC 28516

---

Cc: Project File

### 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. Applications must be deemed complete and accepted before the submittal date. Please contact Town Hall at 252-728-2142 if there are any questions.

#### APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Margaret (Maggie) K. Chalk, AIA, NCARB, PNC PAN

Burnette Chalk Architecture & Planning, PA

Applicant Address: 105 Banks Street, PO Box 622, Morehead City, NC 28557

Business Phone: 252- 726- 3099 Email/Cel 252 723 4010 / mkcarchitect@ec.rr.com

Property Owner Name: Michael and Christa Martin

Address of Property: 209 Moore Street, Beaufort, NC 28516

Phone Number: 919-539-4838 Email/Cell: 2christa.martin@gmail.com / 919-370-941

#### PROJECT INFORMATION

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

Remodeling and addition to existing home.

- ADD FRONT PORCH
- ADD NEW REAR DECK
- ADD BEAUFORT FENCE @ FRONT YARD

Estimated Cost of Project: \$ 55,000

Year House Built: 1930

Margaret Maggie K. Chalk  
Applicant Signature

16 DEC. 2024  
Date

Christa Dorel-Martin  
Property Owner Signature (if different than above)

12-16-2024  
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](http://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: \_\_\_\_\_

### Treatment Guideline – Rehabilitation

The requested changes to the exterior of **209 Moore** Street are consistent with the treatment option referred to as **Rehabilitation**:

“Rehabilitation is a practical approach to preservation that acknowledges the need to alter and/or add to a historic property to meet continuing or changing uses, while retaining the property’s historic character. It is the process of repairing or altering an historic building for an efficient, contemporary use while retaining its historic features. Rehabilitation includes structural repairs, repairing roofs and exterior finishes, painting, and upgrading mechanical systems.....”

The owners are requesting repairs and additions which will make the home more functional for them as a full-time residence. The

Scope of Work for which this COA is requested includes

1. Replace deteriorated non-historical entry portico with new Front Porch;
2. Repair rotted framework in Attic & Floor adjacent to old Kitchen Chimney (#2);
3. Remove Utility Shed and Chimney (#3) on rear of house to make room for a new full-length deck across rear of house; HVAC unit will relocate to side yard.
4. Add white painted wood picket fence around front yard.
5. Landscaping will remain largely the same, with the following modifications:
  - a. Remove weeping yaupon and boxwood hedge at current entry portico.
  - b. Plant new boxwood at edge of new porch & new deck.
6. Prune existing overgrown shrubs and trees, discarding dead & diseased limbs.
7. No Trees to be removed.

### Residential Rehabilitation

#### Character-Defining Elements of this Residence -

This residence is a modified structure. Research and physical examination indicates that it was originally the first floor of a 2-story St. Paul’s School Watson Hall, and is represented in photos as having been the Dining Wing. Examination of the current building indicates that the current side room was the original porch and entry door. Inspection also shows remnants of cut-off wall framing in the attic, indicating the possible former existence of a second floor. The Dining Wing on Watson Hall was a side-gable structure; the re-located structure was re-oriented and is currently a front-gable structure.

The current front entry consists of an A-frame portico roof on the street-facing gable-end of the building. It is not original to the structure and may have been added when the modified structure was re-purposed as a residence. The columns are rotten and failing.

While numerous written sources talk about Watson Hall, and there are old photos of the 2-story building, there is no documentation of the removal of the second floor nor are there details of the moving of this portion of the modified structure to 209 Moore Street. An exhaustive search for photos, which included the NC Department of Archives and History, was fruitless.

## REQUIRED ATTACHMENT FOR COA

### DESIGN GUIDELINES RELEVANCY AND CONSISTENCY:

*List Design Guidelines that apply to the application and a description of how proposed changes are consistent with the Design Guidelines for the Beaufort Historic District & Landmarks.*"

The house at 209 Moore Street has been examined by Architect and Preservation North Carolina Professional Associates Network member, Margaret K. Chalk, AIA, NCARB

The project will comply with the Beaufort Historic District Design Guidelines, as described in detail on the following pages:

The Guidelines which pertain to this project are:

#### Chapter 6, Rehabilitation, Residential Rehabilitation-

##### Roof Guidelines -

Section 6.1.1 & 6.1.2 The original roof is gone from this building.

The current roof was added to an

altered structure which was moved to this site and re-purposed as a residence.

Removal of the old furnace chimney (#3 on site plan) does not alter the current main roof profile, and is not seen from the street.

The proposed new Porch Roof reflects the form and pitch of the roof on the side wing.

Section 6.1.3 New Porch Roof composition shingles will match, as closely as possible, with existing house main roof and side wing shingles.

Section 6.1.6 Gutter & Downspouts to be added to rear shed roof will be White Aluminum, and will not alter or damage existing architectural features.

##### Wood Siding, Trim, and Ornament Guidelines -

Section 6.2.1 The current house is clad in cream-colored vinyl siding. This application proposes removal of vinyl siding and vinyl shake-profile cladding on the street-gable (front) end of the house. Original siding appears to be 1x6 Colonial Clapboard.

Gable-end shakes, if ever there, are unclear, and may yet be revealed during repair work.

Section 6.2.2 New painted cedar shakes will be installed on the Gable, and the uncovered original wood siding & trim repaired and painted on the front exterior wall.

6.2.3 - 6.2.14 guidelines will be followed as applicable.

##### Brickwork and Masonry Guidelines -

Section 6.3.1 Brick Chimneys #1 & #2 (see site plan) currently are covered in a parge coat and painted. Brick Chimney #3 (furnace flue, furnace no longer in existence), attached to the utility shed will be demolished with the shed.

Masonry foundation is also currently covered with a painted parge coat.

Sections 6.3.2 - 6.3.8 - there is no exposed historic masonry on this house.

Section 6.3.9 New porch foundation will be finished with a running bond brick veneer.

Section 6.5 Porches & Entrances Guidelines -

Section 6.5.1- 5.5.6n 5.5.8, Historic Porches, entrances, and doorways -

The original Watson Hall Dining Room Entry porch was enclosed and functions as a side room on this residence. The original entry door frame and sill remain in place and provide interior access to the room.

The current entry door with transom and sidelights will remain in place.

Section 6.5.7 the Proposed New Front Porch incorporates architectural details compatible with the time period in which Watson Hall (the base structure of the house) was constructed, and reflects the rectangular form of the original Watson Hall Dining Room Entry porch.

Chapter 8, Landscaping Guidelines -

Section 8.1.3 Mature Trees existing on site will be preserved.

Section 8.1.5 New plant material selected will complement that found on the site and in the surrounding neighborhood: on the street side, new boxwoods will be planted around the new front porch, and new shrubs to be planted to screen the new rear deck foundation will match those removed during demolition.

Section 8.1.11 Historic sidewalks and paving - landscape paving added when the structure was re-purposed as a residence will remain, and a gate added in the new fencing to access it.

Fences and Walls Guidelines

8.2.1. Retain and preserve historic fence and wall material wherever possible. If replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern and texture.

No Historic Fence or wall materials are currently evident on this property.

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.

New fencing along the Moore Street edge will be white wood pickets. See Proposed Site Plan for details and elevation drawing of fencing.

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.

New white wood fencing will be 36" high, & located on the street edge of the property – see Site Plan. Fencing will be attached to 4x4 fence posts, not to buildings.

8.2.4. Historic retaining walls should be preserved. New low walls are appropriate only where a sharp change in grade exists, and shall not exceed a height of two (2) feet. Such walls should be constructed of brick or concrete block covered with a true sand-finish stucco.

There are no existing Historic retaining walls on this property. No new retaining walls are planned on this property.

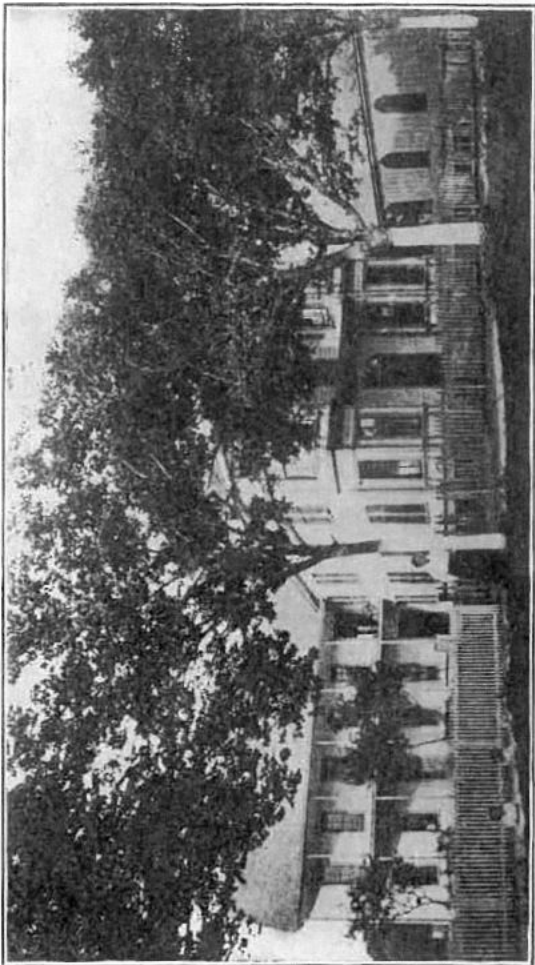
**8.2.5. The use of false historical details or other non-original architectural embellishments on existing fences is not appropriate.**

No such detailing is planned, nor will any be applied. Existing non-original woodwork trim on entry portico will be demolished with the portico. See fence elevation drawings on Site Plan.

**8.2.6. Use a combination of fences and plantings to screen parking lots. To provide adequate visibility for drivers entering and leaving, the fence should not exceed a height of three (3) feet at the street/sidewalk edge. (SEE OFF-STREET PARKING GUIDELINES for more details)**

No parking lot is planned. Access lane is screened by mature plant materials which are remaining in place on site.

**8.2.7. All Fence Material is Wood. No contemporary or utilitarian fence materials are planned.**



↑ WATSON HALL

Carteret County Property Data  
Adjacent Property Owners  
209 Moore Street, Beaufort, NC 28516

Parcel No.: 730617018400000

Owner: MARTIN, MICHAEL ETUX CHRISTINA  
Address: 209 Moore Street  
Beaufort, NC 28516  
Mailing Address: 3225 Darien Drive  
Raleigh, NC 27607  
Phone: 919-539-4838  
Email: 2christa,martin@gmail.com

Parcel No.: 730617018313000

Owner: HONE, FRANK & CHRIS  
Address: 207 Moore Street  
Beaufort, NC 28516  
Mailing Address: 207 Moore Street  
Beaufort, NC 28516

Parcel No.: 730617018435000

Owner: EARLY, WILLIAM K ETUX MARGARET  
Address: 211 Moore Street  
Beaufort, NC 28516  
Mailing Address: PO Box 356, Ordinary, VA 23131  
Ordinary, VA 0356 23131

Parcel No.: 730617017407000

Owner: NASH, JOHN F ETUX ELIZABETH W  
Address: 95 Gallants Lane  
Beaufort, NC 28516  
Mailing Address: 4001 Barrett Drive Lot 2  
Raleigh, NC 27609

Parcel No.: 730617016374000

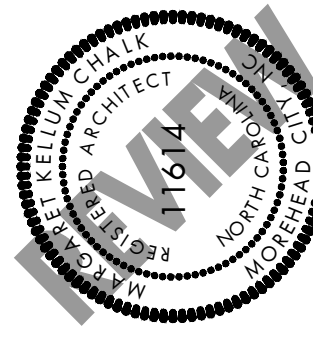
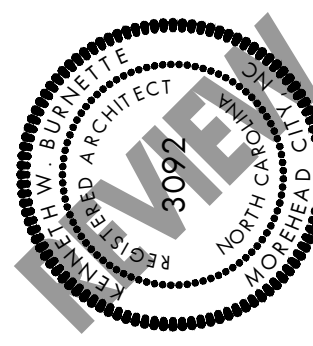
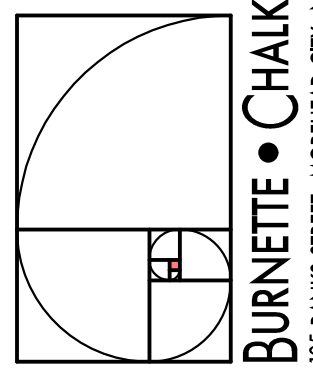
Owner: CHADWICK, BRADFORD Q ETAL  
Address: 123 Ann Street  
Beaufort, NC 28516  
Mailing Address: 4003 Halcyon Drive  
Huntersville, NC 28078











CONSULTANTS

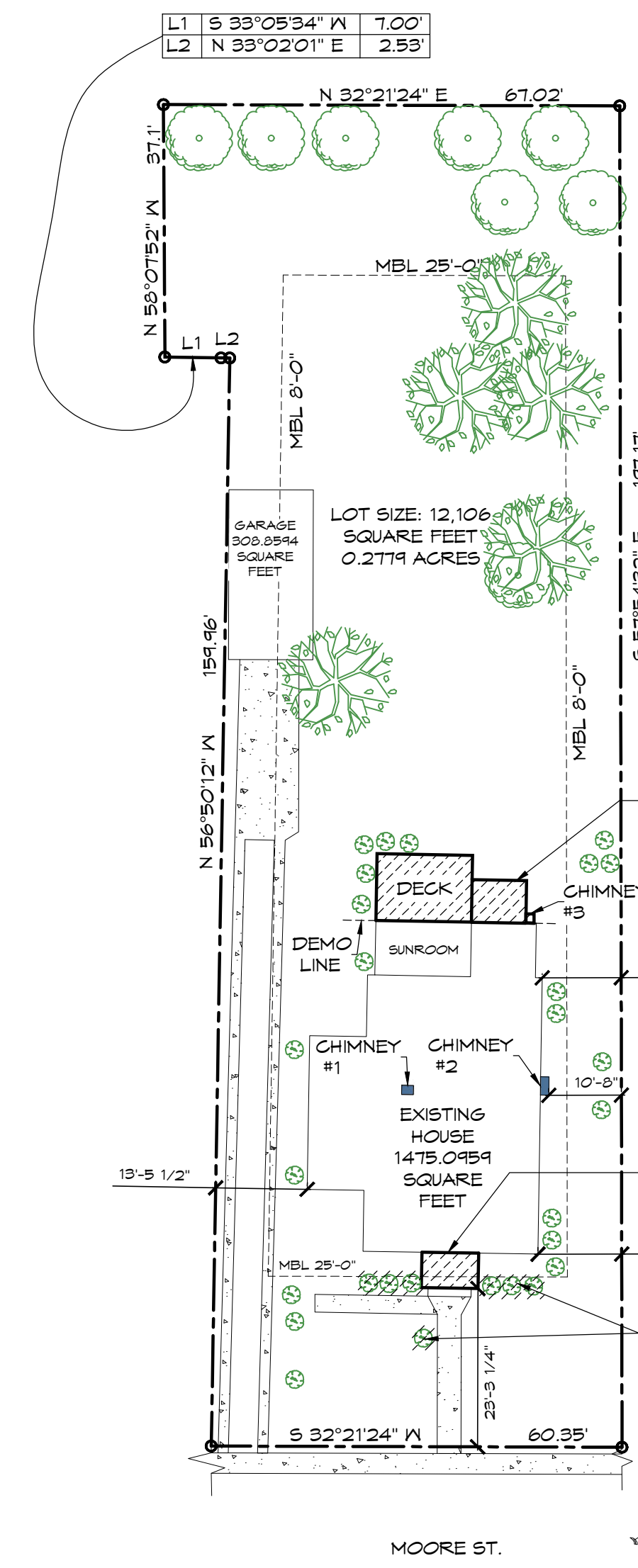
REVISIONS



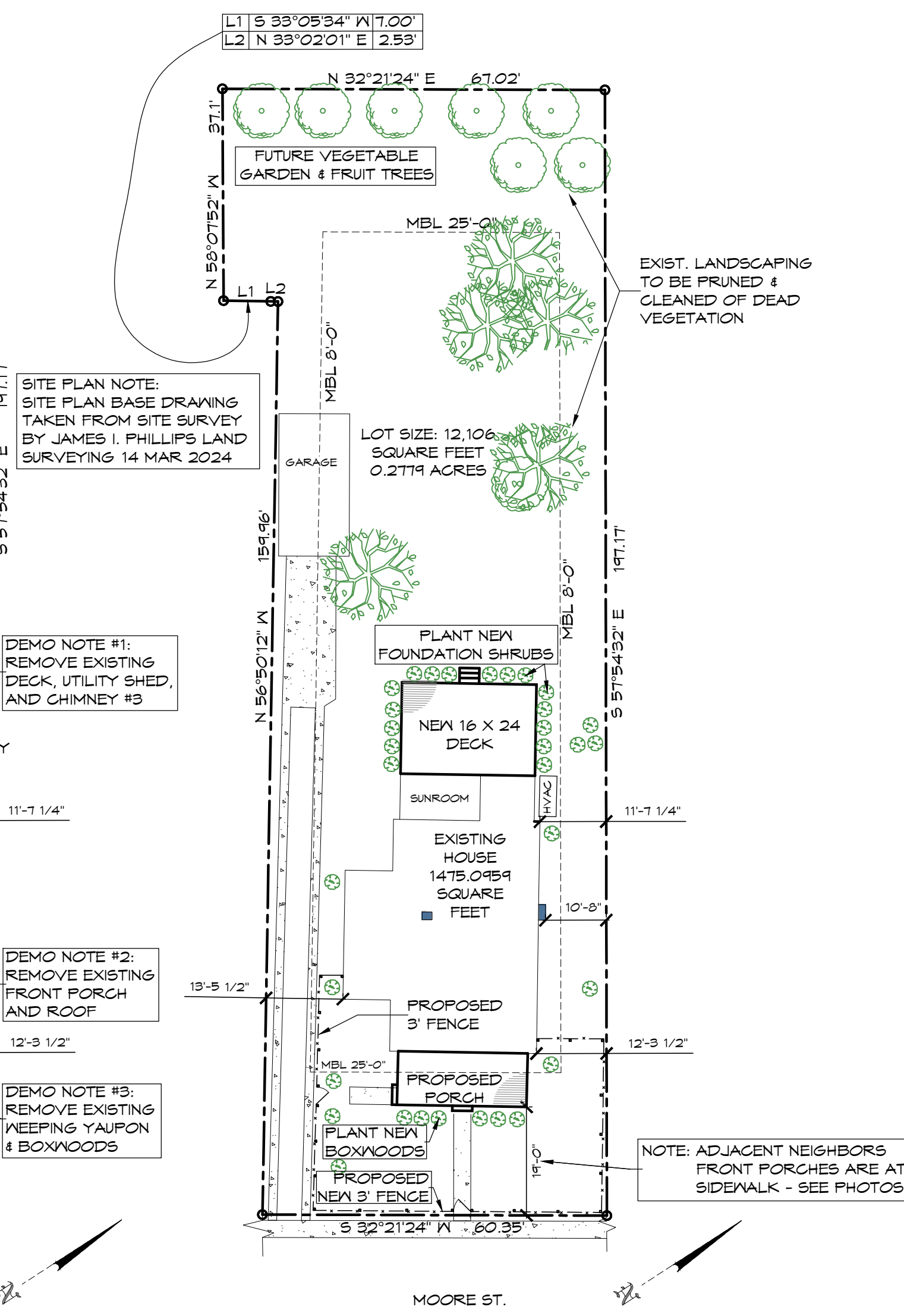
**2 PROPOSED REAR ELEVATION W/ NEW DECK**  
 A201 SCALE: 1/4"=1'-0"



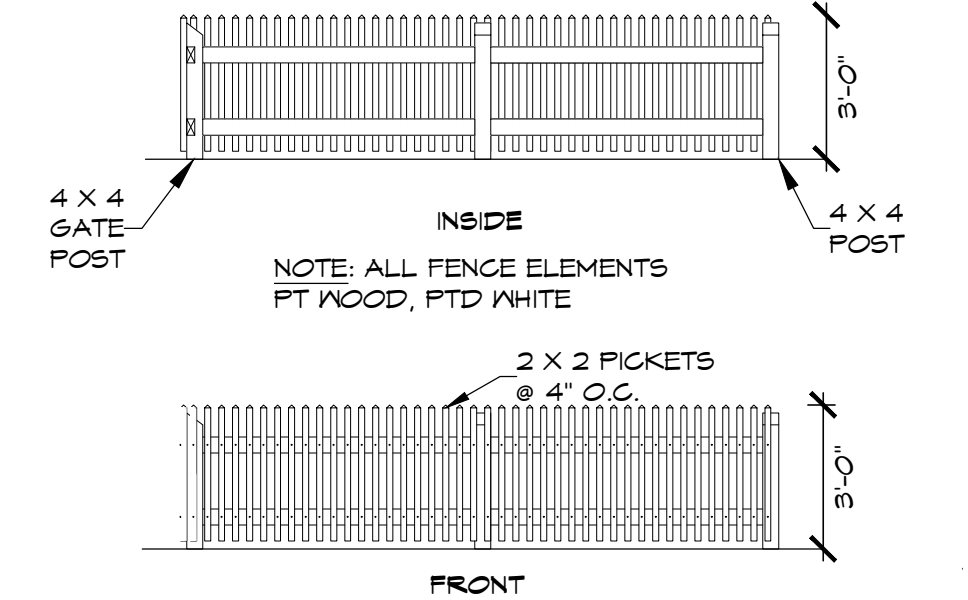
**1 PROPOSED NEW FRONT ELEVATION (MOORE STREET) W/ NEW PORCH**  
 A201 SCALE: 1/4"=1'-0"



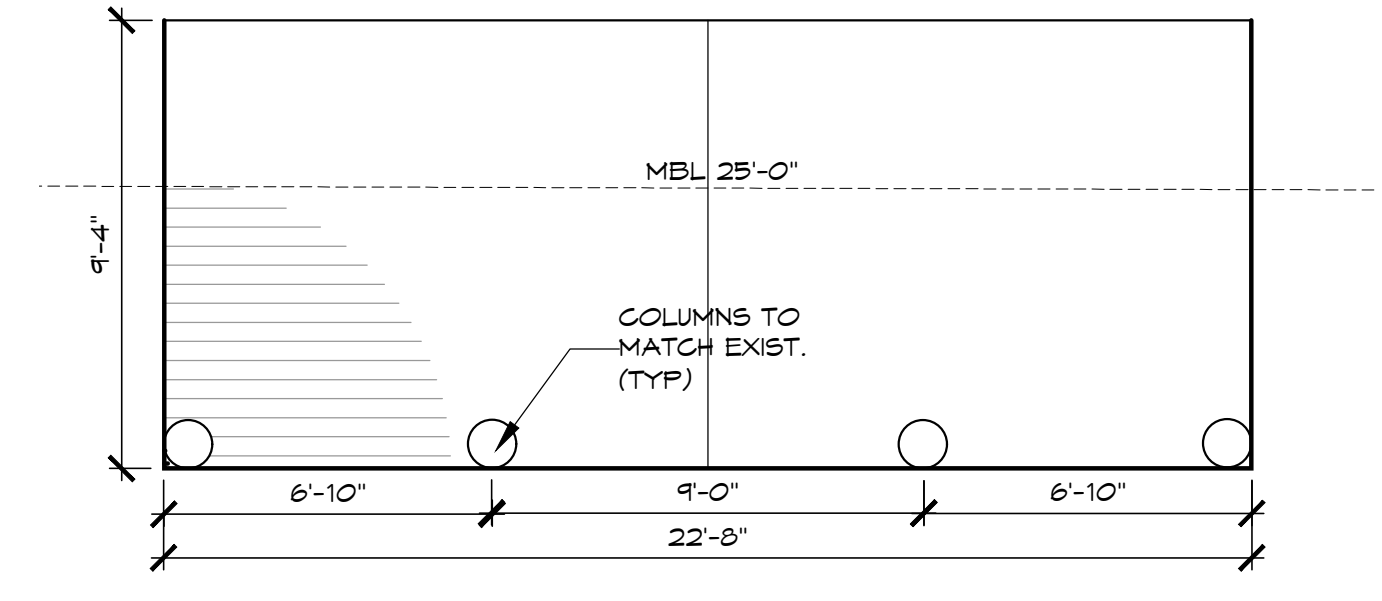
**2 EXIST. SITE PLAN**  
 A201 SCALE: 1"=20'-0"



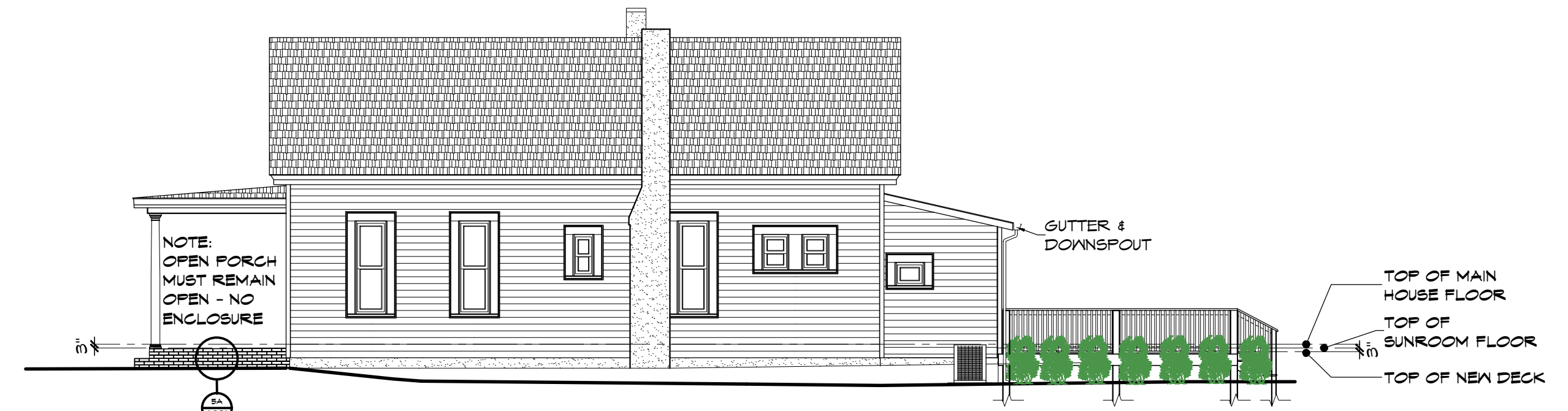
**7 PROPOSED SITE PLAN**  
 A201 SCALE: 1"=20'-0"



**4 PROPOSED WOOD FENCE - PAINTED WHITE**  
 A201 SCALE: 1/4"=1'-0"



**3 PROPOSED NEW FRONT PORCH PLAN**  
 A201 SCALE: 1/4"=1'-0"



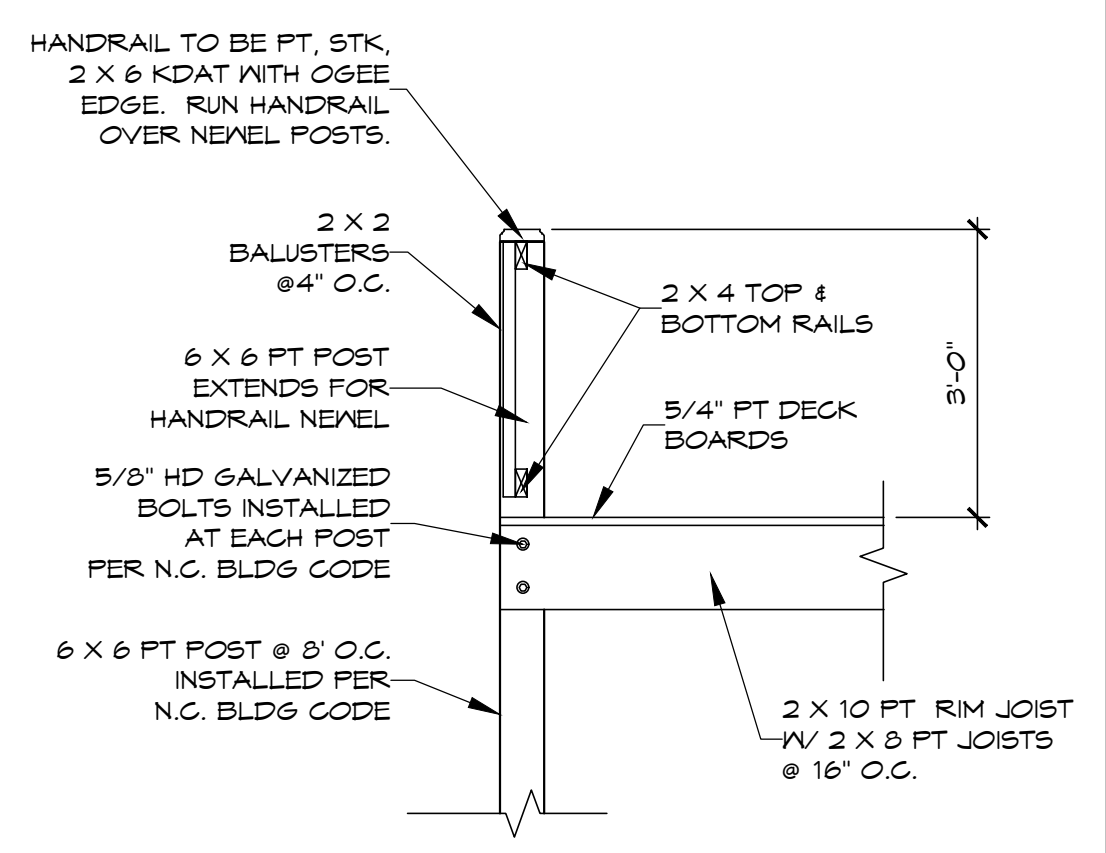
**5 PROPOSED RIGHT SIDE ELEVATION**  
 A201 SCALE: 1/8"=1'-0"

**5A FOUNDATION-ENLARGED**  
 A201 SCALE: 1/4"=1'-0"



**6 PROPOSED LEFT SIDE ELEVATION**  
 A201 SCALE: 1/8"=1'-0"

**1A WOOD LOUVERED OPERABLE SHUTTER**  
 A201 SCALE: 1"=1'-0"



**5A DECK POST & RAIL SECTION**  
 A201 SCALE: 1/2"=1'-0"



209 Moore SHUTTERS



209 Moore SIDING



209 Moore TRIM

# 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 of all Design Guidelines that apply to the application and a description of how proposed changes are consistent with the *Design Guidelines for the Beaufort Historic District & Landmarks*, which can be found at <https://www.beaufortnc.org/bc-hpc/page/design-guidelines-beaufort-historic-district-landmarks>
- A list of all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- 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.). **A100**

## 2. Items required as applicable to project:

- A description of any planned demolition.
- An indication of all trees to be replaced and/or removed. **A100**
- 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. **DELIVERED 05 DEC 2024**
- All types of building material samples. **N/A SIDING IN PLACE CEDAR SHAKE ONLY**
- If a project involves the reconstruction of an earlier feature of a historic structure, documentation of the prior existence of such feature. **N/A**

## **N/A** 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](mailto:k.garner@beaufortnc.org).*



**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, January 7, 2025 – 614 Broad Street – Train Depot**

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**AGENDA CATEGORY:** New Business

**SUBJECT:** Case # 25-08 300 Front Street Unit 3 - New Signage

**BRIEF SUMMARY:**

The applicant wishes to install a Hanging Sign = 10.6 sq. ft., an Attached Sign on the East Side of Building = 16 sq. ft. Totaling = 26.6 sq. ft

**REQUESTED ACTION:**

Conduct Quasi- Judicial Hearing

**EXPECTED LENGTH OF PRESENTATION:**

5 Minutes

**SUBMITTED BY:**

Kyle Garner

**BUDGET AMENDMENT REQUIRED:**

N/A



# BHPC STAFF REPORT



**To:** BHPC Members  
**From:** Kyle Garner, Planning Director  
**Date:** December 23, 2024  
**Case No.:** 25-08

**Request:** Hanging Signage = 10.6 sq. ft., Attached Signage on East Side of Building = 16 sq. ft. Total = 26.6 sq. ft.

**Applicant:** Lindsey Nguyen  
 111 Buena Vista Drive  
 Newport, NC 28570

**Property Information:**

**Owner:** John Warrington  
**Location:** 300 Front Street  
**PIN:** 730617008242000

**Project Information:**

According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 300 Front Street, C, circa 1985 **Commercial Building**. Large 1-Story Mitchell Manufactured prefabricated metal building with a white brick façade.

The proposed signage is to replace the former Mexican Restaurant hanging sign (10.6 sq. ft) as well as the attached signage on the east side of the building which was 16 sq. ft.

This property has 85 feet of street frontage which would permit up to 170 square feet of total signage per the Land Development Ordinance (LDO) So far Encanto has 30.63 sq. ft and Beaufort Yacht Sales has 28 sq. ft. So far total signage is 58.63 sq. ft of the 170 allowed.

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Material: Metal Composite–

Color: Sample has been submitted and available in the Planning Office

### Signage Guidelines (pg. 119):

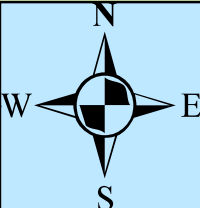
- 8.6.1. Use traditional materials found in the district, such as wood and metal for new signage. Substitute materials that have the appearance of wood are allowed. Plastic signs, flashing signs, or portable mobile signs, except those listed in item 9, are not allowed in the historic district. Interior 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.
- 8.6.3. Signs on commercial buildings are preferred to be located in a signboard frieze located above the display windows. In this location the sign serves as a boundary between the upper and lower façade.
- 8.6.5. Use simple, clear graphics and lettering styles in sign design.

# Case # 25-08 300 Front St Unit 3 - Signage



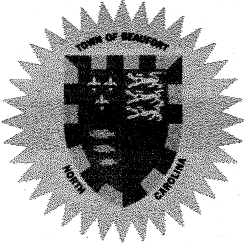
**Legend**

- NCHPO points
- Tax\_Parcel\_Data



<b>OWNER</b>	<b>MAIL_ADDRE</b>	<b>MAIL_CITY</b>	<b>IL_STAIL_Z</b>	<b>MAIL_ZI5</b>
ASCENCIOS LAUREN ETVIR JULIO	6875 BOWMAN DAIRY ROAD	LIBERTY	NC	27298
FOUR SEAS INVESTMENTS	PO BOX 906	BEAUFORT	NC	28516
HARROLD DENNIS B ETUX ALICE T	301 FRONT STREET	BEAUFORT	NC	28516
REDHAGE SHARON H	900 ST ANDREWS STREET	TARBORO	NC	27886
STATE OF NORTH CAROLINA	1321 MAIL SERVICE CTR	RALEIGH	NC	1321 27699
WARRINGTON JOHN ETUX SONDA	300 FRONT ST	BEAUFORT	NC	2168 28516

# **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. Applications must be deemed complete and accepted before the submittal date. Please contact Town Hall at 252-728-2142 if there are any questions.

### **APPLICANT/OWNER INFORMATION**

*Please print!*

Applicant Name: Doanh Nguyen

Applicant Address: 111 Buena Vista Dr Newport Nc 28570

Business Phone: 252 8342 7060 Email/Cell: lindseydenys@gmail.com

Property Owner Name: Doanh Nguyen

Address of Property: 300 Front St unit 1 Beaufort Nc 28516

Phone Number: 252-646-8153 Email/Cell: \_\_\_\_\_

### **PROJECT INFORMATION**

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

Estimated Cost of Project: \$ \_\_\_\_\_

Year House Built: \_\_\_\_\_

Applicant Signature [Signature]

Date 12/15/24

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](http://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: \_\_\_\_\_

153 Deemed Completed and Accepted: \_\_\_\_\_

**Guidelines**

8.6.1) Both of the signs will be made of 1/8 inch Dibond/ACM/MaxMetal. The side sign will be approximately 8ft by 2 ft and the hanging sign at the front will be approximately 48inch by 32 inch.

8.6.2) The sign will be hung on the side of the building along with adjacent business signs between Beaufort yacht sales and coastal keys realty group. The other sign will be a hanging at the front entrance of the building on the existing metal pole.

8.6.3) N/A

8.6.4) The sign colors will consist of red, beige, yellow, green and brown. There are no neon or fluorescent colors.

8.6.5) The design is simple and clear

8.6.6) There are no internal illuminated or flashing on the sign.

8.6.7) There are no freestanding signs.

8.6.8) The sign will be hung on a uniform pole and the side sign will be drilled into the building.

8.6.9) N/A



id Ex

Screenshot

Google









# Viet

STREET  
EATS



*Viet*

STREET EATS

252.838.1049