



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, September 01, 2020 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

1. Call to Order

Roll Call

1. Roll Call

Agenda Approval

1. Agenda Approval for the September 1, 2020 Meeting

Minutes Approval

1. Minutes Approval from the Special Meeting on August 18, 2020

Administration of Oaths

Old Business

1. Case # 19-31 505 Ann Street Rear Addition – COA extension
2. Case # 20-15 513 Front Street - Exterior Paint

New Business

1. Case # 20-18 97&99 Sunset Lane - Exterior Siding
2. Case # 20-19 119 Orange Street - Fence

Public Comment

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Special Meeting
6:00 PM Tuesday, August 18, 2020 - Held through Zoom due to the COVID-19 Pandemic
Minutes**

Call to Order

- 1. Call to Order
Chair Terwilliger called the meeting to order.

Roll Call

- 2. Roll Call
Present for the meeting were Robert Terwilliger, Laura Chadwick Sicklin, Joyce McCune, Heather Poling, John Stephens and Janet Woodward.
Chair Terwilliger stated that before going any further he wanted to let the Board know that he had received a letter of resignation from Barbara Francis-Heckman and that she would not be joining tonight and going forward.
Also present for the meeting were Kyle Garner, Jeremy Ganey, Town Attorney Jill Quattlebaum and Commissioner Marianna Hollinshed.

Agenda Approval

- 3. Agenda Approval for the August 18, 2020 Special Meeting
Vice Chair Poling made the motion to approve the Agenda, Board Member McCune made the second and after a roll call vote the motion carried unanimously to approve the Agenda.

Minutes Approval

- 4. Minutes Approval from the June 2, 2020 Meeting
Vice Chair Poling made the motion to approve the Minutes from the June 2, 2020 meeting, Board Member Sicklin made the second and after a roll call vote the motion carried unanimously to approve the Minutes.
- 5. Minutes Approval from the July 7, 2020 Meeting
Vice Chair Poling made the motion to approve the Minutes from the July 7, 2020 meeting, Board Member McCune made the second and after a roll call vote the motion carried unanimously to approve the Minutes.

Administration of Oaths

Chair Terwilliger stated that he would like to read some information that they liked being in the minutes before the Administration of Oaths.

The following documents and resources may be considered by the HPC when deciding whether applications are compliant with relevant standards and law and congruent with the special nature of the Beaufort Historic District as a whole: 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 and Landmarks 1994, revised 2008, 4) the Town of Beaufort LDO adopted 2013, 5) The 2012 NC Building Code Chapter 34, Existing Buildings and Structures section 3409 on historic buildings updated 2018, and 6) the Town of Beaufort Comprehensive Plan Update prepared by the East Carolina Counsel of Government adopted in 2012. Chairman stated that these documents are available online or they can be gotten through Town Hall. Next the Chairman read through the Quasi-Judicial statement and explained how this group works and that each of the hearings are evidentiary in nature. Chairman stated that State Law sets specific procedures and rules concerning how this Board makes its decisions. Chairman explained that witness must swear or affirm before giving testimony.

At this point Kyle Garner and Jeremy Ganey, staff members were sworn for their testimony.

New Business

6. Case # 20-15 513 Front Street - Exterior Paint, Patio, Fence & Driveway

Chair Terwilliger opened Case #20-15, 513 Front Street. He stated that witnesses would be asked for anyone wishing to speak to raise their hands so they could be sworn in. Applicant Nelson Owens was asked if he wished to swear or affirm and he stated affirm. The affirmation was given.

Mr. Garner gave an overview of the request and what was being asked. He stated that Mr. Owens has purchased this building and he is working with the State and the National Park Service in using Tax Credits for income producing properties. Mr. Garner stated that tonight even though the application had exterior paint, patio, fencing and driveway materials, again because Mr. Owens is working through the Park Service and the State, so far the only thing that they have agreed to is the paint color, they have said that is okay. So, the only item that you have before you this evening is the paint color. The other items will come back to you once they have been approved by the State and the Park Service. The paint samples are in the packet for you to review and they have been approved by the Park Service and the State.

Mr. Owens explained that he had to work with the State and Park Service on the other items. He explained what was going to be changed by the paint, which is only the siding, the rest will be the same.

Chair Terwilliger wanted to clarify that this has already been approved by the State and the Federal that has approved these colors? Mr. Owens stated that the State has approved the color but the Federal is way behind and he is waiting for that approval. Mr. Owens also said that the State is the only one who has seen the property and they give their opinion to the Federal.

Chair Terwilliger went through the Commissioners to see if they had any questions. Board Member Sicklin questioned the color and felt it would be more appropriate with what is surrounding the building to go with Benjamin Moore Historic colors. She stated she felt that the color picked had too much blue in it. Chair Terwilliger stated for the record that there were no set historic colors in the Guidelines. Board Member McCune wanted to make sure the fascia board was going to be painted white. Mr. Owens stated they were as well as the corbels, around the windows and the corner boards of the house. He stated the foundation would stay the same burgundy color and the roof will stay the same galvanized color. Vice Chair Poling wanted to know the justification for the grey and if he had come across any evidence that it had been any color other than white. Mr. Owens stated that he felt it would look nicer from the street and be a contrast on the white. He said there was no evidence that it was ever any color other than white. Vice Chair Poling stated the grey was a little "modernizing" and not keeping in with what is already on the street. Board Member Woodward stated she agrees with the other ladies on the grey-blue. She wanted to know why that

we didn't have a set of standard colors and that they are needed. Chair Terwilliger stated he did^{1.} have a problem with the colors as much as the brightness and intensity of the colors.

Chair Terwilliger opened it up for public comment and there was none. He then opened it for the Commission to discuss their thoughts. The overall consensus of the Commission was it would be difficult for them to move forward with the colors presented. They all felt that the grey was too dark and could be toned down.

Chair Terwilliger asked Mr. Owens if at this point after hearing everything if he wanted to go forward or if he wanted to look for other options and come back in two weeks. Mr. Owens stated he didn't feel he had any option other than to do that.

Vice Chair Poling made the motion to Table the matter to the next meeting, Board Member Sicklin made the second and after a roll call vote the motion carried unanimously.

Chair Terwilliger asked Ms. Quattlebaum how to handle closing and she stated close and reopen at the next meeting.

7. Case # 20-16 122 Front Street - Fence on Bulkhead

Chair Terwilliger opened Case #20-16, 122 Front Street. Chair Terwilliger asked if there was anyone present on behalf of the applicant. Doug Townsend stated that he was present. Mr. Townsend requested to be affirmed and the affirmation was administered.

Mr. Garner gave a summary of what was being requested by the applicant which is a fence along the bulkhead behind the existing house. No other landscape would be altered and the paint is an extra white Sherwin Williams. The fence is a Beaufort style fence. They have provided a site plan and pictures. Mr. Garner stated the Board is not only looking at the fence but also the vista.

Chair Terwilliger asked Mr. Townsend if he wanted to add anything before the Board discussion and he stated no.

Chair Terwilliger started with Board Member Woodward and she wanted clarification on the style and Mr. Townsend clarified it would be the same as in the picture. The height would be about 3 1/2 feet tall around the house. Board Member Stephens wanted to clarify that they applicant would copy the existing fence and Mr. Townsend stated they were asking the contractor to make it identical. Board Member Stephens also wanted to know which side of the fence would be facing the street, the good side or the bad side. Mr. Townsend stated the would put the "good" side out towards Front Street. Board Member McCune, the existing fence is a gate at a dock and she wanted to know how they would tie in. Mr. Townsend said they would ask the contractor to tie it in. Chair Terwilliger stated the fence meets the criteria but he wanted to know the reason for the fence due to the vista being interrupted. Mr. Townsend stated that it is a private dock and we have to insure this dock. The insurance company has advised us to do this as we have had people walk right out there and he stated that it was a liability. He stated that they don't keep the fence locked but want to try to do everything they can without hindering the view. Chair Terwilliger stated that a lock needs to be on the dock to keep it secure. Mr. Townsend stated that they have purchased a locking system. Board Member Sicklin stated that her family had gone through the same thing.

Chair Terwilliger opened up for public discussion but there was none.

Chair Terwilliger opened up discussion for the Board. The overall consensus of the Board was the vista versus the fence and they all understood the purpose of needing the fence. The Board also understood the safety of needing the fence. Board Member Poling stated the fence meets the Guidelines, it doesn't detract from the vista and it is compliance with security.

Board Member Stephens entered a motion for a Finding of Fact, having reviewed the record and having considered all evidence submitted and oral testimony for case 20-16, 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, those Guidelines are listed under Fences and Walls 8.2.2 and 8.2.3. Vice Chair Poling made the second and after a roll call vote the motion carried unanimously.

Vice Chair Poling made the motion for a Certificate of Appropriateness, based upon the foregoing Finding 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 #20-16, be issued for the proposed work. Board Member McCune made the second and after a roll call vote the motion carried unanimously.

Chair Terwilliger told Mr. Townsend that his request had been approved and that the Town would be issuing a COA within the next 7 to 10 days. The discussion was closed as to case 20-16.

Public Comment

There was no public comment.

Commission / Board Comments

Chair Terwilliger opened Commission/Board comments. Board Member McCune had a question about an ice machine on the 500 block in front of Black Sheep. Mr. Garner and Mr. Ganey did not know and Mr. Ganey was making a note of this. Board Member McCune said the second thing is the State Historic Preservation Office Training Sessions that Mr. Garner sent us the link to on August 7th. She stated she had gone through several and she has learned a lot. Session 4 is about surveying the African American communities. She stated that in 1994 Beaufort participated in the survey. Board Member Stephens asked about neon signs in store fronts and he read the Guidelines about this. He wanted clarification about whether this was allowed. Mr. Garner and Vice Chair Poling both stated that according to the Guidelines this is allowed. Board Member Woodward she stated that she wanted to know if there was anything that could be done to standardize some colors for Town to keep it consistent. Chair Terwilliger stated that it could be looked at but his point was there isn't one now. He stated he would talk with the person doing the new Standards and get with Mr. Garner. Chair Terwilliger encouraged the Board to think about someone to be appointed to the Board due to Board Member Francis-Heckman's resignation.

Staff Comments

Chair Terwilliger opened Staff Comments.

Mr. Ganey added that Charleston, Savannah and Wilmington have color pallets but he would be looking into that.

Mr. Garner stated his update is on the new Historic Standards. The consultant has sent a first rough draft. The second draft should be coming out in the next few weeks and each member will get a copy to make comments. It will go out for public comment and back to you before it gets sent to the Board of Commissioners for final approval.

Mr. Garner stated that there is an application that has been submitted for the demolition of a historic property. The property may be of State wide significance. The applicant did not want to file the paperwork to see so the Planning Department is in the process of doing that. If it does not come back as State wide significance then the most you can do is delay it 365 days. If it does come back as with State wide significance then it cannot be demolished.

Mr. Garner also talked about being careful shoveling around in their backyard. Last week someone was doing construction and dug up some bones. We had to reach out to the State Medical Examiner. They sent an archaeologist and anthropologist to check it out and it was animal remains.

We have an meeting in two weeks now with 4 items on the Agenda.

Adjourn

Vice Chair Poling made the motion to Adjourn the meeting, Board Member Sicklin made the second a
after a roll call vote the motion carried unanimously.

1.

Bob Terwilliger, Chairman

Dee Winn, P & I Administrative Specialist



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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, September 1, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: Old Business
SUBJECT: Case # 19-31 505 Ann Street Rear Addition – COA extension

BRIEF SUMMARY:

In November 2018 Tom & Jewel Myers received a COA for a rear addition. The COA expired in May 2019 due to work not beginning due to difficulty finding a contractor after the Hurricane. The elevation plans have not been altered since the approval in 2018. Also included in the packet is a copy of their COA approval letter.

REQUESTED ACTION:

Discuss to extend/grant the COA for another 6 month period.

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



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January 18, 2019

Thomas D. and Jewel M. Myers
505 Ann Street
Beaufort, NC 28516

RE: An Addition at the Rear of 505 Ann Street; Beaufort, N.C.

Dear Mr. and Mrs. Myers:

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

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

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

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

Sincerely,

Kyle Garner, Planning Director
Historic Preservation Commission

Enclosed: COA Certificate
CC: Property Owner (if not applicant)



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Beaufort Historic Preservation Commission (HPC) for the Town of Beaufort, N.C., having held a public hearing on **NOVEMBER 6, 2018** to consider a Certificate of Appropriateness (COA) application submitted by **THOMAS D. AND JEWEL M. MYERS** for **CASE # 18-31 – 505 ANN STREET**, to **CONSTRUCT AN APPROXIMATELY 630 SQUARE FOOT ADDITION AT THE REAR/NORTH SIDE OF THE EXISTING HOUSE; A SMALL DEMOLITION OF AN EXISTING OPEN SCREENED PORCH WILL ALSO TAKE PLACE IN ORDER TO ADD THE ADDITION**, and having heard all of the evidence, testimony, and arguments presented during the public hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

Guideline 7.8.1: *Where possible, locate new additions at the side or rear so that they have a minimal impact on the façade and other primary elevation of the affected building or adjacent properties.* **The Commission found the addition will be added at the rear of the existing house and will not be visible from the street view therefore congruous with this guideline.**

Guideline 7.8.2: *The overall proportions of a new addition should be compatible with the existing building in height, scale, size and massing so as not to overpower it visually. A new addition should never be taller or wider than the original structure unless required by code or a non-aesthetic functional requirement. Observe the principle of “additive massing” where the original structure remains dominant and the additions are adjoining and smaller masses.* **The Commission found that from the material lists submitted with the application, the addition will be compatible with the existing building in height, scale, size, and massing thus congruous with this guideline.**

Guideline 7.8.3: *The design elements of a new addition should be compatible with the existing building in terms of materials, style, color, roof forms, massing proportion and spacing of doors and windows, details, surface texture, and location. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged.* **The Commission found that the applicant is matching the design elements of the existing house for the addition thus congruous with this guideline.**

Guideline 7.8.4: *Additions should be constructed so that they can be removed from the original building in the future without irreversible damage to significant features.* **The Commission found that since the applicant constructed the existing open screened porch that is there now to be easily removable as demonstrated in a previously administered COA, and with the new addition and the change in siding to hardie siding, it will be obvious where the addition is located and the addition will be easy to remove should it ever need to be removed thus congruous with this guideline.**

Guideline 7.8.7: *Rooflines of new additions should be similar in form, pitch, and eave height to the roofline of the original building.* **The Commission found the applicant testified during the public hearing on this item that the new roof to the addition will be of a similar pattern as the existing roof thus congruous with this guideline.**

Guideline 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. **The Commission found that the applicant is going to use a window like what is existing currently on the existing house thus the new windows are congruous with this guidelines.***

Guideline 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. **The Commission found that this guideline is congruous as demonstrated by the testimony given during the public hearing on this item.***

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

Guideline 6.2.11: *The use of fiber cement siding may be approved for new structures, non-historic structures and additions to historic structures not visible from public streets or waterways. **The Commission found that the applicant testified during the public hearing on this item that he will use hardie board siding and the applicant testified that the addition will not be seen from the street view thus the siding material requested is congruous with this guideline.***

Guideline 6.7.2: *Determine the building’s style and period and consult with the HPC or reference sources for the most appropriate paint colors. Use paint colors that are appropriate for the style and period of the subject property and that accentuate the building’s architectural features. **The Commission found the applicants’ material lists state that the applicant will use the same paint colors and styles as are on the existing house thus congruous with this guideline.***

THEREFORE, on the basis of the foregoing, IT IS ORDERED the application for a Certificate of Appropriateness be **APPROVED** for **CASE # 18-31 – 505 ANN STREET.**

This the 6th day of November 2018

Kyle Garner, Planning Director

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



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: October 18, 2018
Case No. 18-31

Request: Rear Addition

Applicant: Thomas & Jewel Myers

Property Information:

Owners: Same
 Location: 505 Ann Street
 PIN#: 730617201435000

Project Information:

In the District Survey, updated by Ruth Little, the house at 505 Ann is described as **HOUSE** c. 1900. 2 1/2-Story gable and wing Queen Anne house with brick interior chimneys, boxed eaves, plain siding, and 1/1 sash. The wing features a 2-story bay window. 1-Story porch with turned post, brackets, and spindle frieze. The well preserved house has only minor alterations. Mapped in Sanborn in 1904, but does not appear on 1898 Sanborn Map

Proposed work:

- Rear Addition. See Applicants Project Description in application.

Material:

- See Applicants Plans by Front Street Designs.

Color:

See Project Description

Attachments:

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

COA History:

2001 - A COA was granted for new landscaping.

2004 – A COA was granted for replacement of the front doors with wooden doors that were found in the attic and believed to be the original doors for the house.

2007 – A COA was granted for an exterior rear deck to become an enclosed screened in porch

2008 – A COA was granted for a new rear shed

Guidelines:

Additions to Historic Buildings Guidelines

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

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

7.8.3. The design elements of a new addition should be compatible with the existing building in terms of materials, style, color, roof forms, massing proportion and spacing of doors and windows, details, surface texture, and location. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged.

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

7.8.5. Vinyl, aluminum, or pressed wood are not appropriate on additions to historic buildings. Other substitute siding may be allowed. (SEE SIDING GUIDELINES)

7.8.6. Wood windows are most appropriate for new additions within the historic district; however, substitute window materials are acceptable for new additions provided the proposed windows meet the requirements set forth in the WINDOWS AND DOORS guidelines.

7.8.7. Rooflines of new additions should be similar in form, pitch, and eave height to the roofline of the original building.

7.8.9. Consider in your plan older additions or other alterations to existing buildings that have acquired significance over time when planning and building a new addition.

Window and Door Guidelines

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.

Paint and Exterior Colors Guidelines

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.

Roof Guidelines

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

Wood Siding, Trim, and Ornament Guidelines

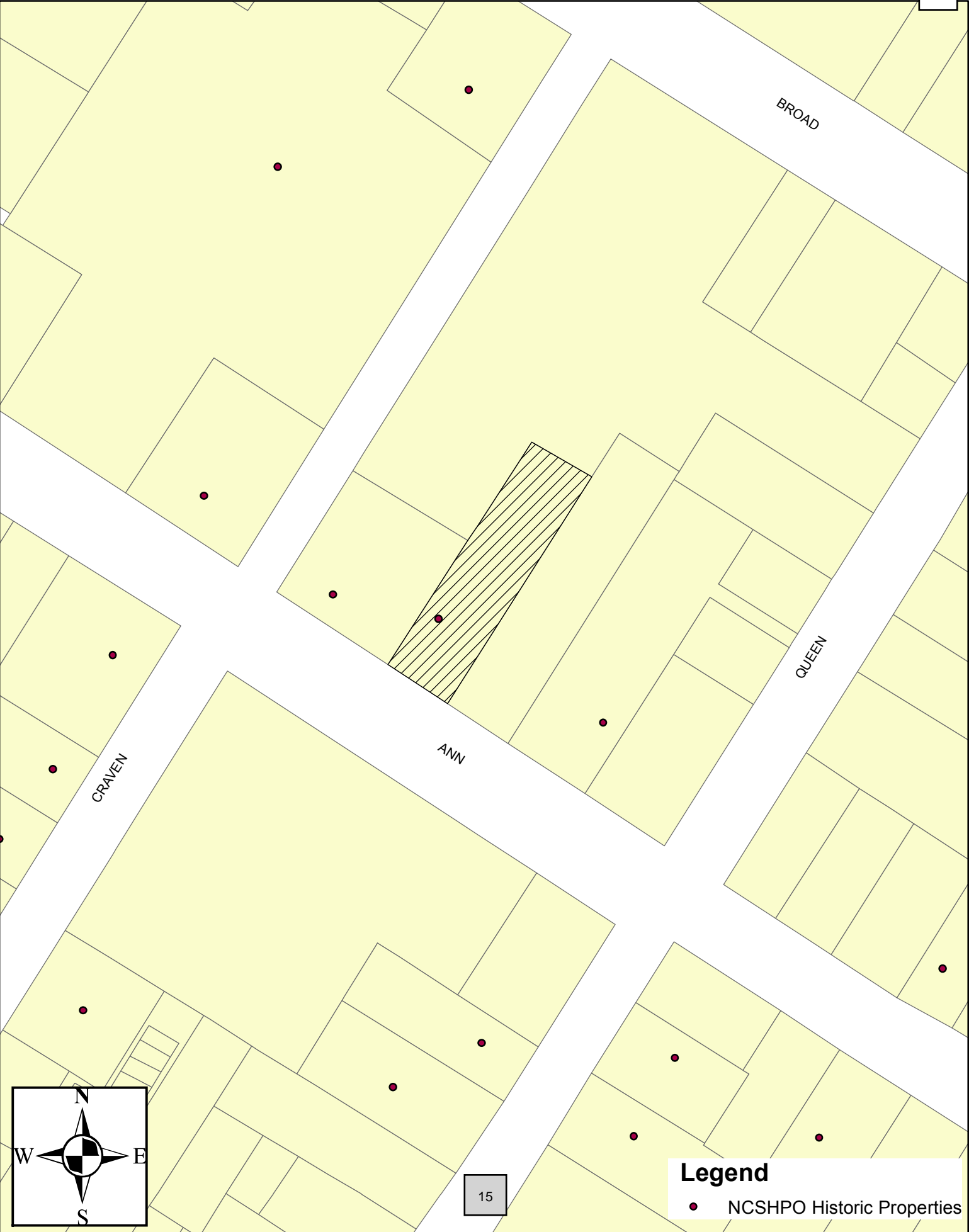
6.2.11. The use of fiber cement siding may be approved for new structures, non-historic structures and additions to historic structures not visible from public streets or waterways.

Paint and Exterior Colors Guidelines

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

BHPC Case 18-31 505 Ann Street - Rear Addition

1.

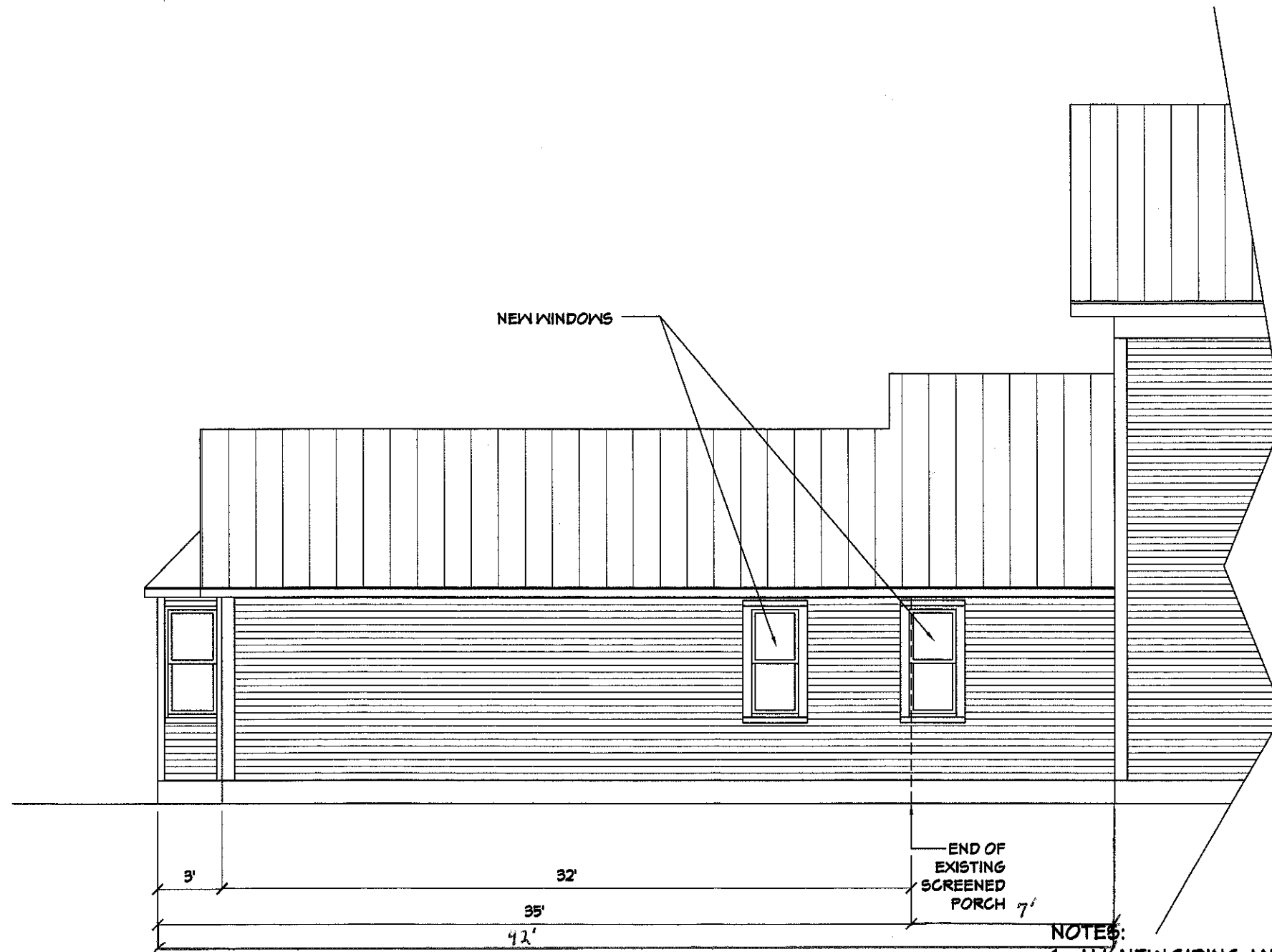


15

Legend

- NCSHPO Historic Properties

PROPOSED PLAN



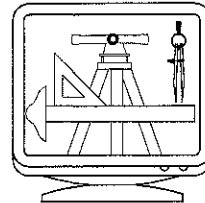
LEFT ELEVATION

NOTES:

- 1. ALL NEW SIDING AND TRIM ON NEW ADDITION TO BE FIBERCEMENT (HARDIE).
- 2. ALL NEW SIDING AND TRIM TO BE PAINTED TO MATCH EXISTING.

SHEET 3 OF 3

MEYERS ADDITION
 505 ANN STREET
 BEAUFORT, NC 28516

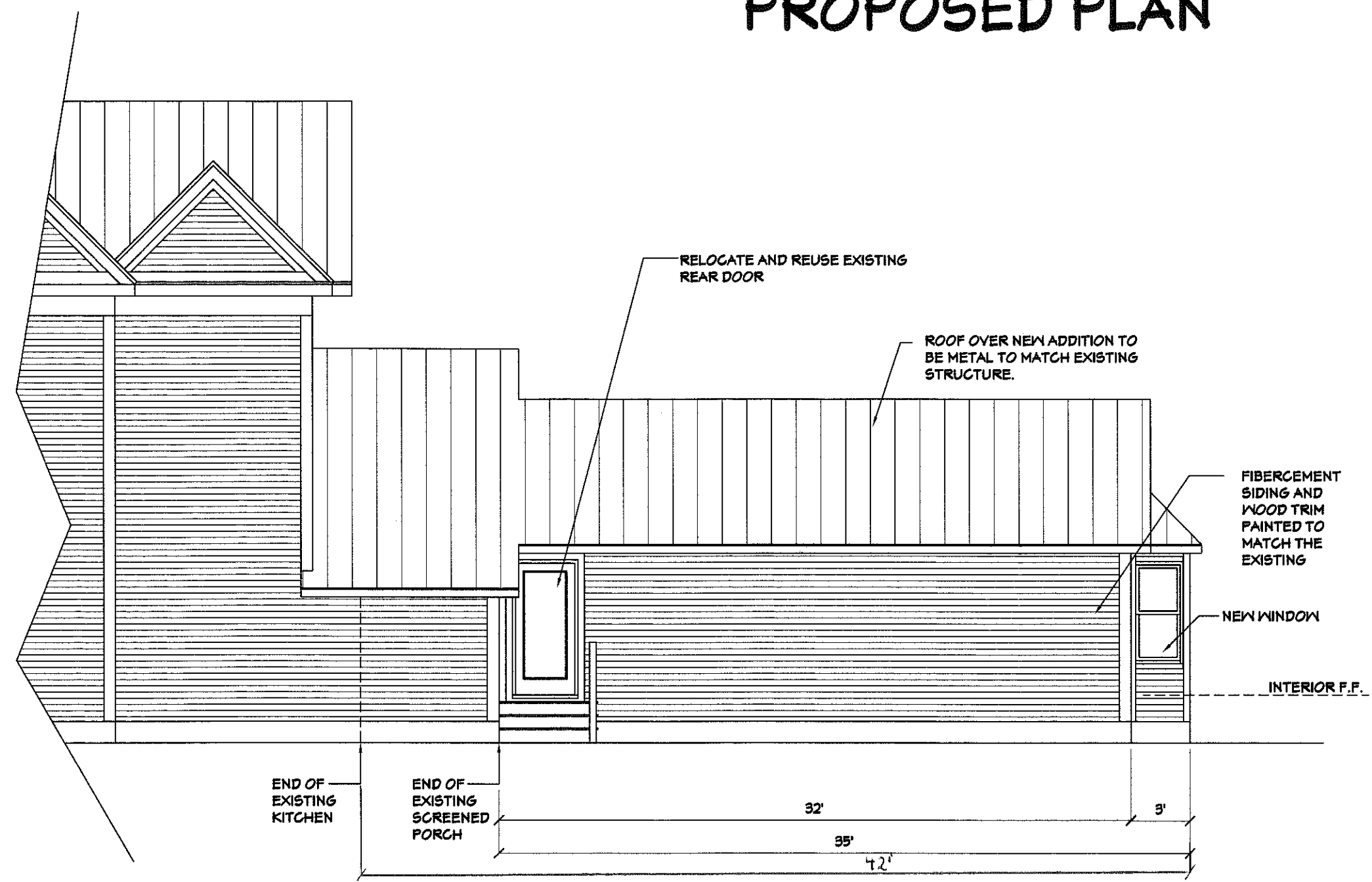


Front Street Home Designs, Inc

Beaufort, NC 28516

(252) 725-1956

PROPOSED PLAN

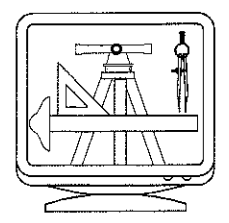


RIGHT ELEVATION

- NOTES:
1. ALL NEW SIDING AND TRIM ON NEW ADDITION TO BE FIBERCEMENT (HARDIE).
 2. ALL NEW SIDING AND TRIM TO BE PAINTED TO MATCH EXISTING.

SHEET 1 OF 3

MEYERS ADDITION
 505 ANN STREET
 BEAUFORT, NC 28516



Front Street Home Designs, Inc
 Beaufort, NC 28516
 (252) 725-1956

PROPOSED PLAN



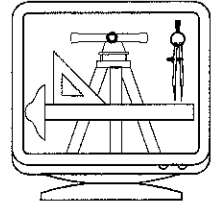
REAR ELEVATION

NOTES:

- 1. ALL NEW SIDING AND TRIM ON NEW ADDITION TO BE FIBERCEMENT (HARDIE).
- 2. ALL NEW SIDING AND TRIM TO BE PAINTED TO MATCH EXISTING.

SHEET 2 OF 3

MEYERS ADDITION
 505 ANN STREET
 BEAUFORT, NC 28516



Front Street Home Designs, Inc
 Beaufort, NC 28516
 (252) 725-1956





<u>OWNER</u>	<u>MAIL</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>MAIL S</u>	<u>MAIL ZI5</u>
ANN STREET METHODIST CHURCH	417	ANN STREET	BEAUFORT	NC	28516
MYERS,THOMAS D ETUX JEWEL SOCIAL SERVICES OFFICES	1539	LONGFELLOW CT	MCLEAN	VA	22101
SULLIVAN,JAMES B	200	CRAVEN ST	BEAUFORT	NC	28516

COA APPLICATION

505 ANN STREET

Thomas D. and Jewel M. Myers

PROJECT INFORMATION

New construction of an approximately 630 sq. ft., addition at the rear of 505 Ann Street. The addition is a single story wing, approximately 15 ft wide by 42 ft long, on the north side of the existing building. The project includes a master bedroom suite, bath, walk in closet, small office, pantry, and a hall which connects the wing to the existing house at the kitchen.

Site Plan and Setbacks: County records indicate that a survey was done of the property by W.D. Daniels in approximately 1984 or 1985, but was not recorded with the deed of sale to the Myers. Mr. Daniels was contacted by phone, but was unable to locate a copy of the survey. Due to area damage from hurricane Florence, current active surveyors are unable to commit to preparing a new survey and site plan due to an extensive backlog of elevation surveys for flood damage claims. Measurements from the proposed construction plans are as follows: The lot is 50 feet wide. The maximum width of the proposed addition is 15 feet. The set back from the eastern property line is approximately 27 feet. The setback from the western property line is approximately 8 feet. The setback to the rear (north) end of the lot is approximately 72.5 feet. A wooden garden shed (approved by a COA from approximately 2006) is located in the rear of the lot. The distance from the north end of the proposed addition to the front of the garden shed is approximately 47.5 feet, resulting in an open grass area of approximately 47.5 x 50 feet immediately north of the proposed wing.

Exterior Door: There is one exterior door on the east side of the wing. This door will reuse the existing wooden, full frame glass door on the kitchen which was approved in a previous COA for expansion of the existing kitchen.

Stoop: There will be a small stoop outside the new exterior door. Stoop to be a wooden deck with wooden louvers between posts. Approximately 3 wooden steps down to ground level. Wooden hand rails on both sides of the steps.

Windows: There are 5 windows, 3 on a bay window configuration at the rear of the new bedroom, and two on the west side of the new wing. Four of the windows will be wooden, 2852 DH, similar to those previously approved by a COA for the expansion of the existing kitchen. One will be wooden 2430 DH, located in the new bathroom. All windows will be one over one, matching the existing house.

Siding and Trim: We propose the use of fibercement (Hardie). Existing house and kitchen are wood, but the new addition will not be visible from the street or adjacent public spaces.

Paint: Paint and Trim to be painted to match existing house (blue/grey with white trim).

Roof: Standing seam metal, to match existing.

Elevation: Same as existing ground floor of house and kitchen. No steps, up or down.

COA Application (continued)

505 Ann Street

Thomas D. and Jewel M. Myers

Demolition: An existing open screen porch, (7 x 15 feet), located on the north side of the house, will be removed and the new wing attached to the exterior wall at the rear of the existing kitchen. The porch is NOT original to the house, but was added in approximately 2007 under a COA of that date. The porch is unpainted wood, supported by four 6 x 6 posts which frame the porch and support a metal roof matching the rest of the house (see attached photo of the rear of the house).

Signs: There are no signs for this project.

Trees: No trees will be removed for this project.

Landscaping: No landscaping plan has been developed for this project.

ADJACENT PROPERTY OWNERS

1. Bolling and Ashley Sullivan, 200 Craven Street, Beaufort, NC 28516
2. Ann Street United Methodist Church, 417 Ann Street, Beaufort, NC 28516
3. Carteret County Government – Department of Social Services, 210 Craven Street, Beaufort, NC 28516



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, September 1, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: Old Business
SUBJECT: Case # 20-15 513 Front Street - Exterior Paint

BRIEF SUMMARY:

At the HPC Meeting on August 18th, 2020 the Board tabled the request for new Paint Color for 513 Front Street. The Commission ask that the applicant come back to the September meeting with a more muted color than the Nimbus Gray submitted and refer to the Benjamin Moore historic color chart for reference.

REQUESTED ACTION:

Review new color selection
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: August 19, 2020
Case No. 20-15

Request: New Exterior Paint
Applicant Nelson Owens
 513 Front Street
 Beaufort, NC 28516

Property Information:

Owners: Nelson Owens
Location: 513 Front Street
Parcel Id # 730505198922000

Project Information:

In the District Survey, updated by Ruth Little, the structure at 513 Front Street is described as the Jones-Ways House c. 1882. 2 story, 3-bay, Italianate-style house with side hall plan. Hipped roof with eave brackets, plain siding, 1 interior end chimney, 6/6 and 1/1 replacement sash. The Queen-Anne style hipped porch, probably added about 1900, has a cross gable with sawnwork bargeboard and brackets, turned posts, and a spindle frieze and unusual spindle railing. Double-leaf glazed and paneled front entrance has transom, sidelights and Doric pilasters. Intact Italianate interior, including staircase, mantels and surrounds. House appears on gray's 1882 map.

Proposed Work:
 New Exterior Paint

Material:
 • See Attached Exhibit for Details

Color:
 • See Attached Exhibit from Applicant for Details

- Attachments:**
- Property location map
 - Adjacent property owners information
 - COA application materials from Applicant (including attached exhibit)

Paint and Exterior Colors Guidelines

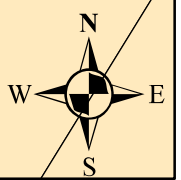
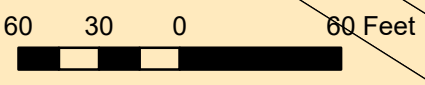
6.7.2. Determine the building's style and period and consult with the HPC or reference sources for the most appropriate paint colors. Use paint colors that are appropriate for the style and period of the subject property and that accentuate the building's architectural features.

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



Legend

- NCHPO points
- Tax_Parcel_Data



27

<u>OWNER</u>	<u>MAIL_HOU!</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_ST/MAIL_ZI</u>	<u>MAIL_ADD2</u>
ANN STREET METHODIST CHURCH	417	ANN STREET	BEAUFORT	NC 28516	
GILLIKIN,FRANK S JR ETAL BEN	2756	RENAISSANCE WAY	VIRGINIA BEACH	VA 23456	
HILTON,PETER V ETUX TAMMERA K	103	SYCAMORE DRIVE	PINE KNOLL SHORES	NC 28512	
MOORE,GERALD O ETUX RUTH B	5113	HOLLY LANE	MOREHEAD CITY	NC 28557	
OWENS,NELSON N ETUX PATRICIA A	723	COMET DRIVE	BEAUFORT	NC 28516	
SOUTHERN FROCK LLC	360	STEEP POINT ROAD	BEAUFORT	NC 28516	
THREE L'S LLC			BEAUFORT	NC 28516	PO BOX 407
WILLIAMS INVEST PROPERTIES LLC	205	PLAZA DRIVE STE #A	GREENVILLE	NC 27858	

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: Nelson Owens

Applicant Address: 723 Comet Drive , Beaufort NC

Business Phone: 252-342-1427 Email/Cell: Type text here

Property Owner Name: Nelson Owens

Address of Property: ~~723 Comet Drive, Beaufort NC~~ 513 Front Street, Beaufort

Phone Number: 252-3421427 Email/Cell: nelson.n.owens@gmail.com


PROJECT INFORMATION

Detailed description of the Proposed Project *(please attach additional pages if necessary)*:
I am restoring the Thomas Duncan House under direction of the North Carolina Historic Preservation Office (John Wood) and the National Park Service. I am bringing to the BHC items that these two organizations have no direct control or opinion on. This will be my first of probably several appearances before this commission as the property is developed. Please see the attached Addendums and information:

- Addendum A: Exterior paint change
- Addendum B: Front yard brick patio and Beaufort style fence
- Addendum C: Driveway materials

Estimated Cost of Project: \$ 15,000

Year House Built: 1856


Applicant Signature

6/14/2020
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.

Properties ADJACENT TO 513 Front Street

PARCEL NUMBER: 730617108077006

OWNER: BEAUFORT FLATS LLC

PHYSICAL ADDRESS: 118 6 CRAVEN ST
BEAUFORT

MAILING ADDRESS: PO BOX 1143
BEAUFORT NC 1143 28516

PARCEL NUMBER: 73050519795100D

OWNER: HINES,LAURA MATHEWS BREGLER

PHYSICAL ADDRESS: 509 FRONT ST
BEAUFORT

MAILING ADDRESS: 6518 ZACK ROAD
OAK RIDGE NC 27310

PARCEL NUMBER: 73050519795100E

OWNER: HILTON,PETER V ETUX TAMMERA K

PHYSICAL ADDRESS: 509 FRONT ST
BEAUFORT

MAILING ADDRESS: 103 SYCAMORE DRIVE
PINE KNOLL SHORES NC 28512

PARCEL NUMBER: 73050519795100B

OWNER: OWENS,ELBERT WEST JR

PHYSICAL ADDRESS: 509 FRONT ST
BEAUFORT

MAILING ADDRESS: 120 GOODWIN LAMP ROAD
BEAUFORT NC 7803 28516

PARCEL NUMBER: 73050519795100H

OWNER: THREE L'S LLC

PHYSICAL ADDRESS: 509 FRONT ST
BEAUFORT

MAILING ADDRESS: PO BOX 407
BEAUFORT NC 28516

PARCEL NUMBER: 73050519795100A

OWNER: WILLIAMS INVEST PROPERTIES LLC

PHYSICAL ADDRESS: 509 FRONT ST
BEAUFORT

MAILING ADDRESS: 205 PLAZA DRIVE STE #A
GREENVILLE NC 27858

PARCEL NUMBER: 73050519795100G

OWNER: JARRETT BAY GROUP LLC

PHYSICAL ADDRESS 507 FRONT ST
BEAUFORT

MAILING ADDRESS: 530 SENSATION WEIGH
BEAUFORT NC 7764 28516

PARCEL NUMBER: 730505198836000

OWNER: MOORE,GERALD O ETUX RUTH B

PHYSICAL ADDRESS 515 FRONT ST
BEAUFORT

5113 HOLLY LANE
MAILING ADDRESS: MOREHEAD CITY NC 28557

Addendum A: Exterior Color Change

Existing Colors

Lap siding: White

All trim: White:

Front Door: Dark Red

Back Door: White

Shutters: One set found under the house: Green

Proposed Colors:

Lap siding: Benjamin Moore Nimbus Gray

All Trim including Eaves, Corbels, Railings, Corner boards and window trim: Benjamin Moore Pure White

All exterior doors: Benjamin Moore Caliente (Dark Red)

Reproduced Operational Shutters: Benjamin Moore Caliente (Dark Red)

See attached samples and color scheme



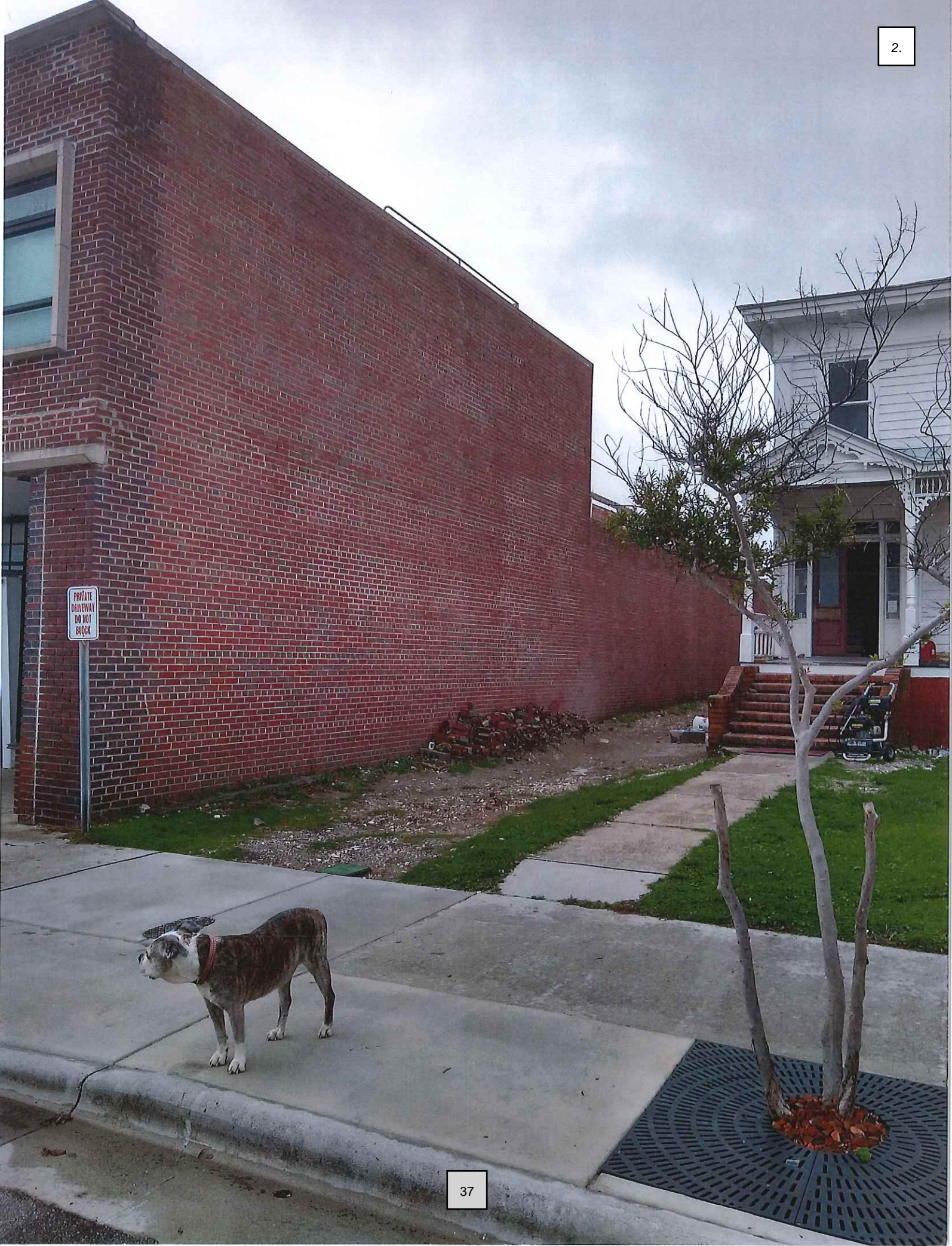
BODY: Nimbus Gray 2131-50
TRIM: Pure White OC-64
ACCENT: Caliente AF-290



CUERPO: Gris de Nube Nimbo 2131-50
MARCO: Blanco Puro OC-64
AGENTO: Caliente AF-290











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, September 1, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business

SUBJECT: Case # 20-18 97&99 Sunset Lane - Exterior Siding

BRIEF SUMMARY:

Replace existing exterior wood siding with Fiber Cement Siding painted white.

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: August 5, 2020
Case No. 20-18

Request: New Exterior Siding
Applicant Mary Elizabeth Ward Bowen
 590 New Waverly Place Suite 120
 Cary, NC 27518

Property Information:

Owners: Same
 Location: 97&99 Sunset Lane
 Parcel Id # 730617013060000, 730617013074000

Project Information:

In the District Survey, updated by Ruth Little, the structure at 97&99 Sunset Lane is described as Duplex C. 1980. 11/2-story, traditional Beaufort reproduction duplex with plain siding and shed porches.

Proposed Work:
New Exterior Siding

Material:
• Fiber Cement Siding per application

Color:
• White per application and photos

Attachments:

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

Wood Siding, Trim, and Ornament Guidelines

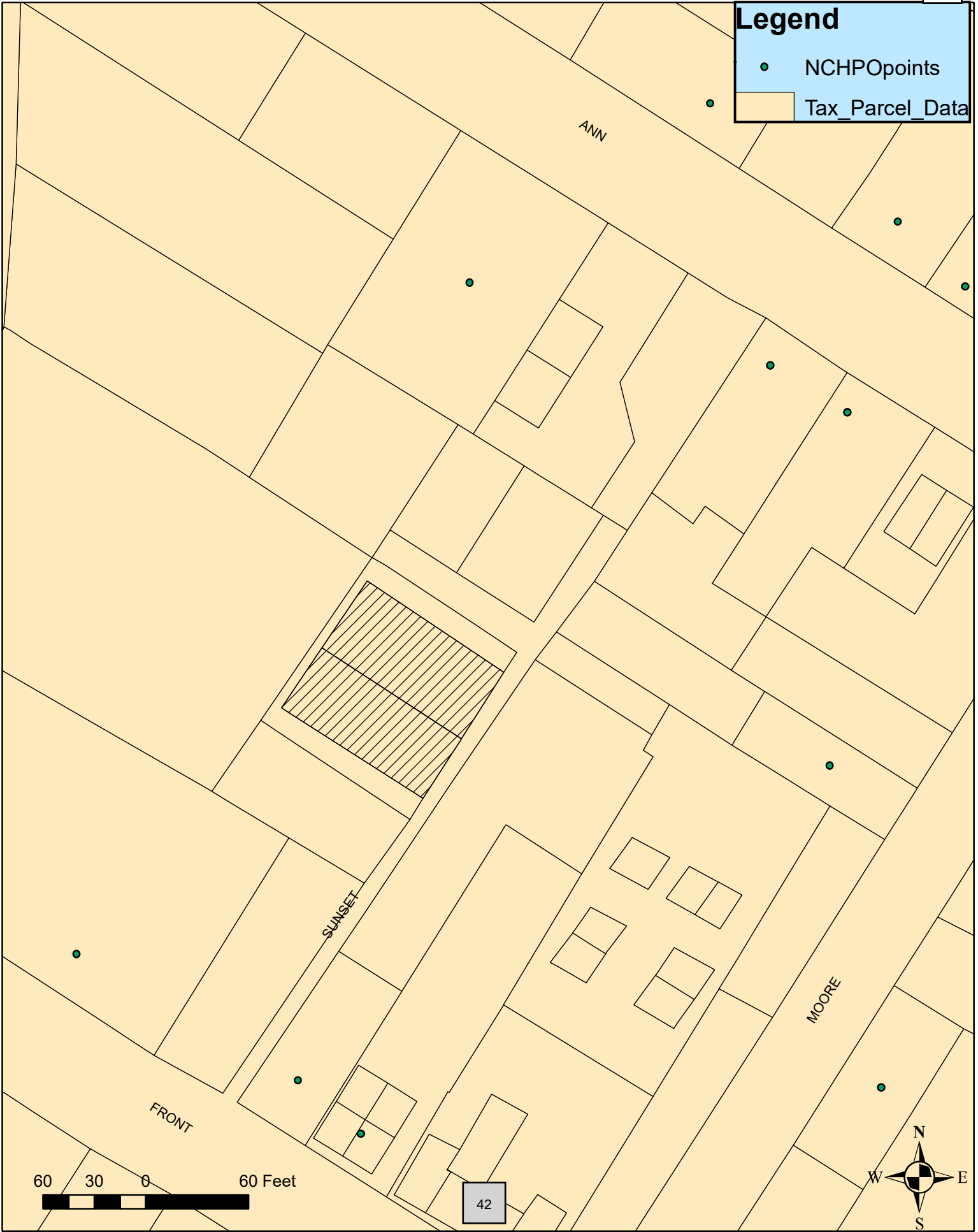
6.2.10. The HPC may allow the replacement of existing substitute siding with new substitute siding (such as cement fiber siding) if the proposed replacement will be more in keeping with the original appearance of the structure. Substitute siding with a simulated wood grain will not be permitted.

6.2.11. The use of fiber cement siding may be approved for new structures, non-historic structures and additions to historic structures not visible from public streets or waterways.

BHPC Case 20-18 97&99 Sunset Lane - Exterior Siding

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HOU!</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST/MAIL_ZI</u>	<u>MAIL_ADD2</u>
FLOW,VICTOR I JR ETUX RODGERYN	18	GRAYLYN PLACE CT	WINSTON SALEM	NC 27106	
ASKEY,BARBARA LEE	182	TRANKILO ST #604	TAMUNING GUAM	96913	
ENSLEY,THOMAS I			NEW BERN	NC 28564	PO BOX 3234
BOWEN,MARY ELIZABETH WARD	109	GREENSVIEW DRIVE	CARY	NC 27518	
APPERSON,ZACHARY V ETAL			LA GRANGE	NC 28551	PO BOX 625
SUNSET LANE PROPERTIES LLC			ROCKY MOUNT	NC 27802	PO BOX K

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: Mary Elizabeth Ward Bowen

Applicant Address: 590 New Waverly Pl Ste 120 Cary NC 27518

Business Phone: 919-859-3224 Email/Cell: beth@bowenlawfirm.net/919-418-7137

Property Owner Name: Mary Elizabeth Ward Bowen

Address of Property: 97 & 99 Sunset Lane Beaufort NC 28516

Phone Number: 919-418-7137 Email/Cell: beth@bowenlawfirm.net/919-418-7137

PROJECT INFORMATION

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

Replace rotten siding on entire house with white cement based artificial cedar siding. See attached photos of exact siding material. Also attached is a rendering with the white cedar based artificial siding.

Estimated Cost of Project: \$ 60,000

Year House Built: 1985

Mary Elizabeth Ward Bowen
Applicant Signature

7/17/2020
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.

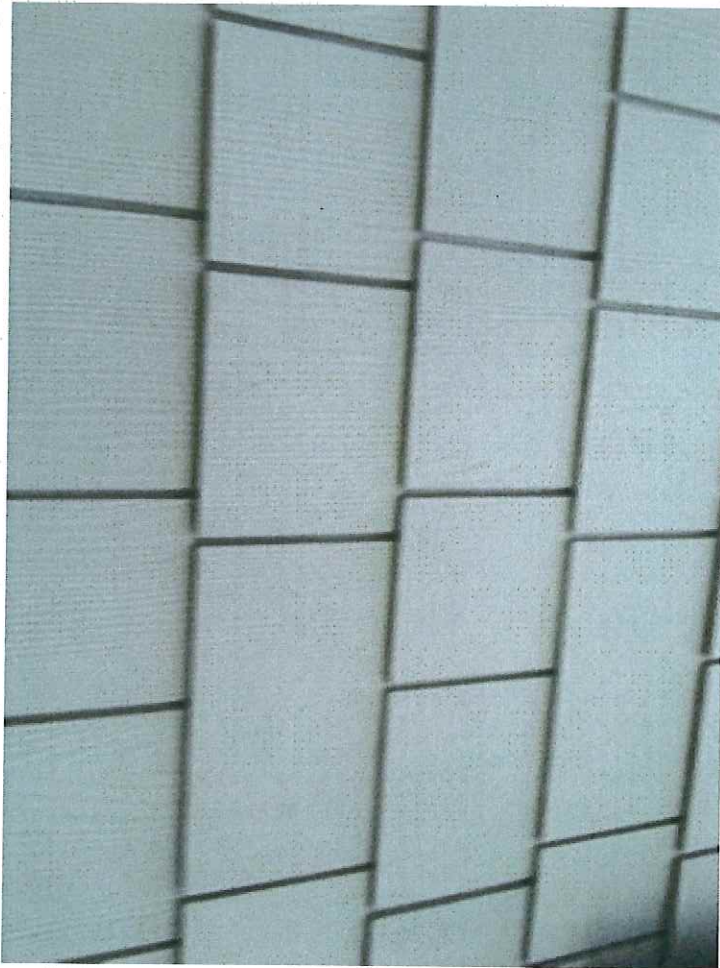
OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____















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, September 1, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-19 119 Orange Street - Fence

BRIEF SUMMARY:
Add Beaufort Style Fence, new 60” gate – approximately 10’ of new fence.

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: August 14, 2020
Case No. 20-19

Request: Add Beaufort Style Fence

Applicant Robert Marshall
 2804 Rothgeb Drive
 Raleigh, NC 27609

Property Information:

Owners: Same
Location: 119 Orange Street
Parcel Id # 730617009881000

Project Information:

In the District Survey, updated by Ruth Little, the structure at 119 Orange Street is described as the Carl Alfred Hatsell House C. 1905. 2-story, gable and wing Queen Anne house with 2-story cut-away bracketed bay window with pedimented cross gable. Plain siding, diamond shingles in gable ends, louvered Palladian gable window, 1/1 sash with molded caps, and 1-story porch with turned posts, railing, and spindle frieze. Now a duplex. Built between 1904 and 1908. C Garage C. 1930 1-bay shed-roof garage. NC Shed c. 1950 Small metal-walled tool shed.

Proposed Work:
 New Fence

Material:

-

Color:

-

Attachments:

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

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.

BHPC Case 20-19 119 Orange Street - Fence

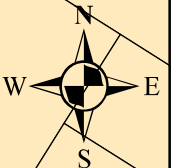
Legend

- NCHPOpoints
- Tax_Parcel_Data



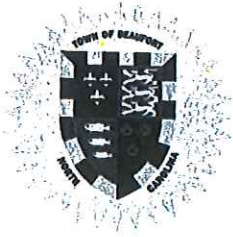
60 30 0 60 Feet

54



<u>OWNER</u>	<u>MAIL_HOUSE</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>STATE</u>	<u>ZIP</u>	<u>MAIL_ADD2</u>
ALLAN,MARTIN D ETUX JOYCE E	50	WINDY RIDGE	MILTON	WV	25541	
GLOVER,ELAINE H ETVIR MICHAEL	12908	PECAN TERRACE	MIDLOTHIAN	VA	23112	
GOELLNER,ALBERT J ETUX RUTH	118	ORANGE ST	BEAUFORT	NC	28516	
GROTHER,SANDRA F	2985	DISTRICT AVENUE #565	FAIRFAX	VA	22031	
HIGHSMITH,SALLY C ETVIR HERBER	2714	PEACHTREE STREET	RALEIGH	NC	27608	
JOHNSON,ZACKARY IAN	206	ANN STREET	BEAUFORT	NC	28516	
MARSHALL,ROBERT ETUX LORENA	2804	ROTHGEB DRIVE	RALEIGH	NC	27609	
MOUNTCASTLE,RICHARD ETUX AMAND	12121	CASTLE RIDGE ROAD	RALEIGH	NC	27614	
PAGE,GEORGE W ETUX CARROLL			DALLAS	TX	1589 75283	PO BOX 831589
STEPHENSON,CATHERINE POTTER	116	ORANGE ST	BEAUFORT	NC	28516	

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



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$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: Robert N. Marshall, III

Applicant Address: 2804 Rothgeb Drive, Raleigh NC 27609

Business Phone: n/a Email/Cell: 919-260-4363

Property Owner Name: Robert N. Marshall, III and Lorena Benavides

Address of Property: 119 Orange St, Beaufort NC 28516

Phone Number: 919-260-4363 (cell) Email/Cell: robertmarshallmd@gmail.com

PROJECT INFORMATION

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

Repair of rotten wood on fence gate in front yard. Removal of gate in driveway with construction of new gate, 60" height. "Beaufort style" fence to match current front yard fence and town appropriateness. Construction of approximately ten feet of new fence, 60" height, on northwest corner of house to fully enclose backyard. This piece also to be done in "Beaufort style" pickets to match.

Estimated Cost of Project: \$ \$1800

Year House Built: 1902

fmzbl
Applicant Signature

July 20, 2020
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. *(existing gate in driveway)*
- An indication of all trees to be replaced and/or removed. *N/A*
- A landscaping plan indicating major planting materials. *N/A*
- Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only. *N/A*
- All types of building material samples. *N/A*
- If a project involves the reconstruction of an earlier feature of a historic structure, documentation of the prior existence of such feature. *N/A*

N/A

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

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

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

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

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

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

Adjacent property owners:

117 Orange Street—George Page
PO Box 831589 Dallas, TX 75283

121 Orange Street—Elaine Glover
12908 Pecan Terrace Midlothian, VA 23112

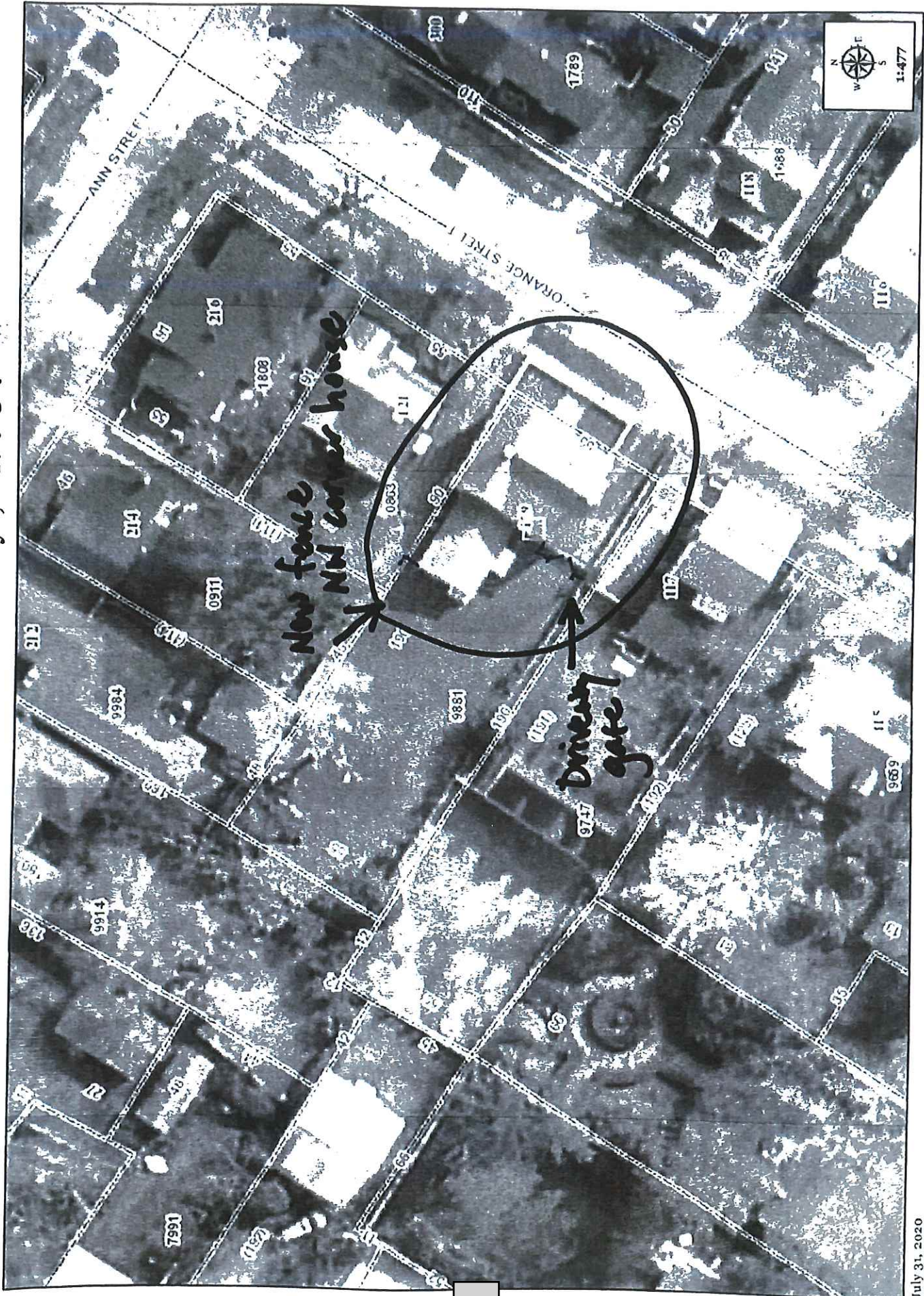
214 Ann Street—Martin Allan
50 Windy Ridge Milton, WV 25541

212 Ann Street—Sandra Grotheer
2985 District Ave #565 Fairfax, VA 22031

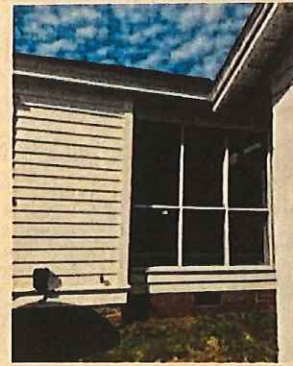
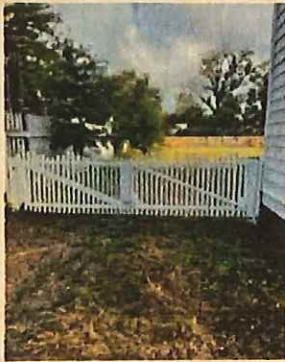
118 Orange Street—Ann Goellner
118 Orange Street Beaufort, NC 28516

Attachment
MARSHALL document
119 ORANGE ST.

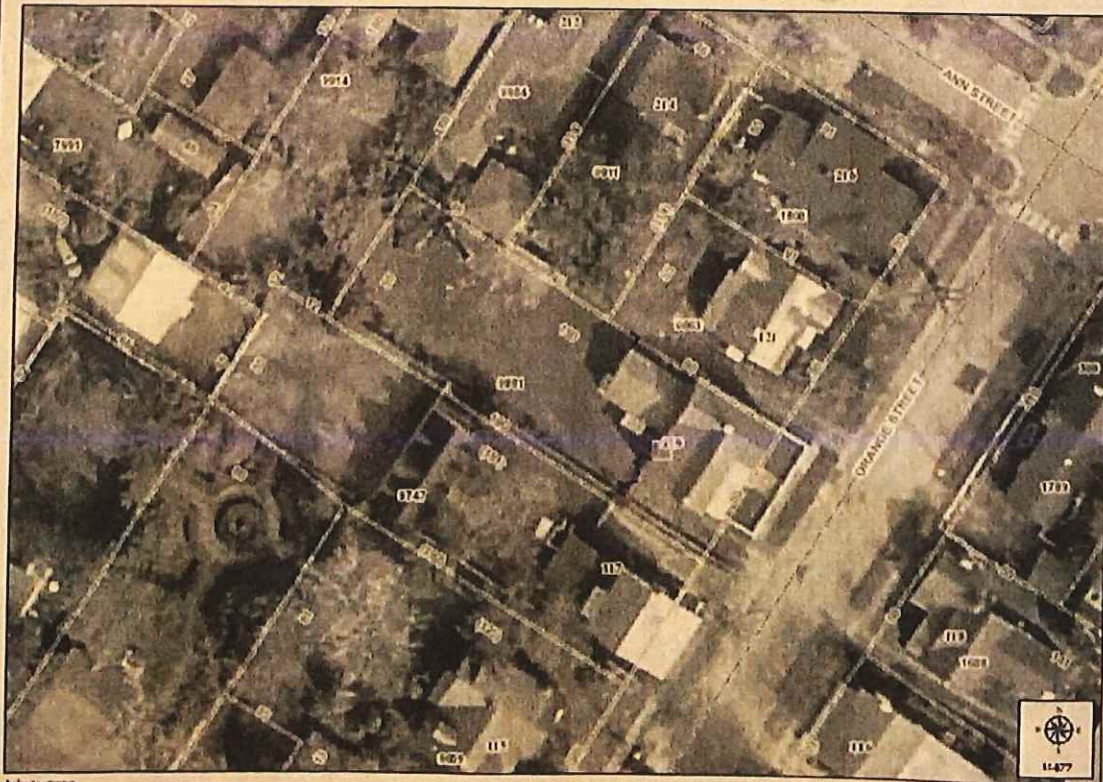
Carteret County, N.C.



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Carteret County, N.C. 🏠



July 31, 2020

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