



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, July 06, 2021 - Meeting will be held Virtually via Zoom due to the COVID-19 Pandemic Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) Minutes Approval from the June 1, 2021 Meeting

Administration of Oaths

- [1.](#) Items Used for Consideration and Deliberation

New Business

- [1.](#) Case 21-25 616 Ann Street – Off Street Parking
- [2.](#) Case 21-26 313 Ann Street – Historic Plaque
- [3.](#) Case 21-27 513 Front Street – Signage
- [4.](#) Case 21-28 204 Turner Street – Addition
- [5.](#) Case 21-29 129 Turner Street – Signage

Public Comment

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, June 01, 2021 - Meeting will be held via Zoom due to the COVID-19
Pandemic
Minutes**

Call to Order

Chair Terwilliger called the June 1, 2021 meeting to order at 6:00pm.

Roll Call

Present for the meeting were Robert Terwilliger, Joyce McCune, Laura Sicklin, John Stephens, Bradley Cummins and John Flowers. Secretary Winn declared a quorum with all members present.

Also present for the meeting were Kyle Garner, Jeremy Ganey, Denice Winn, Arey Grady, Town Attorney, Commissioner Ann Carter, Commissioner Marianna Hollinshed and Commissioner John Hagle.

Agenda Approval

Chair Terwilliger asked if there were any changes to the Agenda if not he stated he would entertain a motion. Vice Chair McCune asked why the cases skipped "23". Mr. Garner explained that a matter had been assigned that number but the applicant has not paid for the COA.

Hearing no changes to the Agenda, Vice Chair McCune made the motion to approve the Agenda as it was presented. Board Member Stephens made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous in favor to approve the Agenda as it was presented.

Minutes Approval

Chair Terwilliger asked if there were any changes to the minutes from the May 4, 2021 meeting. Hearing none he asked for a motion to approve the Minutes as they were presented. Board Member Cummins made the motion to approve as they were presented. Board Member Flowers made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous in favor to approve the May 4, 2021 Minutes as they were presented.

Administration of Oath

Chair Terwilliger stated that a detailed list of the documents that would be used for deliberation and consideration could be found on page 13 of the packet.

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

Secretary Winn administered the Oath to staff members Kyle Garner and Jeremy Ganey.

Secretary Winn administered the Affirmation to witnesses Jeff Adams, Rodney Ward, George Littlewood and Page Littlewood.

New Business

- 1. Case 21-22 510 Front Street – Signage

Chair Terwilliger opened Case 21-22, 510 Front Street, Signage.

Mr. Garner presented the staff report and application information. He stated that Mr. Jeff Adams submitted a request for two signs on the Front Street side of the building. He stated that this is a total of 28.25 square feet. Mr. Garner said that if Mr. Adams chose to he could also have the same signs on the water side for a total of 56.50. Mr. Garner stated to Mr. Adams that he could discuss that tonight even though he was only asking for the front side of the building. Mr. Garner said that Mr. Adams was present to answer any questions and that all colors and materials have been provided.

Chair Terwilliger asked Mr. Adams if he had anything to add. Mr. Adams stated that if the waterside could be consider for approval that would save time in the future.

Chair Terwilliger polled the members of the Board to see if they had any questions or statements. Board Member Stephens wanted to know where the signs would be located on the waterside. Mr. Adams stated that would be directly opposite from the front side. Board Member Stephens stated he wanted to know about the elevation of the signs with the porch enclosure and also his concern was whether or not the signs would go on the railings. Mr. Adams stated that the signs would not be going on the railings. Board Member Stephens stated he was trying to understand where they would be placed. Mr. Adams stated that he would just take off the request for the waterside and just go with the Front Street side of the building and come back with drawings and pictures. No other questions or comments concerning the signs. Board Member Sicklin asked what was going to be in the Bodega. Mr. Adams explained what was going in the store.

Chair Terwilliger confirmed with Mr. Adams that he just wanted the signs on Front Street consider and Mr. Adams stated yes, he would come back for the waterside.

Chair Terwilliger asked for a motion on the Findings of Fact. Board Member Stephens made the following motion, having reviewed the record and having considered all evidence submitted and oral testimony for case #21-22, I move that the Commission conclude that the pending application beets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks; Signage Guidelines, 8.6.1, 8.6.2, 8.6.3 and 8.6.5. Board Member Flowers made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous in favor to approve the Findings of Fact.

Chair Terwilliger stated that based on the Findings of Fact he asked for a motion for the approval of the COA in this case. Board Member Flowers made the following motion; based upon the foregoing findings of fact, I move that the Commission conclude that the proposed project is not incongruous with the special character of the historic district as a whole and that at Certificate of Appropriateness for case #21-22 be issued for the proposed work. Board Member Stephens made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous in favor to approve the issuance of the Certificate of Appropriateness.

Chair Terwilliger stated that the COA had been approved and he closed discussion on case 21-22.

2. Case 21-24 113 Front Street – Exterior Renovations & Exterior Stairs

Chair Terwilliger opened case #21-24, 113 Front Street, Exterior Renovations and Exterior Stairs.

Mr. Garner gave a summary of the application and what the applicant is requesting. Mr. Garner clarified that in the staff report he had made an error concerning the proposed area to be cantilevered, he said the report had 8" and it is supposed to be 18". He stated that the Littlewood's diagram is 18" and that is what they will be going with. He said he has included the sections from the Land Development Ordinance concerning encroachments and side setbacks and this is not an issue. Mr. Garner stated that the Littlewoods are requesting only the exterior renovation and not the stairs at this time. He stated that everything is in the packet and the Littlewoods are present for questions.

Chair Terwilliger asked the Littlewoods to confirm that they wanted to remove the stairs. Ms. Littlewood stated that is what she told Mr. Garner but after discussion they decided to go ahead and go forward with consideration of the stairs. Chair Terwilliger told the Littlewoods that there is a time limit on the COA and that they may have to come back if they don't get it done within the time frame and they said they wanted the stairs to be considered.

Chair Terwilliger polled the members of the board to see if they had any questions or comments. Board Member Flowers had a question concerning the bump out. He wanted to know if it was a window or what it was. Mr. Ward stated that there was no window and it was a louvered look. Board Member Flowers asked if that look was on any other part of the house and Mr. Ward stated yes, on the front. Vice Chair McCune asked if the whole bump out was louvered and if there were any windows. Mr. Ward confirmed that it was louvered and that there were no windows. Vice Chair McCune wanted to know if the louvers would match the white on the house or the darker color of the shutters and Mr. Ward stated they would match the shutters. Vice Chair McCune wanted to clarify that the stairs would be painted and Ms. Littlewood stated that was correct. Board Member Sicklin asked about the treads and decking color. Mr. Ward stated they would be painted to match the front porch.

Chair Terwilliger stated if there were no more concerns he would asked for a motion for Findings of Fact. Board Member Stephens made the following motion for the findings of fact; having reviewed the record and having considered all evidence submitted and oral testimony for case #21-24, 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; Appropriate Guidelines are, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.10 and under Accessibility and Life Safety Guidelines, 6.8.1 and 6.8.2. Board Member Cummins made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous in favor to approve the Findings of Fact.

Chair Terwilliger stated that based on the Findings of Fact he asked for a motion for the approval of the COA in this case. Vice Chair McCune made the following motion; based upon the foregoing findings of fact, I move that the Commission conclude that the proposed project is not incongruous with the special character of the historic district as a whole and that at Certificate of Appropriateness for case #21-24 be issued for the proposed work. Board Member Stephens made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous in favor to approve the issuance of the Certificate of Appropriateness.

Chair Terwilliger stated that the COA had been approved and he closed discussion on case 21-24.

Public Comment

There was no public comment.

Commission / Board Comments

Chair Terwilliger opened Commission/Board comments. He stated that he was going to go first as there has been some communications with the group at large over concerns in the community. He said that he didn't have a problem with going out and seeing things but the Commission is bound by certain rules. He said that they cannot congregate or discuss things as a group in private and that it has to be in an open public format and under testimony. Chair Terwilliger suggested that in the future going forward that Mr. Garner is copied and that they CC him. He stated that Mr. Garner will send out his team to access the situation and they would go from there. Chair Terwilliger then talked about the new Standards and continuing this meeting to a date to be determined for the following week. He said that meeting would be to discuss the new Standards.

Board Member Sicklin stated that the proposed dates second meeting did not work as she has something on both of them. Vice Chair McCune stated she will be out of town on the 7th also, but she could do a Zoom meeting from the mountains. Board Member Cummins, a word of encouragement about going into the community and spotting things and being engaged. He also stated that a poll could be done to see what dates work for everyone for the meeting on the Standards. Board Member Stephens brought up the blade sign at 300 Front Street. He also asked about the application for the removal of the ramp and adding the chair lift. Board Member Stephens brought up Sunset Lane and the application for that property. He stated that it was probably over seven years ago that it was submitted. Board Member Stephens brought up his email concerning the old Spouter location and what is going on there, what has been done and what hasn't been done, also what is being done looks like it isn't correct. Board Member Flowers stated that he was unsure of the rules with discussions. He did not realize that if something was not before the Board that it could not be talked about. Board Member Flowers said that he did have a discussion with Mr. Garner concerning the property on Moore Street and he wanted to know what happens from here. Vice Chair Terwilliger stated the emails were not the problem, just the process.

Chair Terwilliger closed Commission/Board comments.

Staff Comments

Chair Terwilliger opened staff comments for Mr. Garner and Mr. Ganey to address all questions and concerns presented by the Board members.

Mr. Ganey started by stated that it is 215 Moore Street. He said that the owner has a Minor Work Permit to address the problems with the house. Mr. Ganey did say that the windows that are being replaced are not historical windows. Vice Chair McCune wanted to know if there was any way that the members could

be kept informed of the minor works that were going on. Mr. Garner stated that they could give a monthly report. Mr. Garner stated the COA and minor works need to be displayed on site.

Mr. Garner addressed the concerns brought up by Board Member Stephens. He stated that the owner of 300 Front Street has been out of the country but is now back and will be filling out an application to come before the Board. Mr. Garner then addressed the sided of the building concerning the ramp and lift. The ramp did not meet ADA requirements so the lift was put in. Mr. Garner said he felt that the Sunset Lane house was approved sooner than seven years ago and the structure is a single family dwelling. He said that if any member wants to look at a file they can come in and do so. He then went to 218 Front Street and he wanted to encourage everyone to remember that projects are finished when a Certificate of Occupancy are issued and as far as the bulk head, CAMA has also not signed off on. Mr. Garner said the applicant is aware of the fence height and this is a work in progress. Chair Terwilliger had a question concerning the fence size and if there is a time limit concerning the height of the fence. Mr. Garner stated that not now that they have been before the HPC and they have gotten approval. Mr. Garner stated that they will not get a Certificate until all elements of the COA have been met. Mr. Garner stated that the Board and the public can come review files at anytime. Vice Chair McCune stated that she remembers the Sunset Lane property coming before the board because she had an item also. Mr. Garner stated this was a fairly quick item on the Agenda with few questions and Vice Chair McCune agreed. Mr. Garner said if we have the recording anyone is welcomed to listen to it. There was more discussion concerning the length of time of the construction and the ownership of the property.

Mr. Garner stated this discussion was a good opening to talk about the new Standards. He stated that it is looking like the next week won't work and Ms. Winn did send out a poll to everyone, so, he stated the the week of the 14th to the 18th would be better and details were discussed around setting a time for this meeting and the new member. Board Member Cummins asked if this would be a live meeting or by Zoom. Mr. Garner stated that he would look into that. Mr. Garner also brought up discussions concerning putting a "Sunset" clause on projects and this was discussed with Mr. Grady he explained how this could work with the Ordinance, inspections, 160D and the like. Mr. Garner asked the members to ride by 608 Broad Street to see the select removal of the structure.

Vice Chair McCune asked if it was a requirement to disclose that a house is in a historic district. Mr. Grady said he wasn't sure but he would look into it. There was more discussion concerning the historic district and potential buyers receiving full disclosure.

Secretary Winn gave an update as to where and how to find the meeting that the Sunset Lane was included on. She stated that it was March 6, 2018 and the minutes were there for review. She said she would look further for the recording and any other information.

Adjourn

Chair Terwilliger asked for a motion to adjourn the June 1, 2021 meeting. Board Member Stephens made the motion to Adjourn. Board Member Flowers made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous, by the members who were present, in favor to adjourn the June 1, 2021 meeting. Laura Sicklin had left prior to this vote.

Robert Terwilliger, Chair

Denice Winn, Board Secretary

- The Beaufort National Register Historic District Comprehensive Survey (A Resurvey of the 1970 Survey) compiled by Ruth Little, 1997
- Beaufort An Album Of Memories by Jack Dudley
- The Design Guidelines for The Beaufort Historic District & Landmarks (1994, Revised 2008)
- The Town Of Beaufort Land Development Ordinance (Adopted 2013)
- The 2018 North Carolina Existing Building Code Chapter 12, Historic Buildings
- The Town Of Beaufort Comprehensive Plan Update, prepared by the East Carolina Council Of Governments (Adopted 2012)



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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, July 6, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case 21-25 616 Ann Street – Off Street Parking

BRIEF SUMMARY:
Install Brick Paver Driveway 60’ Long & 8’ Wide

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: May 27, 2021
Case No.: 21-25

Request: Install Brick Paver Driveway 60’ Long & 8’ Wide

Applicant: Billy Tickle (Superior Structures)
P. O. Box 185
Beaufort, North Carolina 28516

Property Information:

Owner: Gray 7 Debbie Reed
Location: 616 Ann Street
PIN: 730506295917000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 616 Ann Street, C, circa 1785, **Wade House**. 1 1/2-story Federal style coastal cottage, 3-bays wide, with engaged porch, replacement Craftsman style posts and railing. Replacement gable end chimney, plain siding, and 9/6 and 4/4 sash.

Material: Brick

Color: See project information included in application.

Attachments:

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

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.

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: Superior Structures, Inc.
Applicant Address: PO Box 185 Beaufort, NC 28516
Business Phone: 252-728-4170 Email/Cell: 252-808-7337

Property Owner Name: Gray + Debbie Reed
Address of Property: 616 Ann St.
Phone Number: 919-441-6918 Email/Cell: debbie and gray reed @ gmail.com

PROJECT INFORMATION

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

We propose to install driveway approximately 60' long and 8' wide on left side of house consisting of Pine Hall Storm Pavers F.R. which are permeable. Photos Attached.

Estimated Cost of Project: \$ 9K Year House Built: _____
Applicant Signature: [Signature] Date: 04/20/21

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

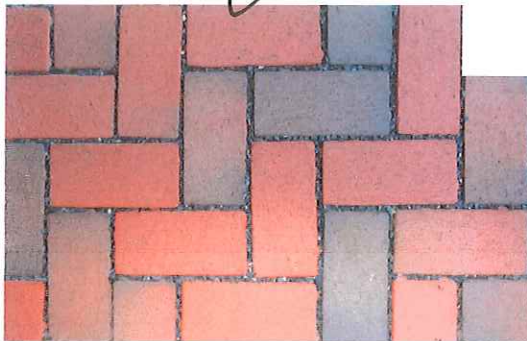
Received by: 5/5/2021
Date: [Signature]

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



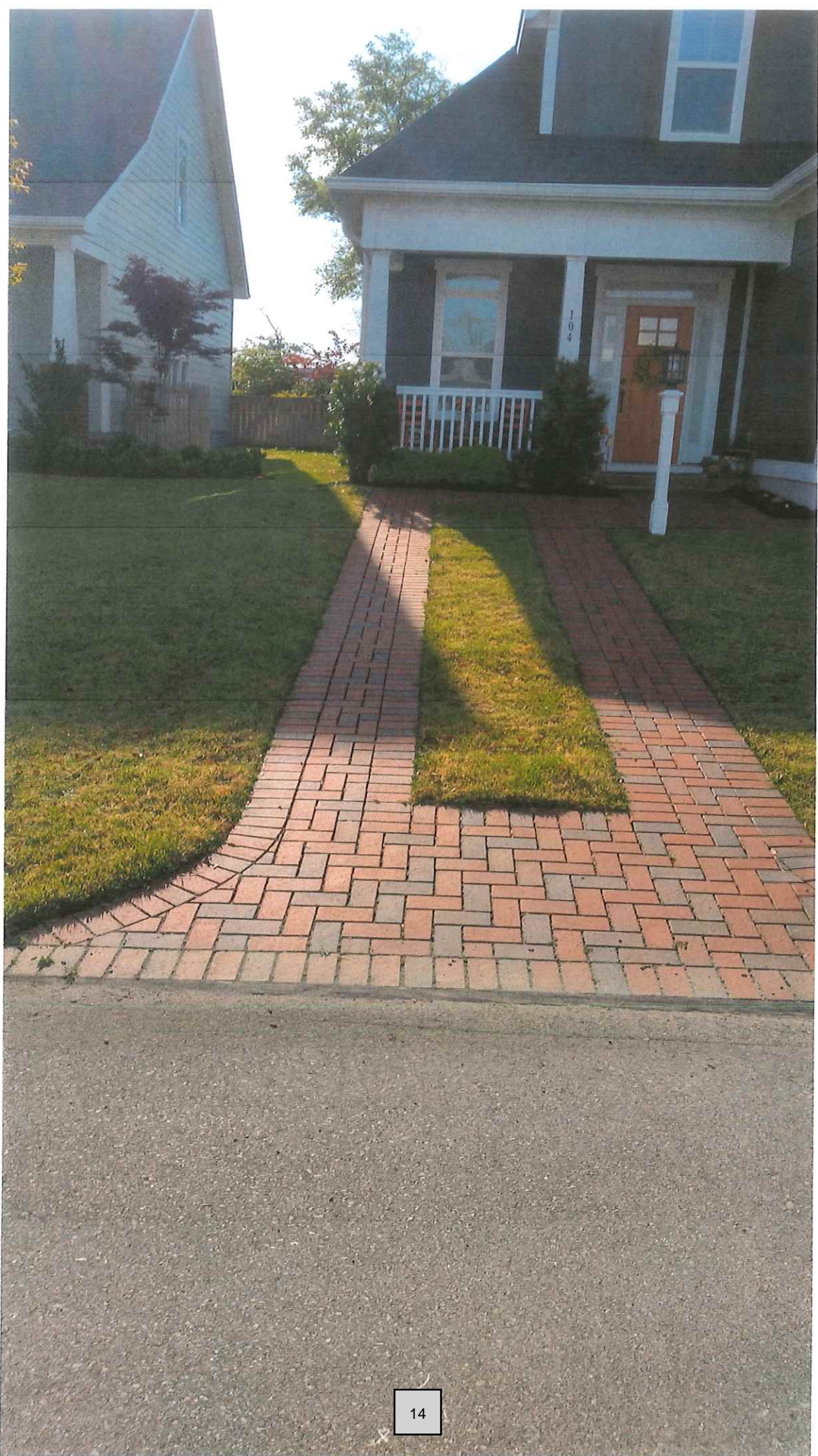
StormPave Permeable Pavers

[Go Back](#)

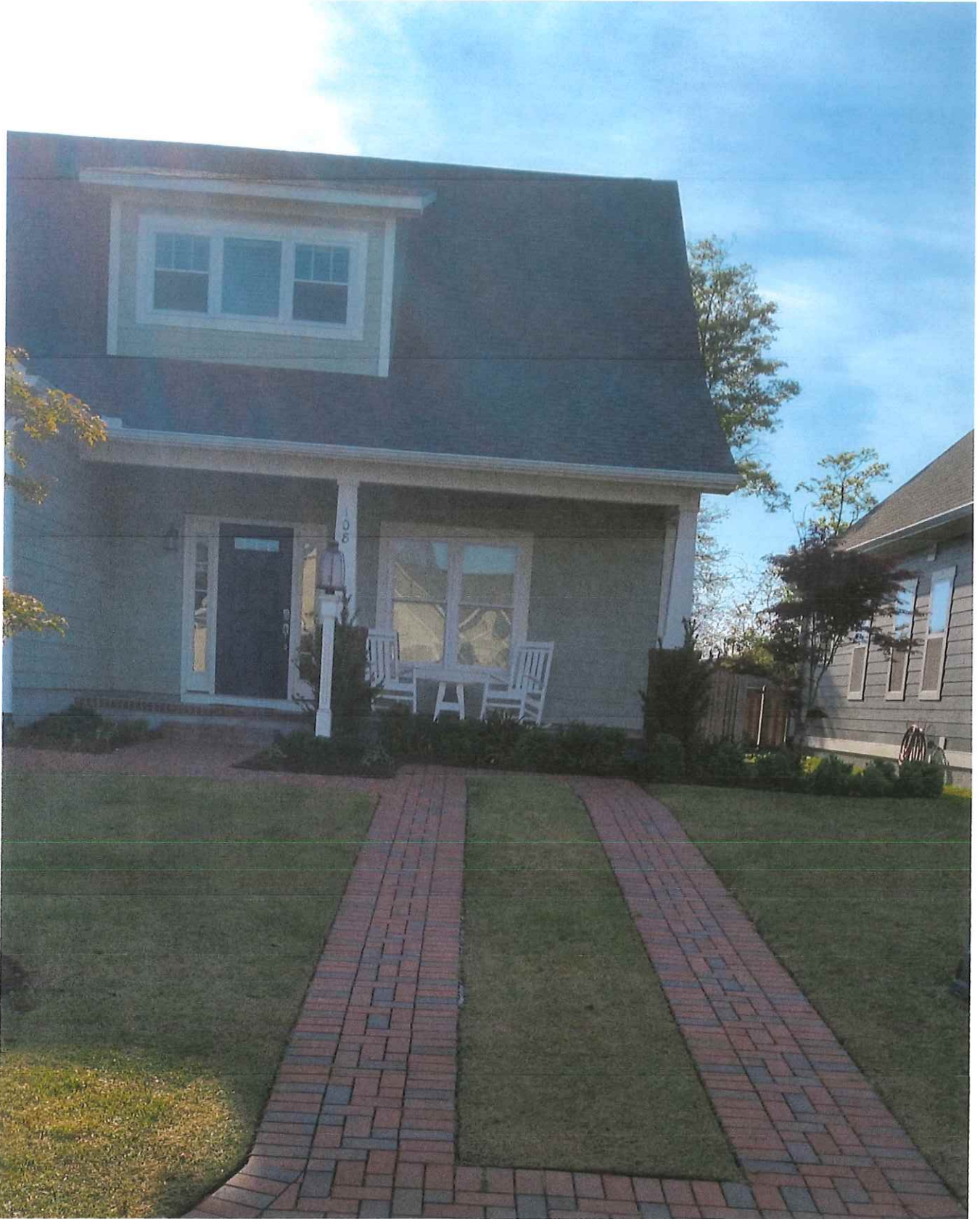


StormPave Full Range 4x8 clay pavers feature beveled edges for crisp clean lines and large spacer bars to provide spacing for washed aggregate filled joints that allow water to drain freely between the paving units. Less than 1/2" gaps for ADA Compliance. Initial rate of infiltration of over 500 inches per hour. The dimensions are 4" by 8" by 2.25" thick. The paver complies with ASTM C902, Class SX, Type I, Application PX and ASTM C67 for Freeze/Thaw. All Heavy Vehicular pavers comply with ASTM C1272.

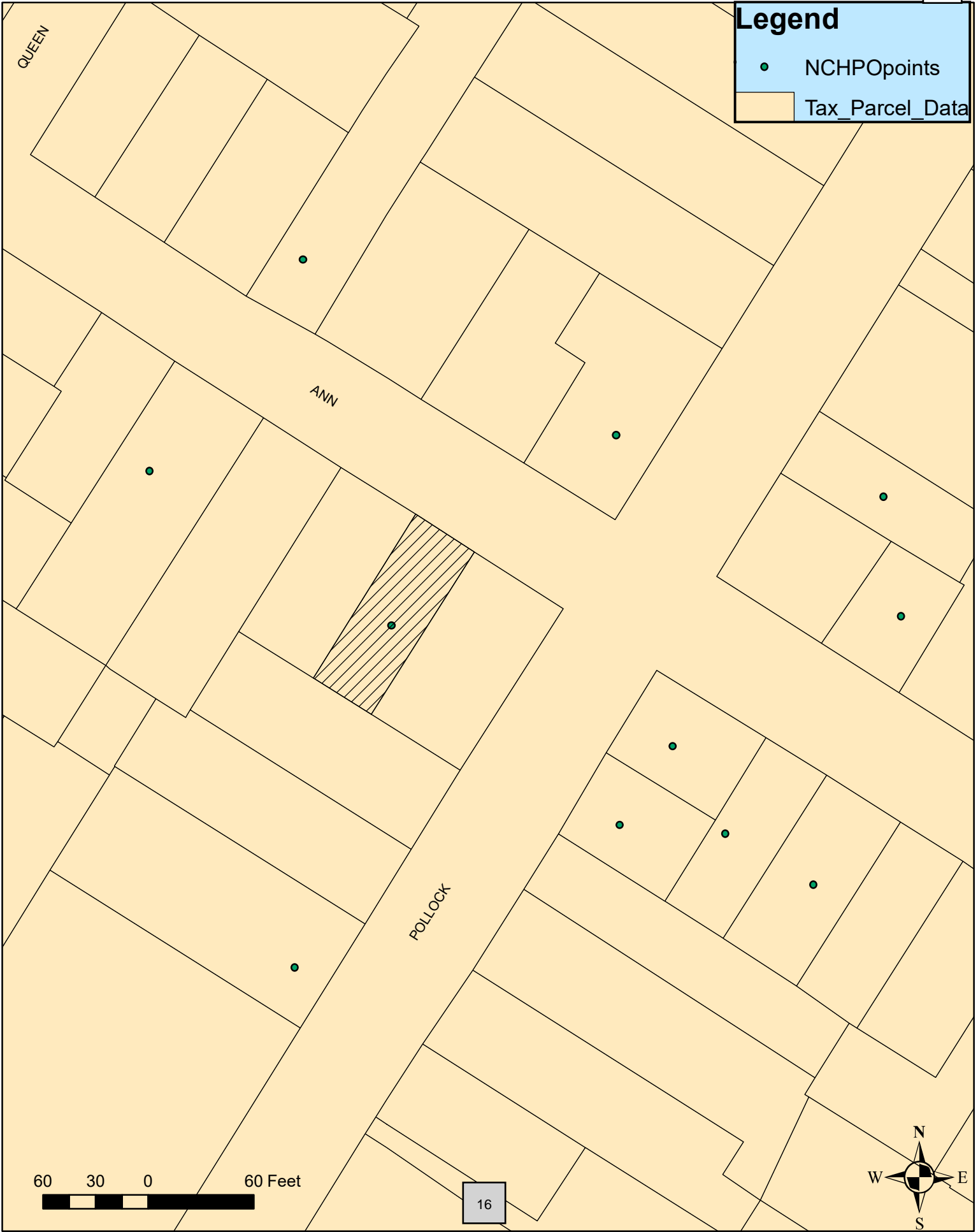
StormPave Permeable Pavers are available in the following colors



From: **Billy Tickle** superiorstructures86@gmail.com
Subject: 616 Ann St.
Date: May 5, 2021 at 10:15 AM
To: Kyle Garner k.garner@beaufortnc.org

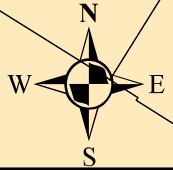
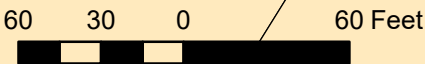


BHPC Case 21-25 - Off Street Parking - 616 Ann Street



Legend

- NCHPO points
- Tax_Parcel_Data



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZIP</u>
BARNES,JEFFRESS S D ETUX LEE D	619	ANN STREET	BEAUFORT	NC	28516
CURRIN,JAMES BARON ETUX JUDY H	618	ANN STREET	BEAUFORT	NC	28516
FLYNN,JOHN J ETUX BARBARA A	10317	ROADSTEAD WAY WEST	RALEIGH	NC	27613
OXHOLM,REBECCA B	7301	BAY HILL COURT	RALEIGH	NC	27615
REED,G GRAY ETUX DEBORAH	2001	TRADD COURT	RALEIGH	NC	27607
WOOD,ELWYN D ETUX ETAL	113	POLLOCK STREET	BEAUFORT	NC	28516

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Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, July 6, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case 21-26 313 Ann Street – Historic Plaque

BRIEF SUMMARY:
Request for a Historic Plaque at 313 Ann Street

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:
10 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: June 23, 2021
Case No.: 21-26

Request: Request for a Historic Plaque at 313 Ann Street

Applicants: Ian and Tracy Huckabee
 313 Ann Street
 Beaufort, NC 28516

Property Information:

Owners: Same
 Location: 313 Ann Street
 PIN: 730617105853000

Project Information:

In the District Survey, updated by Ruth Little, the house at 313 Ann is described as **HOUSE** c. 1910. 2-Story, 3-bay, Colonial house with deck-on-hip roof. Front cross gable, plain siding, boxed eaves, interior brick chimney. And 1/1 sash. 1-story Doric front porch. Appears on Sanborn’s 1913 map, but does not on the 1908 Map.

Proposed work:

- Request for a Historic Plaque.

Attachments:

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

Eligibility:

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

Documentation:

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

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

Plaque Guidelines:

4.2.1

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

4.2.2

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

4.2.3

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

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)

Ian and Tracy Huckabee

Address

313 Ann St.

Telephone number

919-768-2512

2. Address of Property

313 Ann St.

3. Year building/structure was built

1910

4. Builder's name (if known)

Winfield Scott Chadwick

5. Architect's name (if known)

?

6. First Owner (if known)

Winfield Scott Chadwick

7. Describe architectural style of building

2-story Colonial Revival with deck-on-hip roof, front cross gable, boxed eaves and 1-story Doric front porch

8. Important or interesting facts about the building/structure (can be answered on a sheet of paper.)



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.

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

I've attached photos of the unfinished
attic.

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

The 1913 Sanborn map

ADJACENT PROPERTY OWNERS

Name: Nelson & Patricia Taylor

Address: 311 Ann St.

Phone: _____

Name: Bill and Laura Mosier

Address: 307 Ann St.

Phone: 484-400-6554

Name: ³⁰⁹~~307~~ Ann St. ↙

Address: Bill Mosier

Phone: 484-400-6554

Name: ~~207~~ David Brannan

Address: 207 Turner St.

Phone: 704-236-3060

Name: Richard Collins (son: Chris)

Address: 315 Ann St.

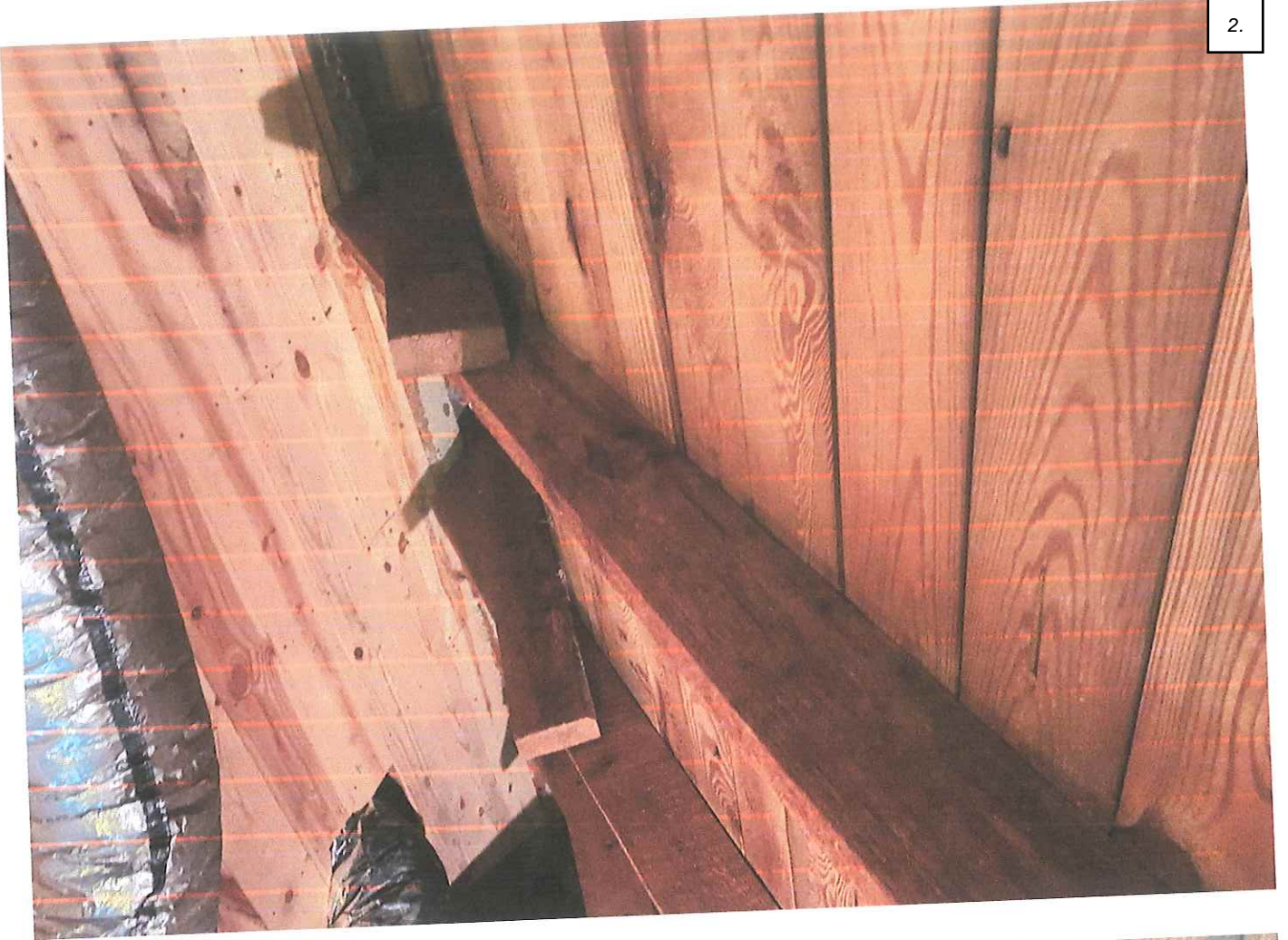
Phone: 404-915-4089

Name: _____

Address: _____

Phone: _____







6/4/2021

Tracy Huckabee <tracybhuckabee@gmail.com>



Chadwick House

1 message

Mon, May 3, 2021 at 8:02 PM

Mary Faith Warshaw <maryfaithwarshaw@gmail.com>
To: Tracybhuckabee@gmail.com

I believe the house at 313 Ann should be plagued **W.S. Chadwick House circa 1910**. The house wasn't on the 1908 Sanborn, but was on the 1913 map. Winfield Scott Chadwick built the house and the one next door. (See attached)

I'm also attaching snips from my 2nd book: *Historic Beaufort: A Unique Coastal Village Preserved*. If you don't have a copy, Scuttlebutt or Beaufort Linen should have in stock. Borden Mace wrote the introduction to the book, in which he talked about the house.

Also attached is an image of the 1907 fire at 313 Ann, noted on the 1913 Sanborn as "ruins." Henrietta Roberson died in the fire. The Roberson family owned much of the land in the area, including part of the 300 block of Ann.

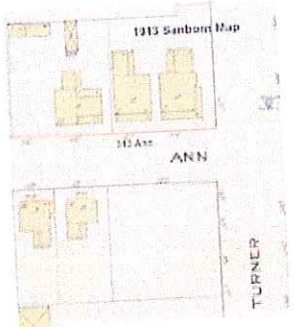
I hope this helps.
Mary

5 attachments

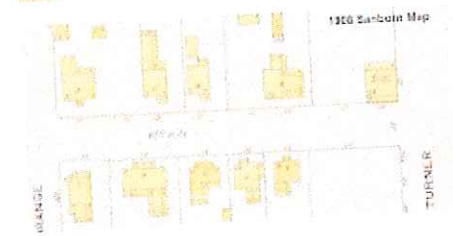


After moving from the Allen Green House on Queen Street, where I was born, and before moving to 614 Ann Street, we finally owned the house at 313 Ann Street next door to the "historic" homes with Taylor, Blinn and Davis families as neighbors. Recollections of moving through the house are still vivid. "Ma" and "Pa" Taylor (Ma and Mr. Nelson William Taylor Sr.) were the second parents to many of the children of Beaufort and the area around it. One of my first memories of moving to 313 Ann Street, North Carolina, USA, was with "Ma" and "Pa" and my grandpa. I was roughly three to four years old. I also regularly walked across Turner Street to have breakfast with Aunt "Light" and Ned Thomas at 411 Ann Street, the former 1890s tenement. Aunt "Light" (Elizabeth Carter Thomas) was everybody's favorite. Years later I discovered that the name "Beagle" had been a common first name in the German-Cherokee families in Dutchess County, New York.

Capture.JPGFromIntroToHistoricBeaufortBook.JPG
84K

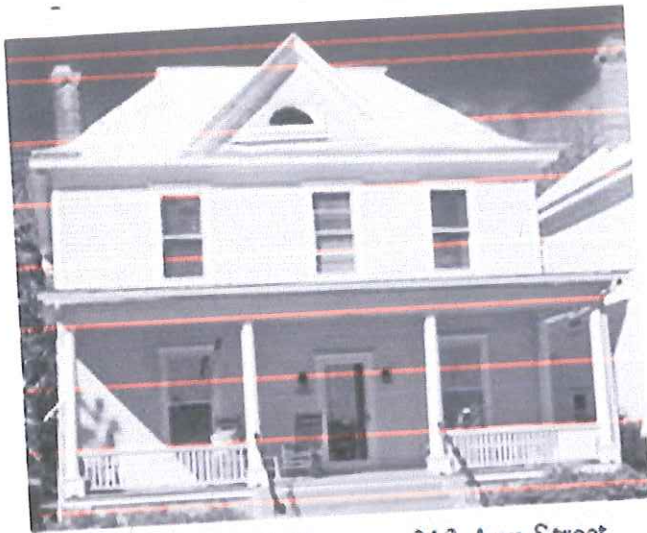


Capture.JPG1913SanbornChadwickHouse.JPG
68K



Capture.JPGSanborn1908Map.JPG
74K

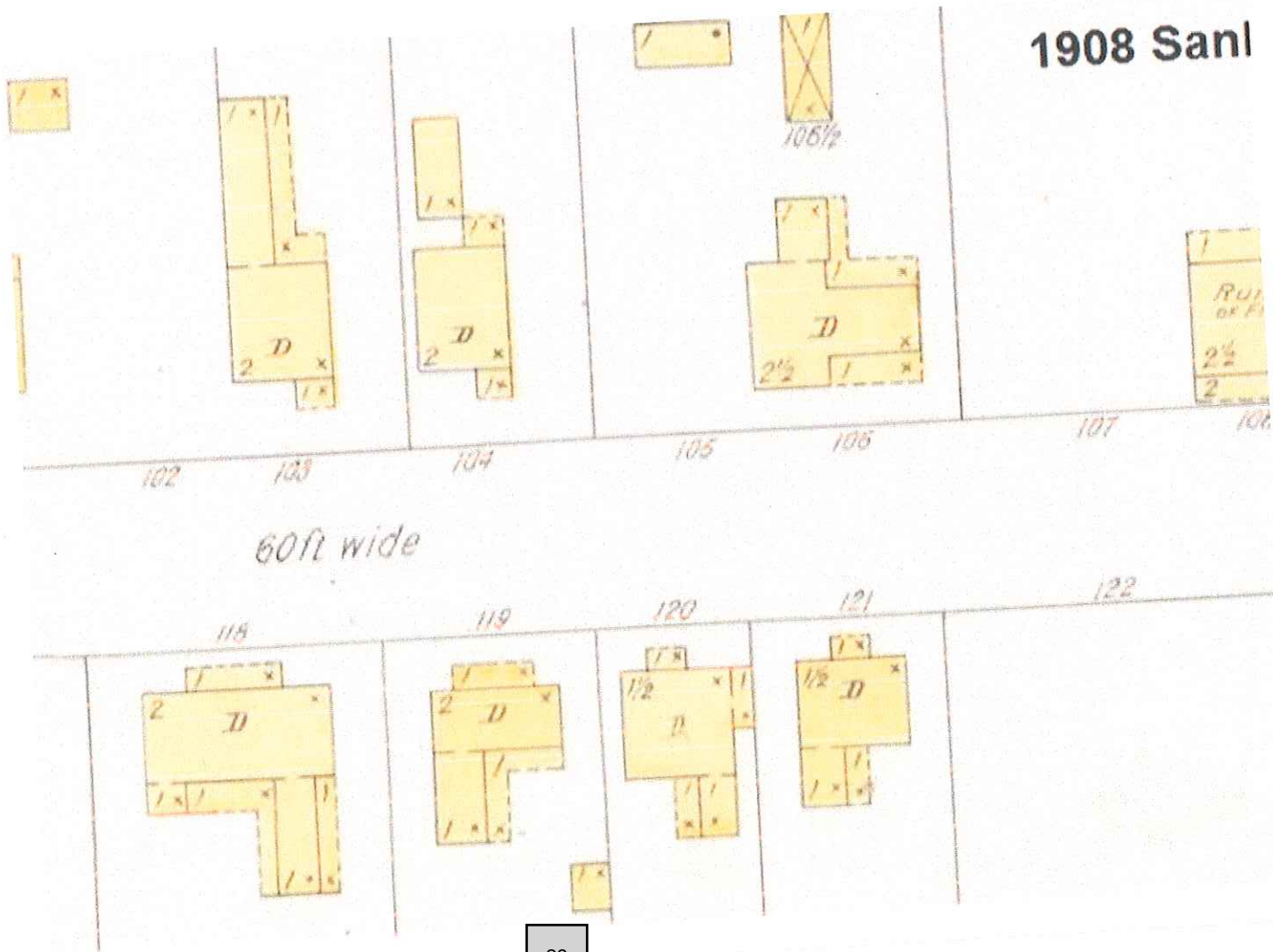
Capture.JPGChadwickHouses.JPG
225K

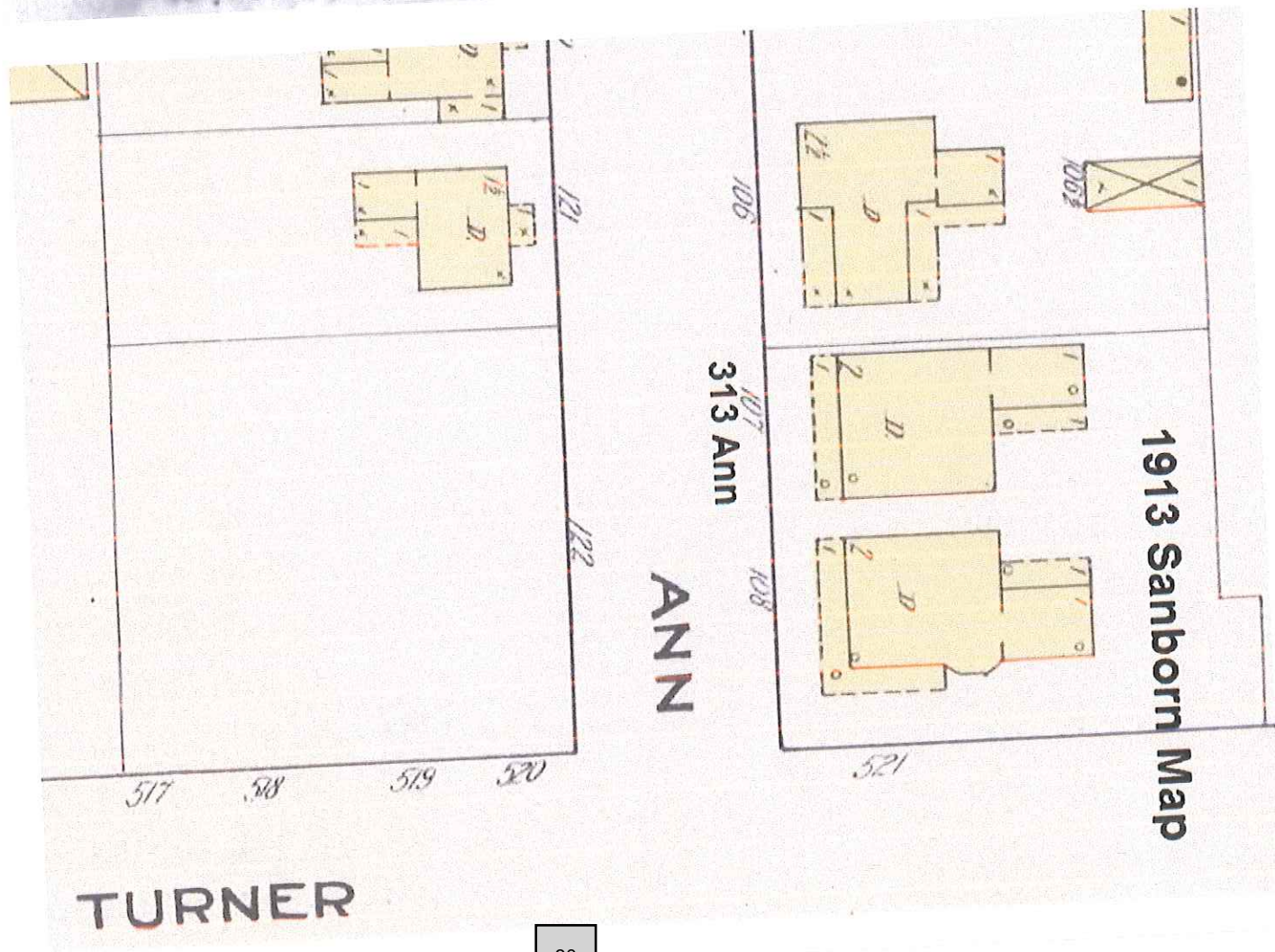
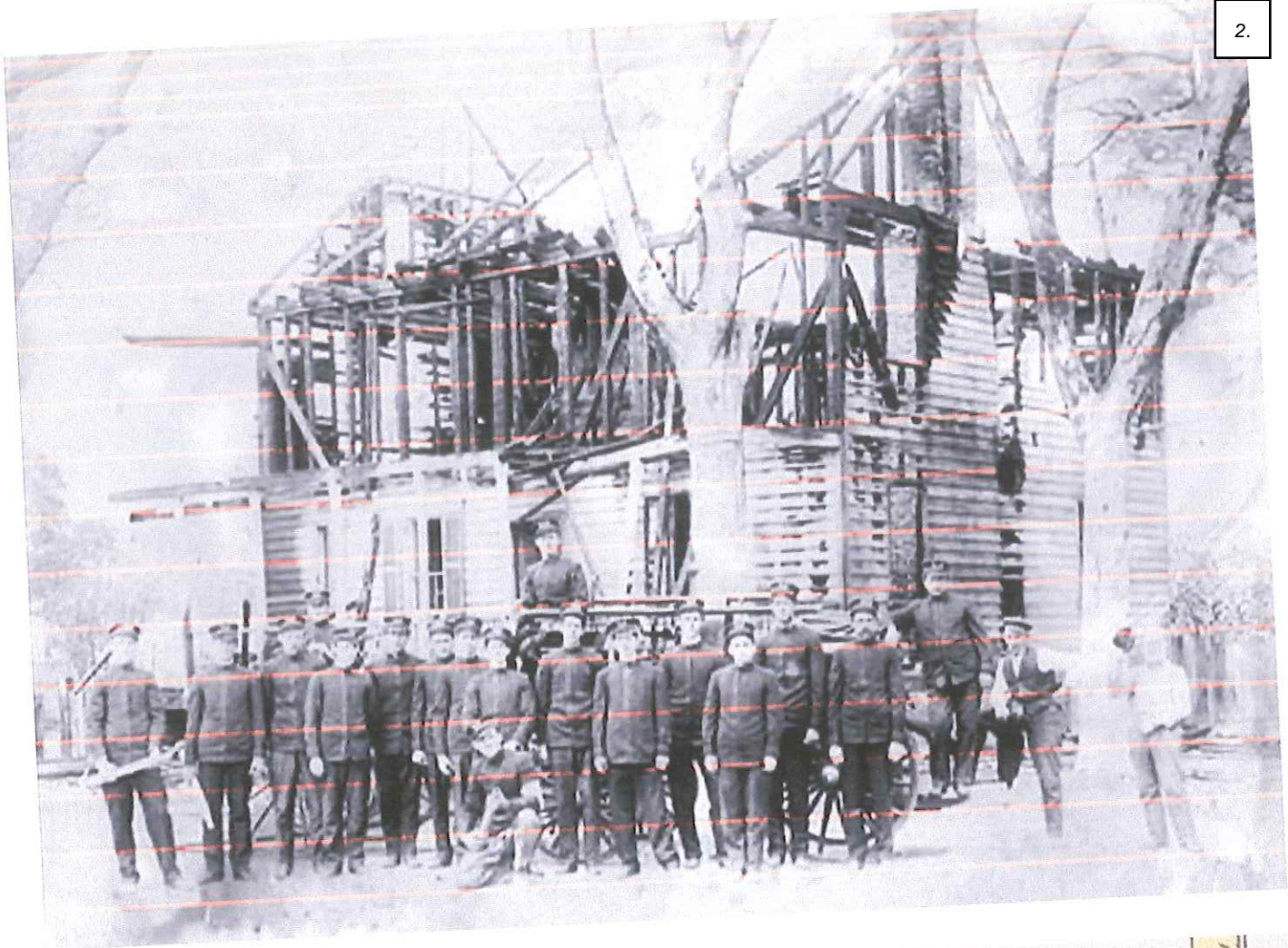


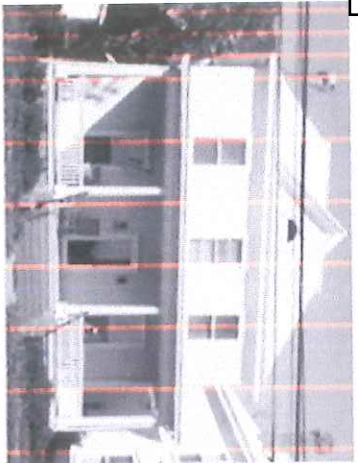
W.S. Chadwick House — 313 Ann Street

After moving from the Allen Davis House on Queen Street, where I was born, and before moving to 619 Ann Street, our family rented the house at 313 Ann Street, next door to the "Leecraft" houses, with Taylor, Hinnant and Davis families as neighbors. Recollections of running through these houses are still vivid. "Ma" and "Pa" Taylor (Mr. and Mrs. Nelson Whitford Taylor Sr.) were like second parents to many of the children of Beaufort and the area around it. Once, a

letter from Europe addressed only to "Ma and Pa Taylor, North Carolina, USA," was safely delivered! I was especially close to them because "Ma" was my Sunday school teacher and I played with her many grandchildren in the neighborhood. I also regularly walked across Tumer Street to have breakfast with Aunt "Lighty," Bud and Nat Thomas at 401 Ann Street, the former 1796 Courthouse. Aunt "Lighty" (Delight Carrow Thomas) was everybody's favorite. Years later, I discovered that the name "Delight" had been a common first name in the Cramer-Champlin families in Dutchess County, New York.



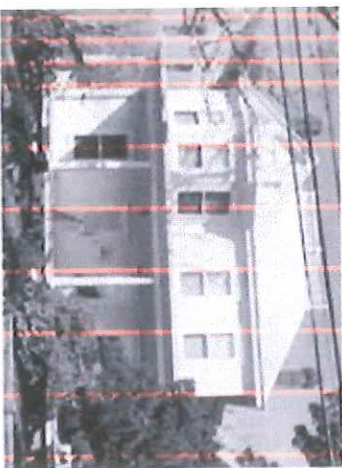




1997 Survey: 2-story Colonial Revival house with deck-on-hip roof, front cross gable, boxed eaves, interior brick chimney and 1-story Doric front porch.

**313 Ann Street
CHADWICK HOUSE circa 1910**

Winfield Scott Chadwick likely built this house as rental property when he bought the house at 315 Ann. In 1910, this house was rented by livery-stable owner James T. Ewell. By 1920, auto dealer Alle O'Bryan was renting the house. William Arendell Mace and family were renters by 1930, after their move from Queen Street and before their move to 619 Ann Street.



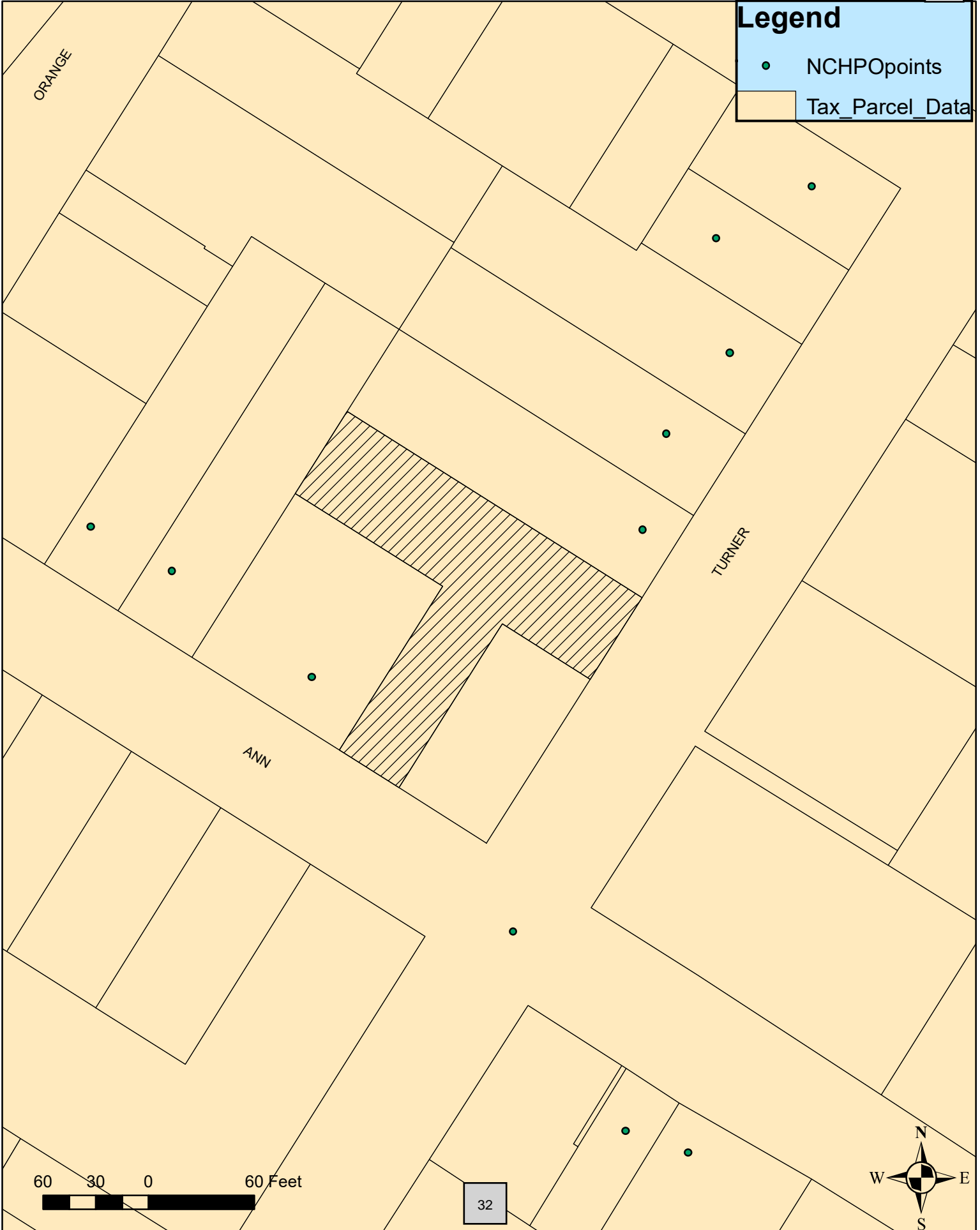
**315 Ann Street
CHADWICK HOUSE circa 1910**

A 2-story house with double front porches, built on this lot before 1880, was destroyed on April 10, 1908. At the time it was described as "the most horrible fire in Beaufort's history", in which Miss Henrietta Roberson was burned to death. Born in 1835 to Sarah Pigott and Malact Bell Roberson, Henrietta had inherited the house from her mother (see 204 Turner). About two years later, Winfield Scott Chadwick purchased the property and built this house; in 1917 he sold to so Walter Winfield Chadwick. In 1936, Walter's son Winfield Scott Chadwick sold the house to his aunt Rosa Davis Chadwick.

Civil War veteran Winfield Scott Chadwick (1848-1929), son of Barnaba Chadwick and Mary Ann Bell, married Mary F. Thompson in 1875 and lived on the west side of the first block of Turner Street. Along with Benjamin Leetra Jones, he formed Chadwick & Jones Dry Goods and later Carteret Fish Oil and Lard Co. He was also president of the Atlantic & North Carolina Railroad. In 1877, Chadwick and John Royal built the first bathing pavilion on Bogue Banks.

1997 Survey: 2-story, 4-bay, Queen Anne-Colonial Revival house with deck-on-hip roof, front cross gable and upper front bay window. Plain siding; wrap-around porch with Doric columns. Windows with molded caps, Queen Anne-traced upper sashes and plain lower sashes.

BHPC Case 21-26 -Historic Plaque - 313 Ann Street



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZI4</u>	<u>MAIL_ZI5</u>	<u>MAIL_ADD2</u>
AQUADRO,CHARLES ETUX GERALD	3	PINEWOOD AVE	SAVANNAH	GA		31406	
BEAUFORT HISTORICAL ASSOCIATIO	150	TURNER STREET	BEAUFORT	NC		28516	
BRENNAN,DAVID ETUX SHELLY	207	TURNER STREET	BEAUFORT	NC		28516	
COLLINS,RICHARD A JR	2533	LAUREL CHERRY STREET	RALEIGH	NC		27612	
FIRST BAPTIST CHURCH BEAUFORT	403	ANN STREET	BEAUFORT	NC		28516	
GROTHER,SANDRA F	125	WHIMBREL WAY	BEAUFORT	NC		28516	
LOUDEN,FLORA LEA	101	STURBRIDGE ROAD	RALEIGH	NC	1551	27615	C/O JAMES W ANKENY
MOSIER,DAVID W JR ETAL	305	ANN STREET	BEAUFORT	NC		28516	
TAYLOR,NELSON W III ETUX PATRI	311	ANN ST	BEAUFORT	NC		28516	



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, July 6, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case 21-27 513 Front Street – Signage

BRIEF SUMMARY:

The Applicant is requesting to install a 6.25 sq. ft. free standing hanging sign on a 6x6 Chamfered post 8 feet tall.

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: June 23, 2021
Case No.: 21-27

Request: Install a 6.25 sq. ft. Free Standing Hanging Sign on a Post

Applicant: Amber DiCostanzo
 513 Front Street
 Beaufort, North Carolina 28516

Property Information:

Owner: Nelson Owens
Location: 513 Front Street
PIN: 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.

This property has 38 feet of street frontage which would permit up to 76 square feet of total signage per the Land Development Ordinance (LDO).

The Applicant is requesting to install a 6.25 sq. ft. free standing hanging sign on a 6x6 Chamfered post 8 feet tall.

Material: See project information included in application to include dimensions.

Color: See project information included in application.

Attachments:

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

Guidelines:

Signage Guidelines (pg. 119):

- 8.6.1. Use traditional materials found in the district, such as wood and metal for new signage. Substitute materials that have the appearance of wood are allowed. Plastic signs, flashing signs, or portable mobile signs, except those listed in item 9, are not allowed in the historic district. Interior neon signs larger than 10” by 18” that are located within five (5) feet of a window or glass door on an exterior wall and are so placed as to be seen from the outside are not allowed. INTERNAL GLASS MOUNTED SIGNS ARE NOT SUBJECT TO BHPC REVIEW.
- 8.6.2. Place signs so that they do not visually overwhelm the building or streetscape or damage or obscure character defining architectural details. Recognize that maximum signage allowances granted by the Beaufort Zoning Ordinance may be inappropriate in the context of the building or site under review.
- 8.6.5. Use simple, clear graphics and lettering styles in sign design.
- 8.6.7. Freestanding signs must be low-mounted and must not obscure pedestrian views. No more than one (1) freestanding sign shall be allowed per street frontage. Freestanding pole supports should be simple and unobtrusive in design.

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: Amber DiCostanzo Marmelade cafe

Applicant Address: 315 front street Beaufort

Business Phone: 252-269-0230 Email/Cell: marmeladebakery@yahoo.com

Property Owner Name: Nelson Owens

Address of Property: 315 front street

Phone Number: 252-342-1427 Email/Cell: nelson.n.owens@gmail.com

PROJECT INFORMATION

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

Logo & sign approval.

Estimated Cost of Project: \$ 400

Year House Built: 1856

[Signature]
Applicant Signature

6-15-21
Date

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

6/15/2021
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.

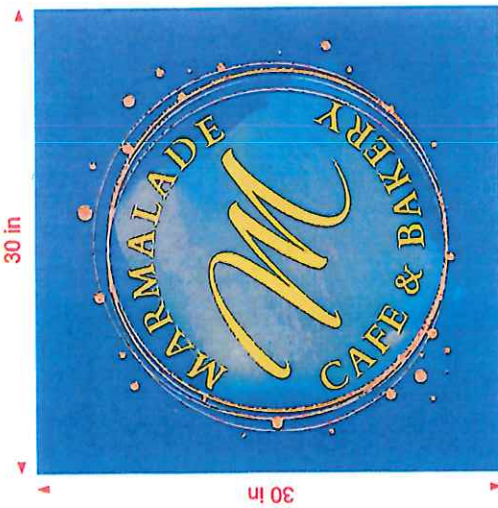
OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____



**30"x30" PVC Sign
Double Sided**



1626 Live Oak St. Beaufort, NC 28516

Enclosed is the detail for the sign logo for the Marmalade Café & Bakery at 315 Front street.

The logo will be Navy blue with yellow and gold.

The post will be next to the brick walkway at about 48" back from the public sidewalk I would like to eventually hang 2 signs (one for Amber's restaurant and one for my business) from the column using the same iron sign brackets parallel to the brick walkway - one on each side.

6X6 Chamfered post with a light at the top - 8' tall - post will be wood (pressure treated or red cedar) - painted white - same white approved for the house trim
See attached example of chamfered post

The Bracket will be the following:

<https://www.signbracketstore.com/sign-brackets/classic-sign-brackets.html>

If needed, the bracket will be painted white - same as post

Attached is a sample picture of the bracket on a post

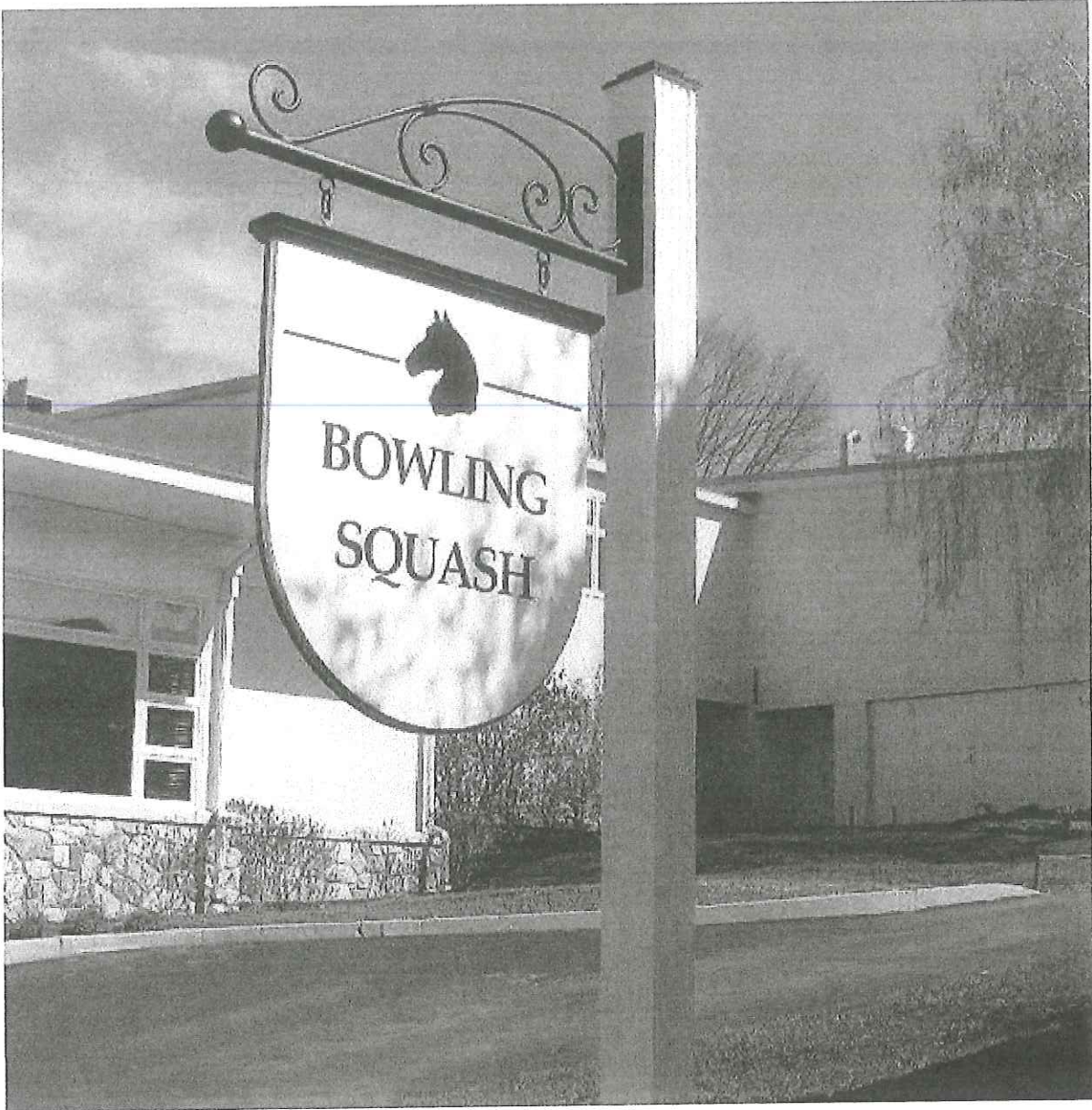
Amber - Using this bracket your sign would have to be 30"X30"

If you need 36x36 we would have to go to a 43" bracket - which is getting kind of big
Can you make your sign 30x30?

Single post light at the top

<https://www.homedepot.com/p/Progress-Lighting-Beacon-Collection-Outdoor-Stainless-Steel-Post-Lantern-P6411-135DI/203995062?MERCH=REC- -rv gm pip rr- -312872401- -203995062- -N&>

List of adjacent property owners attached



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

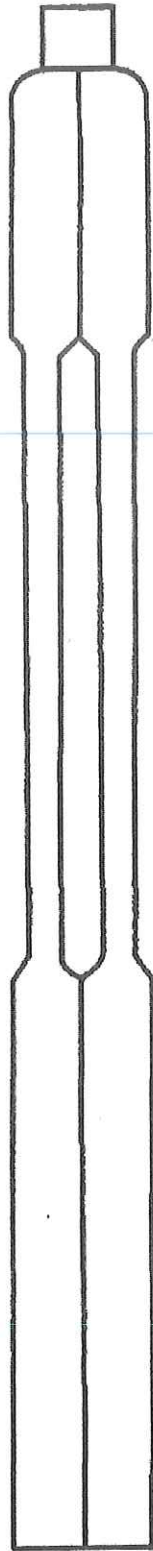
PARCEL NUMBER: 73050519795100A
OWNER: WILLIAMS INVEST PROPERTIES LLC
PHYSICAL ADDRESS 509 FRONT ST
BEAUFORT
MAILING ADDRESS: 205 PLAZA DRIVE STE #A
GREENVILLE NC 27858

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



WC-105 SC



WC-106 SC

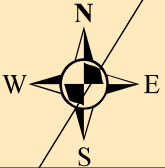
BHPC Case 21-27 - Signage - 513 Front Street

Legend

- NCHPOpoints
- Tax_Parcel_Data



60 30 0 60 Feet



<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>L</u>	<u>SMAIL_Z</u>	<u>MAIL_ZI!</u>	<u>MAIL_ADD2</u>
950 CAPITAL GROUP LLC	530	SENSATION WEIGH	BEAUFORT	NC	7672	28516	
ANN STREET METHODIST CHURCH	417	ANN STREET	BEAUFORT	NC		28516	
BEAUFORT FLATS LLC	608	ANN STREET	BEAUFORT	NC	1143	28516	
CARNELL,LOIS A ETAL MAYNOR	5916	NOB HILL RD	DURHAM	NC		27704	
GILLIKIN,FRANK S JR ETAL BEN	204	HOWLAND PKWY	BEAUFORT	NC		28516	
HALL,JEFFREY M ETUX JULIE W	95	OGLETHORPE AVE	CLAYTON	NC		27527	
HINES,LAURA MATTHEWS BREGLER	6518	ZACK ROAD	OAK RIDGE	NC		27310	
HISTORIC HOLDINGS LP	2205	SAINT MARY'S ST	RALEIGH	NC		27608	
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	
SUZUKI-OWENS LLC	120	GOODWIN LAMP RD	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	



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, July 6, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case 21-28 204 Turner Street – Addition

BRIEF SUMMARY:

The applicant is requesting an addition to the North and Eastern sides of the existing structure. John Wood is also in the process of reviewing the proposal from the State Historic Perspective.

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: June 23, 2021
Case No. 21-28

Request: Addition
Applicant Filter Design Studio, PLLC (Jay Horton)
 204 Turner Street
 Beaufort, NC 28516

Property Information:

Owners: Paul Snow (Under Contract)
Location: 204 Turner Street
Parcel Id # 73061710777000

Project Information:

In the District Survey, updated by Ruth Little, the structure at 204 Turner Street is described as the Franklin Masonic Lodge N. 109 – Large 2-story building, 3-bays wide, with a front clipped gable roof and raised stuccoed foundation. Plain siding, molded eave returns, molded cornice with decorative brackets, unusual sawnwork cornice, and decorative gable end rake board. 1 exterior replacement chimney, and 6/6 sash. Greek Revival entrance with double-leaf 6-panel doors, Doric pilasters, molded cornice with frieze, sidelights and transom. I-story hipped porch with chamfered post and traditional railing.

On Gray’s 1882 map this building was the Beaufort Academy. By 1885 the building was a seminary, by 1898 a public hall, and by 1908 a Masonic Hall, which it still is.

At the April 6, 2021 the Commission approved the demolition for 204 Turner Street with the following three conditions:

- 1) **DEMOLITION IS DELAYED FOR 365 DAYS;**
- 2) **ALL REQUIREMENTS AS STATED IN THE BEAUFORT HISTORICAL GUIDELINES ARE MET, INCLUDING 10.1.1, 10.1.2, 10.1.3, 10.1.4, 10.1.5 AND 10.1.6**
- 3) **REVOCATION OF THE COA MUST BE SUBMITTED TO THE TOWN PRIOR TO THE COMPLETION OF THE SALE OF THE PROPERTY TO THE NEW BUYER.**

Proposed Work: See Attached Application

Attachments:

- Vicinity Map
- Adjacent Property Owners
- COA application materials from Applicant

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.

7.8.6. 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.

7.8.8. Foundations should be similar to or compatible with the existing foundations in material, color, detailing, and height. SEE FOUNDATIONS GUIDELINES.

Brickwork and Masonry Guidelines

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

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.

Foundations Guidelines

6.6.1. Retain and preserve original and historic foundations and related elements wherever possible, including: pier size, vents, grilles, lattice, materials, and other significant details.

6.6.10. Locate new utilities and mechanical equipment such as package unit furnaces, heat pumps, and air conditioning coils at the rear or other areas not seen from public view. Utilities should never be located at the front of a structure or site. Provide screening with plantings, fences, or plant treatments.

Outside Utilities Guidelines

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

Landscaping Guidelines

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.

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

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: 919-422-5599
 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 Lodge
 204 Turner Street
 Beaufort, North Carolina

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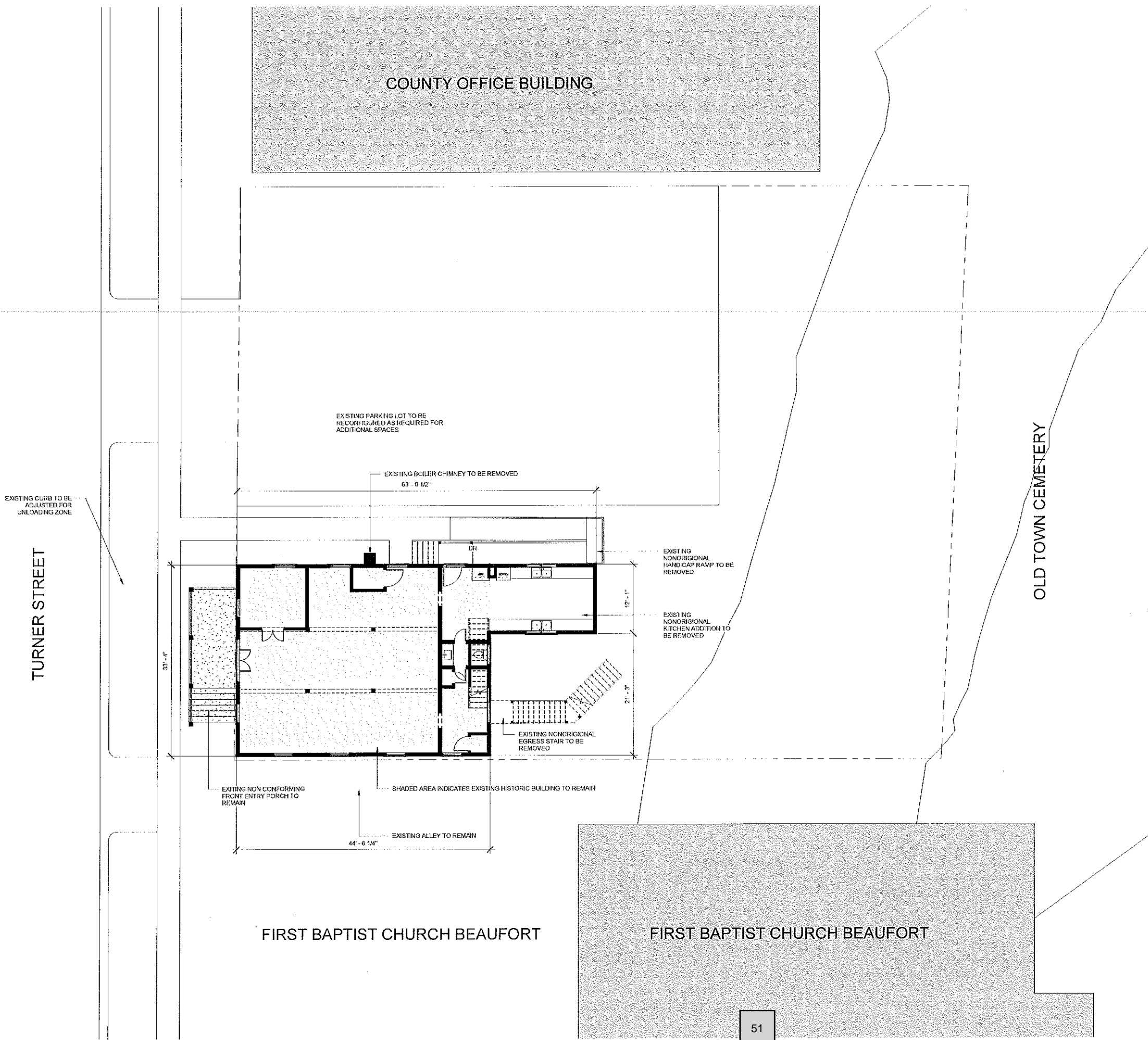
No.	Description	Date

Existing 1st Floor / Site Plan

Project number: 21-020
 Date: 2021-06-15

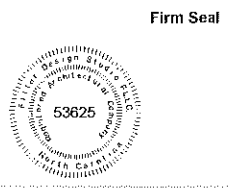
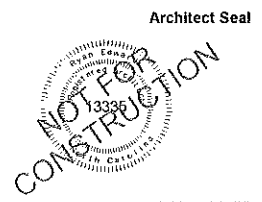
X101

Scale: 1/8" = 1'-0"





2 | East Elevation
3/16" = 1'-0"

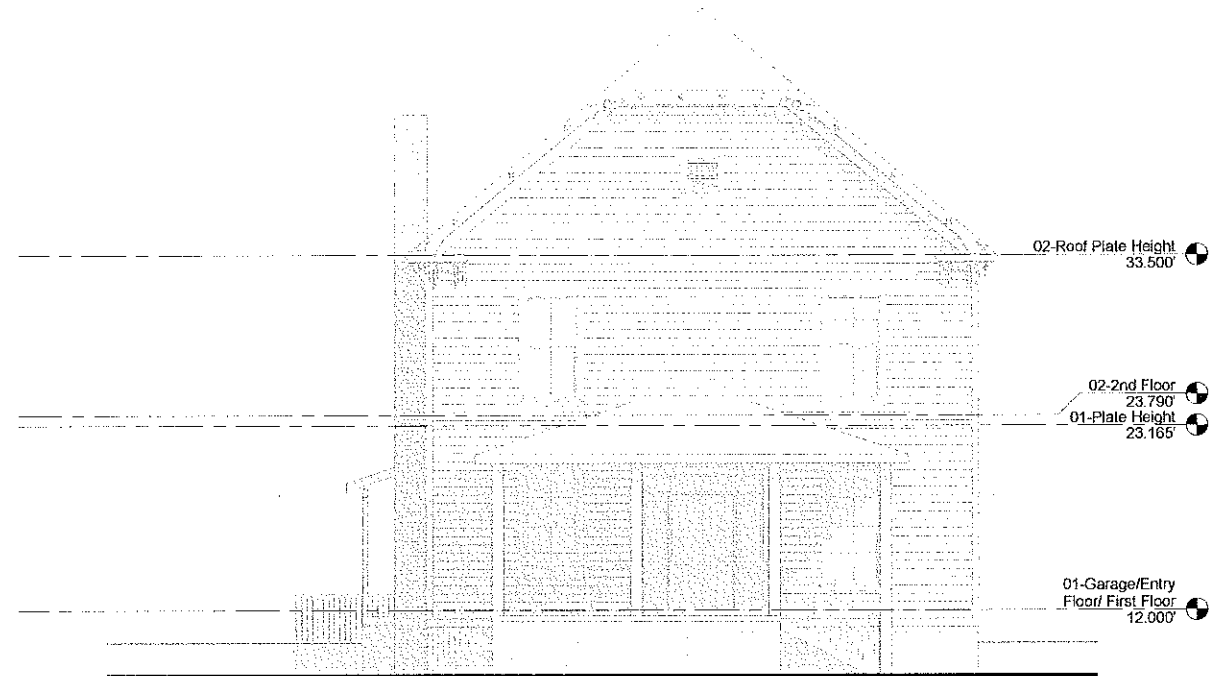


Architecture
 Company: Filter Design Studio, P.L.L.C.
 Architect: Ryan Edwards
 Address: PO Box 735, Morehead City, NC 28557
 Phone: 919-422-5599
 Email: ryan@filterdesignstudio.com

Landscape Architecture
 Company: Filter Design Studio, P.L.L.C.
 Landscape Architect: Thomas "Jay" Horton
 Address: PO Box 735, Morehead City, NC 28557
 Phone: 252-730-0788
 Email: jay@filterdesignstudio.com

The Lodge
 204 Turner Street
 Beaufort, North Carolina

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1 | West Elevation
3/16" = 1'-0"

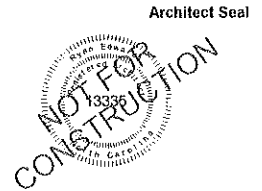
No.	Description	Date

Existing Elevations

Project number: 21-020
 Date: 2021-06-16

X201

Scale: 3/16" = 1'-0"



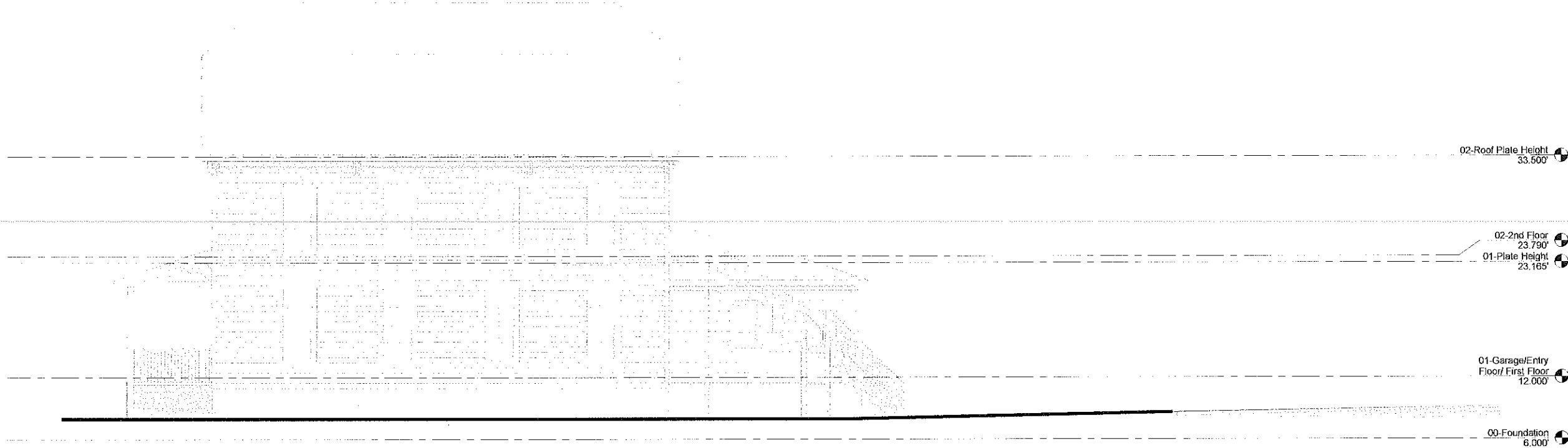
Architect Seal



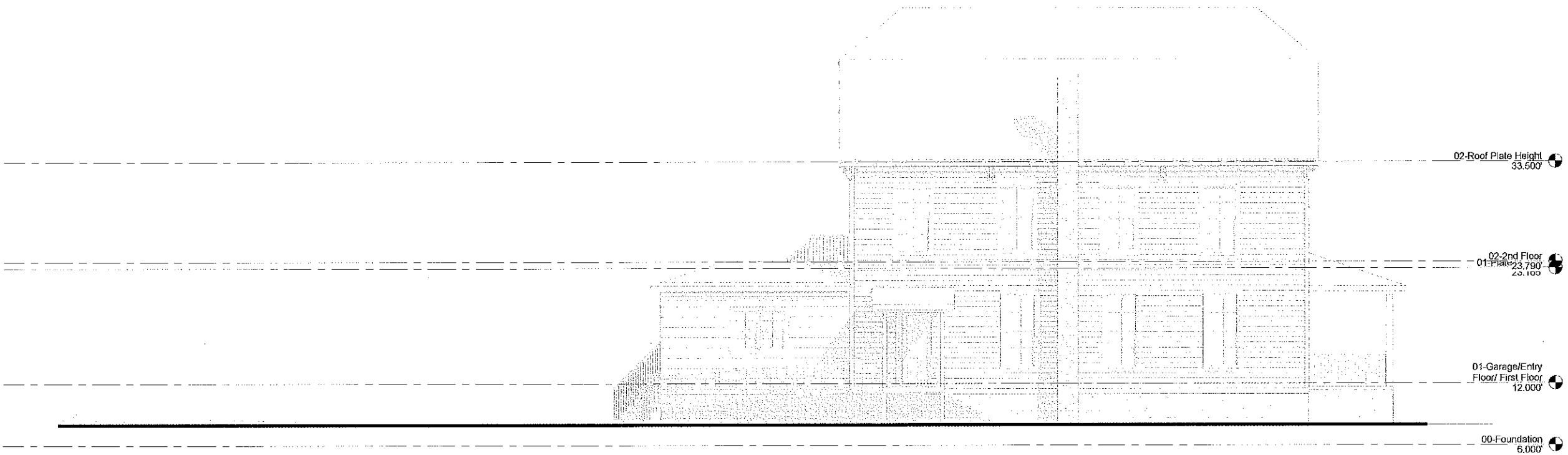
Firm Seal

Architecture
Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: PO Box 735, Morehead City, NC 28557
Phone: 919-422-5588
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



2 | Front Elevation
3/16" = 1'-0"



1 | North Elevation
3/16" = 1'-0"

The Lodge
204 Turner Street
Beaufort, North Carolina

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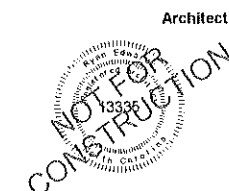
No.	Description	Date

Existign Exterior Elevations

Project number: 21-020
Date: 2021-06-15

X202

Scale: 3/16" = 1'-0"



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

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204 Turner Street
Beaufort, North Carolina

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No.	Description	Date

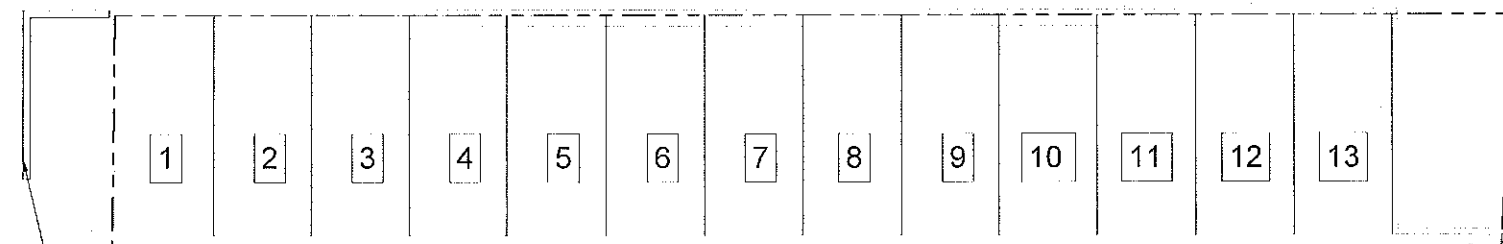
1st Floor / Site Plan

Project number: 21-020
Date: 2021-06-15

A101

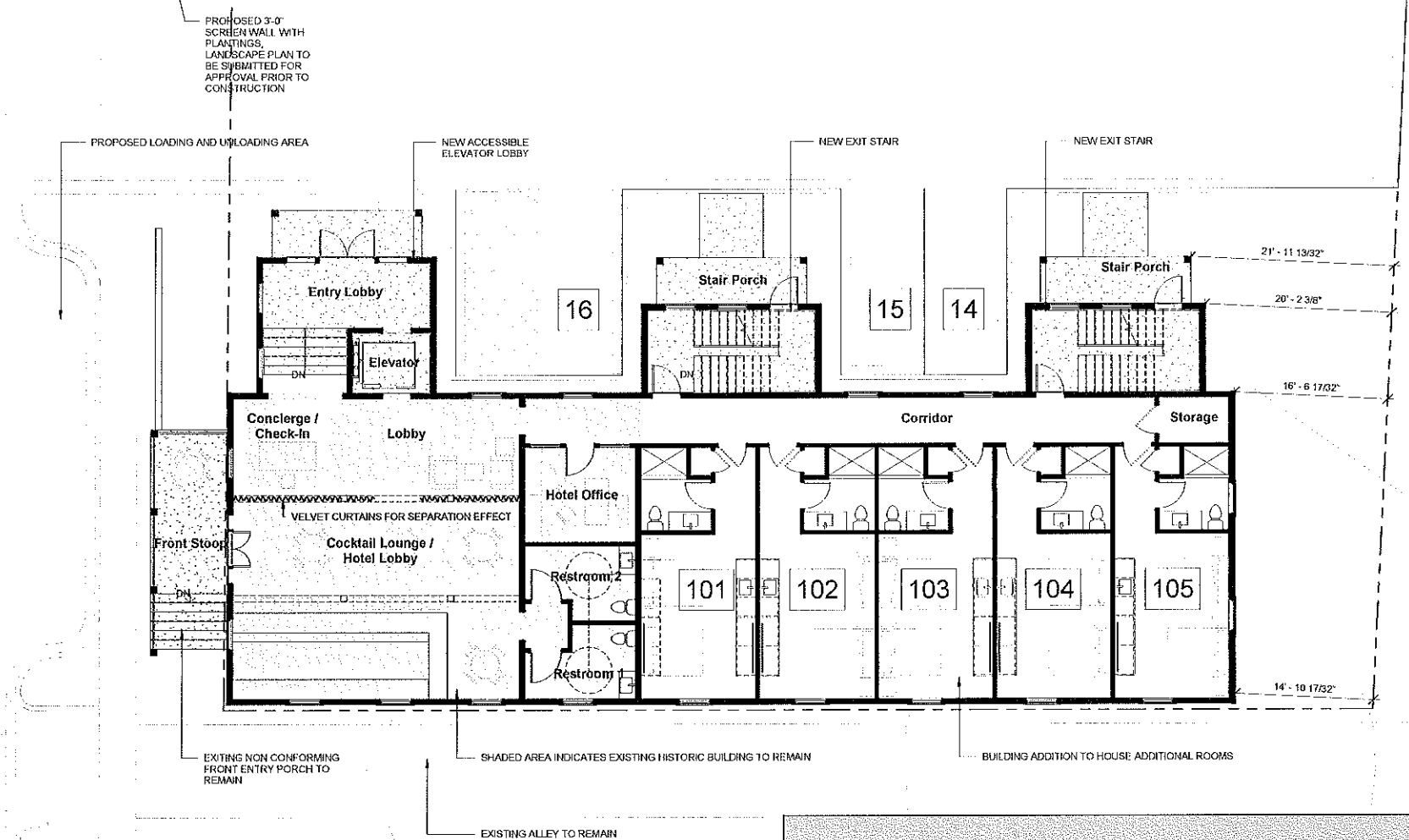
Scale: 1/8" = 1'-0"

COUNTY OFFICE BUILDING



TURNER STREET

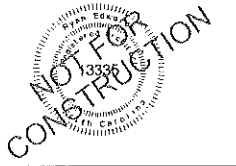
OLD TOWN CEMETERY



FIRST BAPTIST CHURCH BEAUFORT

FIRST BAPTIST CHURCH BEAUFORT

Architect Seal



Firm Seal

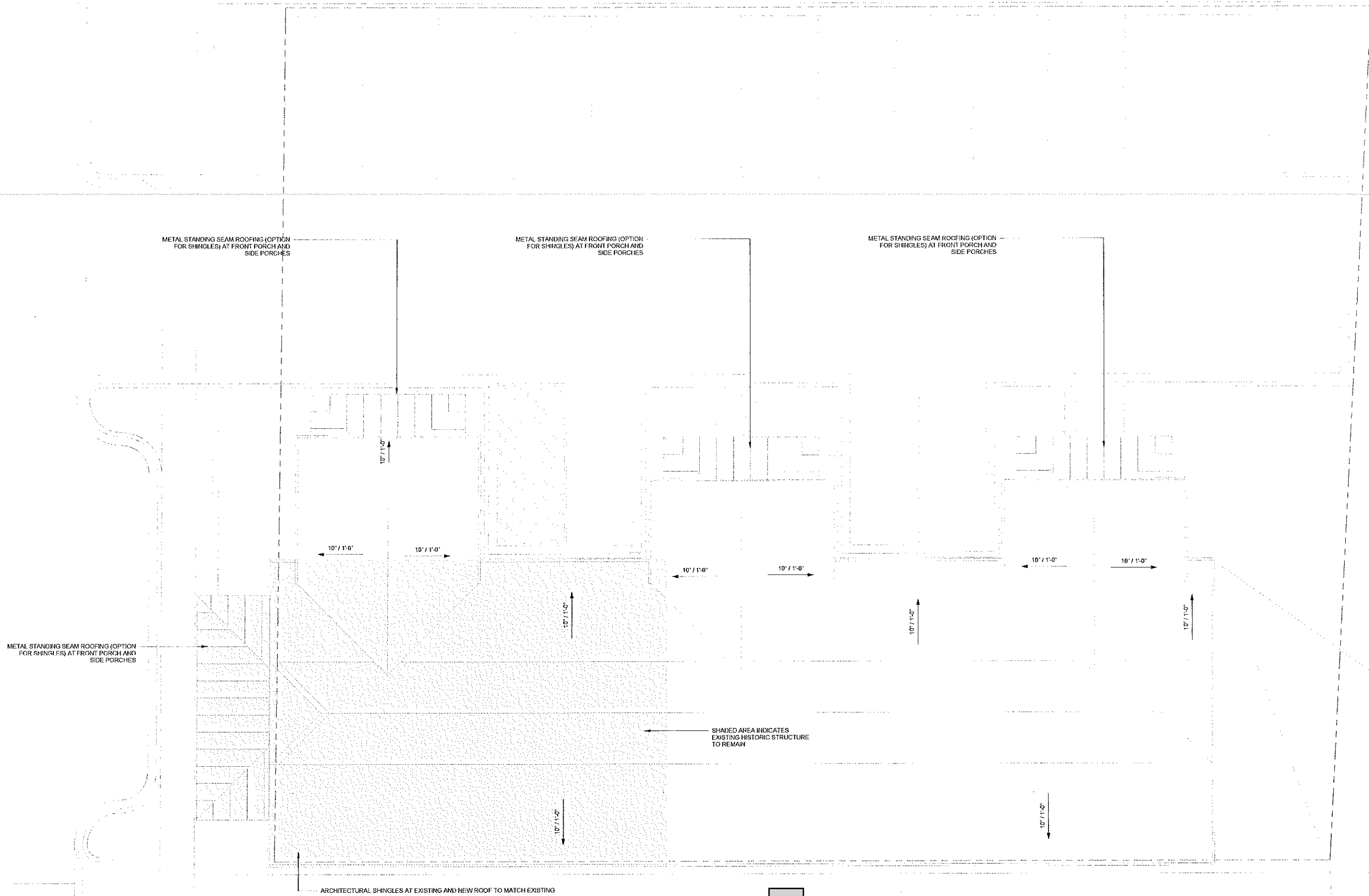


Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: PO Box 735
Morehead City, NC 28557
Phone: 919-422-5558
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 Lodge
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Beaufort, North Carolina

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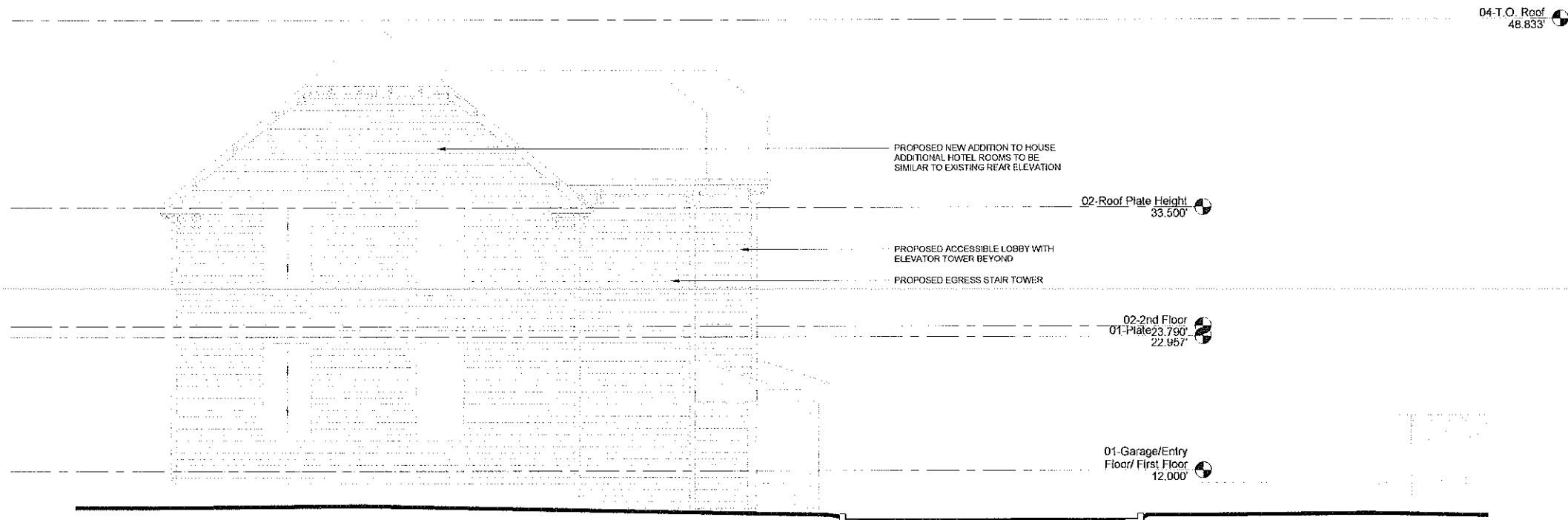
No.	Description	Date

Roof Plan

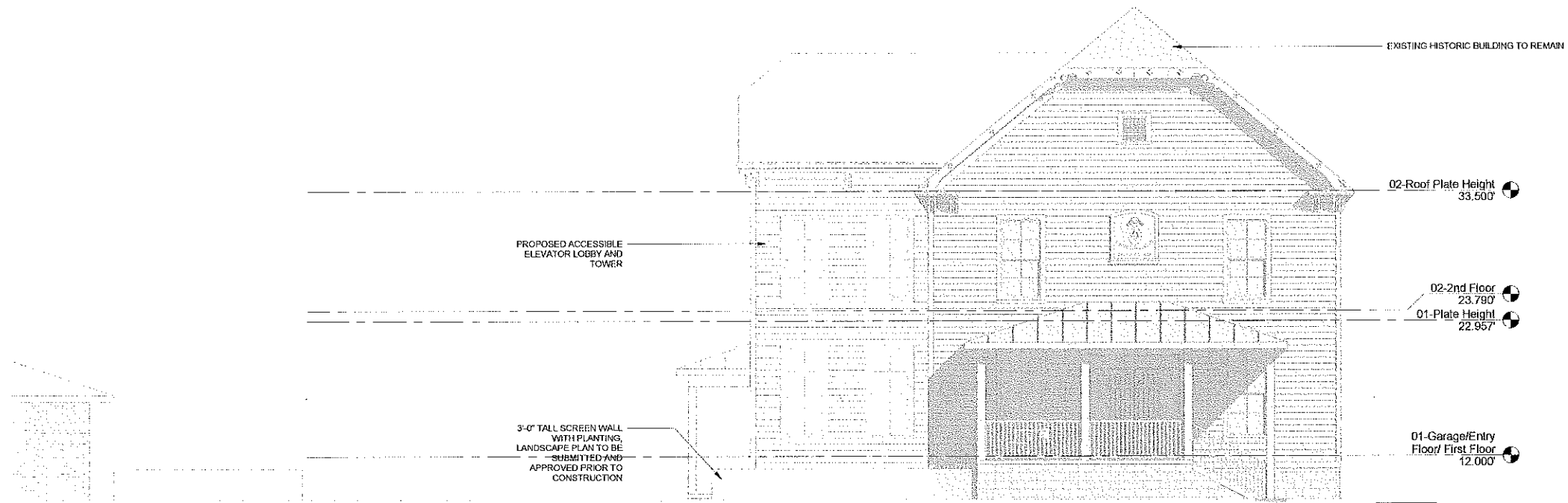
Project number: 21-020
Date: 2021-06-15

A103

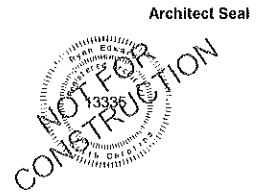
Scale: 3/16" = 1'-0"



2 | East Elevation
 3/16" = 1'-0"



1 | West Elevation
 3/16" = 1'-0"



Architecture
 Company: Filter Design Studio, P.L.L.C.
 Architect: Ryan Edwards
 Address: PO Box 735, Morehead City, NC 28557
 Phone: 919-422-5595
 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 Lodge
 204 Turner Street
 Beaufort, North Carolina

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No.	Description	Date

Exterior Elevations

Project number: 21-020
 Date: 2021-06-15

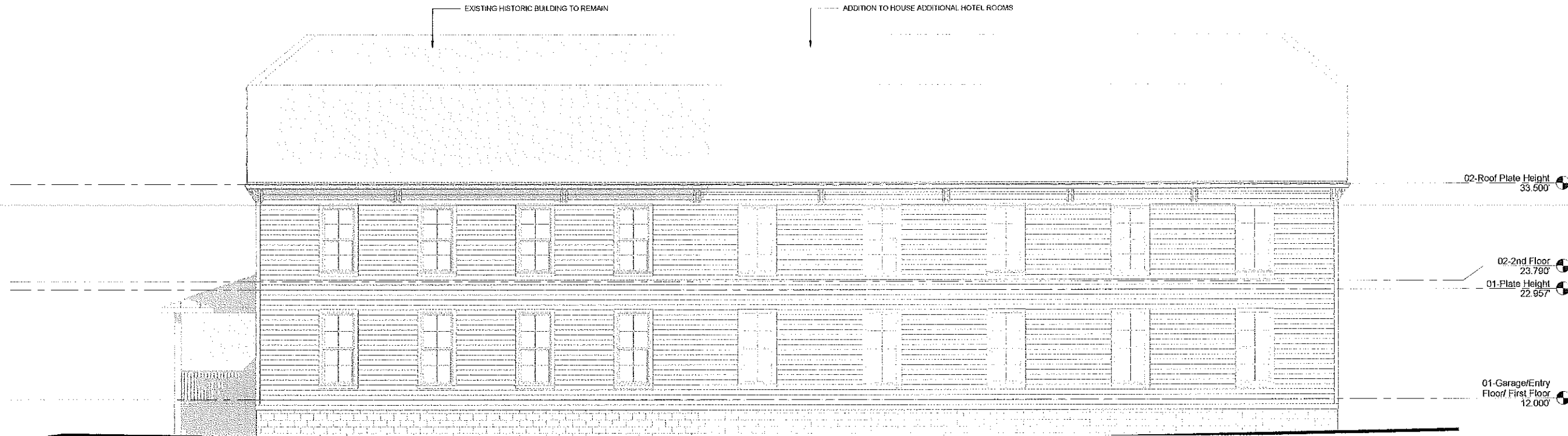
A201

Scale: 3/16" = 1'-0"

Architect Seal



Firm Seal



2 | South Elevation
3/16" = 1'-0"

The Lodge
204 Turner Street
Beaufort, North Carolina

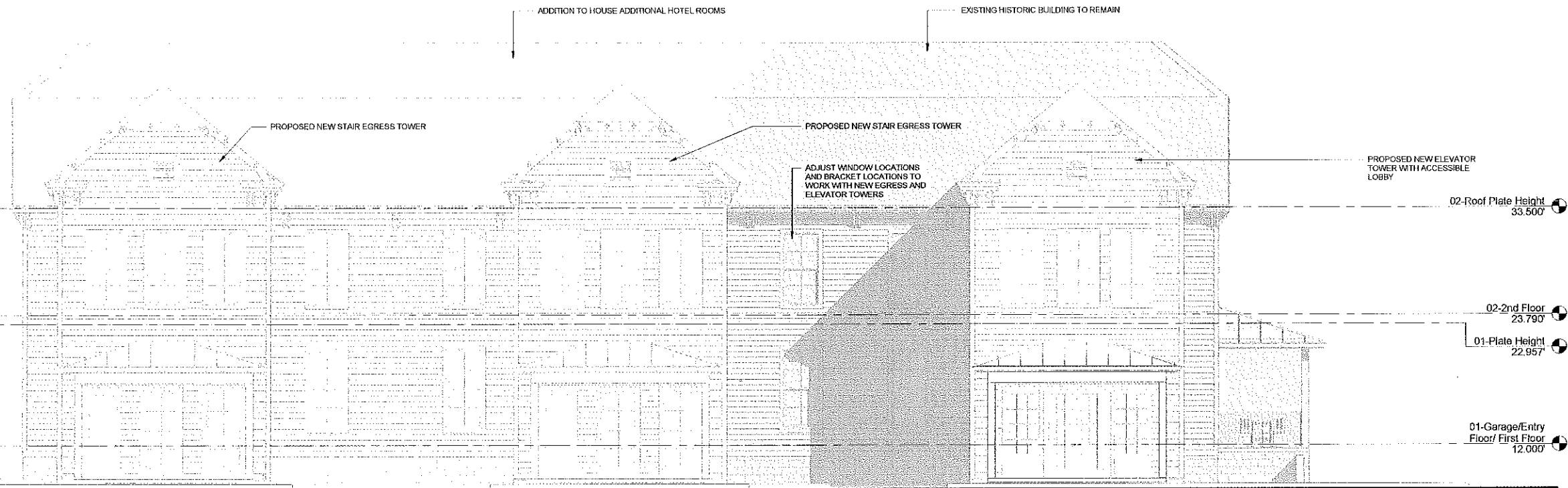
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Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: PO Box 735, Morehead City, NC 28557
Phone: 919-422-5568
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



1 | North Elevation
3/16" = 1'-0"

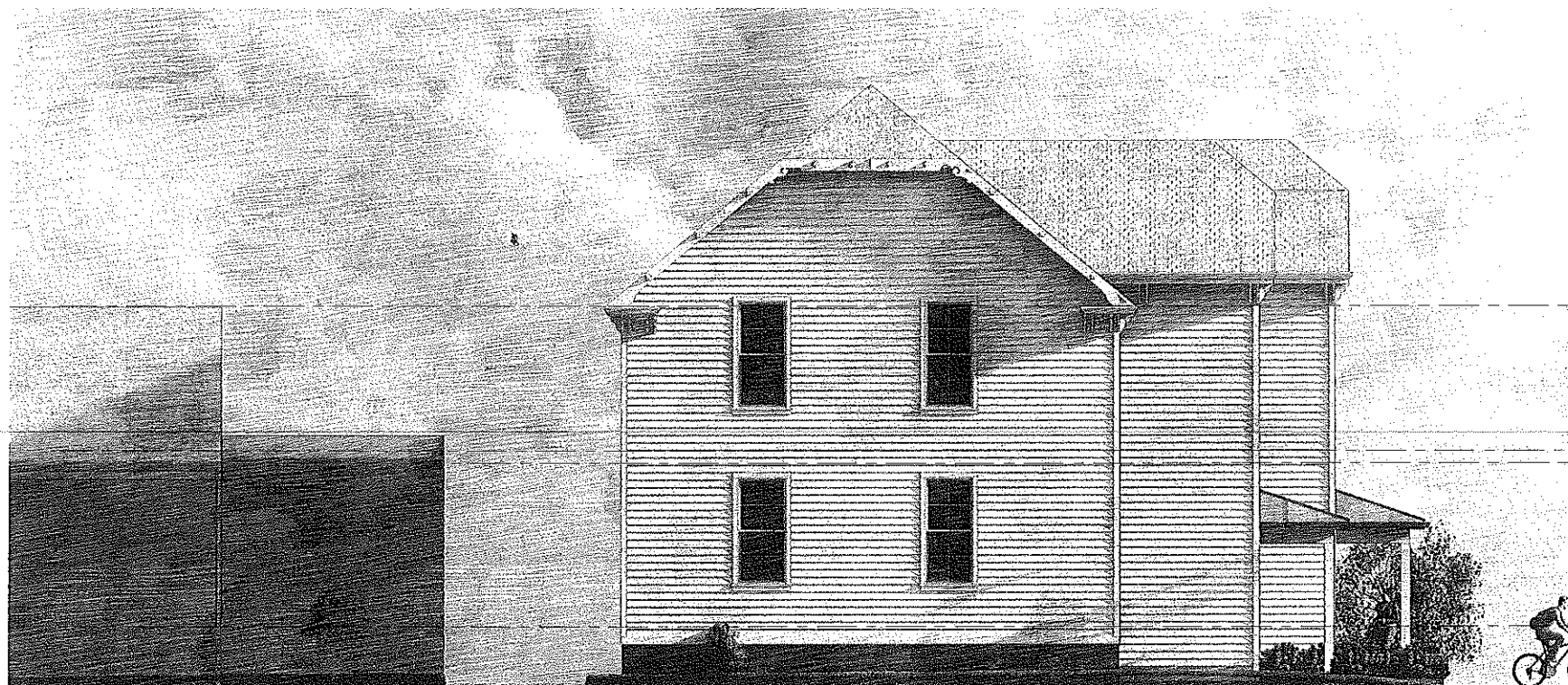
No.	Description	Date

Exterior Elevations

Project number: 21-020
Date: 2021-06-15

A202

Scale: 3/16" = 1'-0"



02-Roof Plate Height
33.500'

02-2nd Floor
23.790'

01-Plate Height
22.957'

01-Garage/Entry
Floor/ First Floor
12.000'

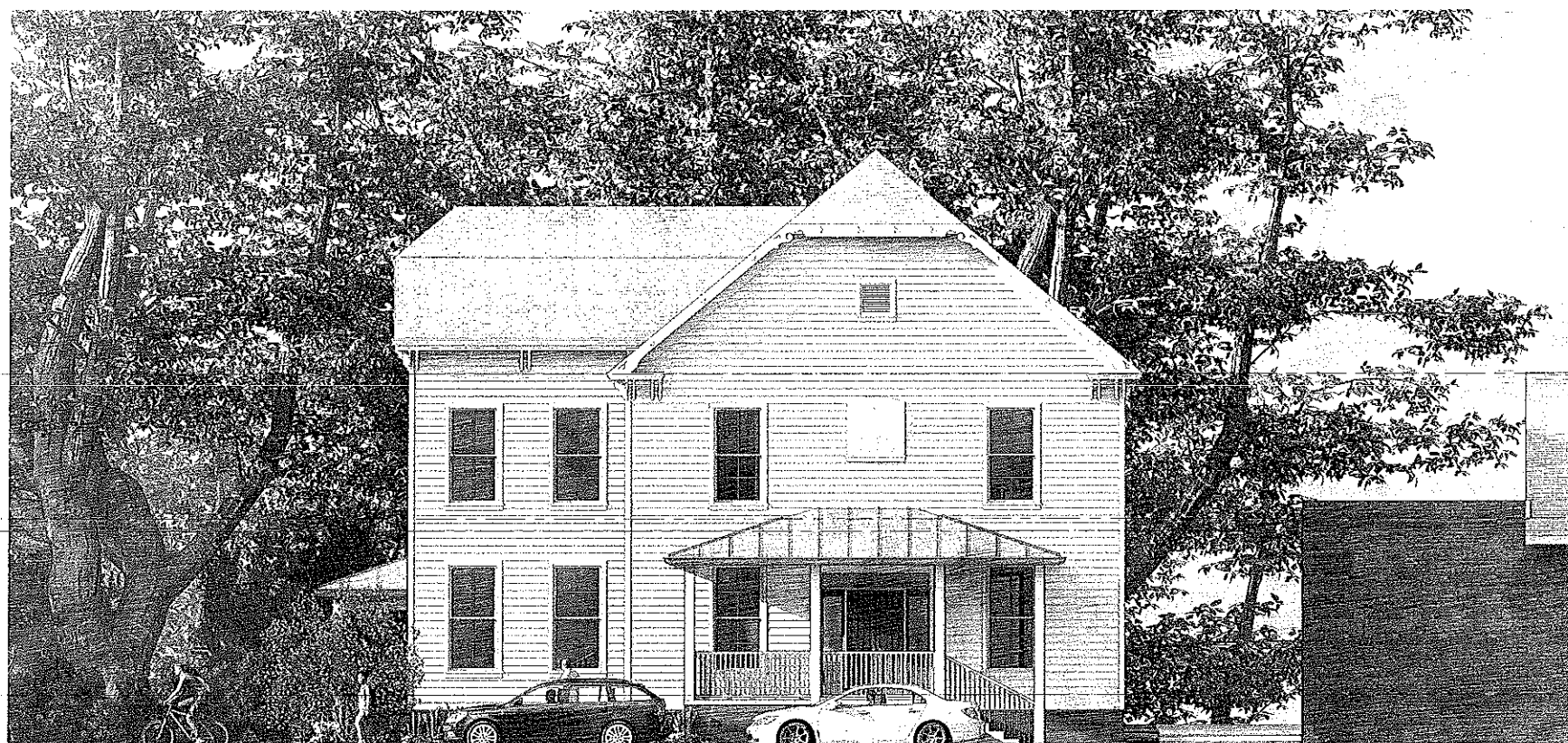
2 | East Elevation - Rendered
3/16" = 1'-0"

Architect Seal
NOT FOR CONSTRUCTION
33335

Firm Seal
53625

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: 252-235-0788
Email: jay@filterdesignstudio.com



02-Roof Plate Height
33.500'

02-2nd Floor
23.790'

01-Plate Height
22.957'

01-Garage/Entry
Floor/ First Floor
12.000'

1 | West Elevation - Rendered
3/16" = 1'-0"

The Lodge
204 Turner Street
Beaufort, North Carolina

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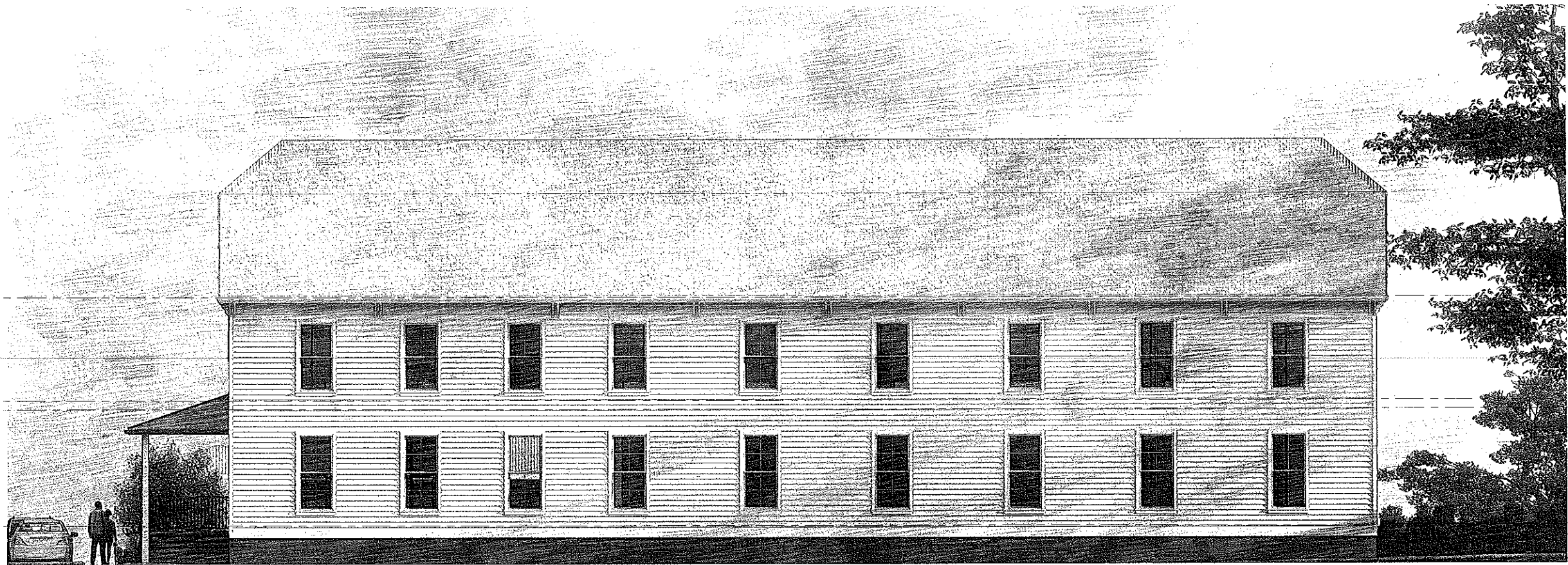
No.	Description	Date

Rendered Elevations

Project number: 21-020
Date: 2021-06-15

A203

Scale: 3/16" = 1'-0"



2 | South Elevation - Rendered
3/16" = 1'-0"

Architect Seal



Firm Seal



- 02-Roof Plate Height 33.500'
- 02-2nd Floor 23.790'
- 01-Plate Height 22.957'
- 01-Garage/Entry Floor/ First Floor 12.000'

Architecture
Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: PO Box 735, Morehead City, NC 28557
Phone: 919-422-5588
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



1 | North Elevation - Rendered
3/16" = 1'-0"

The Lodge
204 Turner Street
Beaufort, North Carolina

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- 02-Roof Plate Height 33.500'
- 02-2nd Floor 23.790'
- 01-Plate Height 22.957'
- 01-Garage/Entry Floor/ First Floor 12.000'

No.	Description	Date

Rendered Elevations

Project number: 21-020
Date: 2021-06-15

A204

Scale: 3/16" = 1'-0"

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 Lodge
 204 Turner Street
 Beaufort, North Carolina

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No.	Description	Date

Perspective -
 Turner Street

Project number: 21-020
 Date: 2021-06-15

A206

Scale

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: 919-422-5599
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 Lodge
204 Turner Street
Beaufort, North Carolina

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No.	Description	Date

Perspective Turner Street

Project Number: 21-020
Date: 2021-06-15

A207

Scale

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: 919-422-5586
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: 252-730-0788
Email: jay@filterdesignstudio.com

The Lodge
204 Turner Street
Beaufort, North Carolina

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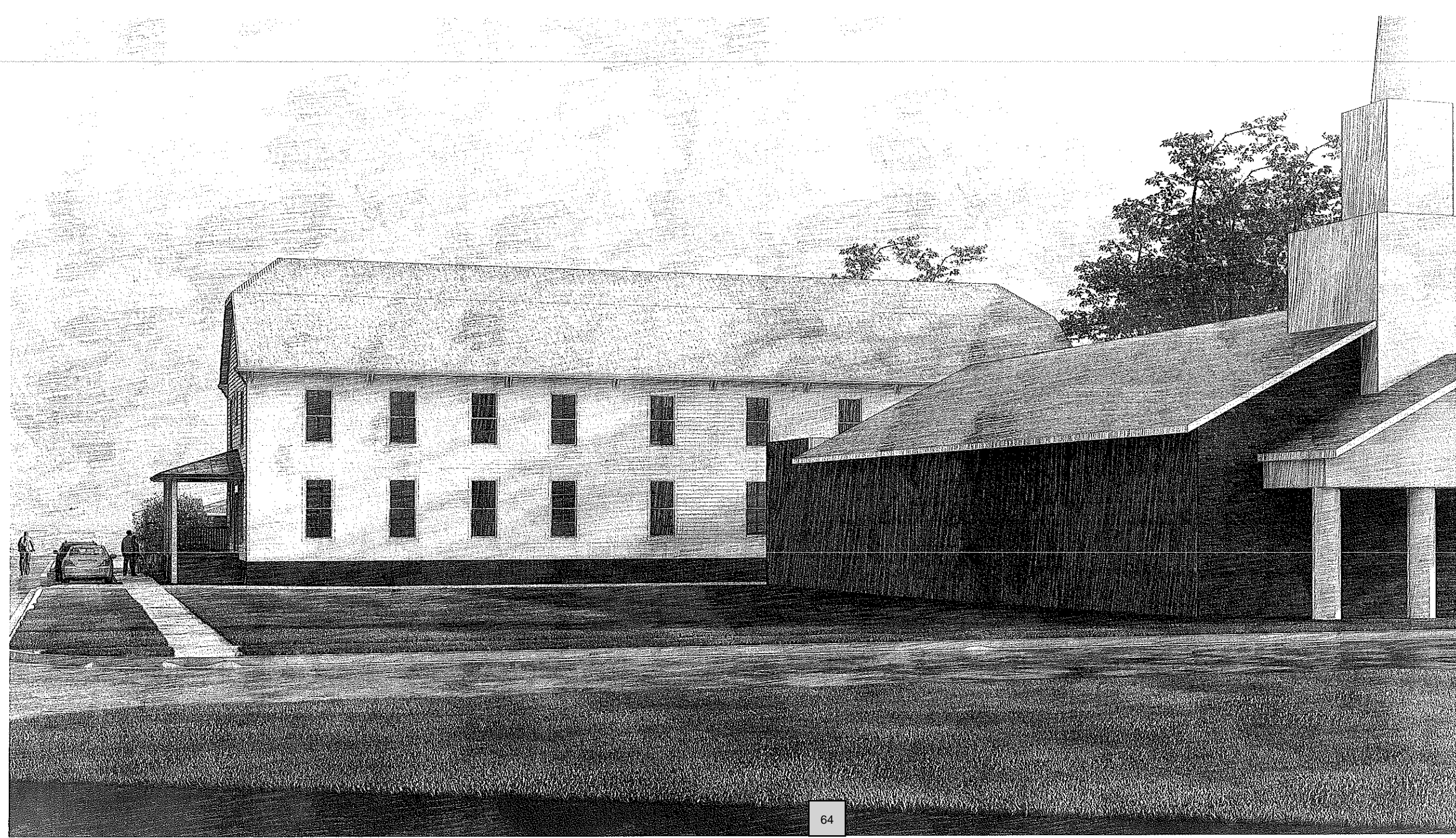
No.	Description	Date

Perspective - Ann Street

Project number: 21-020
Date: 2021-06-15

A208

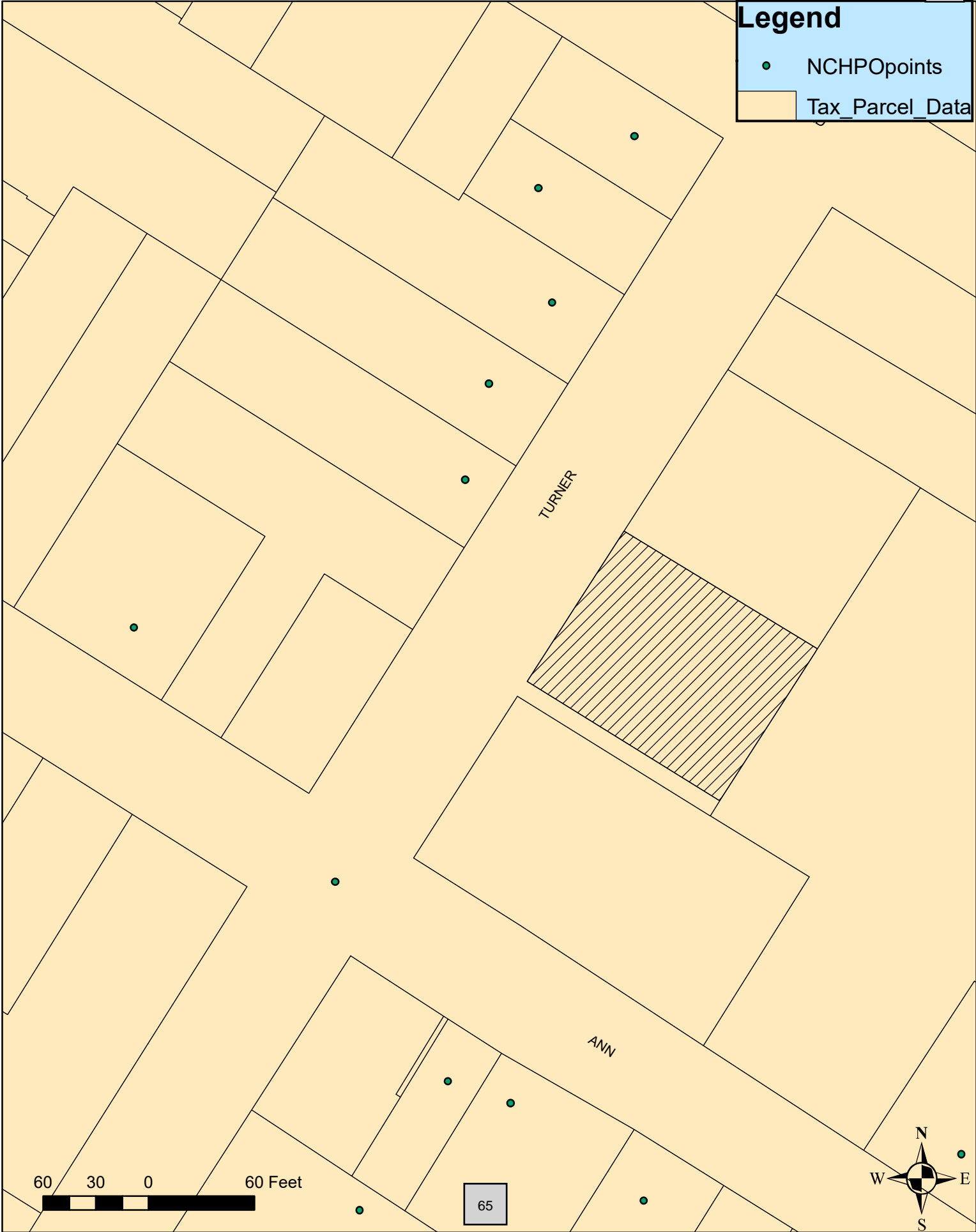
Scale



BHPC Case 21-28 - Addition - 204 Turner Street

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HQ1</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_Z1</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
BRENNAN,DAVID ETUX SHELLY	207	TURNER STREET	BEAUFORT	NC		28516	
CARTERET COUNTY	302	COURTHOUSE SQUARE	BEAUFORT	NC		28516	SUITE 200
FIRST BAPTIST CHURCH BEAUFORT	403	ANN STREET	BEAUFORT	NC		28516	
HUCKABEE,IAN DOUGLAS ETUX TRAC	313	ANN STREET	BEAUFORT	NC		28516	
LOUDEN,FLORA LEA	101	STURBRIDGE ROAD	RALEIGH	NC	1551	27615	C/O JAMES W ANKENY
WILSON,ROBERT MANTON L/T	209	TURNER ST	BEAUFORT	NC		28516	



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, July 6, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case 21-29 129 Turner Street – Signage

BRIEF SUMMARY:
Install two (2) attached wall signs totaling 53.8 sq. ft.

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: June 24, 2021
Case No.: 21-29

Request: Install Signage
Applicant: Kristy Brittingham
 129 Turner Street
 Beaufort, North Carolina 28516

Property Information:
Owner: Old Causeway Thoroughfare, LLC
Location: 129 Turner Street
PIN: 730617103421000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 129 Turner Street, C, circa 1945, **Commercial Buildings**. Heavily altered, 1-story, stuccoed cinder block building, 5 bays wide, with a flat roof, wooden shingle awning, and replacement storefront.

This property has 35 feet of street frontage which would permit up to 70 square feet of total signage per the Land Development Ordinance (LDO).

In 2014, this site received a COA for 63.76 square footage of signage.

In 2019, this site received a COA for a revised signage plan totaling 57.9 square feet.

The Applicant is requesting to replace the existing signs with two (2) new signs totaling **53.8 sq. ft.** – A request for a hanging sign will be submitted later in a separate application.

Material: See project information included in application to include dimensions.

Color: See project information included in application.

Attachments:

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

Guidelines:

Signage Guidelines (pg. 119):

- 8.6.1. Use traditional materials found in the district, such as wood and metal for new signage. Substitute materials that have the appearance of wood are allowed. Plastic signs, flashing signs, or portable mobile signs, except those listed in item 9, are not allowed in the historic district. Interior neon signs larger than 10” by 18” that are located within five (5) feet of a window or glass door on an exterior wall and are so placed as to be seen from the outside are not allowed. INTERNAL GLASS MOUNTED SIGNS ARE NOT SUBJECT TO BHPC REVIEW.
- 8.6.2. Place signs so that they do not visually overwhelm the building or streetscape or damage or obscure character defining architectural details. Recognize that maximum signage allowances granted by the Beaufort Zoning Ordinance may be inappropriate in the context of the building or site under review.
- 8.6.3. Signs on commercial buildings are preferred to be located in a signboard frieze located above the display windows. In this location the sign serves as a boundary between the upper and lower façade.
- 8.6.5. Use simple, clear graphics and lettering styles in sign design.

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: Kristy Brittingham

Applicant Address: 129 Turner St Beaufort NC 28557

Business Phone: 252-732-5926 Email/Cell: Sandysflowershoppe@gmail

Property Owner Name: Old causeway thoroughfare LLC. (wyn?)

Address of Property: 129 Turner St.

Phone Number: Bft Realty- Email/Cell: _____

PROJECT INFORMATION

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

Signage for Flower Shoppe

Estimated Cost of Project: \$ 1600

Year House Built: 1945

Kristy Brittingham
Applicant Signature

4/13/21
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.

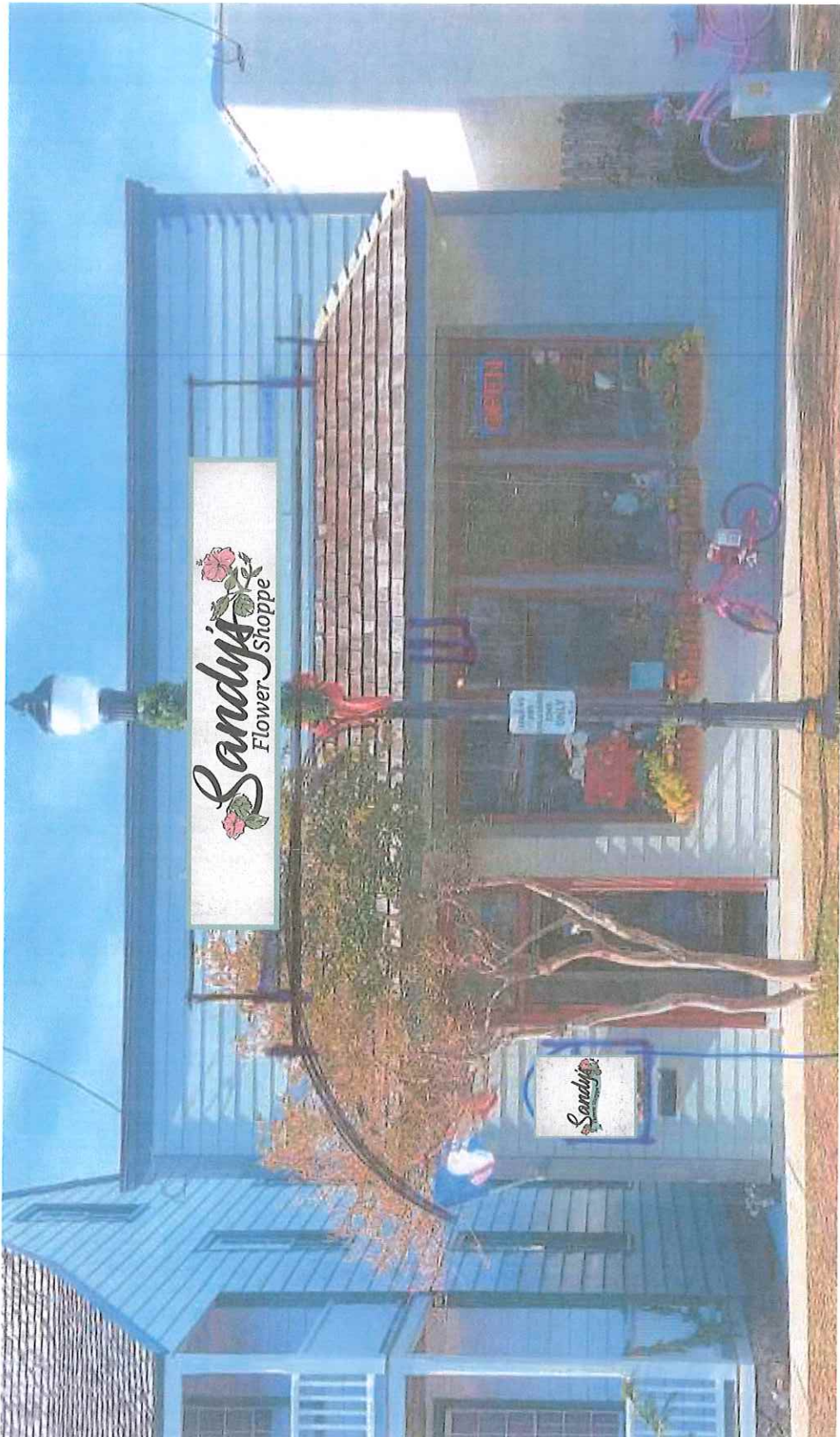
OFFICE USE ONLY

Received by: Dubin

Reviewed for Completeness: _____

Date: 6/9/2021

Date Deemed Completed and Accepted: _____



REPLACE Beaufort Pet Provisions Signs to Sandy's Flower Shoppe



BUILDING SIGN | 3 x 15ft, Dibond \$675

SMALL BUILDING SIGN | 32 x 40 inches, Special Cut Dibond \$235

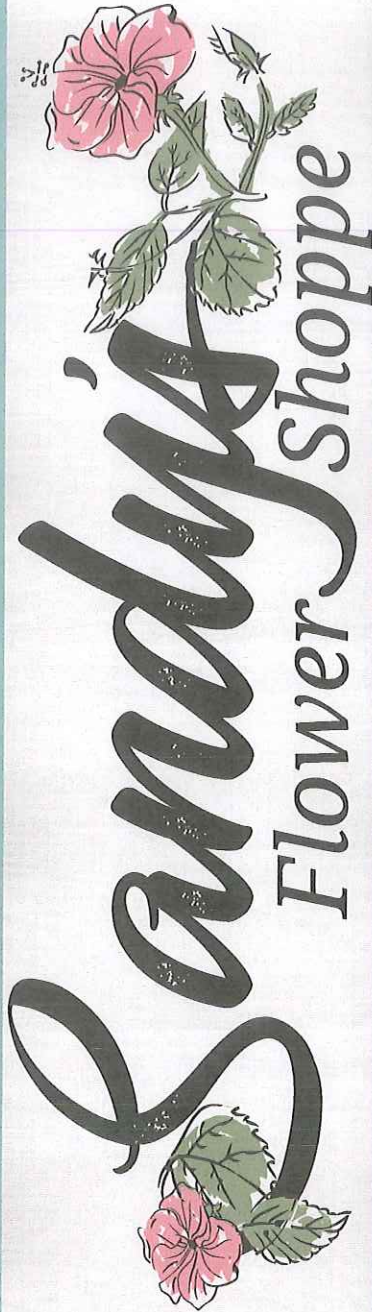
HANGING SIGN | Specialized Custom Sign, price not available at this time

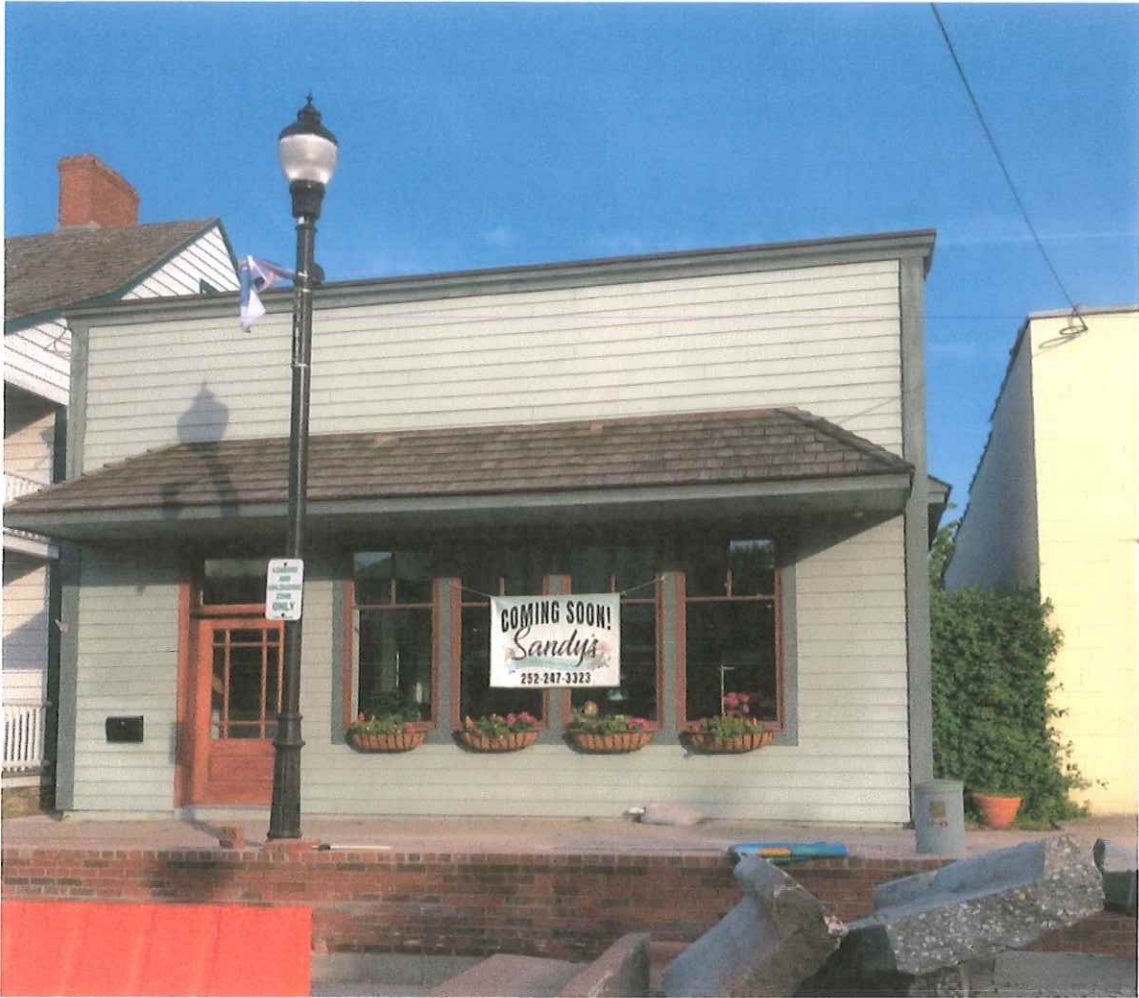
+ INSTALL: \$375 Prices do not include graphics, permits, or tax

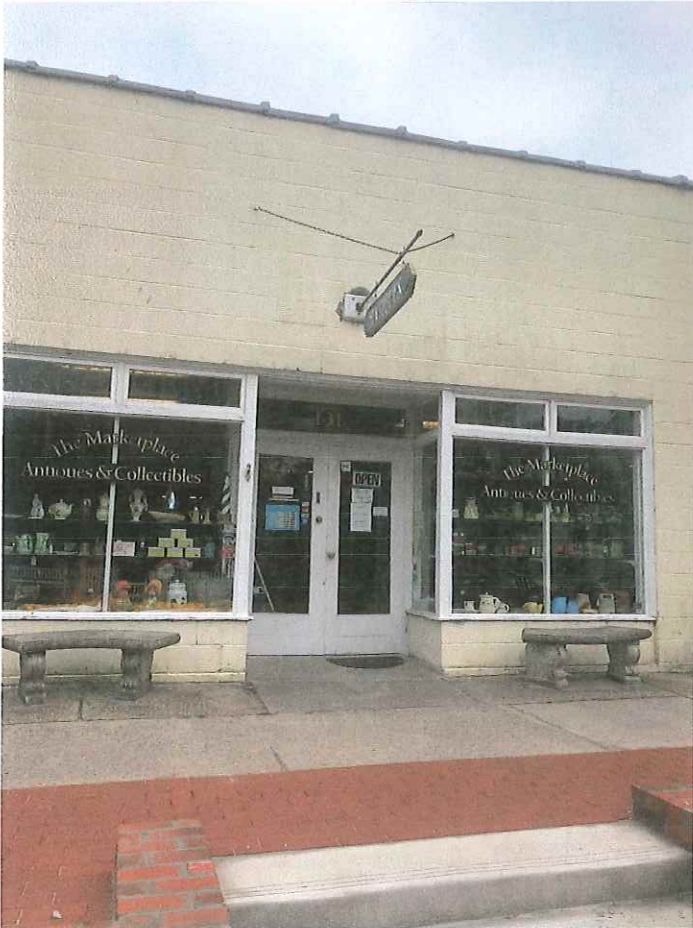




Sandy's
Flower Shoppe







Carteret County GIS

131 Turner Street
Beaufort, NC 28516
owner AB Causeway LLC

owner 125 Turner Street
Beaufort, NC 28516
Beaufort historical association

we need - paint samples (white)

~~Question~~ Not sure?

- No planned demolition
- No tree replacement
- No planting materials/landscaping

* Exterior paint sample/swatch

* pick up material from Coastal Press?

BHPC Case 21-29 - Signage - 129 Turner Street



<u>OWNER</u>	<u>MAIL HOUSE</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>MAIL STATE</u>	<u>MAIL Z14</u>	<u>MAIL Z15</u>
AB CAUSEWAY LLC	5206	HOLLY COURT	MOREHEAD CITY	NC		28557
BEAUFORT HISTORICAL ASSOCIATIO	150	TURNER STREET	BEAUFORT	NC		28516
OLD CAUSEWAY THOROUGHFARE LLC	4737F	ARENDELL STREET	MOREHEAD CITY	NC		28557
STATE OF NORTH CAROLINA	1321	MAIL SERVICE CENTER	RALEIGH	NC	1321	27699