



Town of Beaufort, NC

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

Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, May 03, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) HPC Draft Minutes for 4.5.22

Administration of Oaths

New Business

- [1.](#) Case 22-12 113 Front Street- Landscaping & Fencing
- [2.](#) Case 22-13 113 Broad Street – Historic Plaque
- [3.](#) Case # 22-14 105 Front Street - Fencing & Parking
- [4.](#) Case 22-15 411 Front Street- Fencing, Landscaping, Doors & Windows

Commission / Board Comments

Staff Comments

Adjourn

DRAFT



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, April 5, 2022
Minutes**

Call to Order

Chair Joyce McCune called the April 5, 2022 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

Secretary Anderson took roll call and the following members were present for the meeting: Chair Joyce McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens. A quorum was declared with seven members present. Chair McCune welcomed Member Hunsucker to the Commission.

Also present for the meeting were Commissioner Marianna Hollinshed, Town Attorney Arey Grady, Kyle Garner, and Laurel Anderson.

Agenda Approval

Chair McCune asked if there were any other changes to the Agenda and hearing none, the Chair asked for a motion.

Member Cummins made the motion to approve the Agenda and Member Stephens made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Huckabee, Member Hunsucker, Member Stephens

Minutes Approval

Chair McCune asked if there were any changes or corrections to the March 1, 2022 Meeting Minutes. Hearing none, Chair McCune asked for a motion to accept the minutes as written.

Vice-Chair Flowers made the motion to approve the Minutes and Member Stephens made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Huckabee, Member Hunsucker, Member Stephens

Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner.

Public Comments

Robert Harper, 1020 Broad St Beaufort NC: Mr. Harper stated that at 216 & 218 Front St there is very tall shrubbery behind the fence that is blocking the view of the water. He requested the HPC review the application for that property.

Presentations

Mr. Nelson Owens has restored the Thomas Duncan house at 513 Front Street and is now seeking Landmark Status for the property. He requested an endorsement from the Historic Preservation Commission and will create a report to submit to the state. Mr. Owens explained that this will help protect the property.

Chair McCune then asked for a motion for endorsement of Landmark Status for 513 Front Street.

Vice-Chair Flowers made the motion for the endorsement and Member Cummins made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Huckabee, Member Hunsucker, Member Stephens

New Business

- 1. Case # 22-10 117 Orange St - Accessory Structure Demo, Build, Home Addition

Chair McCune introduced Case 22-10 and asked if there were any members who needed to recuse themselves. Mr. Garner then gave an overview of the request by 2 Kings Architecture & Construction. The property owners, Ross and Susan Jones, requested a Certificate of Appropriateness to construct a 1,119 sq. ft. rear addition to the existing structure and also to demo the existing garage in the rear yard and replace it with an 869 sq. ft. garage. After discussion and clarification of the projects, Chair McCune asked if there were any parties with standing who wished to comment on the application. There being none, Chair McCune then asked for a motion for a Finding of Fact for Case 22-10.

Member Stephens made the motion for the Finding of Fact to include: 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.6, 7.8.7, 7.8.9, 6.1.1, 6.1.9, 6.1.11, 6.4.7, 6.4.9, 6.4.10, 8.1.8, 8.1.13, 10.1.1, 10.1.4, 10.1.5, 10.1.6

Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Huckabee, Member Hunsucker, Member Stephens

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case 22-10.

Member Stephens made the motion for the Certificate of Appropriateness and Member Hedrick made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Huckabee, Member Hunsucker, Member Stephens

Chair McCune then declared Case 22-10 approved and closed.

2. Case # 22-11 211 Moore Street – New Fence

Chair McCune introduced Case 22-11 and asked if there were any members who needed to recuse themselves. Member Huckabee stated that he had had a short conversation with the applicant before the applicant stated his project would be coming before the Commission. He then told the applicant he could not continue the conversation. The Board agreed that there was no need for Member Huckabee to recuse himself.

One of the applicants, Mrs. Margaret Early, gave an overview of her request for a 4-foot-high fence with a gate. She introduced her builder, Wade Turner, who further explained their request. After Board discussion during which it was recommended that she get a survey, Chair McCune asked for a motion for a Finding of Fact for Case 22-11.

Member Stephens made the motion for the Finding of Fact to include: 8.2.2 and 8.2.3. Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Huckabee, Member Hunsucker, Member Stephens

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case 22-11.

Member Stephens made the motion for the Certificate of Appropriateness and Member Huckabee made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Huckabee, Member Hunsucker, Member Stephens

Chair McCune then declared Case 22-11 approved and closed.

Commission / Board Comments

Chair McCune asked if there were any Board comments, during which Member Stephens stated that regarding the questions raised during the Public Comments, the HPC had approved the shrubbery at 216 & 218 Front Street around two years ago. He also asked for an update for the banners at 400 Front Street and the locations and styles of the sandwich boards in use by the businesses on Front Street.

Chair McCune noticed the accomplishments of the HPC during the last two years of Covid: five new house builds in the historic district, two Duncan houses restored, many signs and fence approved applications, and two requests for demolition.

Member Stephens also asked about the timeline of the home being built on Sunset Lane.

Chair McCune then raised the issue of murals and public art in the historic district.

Staff Comments

Mr. Garner addressed the issue of banners at 400 Front Street and the fact that the previously approved COA for signage was now expired. He also stated that public art is addressed in the draft of the new Land Use Plan. He reminded the Board of the upcoming training on April 22. Mr. Garner then explained that in the future, the Board would need to vote to approve Orders for approved COA's.

Adjourn

Chair McCune asked for a motion to adjourn the meeting.

Member Cummins made the motion to adjourn and Member Stephens made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Huckabee, Member Hunsucker, Member Stephens

Vice-Chair McCune declared the April 5, 2022 meeting adjourned.

Joyce McCune, Chair

Laurel Anderson, Board Secretary



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, May 3, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 22-12 113 Front Street- Landscaping & Fencing

BRIEF SUMMARY:

- The applicant wishes to add new landscaping and fencing to their property at 113 Front Street to include the riparian lot across the 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 19, 2022
Case No. 22-12

Request: Landscaping & Fencing
Applicant George & Page Littlewood
 113 Front Street
 Beaufort, NC 28516

Property Information:

Owners: George & Page Littlewood
Location: 113 Front Street
Parcel Id # 730617002865000

Project Information:

In the District Survey, updated by Ruth Little, the house at 119 Front is described as **HOUSE** c. 1995. 2 ½ story, traditional Beaufort-style reproduction has 2-story engaged porch with boxed posts and plain railing. 3 sets of French doors with transoms across the front of the house at both levels, 9/9 and 6/6 sash. Although designed to look like a single family house, this is actually a duplex.

In March 2021 this property received a COA for exterior renovations.

Proposed Work:

This request also includes a landscaping and fencing plan for the riparian lot across Front Street.

- See Attached Landscape Plan from Applicant.

Planting Material:

- See Attached Landscape Plan from Applicant.

Attachments:

- Vicinity map
- Adjacent property owners information
- COA application materials from Applicant (including attached exhibit)

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.

8.1.2. Preserve and maintain the individual components and historic features that contribute to Beaufort’s historic character, including: mature trees, ornamental trees, and hedge rows.

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.

8.2.7. Contemporary or utilitarian fence materials are not appropriate for fences in the public view. Inappropriate materials include: plastic, vinyl, chain link, wire, and all other modern materials. The use of modern fencing is permitted for rear yards only, in areas not seen from the public view, using vinyl-coated chain link (dark green or black), standard chain link or heavy wire (“hog wire”). Use plantings such as ivy, climbing roses, jasmines, or other vines to hide wire fences.

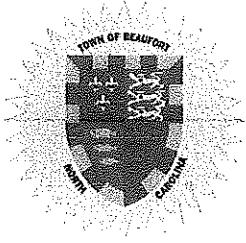
Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>IL HO</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>IL ST</u>	<u>MAIL Z</u>	<u>MAIL_ADD2</u>
CANDLEWOOD INVESTMENTS LLC			ROCKY MOUNT	NC	27804	PO BOX K
LITTLEWOOD,GEORGE F ETUX PAGE	113	FRONT STREET	BEAUFORT	NC	28516	
SUNSET LANE PROPERTIES LLC			ROCKY MOUNT	NC	27802	PO BOX K
WOOTEN,WILLIAM B ETUX MARGARET	282	MCNAIR RD	TARBORO	NC	27886	

**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: GEORGE + PAGE LITTLEWOOD

Applicant Address: 113 FRONT ST., BEAUFORT, NC 28516

Business Phone: N/A Email/Cell: Geo cell: 919-599-0767
Page cell: 919-308-5753

Property Owner Name: GEORGE + PAGE LITTLEWOOD

Address of Property: 113 FRONT ST., BEAUFORT, NC 28516

Phone Number: G = 919-599-0767 Email/Cell: G = georgeflittlewood@gmail.com
P = 919-308-5753 P = pagelittlewood@mac.com

PROJECT INFORMATION

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

see attached

Estimated Cost of Project: \$ 25,000.

Year House Built: 1996

[Signature]
Applicant Signature

4.3.22
Date

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

4/3/22
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: _____
Date: _____

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

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

- A list all adjacent property owners (with mailing addresses).
- 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. *NA*
- An indication of all trees to be replaced and/or removed. *no removals*
- 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. *NA*

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

- 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.

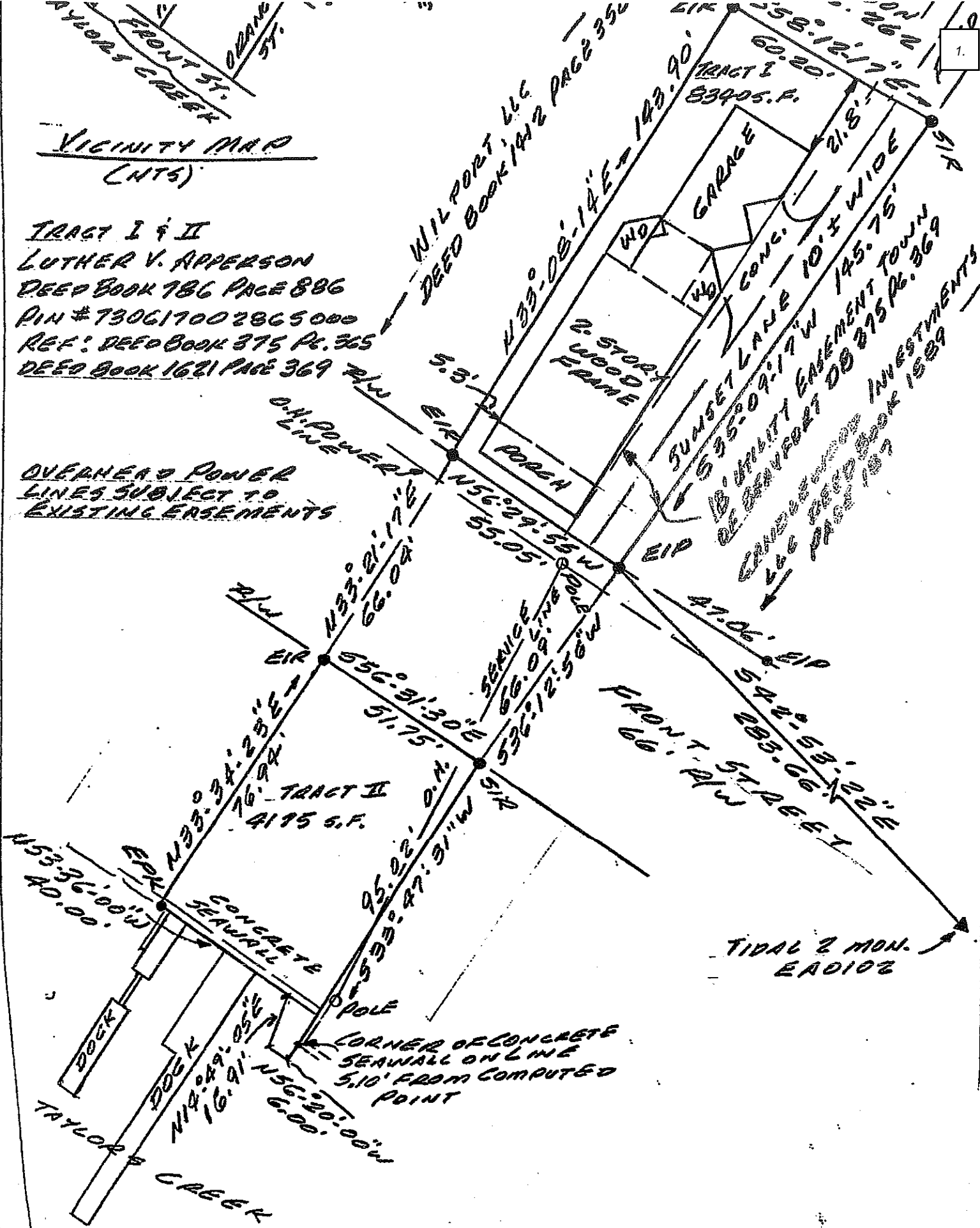
If there are questions regarding what should or should not be included with this application, please contact Town Staff at 252-728-2142 or at j.ganey@beaufortnc.org.

FRONT ST.
 ORANGE ST.
 A YARDS CREEK

VICINITY MAP
 (NTS)

TRACT I & II
 LUTHER V. APPERSON
 DEED BOOK 786 PAGE 886
 PIN # 730617002865000
 REF: DEED BOOK 375 P. 365
 DEED BOOK 1621 PAGE 369

OVERHEAD POWER
 LINES SUBJECT TO
 EXISTING EASEMENTS



I, JAMES L. POWELL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DERIVED FROM INFORMATION FOUND IN REFERENCES AS SHOWN; THAT THE DATE OF REVISION OR POSITIONAL ACCURACY AS CALLED FOR BY THE DEED REFERENCES PLAT

To: Town of Beaufort
From: George & Page Littlewood; Tessa O’Regan Design, LLC
Re: Certificate of Appropriateness Application for Landscape Plan for 113 Front Street
Date: Submission on or prior to April 12, 2022 for presentation at May 3, 2022 Meeting

We are the owners of 113 Front Street, the private residence built in 1996 and currently under renovation at the writing of this application. We are nearing completion of the renovation under prior approved Certificate of Appropriateness dated March 3, 2021. We currently are applying for approval of our Landscaping Plan for the property.

**From Page two of the Certificate of Appropriateness Application:
Section 1:**

Our neighbors are:

- a. Billy Wooten, 105 Front St., Beaufort, NC 28516
- b. Candlewood Investments, LLC, 115 Front St., Beaufort, NC 28516
- c. Victor I. Flow, Jr., 95 Sunset Lane, Beaufort, NC 28516
- d. Victor I. Flow, Jr., 97 Sunset Lane, Beaufort, NC 28516
- e. Victor I. Flow, Jr., 110 Ann St., Beaufort, NC 28516

Our renovation application approval letter on March 3, 2021 is attached. For your reference, we have also attached photographs of the house prior to renovation (streetscape), designer elevations, survey, submitted for the aforementioned application (Please refer to Attachment A).

Attachment B is of the current streetscape as of April 2, 2022 still under renovation as of same date.

Attachment C is the Landscaping Plan prepared by Tessa O’Regan Design, LLC

Paint Colors:

- 1. for the proposed fence (to match the fence on the adjacent property owned by Victor I. Flow, Jr., 95 Sunset Lane): Valspar Duramax Exterior Paint and Primer Satin Pure White item 91113
- 2. For the trellis on Sunset Lane around the garage:_____.
(Note: samples of both have been provided on paint sticks)

Landscaping Hardscape materials:

Travertine patio on West side: sample provided.

Herb planters on sunset lane: see attached photo and description: Appendix D.

Note Trellis on Sunset Lane will be made of pressure treated wood.

Pavers on the lot along Taylor Creek are patterned Flagstone or Travertine depending on price and availability at the time. Both are white/neutral.

Thank you for your time in reviewing this application. We look forward to discussing this with you at the May, 2022 meeting.

With kind regards,

George Littlewood

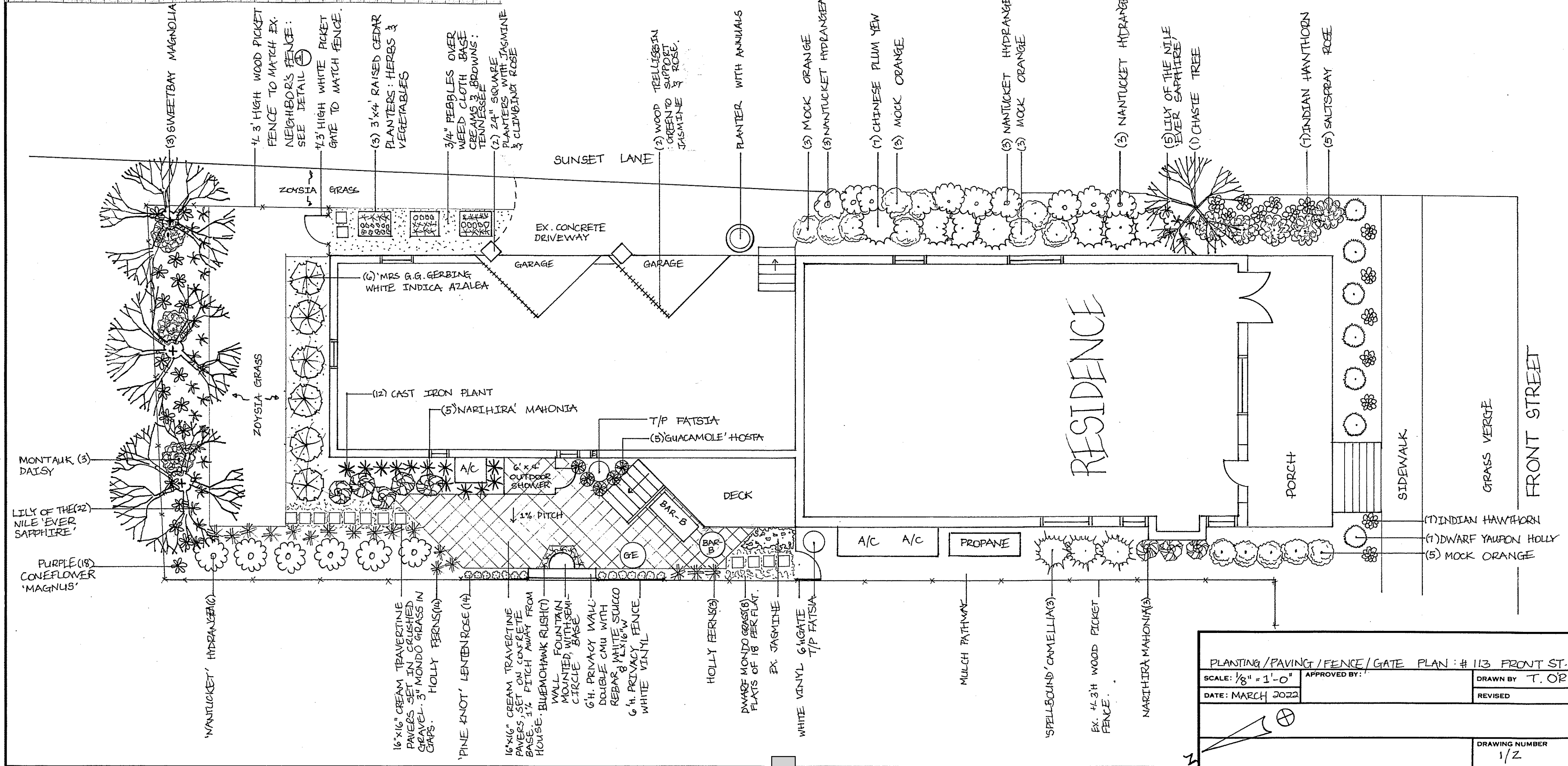
Page Littlewood

LITTLEWOOD RESIDENCE BEAUFORT NC

PLANTING* PAVING* FENCE* GATE PLAN
PRESENTED BY TESSA O'REGAN DESIGN LLC
SCALE: 1/8" = 1'-0"

LITTLEWOOD RESIDENCE PLANT LIST

COMMON NAME	LATIN NAME	QTY	SIZE	COND.
TREES				
CHASTE TREE	VITEX AGNUS-CASTUS SHOAL CREEK	1	25G	CONT.
CHINESE PLUM YEW	PODOCARPUS MACROPHYLLUS 'MAI'	7	15G	CONT.
SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	3	25G	CONT.
SHRUBS				
MOCK ORANGE	PITTOSPORUM TOBIRA VARIEGATA 'MOJO'	14	3G	CONT.
NANTUCKET HYDRANGEA	HYDRANGEA MACROPHYLLA NANTUCKET BLUE	15	3DP	CONT.
MRS G.G. GERBING AZALEA	RHOODENDRON INDICA G.G. GERBING	6	3G	CONT.
SPELLBOUND CAMELLIA	CAMELLIA JAPONICA 'SPELLBOUND'	3	7G	CONT.
INDIAN HAWTHORN	RAPHIOLEPIS INDICA 'ELEANOR TABOR'	14	3G	CONT.
SALTSPRAY ROSE	ROSA RUGOSA	5	3G	CONT.
NARHIIRA MAHONIA	MAHONIA CONFUSA 'NARHIIRA'	8	3G	CONT.
DWARF YALPON HOLLY	ILEX VOMITORIA 'NANA'	7	3G	CONT.
PERENNIALS				
LILY OF THE NILE 'EVER SAPPHIRE'	AGAPANTHUS 'EVER SAPPHIRE'	27	FG	CONT.
PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNUS'	18	1G	CONT.
MONTAUK DAISY	NIPPONANTHEMUM NIPPONICUM	3	3G	CONT.
CAST IRON PLANT	ASPIDISTRA ELIATOR	12	1G	CONT.
PINE KNOT LENTEN ROSE	HELLEBORUS X HYBRIDUS PINE KNOT SEL. STRAIN	14	1G	CONT.
GUACAMOLE HOSTA	HOSTA 'GUACAMOLE'	5	1FG	CONT.
GRASSES / VINES/FERNS				
BLUE MOHAWK RUSH	JUNCUS 'BLUE MOHAWK'	7	1G	CONT.
DWARF MONDO GRASS	OPHIOPOGON JAPONICUS 'NANA'	8	F4'	FLAT/18
HOLLY FERNS	CRYPTOMUM PAL. 'ROCHFORDIANUM'	17	1G	CONT.
CONFEDERATE JASMINE	TRACHELOSPERMUM JASMINOIDES	2	3G	CONT.
CLIMBING ROSE ZEPHERINE DROUHIN	ROSA 'ZEPHERINE DROUHIN' CLIMBING	2	3G	CONT.
HERBS & VEGETABLES				
BASIL, ROSEMARY, THYME, FLAT PARSLEY, CHIVES, LAVENDER, TARRAGON, SAGE, DILL, MINT, SEASONAL LETTUCES				



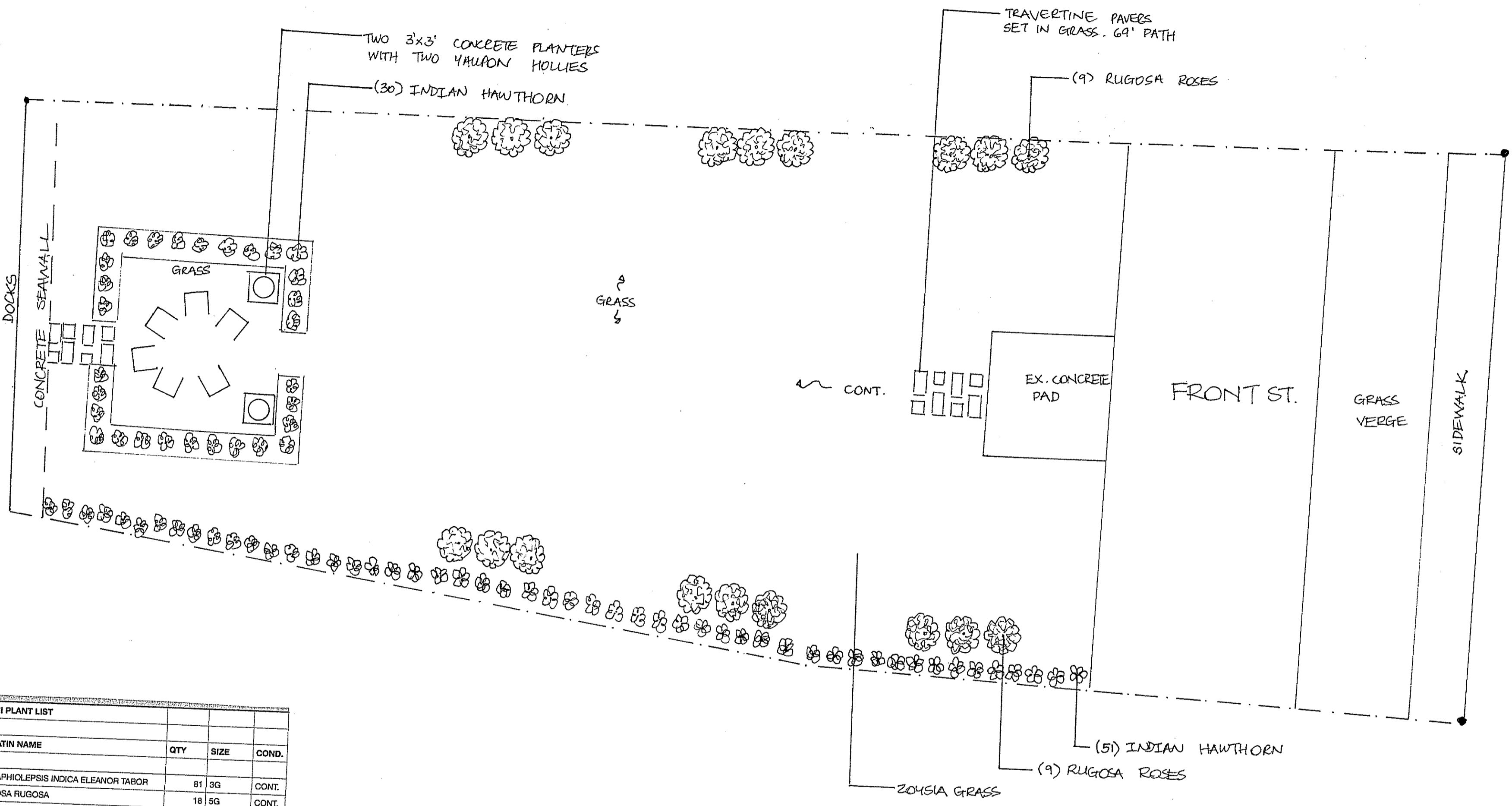
PLANTING / PAVING / FENCE / GATE PLAN : # 113 FRONT ST.

SCALE: 1/8" = 1'-0" APPROVED BY: _____

DATE: MARCH 2022 DRAWN BY: T. OR

REVISED _____

DRAWING NUMBER 1/2



LITTLEWOOD RESIDENCE TRACT II PLANT LIST

COMMON NAME	LATIN NAME	QTY	SIZE	COND.
SHRUBS				
INDIAN HAWTHORN	RAPHIOLEPSIS INDICA ELEANOR TABOR	81	3G	CONT.
SALTSpray ROSE	ROSA RUGOSA	18	5G	CONT.
DWARF YAUPON HOLLY	ILEX VOMITORIA NANA	2	3G	CONT.

LITTLEWOOD TRACT II

SCALE: 1/8" = 1'-0" APPROVED BY: _____

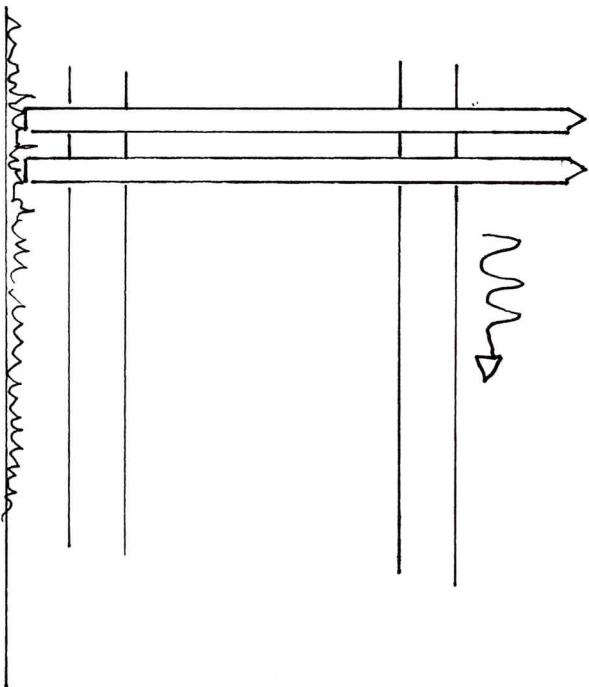
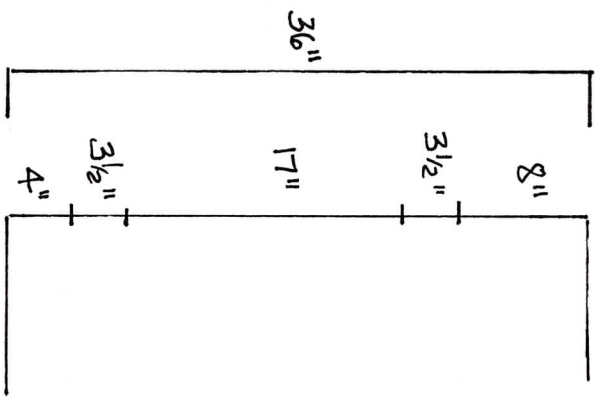
DATE: MARCH 2022

DRAWN BY T.O.

REVISED _____

DRAWING NUMBER

2/2



WHITE PICKET FENCE & GATE

DETAIL 1

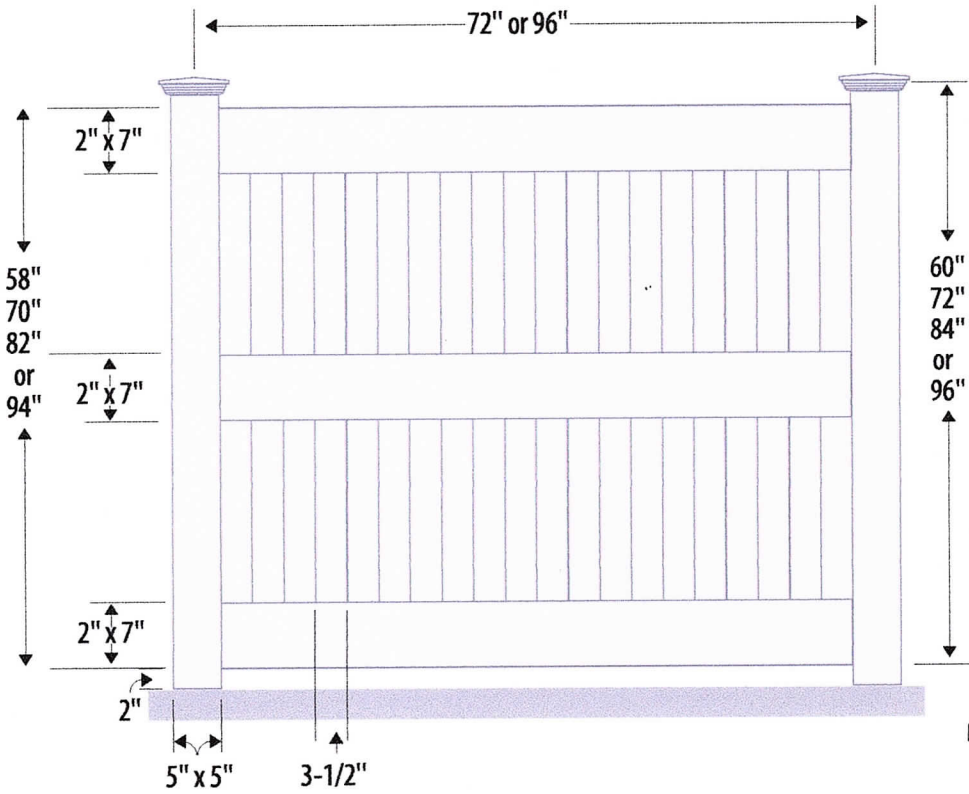
SCALE: 1" = 1'-0"

LITTLEWOOD RESIDENCE

NOTES:

- PRESSURE TREATED WOOD, PAINTED WHITE
- 1 1/2" PICKETS, 1 1/2" APART.
- 4' BETWEEN POSTS
- GATE IS 3' WIDE.

THREE RAIL SOLID PRIVACY



NOTES:

- 1. FENCE TO BE 6'H X 8' W.
- 2. COMPOSITE MATERIAL IN WHITE
- 3. GATE: 6'H X 3' W.

PRIVACY FENCE & GATE DETAIL

NOT-TO SCALE.

LITTLEWOODS RESIDENCE



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, May 3, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 22-13 113 Broad Street – Historic Plaque

BRIEF SUMMARY:

Request for a Historic Plaque at 113 Broad Street – The Applicant has not requested the name or year for the Plaque.

This property was brought into the Local Historic District in 2006 and has retained its vinyl siding as mentioned in Ruth Little’s Survey (See Photos).

There are no COA applications for this property on file.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

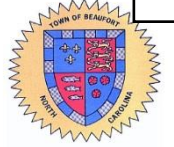
Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: April 18, 2022
Case No.: 22-13

Request: Request for a Historic Plaque at 113 Broad Street

Applicants: Thomas & Carol Beard
 113 Broad Street
 Beaufort, NC 28516

Property Information:

Owners: Same
 Location: 113 Broad Street
 PIN: 730617110628000

Project Information:

In the District Survey, updated by Ruth Little, the house at 113 Broad is described as **House** c. 1905. 1-story gable and wing Queen Anne house has 1/1 replacement sash, vinyl siding, replacement front door with side lights and transom, and front gable pedimented with bay window and sawn bargeboard. Porch has turned post, plain railing, and sawn brackets. Extensive exterior alterations have compromised its architectural integrity. House was built by Charles Owens in 1905.

- This property was brought into the Local Historic District in 2006 and has retained its vinyl siding as mentioned in Ruth Little’s Survey (See Photos).
- There are no COA applications for this property on file.

Proposed work:

- Request for a Historic Plaque

Attachments:

- Vicinity Map
- List of Adjacent Property Owners
- Plaque Application & Information 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 22-13 113 Broad Street - Historic Plaque

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HOUSE</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZIP</u>
BEAIRD,TOM ETUX CAROL	113	BROAD STREET	BEAUFORT	NC	2108 28516
BEAIRD,TOM ETUX CAROL	113	BROAD STREET	BEAUFORT	NC	2108 28516
BONAVENTURA,JOSEPH	114	BROAD STREET	BEAUFORT	NC	28516
CURRIER,ANNE R	115	BROAD ST	BEAUFORT	NC	28516
GRIFFIN,DALTON EARL ETAL TIMOT	1106	BROADMOOR DR	COCOA	FL	32922
HAUS,THOMAS REILLY ETUX MARY B	801	OAKLAWN AVE	WINSTON SALEM	NC	2221 27104

APPLICATION FOR STRUCTURE HISTORIC PLAQUES

DIRECTIONS: "USING THE GUIDELINES FOR OBTAINING PLAQUES"
PLEASE ANSWER THE FOLLOWING QUESTIONS AND
GIVE PERTINENT INFORMATION.

1. Property Owner(s)
Thomas + Carol Beard
Address
113 Broad St. Beaufort
Telephone number
919-868-9636
2. Address of Property
113 Broad St. Beaufort
3. Year building/structure was built
1903-1905
4. Builder's name (if known)
Charles Edward Owens (1869-1941)
5. Architect's name (if known)

6. First Owner (if known)
Charles + Mary Jewel Owens
7. Describe architectural style of building
Victorian Style - turn of twentieth century - 1 story gable-and-wing Queen Anne - front-gabled pedimented wing
8. Important or interesting facts about the building/structure (can be answered on a sheet of paper.)
10 foot ceilings / 3 different roofs in the attic / oak floors

9. Please attach documentation regarding age and style of structure as well as current pictures of the front. If an early picture of the building/structure is available, please include it.

see attached

10. What visible evidence of construction methods of the period can be found?

see attached

11. What records can be used to substantiate the existence of this structure?

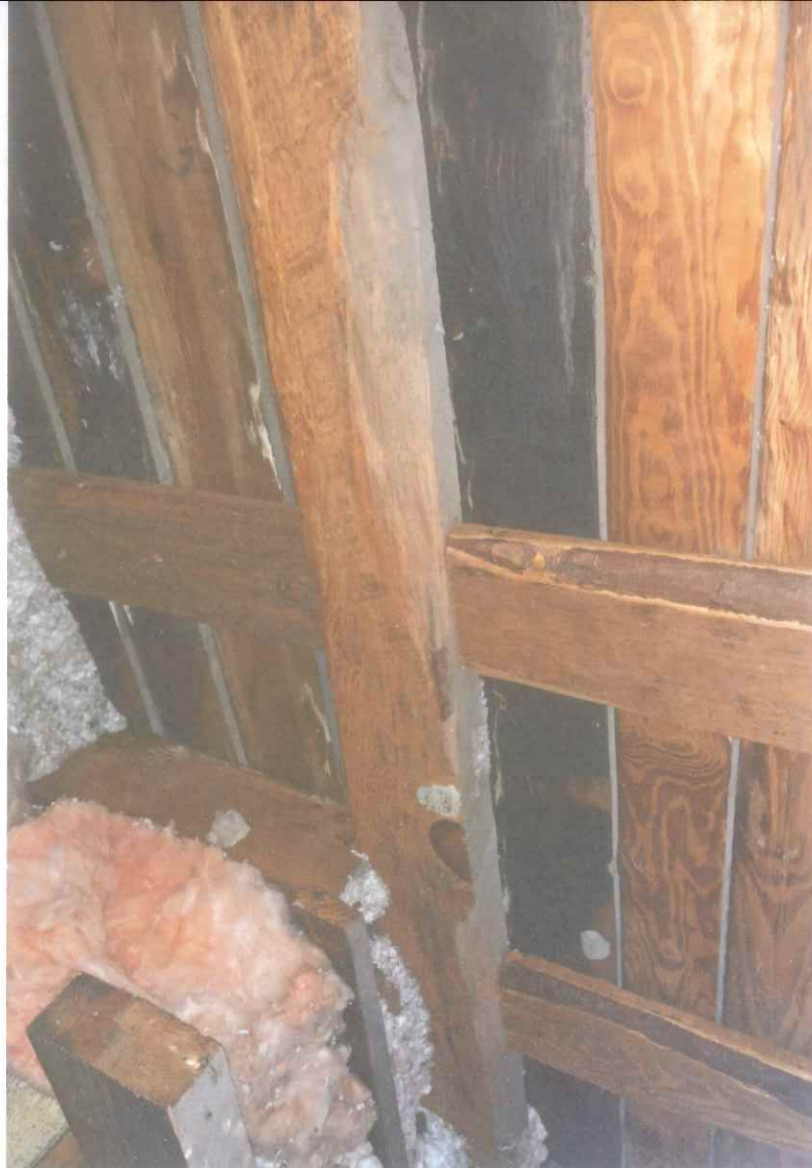
see attached



Taken in 1918

#19

#10a



Uncovered hand-hewn beams,
square nails.

#106



Original Outer back wall revealed
when removing interior wall between
Kitchen + dining room.

#11

BROAD STREET – NORTH SIDE


113 Broad Street
OWENS HOUSE 1905

In 1891, Charles Edward Owens (1869–1941), son of Thomas W. Owens and Mary F. Mason, married Mary Julia Chaplain (1873–1940), daughter of Mathias Chaplain and Martha Jackson (114 Moore).

Charles Owens was noted on censuses as a fisherman, purse seiner and boat keeper. He and Mary Julia were parents of: Evelyn Wells,

Matthew Thomas, Charles Edward Jr., John Allen, Clyde Montague, Derwood Dawson and Thelma Louise Owens. The 1940 census found newly-widowed Charles Owens Sr. 70, John 37 and Derwood 31. At the time, son Clyde, wife and four children were living in the small cottage behind the house, built in 1930; Charles E. Owens Jr., wife and seven children were next door at 111 Broad.

1997 Survey: 1-story gable-and-wing Queen Anne has front-gable pedimented wing with bay window and sawn bargeboard. Porch has turned posts, plain railing and sawn brackets.

From Mary
 Warsaw's book

Historic Beaufort
 North Carolina


115 Broad Street
***WALPOOLE HOUSE**
circa 1778 – plaqued

Robert Walpoole purchased this property three times before building a structure. The 1777 inventory of the estate of Richard Blackledge Esq, of Craven County, included "1/6 of a Brigg now building at Beaufort by Peter Nowe and Robert Walpoole." "Galland's" Channel bordered the lot,

making Walpoole's choice of location ideal for his work as a shipwright.

Robert and Jane Walpoole had one child, Mary "Polly" (1775–1848). In 1792, Miss Walpoole married Barnabas Chadwick (1765–1835), son of Gayer Chadwick and grandson of whaler Samuel Chadwick. Mary "Polly" and Barnabas Chadwick were parents of Jane, John, Gayer, Isaiah, Elizabeth, Mary, Barnabas and Simeon.

About 1905, Hugh Vance Longest (1876–1944) purchased the house for \$500. Son of fisherman Francis Floyd Longest and Laura Ellen Congleton, Hugh married Lollie Alice Merrill (1885–1969) in 1903. Noted in 1910 as a "fireman on a steam vessel," the 1930 and 1940 censuses noted Hugh as "bridge tender–state highway." Hugh and Lollie were parents of Francis Gordon (1907–1967), twins Vida (1909–1975) and Vera (1909–1984), and Florence Carolyn Longest (1912–1963).

1997 Survey: Early coastal cottage with center hall plan, gable end stuccoed chimneys, engaged porch with chamfered posts and Craftsman-style roof. Rear kitchen has been attached to the main house. House was remodeled in the 1930s.

ADJACENT PROPERTY OWNERS

Name: Gerry and Anne Carrier
Address: 115 Broad St.
Phone: 252-515-4994

Name: Tom + Molly Haus
Address: 111 Broad St
Phone: 336-971-9084

Name: Bob + Reva Brown
Address: 109 Broad St.
Phone: 252-714-5245 / 252-717-6248

Name: Clay + Adah Shields
Address: 108 Broad St.
Phone: 252-532-4835

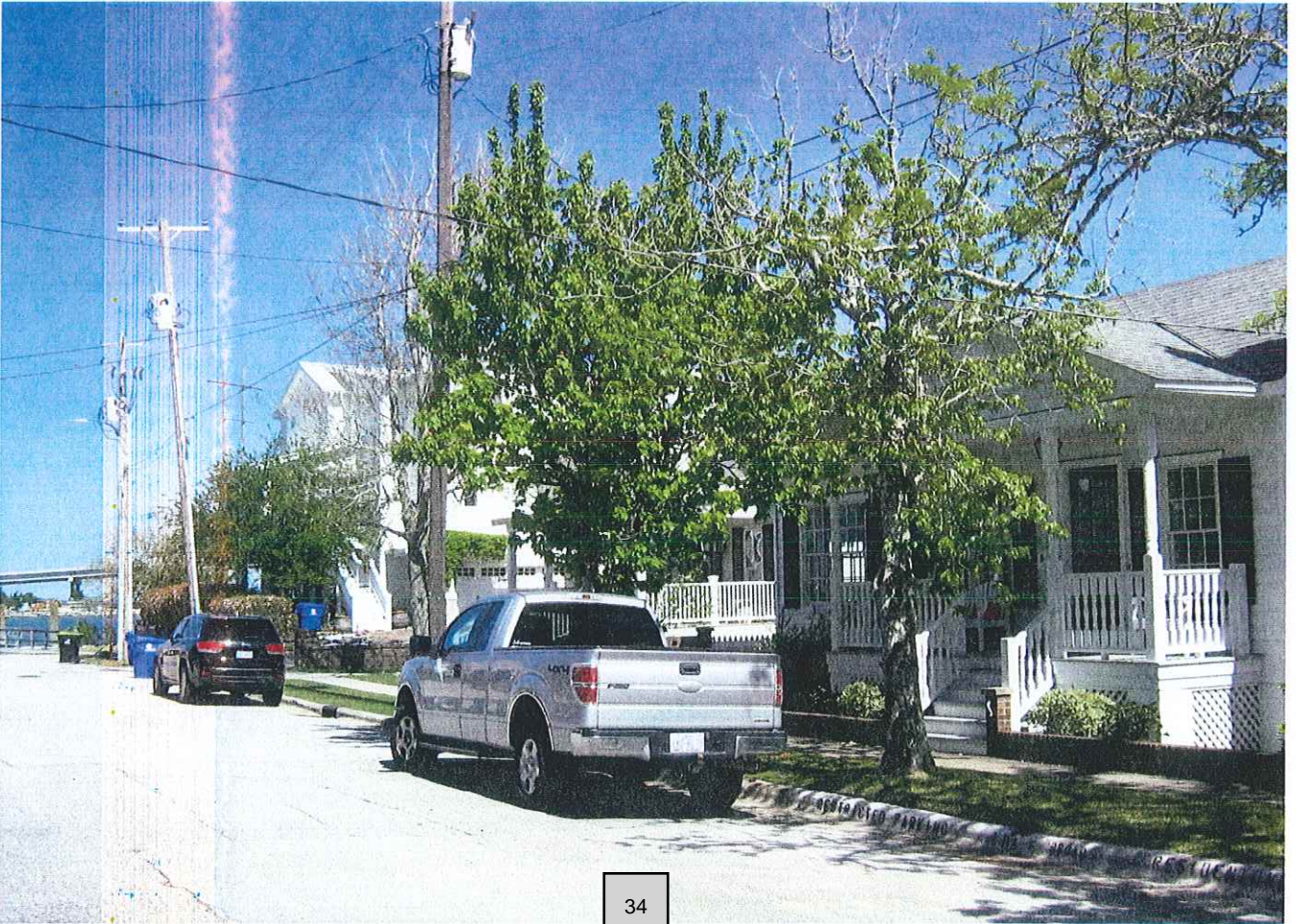
Name: _____
Address: _____
Phone: _____

Name: _____
Address: _____
Phone: _____

Current photo
of house @ 113









Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, May 3, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 22-14 105 Front Street - Fencing & Parking

BRIEF SUMMARY:

The owner wishes to install new bollard fencing for the property as well as install brick pavers for the parking area.

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, Planning Director
Date: April 19, 2022
Case No. 22-14

Request: Fencing & Off-Street Parking
Applicant: Filter Design Studio, PLLC
712 Arendell Street
Morehead City, NC

Property Information:
Owners: Willport, LLC
Location: 105 Front Street
PIN#: 730617001940000

Project Information:

- In August 2012 this property was determined as a structure of Statewide Significance. In his letter dated August 2, 2012 State historic Preservation Officer, Jeffery Crow, describes the “Duncan House” as “an example of the whole being greater than the sum of its parts. Individually, each aspect of the Duncan House is locally significant, but when all of the aspects are considered together, the importance of the Duncan House increases. By virtue of its type, location, and siting, this imposing and largely intact example of a “Beaufort House” stands as a key element in establishing the character of the nationally significant Beaufort House District.”
- In March of 2021 the Applicant received a COA to elevate the existing structure.

Proposed work:

- See Attached Fencing & Parking Plan from Applicant.

Planting Material:

- See Attached Fencing & Parking Plan from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

- Area map
- List of adjacent property owners used for mailing notifications
- COA application and supporting materials supplied by applicant

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.

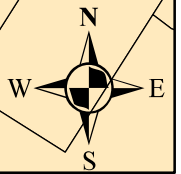
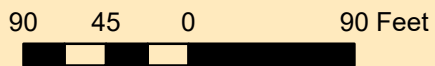
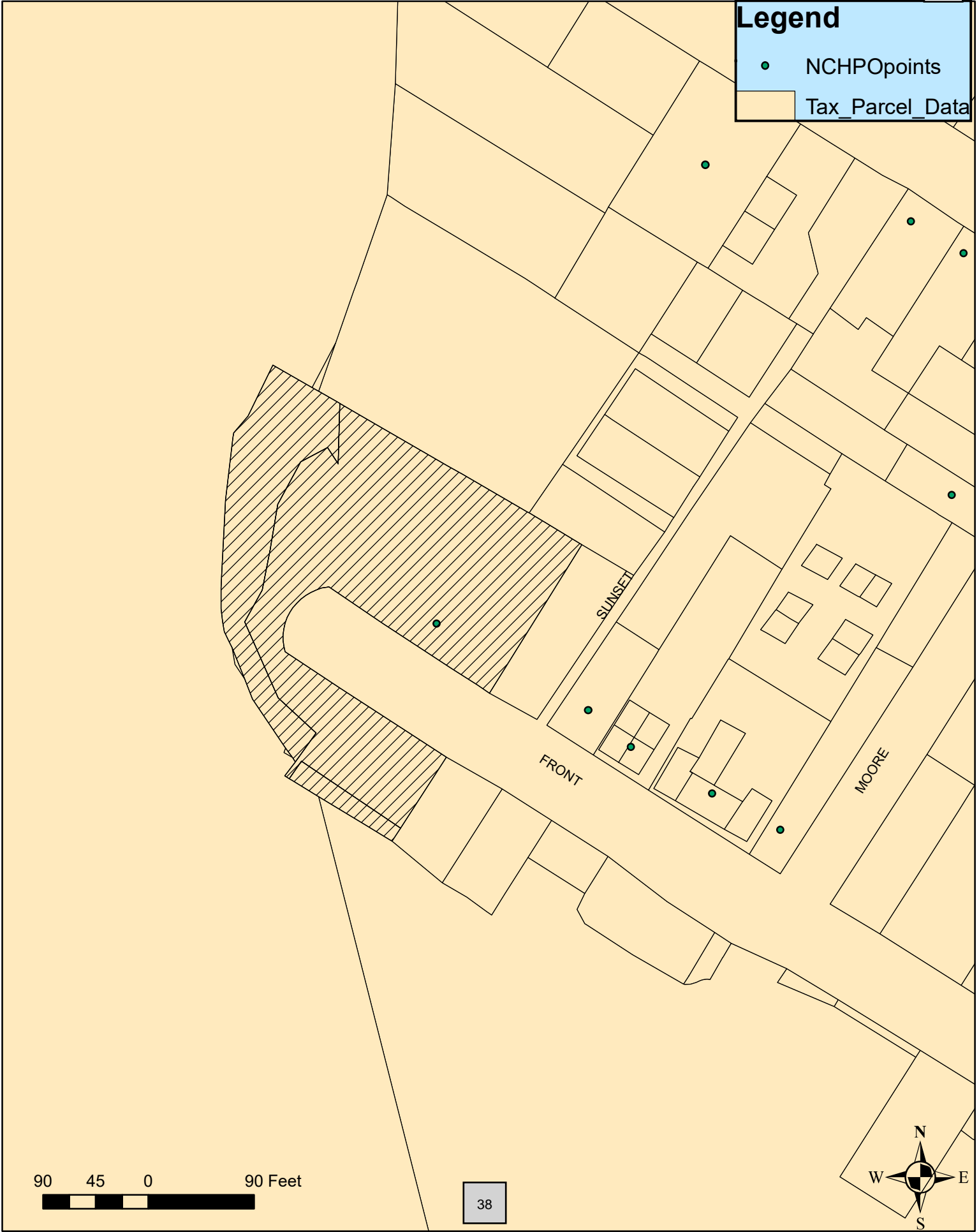
8.2.6. Use a combination of fences and plantings to screen parking lots. To provide adequate visibility for drivers entering and leaving, the fence should not exceed a height of three (3) feet at the street/sidewalk edge. (SEE OFF-STREET PARKING GUIDELINES for more details)

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.

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>PL HOI</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>IL ST</u>	<u>MAIL_ZI</u>
FLOW,VICTOR I JR ETUX RODGERYN	18	GRAYLYN PLACE CT	WINSTON SALEM	NC	27106
LITTLEWOOD,GEORGE F ETUX PAGE	113	FRONT STREET	BEAUFORT	NC	28516
WOOTEN,WILLIAM B ETUX MARGARET	282	MCNAIR RD	TARBORO	NC	27886



HPC Application
Certificate of Appropriateness
Fence and Chain Bollards- Southside Parcel



Applicant	Filter Design Studio PLLC
Contractor	Fences Unlimited



Table of Contents

1. Certificate of Appropriateness
2. Project Description
3. Adjacent Property Owners Information
4. Adjacent Property Owners Information cont.
5. Site Plan
6. Landscape Plan
7. Proposed Materials



Project Description:

The goal if this project is to provide an aesthetically pleasing and historically appropriate safety barrier that establishes boundaries between public and private space. We are proposing to construct a Beaufort style “Scalloped” picket fence on the North side of Front Street adjacent to the curb and parallel with the existing Right of Way. As the fence progresses West, we will angle the fencing towards the existing dock, and tie into the proposed safety gate that is to be located as noted on the Site Plan. On the West portion of the property, on the West end of the existing Cul-De-Sac, there is a public/private land conflict. Currently the town has located park benches within the private property boundaries. It is our goal to work with the Town of Beaufort to continue to provide space for pedestrian travel and town visitors with access to benches for sunset viewing. We propose to meet with Town official and relocate the benches in an area that best fits the needs of the current Duncan House Property, and allows for town folk and visitors to enjoy Front Street’s Western overlook. We propose to terminate the scallop style picket fence to the South of the current bench location, and install a “shipyard style” poured in place concrete bollard and chain barrier to designate public/private land separation. The benches will then be located on the public side of the proposed safety barrier. The previous COA allowed for a drive and parking area on the West side of the Duncan, an accessory drive and parking on the East side of the Duncan house, and finally the reinstatement of the Town sidewalk that will be terminated East of the Western most drive of the Duncan House, and provide an ADA accessible curb cut to Front Street. In lieu of the approved gravel drive/ parking area, and concrete sidewalk originally approved, we are proposing a paver drive and complimenting paver sidewalk.



Project Specifications:

The Beaufort style “scalped” picket fence will be wood construction, with wooden 2”x4” top and bottom rails, and 2”x2” wooden pickets. Fence posts to be wooden 6”x6” with a minimum of 2’ buried below grade. All wooden fence elements will be painted white to match approved picket fence to be constructed the Duncan House proper. The “shipyard style” bollard and chain barrier protection will be fabricated out of poured in place concrete,

and iron chain with iron connections. All iron material will be painted black The proposed sidewalk will be 4”x8” tumbled clay pavers, set on a 6” crusher run base over Amoco or like filter fabric, with not more than a 1” sand leveling course. The edges will be a 4”x8” tumbled clay paver that will be set in a mortar bed for stability. Mortar bed will not be visible.



Adjacent Property Owners:

PARCEL NUMBER: [730617002865000](#)

OWNER: LITTLEWOOD,GEORGE F ETUX PAGE

PHYSICAL ADDRESS 113 FRONT ST
BEAUFORT

MAILING ADDRESS: 113 FRONT STREET
BEAUFORT NC 28516

LEGAL DESCRIPTION: L FRONT ST TOWN OF BEAUFORT

DEED REF: 1701-096

PLAT REFERENCE: -

NEIGHBORHOOD: [590005](#)

PARCEL NUMBER: [730617003925000](#)

OWNER: FLOW,VICTOR IVAN JR

PHYSICAL ADDRESS 95 SUNSET LN
BEAUFORT

MAILING ADDRESS: 18 GRAYLYN PLACE CT
WINSTON SALEM NC 27106

LEGAL DESCRIPTION: LOT SUNSET LANE TOWN OF BEAUFORT

DEED REF: 1706-030

PLAT REFERENCE: -

NEIGHBORHOOD: [590003](#)



Adjacent Property Owners:

PARCEL NUMBER: [730617012110000](#)

OWNER: FLOW, VICTOR I JR ETUX RODGERYN

PHYSICAL ADDRESS 110 ANN ST
BEAUFORT

MAILING ADDRESS: 18 GRAYLYN PLACE CT
WINSTON SALEM NC 27106

LEGAL DESCRIPTION: PT L36 37 L107 110 OLD TOWN BEAUFORT

DEED REF: 1530-31

PLAT REFERENCE: 31-616

NEIGHBORHOOD: [590005](#)

Photos of Streetscape:



South Elevation of Duncan House where proposed “Paver walk”, and “Turf” will be in Town of Beaufort Right of Way.

Photos of Streetscape:



Western side of Duncan House where proposed “Scalloped Picket”, Main Paver Drive, and Paver Walk, with ADA access.

Photos of Streetscape:



Eastern side of Duncan House where proposed "Scalloped Picket", Secondary Paver Drive, and Paver Walk. Paver walk will be installed so that it will be flush with driveway interface for safety. Proposed paver drive will be flush with existing concrete sidewalk to the East.

Photos of Streetscape:



South side of Front Street where proposed Beaufort style “Scalloped Picket” fence will be installed.

Photos of Streetscape:



Southwestern view where fence will terminate at gate for dock, and “shipyard style” bollard and chain barrier will begin.

Photos of Streetscape:



Western view where “shipyard style” bollard and chain barrier will be placed and Town benches will be located and a mutually agreed upon area..



Materials:



Concrete obelisk style bollard 40" in height, and 12" at the base. Iron tube to be inserted to allow chain to run through top of bollard.

Materials:



Proposed Pine Hall Rumbled Pavers 4"x8"; Pavers to be used on sidewalk and drive.





Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, May 3, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 22-15 411 Front Street- Fencing, Landscaping, Doors & Windows

BRIEF SUMMARY:

The owner wishes to install new doors, windows, fencing and landscaping creating a courtyard effect for the former First Citizens Bank building at 411 Front 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, Planning Director
Date: April 18, 2022
Case No. 22-15

Request: Fencing, Landscaping, Doors & Windows
Applicant Filter Design Studio, PLLC
 707 Bridges Street
 Morehead City, NC 28516

Property Information:

Owners: Flybridge Ventures, LLC
Location: 411 Front Street
Parcel Id # 730617103186000, 730617103271000

Project Information:

In the District Survey, updated by Ruth Little, the building at 411 Front is described as **FIRST CITIZENS BANK** c. 1934. Historic bank built about 1934 in the Roman Revival style with massive stone block façade and recessed entrance with fluted in-antis Doric column, Art Deco/Moderne style low-relief surround. Large 1990’s addition replaced 3 buildings to the west. Although the addition replicates the original bank, it also overwhelms it. Unsympathetic drive-thru window on the west side.

Proposed Work:

There are no COA request for this site since the 1990’s

- See Attached Application from the Applicant.

Planting Material:

- See Attached Landscape Plan from Applicant.

Attachments:

- Vicinity map
- Adjacent property owners information
- COA application materials from Applicant (including attached exhibit)

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.

8.1.2. Preserve and maintain the individual components and historic features that contribute to Beaufort’s historic character, including: mature trees, ornamental trees, and hedge rows.

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.

8.2.7. Contemporary or utilitarian fence materials are not appropriate for fences in the public view. Inappropriate materials include: plastic, vinyl, chain link, wire, and all other modern materials. The use of modern fencing is permitted for rear yards only, in areas not seen from the public view, using vinyl-coated chain link (dark green or black), standard chain link or heavy wire (“hog wire”). Use plantings such as ivy, climbing roses, jasmines, or other vines to hide wire fences.

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.

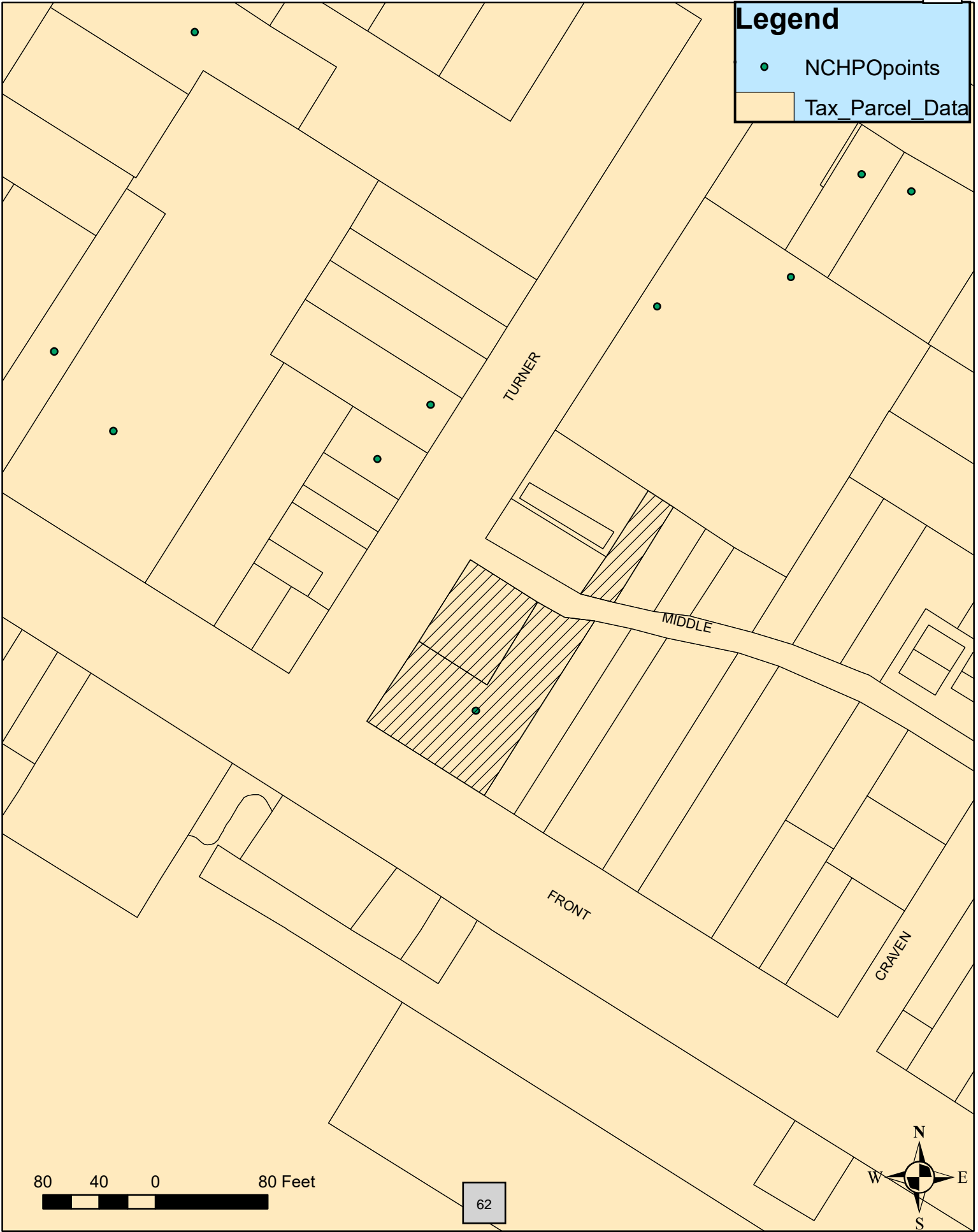
6.4.10. New window and door openings shall not alter the historic character of the building or cause damage to historic materials or other significant architectural features. They must be detailed and sized to be compatible with the existing structure.

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.

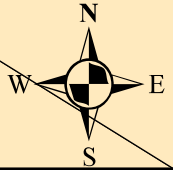
6.9.4. Preserve and rehabilitate rear facades where possible, particularly where access is provided from rear parking areas. Eliminate or consolidate utility lines, pipes, meters, mechanical units, etc. to improve the appearance of rear facades. Locate trash cans and dumpsters away from public rear access doors and screen them from public view.

6.9.6. Retain original roof forms and features. Do not add additional stories, penthouse, roof decks, skylights, mechanical equipment or any other features that can be seen from the sidewalk, right-of-way or any public rear access walkway. Exceptions may be made on a case-by-case basis if there is a clear historic precedent.



80 40 0 80 Feet

62



<u>OWNER</u>	<u>MAIL HOUSE</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>IL ST</u>	<u>MAIL ZI</u>	<u>MAIL_ADD2</u>
400 FRONT STREET PROPERTIS LLC	400-200	ASHVILLE AVENUE	CARY	NC	27518	
ALDERON CORPORATION	120	TURNER ST	BEAUFORT	NC	28516	
BEAUFORT HISTORICAL ASSOCIATIO	150	TURNER STREET	BEAUFORT	NC	28516	
BOOK,EDWIN A D/B/A	117	TURNER ST	BEAUFORT	NC	28516	
CHADWICK,RICHARD JR ETUX ETAL	106	GALLANTS LANE	BEAUFORT	NC	28516	
DUNCAN OF BEAUFORT LLC	325	FRONT STREET	BEAUFORT	NC	28516	
NELSON SQUARE LLC	115	MOORE STREET	BEAUFORT	NC	28516	
NEUSE INC			RALEIGH	NC	27611	PO BOX 27131
PAERL,BARBARA H ETVIR HANS W	100	HOLLY LANE	BEAUFORT	NC	28516	
WHEATLY PROPERTIES LLC			BEAUFORT	NC	28516	PO BOX 360

HPC Certificate of Appropriateness
Application
Interior Renovation and Exterior Plaza



Applicant Filter Design Studio PLLC
Contractor River Oak Contracting



Table of Contents

1. Certificate of Appropriateness Application
2. Project Narrative
3. Adjacent Property Owners Information
4. Adjacent Property Owners Information cont.
5. Site Photos
6. Proposed Materials
7. Site Plan
8. Renderings



**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: Filter Design Studio PLLC (Jay Horton)

Applicant Address: 707 Bridges Street, Morehead City, NC

Business Phone: 252-622-4119 Email/Cell: jay@filterdesignstudio.com

Property Owner Name: Flybridge Ventures LLC

Address of Property: 411 Front Street, and 116 Turner Street

Phone Number: Ed Stack 252-732-0313 Email/Cell: _____

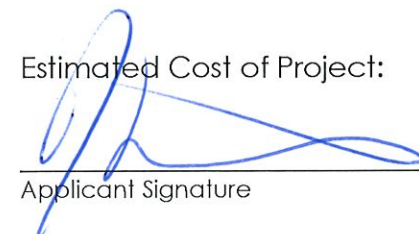
PROJECT INFORMATION

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

Please see the attached detailed project description this submittal.

Estimated Cost of Project: \$ 75-85k

Year House Built: 1925/1996


Applicant Signature

4/11/22
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: _____

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.

Project Narrative:

The former First Citizens Bank will be re-named “The Vault”, and repurposed as the home office of Starflight Development, along with a boutique co-working space, and area available for community and business development facilities. We are proposing to keep the original façade of the entire building within the current color scheme and material makeup. We are proposing to replace the current drive-up window with commercial grade windows and doors typical of the downtown commercial streetscape. The space between the Southwest building corner, Southwest property corner, heading North, and then back to the Northwest building corner, will be enclosed by a masonry seat wall to allow for secure outdoor seating for members of the “The Vault”. The existing canopy on the West side of the structure will remain and will be repaired to current safety standards if deemed necessary. The portion described as outdoor seating will have a poured concrete floor system that will be scored and finished for decorative purposes. The space will contain tables, chairs and market umbrellas for shade purposes. We are proposing a gated access on the West side of the space to allow access from Turner Street. The perimeter of the outdoor space will be planted with evergreen plant material not to exceed a height of 36”, and canopy trees with clear trunks up to a minimum of 6’ for safety, visibility, and aesthetics.

Adjacent Property Owners:

PARCEL NUMBER: [730617104124000](#)
OWNER: PAERL, BARBARA H ET VIR HANS W
PHYSICAL ADDRESS: 413 FRONT ST
 BEAUFORT
MAILING ADDRESS: 100 HOLLY LANE
 BEAUFORT NC 28516
LEGAL DESCRIPTION: LOT 2 MARGARETT P MERRICK
DEED REF: 1432-134
PLAT REFERENCE: 32-263
NEIGHBORHOOD: [590005](#)

PARCEL NUMBER: [730617104226000](#)
OWNER: ALDERON CORPORATION
PHYSICAL ADDRESS: 120 TURNER ST
 BEAUFORT
MAILING ADDRESS: 120 TURNER ST
 BEAUFORT NC 28516
LEGAL DESCRIPTION: PT LOT 18
DEED REF: 878-588
PLAT REFERENCE: -
NEIGHBORHOOD: [590005](#)

Adjacent Property Owners:

PARCEL NUMBER: [730617102220000](#)
OWNER: DUNCAN OF BEAUFORT LLC
PHYSICAL ADDRESS: 331 FRONT ST
BEAUFORT
MAILING ADDRESS: 325 FRONT STREET
BEAUFORT NC 28516
LEGAL DESCRIPTION: U1 BEAUFORT CENTER PH1
DEED REF: 1155-497
PLAT REFERENCE: 10G-95
NEIGHBORHOOD: [590005](#)

PARCEL NUMBER: [730617102256000](#)
OWNER: NELSON SQUARE LLC
PHYSICAL ADDRESS: 113 TURNER ST
BEAUFORT
MAILING ADDRESS: 115 MOORE STREET
BEAUFORT NC 28516
LEGAL DESCRIPTION: U4 BEAUFORT CENTER PH1
DEED REF: 1606-217
PLAT REFERENCE: 10Q-95-97
NEIGHBORHOOD: [590005](#)

Site Photos:



South elevation of the existing First Citizens Bank building to remain unchanged.

Site Photos:



West elevation showing where outdoor patio and entertaining space will be constructed. A masonry seat wall will enclose the space. A gate aligned with the center of the canopy will be installed adjacent to the sidewalk on Turner Street. Same style gate to be installed on the North end facing rear parking. The building façade will showcase a centered door and storefront style windows to allow for light and seamless pedestrian transition into the space. Canopy will remain. Building signage is proposed to be installed in the upper Southwestern corner of the wall facing West. Signage to be designed and brought back to HPC for approval. See Site Plan attached.

Site Photos:



North elevation and rear of the structure. The rear portion of the site will remain in place, parking will be extended to the western property line as shown on Site Plan. All Parking will be shown North of the outdoor Plaza Space.

Materials:

- **Outdoor Plaza Space**
 - Ground surface to be scored concrete
 - Perimeter seat wall to be masonry construction and parge coated to match existing building finish and color
 - Gate to be custom wrought iron fabricated in Old Beaufort Style
 - Outdoor furniture/TBD
- **Exterior Façade**
 - Existing EIFS to remain, repaired, and color matched.
- **Canopy Columns**
 - Column bases to be repaired and simple square wrap applied to match EIFS on primary structure
- **Seat Wall**
 - Proposed masonry seat wall to be either parge coat or poured in place concrete; see photos attached.

Materials:



Proposed furniture and parasol style over proposed scored concrete floor. Option #1

Photo by Tuucci

Materials:



Proposed furniture and parasol style over proposed scored concrete floor. Option #2

Photo by Tuucci

Materials:



Existing Site Wall; CMU with smooth parge coat; Proposed perimeter seat wall to match; Top of wall proposed to be flat; Color to match existing structure. Option#1

Materials:



Poured in Place Concrete Wall. Option#2

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: PO Box 735
Morehead City, NC 28557
Phone: 919-422-5598
Email: ryan@filterdesignstudio.com

Landscape Architecture

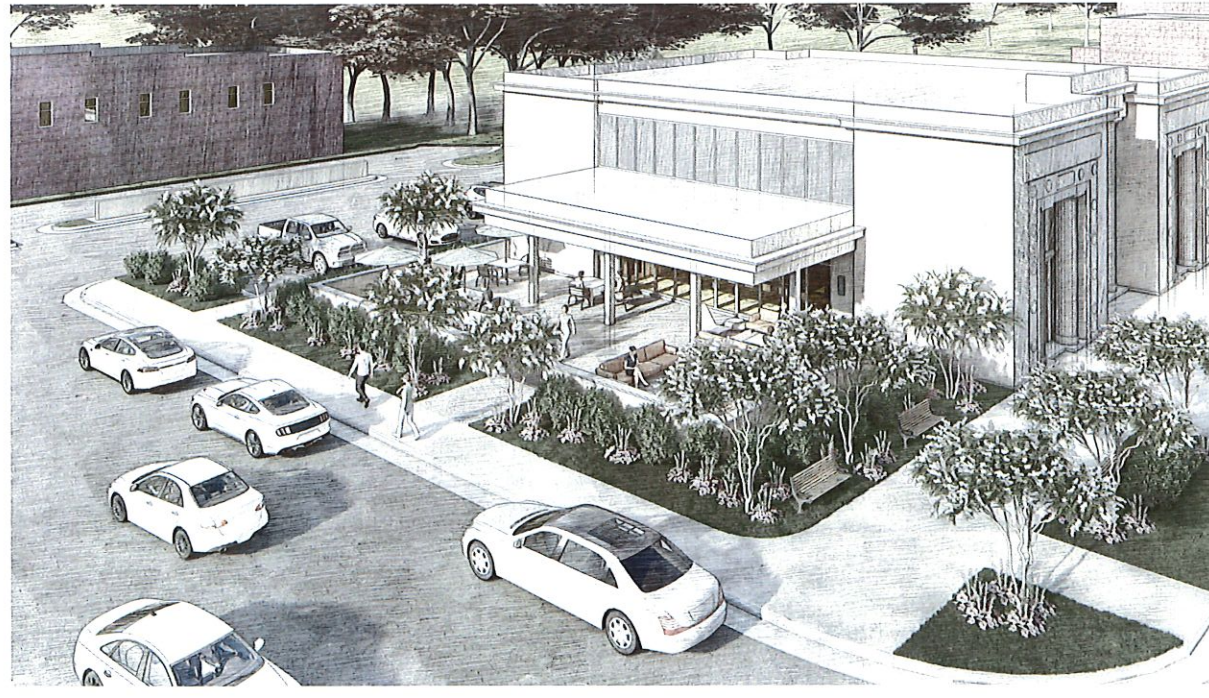
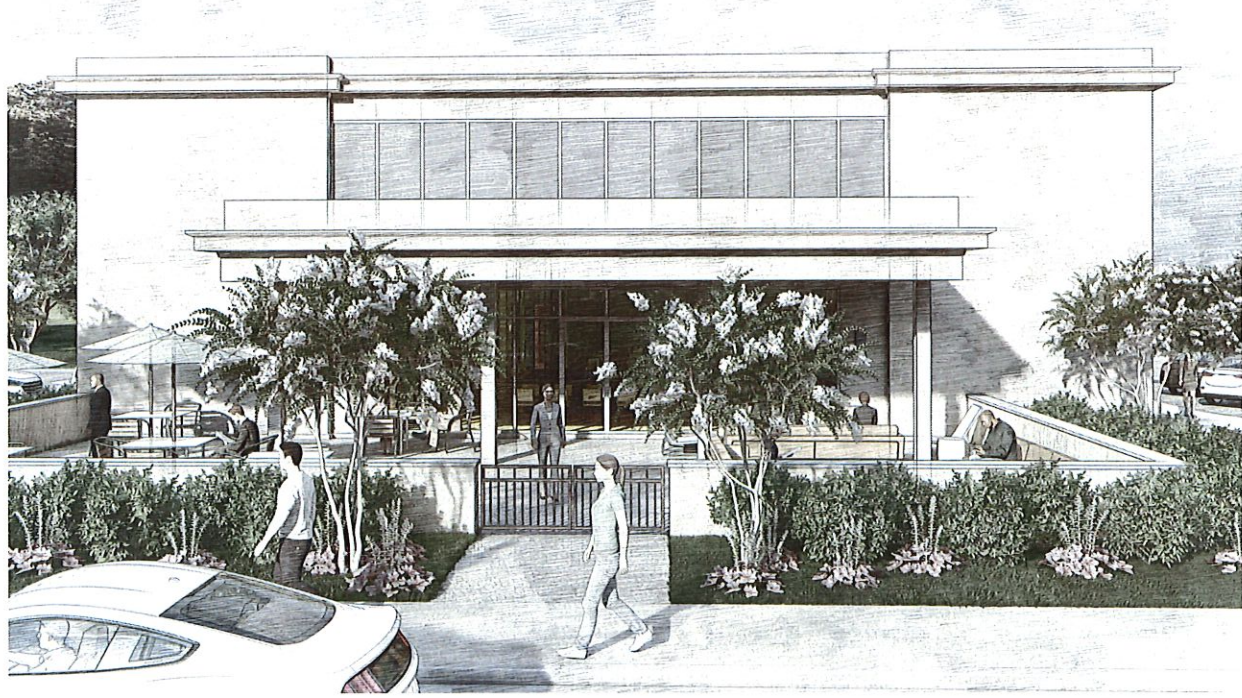
Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: PO Box 735
Morehead City, NC 28557
Phone: 252-230-0788
Email: jay@filterdesignstudio.com

The Vault
411 Front Street
Beaufort, North Carolina

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No.	Description	Date

Renderings	
Project number	21-039
Date	2022-04-12
G100	
Scale	



4/12/2022 2:30:41 PM



Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: PO Box 735
Morehead City, NC 28557
Phone: 919-422-5598
Email: ryan@filterdesignstudio.com

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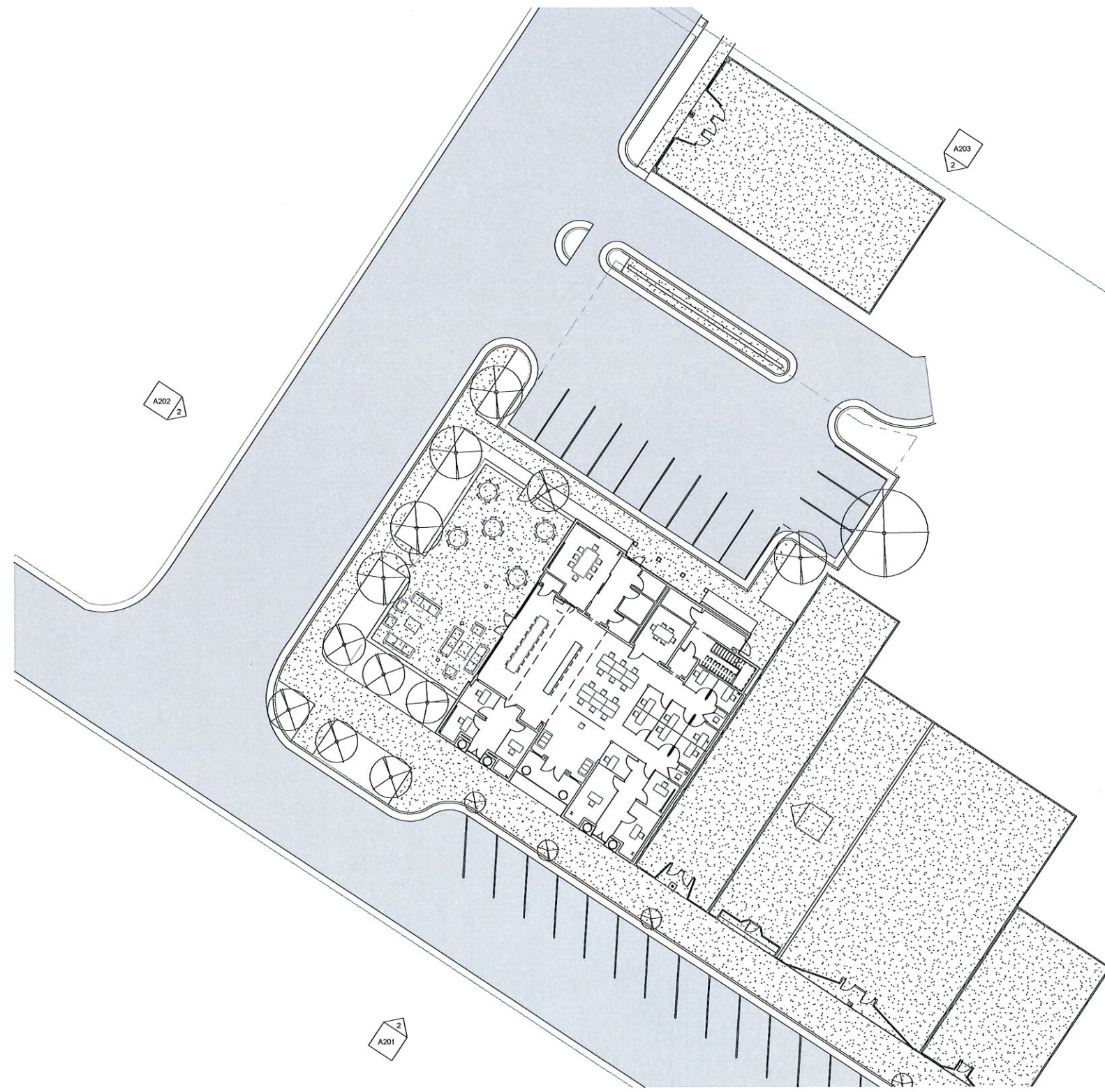
No.	Description	Date

Architectural Site Plan

Project number 21-039
Date 2022-04-12

A100

Scale 1/16" = 1'-0"



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Architect Seal



Firm Seal

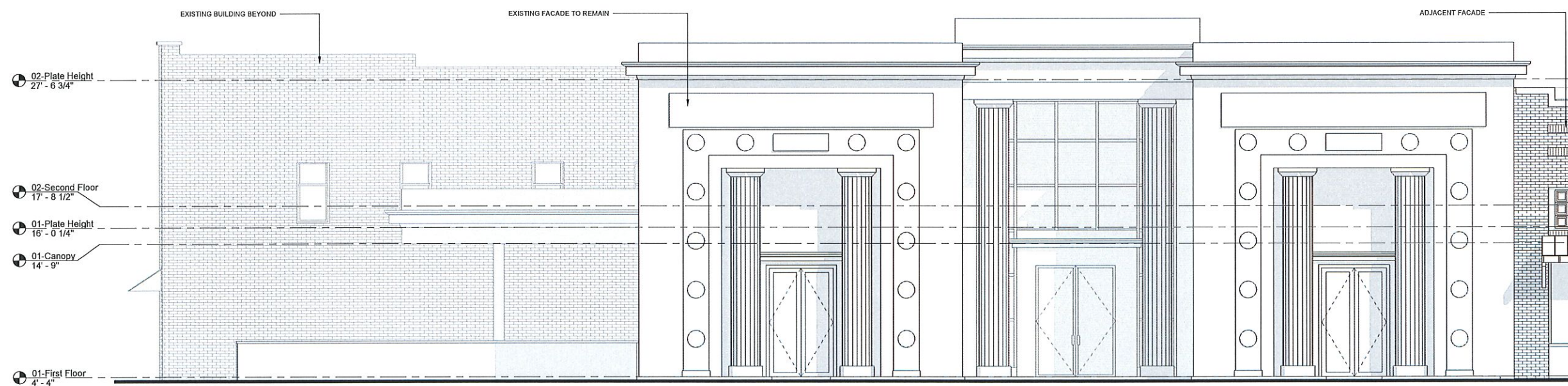
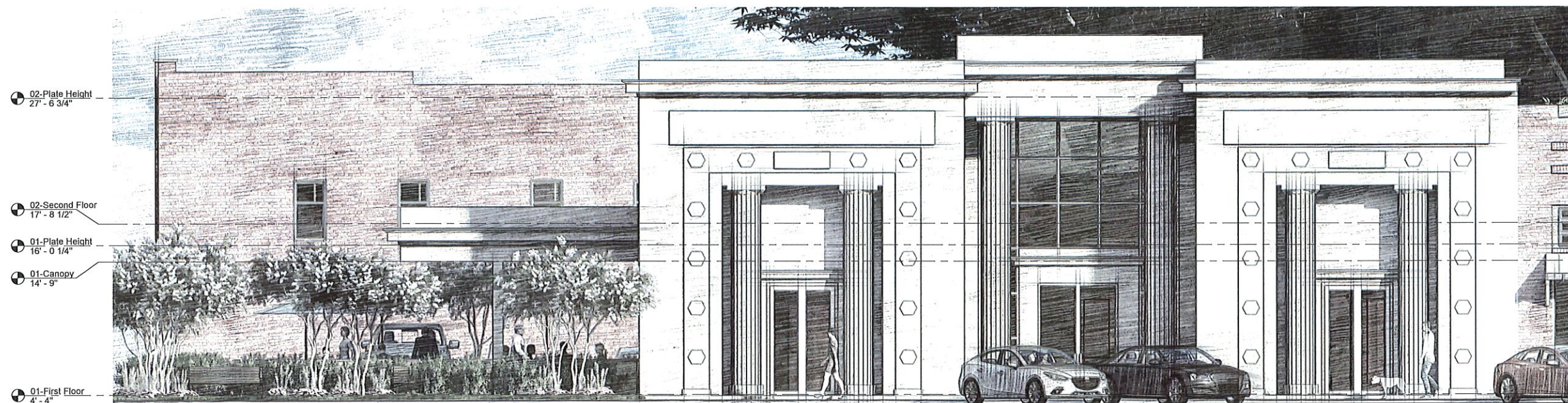


Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
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Morehead City, NC 28557
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Email: ryan@filterdesignstudio.com

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Landscape Architect: Thomas "Jay" Horton
Address: PO Box 735
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No.	Description	Date

Front St Elevations

Project number: 21-039
Date: 2022-04-12

A201

Scale: 1/4" = 1'-0"



Architect Seal

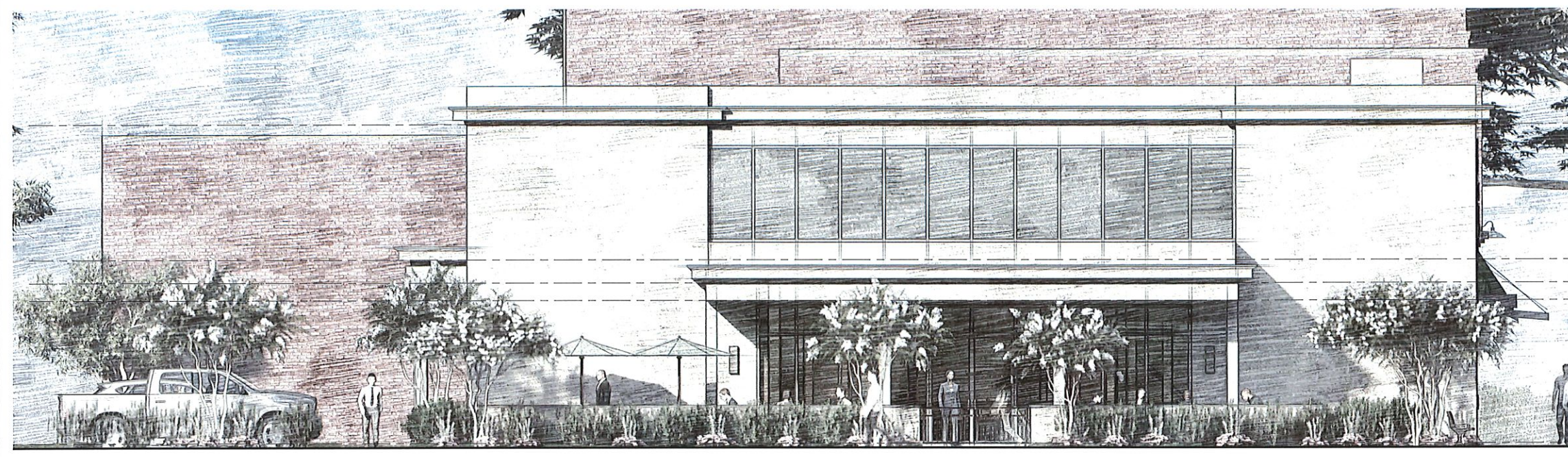


Firm Seal



Architecture
 Company: Filter Design Studio, P.L.L.C.
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 Phone: 919-422-5598
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Landscape Architecture
 Company: Filter Design Studio, P.L.L.C.
 Landscape Architect: Thomas "Jay" Horton
 Address: PO Box 735, Morehead City, NC 28557
 Phone: 252-230-0788
 Email: jay@fdesdesignstudio.com



02-Plate Height
27' - 6 3/4"

02-Second Floor
17' - 8 1/2"

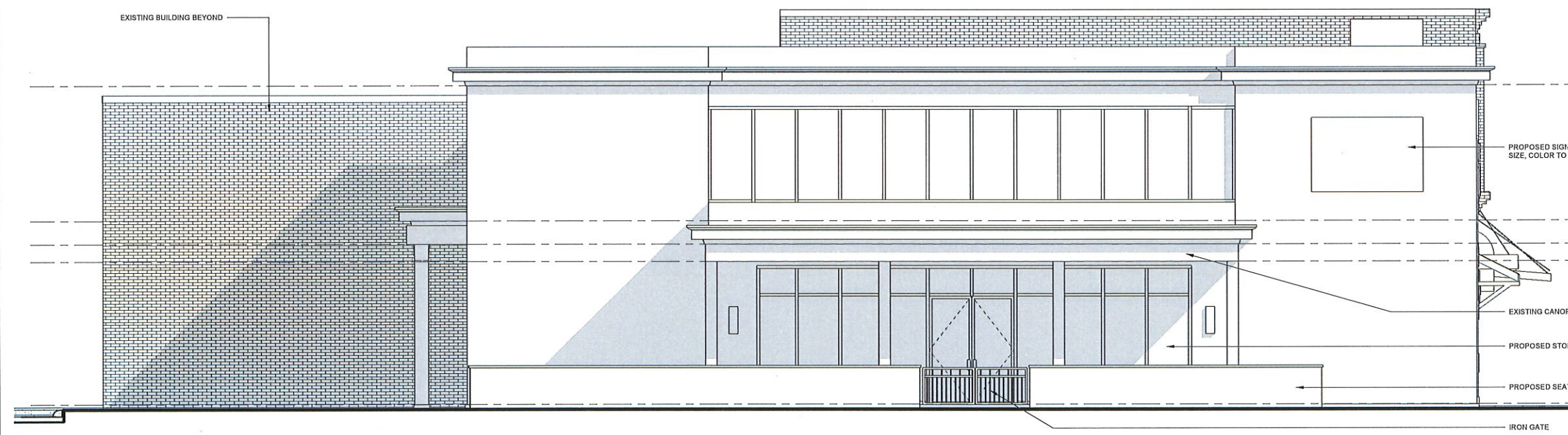
01-Plate Height
16' - 0 1/4"

01-Canopy
14' - 9"

01-First Floor
4' - 4"

The Vault
 411 Front Street
 Beaufort, North Carolina

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EXISTING BUILDING BEYOND

PROPOSED SIGNAGE. SIGN STYLE, SIZE, COLOR TO BE DETERMINED

EXISTING CANOPY TO REMAIN

PROPOSED STOREFRONT

PROPOSED SEAT WALL

IRON GATE

02-Plate Height
27' - 6 3/4"

02-Second Floor
17' - 8 1/2"

01-Plate Height
16' - 0 1/4"

01-Canopy
14' - 9"

01-First Floor
4' - 4"

No.	Description	Date

Turner St Elevations

Project number 21-039
 Date 2022-04-12

A202

Scale 1/4" = 1'-0"

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Architect Seal

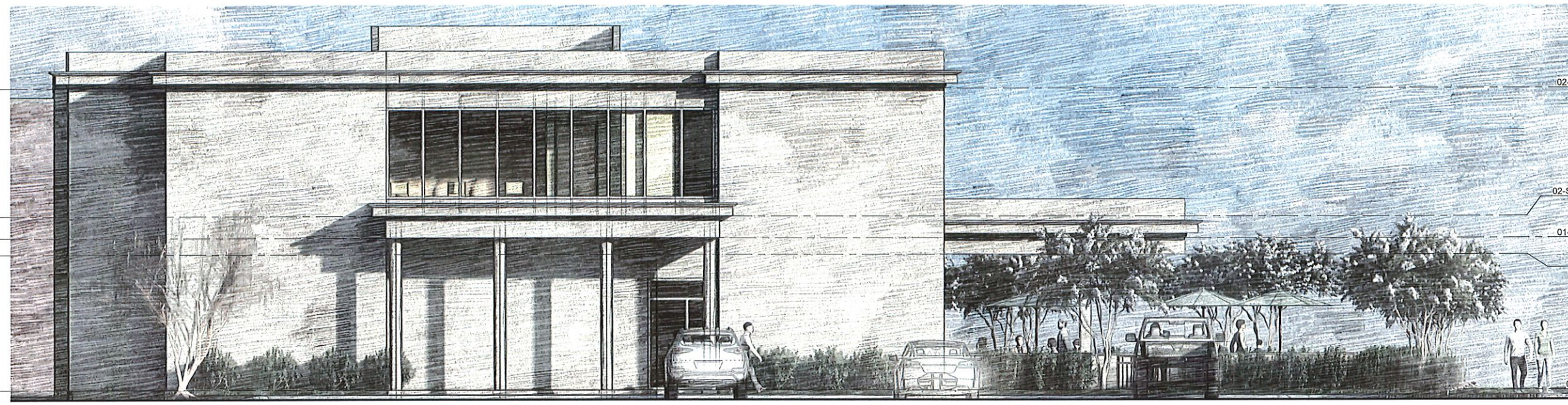


Firm Seal



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 Architect: Ryan Edwards
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 Phone: 252-230-0788
 Email: jay@filterdesignstudio.com



02-Plate Height
27' - 6 3/4"

02-Second Floor
17' - 8 1/2"

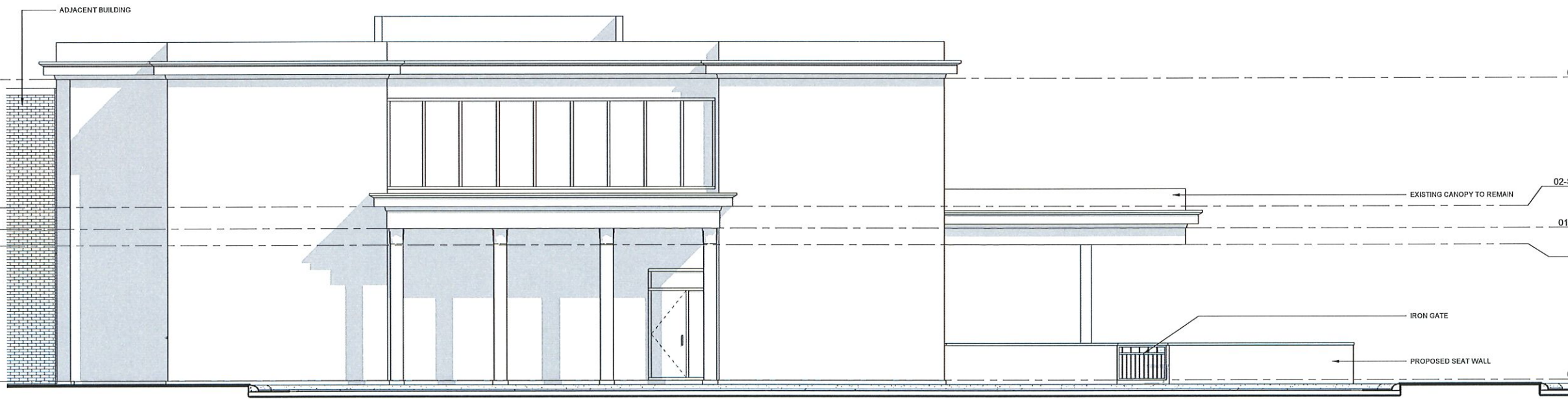
01-Plate Height
16' - 0 1/4"

01-Canopy
14' - 9"

01-First Floor
4' - 4"

The Vault
 411 Front Street
 Beaufort, North Carolina

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02-Plate Height
27' - 6 3/4"

02-Second Floor
17' - 8 1/2"

01-Plate Height
16' - 0 1/4"

01-Canopy
14' - 9"

01-First Floor
4' - 4"

No.	Description	Date

Middle Ln Elevations

Project number: 21-039
 Date: 2022-04-12

A203

Scale: 1/4" = 1'-0"