



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 Held Electronically due to COVID-19 6:00 PM Tuesday, June 02, 2020 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

1. Approval of Agenda for June 2, 2020

Minutes Approval

1. Minutes Approval from March 3, 2020

Administration of Oaths

New Business

1. Case # 20-06 301 Front Street shutters & exterior stairs
2. Case # 20-07 1004 Ann St. - Historic Plaque
3. Case # 20-08 429 Front Street - Stuco Exterior
4. Case # 20-10 109 Middle Lane - Golf Cart Charging Station
5. Case # 20-11 120 Turner Street - Sign - Cru Bar
6. Case # 20-12 410 Front Street - Signage - Penland

Public Comment

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, March 03, 2020 - Train Depot, 614 Broad Street, Beaufort, NC 28516**

Minutes

Call to Order

Chair Terwilliger called the meeting to order and requested that everyone stand for the Pledge of Allegiance.

Roll Call

Chair Terwilliger asked that Secretary Winn call the roll. Present for the meeting were Bob Terwilliger, Janet Woodward, Heather Poling, Laura Chadwick-Sicklin, Joyce McCune and John Stephens. With all members present Secretary Winn declared a quorum.

Agenda Approval

Chair Terwilliger asked if everyone had a chance to look at the agenda for tonight's meeting. He asked if there were any changes to be made. With no changes he asked for a motion to approve the agenda as presented. Vice Chair Poling made a motion to approve as presented, Board Member McCune made a second and the motion carried unanimously.

Minutes Approval

Chair Terwilliger asked if everyone had a chance to review the minutes from the February 24, 2020 meeting. There were no changes. Chair Terwilliger asked for a motion to approve the minutes as presented, Vice Chair Poling made the motion, Board Member Stephens made a second and the motion carried unanimously.

Administration of Oaths

Chair Terwilliger stated that he was going to turn the meeting over to the Town's attorney, Jill Quattlebaum to run the election for Chairman of the HPC Board. Ms. Quattlebaum opened the floor for a motion to pick a Chairman of the Board. Vice Chair Poling made the motion, Chair Terwilliger made a second and the motion carried unanimously.

Ms. Quattlebaum asked for nominations for a Chair for the HPC Board. Board Member Woodward nominated Bob Terwilliger. Ms. Quattlebaum asked for additional nominations or discussions. Hearing none she asked that all were in favor to raise their right hands, the nomination for Chair Terwilliger carried unanimously. At this time Ms. Quattlebaum turned the meeting back over to Chair Terwilliger.

Chair Terwilliger opened the floor for the election of Vice Chairman to the Board. Heather Poling stated that she would do it again if no one else wanted to do it. Chair Terwilliger nominated Board Member Poling, Board Member Woodward made a second and the motion carried unanimously.

The Chairman for the Historic Preservation Commission is Bob Terwilliger and the Vice Chairman is Heather Poling.

New Business

Chair Terwilliger opened case #20-04, 410 Front Street and stated the following: "Two things, one is a list of the documents and what we use as a basis for decision making for this. This list of documents which may be considered by us when deciding whether applications are compliant with relevant standards and laws in congruent with the special nature of the Beaufort Historic District as a whole are as follows: 1) the Beaufort National Register Historic District Comprehensive Survey, a Resurvey of the 1970 survey compiled by Ruth Little in 1997; 2) Beaufort, an Album of Memories, by Jack Dudley; 3) The Design Guidelines for the Beaufort Historic District of Landmarks, 1994, revised 2008; 4) The Town of Beaufort Land Development Ordinance, adopted in 2013; 5) The 2012 North Carolina Building Code Chapter 34, Existing Buildings and Structures, Section 3409 on historic buildings updated in 2018; and 5) The Town of Beaufort Comprehensive Plan Update prepared by the East Carolina Council of Governments adopted in 2012. That is a complete list of items but I will also add to that, there is a subjective nature to this, along with all these documents that we review we are asked to look at it from the perspective of do we feel that whatever is being requested fits in to the historic nature, so there is a subjective component there but that's what we look at.

The other thing, and I will shorten this a bit tonight, the quasi-judicial nature of the commission itself is fairly unique in that we operate pretty much like a court of law. We are bound and constrained by evidence, so whenever a case comes before us, we are not allowed to discuss or review in anyway participate in public discussions about the case until we hear the case here, in the Commission for the first time at the meeting and so one of the challenges that we have is people would like to talk to us, and ask us and have our input on it and provide is input and that is a challenge so we ask that residence do not do that as part of the process. We work very hard to maintain a basis of neutrality and a basis for openness and an ability to look at something objectively, from a neutral position and not have any preconceptions so we can make an honest and fair assessment of it when it comes in. So that is the quasi-judicial nature of this Commission. It's not necessarily understood by a lot of folks but we like to explain it briefly prior to each meeting as we go in, and everything is evidentiary in nature so what the next step in the process will be to ask that anybody that is going to speak this evening if you would stand and be sworn in, your testimony can then be heard and called into evidence as part of this process. I would encourage you even if you are not sure if you are going to speak on behalf of this, if you think you may, I would go ahead, stand and be sworn in so we don't have to do it later on. I will turn it over to Ms. Winn and she can do the swearing in. At this point the Oath was administered to all who stood.

Chair Terwilliger opened for discussion. Secretary Winn spoke up and stated that the Chair and Vice Chair needed to be sworn for their positions. Secretary Winn swore in Chair Terwilliger and Vice Chair Poling separately.

At this point Chair Terwilliger asked Mr. Garner to present input on behalf of the Town.

1. 410 Front Street – New Signage

Kyle Garner, Planning and Inspections Director presented Case #20-04 for Staff. Mr. Garner stated that the item before the Commission was 410 Front Street, applicant Tracey Daddario and she is requesting to install a 12 square foot sign on the water side of the building and a 15 square foot sign on Front Street, above the awning. Mr. Garner stated that in 2018 this same location was approved for a 25 square foot sign and the total signage request this time is 27 square feet which is well under the allowable amount in accordance with the Land Development Ordinance that is 76 total square feet. Mr. Garner also wanted to submit into evidence the staff report, drawings for the signs, photos of surrounding signs, a "photo-shopped" picture of what the sign will look like, the

"type" of letter type to be used and a sample of the material to be used for the signage. Jerer 1.
Ganey spoke and stated that the awning on the front of the business was damaged during a hurricane and has been removed, as of now it had not been put back up. Mr. Garner stated to the Commission that staff had been through Ms. Daddario's application, she has given staff all information that was requested, adjacent property owners had been notified and going through the request that staff finds that this is definitely in keeping with, in staff's opinion, the historic nature and character of the district and we support her application for the signage. Mr. Garner stated that staff would answer any questions.

Chair Terwilliger asked if there were any questions and there were no questions from the Commission.

Chair Terwilliger asked Ms. Daddario if she would like to speak and she asked if there were any questions for her. Board Member McCune asked Ms. Daddario about the existing sign by the front door on Front Street. Ms. Daddario explained that they had taken that sign into consideration when asking for the new signs. She stated that the name on the sign would change but it would go back in the same place.

Chair Terwilliger asked the Commission if they had anything further to add. Board Member Sicklin stated it was pretty straight forward. Chair Terwilliger asked if anyone had concerns that would keep them from voting. Board Member McCune stated after looking at the surrounding buildings she had none. Chair Terwilliger closed the discussion and as for a motion for Findings of Facts.

Vice Chair Poling made the following motion, having reviewed the record and having considered all evidence submitted and oral testimony for case 20-04, I move that the Commission conclude the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks under "Signage Guidelines" 8.6.1, 8.6.2, 8.6.3, 8.6.5. Board Member Stephens made a second. Chair Terwilliger asked if there were any concerns or discussion, hearing none he moved to the voting and the motion carried unanimously for the Findings of Fact.

Chair Terwilliger asked for a motion to approve the Certificate of Appropriateness. Board Member Stephens made the following motion: based on 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 20-04 be issued for the proposed work. Vice Chair Poling made a second. Chair Terwilliger asked for any concerns or discussion, hearing none he moved to the vote and the motion carried unanimously to issue a Certificate of Appropriateness. Chair Terwilliger stated to Ms. Daddario that she should be receiving information from the Town within seven to ten business days concerning the decision.

Public Comment

Chair Terwilliger opened Public Comment, hearing none he closed the matter.

Commission / Board Comments

Chair Terwilliger opened for Commission/Board comments.

Board Member Woodward stated that she didn't have any comments concerning the Board but she did have a comment about how she felt that a Library for new members should be created. She felt that information like the Quasi-Judicial Handbook and any other information concerning the Guidelines should be there for new members to be able to go to and research. Chair Terwilliger stated that he would let Mr. Garner address during staff comments.

Vice Chair Poling had a question for Mr. Garner concerning the status of the revised Guidelines. Chair Terwilliger stated that Mr. Garner would address during staff comments.

Hearing nothing further, Chair Terwilliger closed Commission/Board comments.

Staff Comments

Chair Terwilliger opened staff comments.

Mr. Garner stated that he would like to start with Board Member Woodard's comment about a library and having it accessible for Board Members. He also wanted to let the Commission know that there are three filing cabinets at Town Hall that have all the cases that have been heard filed by address. Mr. Garner stated that he liked the idea of all Board Members having the Quasi-Judicial Handbook and if someone doesn't have a copy we will make sure they get one.

Mr. Garner stated that the Town's attorneys have been working on a presentation for the changes in the State Statutes and hope to be presenting that to all Boards, including Parks & Recreation, by the end of spring or the first of the summer.

Mr. Garner shared as to the Guidelines update that as of today there is a signed contract on its way from Tennessee to North Carolina. Once it arrives the State and Staff will have to sign also, then copies will be distributed. Mr. Garner stated that he has been talking with the consultant concerning when he will be here and it is looking like the first full week in April, but they are not sure of the exact days yet. He will be meeting with Board members and they are hoping to put a Public Forum together while he is here for questions and input. Mr. Garner stated that the consultant has the previous suggestions and comments from the previous update and he will be taking those into consideration also. Chair Terwilliger asked if there would be one on one time for the Board Members and the consultant and Mr. Garner stated yes and that the consultant liked that idea. The hope is that by the end of August the update will be completed.

Mr. Garner gave an update on the Spouter Inn and he stated that the asbestos remediation/removal was happening and that within the week the demolition should be completed.

Mr. Garner let the Commission know that there were two to three items already for the next meeting and possibly a few more to be added. He said that they are keeping an eye on the District and gave the update on Duke Energy and replacing lines on Front Street.

Chair Terwilliger stated that he wanted to thank Mr. Garner and Mr. Ganey for their hard work and all that they do to help him and the Commission. Mr. Garner thanked the Chair and stated that he also wanted to extend that to his new Admin Assistant Dee.

Adjourn

Chair Terwilliger asked for a motion to adjourn. Vice Chair Poling made the motion, Board Member Stephens made a second and the motion passed unanimously to adjourn the meeting.

Bob Terwilliger, Chairman

Denice Winn, Secretary to the Commission



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Monday, June 2, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-06 301 Front Street shutters & exterior stairs

BRIEF SUMMARY:

Install operable louvered shutters on East, West and South elevations. Construct stair access from ground to second floor deck on West side per submitted drawings.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: April 8, 2020
Case No. 20-06

Request: Install operable louvered shutters on East, West and South elevations. Construct stair access from ground to second floor deck on West side per submitted drawings.

Applicant: Dillon Rose
 P.O. Drawer 2426
 Rocky Mount, NC 27802

Property Information:

Owners: Blair & Alice Harrold
Location: 301 Front Street

Project Information:

This property was sold to the existing owners in September of 2019. Prior to that sale the property was used as a Bed & Breakfast and was once recognized as the Cedars.

In the District Survey, updated by Ruth Little, the structure at 301 Front Street is described as the Belcher-Fuller House c. 1851. 2 story, 5-bay, Greek Revival house with low hipped roof, high foundation, and pedimented 2-story entrance porch with boxed Doric post turned balustrade, and replacement front door. House has plain siding, 9/6 and 6/6 sash. The center hall plan interior retains simple vernacular Greek Revival finish, including a mantel taken from Asher Benjamin pattern books. Captain Thomas Thomas owned the house in 1882.

Material:

- See Application

Color:

Color samples are to be presented during the meeting.

Attachments:

- Vicinity Map
- Adjacent Property Owners list
- COA Application, including photographs

Staff Findings:

Window and Door Guidelines

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.

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.

Legend

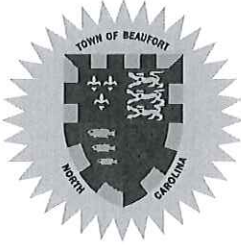
- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_Z</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
FRONT STREET HOUSE LLC ETAL			TARBORO	NC		27886	PO BOX 1528
HARROLD,DENNIS BLAIR	675	WOODCREST ROAD	KEY BISCAYNE	FL		33149	
JOHNSTON,JEFFREY M	26	HANSON STREET UNIT 1	BOSTON	MA	3644	02118	
SIMPSON,ANN KINDELL	3100	MORROW FARM LANE	CHAPEL HILL	NC		27516	
THE CEDARS INN LLC	3905	AIRPORT DRIVE	WILSON	NC	8650	27896	
WARRINGTON,JOHN ETUX SONDA	300	FRONT ST	BEAUFORT	NC		28516	

904-9464

**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 **\$50.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Dillon Rose

Applicant Address: PO Drawer 2426 Rocky Mount NC 27802

Business Phone: 252 442 6105 Email/Cell: drosejr@djroseandson.com/252 904 9464

Property Owner Name: Blair and Alice Harrold

Address of Property: 301 Front Street

Phone Number: 252 985 8287 Email/Cell: blairharrold@earthlink.net/252 985 8287

PROJECT INFORMATION

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

Install operable louvered shutters on East, West, and South elevations. Construct stair access from ground to second floor deck on West side per submitted drawings.

Estimated Cost of Project: \$ 50,000

Year House Built: Circa 1851

Dillon Rose Jr
Applicant Signature

2/15/2020
Date

Blair Harrold
Property Owner Signature (if different than above)

2/15/2020
Date

An application fee of \$50.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. The Commission meets regularly on the first Tuesday of the month unless it is a holiday.

OFFICE USE ONLY

Received by: JG

Reviewed for Completeness: JG

Date: 02/19/2020

Date Deemed Completed and Accepted: 02/20/2020

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

- A list all adjacent property owners (with mailing addresses).
- 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.

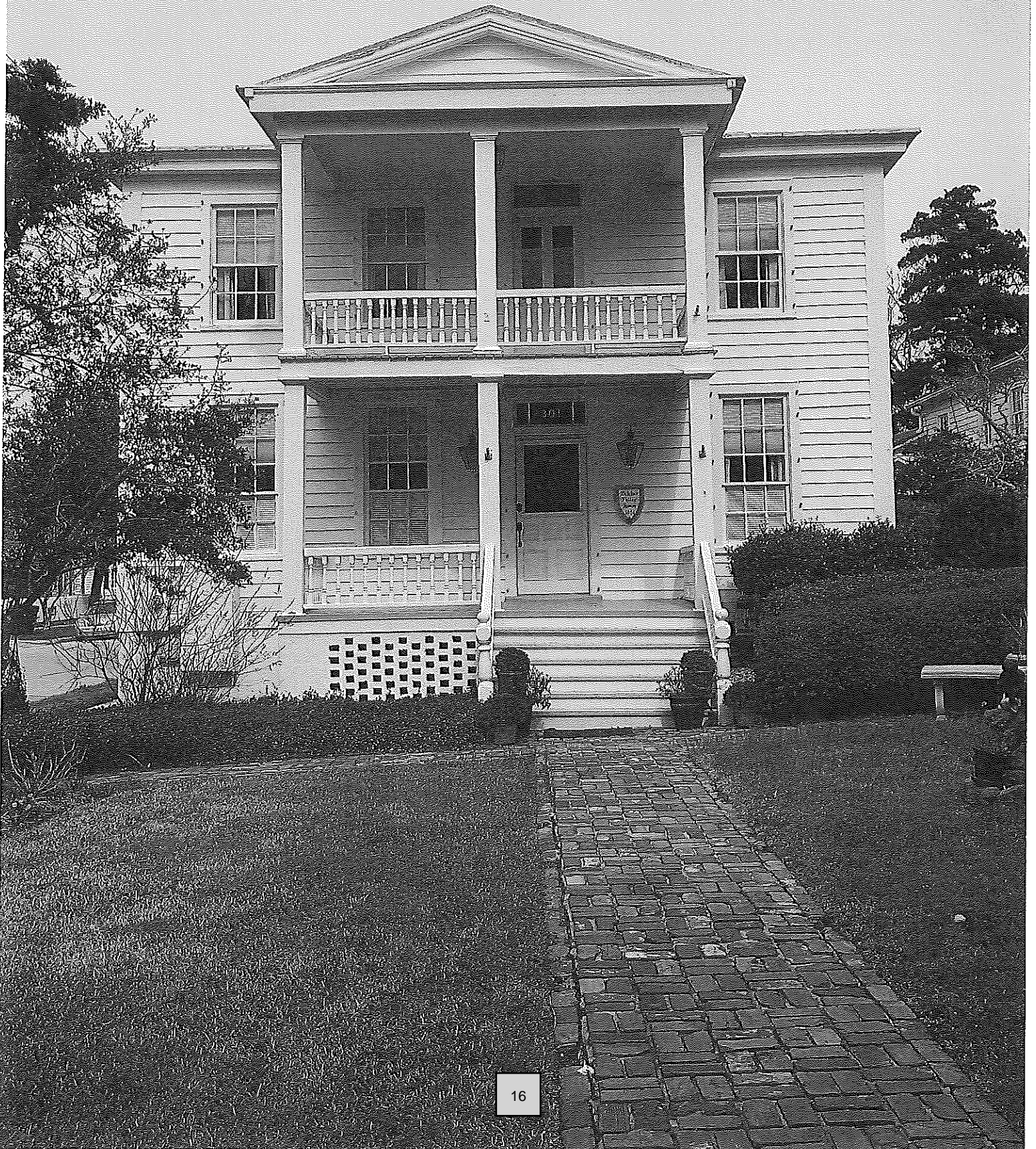
If there are questions regarding what should or should not be included with this application, please contact Town Staff at 252-728-2142 or at j.ganey@beaufortnc.org.

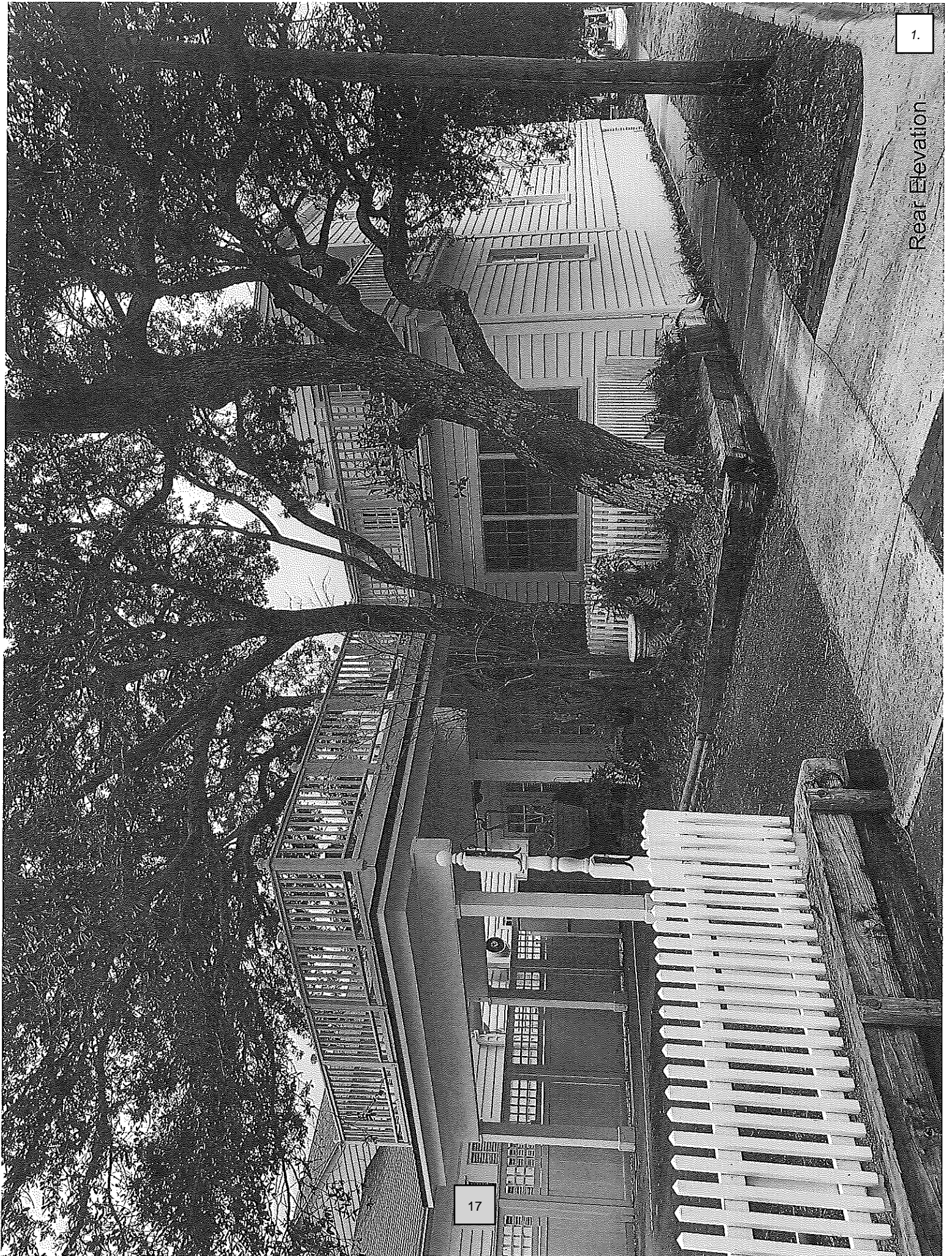
List of Adjacent Property Owners 301 Front St.

Alex Sarat
305 Front St.
Beaufort, NC 28516

Ann Simpson
110 Orange St.
Beaufort, NC 28516







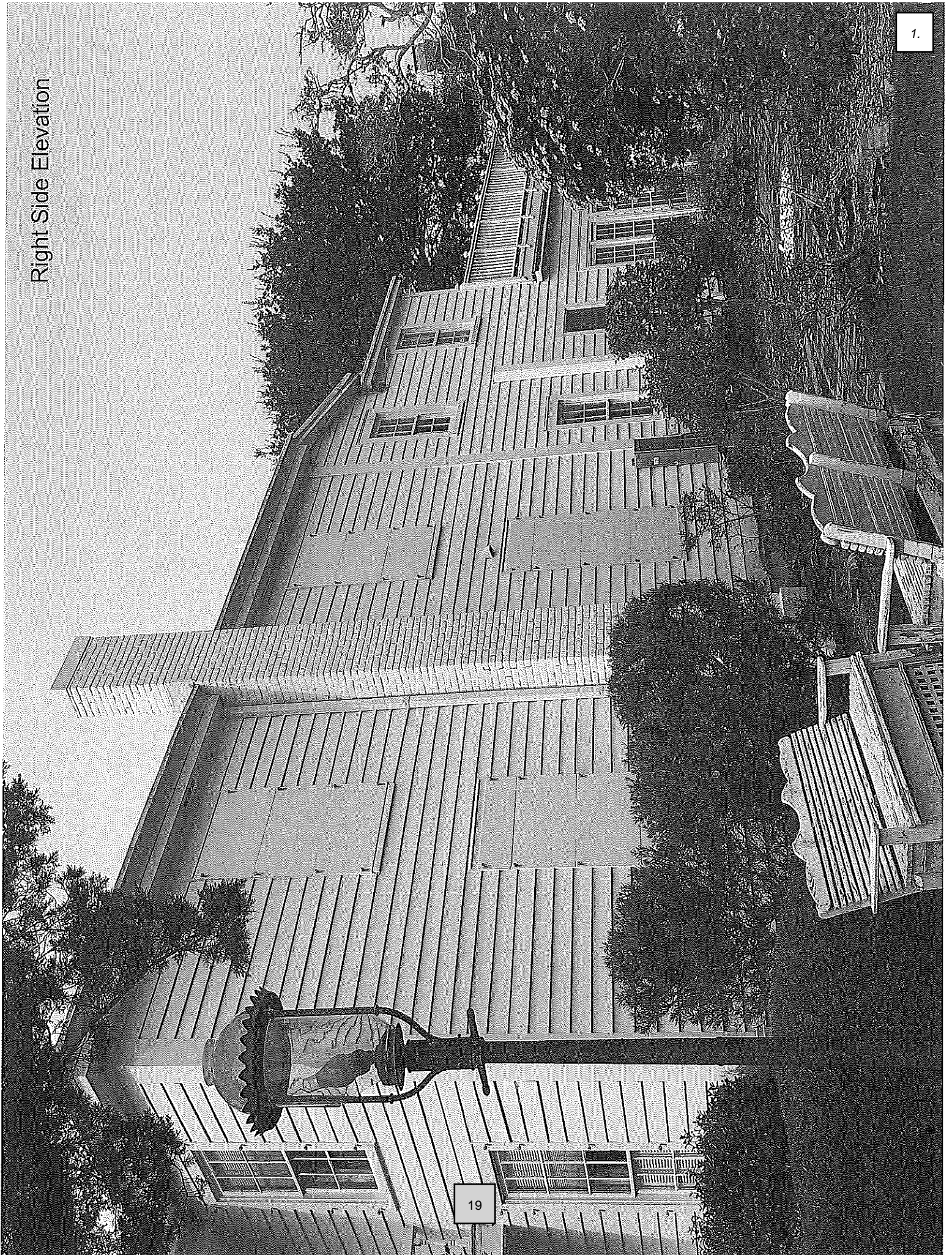
1.

Rear Elevation

Left Side Elevation



Right Side Elevation



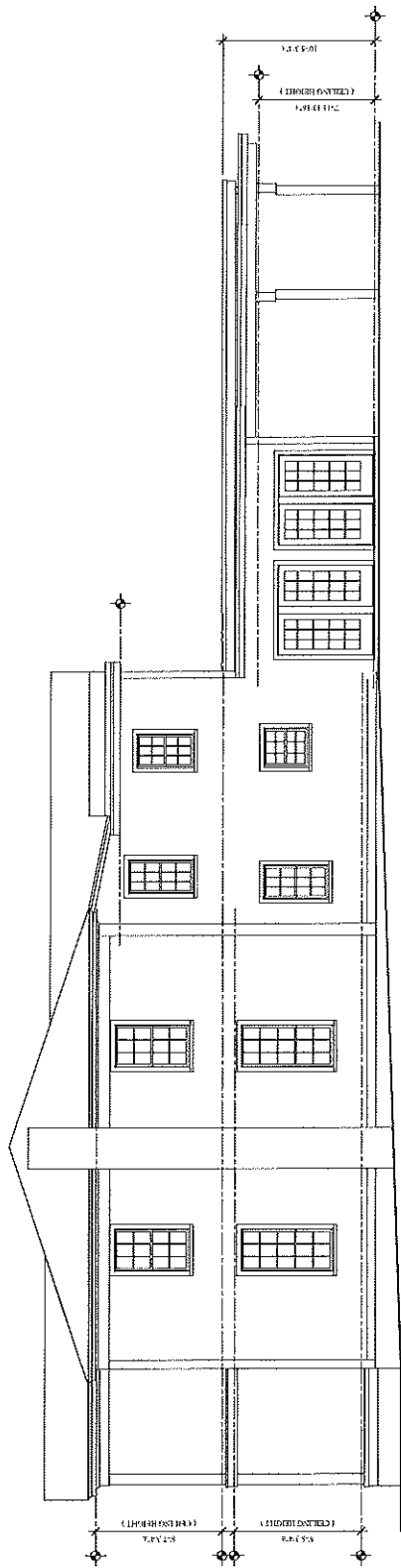
AN EXISTING CONDITIONS DOCUMENTATION FOR
FRONT STREET RESIDENCE
 301 FRONT STREET
 BEAUFORT, NORTH CAROLINA



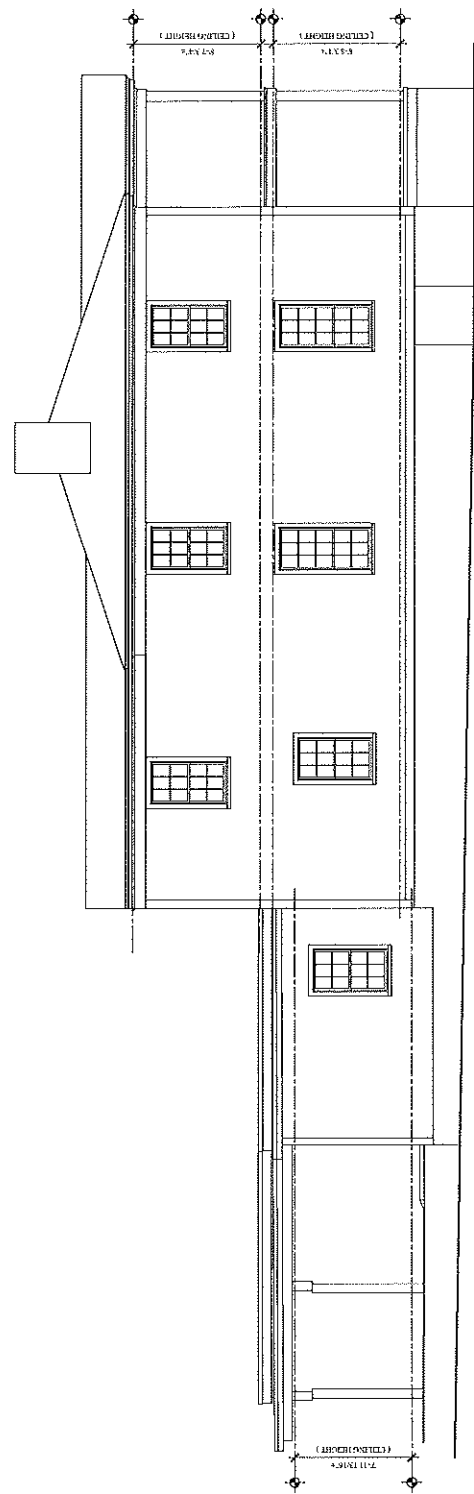
EXISTING
**ELEVATIONS
 EXISTING CONDITIONS**
 DATE: _____ DRAWN BY: _____
 APPROVED DATE: 7/20/2017 REVIEWER: _____
 DRAWING TITLE: _____
 SCALE: AS SHOWN

3

1.

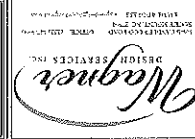


RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



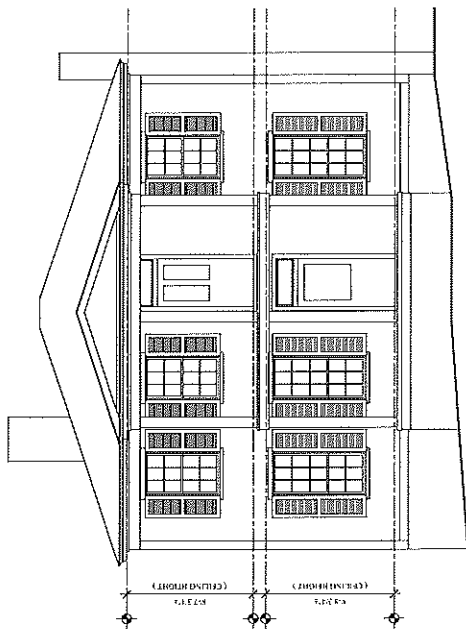
LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR RENOVATIONS FOR
FRONT STREET RESIDENCE
301 FRONT STREET
BEAUFORT, NORTH CAROLINA

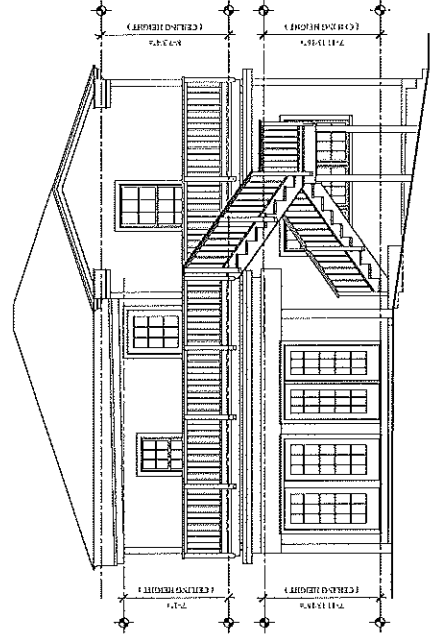


DATE	DRAWN BY
EXTENDED DATE	INCH
PRINTING TITLE	SCALE
SCALE: AS NOTED	

ELEVATIONS
2



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR RENOVATIONS FOR
 FRONT STREET RESIDENCE
 301 FRONT STREET
 BRAUFORT, NORTH CAROLINA

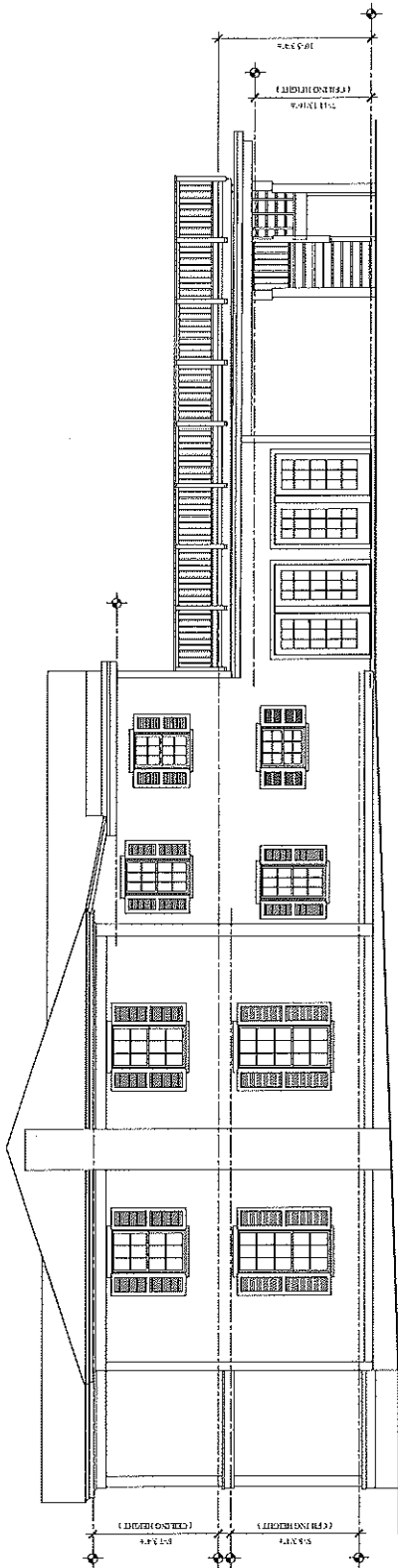
Magnor
 DESIGN SERVICES INC.
 1000 W. 10TH STREET, SUITE 100
 WILMINGTON, NC 28401
 TEL: 910.343.1111 FAX: 910.343.1112
 WWW.MAGNORDESIGN.COM

DATE: 11/15/15
 DRAWN BY: JAV
 CHECKED BY: JAV
 PROJECT TITLE: FRONT STREET RESIDENCE

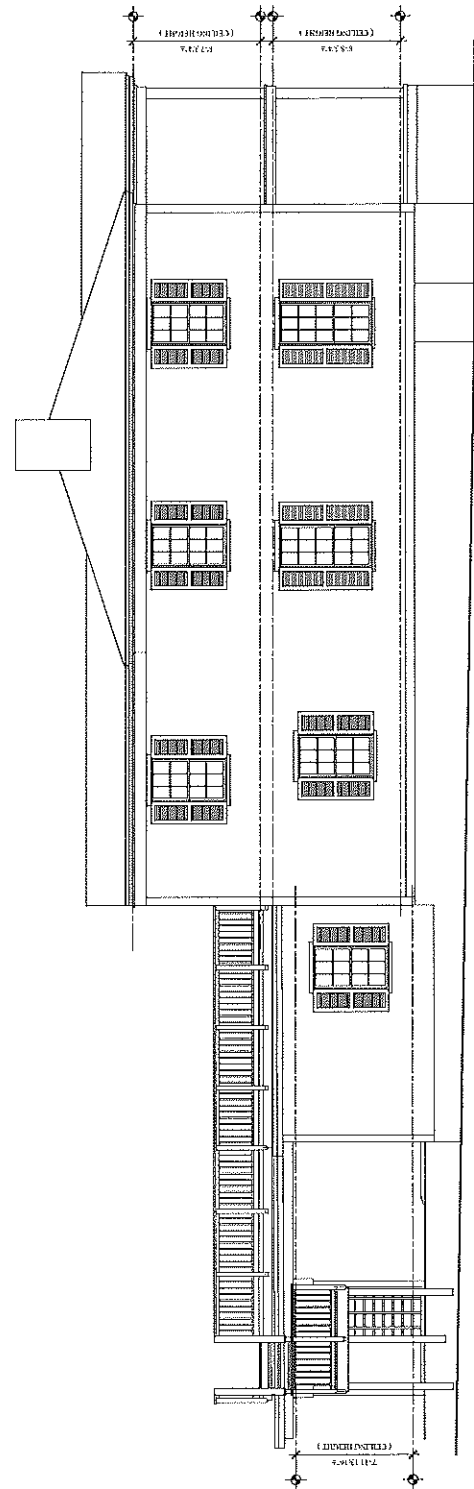
SCALE: AS SHOWN

3

1.



RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

Proposed Shutter

1.





Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Monday, June 2, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-07 1004 Ann St. - Historic Plaque

BRIEF SUMMARY:
Request for a Historic Plaque at 1004 Ann Street

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

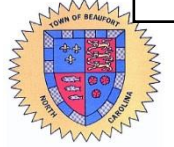
EXPECTED LENGTH OF PRESENTATION:
15 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: April 6, 2020
Case No.: 20-07

Request: Request for a Historic Plaque at 1004 Ann Street

Applicants: Greg & Laurel Sanders
 1004 Ann Street
 Beaufort, NC 28516

Property Information:

Owners: Same
 Location: 1004 Ann Street
 PIN: 730506398178000

Project Information:

In the District Survey, updated by Ruth Little, the house at 1004 Ann is described as **John “Hopie” Mason HOUSE** c. 1898. 1-Story, side gable Gothic Revival cottage is 3 bays wide and has louvered ventilators in each gable end, 2 brick interior end chimneys, and 4/4 sash. Original attached shed porch has chamfered post and plain railing. Original 4-panel front door has 3-pane transom. Asbestos wall shingles. (interview with owner/descendant).

Proposed work:

- Request for a Historic Plaque.

Attachments:

- Vicinity Map
- List of Adjacent Property Owners
- COA Materials submitted by the applicant

Eligibility:

1. Structure must be at least 100 years old.
2. Structure must not be subjected to extensive exterior remodeling nor be so altered that the architectural integrity of the structure no longer remains.

Documentation:

The documentation must be produced by the applicant. It is the responsibility of the applicant to do so or have done all the research necessary to provide the documentation to the Historic Preservation Commission. Included in the document should be:

Written proof of the date of construction, or the earliest date of reference in the tax records, to show that the structure existed. Any records can be used to substantiate the existence of the structure, including early maps of the area, or other comparable documentation (with verification by outside sources if necessary) at the Historic Preservation Commission’s discretion. In addition, there must be visible evidence of construction methods of the period. Other information to be included: photos of each side of the outside, photos of interior features used in determining age, scaled map of the lot on which the structure stands indicating all changes in lot by deed(s).

Plaque Guidelines:

4.2.1

If the request to obtain a plaque is granted, the applicant will receive written permission from the Beaufort Historic Preservation Commission. This permission will state the earliest name and date as determined by the Beaufort Historic Preservation Commission. No other information may be placed on the plaque.

4.2.2

The applicant will be responsible for all expenses of obtaining the plaque and its maintenance. Once a plaque is received by the applicant, it is the responsibility of the owner not to make changes that would alter the architectural integrity of the structure.

4.2.3

The plaque should be to the exact specifications of the Historic Preservation Commission. If future changes not appropriate to the original documentation which govern the issued plaque occur, the Commission has the right to request the removal of the plaque.

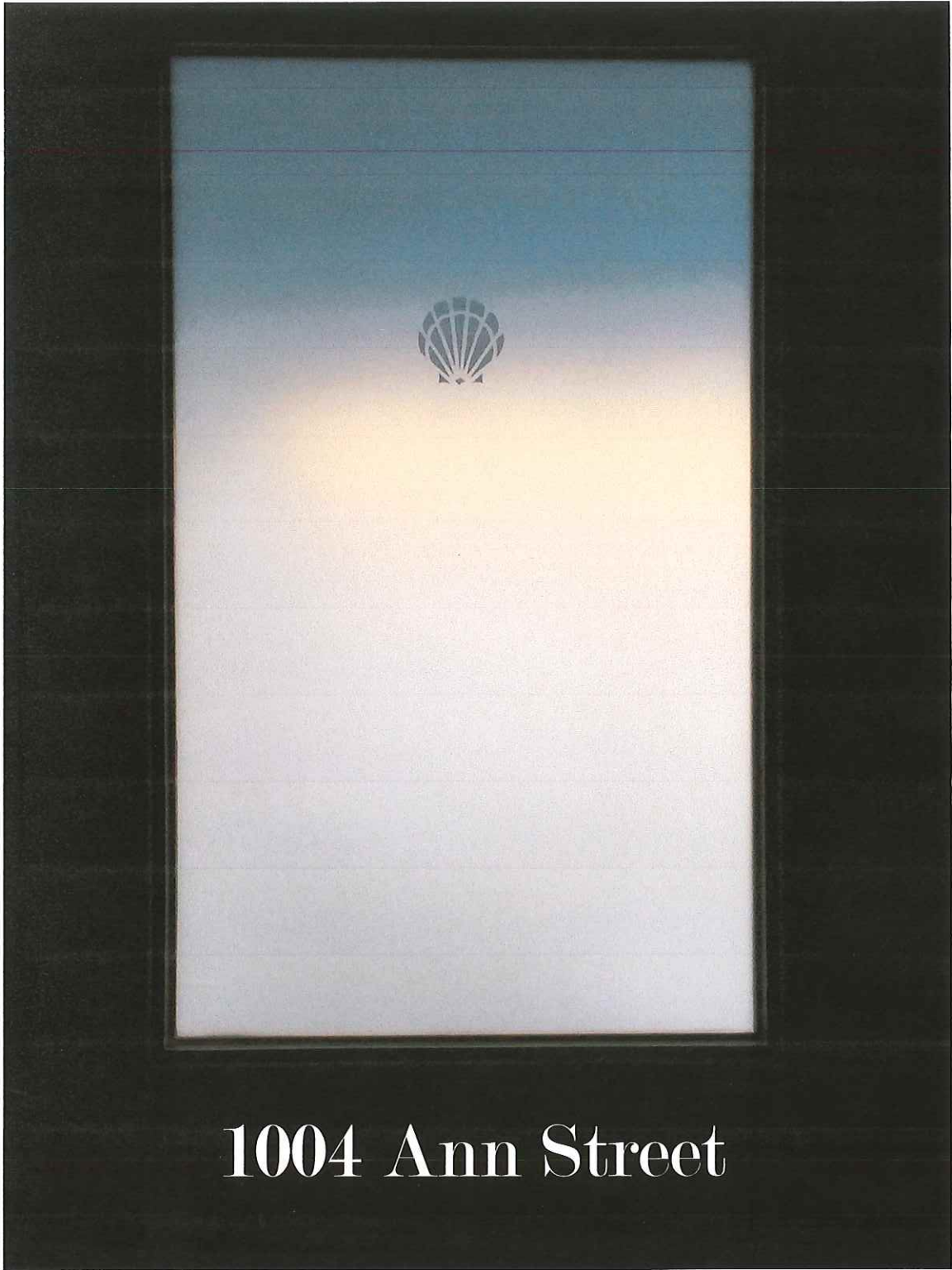
BHPC Case 20-07 1004 Ann Street - Plaque

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL HOUSE</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>STATE</u>	<u>MAIL ZIP</u>	<u>MAIL ADDRESS</u>
ANN STREET BEAUFORT LLC	144	NORTH WAKE STREET	HILLSBOROUGH	NC	2442 27278	
DANIEL,GARY ETUX ANNIE LAURIE	1326	DUPLIN ROAD	RALEIGH	NC	27607	
DOYLE,JAMES A ETUX MARILYN	1845	EDEN WAY	VIRGINIA BEACH	VA	23454	
EARP,DAVID F ETUX JO	6301	NC HIGHWAY 42 E	SELMA	NC	6219 27576	
GORDON,CARLY H ETAL ANTHONY L	1704	WAIT AVENUE	WAKE FOREST	NC	27587	
HENDRICK,RIEPPE	1003	ANN STREET	BEAUFORT	NC	28516	
KICKLIGHTER,STEPHEN ETAL			RALEIGH	NC	27628	PO BOX 6177
MEELHEIM,HELEN DIANE			BEAUFORT	NC	28516	PO BOX 2489
ROGERS,ROBERT S III ETUX JANET	1005	ANN ST	BEAUFORT	NC	28516	
SANDERS,GREGORY L ETUX LAUREL	1535	CARALEIGH MILLS CT	RALEIGH	NC	27603	APT #106
WILSON,DANNY T ETUX HILDA L	7917	SENER FARM ROAD	APEX	NC	27539	



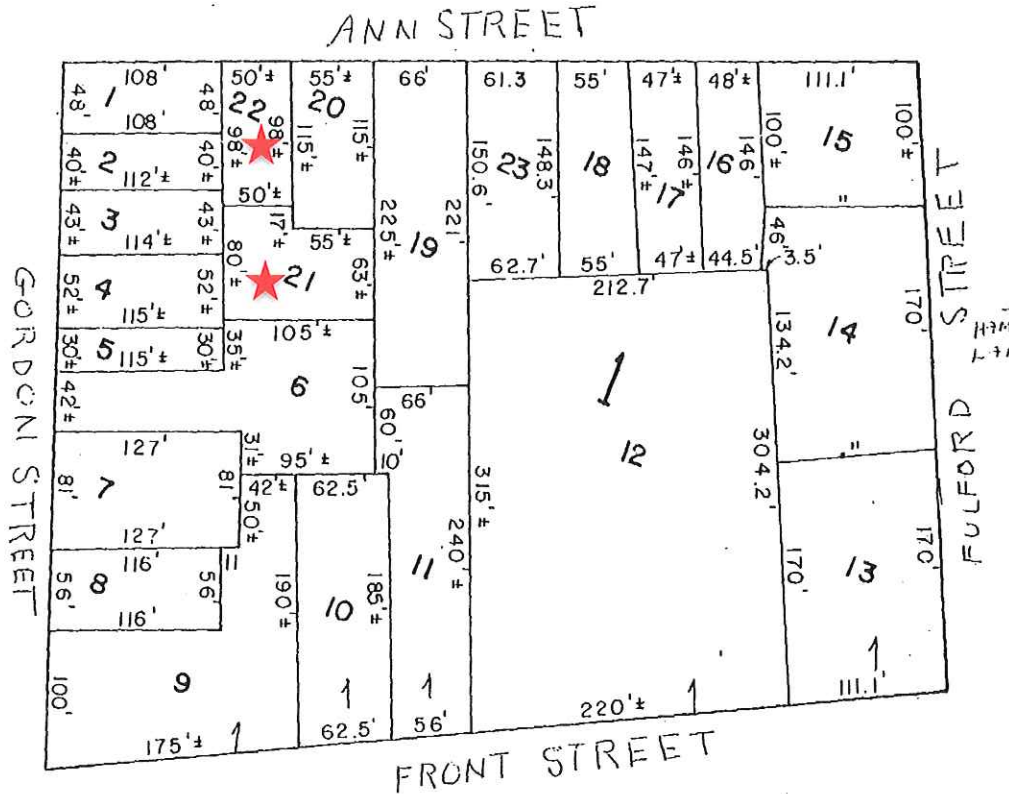
1004 Ann Street

Owned by
Greg and Laurel Sanders

The Mason-Parkin House
circa 1897

The Land -

This property is listed in the 1978 "Survey of the Area of Beaufort North Carolina included in the National Register Historic District" by Jean B. Kell, p. 31 and 32, Block #1, Map #49-1, parcel #21 and 22.



John Mason purchased the land on which this house stands from Wallace and Francis Robinson for \$50 on 29 April 1897. The deed describes the land, adjoining the land of Wallace Robinson, Amos Willis, and others, as follows:

"Beginning at Amos Willis' North East corner & running Eastwardly fifty feet, then southerly 112 1/2 feet to Henry Smith's line, then Westwardly fifty feet to Henry Smith's & Amos Willis' corner, then northwardly 112 1/2 feet to the beginning."¹ (See Exhibit 1)

This is part of the same lot conveyed in 1895 by a deed recorded in Carteret County Deed Book SS, page 290 from Amos Willis to Wallace and Francis Robinson, "in consideration of the love and affection which I bear to my said Daughter and Son-in-law

¹ Carteret County, North Carolina, Deeds, TT: 392, Wallace Robinson and Francis Robinson to John Mason.

& also the sum of one Dollars." Francis married Wallace Robinson in 1888.² The land is described as:

"Beginning on the lane in William Robinson's Northwest corner, and running westwardly with the lane 35 yards to Amos Willis' corner thence southerly to Henry Smith's corner 37 1/2 yards, then eastwardly 35 yards to Henry Smith's other corner thence Northwardly 37 1/2 yards to the beginning."

At the time these deeds were made, Ann Street ended at Gordon Street. The "lane" referenced in the Willis-Robinson deed began where Ann Street ended and continued east toward present-day Fulford Street. It later became known as the Ann Street extension.

After purchasing the land from the Robinsons in 1897, John and Patsy Mason mortgaged the property to W. S. Chadwick on 25 March 1898 for \$55, "together with all improvements thereon," for a term of one year.³ The purpose of this mortgage is unknown. The deed book notes that the mortgage was satisfied.

The 1900 U. S. census recorded John and Patsy Mason on Ann Street in dwelling number 112. Wallace and Francis Robinson are recorded at dwelling 110.⁴ (See Exhibit 7) In the 1930 U. S. census, John and Patsey Mason are recorded at 1004 Ann Street. Wallace and Frankie Robinson are recorded at 1006 Ann Street.⁵ (See Exhibit 8)

A 1935 survey of John and Patsy Mason's property shows the outline of the home and lot. The drawing illustrates 16.5 feet of the property extending into Ann Street.⁶ (See Exhibit 2) The town of Beaufort acquired a portion of land from each homeowner when it widened this block of Ann Street in the early 1900s.

The property passed to daughter Margaret (aka Marguerite) M. Parkin and grandson Thomas Edmund Parkin, Jr. by the Last Will and Testament of John Mason upon his death in 1956.⁷ (See Exhibit 3)

² Carteret County, Marriage Register, Index to Males, Robinson Wallace and Frances Willis, p. 91-F.

³ Carteret County, North Carolina, Deeds, UU: 156, John and Patsy Mason to W. S. Chadwick, 25 March 1898, Mortgage deed.

⁴ 1900 U. S. census, Carteret County, North Carolina, population schedule, Beaufort Township, Beaufort town, page 64A (stamped), E.D. 25; digital image, Ancestry.com; accessed 15 February 2017; citing NARA microfilm T623 roll 1186.

⁵ 1930 U. S. census, Carteret County North Carolina, population schedule, Beaufort Township, Beaufort town, page 140 (stamped), E.D. 16-6; digital image, Ancestry.com; accessed 15 February 2017; citing NARA microfilm T626 roll 1679.

⁶ Philip K. Ball survey, April, 1935. Original survey in the possession of Greg and Laurel Sanders.

⁷ North Carolina State Board of Health, Bureau of Vital Statistics, death certificate number 3125 (1956), John H. Mason; database online, Ancestry.com, "North Carolina, Death Certificates, 1909-1976" (Ancestry.com : accessed 15 February 2017); citing North Carolina Death Certificates, microfilm S. 123, North Carolina State Archives.

On 24 April 1959, Thomas Edmund Parkin, Jr. purchased an adjoining lot from Roy and Lucy Eubanks.⁸ (See Exhibit 4) A 1959 survey shows this L-shaped lot extending 80 feet to the South of the original property line.⁹ (See Exhibit 5)

On 6 November 2002, part of this lot was sold by Thomas Edmund Parkin, Jr. to Brad Lessler.¹⁰ A 2002 survey shows the new property lines.¹¹ (See Exhibit 6)

Brenda Carol Rose Garner inherited the property from Thomas Edmund Parkin, Jr.. We purchased the property on 16 February 2015 from Brenda and her husband, Graham Garner.¹²

The Family

John H. Mason was born 22 June 1870 to Ichabod and Louvenia (Robinson) Mason.¹³ He and Patsy Mason were married on 19 September 1895.¹⁴ She was born 19 February 1879 to Mark and Sabra (Styron) Mason.¹⁵

John and Patsy's daughter, Marguerite, was born 2 July 1904.¹⁶ In 1930, John and Patsy's household included son-in-law Thomas E. Parkin, daughter Margerite [sic], and grandchildren Norma L., Margaret C., Patsy E., and Thomas E. Jr..

Thomas Edmund Parkin is the son of Herbert Vernon and Mary (Smith) Parkin,¹⁷ and the grandson of Thomas Edmund Parkin, born in England, and Sarah Whitehurst.¹⁸

⁸ Carteret County, North Carolina, Deeds, 197: 391, Roy Eubanks and Lucy P. Eubanks to Thomas Edmund Parkin, Jr. Original deed in the possession of Greg and Laurel Sanders, 1004 Ann Street, Beaufort, North Carolina.

⁹ George J. Brooks survey, April, 1959. Original survey in the possession of Greg and Laurel Sanders.

¹⁰ Carteret County, North Carolina, Deeds, 961: 459, Thomas Edmond Parkin, Jr. to Brad Lessler.

¹¹ Carteret County, North Carolina, Recombination Survey, 30: 184.

¹² Carteret County, North Carolina, Deeds, 1501: 252. Also see Carteret County Estate File No. 09-E-781.

¹³ North Carolina State Board of Health, Bureau of Vital Statistics, death certificate number 3125 (1956), John H. Mason; database online, Ancestry.com, "*North Carolina, Death Certificates, 1909-1976*" (Ancestry.com : accessed 15 February 2017); citing North Carolina Death Certificates, microfilm S. 123, North Carolina State Archives.

¹⁴ Carteret County, North Carolina, Register of Deeds, Marriage Index, John Mason and Patsey Mason; digital image, Ancestry.com, "*North Carolina, Marriage Records, 1741-2011*" (accessed 15 February 2017); citing North Carolina County Registers of Deeds, microfilm, Record Group 048, North Carolina State Archives.

¹⁵ North Carolina State Board of Health, Bureau of Vital Statistics, death certificate number 32005 (1966), Patsy Mason; database online, Ancestry.com, "*North Carolina, Death Certificates, 1909-1976*" (Ancestry.com : accessed 15 February 2017); citing North Carolina Death Certificates, microfilm S. 123, North Carolina State Archives.

¹⁶ North Carolina State Board of Health, Bureau of Vital Statistics, death certificate number 38640 (1974), Marguerite Parkin; database online, Ancestry.com, "*North Carolina, Death Certificates, 1909-1976*" (Ancestry.com : accessed 15 February 2017); citing North Carolina Death Certificates, microfilm S. 123, North Carolina State Archives.

¹⁷ North Carolina State Board of Health, Bureau of Vital Statistics, death certificate number 24902 (1965), Thomas Edmund Parkin; database online, Ancestry.com, "*North Carolina, Death Certificates, 1909-1976*"

Thomas and Marguerite's daughter Patsy (aka Patricia) Eleanor Parkin and Norwood Rose were married 21 June 1941 in New Bern.¹⁹ Eleanor and Norwood Rose's daughter, Brenda Carol, was born in 1946.²⁰ The 1961 Beaufort City Directory lists Thomas E. Parkin and Norwood C. Rose at 1004 Ann Street.²¹ Marguerite was still living at 1004 Ann Street when she died on 24 November 1974.²²



(Ancestry.com : accessed 15 February 2017); citing North Carolina Death Certificates, microfilm S. 123, North Carolina State Archives.

¹⁸ North Carolina State Board of Health, Bureau of Vital Statistics, death certificate number 12276 (1948), Herbert Vernon Parkin; database online, Ancestry.com, "North Carolina, Death Certificates, 1909-1976" (Ancestry.com : accessed 15 February 2017); citing North Carolina Death Certificates, microfilm S. 123, North Carolina State Archives.

¹⁹ Craven County, North Carolina, Marriage Register, Patricia Eleanor Parkin and Norwood Rose, 1941; digital image, Ancestry.com, "North Carolina, Marriage Records, 1741-2011" (accessed 28 February 2020); citing North Carolina County Registers of Deeds, microfilm, Record Group 048, North Carolina State Archives.

²⁰ Carteret County, North Carolina, Index to Births, 1946, Brenda Carol Rose; digital image, Ancestry.com, "North Carolina, Birth Indexes, 1800-2000" (accessed 28 February 2020); citing microfilm, North Carolina State Archives.

²¹ Hill's Morehead City-Beaufort, Carteret County, North Carolina City Directory, 1961, p. 10, Hill Directory Company; digital image, Archive.org (archive.org/stream/hillsmoreheadcit1961hill) image 338.

²² North Carolina State Board of Health, Bureau of Vital Statistics, death certificate number 38640 (1974), Marguerite Parkin; database online, Ancestry.com, "North Carolina, Death Certificates, 1909-1976" (Ancestry.com : accessed 15 February 2017); citing North Carolina Death Certificates, microfilm S. 123, North Carolina State Archives.

The House Exterior and Construction Methods

The one-story frame structure has been built over time in at least four phases. The first section has brick chimneys on the gable ends and a front porch. The four-panel front door is topped with a rectangular transom. Tall windows are 4/4 double hung.

Appearing in *Historic Beaufort North Carolina: A Unique Coastal Village Preserved*, by Mary Warshaw, p. 80-81, the house is called the Mason House and dated circa 1898. She quotes this description from the 1997 survey by Ruth Little:

"1-story, side-gable Gothic Revival cottage has louvered ventilators in each gable end, brick interior end chimneys and 4/4 sash. Original attached shed porch has chamfered posts and plain railing. Original 4-panel front door has 3-pane transom."



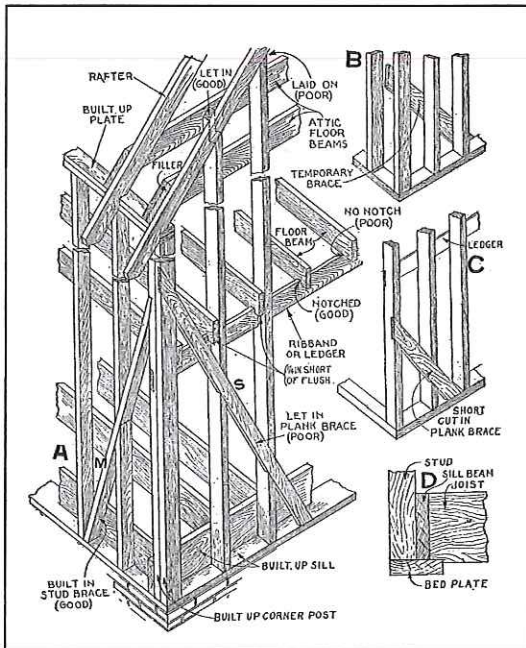
The second section, circa 1900-1910, more than doubled the size of the original house and added a third chimney. At some point, the original brick piers of the foundation were filled in with block and coated.



Part of the original shake roof can still be seen in the attic, where this addition to the house enclosed a portion of the roof.

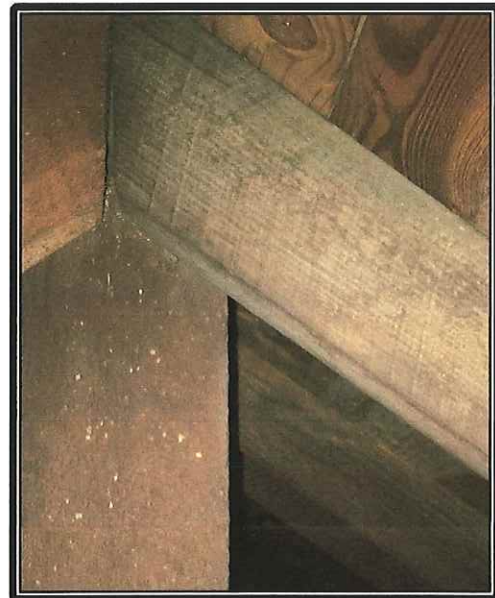
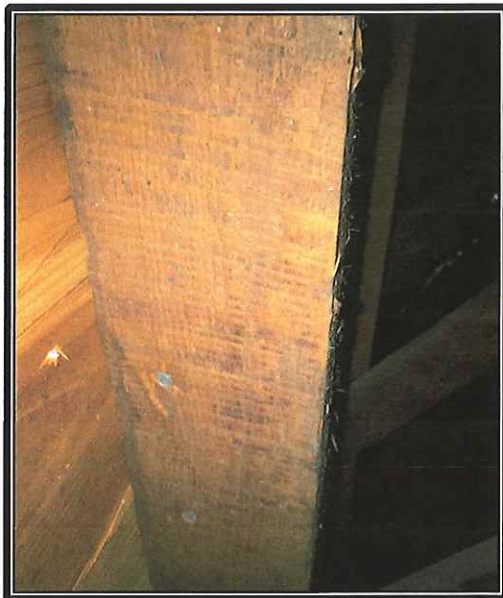


The first two sections of the house are constructed using the balloon framing technique commonly found in 19th and early 20th century homes.²³ The studs run continuously from the sill plate to the rafters.



This photo was taken from the attic, looking downward along the exterior wall.

Saw marks are evident on the framing members. They appear somewhat regular and slightly curved, indicating cuts by a large saw blade likely made after 1830.²⁴



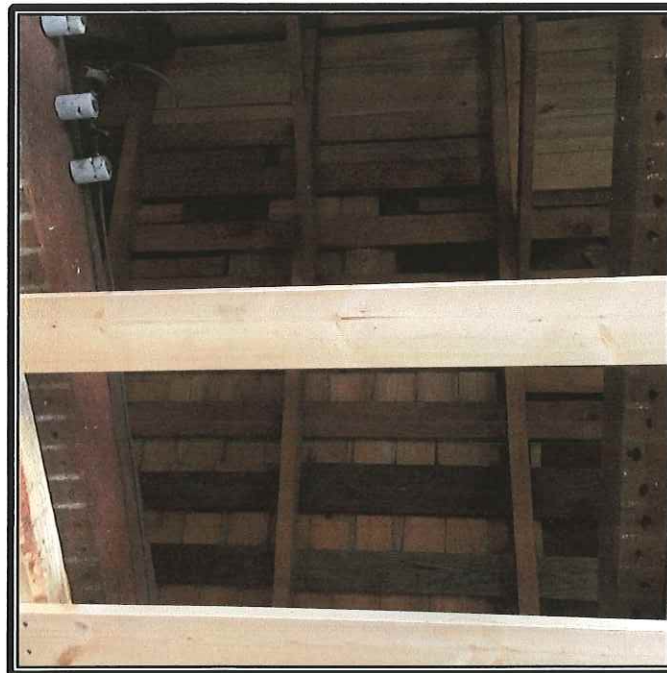
²³ Wikipedia.org, "Framing (construction)" ([https://en.wikipedia.org/wiki/Framing_\(construction\)#Balloon_framing](https://en.wikipedia.org/wiki/Framing_(construction)#Balloon_framing)); illustration from *Audel's Carpenter's and Builder's Guide*, Copyright 1923, Theo. Audel, 72 Fifth AVE, New York, USA.

²⁴ InspectApedia.com (https://inspectapedia.com/structure/Lumber_Cutting_Methods.php)

Type B cut nails were used in the oldest section (in common use 1810-1900).²⁵



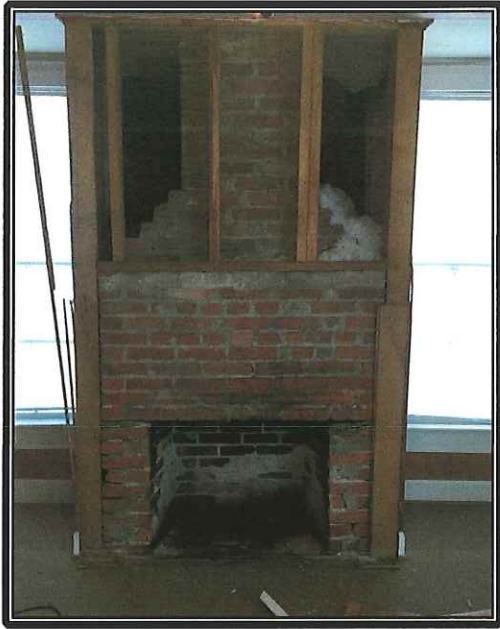
Knob and tube wiring is evident in the attic of the first two sections (in common use 1880-1940).²⁶



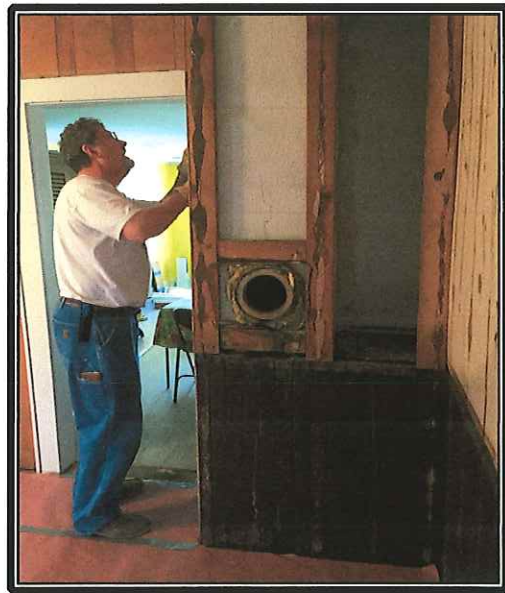
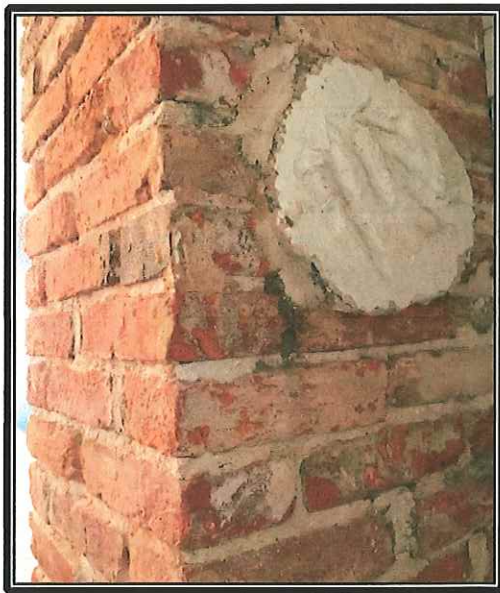
²⁵ Michigan State Archaeology Program, "All About Nails" (<http://campusarch.msu.edu/?p=1305>)

²⁶ Wikipedia.com, "Knob-and-tube wiring" (https://en.wikipedia.org/wiki/Knob-and-tube_wiring)

Two brick chimneys run up the interior of each gable end of the first section of the house. The chimney on the west end has a small firebox, the one on the east end has a hole for a stovepipe (not pictured). These were likely coal-burning fireplaces.²⁷

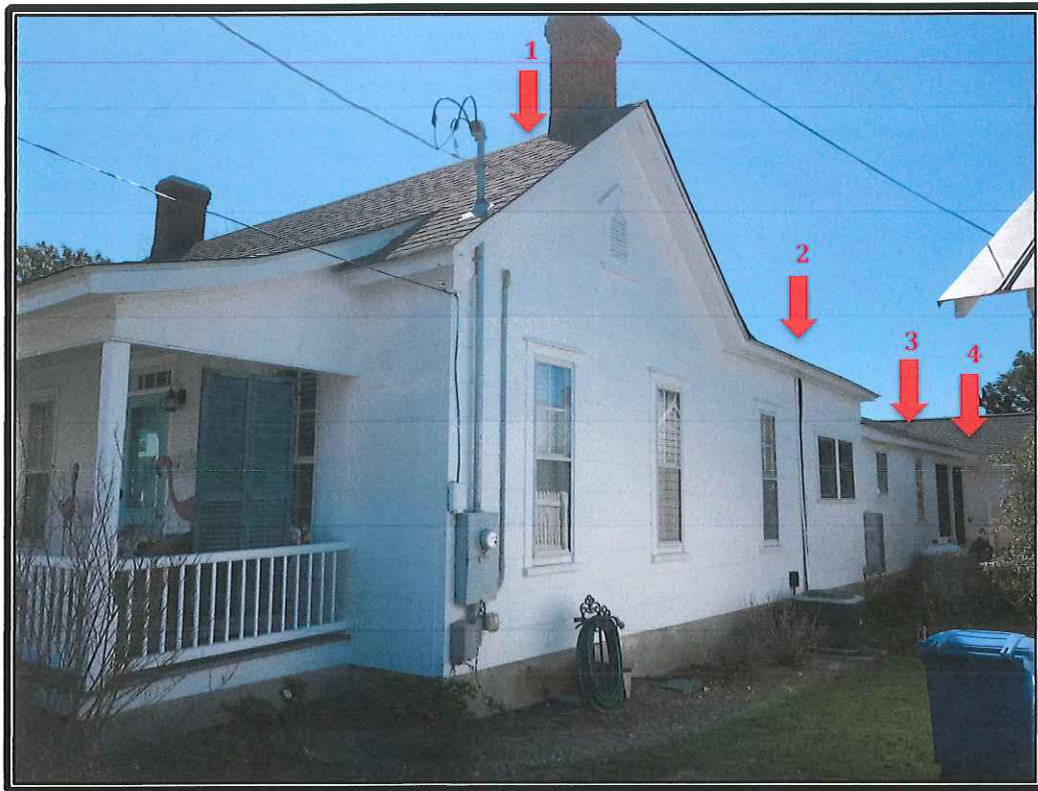


The second section added a chimney, possibly for a kitchen stove. It has a hole for a stovepipe on one side approximately 68" above the floor (below, left), and a lower hole for a stovepipe on the adjacent side that had been connected to an oil burning heater (below, right). Both holes are now sealed.



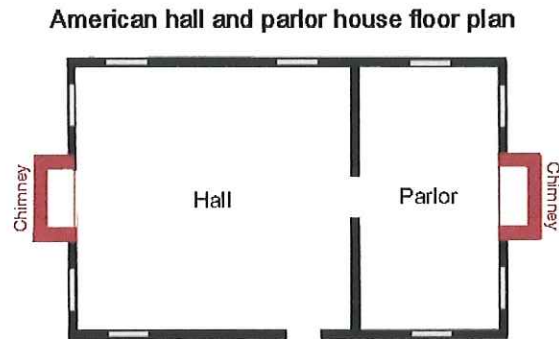
²⁷ Curbed.com, "Beyond Fireplaces: Historic heating methods of the 19th Century" (<https://www.curbed.com/2017/11/30/16716472/old-house-fireplace-coal-stove-history-heating>)

The third section, circa 1935-1950, has a block foundation and "modern" platform framing. The fourth section added a rear screened porch and one-car garage in 2019.



The House Interior

The first section of the house was built in the hall and parlor style, a type of vernacular house found in England and America through the end of the 19th century.²⁸



Drawing by Altairisfar, 9 Feb 2012, Wikipedia Commons.

In her book, *North Carolina Architecture*, Catherine W. Bishir writes about houses of this style:

"A staunchly rectangular and symmetrical dwelling, one or two stories tall, with a porch and a rear ell or shed containing a kitchen, remained a classic choice. Such houses dominated the rural landscape from the 1860s throughout the rest of the century and into the 1910s and 1920s. The minimal dwelling remained the one-room-plan house, now often built with balloon framing and factory-sawn lumber. . . The old two-room plan also continued in common use. The Lassiter Tenant House in Gates County, one of many such houses, was built about 1890 . . ."²⁹



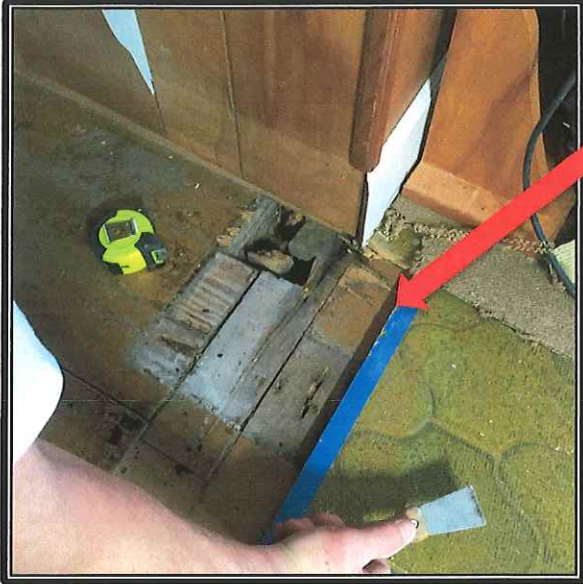
FIGURE 4-19. Lassiter Tenant House, Gates County, ca. 1890.

Copyright © Bill and Cynthia Anderson, p. 343, UNC Press Books, 2005.

²⁸ Wikipedia.com, "Hall and parlor house" (https://en.wikipedia.org/wiki/Hall_and_parlor_house). Also TennesseeEncyclopedia.net, "Early Vernacular Plan Houses" (<https://tennesseeencyclopedia.net/entries/early-vernacular-plan-houses/>).

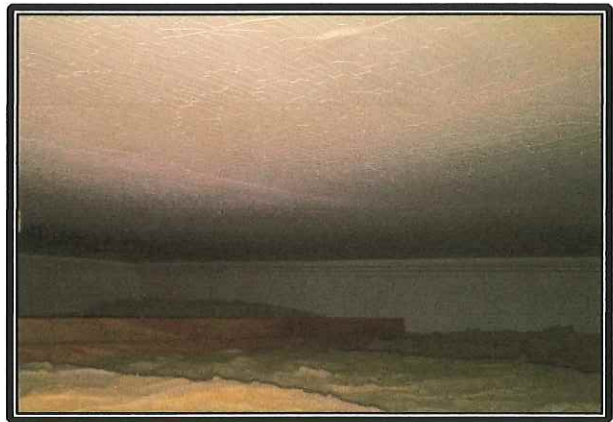
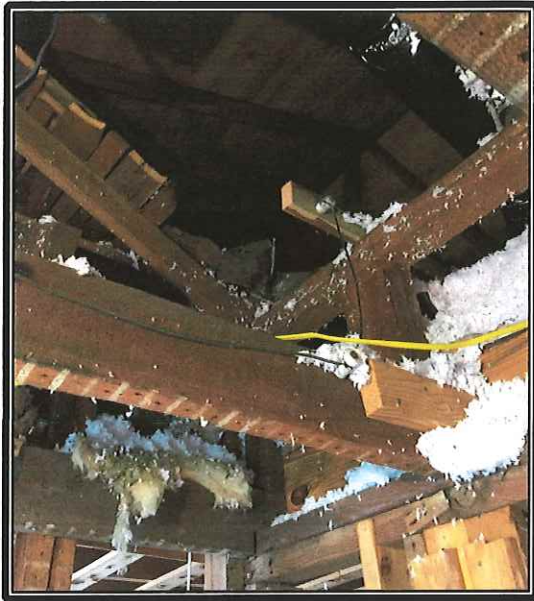
²⁹ Catherine W. Bishir, *North Carolina Architecture*, UNC Press, 2005, p. 343.

Although the house today has only one interior wall dividing the first section into two rooms, evidence of a second interior wall was found during remodeling. The previous owner recalls that the front part of the house was divided into two rooms with a central passage at one time.



The outline of what appears to be the corner of a wall and a hole where a structural support was removed can be seen in this photo.

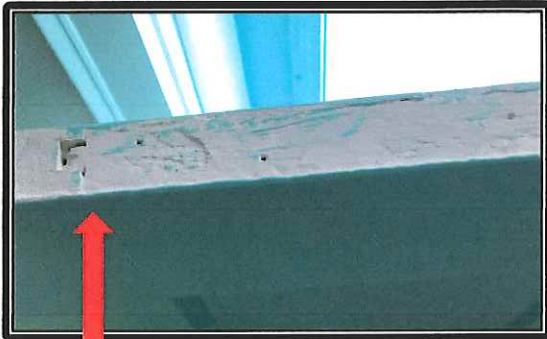
Walls were originally lath and plaster. Evidence of this can be seen on the framing in the photo below, left. Plaster marks are regular, suggesting the lath was sawn rather than split (1830-1920).³⁰ Some of the original plaster and crown moulding still exists above the dropped ceiling in the front room of the first section of the house.



Space between the dropped ceiling and original ceiling showing old plaster and crown moulding.

³⁰ InspectApedia.com, "Types of Wood Lath used for Plaster or Stucco" (https://inspectapedia.com/interiors/Wood_Lath_Plaster_Ceilings_Walls.php)

The four-panel front door is 1 1/4" thick, has flat panels with bolection moulding on the exterior, a plain, nearly flat interior, and pegged construction. Evidence of a mortised lockset was found during remodeling. Beaufort's design guidelines for the historic district identifies this as a Colonial style door, ³¹ but the heavy moulding suggests a late 19th century date.

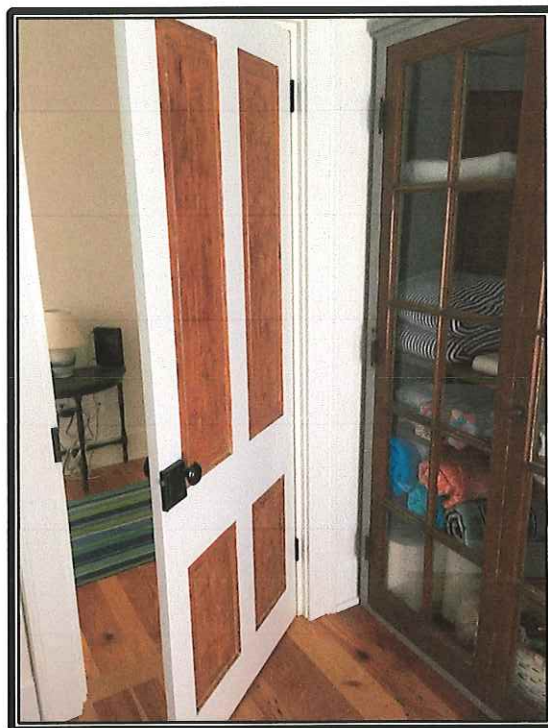


Pegged mortise and tenon construction.



³¹ Town of Beaufort, "Design Guidelines for Beaufort Historic District & Landmarks" (rev. 2008) p. 63.

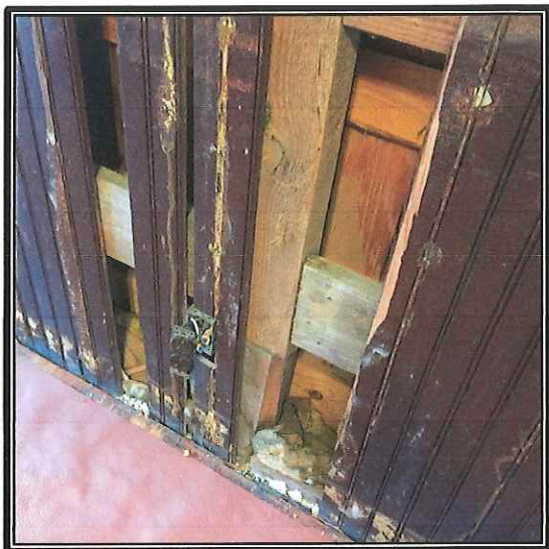
Interior doors in the oldest section have four raised panels, are 1 1/8" thick, and revealed faux finishing, popular during the Victorian era, when stripped of subsequent layers of paint. The doors retain their original rim locks and door knobs. Some of the original faux finishing was preserved when the doors were refinished during remodeling.



This mantel was on the fireplace in the oldest part of the house. It was saved and relocated in the most recent remodeling.

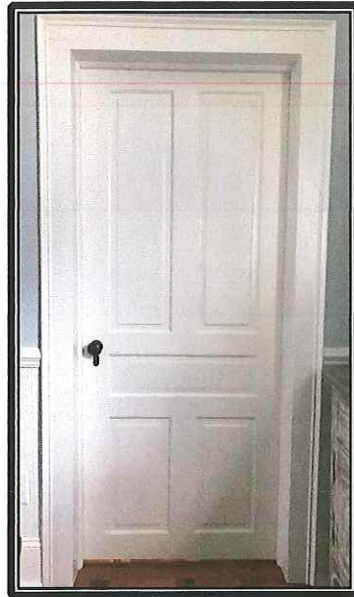


The first addition to the house was built between 1898 and 1935. It's outline can be seen on the 1935 survey. (See Exhibit 2) This addition more than doubled the size of the original house, added a side entrance, probably included a new kitchen with wood stove, and may have incorporated a bathroom with indoor plumbing. The original beadboard wainscoting uncovered during remodeling was originally painted brown. The ceilings were also covered with beadboard, as were the bathroom walls. Some of the original beadboard has been preserved, with the addition of reclaimed or new custom made-to-match boards.

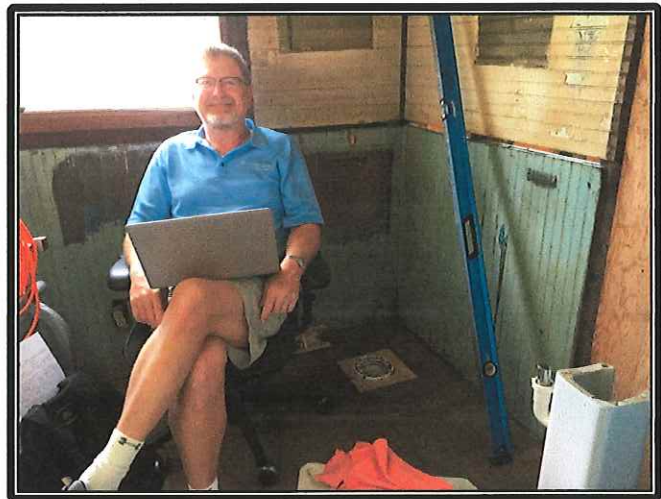
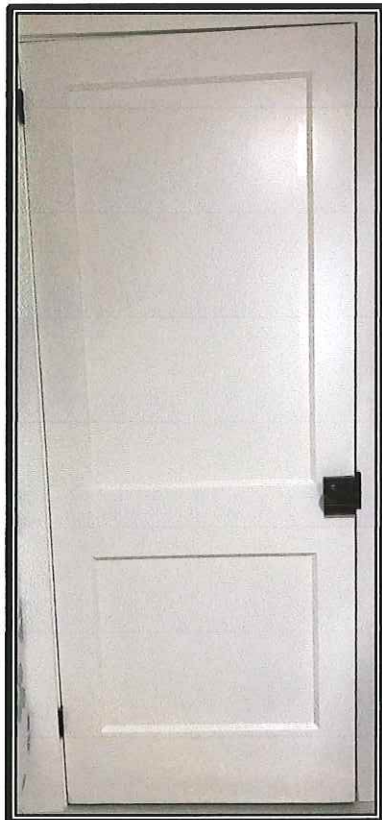


The framing for a door can be seen in the photo to the left. It is located on the east wall of the addition, and is likely the framing for a door onto the side porch shown on the 1935 survey.

Doors in this addition have five panels in the Greek Revival style, as illustrated in the Beaufort historic district guidelines, and have rim locks with metal knobs,.



The second addition to the house was constructed between 1935 and 1950. It includes two bedrooms and a bathroom. The doors have two panels and rim locks.



This bathroom appears to have originally been part of the first addition. It may have started as a porch that was later converted into a bathroom, but was later incorporated into the second addition footprint.

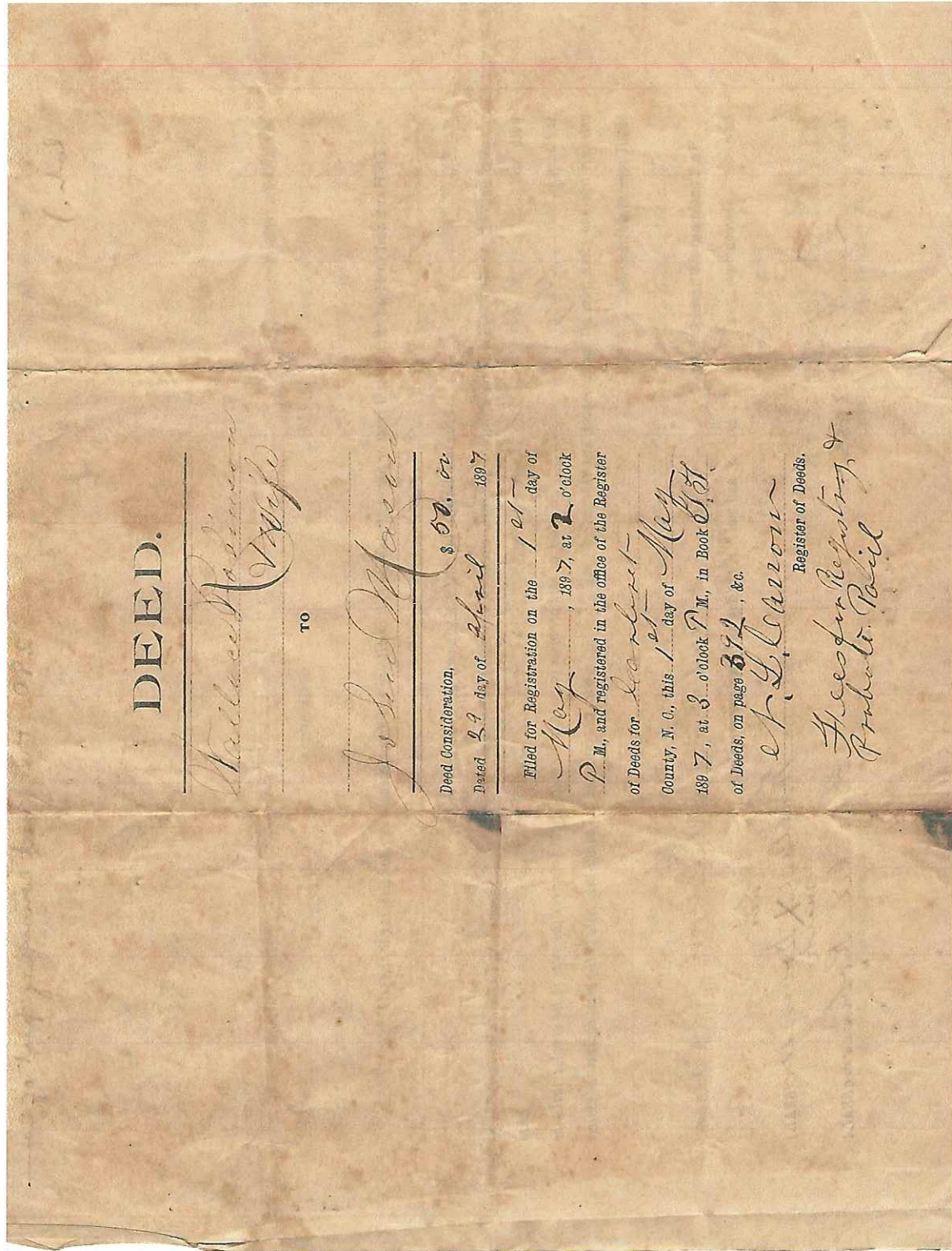
Naming and Dating

We propose calling this the Mason-Parkin house, circa 1897.

Some aspects of the construction of the oldest part of the house suggest an earlier date is possible. The type of framing, fasteners, door styles and faux finishing could be found as early as 1870, if not before. Was there a house on the property when Amos Willis conveyed it to his daughter and son-in-law in 1895? Did John and Patsy Mason borrow money from W. S. Chadwick by mortgage deed "with improvements thereon" in 1898 to build the house, or to build the first addition? Brenda Rose Garner recalls being told by her grandmother, Marguerite (Mason) Parkin, that the house was built in 1898, six years before Marguerite was born. Was her information accurate?

Although we cannot prove without any doubt that John and Patsy Mason built the oldest part of the house, they and their descendants occupied this property for 118 years, renovated it, and added to the structure to accommodate a growing family and their need for more living space. It seems right to acknowledge both the Mason and the Parkin families for their presence in this community and for their contributions to this historic home.

Exhibit 1



No. 211.—WARRANTY DEED.—Printed and for sale by Edwards & Broughton, Printers, Binders and Blank Book Manufacturers, Raleigh, N. C.

STATE OF NORTH CAROLINA,
Carteret COUNTY.

THIS DEED, Made this the 29th day of April, 1897, by
Wallace Robinson & wife Frances
Robinson
Carteret County and State of North Carolina, of the first part, to
John Mason
County and State of North Carolina, of the second part:

Witnesseth, That said
in consideration of Fifty Dollars (\$50)
them paid by John Mason
of which is hereby acknowledged, he has bargained and sold, and by these presents do
John Mason and his heirs, a
certain tract or parcel of land in Carteret County, State of North Carolina
adjoining the lands of Wallace Robinson & wife

and others, bounded as follows, viz:
Beginning at Annas Hillis' Wife
East corner & front of Eastwardly fifty feet then
Southwardly 112 1/2 feet to Henry Smith's line, then
Northwardly fifty feet to Henry Smith's & Annas
Hillis' corner, then northerly 112 1/2 feet to the

in book 55 page 280 this deed conveying part of same land.)

To Have and to Hold the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging to the said

John M. Mason heirs and assigns, to his only use and behoof forever.

And the said John M. Mason do hereby convey and assign unto his heirs and assigns in and to the same premises in fee and he has the right to convey the same in fee simple; that the same are free and clear from all incumbrances, and that they will warrant and defend the said title to the same against the claims of all persons whomsoever.

In Testimony Whereof, The said John M. Mason and Francis Robinson have hereunto set their hands and seals, the day and year above written.

Attest: L. A. Gagne his attorney in fact for Wallace Robinson (SEAL) and Frankie Robinson (SEAL)

STATE OF NORTH CAROLINA,

I, *L. A. Garner*, *Barbrik* County,
Clerk of the *Superior* Court, hereby certify
that *Wallace Robinson* and *Frankie Robinson*

his wife, personally appeared before me this day and acknowledged the due execution of the annexed deed of conveyance; and the said
Frankie Robinson being by me privately examined, separate and apart from her said husband, touching
her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any
other person, and that she doth still voluntarily assent thereto. Let the same, with this certificate, be registered.

Witness my hand and official seal, this *30th* day of *April*, A. D. *1897*
L. A. Garner
Clerk *Superior* Court.

STATE OF NORTH CAROLINA,

I, _____ County,
Justice of the Peace, do hereby certify that

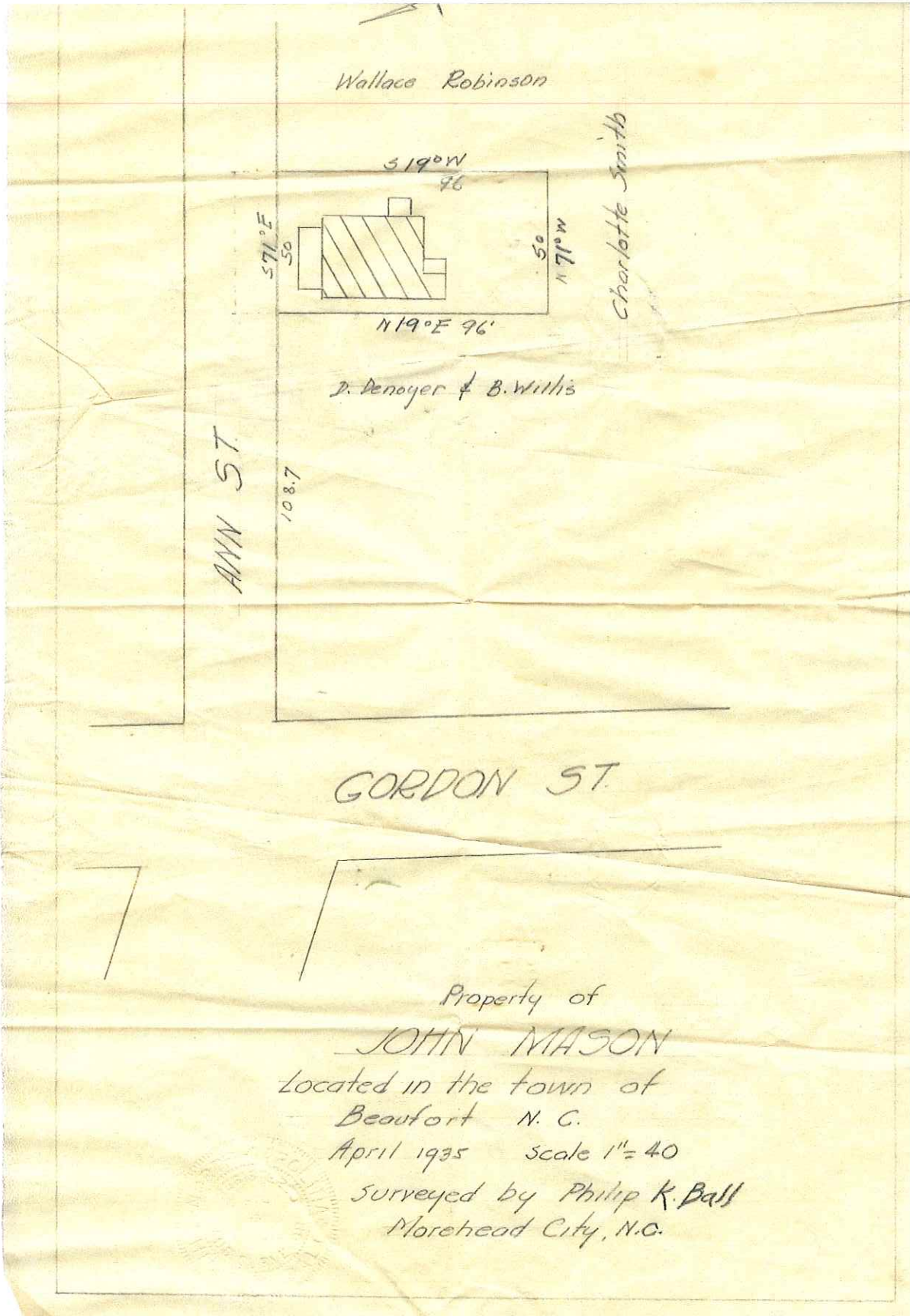
his wife, personally appeared before me this day and acknowledged the due execution of the annexed deed of conveyance; and the said
and
being by me privately examined, separate and apart from her said husband, touching
her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any
other person, and that she doth still voluntarily assent thereto.

Witness my hand and private seal, this _____ day of _____, 189____,
J. P. (SEAL,)

STATE OF NORTH CAROLINA,

The foregoing certificate of _____ County,
is adjudged to be in due form and according to law. Therefore let the same, with this certificate, be registered.
Witness my hand and official seal, this _____ day of _____, 189____,
Clerk _____ Court.

Exhibit 2



24

dec., and it is ordered that the same, with the foregoing examination and this certificate, be recorded and filed.

This the 18 day of October, 1965

A. H. James, by Mary G. Austin
Asst; C/S/C

LAST WILL AND TESTAMENT OF JOHN MASON,

I, John Mason, of Carteret County, North Carolina, do hereby revoke all wills and codicils heretofore made by me, and do hereby make, publish and declare this my last will and testament in manner and form as follows;

ITEM ONE

I direct my executor hereinafter named to pay all of my just debts and funeral expenses, and to erect at my grave such monument and to make such provision for the care of my family cemetery lot as he may deem proper.

ITEM TWO

I will, devise and bequeath all of my personal property, household and kitchen furniture, personal property which I may leave at my death, to my daughter, Margaret M. Parkin, and my grandson, Thomas E. Parkin, Jr., to be equally divided between them, share and share alike.

ITEM THREE

I will and devise all of my real estate which at this time includes my family home, which is described in the deed from Wallace Robinson and wife Frances Robinson to John Mason, dated April 29, 1897 and recorded in Book TT page 392, Carteret County Registry, to my daughter, Margaret M. Parkin and my grandson, Thomas E. Parkin, Jr., their heirs and assigns, in fee simple, as tenants in common, share and share alike.

ITEM FOUR

It is to be observed that I have not included my beloved wife, Patsy Mason, as a devisee or legatee in this my last will and testament, and this omission is intentional, resulting from the fact that she is at this time, in poor health-blind and helpless-and I have been assured that my daughter, Margaret M. Parkin, and my grandson, Thomas E. Parkin, Jr. will care for her and provide her with the necessities of life to the best of their ability, and that property ownership would be to her an undue burden.

ITEM FIVE

I hereby constitute and appoint Thomas E. Parkin, Jr. the executor of this my last will and testament, to serve without bond.

IN TESTIMONY WHEREOF, I, THE said John Mason, have signed the preceding typewritten page, which, together with this page, constitutes this my last will and testament, and do hereunto set my hand and seal this 17th dya of February, 1953.

John Mason, (SEAL)

SIGNED, SEALED, PUBLISHED, AND DECLARED by the said John Mason to be his last will and testament in the presence of us who at his request and in his presence and in the presence of each other do hereto set our hands as witnesses,

C. D. Jones.

Joe Pickett

Exhibit 4

BOOK 197 PAGE 391

STATE OF NORTH CAROLINA
Carteret COUNTY.

INDIVIDUAL DEED

HERALD PRINTING CO. MOREHEAD CITY, N. C.

This Deed Made this 24th, day of

April, A. D. 1959 by and between Roy Eubanks and wife
Lucy P. Eubanks

of the County of Carteret and State of North Carolina
parties of the first part, and Thomas Edmund Parkin, Jr.

of the County of Carteret and State of North Carolina
party of the second part:

WITNESSETH, that the said parties of the first part, in consideration of
Ten Dollars and other considerations
to them paid by the party of the second part, the receipt of which is hereby acknowledged,
have bargained and sold, and by these presents do grant, bargain, sell and convey unto
the said party of the second part
his or heirs and assigns, all of their right title and interest
in and to a certain tract or parcel
Beaufort Township, Carteret County, State of

North Carolina, and more particularly described as follows:

In the Town of Beaufort, North Carolina.
Adjoining the lands of Ed Robinson; Steve Mason; Roy Eubanks;
Clem Willis; Carl Smith and Marguerite Parkin and others.
Beginning at a Cedar Post being Ed Robinsons Southwest Corner and
runs with Ed Robinsons South Line S 70-25 E 55 feet to a Cedar Post
in Steve Masons West Line being Ed Robinsons Southeast Corner; thence
with Steve Masons West Line an Old Fence S 19-35 W 65 feet to an Iron
Stake; thence N 70-25 W 105 feet to an Iron Pipe in Clem Willis East
Line; thence with Clem Willis and Carl Smiths East Line N 19-35 E 80
feet to a Post being Marguerite Parkins Southwest Corner; thence with
Marguerite Parkins South Line S 70-25 E 50 feet to a Cedar Post being
in Ed Robinsons West Line; thence with Ed Robinsons West Line S 19-35 W
15 feet to the beginning.

Exhibit 5

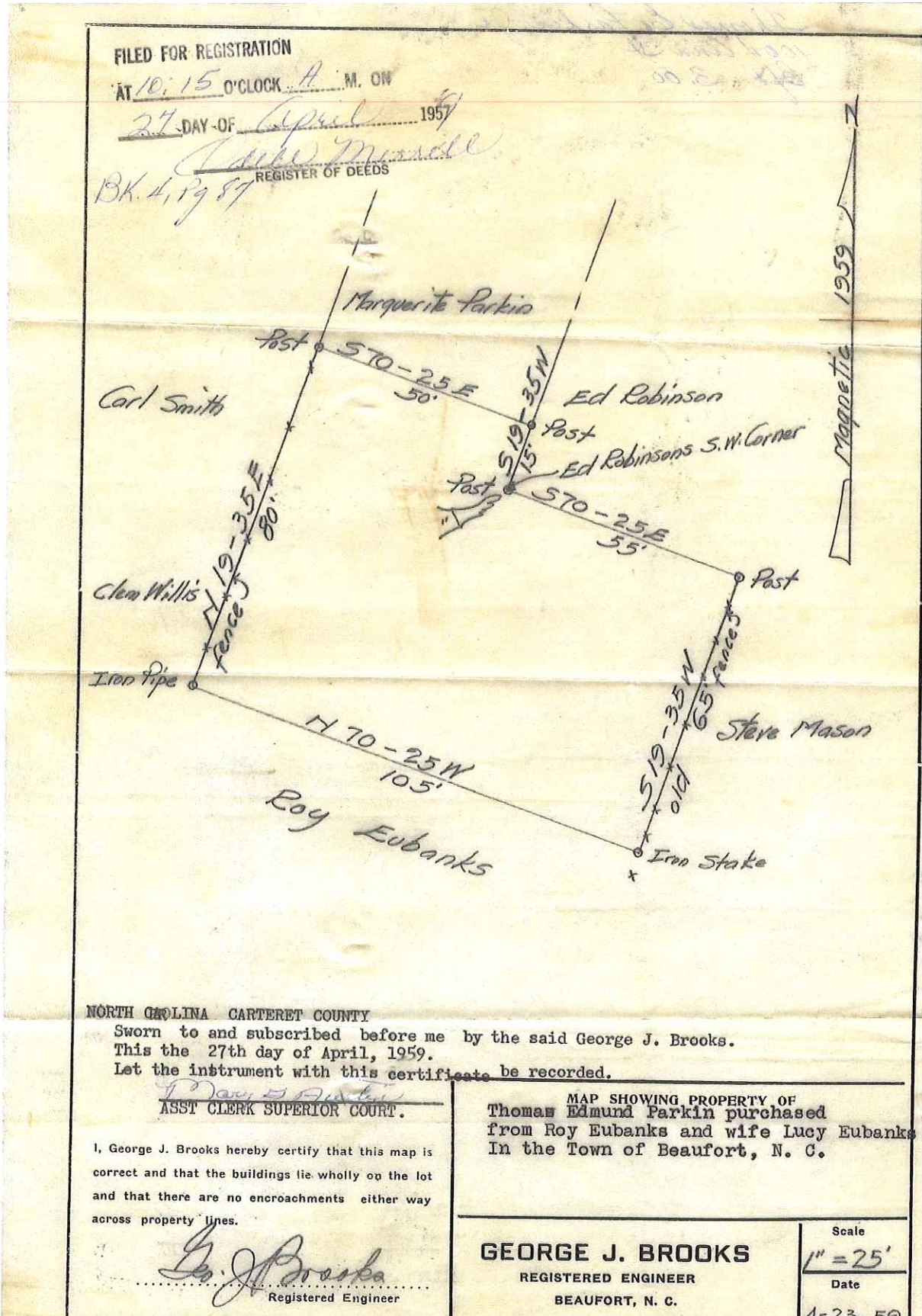


Exhibit 6

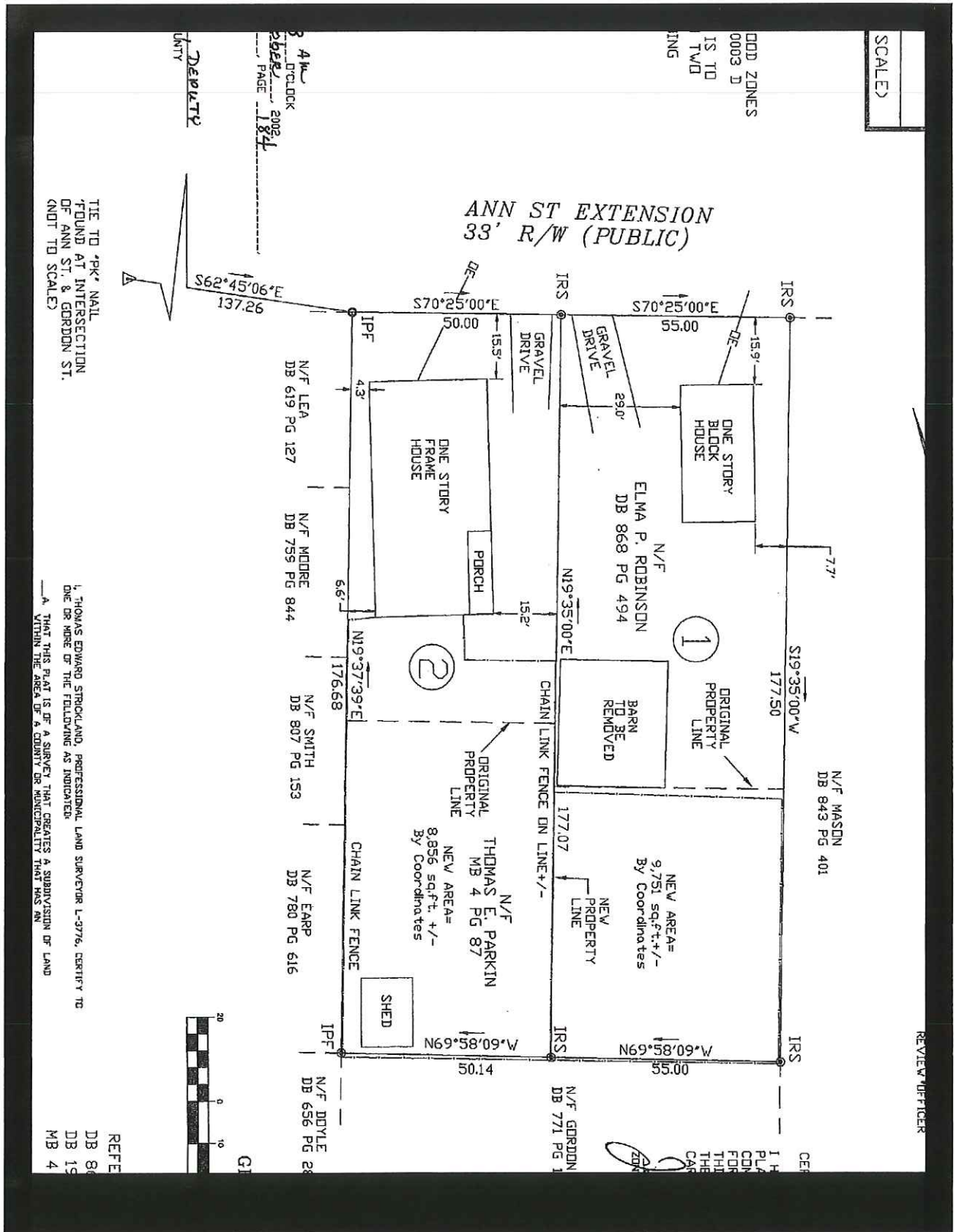


Exhibit 7

TWELFTH CENSUS OF THE UNITED STATES.

64 A

State North Carolina
County Carter

SCHEDULE No. 1.—POPULATION.

Supervisor's District No. 3 Sheet No. 6
Enumeration District No. 24

Township or other division of county Beaufort Township Name of Institution X
Name of incorporated city, town, or village, within the above-named division Beaufort Town Ward of city X
Enumerated by me on the 4th day of June, 1900, Cass S. Dickerson Enumerator.

Table with columns: LOCATION, NAME, RELATION, PERSONAL DESCRIPTION, NATIVITY, CITIZENSHIP, OCCUPATION, TRADE, OR PROFESSION, EDUCATION, (WHERE BORN). Includes handwritten entries and a red arrow pointing to row 34.



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 Monday, June 2, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-08 429 Front Street - Stuco Exterior

BRIEF SUMMARY:

Cover east and west facing brick walls on the 2nd floor with stucco to reinforce and seal very old and crumbling bricks.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: April 7, 2020
Case No. 20-08

Request: Cover east and west facing brick walls on the 2nd floor with stucco to reinforce and seal very old and crumbling bricks.

Applicant: Joey McClure
 429 Front Street
 Beaufort, NC 28516

Property Information:

Owners: Beaufort Investments, LLC
Location: 429 Front Street

Project Information:

In the District Survey, updated by Ruth Little, the structure is described as Commercial Building c. 1910. 2 story Classical Revival commercial building, similar to 421 Front Street with buff brick veneer façade, round-headed 1/1 sash, stone lintels with keystones, pilastered bays, a corbelled and dentilled cornice, and roof line balustrade. Storefront has been altered, but upper story remains relatively intact except for replacement windows. Built between 1908 and 1913. Was a grocery store in 1913.

Material:

- See Application

Color:

Color samples are to be presented during the meeting.

Attachments:

- Vicinity Map
- Adjacent Property Owners list
- COA Application, including photographs

Staff Findings:

Brickwork and Masonry Guidelines

6.3.1. Retain and preserve historic brick and masonry elements, including walls, chimneys, foundations and retaining walls. Preserve masonry elements that are character-defining features of the building or property. Repair and restore historic masonry elements, rather than replace.

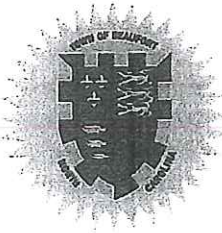
6.3.4. Water-repellant sealers are generally not appropriate because they may trap moisture, causing deterioration or discoloration.

6.3.8. Avoid painting masonry surfaces that were not painted historically.



<u>OWNER</u>	<u>MAIL_HO1</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_STA1</u>	<u>MAIL_Z1</u>	<u>MAIL_ADD2</u>
BEAUFORT INVESTMENTS LLP	608	ANN STREET	BEAUFORT	NC	28516	
BEAUFORT INVESTMENTS LLP	608	ANN STREET	BEAUFORT	NC	28516	
CAPANNA,PALOMA A	127	MIDDLE LANE	BEAUFORT	NC	28516	
IRA SERVICES TRUST COMPANY	104	TAYLORS CREEK LN	BEAUFORT	NC	28516	
RISSER,MARGARET PINER	118	MOORE STREET	BEAUFORT	NC	2129 28516	
TAYLOR'S CREEK ENTERPRISES LLC			BEAUFORT	NC	28516	PO BOX 2037

**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 **\$50.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: CLAWSON'S Restaurant

Applicant Address: 429 Front street

Business Phone: 728-2133 Email/Cell: JoeyM@clawsonrestaurant.com

Property Owner Name: Joey McClure (Beaufort Investment)

Address of Property: 429 Front St

Phone Number: 252 240 9252 Email/Cell: above

PROJECT INFORMATION

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

reinforce & seal old brick on side walls of clawson's. using material & color to match our neighbors at 421 front.

Estimated Cost of Project: \$ 5,000

Year House Built: 1905 ish

Joey M
Applicant Signature

3-16-20
Date

Property Owner Signature (if different than above)

Date

An application fee of \$50.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. The Commission meets regularly on the first Tuesday of the month unless it is a holiday.

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

3-16-20

Proposal for 429 Front Street (Original Clawson’s Grocery building)

Our proposal is that the Commission consider allowing us to reinforce and seal the very old and crumbling bricks on the East and West facing side walls of the 2nd floor of Clawson’s. The material to be used would match that used on the Island Traders building next to us. It would match in both material and color so as to be consistent with the appearance of our neighbors building that is of very similar structure and design.

Our side brick walls are old, crumbling and leak badly when exposed to wind driven rain. During hurricane Florence we had major water intrusion that damaged interior wall board, ceilings and antique pictures. We also had major mildew problems that took weeks to resolve. We would like to use the same masonry treatment that our neighbors at 421 front Street (island traders) have used to reinforce and seal their brick walls with. Both buildings are similar in design, structure and in appearance. We would like to repair our 2nd floor exterior West and East side walls to match their structure and appearance.

Attachments for Certificate of appropriateness (COA)

List of Adjacent Property Owners to 429 Front Street (Original Clawson’s Grocery Building)

- 431 Front Street, Taylors Creek Enterprises, 431 Front Street Beaufort NC
- 421 Front Street, Margaret Piner Risser, 118 Moore Street Beaufort NC
- 114 Middle Lane, Beaufort Investment Partnership
- 128 Middle Lane, Beaufort Investment Partnership

Materials used

White stucco type masonry filler / sealer to match our neighbors existing treatment.

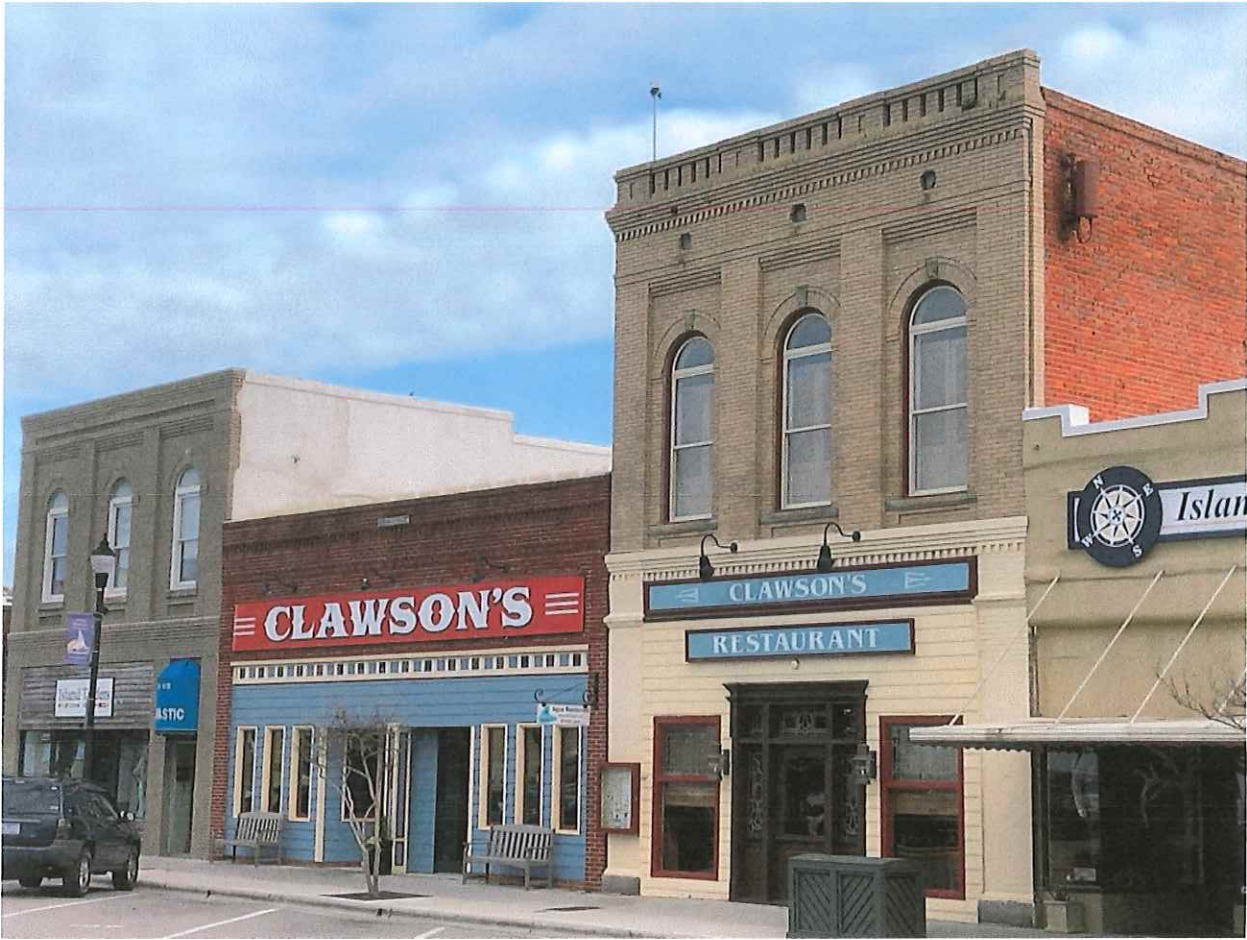
Carteret County, N.C.



March 16, 2020

The information displayed by this website is prepared for the inventory of real property found within this jurisdiction and is compiled from records, 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 the accuracy of the data and map services will be available to users without interruption or error. Furthermore, Carteret County may modify or remove map services and access methods at will.

429 Front Street W & E sides
 approx 75' of old brick
 to be sealed & reinforced



Looking NW at our building at 429 Front street (Building with blue Clawson's Restaurant sign)with existing side walls with untreated brick proposed to be reinforced and sealed with white "stucco type" material and also looking at our neighbors treated brick side wall at 421 Front Street (existing Island Traders building)



Looking NE at 429 Front Street (Blue Clawson's Restaurant Sign) Untreated brick side wall proposed to be reinforced and sealed with white "stucco type" material to match our neighbors at 421 Front Street (Island Traders).



Looking NE at 421 Front street
Our Neighbor has the very same “ Stucco type” masonry treatment we are proposing on a building whose design and structure is very similar to our building.



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Monday, June 2, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-10 109 Middle Lane - Golf Cart Charging Station

BRIEF SUMMARY:

Install a power pole at rear of the property for the use of charging golf carts. (Golf Cart Charging Station).

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, Planning Director
Date: April 21, 2020
Case No.: 20-10

Request: Install a power pole at rear of the property for the use of charging golf carts. (Golf Cart Charging Station).

Applicant Brent Sinclair
 201 Campen Road
 Beaufort, NC 28516

Property Information:

Owners: Charles Parsons
Location: 109 Middle Lane
PIN: 730617105243000

Project Information: This property does not appear in the 1997 Survey Update Developed by Ruth Little.

Proposed work:

- See Applicants – Description on COA Application
- Applicant – Has submitted photos of an electric pole that does not have power to it pending the decision of the BHPC.

Attachments:

- COA Application
- Vicinity Map
- List of Adjacent Property Owners

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.
- 8.3.3 Paint meter boxes, vents, and other utility fixtures visible from the street in colors that will allow them to blend in with the historic/existing building.
- 8.3.6 Paint meter boxes, vents, and other utility fixtures visible from the street in colors that will allow them to blend in with the historic/existing building.

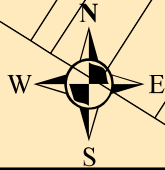
Legend

- NCHPOpoints
- Tax_Parcel_Data



80 40 0 80 Feet

74



<u>OWNER</u>	<u>MAIL HOUSE</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>MAIL ST</u>	<u>MAIL ZI</u>	<u>MAIL ADD2</u>
BEAUFORT HISTORICAL ASSOCIATION	150	TURNER STREET	BEAUFORT	NC	28516	
BRYAN ETAL LYNELL VERCH REV TR			MARSHALLBERG	NC	28553	P O BOX 148
GENE LEWIS PROPERTIES LLC	168	CANDLEWOOD ROAD	ROCKY MOUNT	NC	27804	
IRA SERVICES TRUST COMPANY	104	TAYLORS CREEK LN	BEAUFORT	NC	28516	
PARSONS,FRANCES POTTER ETVIR	440	RICE FIELD COVE	MT PLEASANT	SC	29464	
RISSER,MARGARET PINER	118	MOORE STREET	BEAUFORT	NC	2129 28516	

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

- A list all adjacent property owners (with mailing addresses).
- 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 j.ganey@beaufortnc.org.

**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 **\$50.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Brent Sinclair

Applicant Address: 201 Campen Rd Beaufort NC 28516

Business Phone: 252-728-6853 Email/Cell: 252-269-2073

Sinclair motor company@mail.com

Property Owner Name: Charles + Frances Parsons

Address of Property: 109 Middle Lane

Phone Number: 843-209-6086 Email/Cell: parsonsf46@gmail.com

PROJECT INFORMATION

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

Install a power pole at back side of property. Primary use is for charging golf carts. Electricity will be provided overhead from a Duke Power pole about 10 feet away.

Estimated Cost of Project: \$ 500.⁰⁰

Year House Built: _____

[Signature]
Applicant Signature

2/24/20
Date

Property Owner Signature (if different than above)

Date

An application fee of \$50.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. The Commission meets regularly on the first Tuesday of the month unless it is a holiday.

OFFICE USE ONLY

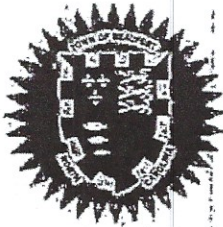
Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

**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 \$50.00 application fee and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and will be returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Brent Sinclair

Applicant Address: 201 Campen Rd Beaufort NC 28516

Business Phone: 252-728-6853 Email/Cell: 252-269-2073
Sinclair Motor company@mail.com

Property Owner Name: Charles + Frances Parsons

Address of Property: 109 Middle Lane

Phone Number: 843-209-6086 Email/Cell: parsonsf46@gmail.com

PROJECT INFORMATION

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

Install a power pole at back side of property. Primary use is for charging golf carts. Electricity will be provided overhead from a Duke Power pole about 10 feet away.

Estimated Cost of Project: \$ 500.00 Year House Built: _____

Applicant Signature: [Signature] Date: 2/24/20

Property Owner Signature (if different than above): Charles J. Parsons Date: 2/25/20

An application fee of \$50.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. The Commission meets regularly on the first Tuesday of the month unless it is a holiday.

OFFICE USE ONLY

Received by: _____
Date: _____

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





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 Monday, June 2, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-11 120 Turner Street - Sign - Cru Bar

BRIEF SUMMARY:

To install two (2) 25. Sq. ft. on the south side of the structure made of Aluminum Bond Board. (Middle Lane)

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: May 11, 2020

Case No.: 20-11

Request: To install two (2) 25. Sq. ft. on the south side of the structure made of Aluminum Bond Board. (Middle Lane)

Applicant: Celia Bonaventura
120 Turner Street
Beaufort, North Carolina 28516

Property Information:

Owner: Same as Applicant
Location: 120 Turner Street
PIN: 730617104226000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 112-114 Turner Street, C, circa 1930's, Commercial Building, 2-story commercial building with 2 plate glass storefronts, a flat roof, brick veneer façade, and 1/1 upper sash. This reached present size between 1924 and 1941.

In July 2010 a COA was granted for the 70 sq. ft. sign currently on the Middle Lane side of the structure.

In February 2012 a COA was granted for a 16 sq. ft. projecting sign

Material: Aluminum Bond Board

Color: Black & White per application. See project information included in application.

Attachments:

- Vicinity Map
- List of Adjacent Property Owners
- COA Materials from Applicant.

Guidelines:

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.

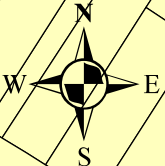
BHPC Case 20-11 120 Turner Street - Signage

Legend

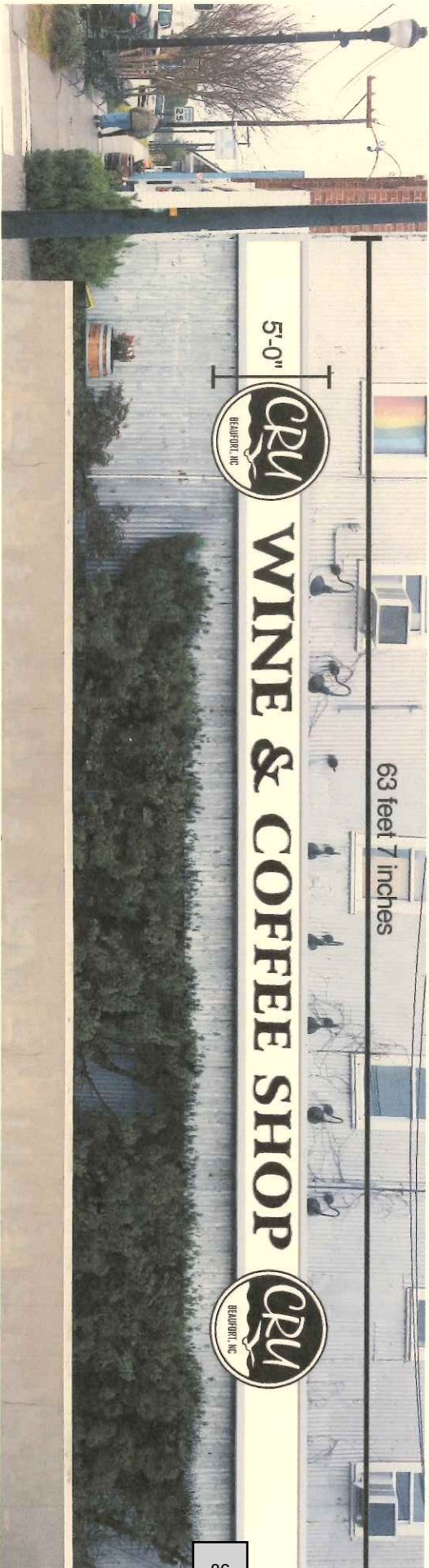
- NCHPOpoints
- Tax_Parcel_Data



90 45 0 90 Feet



<u>OWNER</u>	<u>MAIL HOUSE</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>MAIL STATE</u>	<u>MAIL ZI5</u>	<u>MAIL_ADD2</u>
ALDERON CORPORATION	120	TURNER ST	BEAUFORT	NC	28516	
BEAUFORT HIST ASSOCIATION INC	150	TURNER STREET	BEAUFORT	NC	28516	
CHADWICK,RICHARD JR ETUX ETAL	106	GALLANTS LANE	BEAUFORT	NC	28516	
FIRST CITIZENS BANK			RALEIGH	NC	27611	PO BOX 27131
NEUSE INC			RALEIGH	NC	27611	PO BOX 27131



Sign Materials for the logs.

Sign material: Aluminum bond board

Sign size: 5' Radius

QTY: 2

Mounting: Anchored to wooden sign frame.







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 Monday, June 2, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-12 410 Front Street - Signage - Penland

BRIEF SUMMARY:

To install an 8 sq. ft. sign on the Front Street beside the door and a 12 sq. ft. sign on the rear of the building on the second floor.

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: May 7, 2020
Case No.: 20-12

Request: To install an 8 sq. ft. sign on the Front Street beside the door and a 12 sq. ft. sign on the rear of the building on the second floor.

Applicant: Amanda Penland
 209 Shearwater Lane
 Beaufort, North Carolina 28516

Property Information:

Owner: Claude Wheatley Estate.
Location: 410 Front Street
PIN: 730617103011000

Project Information:

According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 410 Front Street, C, circa 1970’s, Wheatley, Wheatley, Nobles and Weeks P.A., 2-story, 4-bay masonry commercial building with flat roof and Colonial Revival façade.

In February 2020 a COA was granted for signage totaling 27 sq. ft. for Beaufort Mercantile

The total allowable signage for the building is 49 sq. ft. and is well under the allowable signage of the Land Development Ordinance of 76 sq. ft. for the property.

Material: Sandblasted 1’ PVC – Front – Aluminum Composite - Rear

Color: See Attached Sign Sample.

Attachments:

- Vicinity Map
- List of Adjacent Property Owners
- COA Materials from Applicant.

Guidelines:

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.

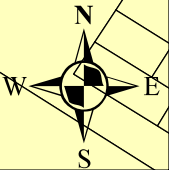
Legend

- NCHPOpoints
- Tax_Parcel_Data



90 45 0 90 Feet

92



<u>OWNER</u>	<u>MAIL HOUSE</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>MAIL_STAT</u>	<u>MAIL_ZIP</u>	<u>MAIL_ADD2</u>
400 FRONT STREET PROPERTIS LLC	400-200	ASHVILLE AVENUE	CARY	NC	27518	
FIRST CITIZENS BANK			RALEIGH	NC	27611	PO BOX 27131
GENE LEWIS PROPERTIES LLC	168	CANDLEWOOD ROAD	ROCKY MOUNT	NC	27804	
PAERL, BARBARA H ET VIR HANS W	100	HOLLY LANE	BEAUFORT	NC	28516	
TOWN OF BEAUFORT			BEAUFORT	NC	28516	PO BOX 390
WHEATLY PROPERTIES LLC			BEAUFORT	NC	28516	PO BOX 360
YOU CAN FLY LLC			NAGS HEAD	NC	27959	PO BOX 1839

**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 **\$50.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Amanda Penland Penland Heating and AC Inc

Applicant Address: 209 Shearwater Lane Beaufort NC 28516

Business Phone: 252-344-1880 Email/Cell: Amanda@penlandheating.com

Property Owner Name: Wheatly Properties Inc

Address of Property: 410 Front St Beaufort NC 28516

Phone Number: 252-728-3158 Email/Cell: rob@wheatlylaw.com

PROJECT INFORMATION

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

Estimated Cost of Project: \$ 3,000

Year House Built: _____

[Signature]
Applicant Signature

4/28/20
Date

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

4/20/20
Date

An application fee of \$50.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. The Commission meets regularly on the first Tuesday of the month unless it is a holiday.

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

Kyle Garner

From: Amanda Penland <amanda@penlandheating.com>
Sent: Monday, May 11, 2020 12:26 PM
To: Kyle Garner
Subject: Re: HPC - Sign Application for 410 Front Street

Good afternoon Kyle,

I hope you are doing well! I've added the requested information below. Please let me know if there is anything else I need to submit. We are so excited!

The square footage of the proposed sign on the front and rear of the building:
-Front: 8sq ft.
-Back: 12sq ft.

The material of the signs:
-Front: 1" PVC Sandblasted
-Back: Single Sided Aluminum Composite

Thank you so much!

Amanda

On Mon, May 11, 2020 at 9:06 AM Kyle Garner <k.garner@beaufortnc.org> wrote:

Good Morning Amanda,

We received your application for the sing on 410 Front Street but need just a little bit more information.

You can reply in an email if you like. What we are needing are the following items:

- The square footage of the proposed sign on the front and rear of the building and;
- The material the signs.

If you have any questions let me know otherwise tis information should complete your application.

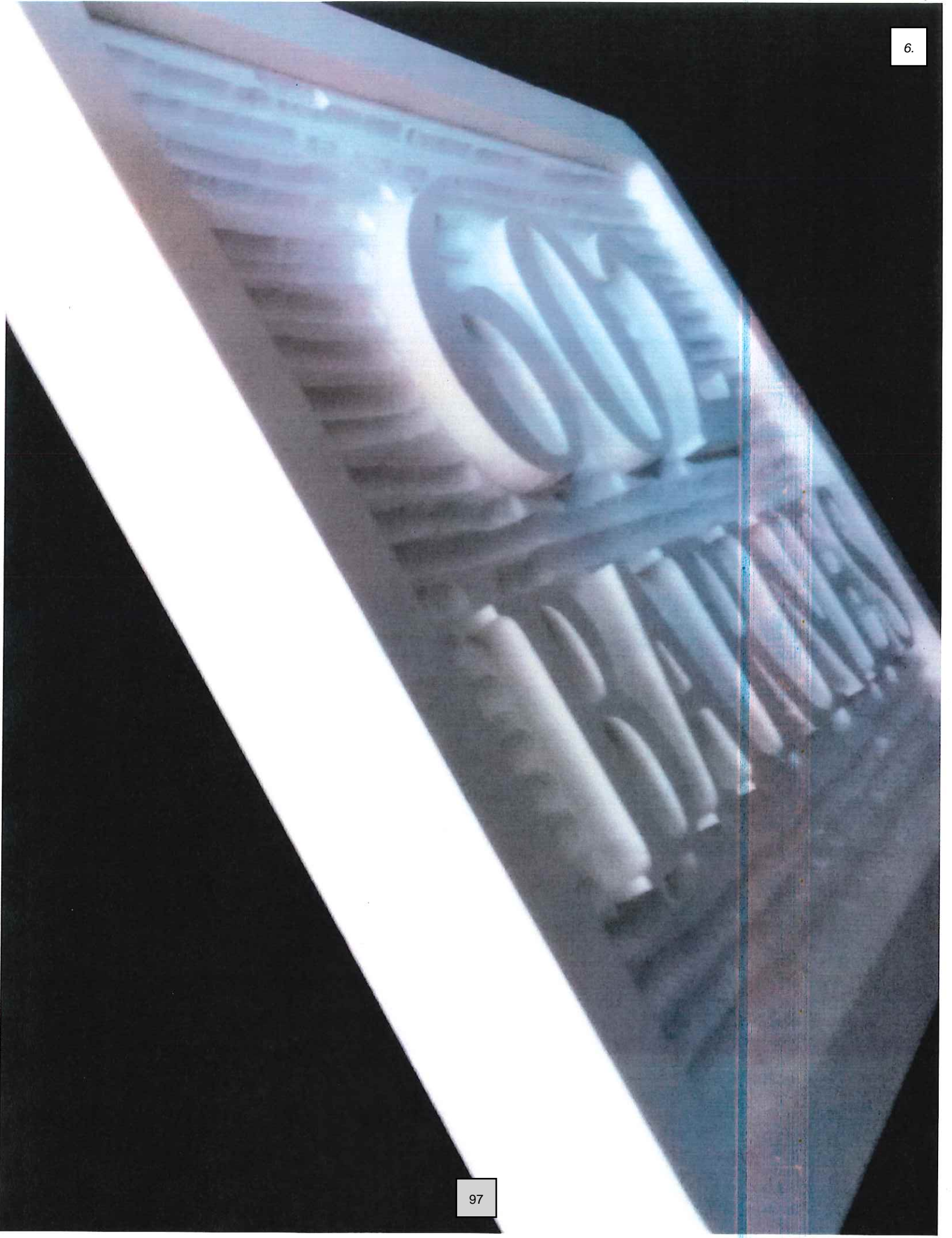
6.

Thanks,

Kyle

--

Amanda Penland
Penland Heating and Air Conditioning
Mobile: (252) 732-6040







PENLAND
RESIDENTIAL & COMMERCIAL
952-344-1880

BEAUFORT
SCANTILE CO.

Ivek
MADE IN THE USA

Ivek
MADE IN THE USA

1" PVC Sandblasted

60"

Front sign

24"



PENLAND
 HEATING & AIR CONDITIONING
 252-344-1880
 RESIDENTIAL & COMMERCIAL



252.728.4866
 1826 Live Oak St. Beaufort, NC 28516

72"

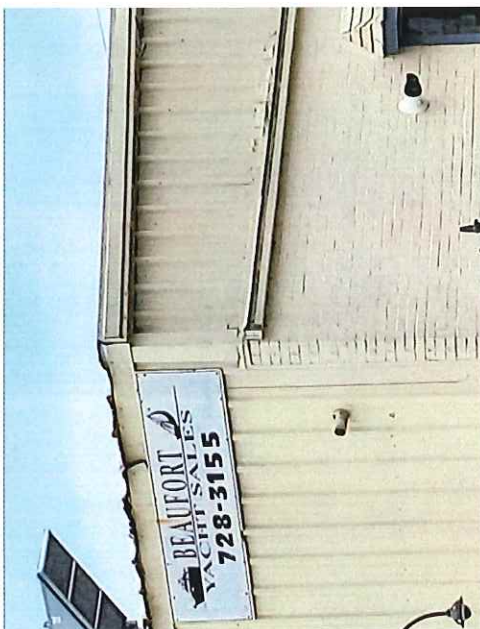
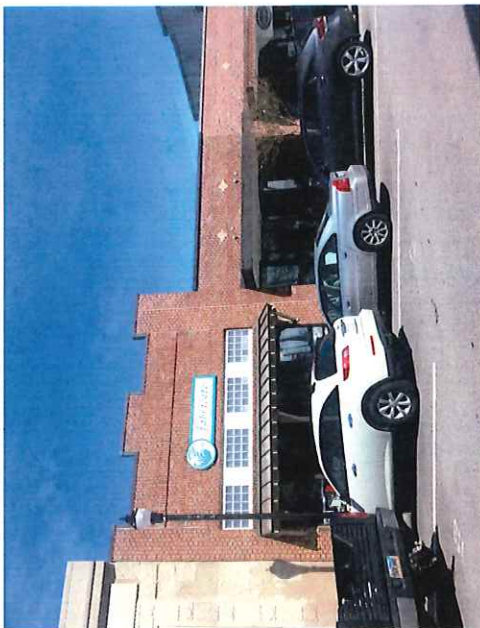
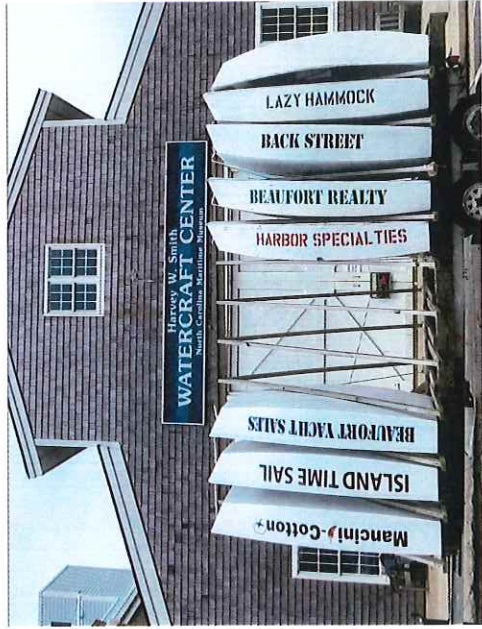
Rear sign

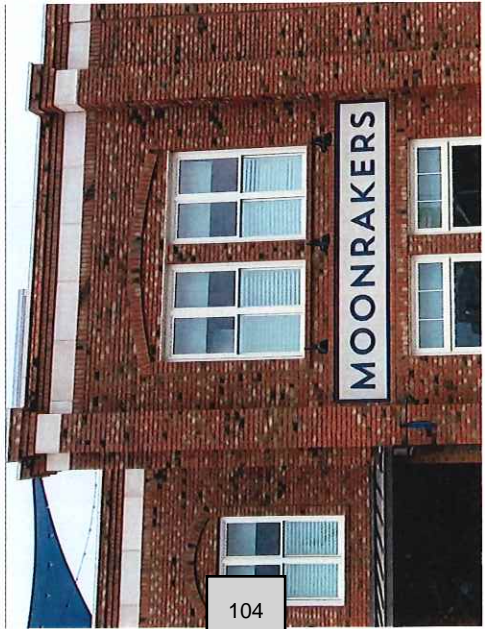
36"



single sided aluminum composite







104

