



Town of Beaufort, NC

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

Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, May 07, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) HPC Draft Minutes 030524

Administration of Oaths

Items of Consent

- [1.](#) Approval of the Orders for 316 Moore Street, 129 Turner & 310 ½ Orange Street – Certificate of Appropriateness

Old Business

- [1.](#) Case # 23-34 122 Queen Street - Two-Story Rear Addition

New Business

- [1.](#) Case # 24-05 112 Moore St - Landscaping, Parking, Wall, Fencing
- [2.](#) Case # 24-11 116 Queen Street - New Single-Family Home
- [3.](#) Case # 24-12 523 Front Street - Signage
- [4.](#) Case # 24-13 112 Gallants Lane - Porch Addition

Commission / Board Comments

Staff Comments

Adjourn



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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, March 5, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the March 5, 2024 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

Roll Call

Members Present: Chair Joyce McCune, Bradley Cummins, Ian Huckabee, Tammy Hunsucker

Members Absent: Vice-Chair Bradley Hedrick, Marissa Morris

A quorum was declared with four members present.

Staff Present: Kyle Garner, Town Attorney Jill Quattlebaum, Rachel Johnson, Jason Brinson, Laurel Anderson

Agenda Approval

Chair McCune noted a request to move Case #24-08 to be heard first as the applicant was not feeling well. Member Huckabee made the motion to approve the revised Agenda and Member Cummins made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Member Cummins, Member Huckabee, Member Hunsucker

Minutes Approval

Member Huckabee made the motion to approve the January and February Minutes as presented and Member Hunsucker made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Member Cummins, Member Huckabee, Member Hunsucker

Administration of Oaths

Chair McCune gave the Quasi-Judicial Statement and Secretary Anderson administered the Oath to Kyle Garner.

Items of Consent

1. Approval of the Orders for 100 Sunset Lane, 112 Moore Street, 115 Front Street, 211 Turner Street & 308 Moore Street – Certificates of Appropriateness
2. Approval of the Orders for 500 Ann Street, 300 Front Street & 410 Front Street – Certificates of Appropriateness

Member Cummins made the motion to approve the Items of Consent and Member Hunsucker made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Member Cummins, Member Huckabee, Member Hunsucker

New Business

1. Case #24-08; 310 ½ Orange Street

Chair McCune introduced Case #24-08 and asked for the Staff Report. Mr. Garner explained that in 2023 this property received a Certificate of Appropriateness for the demolition of a structure that was previously there due to the deterioration of the structure. As per the Demolition Guideline 10.1.1 the new structure is to be of the same height, scale, mass, and proportion as the original structure since it was a contributing structure. Based on the information submitted, this guideline has been met in Staff's opinion as the square footage, building height and scale are very similar to the structure that was removed. Mr. Garner noted that the applicant's contractor, Mr. John Flowers, would be submitting material samples as part of the record.

Secretary Anderson administered the Oath to the applicant's agent and contractor, John Flowers. Member Hunsucker asked if any trees would be removed and Mr. Flowers stated that none would be. Chair McCune asked about the windows and Mr. Flowers explained that Andersen Windows did not make clear glass and the Low-E glass met the energy code. Chair McCune noted that the energy-efficient glass should be addressed in the new Standards.

Mr. Flowers showed actual paint samples and stated that the siding would be painted white with a gray deck, green shutters and front door, and haint blue front porch ceiling. He also showed an engraved date brick which is required for new construction.

Member Cummins asked if the siding would be smooth side out and Mr. Flowers stated it would be. Mr. Garner asked for the record that the samples displayed were the actual materials in the application and Mr. Flowers asserted that they were.

Chair McCune asked if there were any other parties with standing and hearing none, asked for a motion for a Finding of Fact for Case #24-08. Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #24-08, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Building Placement 7.1.1 – 7.1.4; Building Height and Scale 7.2.1 – 7.2.5; Materials 7.3.1, 7.3.2, 7.3.3; Details 7.4.1, 7.4.2; Texture and Color 7.5.1; Form and Rhythm 7.6.1, 7.6.2, 7.6.3; Landscaping 7.7.1; Off-Street Parking 8.5.1, 8.5.2, 8.5.3, 8.5.4, 8.5.6, 8.5.7; Outside Utilities 8.3.1, 8.3.6; Exterior Lighting 8.4.1, 8.4.2, 8.4.3; Landscaping 8.1.2, 8.1.5, 8.1.7, 8.1.8, 8.1.12, 8.1.13; Fences and Walls 8.2.2, 8.2.3, Demolition 10.1.1.

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

Voting yea: Chair McCune, Member Cummins, Member Huckabee, Member Hunsucker

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #24-08.

Member Cummins made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #24-08 be issued for the proposed work.

Member Huckabee made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Member Cummins, Member Huckabee, Member Hunsucker

Chair McCune then declared Case #24-08 closed and notified Mr. Flowers the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

2. Case #24-34; 122 Queen Street – Two-Story Rear Addition

Chair McCune introduced Case #24-34 and asked if any members needed to recuse and hearing none, she asked for the Staff Report. Mr. Garner requested that the Staff Report and all additional information be entered into the record. He explained the RS-5 zoning requirements had been met and noted that the application was for a two-story addition at 122 Queen Street, a traditional Beaufort-style, side gable coastal cottage. Mr. Garner stated that the Guidelines require transitions from original structures to additions.

Member Huckabee asked if Staff had received any feedback from neighbors and Mr. Garner stated that they had not.

Secretary Anderson administered the Oath to the applicants, Jay Horton and Ryan Edwards of Filter Design Studio. Mr. Horton noted that the RS-5 zoning requirement had been met with a 49% impervious coverage. He stated that a second story would be added to the existing structure and noted that the front elevation would remain the same and continue in the same vernacular. He explained that nearby structures had been reviewed and they felt the addition's massing was in keeping with the neighboring homes. An existing accessory structure would be removed to allow for the addition.

Member Huckabee stated that his concern was the front elevation and massing and asked how they assessed the nearby massing. Mr. Horton stated that they had looked at GIS and measured roof areas, and in the view looking down on GIS the massing was similar.

Member Cummins stated his concerns that the original structure was lost along the northern elevation and more tribute needed to be paid to the original cottage style. Ryan Edwards, architect at Filter Design Studio, stated that there were restrictions based on the property line, zoning and parking. Member Cummins noted that the addition would be clearly seen from the sidewalk. He also pointed out that the southern elevation showed an enormous addition on the structure. Mr. Horton stated that they were trying to keep the previously approved and built rear addition.

Member Hunsucker stated that the northern structure massing was her concern and did not fit with other structures around the historic district.

Chair McCune agreed with the other Members and quoted the Historic Guidelines, stating: "Careful attention should be given to ensure that the addition's overall size, proportion, and massing are compatible with the original structure to prevent it from overpowering the original building or diminishing its visual importance." She noted that Mr. Horton had just testified that the peak of the new roof of the addition would be the same height as the peak on the front. Chair McCune stated that the Board had to go by their Guidelines in making decisions and she was concerned by Guideline 6.1.1 "Preserve original and significant later roof forms" and explained that the character of the coastal cottage was affected by the addition as the back slope of the original roof was taken away.

Mr. Edwards reiterated the restraints of the zoning and the original addition and there was further discussion on possible solutions, with the Board members reiterating the issue of the proposed roofline. Chair McCune noted Guidelines 6.1.9 “Avoid altering the existing roof pitch or introducing a new roof pitch” and 6.1.11 “Avoid constructing additional stories resulting in an altered appearance” and explained that in the historic district any additions needed to be reduced in size so the original structure shines. She reiterated that the Commission’s concern was especially with the north side of the house as the addition is altering the roof line and going at roof pitch all the way back which is a substantial change to the appearance of the structure.

Mr. Horton stated that she was right and the applicants were gaining the square footage they needed and Mr. Edwards claimed there were similar additions nearby. Chair McCune noted a neighboring house with an addition with a lowered rear roof pitch and stated her understanding of the owner’s needs but that the Guidelines must be followed.

Chair McCune asked if there was anyone with standing who would like to speak and hearing none, if there were any public comments and there were none.

Member Huckabee noted that a home on Moore Street with an addition had been granted a COA which included cornerboards and that was an option.

Chair McCune added that there was an opportunity to send the design to the State Historic Preservation Office (SHPO) for their comments, as the Guidelines could not support the current plan. There was further discussion regarding the design of the addition and tabling the application until receiving an opinion and comments from SHPO.

Chair McCune asked for a motion to table Case #24-34. Member Huckabee made the motion to table Case #24-34 and send the application to the State Historic Preservation Office.

Member Hunsucker made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Member Cummins, Member Huckabee, Member Hunsucker

Mr. Garner explained the SHPO submission process and Ms. Quattlebaum asked the Board if mass itself and the size of the structure was an issue to be discussed with the SHPO. Member Cummins stated that the loss of the character and the style of the existing home and paying homage to the home was more the issue.

Chair McCune then declared Case #24-34 closed.

3. Case #24-09; 129 Turner Street - Signage

Chair McCune introduced Case #24-09 and asked if any members needed to recuse themselves and hearing none, she asked for the Staff Report. Mr. Garner explained that the applicant was requesting to install one hanging sign totaling 4.16 sq. ft. (20” X 30”) and one 18” x 24” wall sign to replace old signs at her new business at 129 Turner Street. He also requested that the staff report and all material be submitted into the record.

Member Cummins asked about the requested material, double sided aluminum, and asked if it was normally used in the historic district. Mr. Garner stated that it was and the material held up very well over time.

Secretary Anderson administered the Oath to the applicant, Christy Watson. She noted that one sign would be affixed to the left side of the door and the other larger double sided sign would be hung underneath the under the eave.

Chair McCune asked if there were any parties with standing, and hearing none and no further questions, asked for a motion for a Finding of Fact for Case #24-09. Member Huckabee made the following motion: Having

reviewed the record and having considered all evidence submitted and oral testimony for case #24-09, move that the Commission concludes that the pending application meets the following design standards. Design Guidelines for the Beaufort Historic District and Landmarks: Signage 8.6.1, 8.6.2, 8.6.3, 8.6.5.

Member Cummins made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Member Cummins, Member Huckabee, Member Hunsucker

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #24-09.

Member Cummins made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #24-09 be issued for the proposed work.

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

Voting yea: Chair McCune, Member Cummins, Member Huckabee, Member Hunsucker

Chair McCune then declared Case #24-09 closed and notified Ms. Watson that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

4. Case #24-10 Case # 24-10 316 Moore Street - Demolish House

Chair McCune introduced Case #24-10 and asked for the Staff Report. Mr. Garner explained that the applicant was requesting to demolish the existing structure at 316 Moore Street. He also requested that the staff report and all material be submitted into the record. Mr. Garner noted that the structure is not historic and not contributing in any way and the applicant has also submitted a letter from John Wood, formerly of the State Historic Preservation Office, supporting the demolition. He also notified the Board that the applicant, Mr. Craig Hamilton, was present and had oral surgery earlier in the day but could answer questions if needed.

Chair McCune noted that the Guidelines required photographic documentation of structures to be demolished but in this case as the structure was not historic the letter from Mr. Wood from SHPO would suffice.

Chair McCune asked if there were any parties with standing, and hearing none and no further questions, asked for a motion for a Finding of Fact for Case #24-10. Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #24-10, move that the Commission concludes that the pending application meets the following design standards. Design Guidelines for the Beaufort Historic District and Landmarks: Demolition of Buildings 10.1.1, 10.1.2, 10.1.3, 10.1.4, 10.1.5, 10.1.6 with the note that 10.1.2 has already been documented with Mr. Wood's letter submitted and reviewed by the Commission.

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

Voting yea: Chair McCune, Member Cummins, Member Huckabee, Member Hunsucker

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #24-10.

Member Cummins made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #24-10 be issued for the proposed work.

Member Hunsucker made the second and took a vote that was unanimously approved.

Voting yea: Chair McCune, Member Cummins, Member Huckabee, Member Hunsucker

Chair McCune then declared Case #24-10 closed and notified Mr. Hamilton that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

Commission / Board Comments

- a. Chair McCune notified the Board that an approved metal roof for a garage appeared to have a discrepancy from the approved COA. She remarked that in future the Board needed to ensure the correct nomenclature was used and there was a discussion regarding large agricultural ridges, keeping low profiles, and stating “no ridge vents” in approvals.

Staff Comments

- a. Mr. Garner reminded the Commission about the upcoming 50th anniversary celebration in April and showed the Members a poster to be shown at the celebration. He also gave an overview of the agenda of events.
- b. Mr. Garner noted the possibility of a special meeting for Case #23-34 and Ms. Quattlebaum stated that there would need to be 48 hours notice for the meeting.
- c. He also notified the Board that Member Huckabee’s last meeting would be April 2nd and that he would be greatly missed.

Adjourn

Member Huckabee made the motion to adjourn and Member Cummins made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Member Cummins, Member Huckabee, Member Hunsucker

Chair McCune declared the March 5th, 2024 meeting adjourned at 7:53 p.m.

Chair, Joyce McCune

Board Secretary, Laurel Anderson



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission
6:00 P.M. May 7, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Consent

SUBJECT: Approval of the Orders for 316 Moore Street, 129 Turner & 310 ½ Orange Street – Certificate of Appropriateness

BRIEF SUMMARY:

As part of the new General Statutes (160D), prior to Evidentiary Hearing Orders being signed and sent to the applicant/property owners, the Board in which conducted the hearing is to review the order for accuracy.

The staff has consulted with the Town Attorney and now asks that the Historic Commission Members review the orders for such accuracy and be prepared to make a motion to recommend approval of the Order or to approve with Commission recommended changes.

REQUESTED ACTION:

Review the order for such accuracy and be prepared to make a motion to recommend approval of the Order or to approve with Commission recommended changes.

EXPECTED LENGTH OF PRESENTATION:

0 Minutes (Presentation from Staff)

SUBMITTED BY:

Kyle Garner, AICP Planning Director

BUDGET AMENDMENT REQUIRED:

N/A



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May 7, 2024

Craig Hamilton
316 Moore Street
Beaufort, NC 28516

RE: Case # 24-10 316 Moore Street – Demolish House

Dear Mr. Hamilton:

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 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 which must begin within six (6) months from the date of issuance of the COA 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 may 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,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate

Mayor Sharon Harker
Commissioner Bucky Oliver • Commissioner Melvin Cooper
Commissioner Paula Gillikin • Commissioner [redacted] LoPiccolo • Commissioner Sarah Spiegler
Town Manager [redacted] Clark



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on March 5, 2024, to consider a Certificate of Appropriateness (“COA”) application submitted by Craig Hamilton for **CASE # 24-10 316 MOORE STREET – DEMOLISH HOUSE** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on March 5, 2024, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

Demolition of Buildings Guidelines

10.1.1 Choose demolition only as a last resort. Property owners of contributing buildings should design the replacement building to reflect the demolished building’s height, scale, massing and location. Applicants will have a heavy burden to demonstrate to the HPC that a replacement building with different height, scale, massing as the previously existing building is congruous with the Historic District.

10.1.2 Document the historic resource prior to demolition. Documentation shall take the form of black and white photographs, and color digital photographs of the building, structure, or site’s principal elevations, architectural elements (both in exterior and interior), and special features. Measured drawings of the resource may also be required. The HPC shall determine on a case-by-case basis the extent of documentation required and the parties responsible for producing such documentation. The documentation shall be submitted to the HPC and become a permanent record of the Town of Beaufort.

10.1.3 Salvage architectural features and building materials for reuse or study. Contact antique dealers and used building supply establishments to arrange for removal. Consider donations of items to interested non-profit organizations or museums or the NC-SHPO.

10.1.4 Minimize ground-disturbing activities during demolition to avoid damage to potential unknown archaeological resources.

10.1.5 Retain mature trees on site.

10.1.6 Clean the site thoroughly of all building debris and leave the lot properly graded and seeded.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 24-10 316 MOORE STREET – DEMOLISH HOUSE**.

This the 7nd day of May, 2024

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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.



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May 7, 2024

Christie Watson
P.O. Box 5603
Emerald Isle, NC 28594

RE: Case # 24-09 129 Turner Street - Signage

Dear Ms. Watson:

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 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 which must begin within six (6) months from the date of issuance of the COA 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 may 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,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate

Cc: Old Causeway Thoroughfare, LLC

Mayor Sharon Harker
Commissioner Bucky Oliver • Commissioner Melvin Cooper
Commissioner Paula Gillikin • Commissioner [redacted] LoPiccolo • Commissioner Sarah Spiegler
Town Manager [redacted] Clark



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on March 5, 2024, to consider a Certificate of Appropriateness (“COA”) application submitted by Christie Watson for **CASE # 24-09 129 TURNER STREET- SIGNAGE** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on March 5, 2024, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

Signage Guidelines

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.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 24-09 129 TURNER STREET - SIGNAGE**.

This the 7nd day of May, 2024

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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.



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May 7, 2024

BMS Partners (Margaret Swartz)
304 Roslyn Road
Richmond, VA 23226

RE: Case # 24-08 310 ½ Orange Street – New Single-Family Residential Home

Dear BMS Partners (Margaret Swartz):

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 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 which must begin within six (6) months from the date of issuance of the COA 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 may 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,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate

Mayor Sharon Harker
Commissioner Bucky Oliver • Commissioner Melvin Cooper
Commissioner Paula Gillikin • Commissioner [redacted] LoPiccolo • Commissioner Sarah Spiegler
Town Manager [redacted] Clark



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on March 5, 2024, to consider a Certificate of Appropriateness (“COA”) application submitted by BMS Partners (Margaret Swartz) for **CASE # 24-08 310 ½ ORANGE STREET- NEW SINGLE FAMILY RESIDENTIAL HOME** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on March 5, 2024, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

New Construction Guidelines

Building Placement

7.1.1 Maintain a similar front, side, and rear yard set back to other contributing historic buildings on the block and/or side of the street.

7.1.2 Maintain the pattern of building separation and lot coverage that is found on the block and/ or side of the street.

7.1.3 Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principal building’s prominent architectural features or significant site features.

7.1.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

Building Height/Scale

7.2.1 New construction shall not exceed thirty-five feet in height.

7.2.2 Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.

7.2.3 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.

7.2.4 Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.

7.2.5 If a contributing building was demolished or moved from the site, design the replacement building to be of similar height, scale, massing and location as the previously existing building. Applicants will have a heavy burden to demonstrate to the HPC that a replacement structure with different height, scale, and massing as the previously existing building is incongruous with the Historic District.

Materials

7.3.1 Keep the siding and trim material of the proposed building consistent with the materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles (as typically found in gables of Victorian period residential architecture), and brick, were common sheathing materials and should be used.

7.3.2 The use of substitute products such as vinyl, aluminum and pressed board siding and other modern day products marketed to imitate traditional building materials are not allowed. Smooth fiber cement siding may be used on a case by case basis. Use of fiber-cement lap siding may be approved for use on new structures. In all circumstances every effort shall be made to ensure that new structures and the application of modern day products achieve compatibility with existing historic buildings that define the character of the Beaufort Historic District.

7.3.3 Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

Details

7.4.1 Use architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.

7.4.2 Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

Texture and Color

7.5.1 Create in new construction a similar degree of texture that is found in contributing buildings in the historic district. Texture is the relief on a building surface that is achieved through use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding, decorative fish-scale shingles, and beaded-board porch ceilings are examples of wooden architectural elements that have different physical and visual qualities and contribute to the “texture” of a building surface.

Form and Rhythms

7.6.1 Design new construction that reflects the basic shapes and forms on the block and in the historic district.

7.6.2 Maintain consistency with style of buildings and contributing structures found on the block and/or side of the street. Roof forms commonly found in the historic district include gable varieties with an average pitch of 7/12 or greater and hipped roofs in the residential areas and flat roofed buildings in the late 19th and early 20th century commercial downtown.

7.6.3 Maintain similar percentages and patterns of window and door openings consistent with the style of buildings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will tend to have a disruptive effect on the desired harmony of the streetscape.

Landscaping

7.7.1 Retain and protect mature trees during construction.

Off-Street Parking Guidelines

8.5.1 Locate new parking lots and driveways in the historic district as unobtrusively as possible. Parking lots consisting of large expanses of concrete or asphalt with little planting or other screening are not appropriate.

8.5.2 Proposals for new parking lots or off-street parking areas should be accompanied by scaled site plans, including all proposed landscape and ground cover

placement, and intensity.

8.5.3 Site new parking areas in interior or rear lot locations where possible.

8.5.4 Avoid removing trees and other landscape elements that contribute to the historic character of a site.

8.5.5 Incorporate existing mature trees into new parking areas. Avoid the placement of impervious surface materials such as asphalt and concrete in areas below the canopy crown of the tree. Use turf stone, gravel, marl, or other pervious materials in these areas.

8.5.6 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.

Outside Utility Guidelines

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

8.3.6 Install utilities underground whenever possible.

Exterior Lighting Guidelines

8.4.1 Unless original fixtures already exist, choose fixtures that are simple and unobtrusive and complement the building or site.

8.4.2 Choose lighting sources that generate a soft white light instead of a more intensive yellow or orange light. Metal halide bulbs will achieve the desired effect instead of sodium vapor or fluorescent light sources.

8.4.3 Avoid placing fixtures in areas that will obscure or damage character-defining architectural elements or site features.

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.

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

8.1.7 Maintain the relationship between the mass/proportion of the building and open space within the context of the streetscape for new construction, additions, and landscape.

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

8.1.12 Utility wires, including power, telephone and cable should be placed underground whenever substantial utility construction takes place. Above ground utility boxes, fixtures, and equipment should be located in inconspicuous locations and should be screened from view.

8.1.13 New tool sheds, swimming pools and other modern yard features should be located in areas not seen from public view.

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.

Demolition of Buildings Guidelines

10.1.1 Choose demolition only as a last resort. Property owners of contributing buildings should design the replacement building to reflect the demolished building’s height, scale, massing and location. Applicants will have a heavy burden to demonstrate to the HPC that a replacement building with different height, scale, massing as the previously existing building is congruous with the Historic District.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 24-08 310 ½ Orange Street – New Single-Family Residential Home.**

This the 7nd day of May, 2024

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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.



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, May 7, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Old Business

SUBJECT: Case # 23-34 122 Queen Street - Two-Story Rear Addition

BRIEF SUMMARY:

The owner wishes to add a two-story rear addition to 122 Queen Street

At the March meeting the commission requested staff submit the addition proposal to the State for their comments. Attached is a letter from the State Historic Preservation Office and their observation of the proposed addition. As stated in the letter their advice is non-binding as the Commission makes the final decision as to whether the addition is congruous.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP
Date: April 16, 2024
Case No. 23-34

Request: To demo a rear portion of the existing structure and add a two-story rear addition.

Applicant: Jay Horton, Filter Design Studio
 707 Bridges Street
 Morehead City, NC 28557

Property Information:

Owners: John & Allison McNairy
Location: 122 Queen Street
PIN#: 730617202067000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 122 Queen Street, circa 1843. **Rumley House.** Altered, traditional Beaufort-style, 1 1/2-story, side gable coastal cottage, 4 bays wide, with engaged porch with slender chamfered Doric posts, traditional railing, and decorative bargeboard. 2 gabled dormers with 6/6 sash, 1 replacement exterior brick end chimney, original 9/6 sash, 2/2 and 1/1 replacement sash, replacement front door, and vinyl siding. Said to have been moved to this lot in 1843 by David Rumley, thus house is older than 1843. (Wrenn file)

At the March meeting the commission requested staff submit the addition proposal to the State for their comments. Attached is a letter from the State Historic Preservation Office and their observation of the proposed addition. As stated in the letter their advice is non-binding as the Commission makes the final decision as to whether the addition is congruous. Also attached, are revised elevation drawings the applicant submitted based on comments from the previous meeting.

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

Roof Guidelines

- 6.1.1 Preserve original and significant later roof forms, shapes, and major roof architectural elements such as dormers, gables, chimneys, and eave overhangs. It is not appropriate to make alterations to the front or

other primary portions of the roof of a contributing structure if that roof slope can be seen from public view.

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

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

6.1.4 Retain historic roof-top features such as ornamental eaves, cornices, rake-boards, dormers, gables, chimneys, finials, cresting, steeples, belfries, cupolas, and railings that add to the overall architectural character of a structure. All original and significant later features should be preserved and restored, rather than removed. The design of any new roof features should be based on documentary evidence and are compatible with both the building and surrounding buildings.

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

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

6.1.7 Ridge vents, where needed, shall be of the low-profile type and shall not diminish the original design of the roof or destroy any character-defining architectural details. Other vents, such as gable vents and roof-mounted vents, should be installed so as not to be visible from the public view where possible. In the event that they must be visible, they should be installed to respect the architectural details and character of the subject building.

6.1.8 It is not appropriate to create a false sense of historical development by making changes to roofs, such as adding conjectural features lacking insufficient historical, pictorial, or physical documentation.

6.1.9 Avoid altering the existing roof pitch or introducing a new roof pitch.

6.1.10 Avoid using a substitute material for the replacement of a deteriorated historic element that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

6.1.11 Avoid constructing additional stories resulting in an altered appearance.

Wood Siding, Trim, and Ornament Guidelines

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

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

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

6.2.4. If a portion of a historic wall is deteriorated beyond repair, replace only the damaged portion. In other words, a damaged portion of a wall does not provide an excuse for wholesale replacement.

6.2.5. Prepare surfaces for painting using the gentlest means possible. Low-pressure power-washing should be used only after a test panel of washing has been performed by the contractor and reviewed by the owner for excessive damage. Sandblasting and high-pressure water blasting are not appropriate treatments.

6.2.6. Avoid stripping paint with the object of staining it or leaving it unfinished for a supposedly “natural” appearance when such an appearance cannot be historically documented.

6.2.7. Avoid replacing clapboard siding with shingle siding (or visa versa) or replacing clapboard siding with siding of a different width or profile, particularly if the later siding has gained historic significance in its own right.

6.2.8. It is not appropriate to compromise the architectural integrity of a building by introducing or removing siding, trim or other decorative features, or by concealing or removing decorative details such as cornices, corner boards or brackets.

6.2.9. The use of imitation or pressed wood, vinyl, or aluminum siding is not permitted .

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.

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

6.2.13. To avoid creating a false historical appearance, do not use trim salvaged from another building or buildings or stock trim. Likewise, avoid moving or rearranging existing trim to another part of a building without historical evidence to back this up. Do not use stock trim when original trim can be replicated.

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

Brickwork and Masonry Guidelines

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

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

6.3.3. Clean historic masonry only with low-pressure water washing and mild detergents formulated for the specific application. Use chemical cleaners formulated for historic masonry only if water and detergent cleaners are not effective.

6.3.4. Sandblasting, high-pressure water blasting, and other abrasive cleaning methods which may damage historic masonry are not appropriate in the historic district.

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

6.3.6. For repointing, use only mortars that are compatible with historic mortars in color, strength, and joint finish or surface tooling. Maintain the historic joint width, joint profile, and bond patterns when making repairs. Modern mortars may cause damage to older, softer brick.

6.3.7. Use only hand tools to remove deteriorated mortar joints, under the direction of a skilled mason. Do not use power tools or saws to remove mortar joints.

6.3.8. When replacing damaged brick or stone, use replacements that match the original units as closely as possible.

6.3.9. Avoid painting masonry surfaces that were not painted historically. When painting masonry that has been previously painted, use acrylic latex paints for best durability.

Window and Door Guidelines

6.4.1. Retain and preserve historic windows and doors, including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, trim and moldings. Documented restoration is allowable.

6.4.2. Repair existing historic windows and doors where possible, rather than replacing entire window or door units. Use techniques such as wood epoxies and wood patches to repair and strengthen deteriorated

wood elements. Replace only those elements that cannot be repaired. Reproduction glass is desirable but not required.

6.4.3. Use replacement windows and doors that match the existing historic elements as closely as possible. Wood windows should be replaced with wood windows. If replacement windows or doors are required, consider first replacing only the deteriorated element, such as a single sash or door, rather than the entire frame or unit. Any new replacements shall match the original in all dimensions, materials, and detailing as closely as possible.

6.4.4. Use storm windows to improve energy efficiency where needed. New storm units should have a finish compatible with the color of the house. Unpainted aluminum is not appropriate. Storm windows for double hung sash shall have horizontal dividers that are in alignment with the horizontal meeting rails of the original upper and lower sashes. Storm windows are usually a Minor Work item.

6.4.5. Replacement of historic windows and doors for the sole purpose of improved thermal performance is not appropriate. Wood, or appropriately painted metal storm windows and doors should be used.

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

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

6.4.8. Use storm doors to improve energy efficiency where needed. New storm doors should be compatible with the original exterior doors and with the style and period of the structure. Wood storm doors of the full view or large single-pane type are most appropriate because they do not obscure the original doors. Louvered wood doors are also appropriate. Storm doors should be the full-view type and have a paint finish in a color that is compatible with the colors of the structure. The standard “colonial” type storm door with scalloped trim and cross-buck bottom half is not permitted. Wood screen doors should be appropriate for the period and style of the structure.

6.4.9. Preserve and repair original or historic shutters. It is appropriate to add louvered shutters to a historic structure if there is evidence that it once had blinds. All shutters shall be installed so that they will fit the window frame opening if closed and shall be of correct proportions for each window. Blinds shall be provided with operable hardware, consisting of hinges, pintles and holdbacks located in the appropriate positions. Shutters may be operable or fixed. Shutters made of synthetic or substitute materials, that duplicate the look, appearance and patina of wood may be allowed. They should not be nailed or screwed onto the building surface.

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

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

Porches and Entrances Guidelines

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

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

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

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

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

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

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

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

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

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.

6.6.2. Retain and preserve existing historic materials wherever possible, rather than replace. For repairs or rebuilding, select new brick, mortar, ballast stones, and other materials to match the historic materials as closely as possible in all respects.

6.6.7. Existing, unpainted historic foundations should not be painted. Previously painted foundations should be repainted an appropriate color. Avoid removing paint from a previously painted foundation (see BRICKWORK AND MASONRY guidelines).

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.

Paint and Exterior Colors Guidelines

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

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

6.7.3. Masonry surfaces that have been previously unpainted, such as brick, stucco, or stone should not be painted if those surfaces are in good condition and if the painting is proposed for the purpose of color change only. The painting of certain masonry surfaces may be appropriate if the surfaces have been patched or marred by damage over time, and if the visual integrity of the surface has been compromised. Paint colors should reflect the base material where possible.

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.

Accessibility and Life Safety Guidelines

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

Landscaping Guidelines

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

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

8.1.3. Preserve and maintain mature street trees. When removal or replacement is necessary, replace with long lived tree species with large canopies that will provide a similar canopy and form as a street tree. Replacement tree species should be appropriate for the district. Suggested species include: oak, sycamore, pecan, maple, ginkgo (male only), Chinese elm, cedar (j u n i p e r) , hickory, Yaupon holly or American holly.

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

8.1.6. Palms, banana trees and other tropical type landscape materials should not dominate the landscape palette. Sabal palms may be used as a minor landscape element. Likewise, any use of other tropical style plant materials that can be viewed from the public property should be limited to a minor complementary presence. Traditional plant materials including live oak trees, deciduous shade and understory trees (service berry or dogwood) and broadleaf evergreen and deciduous shrubs should dominate the landscape.

8.1.7. Maintain the relationship between the mass/proportion of the building and open space within the context of the streetscape for new construction, additions and landscape.

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

8.1.9. Planting strips between the public sidewalks and the street edge shall be preserved and remain predominantly ground covers or tree plantings. Small walkways will be permitted on these strips if the proposed walkway aligns with the walkway leading from the front door or main entrance of the structure to the sidewalk. New walkways shall not exceed a width of four (4) feet. Paving, filling, or otherwise altering this strip within the district is not appropriate.

8.1.10. Contemporary edging or border materials, such as exposed landscape timbers, railroad ties, pre-cast concrete, plastic, or other substitute material borders are not appropriate in areas seen from the public view.

8.1.11. Historic sidewalks and other paving materials should be preserved and maintained. New sidewalks shall be compatible in material, detailing, color and finish to existing historic sidewalks.

8.1.12. Utility wires, including power, telephone and cable should be placed underground whenever substantial utility construction takes place. Above ground utility boxes, fixtures, and equipment should be located in inconspicuous locations and should be screened from view.

8.1.13. New tool sheds, swimming pools and other modern yard features should be located in areas not seen from public view.

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

Outside Utilities Guidelines

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

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

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

8.3.4. Avoid placing window air-conditioning units on the front façade of the building.

8.3.5. When installing utility fixtures—such as streetlights, signal boxes, or utility poles—in the public right-of-way, take into account the impact of the fixtures on the character of the streetscape and the historic district as a whole. Utility fixtures will be evaluated in terms of location, design, color, scale, and compatibility with surrounding streetscape features, and the overall visual impact on the district.

8.3.6. Install utilities underground whenever possible.

8.3.7. Avoid radically pruning street trees located under utility wires. Such pruning practices permanently damage the form and long-term health of the tree. Refer to LANDSCAPING guidelines for proper tree planting practices.

Exterior Lighting Guidelines

8.4.1. Unless original fixtures already exist, choose fixtures that are simple and unobtrusive and complement the building or site.

8.4.2. Choose lighting sources that generate a soft white light instead of a more intensive yellow or orange light. Metal halide bulbs will achieve the desired effect instead of sodium vapor or fluorescent light sources.

8.4.3. Avoid placing fixtures in areas that will obscure or damage character-defining architectural elements or site features.

8.4.4. Use ground-mounted spots or ornamental light fixtures to illuminate signs instead of internal lighting. Screen spots and accent lighting from view.

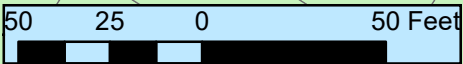
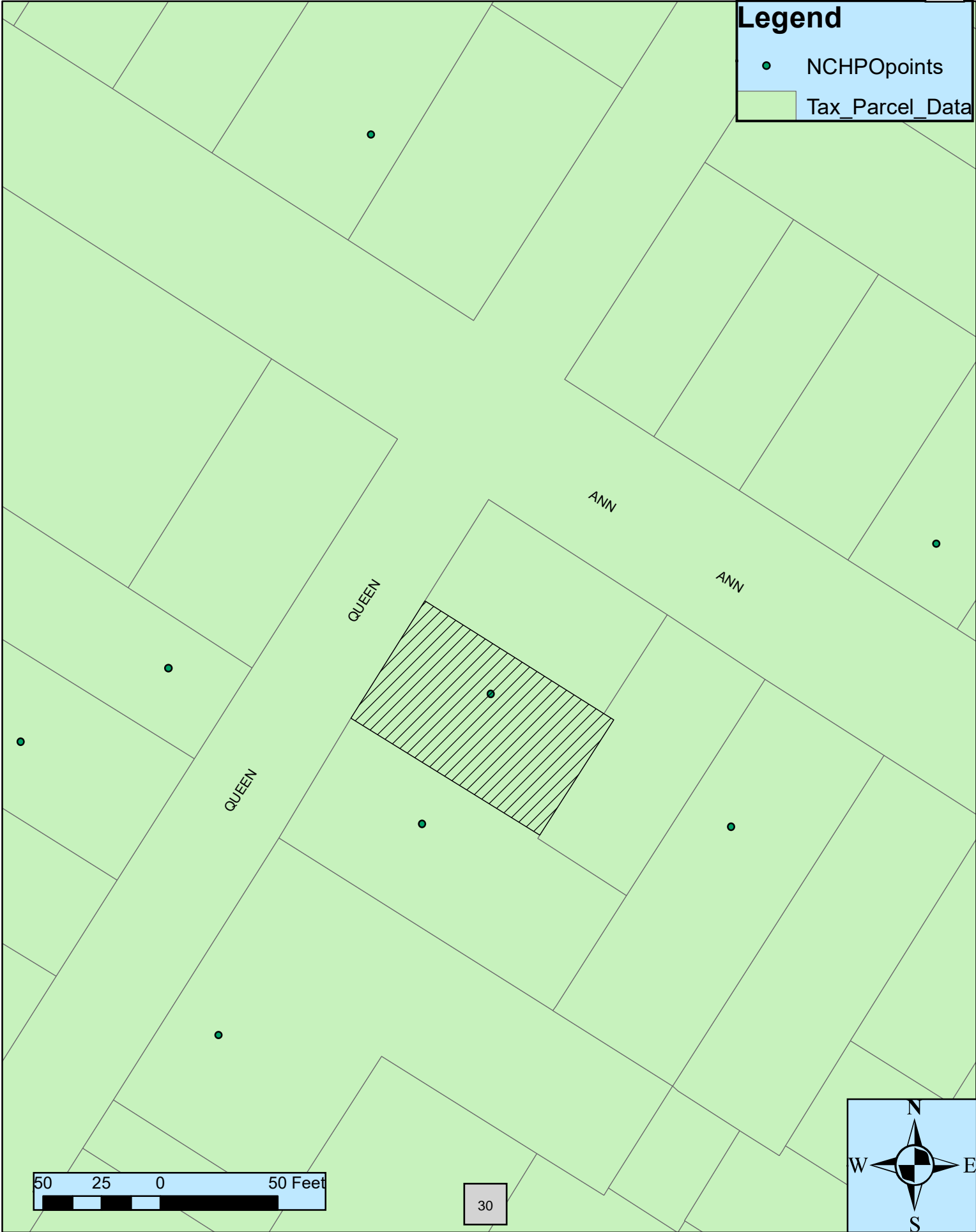
8.4.5. All lighting should be directed toward the property for which it was intended and should not spill over onto adjacent properties.

Case # 23-34 122 Queen Street - Two-Story Rear Addition

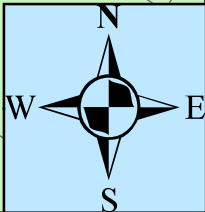
1.

Legend

- NCHPOpoints
- Tax_Parcel_Data



30



<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_Z</u>	<u>MAIL_Z15</u>
GECI,JACKIE B ET VIR HERMAN SR	512	ANN STREET	BEAUFORT	NC		28516
HAWKES,ELIZABETH K	121	QUEEN ST	BEAUFORT	NC		28516
MATTHEWS,ANN W ET VIR DEXTER R	2701	GLENWOOD GARDNS 106	RALEIGH	NC	1397	27608
MCHUGH,KEVIN J ET UX MARGO E	124	QUEEN ST	BEAUFORT	NC		28516
MCNAIRY,JOHN H ET UX ALLISON B	1300	GREENBRIAR ROAD	KINSTON	NC		28501
NEWSOME,HEBER H JR ET AL TRUST	6411	ROSELAWN RD	RICHMOND	VA		23226



HPC Application

Certificate of Appropriateness Application

Proposed Two-Story Addition

Applicant	Filter Design Studio PLLC
Contractor	Eddie Cameron Construction

Table of Contents

1. Certificate of Appropriateness Application
2. Project Description
3. Character Defining Features
4. Project Specifications
5. Guidelines
6. Adjacent Property Owners Information
7. Site Photographs
8. Proposed Materials

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



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$250.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Applications must be deemed complete and accepted before the submittal date. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Jay Horton- Filter Design Studio PLLC

Applicant Address: 707 Bridges Street, Morehead City, NC 28557

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

Property Owner Name: John H. and Allison B. McNairy

Address of Property: 122 Queen Street, Beaufort, NC

Phone Number: _____ Email/Cell: _____

PROJECT INFORMATION


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

The proposed project is a residential rehabilitation project. The proposed project will include the removal of the existing shed, which is located to the rear of the property; and a two-story addition, which will include the removing a portion of the existing roof, on top of the first floor, and located at the rear of the property. A side porch and fireplace are also proposed, which will be located to the east side of the existing property.

* A more detailed description of the proposed project will be included in the additional attached pages.

Estimated Cost of Project: \$ 650,000

Year House Built: 1901


Applicant Signature

02/12/2024
Date

Property Owner Signature (if different than above)

Date

An application fee of \$250.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. 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: _____

34 Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

- A list of all Design Guidelines that apply to the application and a description of how proposed changes are consistent with the *Design Guidelines for the Beaufort Historic District & Landmarks*, which can be found at <https://www.beaufortnc.org/bc-hpc/page/design-guidelines-beaufort-historic-district-landmarks>
- A list of all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- A site plan showing dimensions of both existing and proposed conditions.
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.).

2. Items required as applicable to project:

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

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

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

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

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

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

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

Project Description:

The goal of this project is to provide an aesthetically pleasing and historically appropriate treatment and preservation option for a residential building, located within the historical district at **122 Queen Street, Beaufort, NC, 28516**. This project will take the form of a renovation and addition project and acknowledges and complies with all guidelines set forth by the Beaufort Historical Society, to alter and add to a historic property. The property will continue its use as a residential building and will remain in its original historic nature and character. The alteration and additions of this historic structure will be consistent with the design of the original structure. The proposed project will reflect the characteristic scale, mass, rhythm, proportions, and building traditions of the existing building, as well as its surroundings.

The scope of work of the renovation project includes a proposed two-story residential addition, a fireplace, as well as a side porch. The project also includes the conversion of the existing one-story rear addition to two stories with an additional two-story addition to the rear which mirrors the existing massing of the residence. A new larger side porch with masonry fireplace will be incorporated in the original side porch location of the original rear addition. We will also remove the existing shed, which currently exists at the rear of the historical property.

The proposed renovation is designed using the historical defining features that are part of the residence, while maintaining the historic streetscape. The property will comply with the rules and regulations, and design guidelines put in place by the Beaufort Historical Society. The renovation of **122 Queen Street, Beaufort, NC 28516**, will remain historically appropriate and aesthetically pleasing.

Character Defining Features

The historical character defining features of the existing building include and are as described below:

1. Scroll work detailing at porch beams
2. Gable roof
3. Lower pitch shed porch roof
4. Single double hung windows with operable shutters where possible and 4 over 4 Mutin patterns
5. Flat facias with no gutters
6. Wall infill at end of porches above beam
7. Wood columns and railing details
8. Lap siding

The features listed above are the character defining features of this historic residential property. To meet all requirements and guidelines set forth by the Historic Preservation Commission, all the features have been closely considered and will be included in the renovation project.

Project Specifications:

See drawings and comments within each applicable guideline below.

Guidelines

Roof Guidelines

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

All the original historic roofs/dormers of the residence are maintained. Existing chimney to be preserved but extended in height as required with matching brick, new roofs to follow the original structure's roof characteristics.

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

All new roofing materials to match existing roofing materials.

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.

All new roofing materials to match existing roofing materials.

6.1.4 Retain historic roof-top features such as ornamental eaves, cornices, rake-boards, dormers, gables, chimneys, finials, cresting, steeples, belfries, cupolas, and railings that add to the overall architectural character of a structure. All original and significant later features should be preserved and restored, rather than removed. The design of any new roof features should be based on documentary evidence and are compatible with both the building and surrounding buildings.

The existing chimney to be preserved but extended in height as required with matching brick.

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

There will be no contemporary or non-historic roof features installed. No additional stories visible from the front elevation, work is done to the rear.

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

The existing roof has no gutters; if required, 5" half-round will be used and painted black to match the shutters with round-down spouts.

6.1.7 Ridge vents, where needed, shall be of the low-profile type and shall not diminish the original design of the roof or destroy any character-defining architectural details. Other vents, such as gable vents and roof-mounted vents, should be installed so as not to be visible from the public view where possible. In the event that they must be visible, they should be installed to respect the architectural details and character of the subject building.

Ridge vents are not required; spray-foam will be used. Non-vented attics to be used at new construction to prevent non historic vents at ridge lines and to improve energy efficiency.

6.1.8 It is not appropriate to create a false sense of historical development by making changes to roofs, such as adding conjectural features lacking insufficient historical, pictorial, or physical documentation.

Changes that will be made to the roof will remain true to its original historic nature.

6.1.9 Avoid altering the existing roof pitch or introducing a new roof pitch.

The existing roof pitch will not be altered. New construction to use existing roof pitches and proportions.

6.1.10 Avoid using a substitute material for the replacement of a deteriorated historic element that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

The existing roof is asphalt shingles. New construction to be compatible asphalt shingles to match the original structures two-story. The new construction at the additions is designed as a two-story addition to minimize massing and footprint enforcement that's non-conforming with the existing streetscape.

6.1.11 Avoid constructing additional stories resulting in an altered appearance.

The proposed additional story will take place at the rear of the existing property. The appearance of the existing property will not be altered.

Wood Siding, Trim, and Ornament Guidelines

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

The alteration to the original wood siding, trim, ornamentation, and other wood decorative elements will be minimized and restricted to the rear of the historic residence.

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

All required repairs will be done per the guidelines unless replacement is the only solution. Minimal repair or preservation is expected.

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

All required repairs will be done per the guidelines unless replacement is the only solution. Minimal repair or preservation is expected.

6.2.4. If a portion of a historic wall is deteriorated beyond repair, replace only the damaged portion. In other words, a damaged portion of a wall does not provide an excuse for wholesale replacement.

Minimal work to the exterior historic walls is anticipated. The scope of work is limited to the rear of the original residence.

6.2.5. Prepare surfaces for painting using the gentlest means possible. Low-pressure power washing should be used only after a test panel of washing has been performed by the contractor and reviewed by the owner for excessive damage. Sandblasting and high-pressure water blasting are not appropriate treatments.

If any surfaces need to be painted, they will be prepared using the gentlest means possible.

6.2.6. Avoid stripping paint with the object of staining it or leaving it unfinished for a supposedly “natural” appearance when such an appearance cannot be historically documented.

The current white paint color of the body of the house and trim is to be maintained along with the black color of the existing shutters.

6.2.7. Avoid replacing clapboard siding with shingle siding (or vice versa) or replacing clapboard siding with siding of a different width or profile, particularly if the later siding has gained historic significance in its own right.

The original siding at the historic residence shall be maintained with story alterations occurring at the rear. Existing siding removed shall be used for any required repair.

6.2.8. It is not appropriate to compromise the architectural integrity of a building by introducing or removing siding, trim or other decorative features, or by concealing or removing decorative details such as cornices, corner boards or brackets.

The architectural integrity of the existing building will not be compromised. Decorative features and details will remain original and be maintained throughout the addition.

6.2.9. The use of imitation or pressed wood, vinyl, or aluminum siding is not permitted .

Existing siding to be maintained and matched.

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.

The existing siding will be matched.

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.

Fiber cement siding will be smooth, and any new use is to be minimized.

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

Minimal existing trim will be used, removed or replaced. Character defining architectural trim will remain in its original state.

6.2.13. To avoid creating a false historical appearance, do not use trim salvaged from another building or buildings or stock trim. Likewise, avoid moving or rearranging existing trim to another part of a building without historical evidence to back this up. Do not use stock trim when original trim can be replicated.

No salvaged materials are planned. Trim to be milled to match as needed where possible.

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

All insulation shall be installed from the interior to minimize disturbance to existing historic siding.

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.

Masonry elements will be retained and preserved. Existing masonry chimney to be extended with matching brickwork and detailing.

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

Existing masonry to be repaired as required and vegetation to be minimized or removed for preservation.

6.3.3. Clean historic masonry only with low-pressure water washing and mild detergents formulated for the specific application. Use chemical cleaners formulated for historic masonry only if water and detergent cleaners are not effective.

Historic masonry will be cleaned only with low-pressure washing and mil detergent formulated for the specific application.

6.3.4. Sandblasting, high-pressure water blasting, and other abrasive cleaning methods which may damage historic masonry are not appropriate in the historic district.

Sandblasting, high-pressure water blasting, or other abrasive cleaning methods will not occur.

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

Water-repellant sealers will not be used.

6.3.6. For repointing, use only mortars that are compatible with historic mortars in color, strength, and joint finish or surface tooling. Maintain the historic joint width, joint profile, and bond patterns when making repairs. Modern mortars may cause damage to older, softer brick.

New masonry foundation fireplace will match historic brick in texture, bond, and painted color. Repaired masonry to match requirements of 6.3.6.

6.3.7. Use only hand tools to remove deteriorated mortar joints, under the direction of a skilled mason. Do not use power tools or saws to remove mortar joints.

Power tools or saws will not be used to remove mortar joints.

6.3.8. When replacing damaged brick or stone, use replacements that match the original units as closely as possible.

The new masonry foundation fireplace will match the original units as closely as possible. Any required repairs will match the original units as closely as possible.

6.3.9. Avoid painting masonry surfaces that were not painted historically. When painting masonry that has been previously painted, use acrylic latex paints for best durability.

Acrylic latex paints will be used for masonry surfaces to ensure the best durability. Existing masonry foundations are currently painted. The proposed new masonry will be painted to match the existing.

Window and Door Guidelines

6.4.1. Retain and preserve historic windows and doors, including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, trim and moldings. Documented restoration is allowable.

Historic windows and doors will be retained and preserved.

6.4.2. Repair existing historic windows and doors where possible, rather than replacing entire window or door units. Use techniques such as wood epoxies and wood patches to repair and strengthen deteriorated wood elements. Replace only those elements that cannot be repaired. Reproduction glass is desirable but not required.

The existing historic windows and doors will not be modified in the current design.

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.

New windows will match the appearance of the original historic window elements as closely as possible. They will be factory finished, white fiberglass units by Marvin Windows. Product catalog is provided with selections highlighted.

6.4.4. Use storm windows to improve energy efficiency where needed. New storm units should have a finish compatible with the color of the house. Unpainted aluminum is not appropriate. Storm windows for double hung sash shall have horizontal dividers that are in alignment with the horizontal meeting rails of the original upper and lower sashes. Storm windows are usually a Minor Work item.

Storm windows will not be used.

6.4.5. Replacement of historic windows and doors for the sole purpose of improved thermal performance is not appropriate. Wood, or appropriately painted metal storm windows and doors should be used.

Existing historic windows will be unaltered, new windows to be located on side and rear and will be fiber glass Marvin Windows.

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

New windows/additions are required to meet energy code and as such will require low E and tint unless HBC and building department agree to exempt energy code requirements related to windows and openings. All new windows to be located in the addition on rear and sides behind the original residence.

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

New windows will match the existing windows in overall size and opening area and will have muntin pattern to match the original.

6.4.8. Use storm doors to improve energy efficiency where needed. New storm doors should be compatible with the original exterior doors and with the style and period of the structure. Wood storm doors of the full view or large single-pane type are most appropriate because they do not obscure the original doors. Louvered wood doors are also appropriate. Storm doors should be the full-view type and have a paint finish in a color that is compatible with the colors of the structure. The standard “colonial” type storm door with scalloped trim and cross-buck bottom half is not permitted. Wood screen doors should be appropriate for the period and style of the structure.

No storm doors will be added.

6.4.9. Preserve and repair original or historic shutters. It is appropriate to add louvered shutters to a historic structure if there is evidence that it once had blinds. All shutters shall be installed so that they will fit the window frame opening if closed and shall be of correct proportions for each window. Blinds shall be provided with operable hardware, consisting of hinges, pintles and holdbacks located in the appropriate positions. Shutters may be operable or fixed. Shutters made of synthetic or substitute materials, that duplicate the look, appearance and patina of wood may be allowed. They should not be nailed or screwed onto the building surface.

Original and historic shutters do not require repair. New shutters to be built out of matching materials and match existing shutters as close as possible. All shutters to be operable and sized correctly.

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.

New window and door openings will not alter the historic character of the building or cause any damage to historic materials or other significant architectural features. The new windows will be detailed and sized to be compatible with the existing structure.

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

No metal awnings will be used.

Porches and Entrances Guidelines

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

Front character defining porch to be maintained. Minimal repair is expected.

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

Front character defining porch to be maintained. Minimal repair is expected.

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

All repair to meet guidelines.

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

All enclosure of existing porches.

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

All enclosure of existing porches.

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

No carpet to be used in the exterior.

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

The proposed porch will only use architectural details and ornamentation that are compatible with the style, period, and detailing of the structure.

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

The proposed porch will convey the same visual appearance as the existing historical structure. The proposed porch will be constructed to the side and towards the rear of the existing structure.

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

The proposed porch will be constructed to the side and towards the rear of the existing structure, so it will not be seen from the public view. The new porch is to be entirely within the addition.

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.

Original and historic foundations and related elements will be retained and preserved wherever possible.

6.6.2. Retain and preserve existing historic materials wherever possible, rather than replace. For repairs or rebuilding, select new brick, mortar, ballast stones, and other materials to match the historic materials as closely as possible in all respects.

Minimal repairs are expected and all repairs are expected to include carefully selected historical materials that match the existing in the best way possible.

6.6.7. Existing, unpainted historic foundations should not be painted. Previously painted foundations should be repainted an appropriate color. Avoid removing paint from a previously painted foundation (see BRICKWORK AND MASONRY guidelines).

Existing foundation is painted and all new foundations will be painted to match.

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.

Utilities and mechanical equipment are located in the back yard behind the existing fence.

Paint and Exterior Colors Guidelines

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

Existing color to be maintained and painting to be done where it is required.

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.

Buildings style and period have been determined and will match existing exterior color.
New wood siding will be milled to match the existing structure.

6.7.3. Masonry surfaces that have been previously unpainted, such as brick, stucco, or stone should not be painted if those surfaces are in good condition and if the painting is proposed for the purpose of color change only. The painting of certain masonry surfaces may be appropriate if the surfaces have been patched or marred by damage over time, and if the visual integrity of the surface has been compromised. Paint colors should reflect the base material where possible.

Paint colors to match existing.

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.

Guidelines to be followed.

Accessibility and Life Safety Guidelines

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

New means of access to the historic building will take place in the rear of the existing building, the new means of access will be in approximately the same location as the existing means of egress in the existing renovation.

New Construction Guidelines Building Placement

7.1.1. Maintain a similar front, side, and rear yard setback to other contributing historic buildings on the block and/or side of the street.

The proposed project will maintain the existing side and street setbacks. There is a side setback on the drive side of the existing structure that will expand minimally past the existing side stoop. The side addition is not incongruous with the existing neighborhood side setbacks.

7.1.2. Maintain the pattern of building separation and lot coverage that is found on the block and/or side of the street.

The pattern of building separation and lot coverage is similar to other residences on the street.

7.1.3. Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principal building's prominent architectural features or significant site features.

The existing accessory structure will be removed. No new outbuilding or accessory structure will be installed.

7.1.4. Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

Existing one-story addition being converted to two story. The new two-story addition is being added to minimize ground surface area disturbance.

Building Height/Scale

7.2.1. New construction shall not exceed thirty-five feet in height.

The new construction will not exceed thirty-five feet in height. The new construction will be 27' 9 - 5/8."

7.2.2. Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.

The scale of the proposed building will be compatible with the scale of contributing structures on the block or side of the street.

7.2.3. Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.

The proportion of the proposed new building and its architectural elements will be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side street.

7.2.4. Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.

Windows and doors in new construction will be compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block and side of street. See highlighted specifications in window catalog.

Materials

7.3.1. Keep the siding and trim material of the proposed building consistent with the materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles (as typically found in gables of Victorian period residential architecture), and brick, were common sheathing materials and should be used.

The siding and trim material of the proposed building will be consistent with the materials traditionally used on the immediate block and in the historic district. Fiber cement siding will be used to match current siding materials.

7.3.2. The use of substitute products such as vinyl, aluminum and pressed board siding and other modern-day products marketed to imitate traditional building materials are not allowed. Smooth fiber cement siding may be used on a case-by-case basis. Use of fiber-cement lap siding may be approved for use on new structures. In all circumstances every effort shall be made to ensure that new structures and the application of modern-day products achieve compatibility with existing historic buildings that define the character of the Beaufort Historic District.

Fiber cement siding will be used to match current and existing siding materials.

7.3.3. Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

Materials will be used in traditional ways. New materials will appear as if they were applied in a traditional manner in order to convey the same visual appearance as historically used and applied building materials.

Details

7.4.1. Use architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.

The proposed project will use scalloped/scrollwork beam details, railing details, siding, columns, window/door casing, trim, shutters, painted brick masonry, porches, fireplaces, and foundation, in order to complement the architectural details of contributing structures on the block and/or side of the street.

7.4.2. Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

A date brick is placed on the front corner of the new front, side porch.

Texture and Color

7.5.1. Create in new construction a similar degree of texture that is found in contributing buildings in the historic district. Texture is the relief on a building surface that is achieved through use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding, decorative fish-scale shingles, and beaded-board porch ceilings are examples of wooden architectural elements that have different physical and visual qualities and contribute to the “texture” of a building surface.

New construction will provide a similar degree of texture that is found in contributing buildings in the historic district.

Form and Rhythm

7.6.1. Design new construction that reflects the basic shapes and forms on the block and in the historic district.

The new construction will reflect basic shapes and forms on the block and in the historic district. The new construction will have gable forms which are typical of the historical district and block.

7.6.2. Maintain consistency with style of buildings and contributing structures found on the block and/or side of the street. Roof forms commonly found in the historic district include gable varieties with an average pitch of 7/12 or greater and hipped roofs in the residential areas and flat roofed buildings in the late 19th and early 20th century commercial downtown.

The new construction will maintain consistency with the same roof pitches as the original existing historical structure, and will remain similar to what can be found on the block and/or side of the street.

7.6.3. Maintain similar percentages and patterns of window and door openings consistent with the style of buildings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will tend to have a disruptive effect on the desired harmony of the streetscape.

Similar percentages and patterns of window and door openings will be maintained and remain consistent with the style of the existing historical structure, as well as its block.

Landscaping

7.7.1. Retain and protect mature trees during construction.

No damage is anticipated to mature trees during construction.

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.

The new addition will be located at the side and rear of the existing historical structure, thus having minimal impact on the façade and other primary elevation of the original building and 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.

The proposed structure will be wider than existing structure due to rear setback limitations, but will remain aesthetically pleasing and compatible with overall proportion of the existing building in height, scale, size, and massing; it will not overpower the existing building visually.

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.

All design elements of the proposed addition will be compatible with the existing building in terms of materials, style, color, roof form, massing proportion and spacing of doors and windows, details, surface texture, and location. The proposed addition will reflect all historical details and elements of the existing building in the best way possible.

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 additions will be constructed in a way that they can be removed from the original building in the future without causing 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)

Vinyl, aluminum, or pressed wood will not be used in the proposed addition. The siding of the proposed addition will be fiber cement to match the existing siding.

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.

The windows for the new addition will be finished white fiberglass units, made by Marvin Elevate Windows with muntin patterns to match the existing windows as close as possible. See highlighted catalog.

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

The roofline of the new addition will be similar and will maintain the 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.

The foundations will be similar to and compatible with the existing foundations in material, color, detailing, and height.

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.

No acquired significance of any additions.

Landscaping Guidelines

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

We will continue to preserve all front yard landscape of any significance. No scope of work.

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.

We will continue to preserve all landscape of any significance. No scope of work.

8.1.3. Preserve and maintain mature street trees. When removal or replacement is necessary, replace with long lived tree species with large canopies that will provide a similar canopy and form as a street tree. Replacement tree species should be appropriate for the district. Suggested species include: oak, sycamore, pecan, maple, ginkgo (male only), Chinese elm, cedar (juniper), hickory, Yaupon holly or American holly.

We will continue to preserve all front yard landscape of any significance. No scope of work.

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

All new plant materials that were selected for replanting or new planting in the front yard of the property will be similar to existing plantings and will complement the other plants that are found on site, and the surrounding area of the district.

8.1.6. Palms, banana trees and other tropical type landscape materials should not dominate the landscape palette. Sabal palms may be used as a minor landscape element. Likewise, any use of other tropical style plant materials that can be viewed from the public property should be limited to a minor complementary presence. Traditional plant materials including live oak trees, deciduous shade and understory trees (service berry or dogwood) and broadleaf evergreen and deciduous shrubs should dominate the landscape.

Tropical type landscape materials will not be used.

8.1.7. Maintain the relationship between the mass/proportion of the building and open space within the context of the streetscape for new construction, additions and landscape.

There will be no change between the mass/proportion of the building and open space within the context of the streetscape for new construction, additions and landscape. The relationship will be maintained.

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

New construction and additions will be sited in locations that will not require the removal of mature plantings.

8.1.9. Planting strips between the public sidewalks and the street edge shall be preserved and remain predominantly ground covers or tree plantings. Small walkways will be permitted on these strips if the proposed walkway aligns with the walkway leading from the front door or main entrance of the structure to the sidewalk. New walkways shall not exceed a width of four (4) feet. Paving, filling, or otherwise altering this strip within the district is not appropriate.

No scope of work.

8.1.10. Contemporary edging or border materials, such as exposed landscape timbers, railroad ties, pre-cast concrete, plastic, or other substitute material borders are not appropriate in areas seen from the public view.

No current border materials.

8.1.11. Historic sidewalks and other paving materials should be preserved and maintained. New sidewalks shall be compatible in material, detailing, color and finish to existing historic sidewalks.

No scope of work.

8.1.12. Utility wires, including power, telephone and cable should be placed underground whenever substantial utility construction takes place. Above ground utility boxes, fixtures, and equipment should be located in inconspicuous locations and should be screened from view.

Where possible underground utilities will be incorporated.

8.1.13. New tool sheds, swimming pools and other modern yard features should be located in areas not seen from public view.

All existing sheds to be removed (non-historic) and no new sheds proposed at this time.

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

No modifications proposed to existing drives.

Fences and Walls Guidelines

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

Existing fence will be retained. No changes proposed to fencing.

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.

All utilities and HVAC equipment will be located within the existing fence and located in the rear yard.

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

No roof ventilation required. Roof mounted devices/objects will be installed on the rear, and not visible from public view.

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

The meter box will be painted in a color that allows it to blend in with the historic/existing building.

8.3.4. Avoid placing window air-conditioning units on the front façade of the building.

There will be no window air-conditioning units.

8.3.5. When installing utility fixtures—such as streetlights, signal boxes, or utility poles—in the public right-of-way, take into account the impact of the fixtures on the character of the streetscape and the historic district as a whole. Utility fixtures will be evaluated in terms of location, design, color, scale, and compatibility with surrounding streetscape features, and the overall visual impact on the district.

No scope of work.

8.3.6. Install utilities underground whenever possible.

Underground utilities will be requested. Feasibility to be determined by utility providers.

8.3.7. Avoid radically pruning street trees located under utility wires. Such pruning practices permanently damage the form and long-term health of the tree. Refer to LANDSCAPING guidelines for proper tree planting practices.

No tree pruning is currently proposed for utility requirements.

Exterior Lighting Guidelines

8.4.1. Unless original fixtures already exist, choose fixtures that are simple and unobtrusive and complement the building or site.

Reuse of the original light fixtures proposed. All of the new light fixtures will be located on the side porch and to the rear of the lot.

8.4.2. Choose lighting sources that generate a soft white light instead of a more intensive yellow or orange light. Metal halide bulbs will achieve the desired effect instead of sodium vapor or fluorescent light sources.

Lighting sources will generate a soft white light.

8.4.3. Avoid placing fixtures in areas that will obscure or damage character-defining architectural elements or site features.

Fixtures will not obscure or damage character-defining architectural elements or site features. All fixtures will comply with the historical guidelines and complement the original existing historical structure.

8.4.4. Use ground-mounted spots or ornamental light fixtures to illuminate signs instead of internal lighting. Screen spots and accent lighting from view.

No scope of work.

8.4.5. All lighting should be directed toward the property for which it was intended and should not spill over onto adjacent properties.

All lighting will be directed towards the existing property for which it was intended. The lighting will not spill over onto adjacent properties.

Archaeology Guidelines

8.8.1. Retain and preserve archaeological resources that are important to the history of the site or district.

All guidelines to be met.

8.8.2. Minimize ground-disturbing activities in the historic district to avoid possible damage or destruction to known or unknown archaeological resources.

All guidelines to be met.

8.8.3. Recognize that archaeological resources exist both below ground and below water.

All guidelines to be met.

8.8.4. Preserve archaeological resources intact in their original state and location wherever possible.

All guidelines to be met.

8.8.5. When disturbance of archaeological resources is unavoidable, use qualified archaeologists to employ contemporary methods of investigation and evaluation.

All guidelines to be met.

Adjacent Property Owners

PARCEL NUMBER: 730617202192000
 OWNER: MCHUGH,KEVIN J ETUX MARGO E
 PHYSICAL ADDRESS: 124 QUEEN ST
 BEAUFORT
 MAILING ADDRESS: 124 QUEEN ST
 BEAUFORT NC 28516
 LEGAL DESCRIPTION: PART L58 TOWN OF BEAUFORT
 DEED REF: 1524-495
 PLAT REFERENCE: -
 NEIGHBORHOOD: 590001

PARCEL NUMBER: 730617202033000
 OWNER: NEWSOME,HEBER H JR ETAL TRUST
 PHYSICAL ADDRESS: 120 QUEEN ST
 BEAUFORT
 MAILING ADDRESS: 6411 ROSELAWN RD
 RICHMOND VA 23226
 LEGAL DESCRIPTION: NORTH PT L48 TOWN OF BEAUFORT
 DEED REF: 1083-243
 PLAT REFERENCE: -
 NEIGHBORHOOD: 590003

PARCEL NUMBER: 730617203047000
 OWNER: MATTHEWS,ANN W ETVIR DEXTER R
 PHYSICAL ADDRESS: 606 ANN ST
 BEAUFORT
 MAILING ADDRESS: 2701 GLENWOOD GARDNS 106
 RALEIGH NC 1397 27608
 LEGAL DESCRIPTION: PART L58 TOWN OF BEAUFORT
 DEED REF: 1560-77
 PLAT REFERENCE: -
 NEIGHBORHOOD: 590001

PARCEL NUMBER: 730617203051000
OWNER: MCCUNE,FREDRICK J ETUX JOYCE
PHYSICAL ADDRESS: 608 ANN ST
BEAUFORT
MAILING ADDRESS: 608 ANN ST
BEAUFORT NC 28516
LEGAL DESCRIPTION: PARTS L48 L58 - BEAUFORT
DEED REF: 490-300
PLAT REFERENCE: -
NEIGHBORHOOD: 590001

PARCEL NUMBER: 730617201177000
OWNER: GECI,JACKIE B ETVIR HERMAN SR
PHYSICAL ADDRESS: 512 ANN ST
BEAUFORT
MAILING ADDRESS: 512 ANN STREET
BEAUFORT NC 28516
LEGAL DESCRIPTION: PART L59 OLD TOWN BEAUFORT
DEED REF: 1644-394
PLAT REFERENCE: -
NEIGHBORHOOD: 590001

PARCEL NUMBER: 730617201111000
OWNER: HAWKES,ELIZABETH K
PHYSICAL ADDRESS: 121 QUEEN ST
BEAUFORT
MAILING ADDRESS: 121 QUEEN ST
BEAUFORT NC 28516
LEGAL DESCRIPTION: PART L49 OLD TOWN BEAUFORT
DEED REF: 0731-00792
PLAT REFERENCE: -
NEIGHBORHOOD: 590003

PARCEL NUMBER: 730617200087000
OWNER: BLUE MOON BISTRO LLC
PHYSICAL ADDRESS: 119 QUEEN ST
BEAUFORT
MAILING ADDRESS: 345 WITT STREET
WINSTON SALEM NC 27103
LEGAL DESCRIPTION: PART L49 TOWN OF BEAUFORT
DEED REF: 1747-449
PLAT REFERENCE: -
NEIGHBORHOOD: 590005

PARCEL NUMBER: 730505292914000
OWNER: PECAN TREE INN HOSPITALITY INC
PHYSICAL ADDRESS: 116 QUEEN ST
BEAUFORT
MAILING ADDRESS: 116 QUEEN STREET
C/O STANLEY ETUX CHRISTIN LAMB
BEAUFORT NC 28516
LEGAL DESCRIPTION: PARTS L5 L6 L48 - BEAUFORT
DEED REF: 1507-341
PLAT REFERENCE: 33-271
NEIGHBORHOOD: 590005

Site Photographs:

FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIDE SIDE ELEVATION



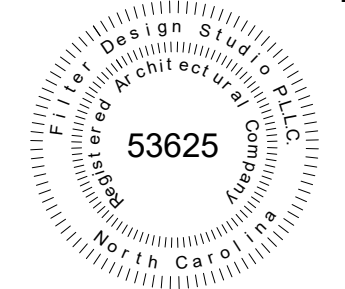
Proposed Materials:

Please see plan set.

Architect Seal



Firm Seal

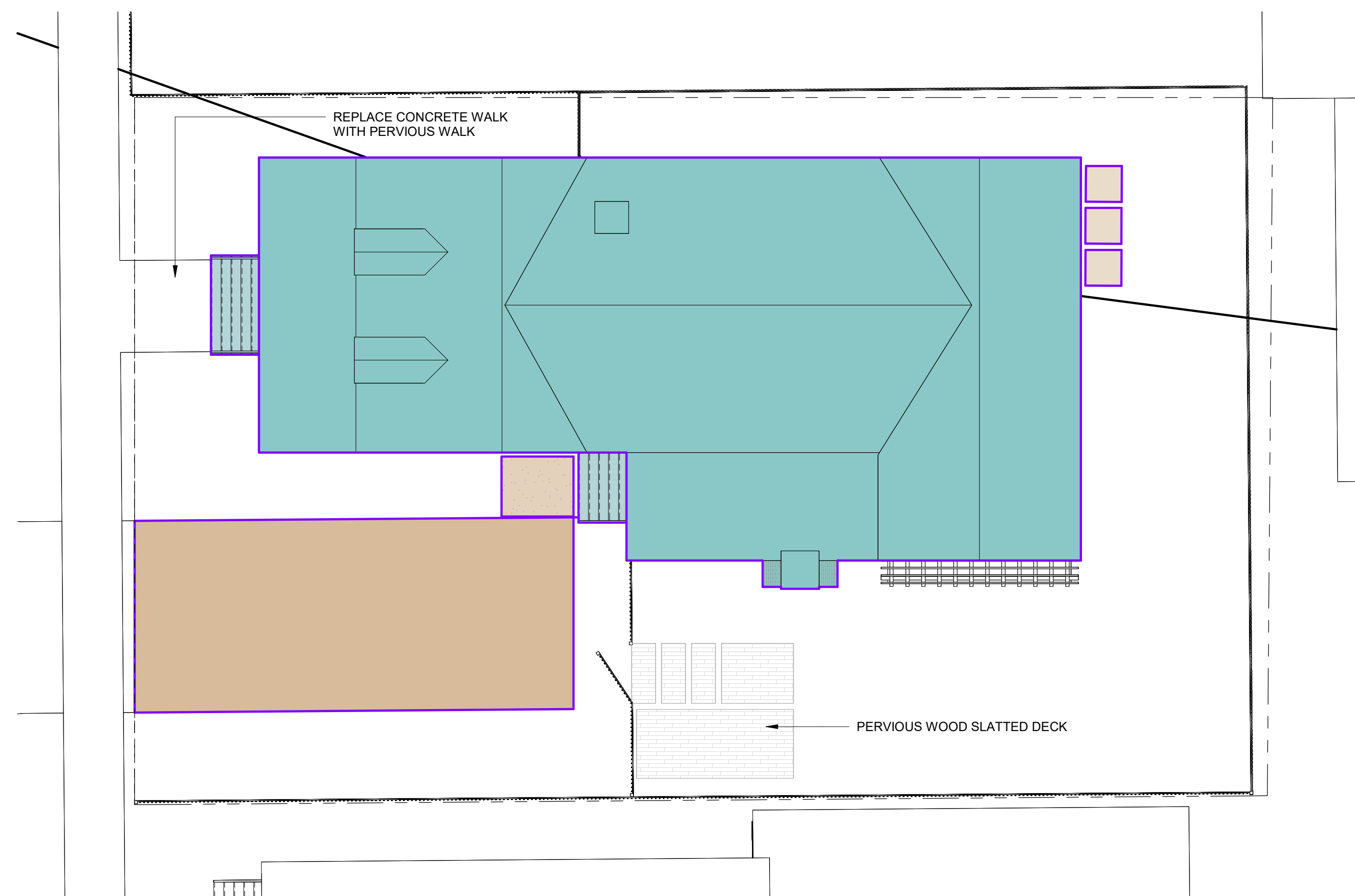


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Landscape Architect: Thomas "Jay" Horton
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Impervious Area Legend

- Residence
- Stairs
- Drive
- Concrete
- HVAC

Area Schedule (Impervious Area)	
Name	Area
Residence	2043.13 SF
Stairs	56.50 SF
Drive	585.60 SF
Concrete	30.00 SF
HVAC	26.89 SF
	2742.13 SF

IMPERVIOUS AREA CALCULATIONS:	
LOT AREA:	5,551.46 SQFT
50% ALLOWABLE IMPERVIOUS COVERAGE:	2,775.73 SQFT
PROPOSED IMPERVIOUS AREA:	2,742.13 SQFT
	49.4% COVERAGE

Proposed Renovation

122 Queen St
Beaufort, North Carolina

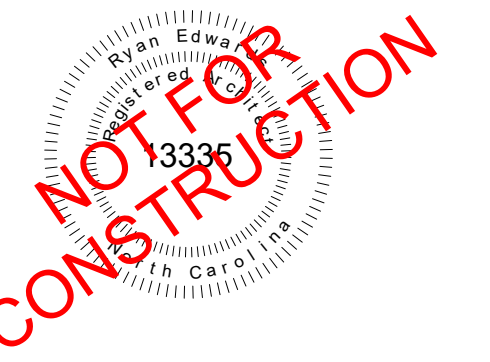
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No.	Description	Date

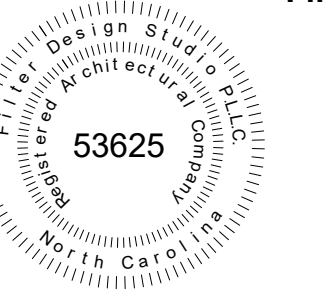
Impervious Area Calculations

Project number	22-041
Date	2023-10-17
G100	
Scale	1/8" = 1'-0"

Architect Seal



Firm Seal

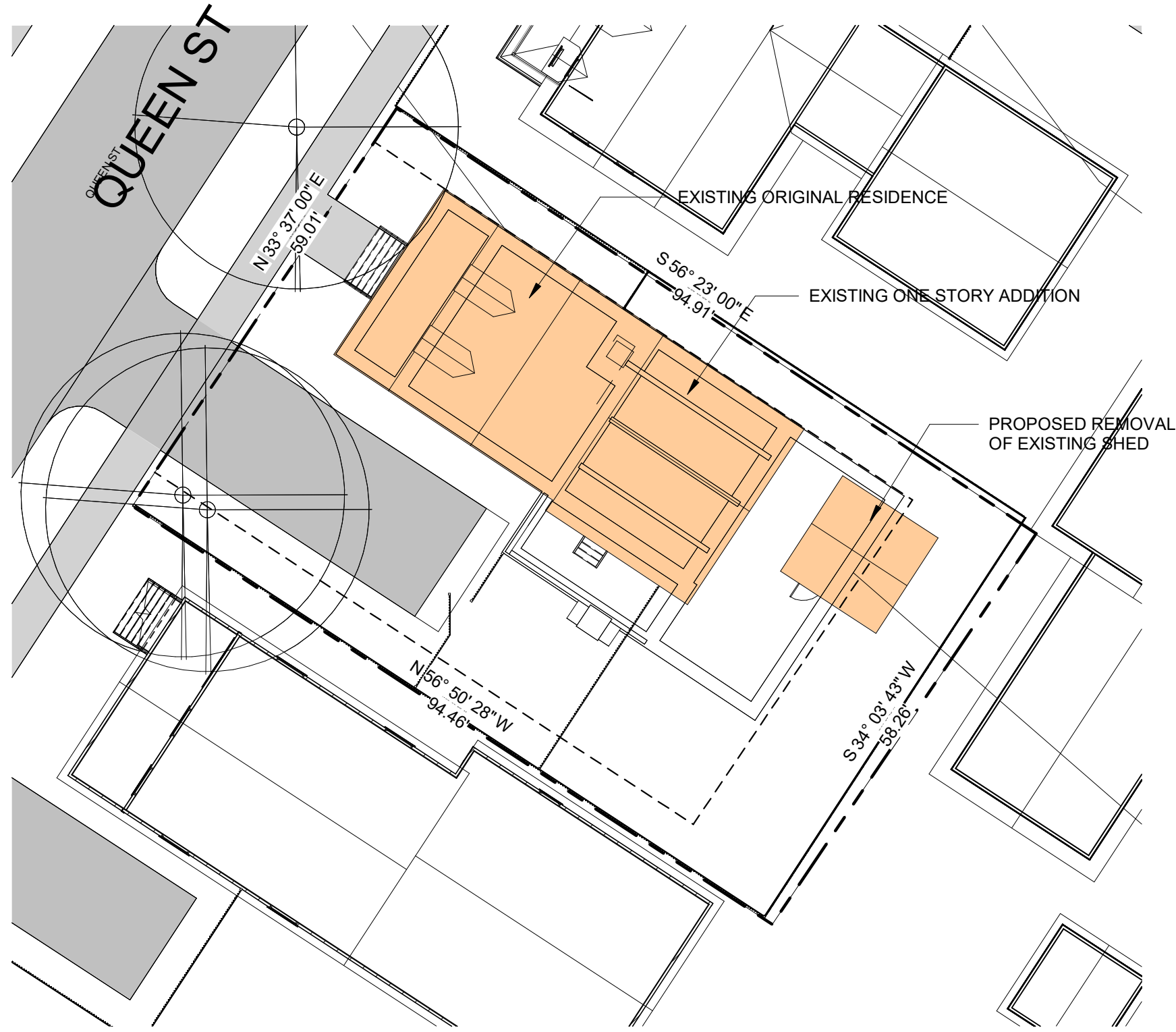


Architecture

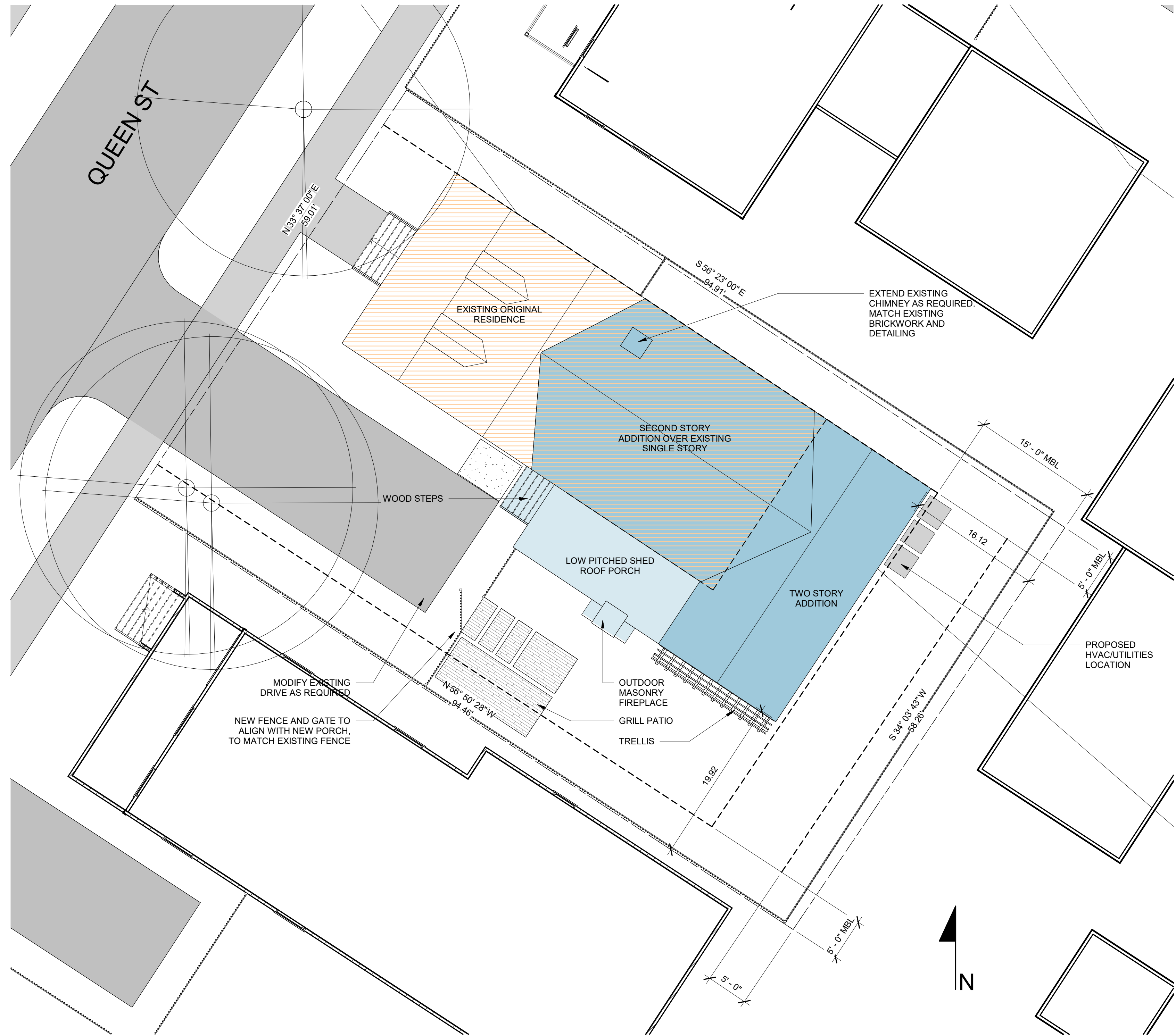
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2 Existing-Site
1/16" = 1'-0"



1 00-Site
1/8" = 1'-0"

Proposed Renovation

122 Queen St
Beaufort, North Carolina

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No.	Description	Date

Architectural Site Plan

Project number: 22-041
Date: 2023-10-17

A001

Scale: As indicated

Architect Seal



Firm Seal

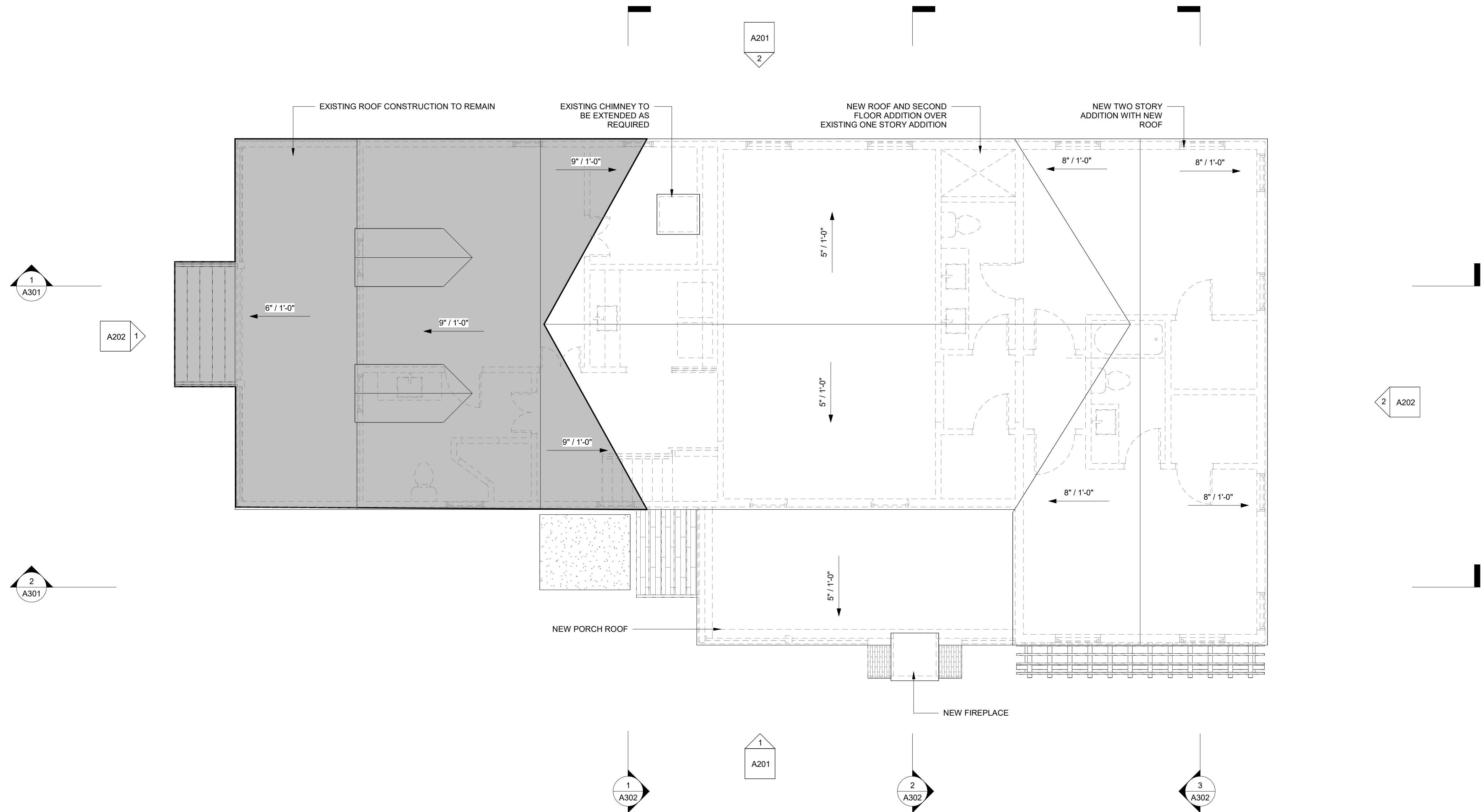


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Proposed Renovation

122 Queen St
Beaufort, North Carolina

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No.	Description	Date

Roof Plan

Project number: 22-041
Date: 2023-10-17

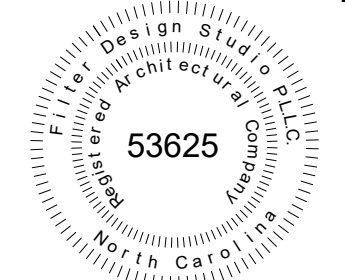
A103

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

Architect Seal



Firm Seal



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Proposed Renovation

122 Queen St
Beaufort, North Carolina

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No.	Description	Date

Exterior Elevations	
Project number	22-041
Date	2023-10-17
A201	
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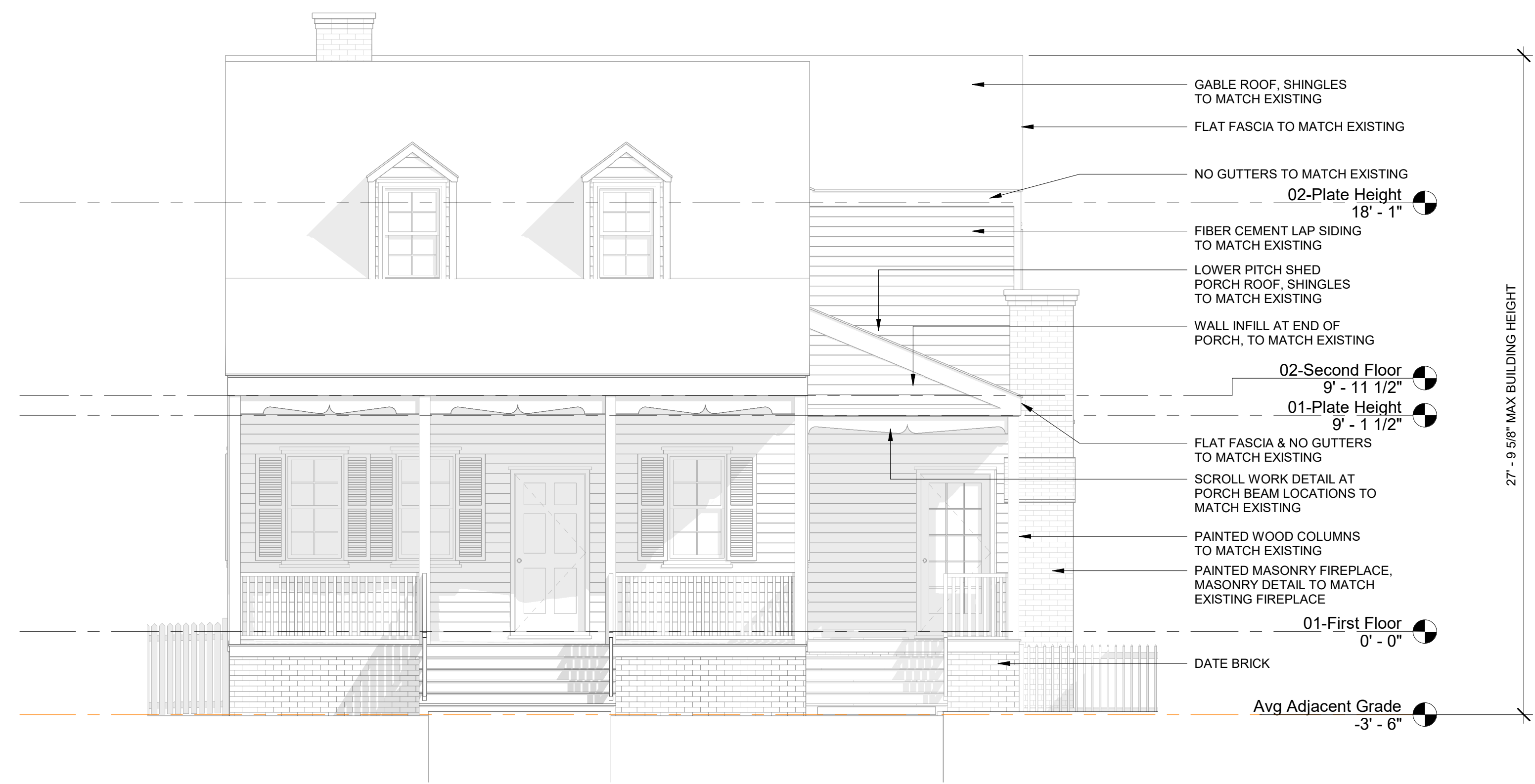
2 | North
1/4" = 1'-0"



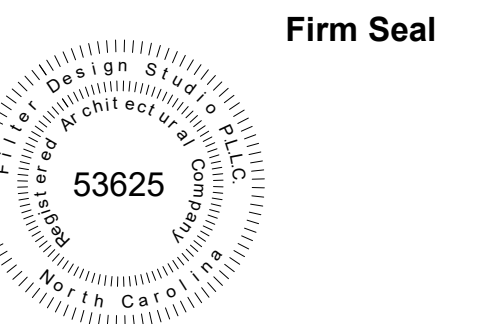
1 | South
1/4" = 1'-0"



2 | East
1/4" = 1'-0"



1 | West
1/4" = 1'-0"



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Proposed Renovation
122 Queen St
Beaufort, North Carolina

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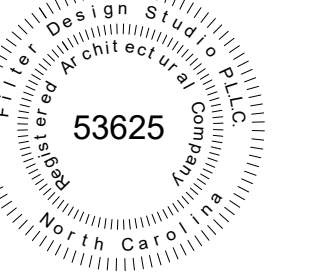
No.	Description	Date

Exterior Elevations	
Project number	22-041
Date	2023-10-17
A202	
Scale	1/4" = 1'-0"

Architect Seal



Firm Seal



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2 | Left
1/4" = 1'-0"



1 | Right
1/4" = 1'-0"

Proposed Renovation

122 Queen St
Beaufort, North Carolina

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No.	Description	Date

Rendered Elevations

Project number 22-041
Date 2023-10-17

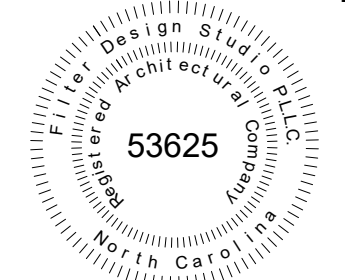
A203

Scale 1/4" = 1'-0"

Architect Seal



Firm Seal

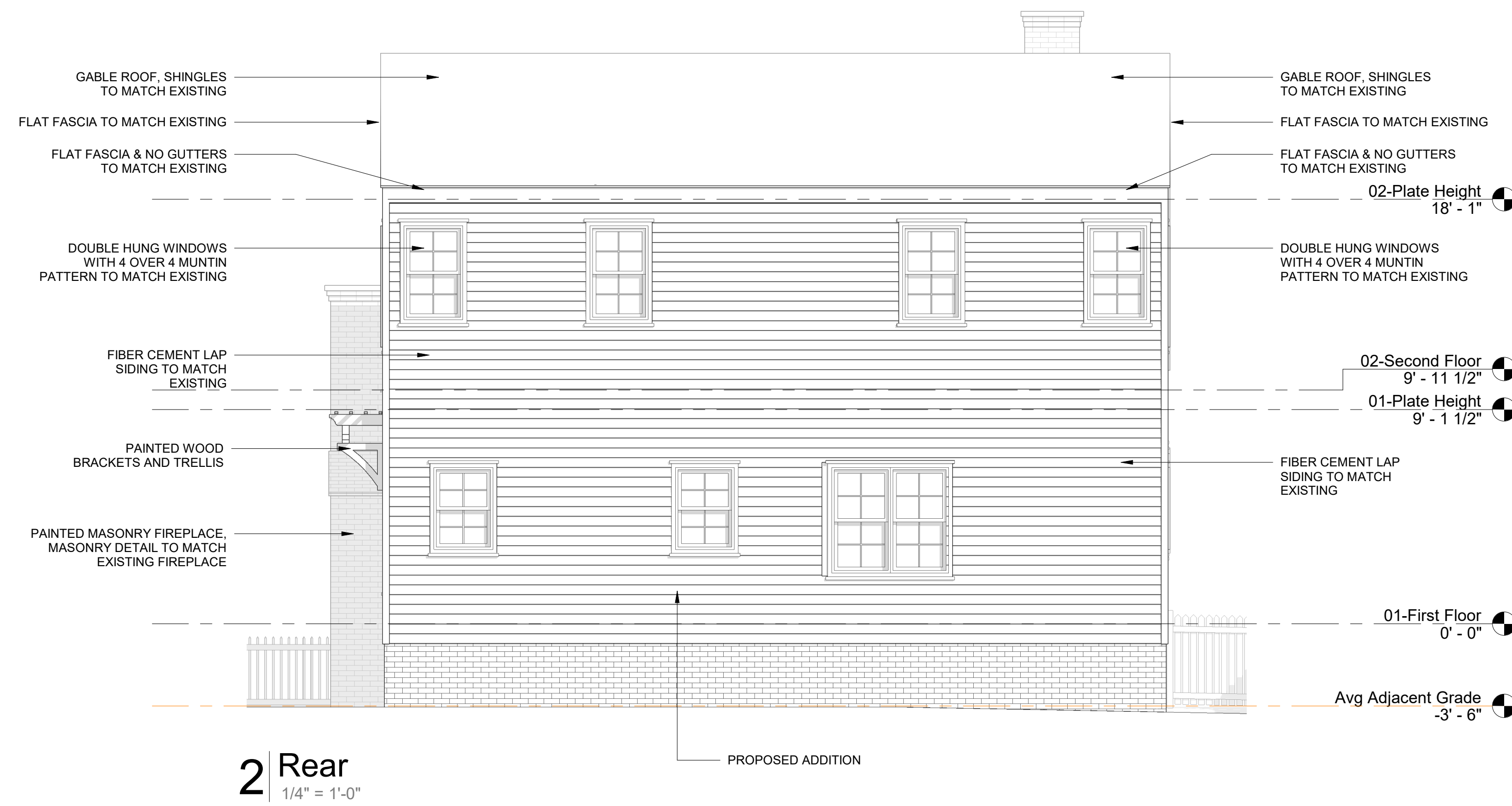


Architecture

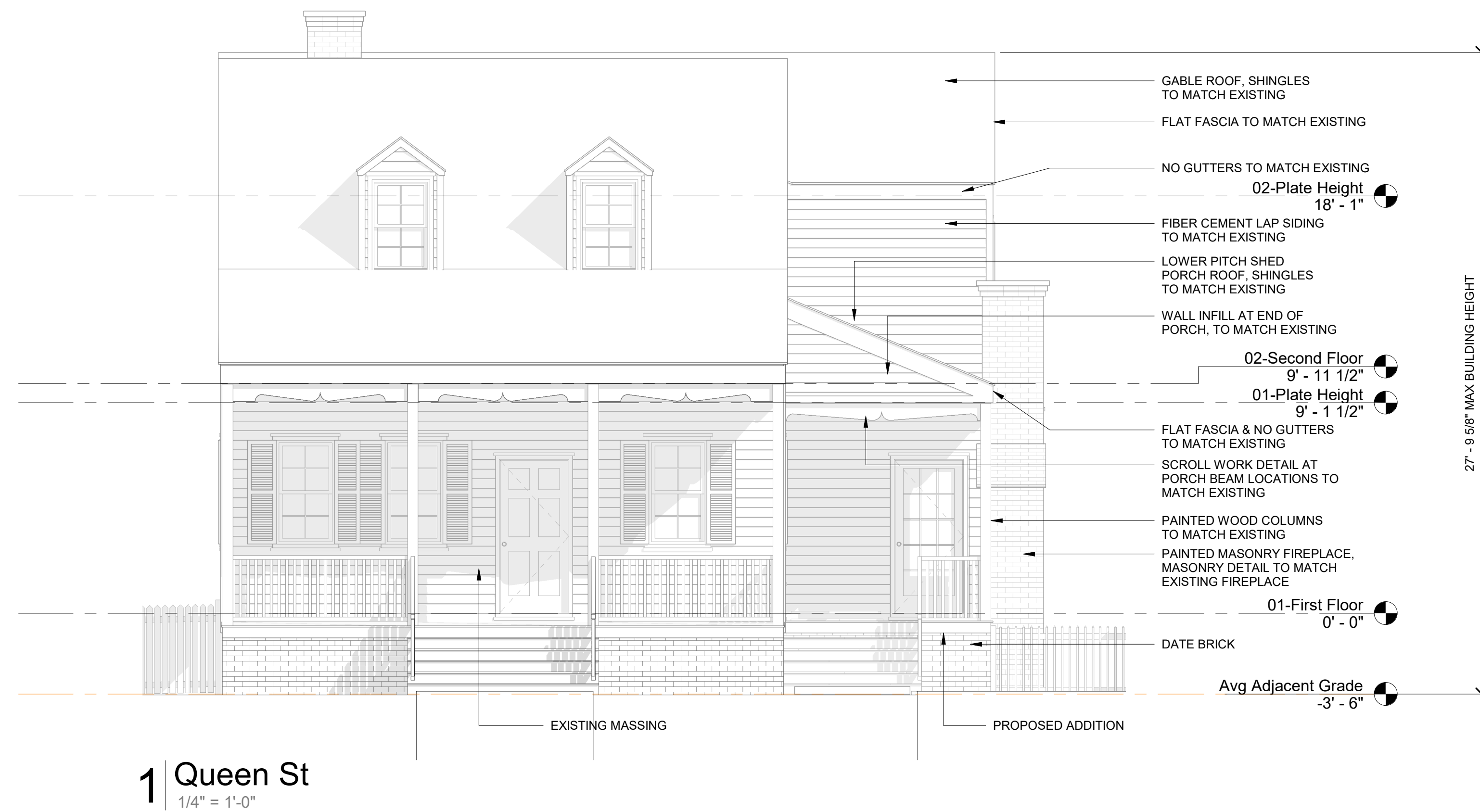
Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com



2 | Rear
1/4" = 1'-0"



1 | Queen St
1/4" = 1'-0"

Proposed Renovation

122 Queen St
Beaufort, North Carolina

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No.	Description	Date

Rendered Elevations

Project number: 22-041
Date: 2023-10-17

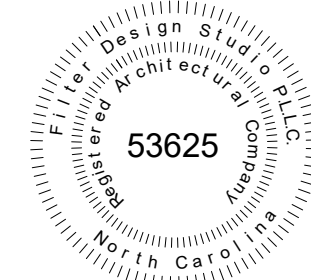
A204

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

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
 Architect: Ryan Edwards
 Address: 707 Bridges Street
 Morehead City, NC 28557
 Phone: 252-622-4119
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Proposed Renovation

122 Queen St
 Beaufort, North Carolina

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No.	Description	Date

Exterior Renderings

Project number: 22-041
 Date: 2023-10-17

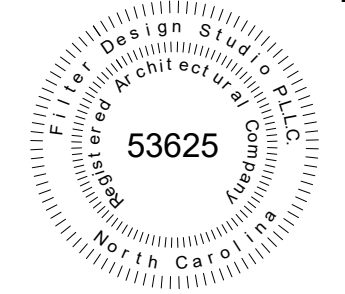
A205

Scale: _____

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
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Phone: 252-622-4119
Email: jay@filterdesignstudio.com



2 Building Section - Side Porch Entry
1/4" = 1'-0"



1 Building Section - Rear Addition
1/4" = 1'-0"

Proposed Renovation

122 Queen St
Beaufort, North Carolina

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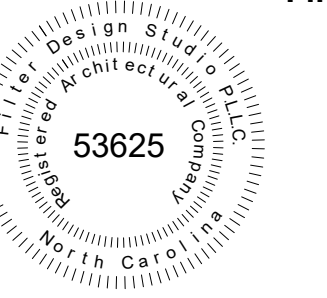
No.	Description	Date

Building Sections	
Project number	22-041
Date	2023-10-17
A301	
Scale	1/4" = 1'-0"

Architect Seal



Firm Seal

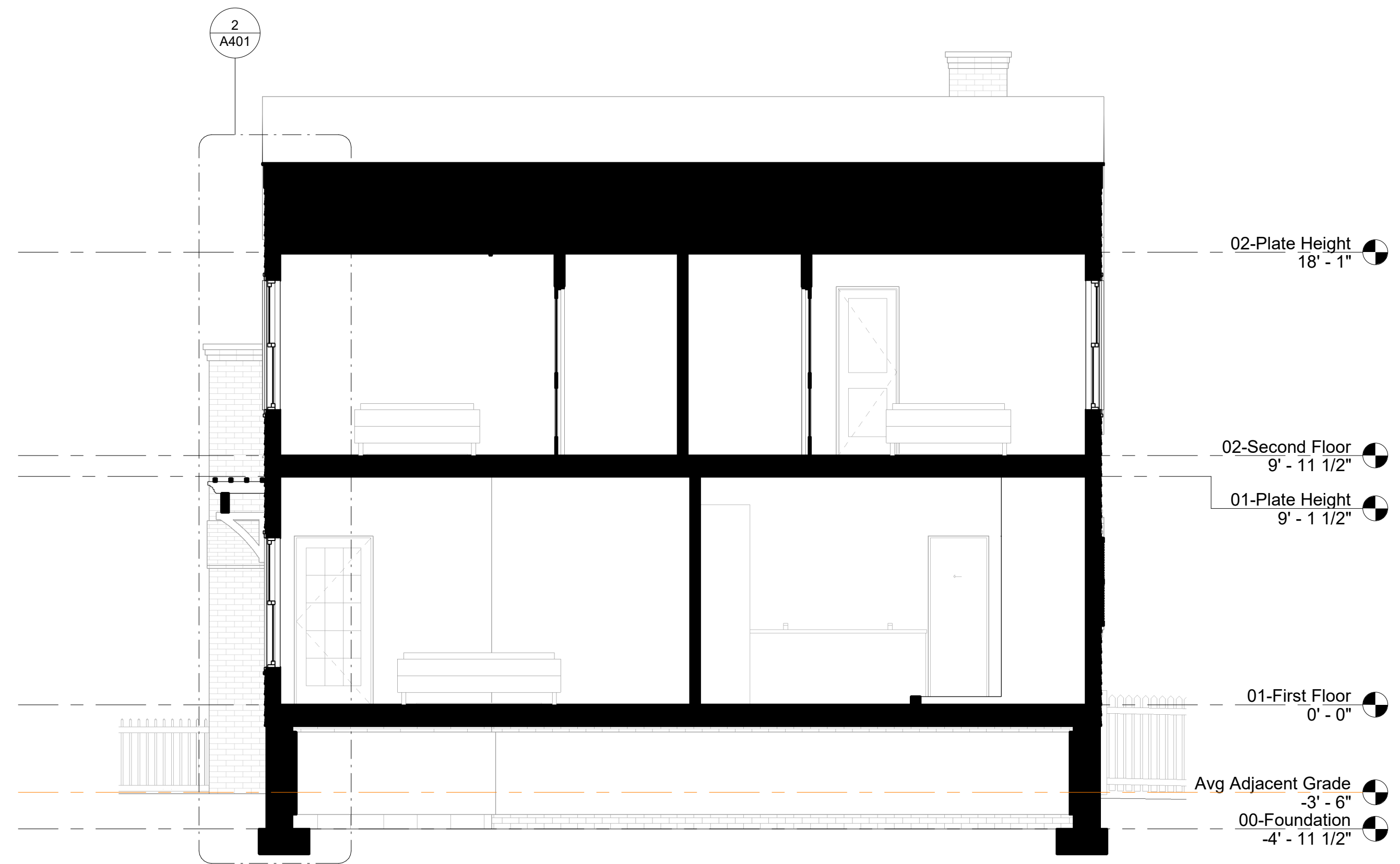


Architecture

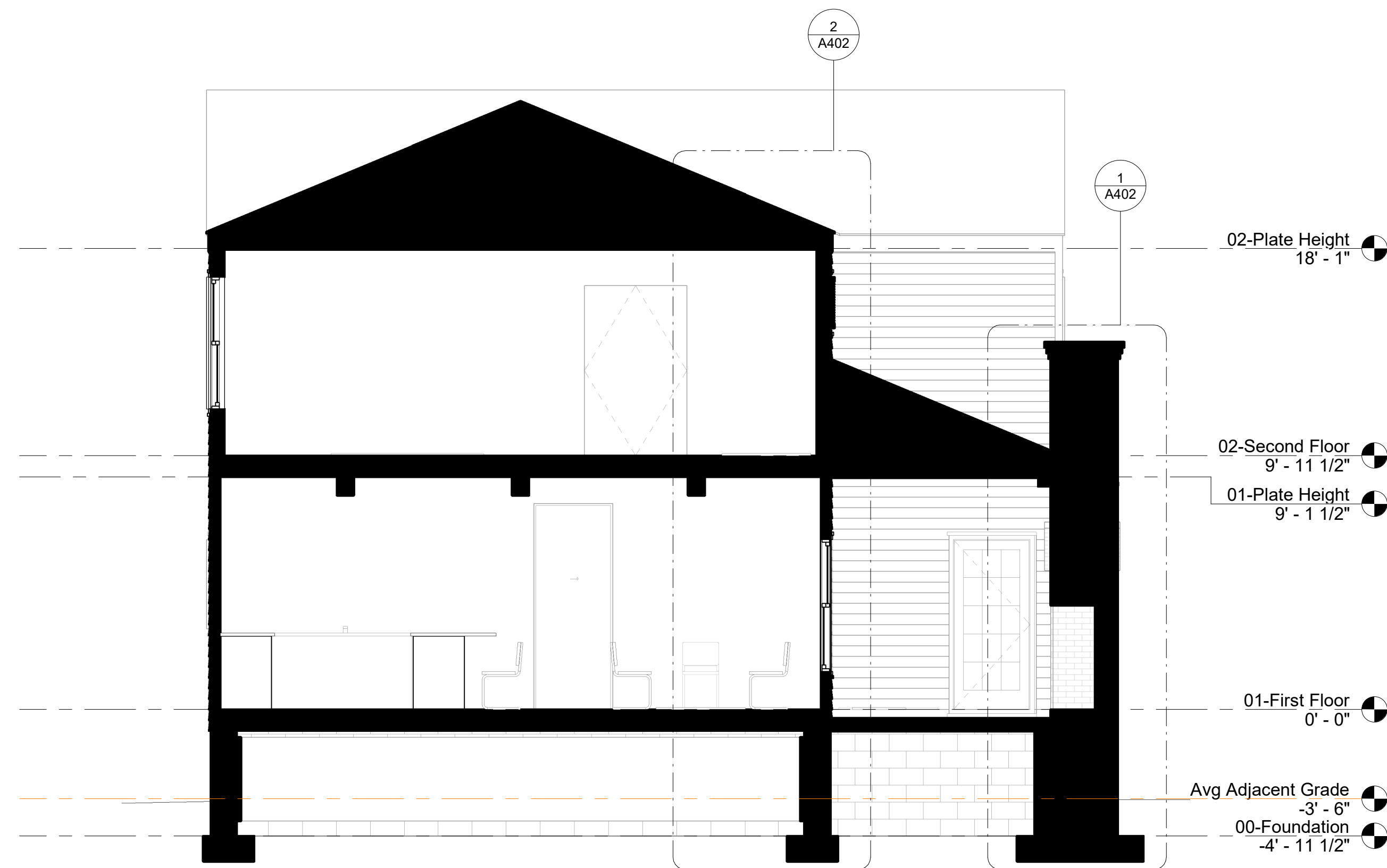
Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

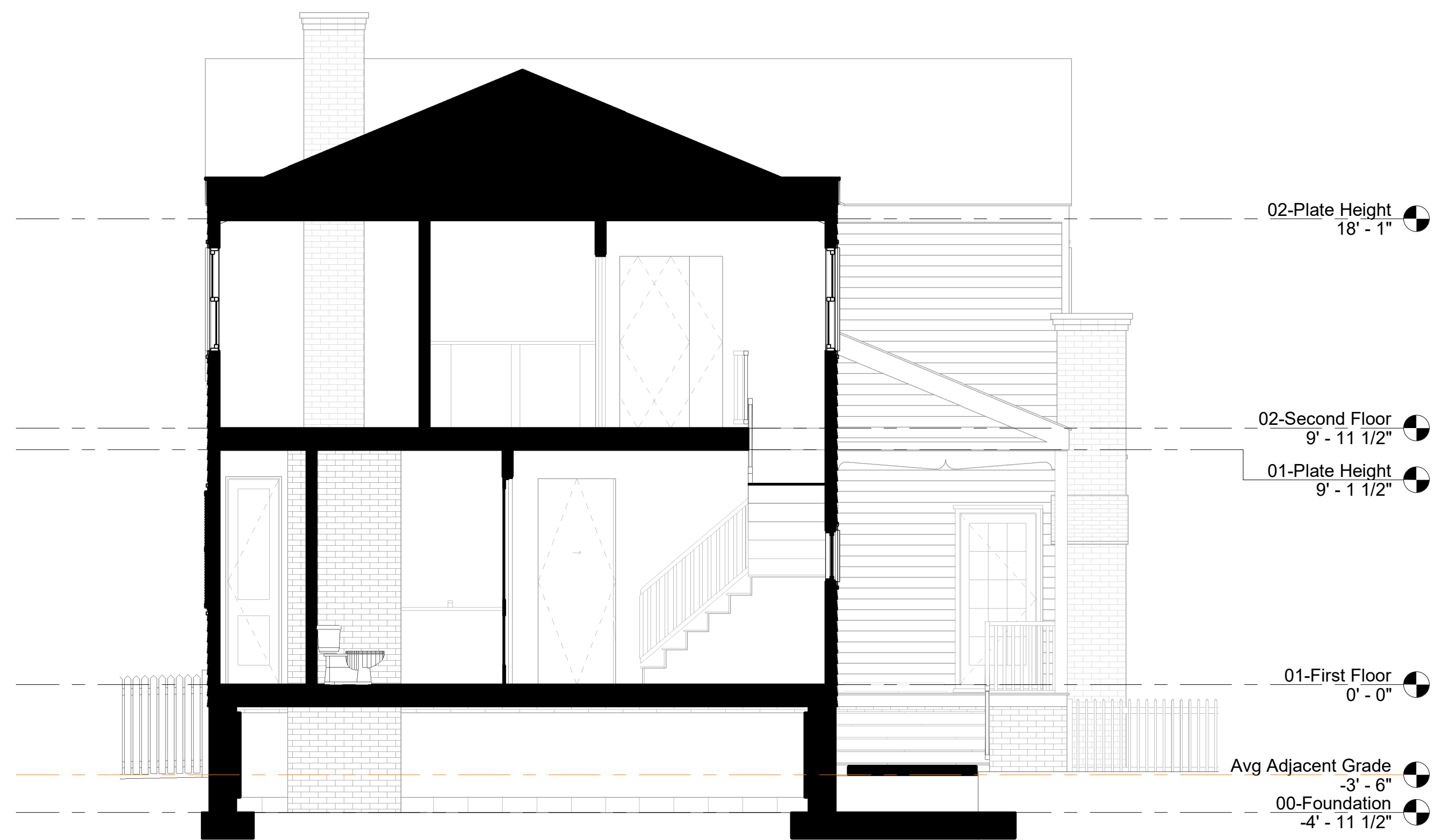
Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com



3 Building Section - Primary Suite
1/4" = 1'-0"



2 Building Section - Outdoor Fireplace
1/4" = 1'-0"



1 Building Section - Powder/Utility
1/4" = 1'-0"

Proposed Renovation

122 Queen St
Beaufort, North Carolina

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No.	Description	Date

Building Sections

Project number: 22-041
Date: 2023-10-17

A302

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



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

April 6, 2024

Kyle Garner
Town of Beaufort Historic Preservation Commission
701 Front Street
Beaufort, NC 28516

Via email: k.garner@beaufortnc.org

RE: Advice sought on the proposed two-story rear addition for 122 Queen St., Beaufort, NC.

Dear Mr. Garner:

Thank you for your recent submittal of the Beaufort Historic Preservation Commission’s request for our advice under NC GS Section 160D-947(d) regarding the proposed two-story rear addition, for 122 Queen St. in Beaufort. Advice provided by the HPO is non-binding and should not be considered an official ruling by our office or a determination regarding how the commission should decide a COA case. Pursuant to the aforementioned statute, we offer the following non-binding advice:

Members of our Restoration and National Register staff have reviewed the drawings and photographs submitted with the COA application for the proposed two-story addition for this Beaufort Style Cottage and offer the following comments.

A new addition should be designed to be compatible with the historic character of a building and, thus, meet the Secretary of the Interior’s Standards for Rehabilitation. Standards 9 and 10 apply specifically to new additions:

(9) *“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”*

(10) *“New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

The proposed addition will be visible on the north elevation from the public right-of-way (Queen Street). The new addition is not set back and abuts the historic building along the north elevation. The lack of a set-back along with massing of the proposed addition result in our opinion in a high degree of the loss of the form of the north elevation of the historic building.

Therefore, it is our view that the proposed additions are not congruous to the historic character of this Beaufort Style cottage and do not meet the Secretary of the Interior’s Standard for Rehabilitation 9. To meet those Standards, new additions should always be subordinate to the historic building. Additions should not compete in size, scale, or design with the historic building. We understand that these Standards are the underlying foundation for your local design standards.

For additional information and guidance on additions to historic buildings, please refer to the National Park Service Preservation Brief #14, “New Exterior Additions to Historic Buildings: Preservation Concerns” linked below.

<https://www.nps.gov/orgs/1739/upload/preservation-brief-14-exterior-additions.pdf>

Please do not hesitate to contact me should you or the commission have additional questions. We appreciate the opportunity to be of assistance to the commission.

Sincerely yours,

Reid Thomas

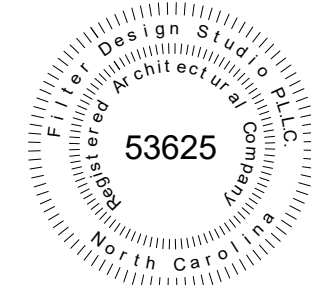
Reid Thomas
Restoration Specialist

cc: Lauren Poole, National Register and Survey Specialist
Kristi Brantley, Certified Local Government Coordinator

Architect Seal



Firm Seal

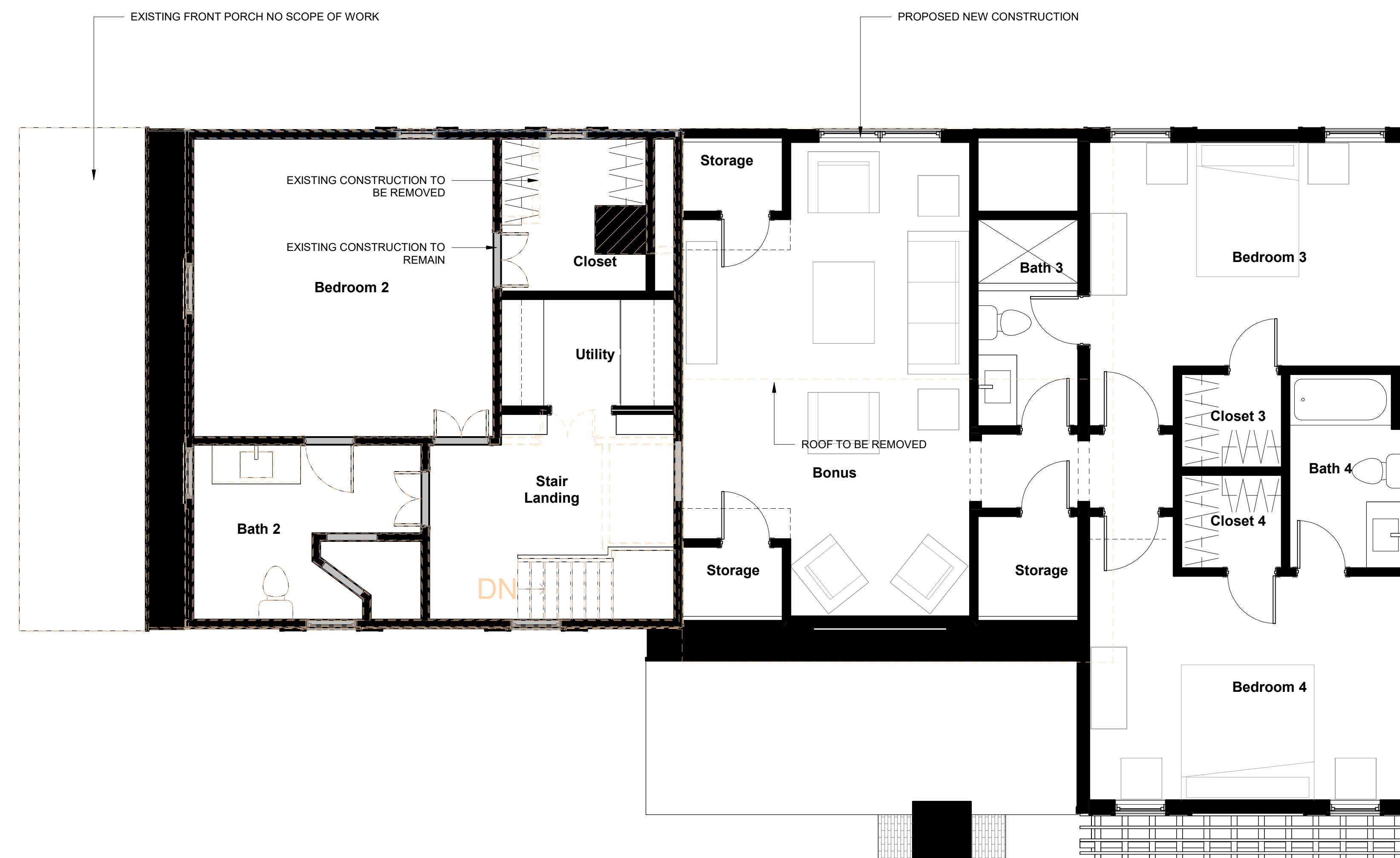


Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
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Proposed Renovation

122 Queen St
Beaufort, North Carolina

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No.	Description	Date

Second Floor Plan

Project number 22-041
Date 2023-10-17

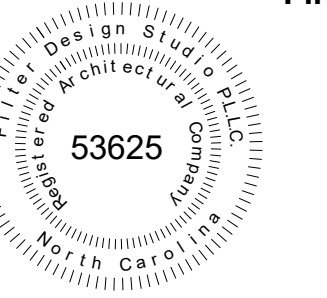
A102

Scale 1/4" = 1'-0"

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

GABLE ROOF, SHINGLES TO MATCH EXISTING
FLAT FASCIA TO MATCH EXISTING
NO GUTTERS TO MATCH EXISTING

DOUBLE HUNG WINDOWS WITH 4 OVER 4 MUNTIN PATTERN TO MATCH EXISTING. WITH OPERABLE SHUTTERS WHERE POSSIBLE

FIBER CEMENT LAP SIDING TO MATCH EXISTING

DOUBLE HUNG WINDOWS WITH 4 OVER 4 MUNTIN PATTERN TO MATCH EXISTING. WITH OPERABLE SHUTTERS WHERE POSSIBLE

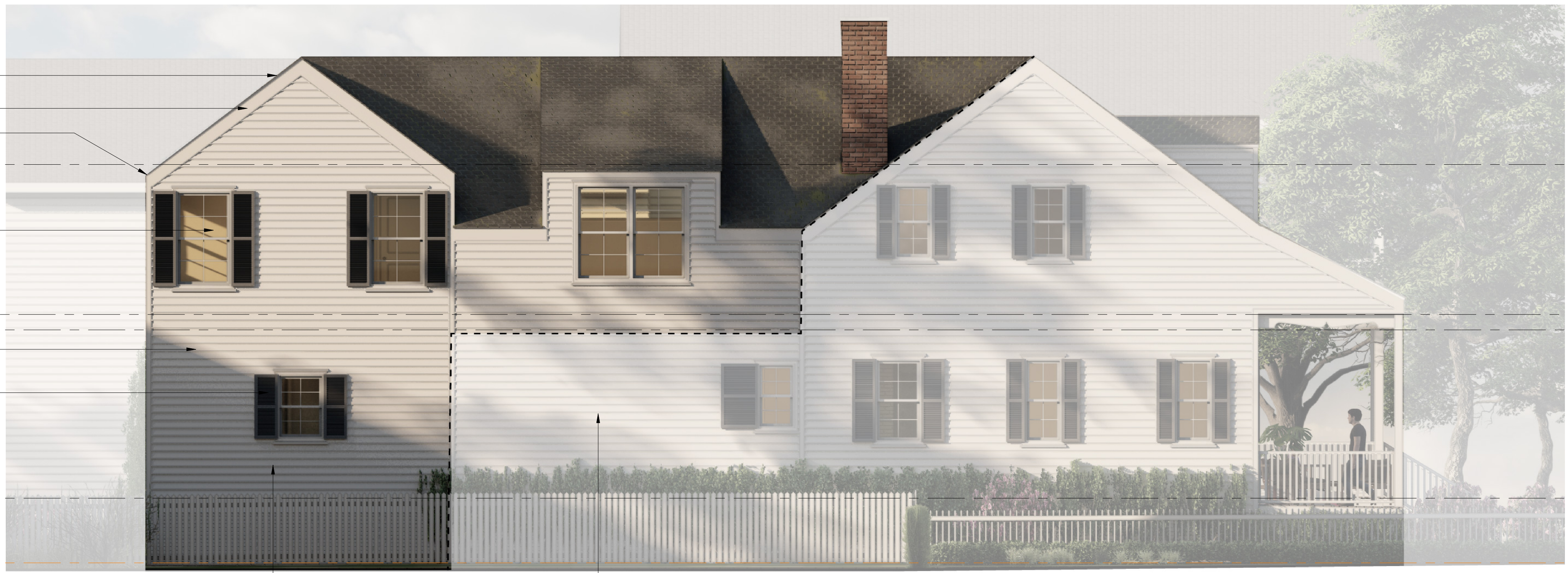
02-Plate Height
18' - 1"

02-Second Floor
9' - 11 1/2"

01-Plate Height
9' - 1 1/2"

01-First Floor
0' - 0"

Avg Adjacent Grade
-3' - 6"



2 Left
1/4" = 1'-0"

PROPOSED ADDITION

EXISTING MASSING

Proposed Renovation

122 Queen St
Beaufort, North Carolina

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LOWER PITCH SHED PORCH ROOF, SHINGLES TO MATCH EXISTING
FLAT FASCIA & NO GUTTERS TO MATCH EXISTING
SCROLL WORK DETAIL AT PORCH BEAM LOCATIONS TO MATCH EXISTING
PAINTED WOOD COLUMNS TO MATCH EXISTING
PAINTED MASONRY FIREPLACE. MASONRY DETAIL TO MATCH EXISTING FIREPLACE
WOOD STEPS

GABLE ROOF, SHINGLES TO MATCH EXISTING
FLAT FASCIA TO MATCH EXISTING
NO GUTTERS TO MATCH EXISTING

FIBER CEMENT LAP SIDING TO MATCH EXISTING

DOUBLE HUNG WINDOWS WITH 4 OVER 4 MUNTIN PATTERN TO MATCH EXISTING. WITH OPERABLE SHUTTERS WHERE POSSIBLE

02-Second Floor
9' - 11 1/2"

01-Plate Height
9' - 1 1/2"

PAINTED WOOD BRACKETS AND TRELLIS

DOUBLE HUNG WINDOWS WITH 4 OVER 4 MUNTIN PATTERN TO MATCH EXISTING

01-First Floor
0' - 0"

Avg Adjacent Grade
-3' - 6"



1 Right
1/4" = 1'-0"

EXISTING MASSING

PROPOSED ADDITION

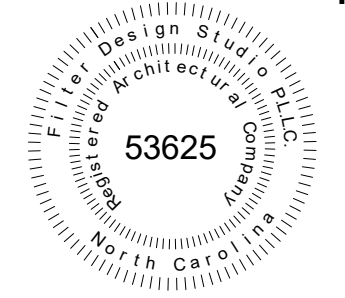
No.	Description	Date

Rendered Elevations	
Project number	22-041
Date	2023-10-17
A203	
Scale	1/4" = 1'-0"

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
 Architect: Ryan Edwards
 Address: 707 Bridges Street
 Morehead City, NC 28557
 Phone: 252-622-4119
 Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
 Landscape Architect: Thomas "Jay" Horton
 Address: 707 Bridges Street
 Morehead City, NC 28557
 Phone: 252-622-4119
 Email: jay@filterdesignstudio.com



Proposed Renovation

122 Queen St
 Beaufort, North Carolina

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No.	Description	Date

Exterior Renderings

Project number: 22-041
 Date: 2023-10-17

A205

Scale: _____



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, May 7, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business

SUBJECT: Case # 24-05 112 Moore St - Landscaping, Parking, Wall, Fencing

BRIEF SUMMARY:

The owner wishes to Install landscaping, brick runner driveway and sidewalk, a retaining wall in the front yard on the southern side of house and repair fencing.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP
Date: April 26, 2024
Case No. 24-05

Request: Install landscaping, brick runner driveway and sidewalk, a retaining wall in the front yard on the southern side of house and repair fencing
Applicant: Charles Haskins
 1601 Hwy 70
 Newport, NC 28570

Property Information:

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

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

NC House. c. 1990. Tall, 1 *Side gable*, 4-bay, side gable vernacular building with exterior brick end chimney.

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

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

Proposed work:

See Attached Application & Narrative

Material:

See Attached included as part of Application

Landscaping Guidelines

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

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

8.1.3. Preserve and maintain mature street trees. When removal or replacement is necessary, replace with long lived tree species with large canopies that will provide a similar canopy and form as a street tree. Replacement tree species should be appropriate for the district. Suggested species include: oak, sycamore, pecan, maple, ginkgo (male only), Chinese elm, cedar (j u n i p e r), hickory, Yaupon holly or American holly.

8.1.4. Plant smaller trees species in the planting strips adjacent to public streets only if utility lines or other overhead obstructions exist. Use species such as crape myrtle, cedar, dogwood, redbud, Carolina cherry laurel and sweet bay magnolia.

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

8.1.9. Planting strips between the public sidewalks and the street edge shall be preserved and remain predominantly ground covers or tree plantings. Small walkways will be permitted on these strips if the proposed walkway aligns with the walkway leading from the front door or main entrance of the structure to the sidewalk. New walkways shall not exceed a width of four (4) feet. Paving, filling, or otherwise altering this strip within the district is not appropriate.

8.1.10. Contemporary edging or border materials, such as exposed landscape timbers, railroad ties, pre-cast concrete, plastic, or other substitute material borders are not appropriate in areas seen from the public view.

8.1.11. Historic sidewalks and other paving materials should be preserved and maintained. New sidewalks shall be compatible in material, detailing, color and finish to existing historic sidewalks.

Fences and Walls Guidelines

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

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

Off-street Parking Guidelines

8.5.1. lots and driveways in the historic district as unobtrusively as possible. Parking lots consisting of large expanses of concrete or asphalt with little planting or other screening are not appropriate.

8.5.2. Proposals for new parking lots or off-street parking areas should be accompanied by scaled site plans, including all proposed landscape and ground cover changes and information on proposed lighting types, placement, and intensity.

8.5.3. Site new parking areas in interior or rear lot locations where possible.

8.5.7. Use paving materials that were traditionally used on surface parking areas and driveways on the surrounding block or street. Gravel, marl, crushed shells, asphalt, and concrete are typical parking lot treatments, while grass, gravel or concrete runners with a grassy median, brick, and marl are typical driveway treatments. Use bricks, stone, or metal to contain loose paving materials. Landscaping timbers, railroad ties, and concrete or plastic edging are not allowed.

Case # 24-05 112 Moore St - Landscaping, Parking, Wall, Fencing



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

CERTIFICATE OF APPROPRIATENESS (COA) MINOR WORKS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

Please complete the application below, include the \$50.00 application fee, and return to 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. If there are questions, please contact Town Hall at 252-728-2142. This application must be approved prior to a building permit application submission and/or before work begins.

APPLICANT/OWNER INFORMATION

Please print!

If the owner and the applicant are the same, only one set of information below has to be filled out.

Applicant Name: Charles Haskins Heritage Designs
Applicant Address: 11 Anglers Way Beaufort NC 28516
Business Phone: _____ Cell #: (910) 251-7351
Email: Savinggracesupplies@gmail.com

Property Owner Name: Doug & Peggy Abrams
Address of Property: 112 Moore Street
Phone Number: _____ Cell #: (919) 906 1159
Email: Maabrams@abramslawfirm.com

Submission requirement checklist:

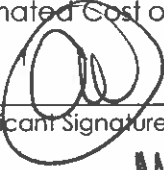
- Photos of the streetscape, photos of the site, and photos of the existing building(s) impacted.
- Detailed site plan showing dimensions of both existing and proposed conditions.
- Spec sheet(s) of all building materials (siding, roofing, windows, doors, etc.).
- Identify all trees to be replaced and/or removed.
- Detailed landscaping plan specifying all new and or removed planting materials.

PROJECT INFORMATION

Detailed description of the Proposed Project including scope of work and detailed materials list (please attach additional pages if necessary):

Estimated Cost of Project: _____

Year Structure Built: 1828


Applicant Signature

3-20-2024
Date

MSA
Property Owner Signature (if different than above)

Date

This project is eligible for consideration as a **Minor Works**. The application should include all documents, photographs, and detailed drawings or sketches as necessary to fully explain the project. **There is a \$50.00 fee with this submission.**
The Town reserves the right to deny this project as a Minor Works based on the scope of work and the information submitted.

OFFICE USE ONLY

Received by: _____

Date: _____

5101 Huntingwood Drive

Raleigh, NC 27606

December 13, 2023

Kyle Garner
Planning Director
Town of Beaufort
701 Front St.
Beaufort, NC 28516

Re: 112 Moore Street improvements

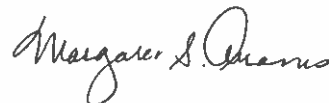
Dear Mr. Garner:

My husband, Doug Abrams, and I own the property at 112 Moore Street, Beaufort. We are working with Charles Haskin of Heritage Landscaping and Design to address some drainage issues and the replacement of deteriorating brick walkways on the property. I know that you have been working with Charles to guide him through the necessary paperwork, etc. for our application for a Certificate of Appropriateness.

I have authorized Charles to make the application on our behalf, and to sign on our behalf if necessary. Please contact me if you have any questions. My cell phone number is 919.906.1159 and my email address is mabrams@abramslawfirm.com.

Thank you for your assistance. We look forward to working with you.

Best regards,



Margaret S. Abrams

Name	Address
Michelle La Rossa	114 Moore Street, Beaufort NC 28516
Rod and Kathy Rajkovich	110 Moore Street, Beaufort NC 28516

Neighbors on both sides of the address have been consulted about the project and have no objections.

Applicable Landscaping Guideline References

8.1.4.-All trees planted in the public easement will be of shorter species.

8.1.5.-Reviewing the totality of downtown as well as the immediate neighbors, the landscape plan will both reflect the community, as well as encompass traits specific to Moore Street. Please see the proposed plant list.

8.1.10.-All border edging will be comprised of the same brick as the paths on property.

8.1.11.-Please refer to sample and photos of existing paths and proposed material. The Rumbled Mainstreet block by pine hall matches both in color and composition.

Applicable Fence Guideline References for Beaufort style fences

8.2.3- Both Fences repaired meet the height requirements of the guideline and will go back to original properties specified historical heights.

8.2.4- Retaining wall proposed will not exceed 24 inches in height and is compensatory for a sharp change in grade.

8.2.6- The left side of the properties fence will be reinstalled to screen the off street parking area in the back of property.

8.2.7- The style of fencing matches the current design on property-"Beaufort Style"

Applicable Demolition Guideline References:

10.1.4- all precautions will be taken to ensure any artifacts exposed during setting base for driveway will be preserved

10.1.5- all mature trees and plants not affected by the above scope of work are to be retained on property

10.1.6- property will be cleaned in a reasonable time of excavation

The following proposal is an additional work order for a previously approved COA at 112 Moore Street. Mr. and Mrs. Abrams desire to have the following work done on property:

1. Brick Driveway ribbons to the side porch with a landing for the stairs and entry to the crawlspace with mondo grass filling space, like their second residence at 127 Ann Street
 - a. This work will require the demolition and repair of the city sidewalk in between the neighboring residences with a European edging finish.
 - b. Demolition and repair of current driveway apron to accommodate for the new ribbons grade and fall.
 - c. Removal of the Bradford Pear Trees from the city easement causing the damage to the sidewalk currently
2. Brick retaining wall on right side of the porch to compensate for fall of the beds and grade.
3. Brick path from the city easement sidewalk to the fence line
4. Remove and repair fence on right side of house with original closure and hardware.

After reviewing the initial scope of work, the Abrams, for both their own pleasure and the community wish to complete the entire front of the property. Currently the driveway and path from the sidewalk to the fence is comprised of whole oyster shells, crushed shells and river rock. It is constantly being washed out and spills into the road and sidewalk posing hazards during wet times. The proposed ribbons will follow the attached plan and be built on a permeable base, with filtration sand and utilizing the same Pine Hall Rumbled Mainstreet block as the front paths and brick edging. To complete the project and tie the new ribbons into the sidewalk and driveway apron, the sidewalk between the residences and the apron must be demoed and reworked. If the apron the two residences share as a driveway entrance cannot be fixed without complete demolition of the whole space, The Abrams are prepared to assume the cost of a total reworking. During this time, it is requested to remove the Bradford pear trees. Their root base is dominating the space and causing the rise in the sections of the sidewalk. Again, the Abrams are prepared to assume the cost of demolition and reinstallation of a sidewalk that smoothly ties both side together. This would leave the two crape myrtles that are currently there, however are open to complete removal of the trees in front and replanting species that are less invasive with the roots and more appealing long term. In addition to opening the front of the space, fixing the sidewalk intrusion issues and cleaning out the power lines; the customer is also requesting this so that the setting of the new hardscape can have long term integrity.

The brick retaining wall will be masoned out of the same brick as the paths, please see photo, plans and examples. The idea is to be flush with the finished grade of the sidewalk, following a radial pattern 24" from the rail of the porch dead ending into the first post of the repaired fencing. As the wall follows grade, more of the wall will be exposed not to exceed 10.5 inches of exposed face over 4 feet. The wall will only be visible from the water side of Moore street.

Installation of the path from the city sidewalk to the right-side fence line will tie the front hardscape spaces together and disappear behind the existing fence.

The existing Beaufort Style Fences on property need to be removed for the completion of the work on property. They are also in disrepair and are no longer functional or aesthetically pleasing. The

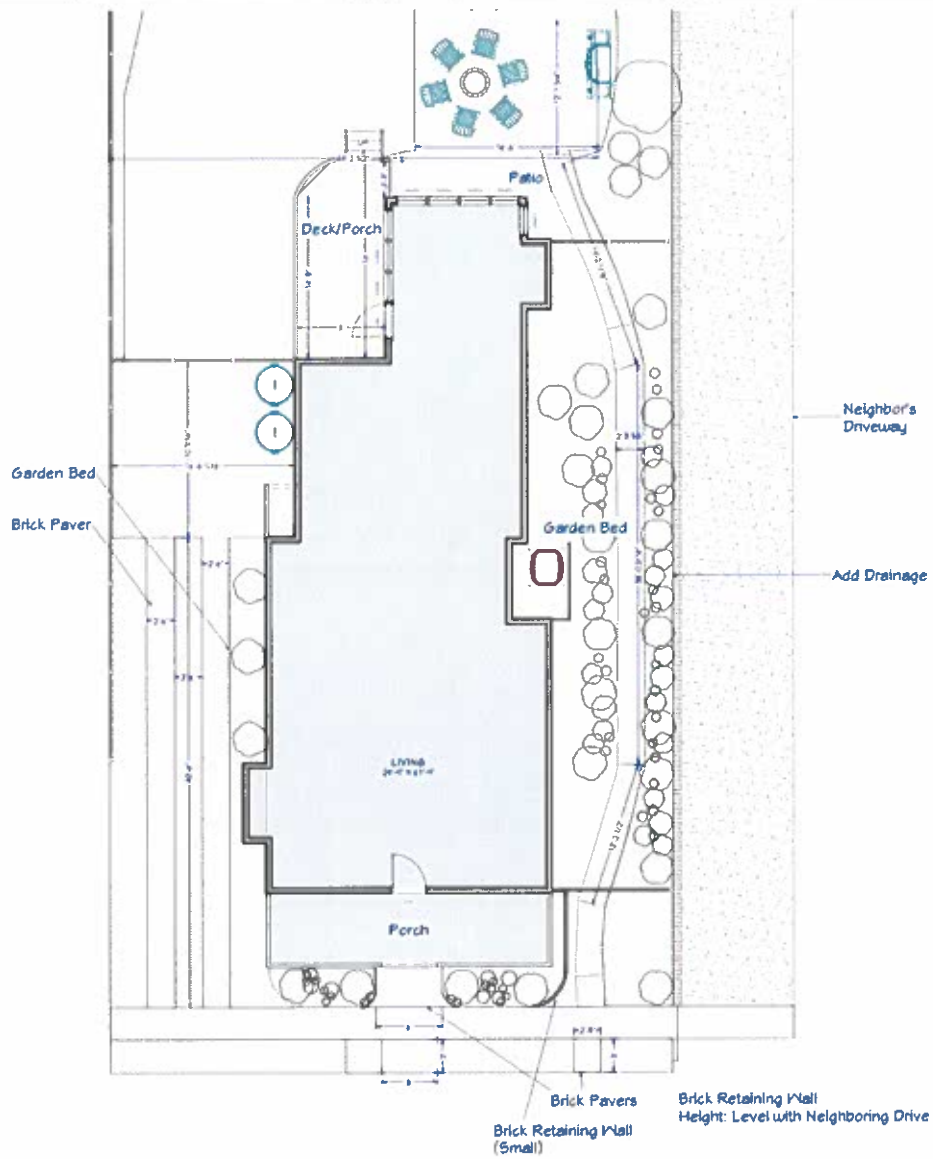
existing hardware, closures, height and footprint will be the same. The right side fence will not exceed 3' while the left side parking fence screening will not exceed 4'.













Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, May 7, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 24-11 116 Queen Street - New Single-Family Home

BRIEF SUMMARY:
The applicant wishes to construct a new home on a vacant parcel at 116 Queen 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: April 26, 2024
Case No. 24-11

Request: New Single-Family Residential Home

Applicant: Stan & Christine Lamb (Pecan Tree Inn)
 116 Queen Street
 Beaufort, NC 28516

Property Information:

Owners: Same
Location: 116 Queen Street
PIN#: 730505292914000

Project Information:

According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 116 Queen Street, circa 1866.)

Franklin Lodge. Stylish Queen Anne 2-story house has deck-on-hip roof with widow’s walk, and pedimented front and side gable wings. Plain siding, 1/1 replacement sash, 2 tall interior brick chimneys, 2-story cutaway, bracketed bay windows in front and side gable wings, and 1st-story entrance with sidelights and transom. Elaborate wraparound porch has turned posts, railing, spindle frieze, sawnwork brackets, and upper balustrade. On Gray’s 1882 map the Masonic Hall stood on this lot. Enlarged and remodelled c. 1900 as a house. Currently operated as the “Pecan Tree Inn” Bed and Breakfast. (Gray map, SM)

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

- Vicinity Map
- List of adjacent property owners used for mailing notifications.
- COA application and supporting materials supplied by applicant.

New Construction Guidelines

Building Placement

7.1.1 Maintain a similar front, side, and rear yard setback to other contributing historic buildings on the block and/or side of the street.

7.1.2 Maintain the pattern of building, separation and lot coverage that is found on the block and/or side of the street.

7.1.3 Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principle building's prominent features or significant site features.

7.1.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

Building Height/Scale

7.2.1 New construction shall not exceed thirty-five feet in height.

7.2.2 Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.

7.2.3 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.

7.2.4 Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.

7.2.5. If a contributing building was demolished or moved from the site, design the replacement building to be of similar height, scale, massing, and location as the previously existing building. Applicants will have a heavy burden to demonstrate to the HPC that a replacement structure with different height, scale, and massing as the previously existing building is incongruous with the Historic District.

Materials

7.3.1 Keep the siding and trim material of the proposed building consistent with materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles, and brick were common sheathing materials and should be used.

7.3.2. The use of substitute products such as vinyl, aluminum and pressed board siding and other modern-day products marketed to imitate traditional building materials are not allowed. Smooth fiber cement siding may be used on a case-by-case basis. Use of fiber-cement lap siding may be approved for use on new structures. In all circumstances every effort shall be made to ensure that new structures and the application of modern-day products achieve compatibility with existing historic buildings that define the character of the Beaufort Historic District.

7.3.3 Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

Details

7.4.1 Use of architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.

7.4.2 Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

Texture and Color

7.5.1 Create in new construction a similar degree of texture that is found in contributing buildings in the historic district. Texture is the relief on a building surface that is achieved through use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding, decorative fish-scale shingles and bead-board porch ceilings are examples of wooden architectural elements that have different physical and visual qualities and contribute to the texture of a building surface.

Form and Rhythm

7.6.1 Design new construction that reflects the basic shapes and forms on the block and in the historic district.

7.6.2 Maintain consistency with style of buildings and contributing structures found on the block a/or side of street. Roof forms commonly found in the historic district include gable varieties with an average pitch of 7/12 or greater and hipped roofs in the residential areas and flat roofed buildings in the late 19th and early 20th century commercial downtown.

7.6.3 Maintain similar percentages and patterns of window and door openings consistent with the style of buildings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will tend to have a disruptive effect on the desired harmony of the streetscape.

Landscaping

7.7.1 Retain and protect mature trees during construction.

Off-street Parking Guidelines

8.5.1 Locate new parking lots and driveways in the historic district as unobtrusively as possible. Parking lots consisting of large expanses of concrete or asphalt with little planting or other screening are not appropriate.

8.5.2. Proposals for new parking lots or off-street parking areas should be accompanied by scaled site plans, including all proposed landscape and ground cover changes and information on proposed lighting types, placement, and intensity.

8.5.3. Site new parking areas in interior or rear lot locations where possible.

8.5.4. Avoid removing trees and other landscape elements that contribute to the historic character of a site.

8.5.6. Incorporate existing mature trees into new parking areas. Avoid the placement of impervious surface materials such as asphalt and concrete in areas below the canopy crown of the tree. Use turf stone, gravel, marl, or other pervious materials in these areas.

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.

Outside Utilities Guidelines

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

8.3.6. Install utilities underground whenever possible.

Exterior Lighting Guidelines

8.4.1. Unless original fixtures already exist, choose fixtures that are simple and unobtrusive and complement the building or site.

8.4.2. Choose lighting sources that generate a soft white light instead of a more intensive yellow or orange light. Metal halide bulbs will achieve the desired effect instead of sodium vapor or fluorescent light sources.

8.4.3. Avoid placing fixtures in areas that will obscure or damage character-defining architectural elements or site features.

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.

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

8.1.7. Maintain the relationship between the mass/proportion of the building and open space within the context of the streetscape for new construction, additions, and landscape.

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

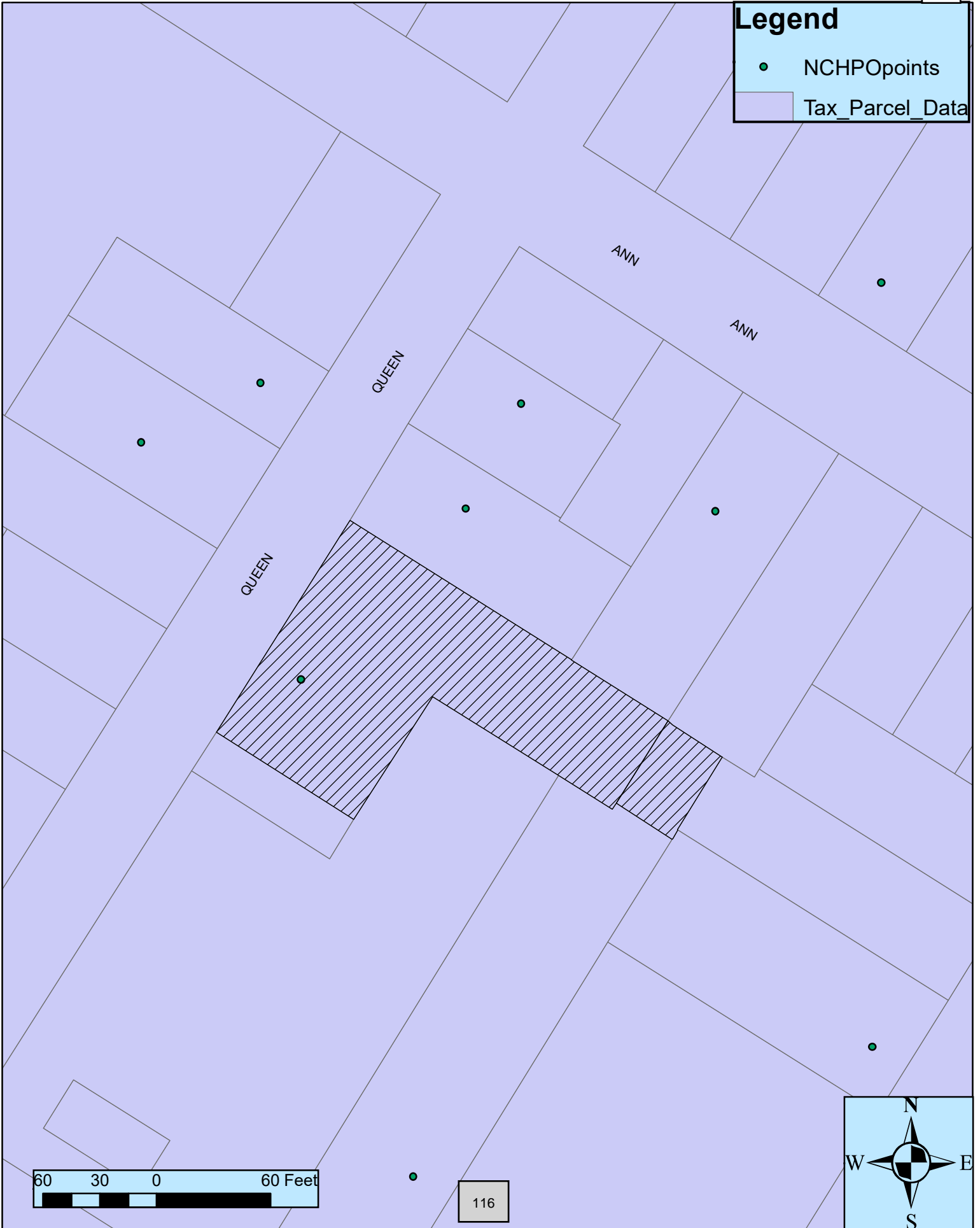
8.1.12. Utility wires, including power, telephone and cable should be placed underground whenever substantial utility construction takes place. Above ground utility boxes, fixtures, and equipment should be located in inconspicuous locations and should be screened from view.

8.1.13. New tool sheds, swimming pools and other modern yard features should be located in areas not seen from public view.

Case # 24-11 116 Queen Street - New Single Family Home

Legend

- NCHPOpoints
- Tax_Parcel_Data



OWNER	MAIL_H	MAIL_ST	MAIL_CITY	MAIL_Z	MAIL_ADD2
114 QUEEN LLC	234	GIBBS COURT	BEAUFORT	NC 28516	
ALL PARK CORPORATION D/B/A	117	QUEEN ST	BEAUFORT	NC 28516	
BLUE MOON BISTRO LLC	345	WITT STREET	WINSTON SALEM	NC 27103	
GILLIKIN,FRANK S JR ETAL BEN	204	HOWLAND PKWY	BEAUFORT	NC 28516	
JBJ PROPERTIES LLC			ROCKY MOUNT	NC 27802	PO BOX K
MCCUNE,FREDRICK J ETUX JOYCE	608	ANN ST	BEAUFORT	NC 28516	
NEWSOME,HEBER H JR ETAL TRUST	6411	ROSELAWN RD	RICHMOND	VA 23226	
PAERL,BARBARA H ETVIR HANS W	100	HOLLY LANE	BEAUFORT	NC 28516	
PECAN TREE INN HOSPITALITY INC	116	QUEEN STREET	BEAUFORT	NC 28516	C/O STANLEY ETUX CHRISTIN LAMB
S W S POLLOCK LLC	1920	WESTHEIMER ROAD	CLEMMONS	NC 27012	
THE BEAUFORT WHITE HOUSE LLC	104	GOVERNORS DRIVE	WILLIAMSBURG	VA 23185	

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



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$250.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Applications must be deemed complete and accepted before the submittal date. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Pecan Tree Hospitality Inc. Stan and Christine Lamb

Applicant Address: 116 Queen Street, Beaufort, NC

Business Phone: 252-728-6733 Email/Cell: Erick@jcjackson.com

Property Owner Name: Pecan Tree Hospitality Inc Stan and Christine Lamb

Address of Property: same

Phone Number: 252-728-6733 Email/Cell: innkeeper@pecantree.com

PROJECT INFORMATION

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

Construction of new single family home

Estimated Cost of Project: \$ 525,000

Year House Built: 2024

[Handwritten Signature]
Applicant Signature

3/11/24
Date

Property Owner Signature (if different than above)

Date

An application fee of \$250.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. 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 of all Design Guidelines that apply to the application and a description of how proposed changes are consistent with the *Design Guidelines for the Beaufort Historic District & Landmarks*, which can be found at <https://www.beaufortnc.org/bc-hpc/page/design-guidelines-beaufort-historic-district-landmarks>
- A list of all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- A site plan showing dimensions of both existing and proposed conditions.
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.).

2. Items required as applicable to project:

- A description of any planned demolition.
- An indication of all trees to be replaced and/or removed.
- A landscaping plan indicating major planting materials.
- Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only.
- All types of building material samples.
- N/A* 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:

- N/A* 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.
- N/A* A paint sample/color swatch of all color(s) to be used both on the sign and on the post or hanging apparatus if applicable.

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

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

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

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

Improvement Information:

Building Type: Main Residence Outbuilding Detached Garage
 OTHER (See AP ARC APP2 – Improvement after CO)

Number of: bedrooms 3 bathrooms 3 total rooms 12

Building Square Footage:

Heated Total 2,096

~~Garage~~/Utility Total 80

Porch/Deck Total 493

~~Outbuilding Total~~ _____

Total Square Footage 2,669

Foundation/House: Block/crawl Piling Raised Slab Other _____

Foundation Finish/Treatment: Brick Stone Sculptured Block Stucco Other
Color Parged Concrete

Exterior wall and trim treatments:

	Material	Color
Siding	Hardie - Cedarmill	Arctic White
Trim - Corner Board/Windows& Doors	Hardie 4"	Arctic White
Accent	N/A	
Doors	Fiberglass	Tricorn Black SW6258
Porch Ceiling/Beams	Hardie Smooth Ceilings	Arctic White

Roofing: Architectural Shingles Owen's Corning Onyx Black
 Material Manufacturer Type/Color Weight

Windows: Marvin Double Hung Clear White
 Manufacturer Type Grid Pattern Color

Driveway: Gravel Rough Mix Gray
 Material Finish Color

Fencing: N/A
 Material Style Color

Other Materials to Note: _____

NOTE: The ARC may request small samples of exterior finishes and colors

Improvement Information:

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Heated Total 2,096

~~Garage~~/Utility Total 80

Porch/Deck Total 493

~~Subbuilding Total~~ _____

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Roofing: Architectural Shingles Owen's Corning Onyx Black
 Material Manufacturer Type/Color Weight

Windows: Marvin Double Hung Clear White
 Manufacturer Type Grid Pattern Color

Driveway: ~~Asphalt~~ Gravel ~~Smooth~~ Rough ~~Black~~ Mix Gray
 Material Finish Color

Fencing: N/A _____
 Material Style Color

Other Materials to Note: _____

NOTE: The ARC may request small samples of exterior finishes and colors

Design Guidelines:

The proposed Pecan Tree Inn Owners Quarters falls under the design guidelines in chapter 7 of the Design Guidelines for the Beaufort Historic District & Landmarks.

There is one garden shed that will be removed from the building site. (photos are included with application)

There are no mature trees that will be removed. Other trees that require removal are; one Magnolia Tree, and one Palm Tree, we will try to relocate one Chinese Fringe Tree. Other overgrown bushes and shrubs will also be removed

The current landscaping not affected by the building site will be maintained as is.

The driveway along the fence will be the same gravel as in the current Pecan Tree Inn parking lot.

Physical samples are available from the builder and can be brought to the HPC's meeting.

List of all adjacent property owners (with mailing addresses}

MCCUNE,FREDRICK J ETUX JOYCE	608 ANN STREET Beaufort, NC. 28516
NEWSOME,HEBER H JR ETAL TRUST	120 QUEEN STREET Beaufort, NC. 28516
PAERL,BARBARA H ETVIR HANS W	610 ANN STREET Beaufort, NC. 28516
S W S POLLOCK LLC	111 POLLOCK STREET Beaufort, NC. 28516
THE BEAUFORT WHITE HOUSE LLC	611 FRONT STREET Beaufort, NC. 28516
INLET INN BEAUFORT LLC	601 FRONT STREET Beaufort, NC. 28516
114 QUEEN LLC	114 QUEEN STREET Beaufort, NC. 28516
JBJ PROPERTIES LLC	109 POLLOCK STREET Beaufort, NC. 28516



116/118 Queen Steet
View



2.

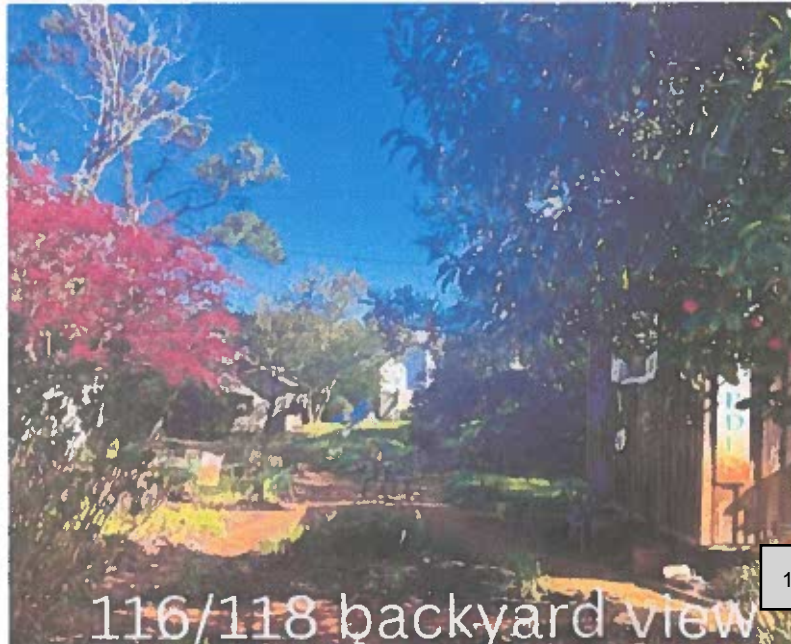
116/118 Queen Steet
View



116/118 Queen Steet
View



116/118 Queen existing
structure



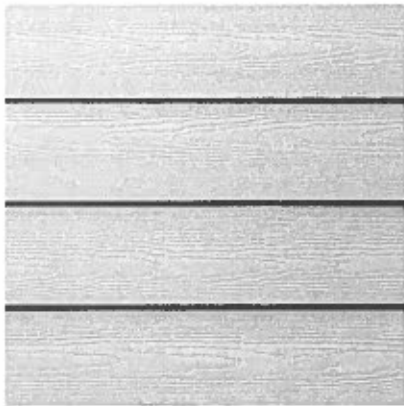
116/118 backyard view



116/118 rear view

116 Queen Street
Beaufort, NC

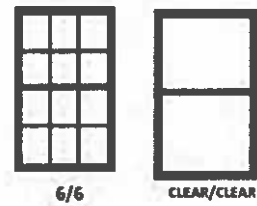
Exterior Selections



Hardie Siding- Arctic White



Black Vinyl
Board & Batten Shutters



6 over 6 grid pattern at front elevation. Clear windows on sides and rear. **Will be White Framed - Exterior/Interior Marvin Windows - per Historical Requirements.



Roof Shingles-
Onyx Black by Owen's Corning



Fiberglass Paintable
Door

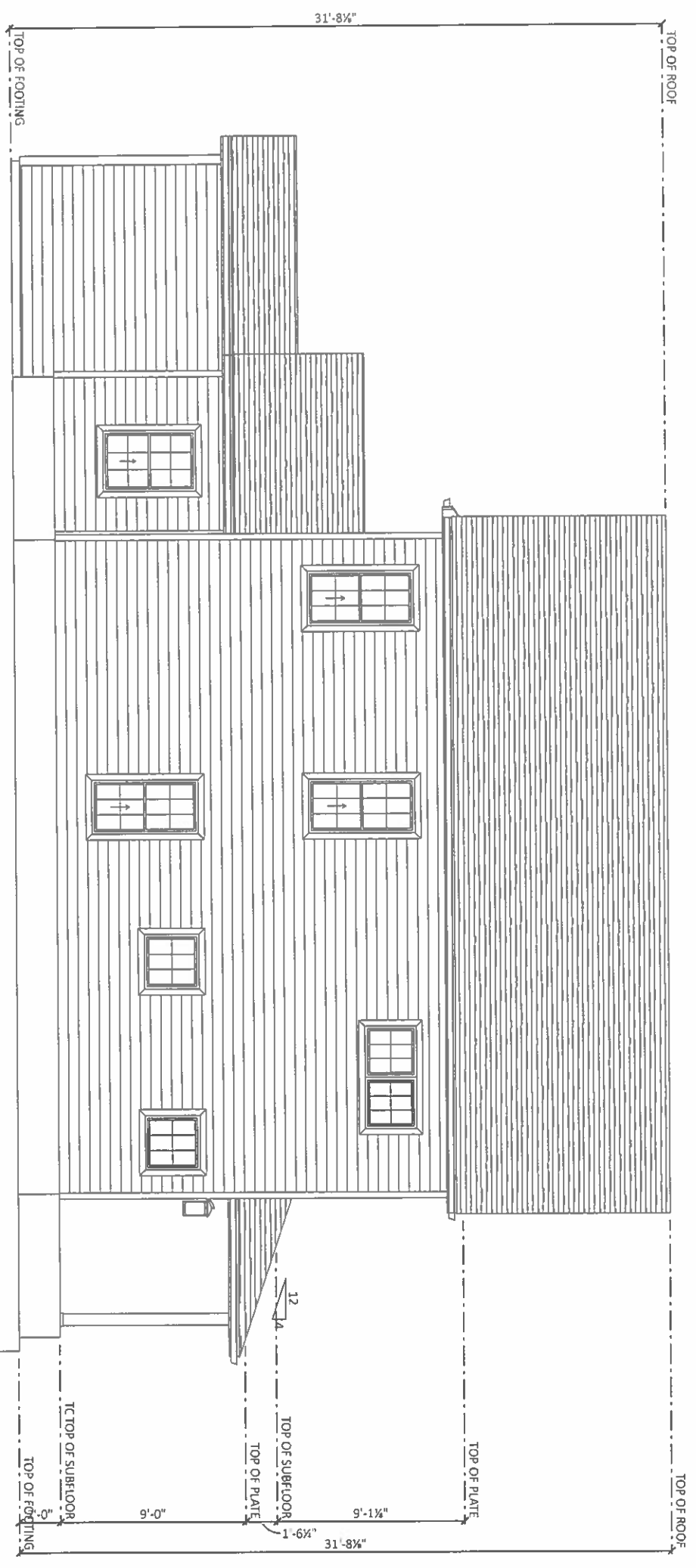
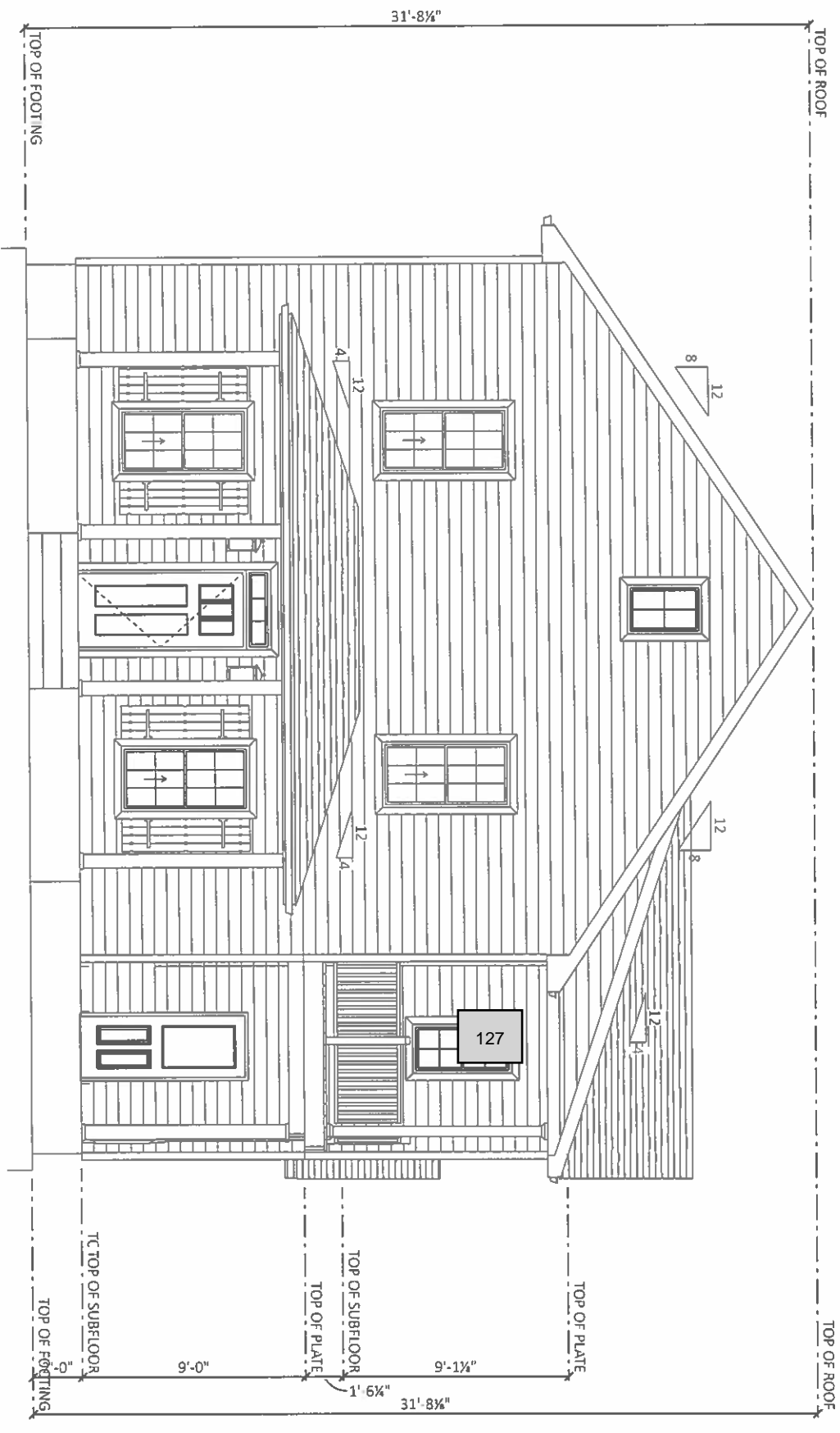


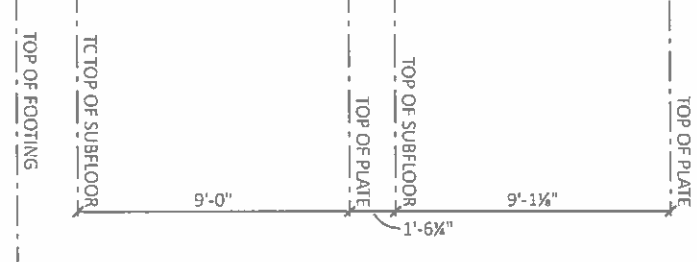
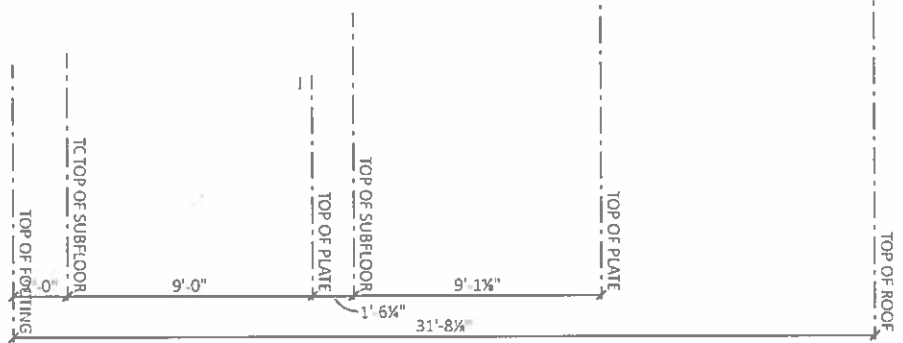
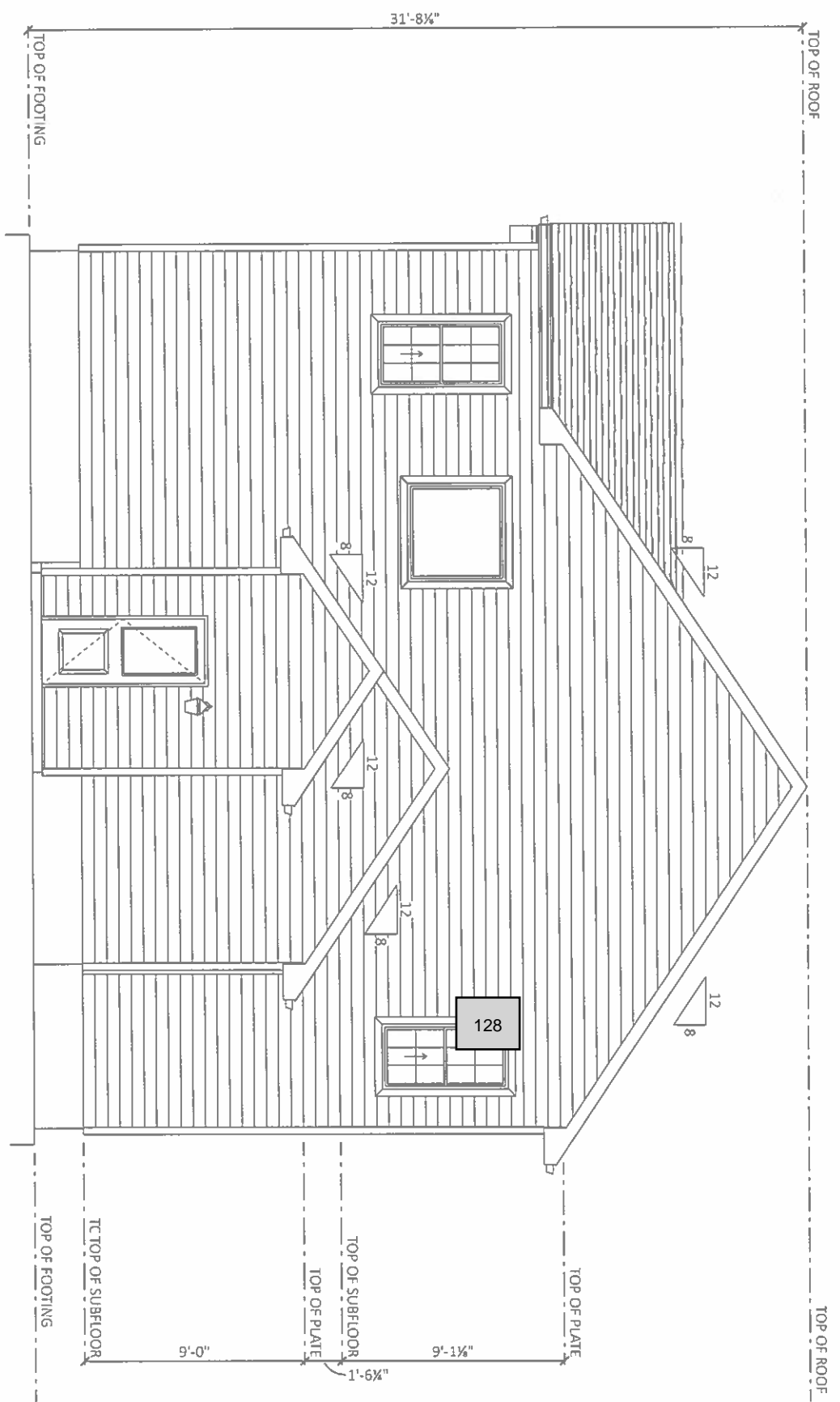
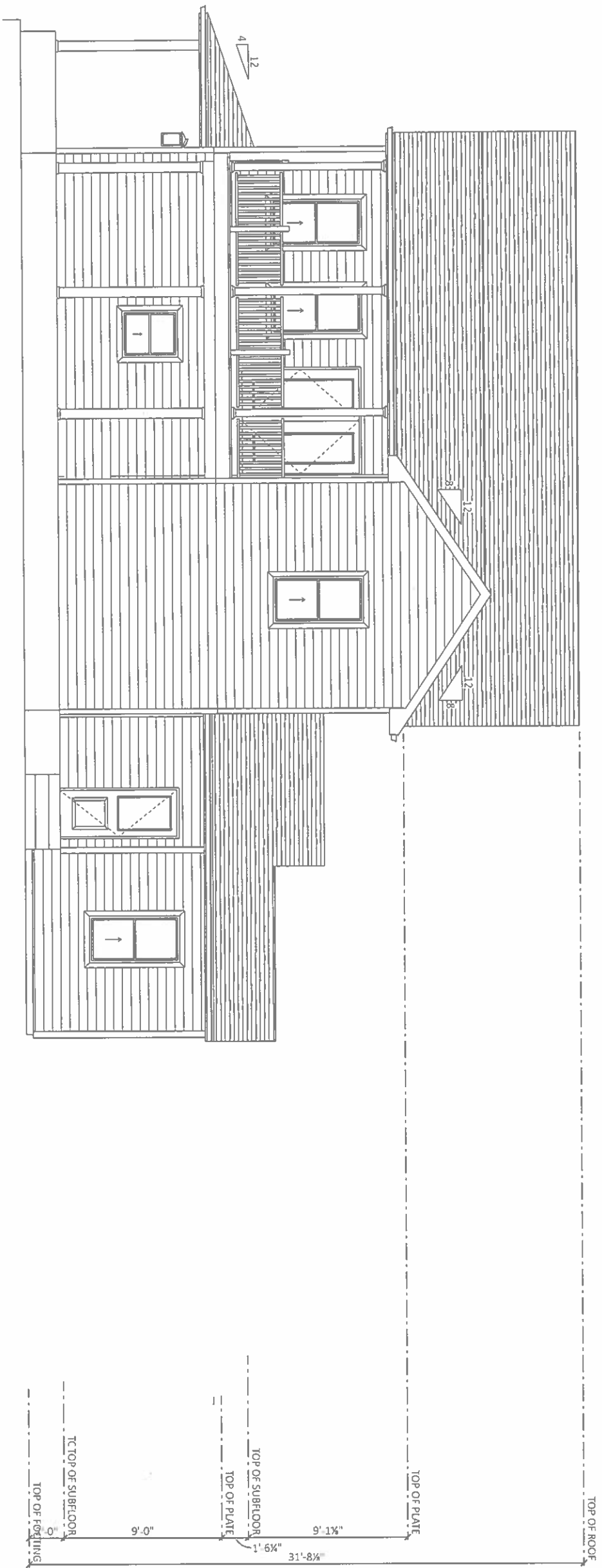
FRONT DOOR
Paint Color

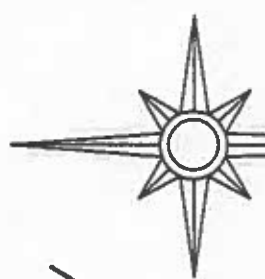
FRONT



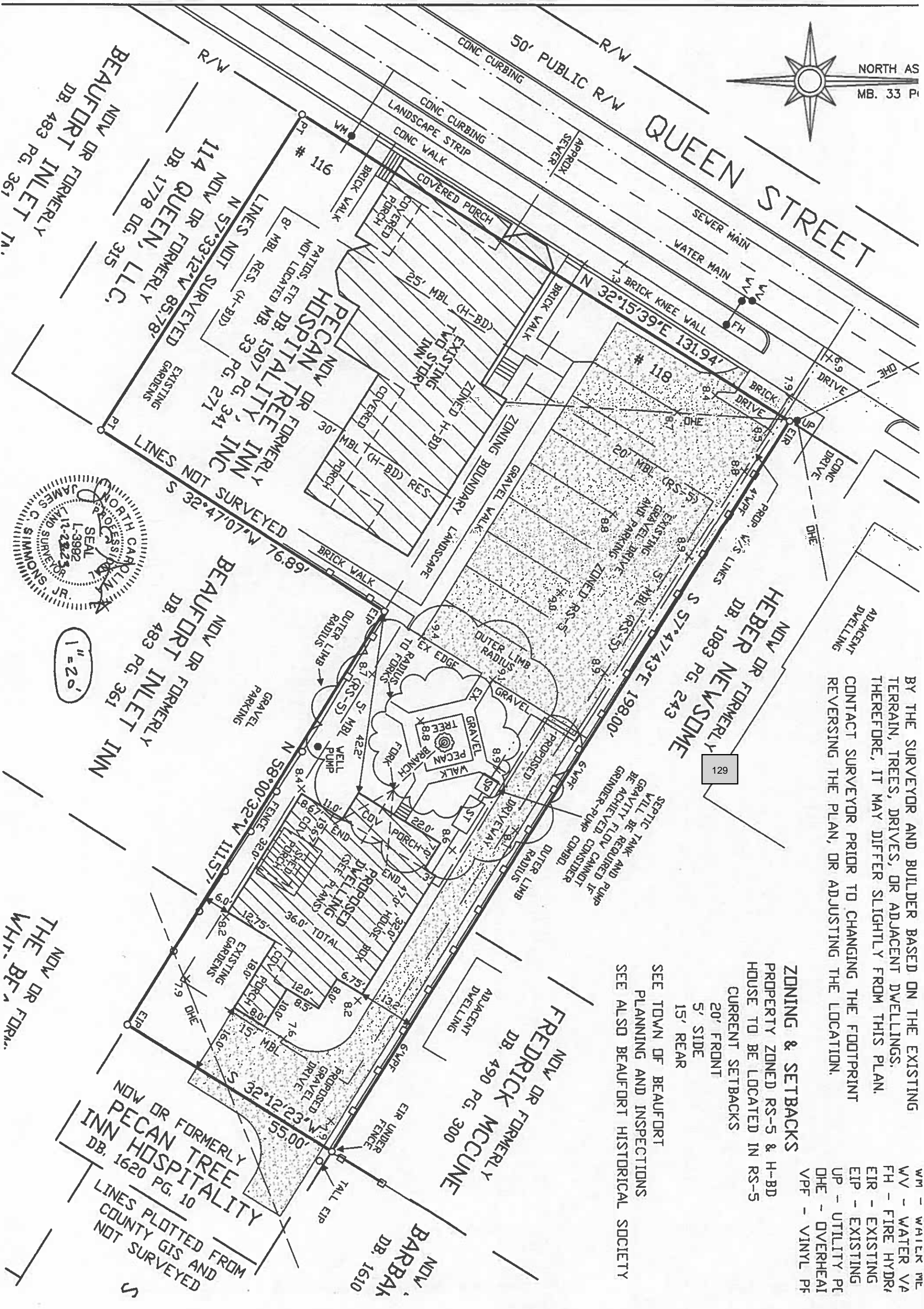
Barrie Collection – 1 Light
Single Front
W.8", H.16"
Kichler – 9735 BK







QUEEN STREET



BY THE SURVEYOR AND BUILDER BASED ON THE EXISTING TERRAIN, TREES, DRIVES, OR ADJACENT DWELLINGS. THEREFORE, IT MAY DIFFER SLIGHTLY FROM THIS PLAN. CONTACT SURVEYOR PRIOR TO CHANGING THE FOOTPRINT REVERSING THE PLAN, OR ADJUSTING THE LOCATION.

NOW DR FORMERLY
HEBER NEWSOME
DB. 1083 PG. 243

ZONING & SETBACKS
PROPERTY ZONED RS-5 & H-BD
HOUSE TO BE LOCATED IN RS-5
CURRENT SETBACKS
20' FRONT
5' SIDE
15' REAR

SEE TOWN OF BEAUFORT
PLANNING AND INSPECTIONS
SEE ALSO BEAUFORT HISTORICAL SOCIETY

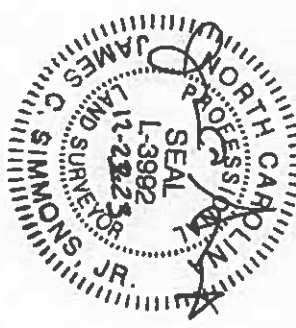
NOW DR FORMERLY
FREDRICK MCCUNE
DB. 490 PG. 300

NOW DR FORMERLY
BARBARA
DB. 1610

NOW DR FORMERLY
PECAN TREE INN HOSPITALITY
DB. 1620 PG. 10

NOW DR FORMERLY
BEAUFORT INLET INN
DB. 483 PG. 361

NOW DR FORMERLY
BEAUFORT INLET INN
DB. 483 PG. 361



1" = 20'

WM - WATER W/L
WV - WATER V/A
FH - FIRE HYDR
EIR - EXISTING
EIP - EXISTING
UP - UTILITY P/C
DHE - OVERHEAD
VPF - VINYL PF



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, May 7, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business

SUBJECT: Case # 24-12 523 Front Street - Signage

BRIEF SUMMARY:

The owner wishes to install one wall sign totaling 10.00 sq. ft. (30" X 48') for 523 Front Street

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP
Date: April 26, 2024
Case No. 24-12

Request: Install one wall sign totaling 10.00 sq. ft. (30” X 48’)

Applicant: Sea Bags LLC
 25 Custom House Wharf
 Portland, Maine 04101

Property Information:

Owners: Lawver Enterprises
Location: 523 Front Street
PIN#: 730505199800000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 523 Front Street, circa 1945. **Potter Building.** 1-Story brick commercial building with flat roof, completely refaced with weatherboard and shingle-style awning. Built between 1941 and 1950. (SM)

Proposed work:

Install one wall sign totaling 10.00 sq. ft. (30” X 48’). The sign would be within a freeze board area even though it is not clearly defined. Also, the property has 35 feet of frontage which would allow for 70 square feet of total signage.

Material:

Cedar (Natural Wood)

Color:

Navy Blue & White

Signage Guidelines:

8.6.1. Use traditional materials found in the district, such as wood and metal for new signage. Substitute materials that have the appearance of wood are allowed. Plastic signs, flashing signs, or portable mobile signs, except those listed in item 9, are not allowed in the historic district. Interior neon signs larger than 10” by 18” that are located within five (5) feet of a window or glass door on an exterior wall and are so placed as to be seen from the outside are not allowed. **INTERNAL GLASS MOUNTED SIGNS ARE NOT SUBJECT TO BHPC REVIEW.**

8.6.2. Place signs so that they do not visually overwhelm the building or streetscape or damage or obscure character defining architectural details. Recognize that maximum signage allowances granted by the Beaufort Zoning Ordinance may be inappropriate in the context of the building or site under review.

8.6.3. Signs on commercial buildings are preferred to be located in a signboard frieze located above the display windows. In this location the sign serves as a boundary between the upper and lower façade.

8.6.5. Use simple, clear graphics and lettering styles in sign design.

Case # 24-12 523 Front Street - Signage

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HOUS</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_STATE</u>	<u>MAIL_ZIP</u>	<u>MAIL_ADD2</u>
ADAMS,JEFFREY SMITH	510	FRONT STREET UNIT 21	BEAUFORT	NC	28516	
BEAUFORT HOUSE LLC	510	FRONT STREET #21	BEAUFORT	NC	28516	
DUNCUN HOUSE LLC	115	MOORE STREET	BEAUFORT	NC	28516	
LAWVER ENTERPRISES LLC	4643	RANDOLPH CHURCH ROAD	LIBERTY	NC	27298	
LLC,BLUE TREASURE			CARY	NC	3557	27519 PO BOX 3557
PLAZA MEXICO BAR & GRILL INC	5167	HIGHWAY 70 WEST #60	MOREHEAD CITY	NC	28557	

Adjacent Property Owners to 523 Front Street (COA Application - Sea Bags, LLC)

730505198877000

SMITH, ANNE HILL ETAL GORDON
519 FRONT ST
BEAUFORT
1205 FRONT STREET
BEAUFORT NC 28516
PART L9 OLD TOWN BEAUFORT
1403-431

730505198871000

PLAZA MEXICO BAR & GRILL INC
521 FRONT ST
BEAUFORT
5167 HIGHWAY 70 WEST #60
MOREHEAD CITY NC 28557
PART L9 TOWN OF BEAUFORT
1572-87

730505199728000

LLC, BLUE TREASURE
525 FRONT ST
BEAUFORT
PO BOX 3557
CARY NC 3557 27519
EAST 1/2 L8 OLD TOWN BEAUFORT
1555-179

730505198869000

SOUTHERN FROCK LLC
517 FRONT ST
BEAUFORT
360 STEEP POINT ROAD
BEAUFORT NC 28516
PART L9 TOWN OF BEAUFORT
1407-301

730505198647001

BEAUFORT HOUSE LLC
510 1 FRONT ST
BEAUFORT
510 FRONT STREET #21
BEAUFORT NC 28516
U1 BEAUFORT HOUSE/ TAYLORS CK
967-23
10S-310
900132

730505198647003

BEAUFORT HOUSE LLC
510 3 FRONT ST
BEAUFORT
510 FRONT STREET #21
BEAUFORT NC 28516
U3 BEAUFORT HOUSE/TAYLORS CK
967-236
10S-310
900132

730505198647002

BEAUFORT HOUSE LLC
510 2 FRONT ST
BEAUFORT
510 FRONT STREET #21
BEAUFORT NC 28516
U2 BEAUFORT HOUSE/TAYLORS CK
967-236
10S-306

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



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a \$250.00 application fee and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and will be returned to the applicant. Applications must be deemed complete and accepted before the submittal date. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: SEA BAGS, LLC

Applicant Address: 25 CUSTOM HOUSE WHARF, PORTLAND, ME 04101

Business Phone: 207 780-0744 x1018 Email/Cell: 603-834-0390
LAWYER PAUL@SEABAGS.COM

Property Owner Name: LAWYER ENTERPRISES / MISSY & JEFF LAWYER LAWYER

Address of Property: 523 FRONT ST. Beaufort, NC

Phone Number: 336-362-1640 Email/Cell: JEFF.LAWYER@EOCagency.com
MISSYBENNETT@outmail.com

PROJECT INFORMATION

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

Exterior signage installation for SEA BAGS retail storefront.

Estimated Cost of Project: \$ 485.00

Year House Built: N/A

Applicant Signature [Signature]

Date 3/13/24

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

Date 3.13.2024

An application fee of \$250.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. 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 of all Design Guidelines that apply to the application and a description of how proposed changes are consistent with the *Design Guidelines for the Beaufort Historic District & Landmarks*, which can be found at <https://www.beaufortnc.org/bc-hpc/page/design-guidelines-beaufort-historic-district-landmarks>
- A list of all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- A site plan showing dimensions of both existing and proposed conditions.
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.).

2. Items required as applicable to project:

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

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

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

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

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

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

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



523 Front Street
Beaufort, NC 28516

Exterior Signage Plan

Application
for
Certificate of Appropriateness

Paul N. Gori
25 Custom House Wharf
Portland, ME 04101
paul@seabags.com
603.834.0390

Subject Property
523 Front Street



Signage Design Guidelines -- *Beaufort Historic District & Landmarks*

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.

8.6.4. Neon colors or fluorescent colors on signs is not allowed.

8.6.5. Use simple, clear graphics and lettering styles in sign design.

8.6.6. Use of internally illuminated or flashing signs (including illumination of vending machines) is prohibited. Use ground-mounted spotlights concealed by landscaping or wall-mounted lights to light signs at night.

How the Sea Bags' exterior sign is consistent with the design guidelines:

- *Building Type: Commercial building with traditional storefront treatment*
- *8.6.1: Sign Materials are natural wood (cedar)*
- *8.6.2 & 8.6.3: The size of the sign of 30" H x 48" W x 1-3/4" allows it to comfortably fit centered over the front windows and above the decorative shingled awning between the upper and lower façade in the signboard frieze area*
- *8.6.4: The traditional rectangular shape and design painted navy blue with carved recessed letters that are painted white is visually compatible and co-exists harmoniously with the sun-weathered cedar shingles on the window overhang and grey cladding on the face of building*
- *8.6.5: Graphics are easy to read, simple and very legible*
- *8.6.6: The sign is not illuminated.*



30" x 48" x 1-3/4"
Carved Cedar Sign
Laser engraved sign letters (white)
Color: Pantone 533C (Navy)
(flush mount)

Fasteners:

Concrete anchor (qty 8)
Galvanized lag screw 6" (qty 8)



Elevation Details

(Not to scale)



3.

48"



30"



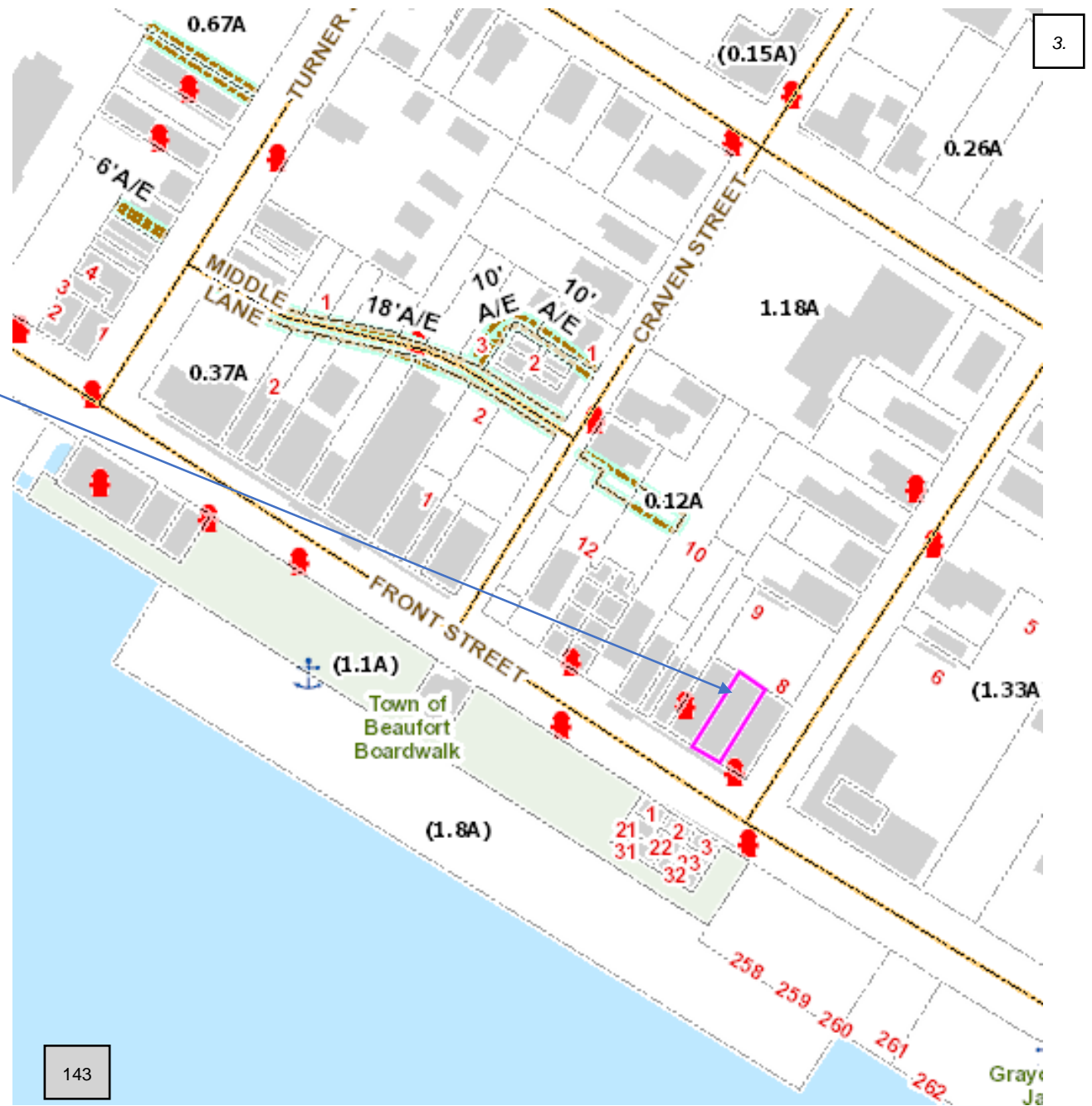
Color Sample

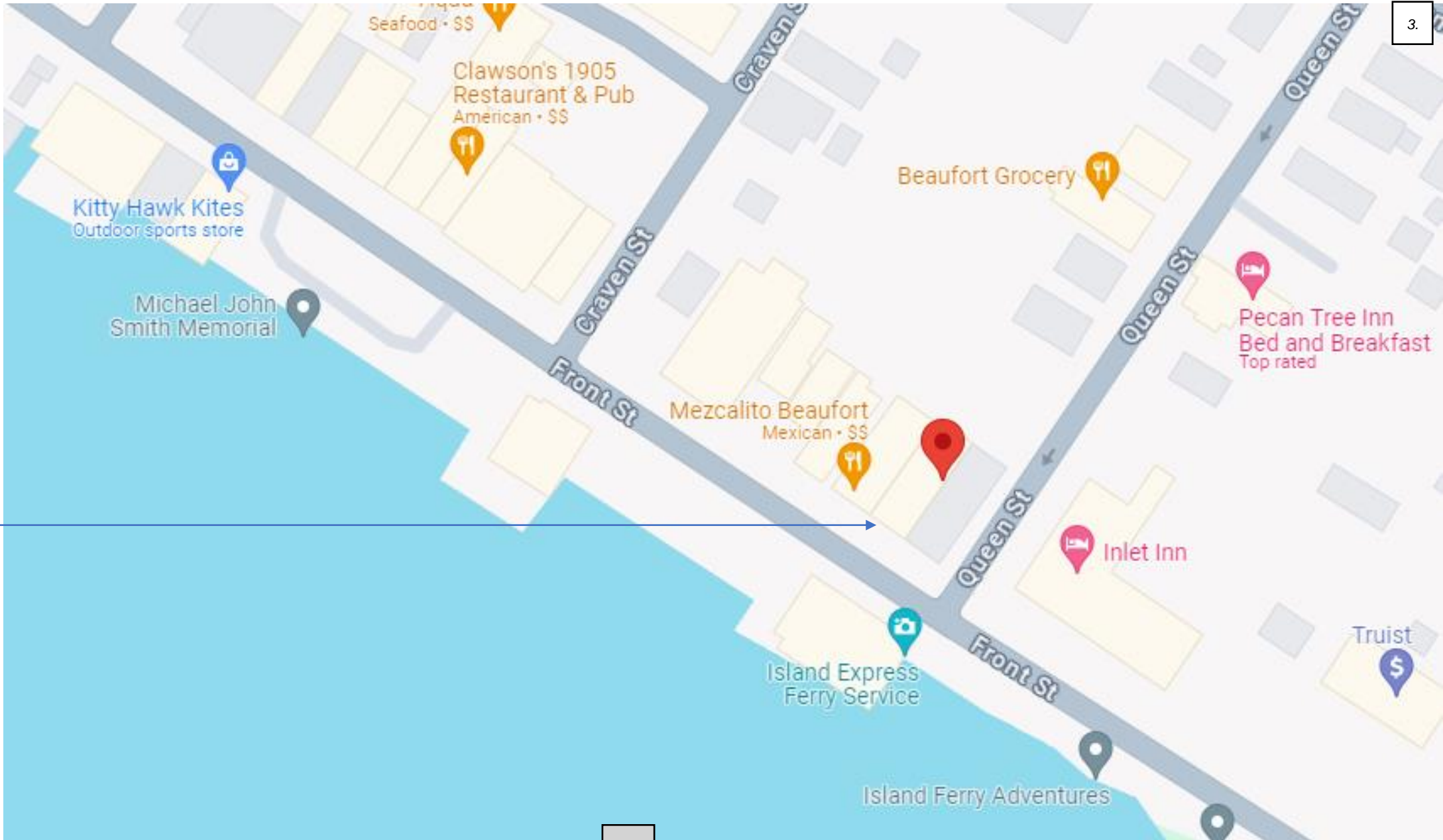


PANTONE®
PQ-533C

142

Parcel ID:
11007H0326





Subject Property:
523 Front Street



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, May 7, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 24-13 112 Gallants Lane - Porch Addition

BRIEF SUMMARY:
The applicant wishes to construct a porch addition with metal roof at 112 Gallants Lane

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:
10 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: April 26, 2024
Case No. 24-13

Request: Porch Addition with Metal Roof

Applicant: Vick & Patricia Moore
 14204 Wyndfield Circle
 Raleigh, NC 27615

Property Information:

Owners: Same
Location: 112 Gallants Lane
PIN#: 730617013658000

Project Information:

This structure was not included in The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997 as the structure was built many years after the survey was completed.

It should also be noted that this portion of Broad Street was not brought into the Local Historic District until 2008.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

- Vicinity Map
- List of adjacent property owners used for mailing notifications.
- COA application and supporting materials supplied by applicant.

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 over power it visually. A new addition should never be taller or wider than the original structure unless required by code or a non-aesthetic functional requirement. Observe the principle of “additive massing” where the original structure remains dominant and the additions are adjoining and smaller masses.

7.8.3. 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.

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

7.8.10. For additions on Beaufort’s waterfront that will impact historic vistas, the design should be consistent with policy statements in Chapter 5.

Roof Guidelines

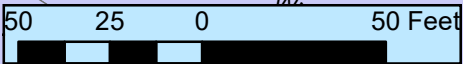
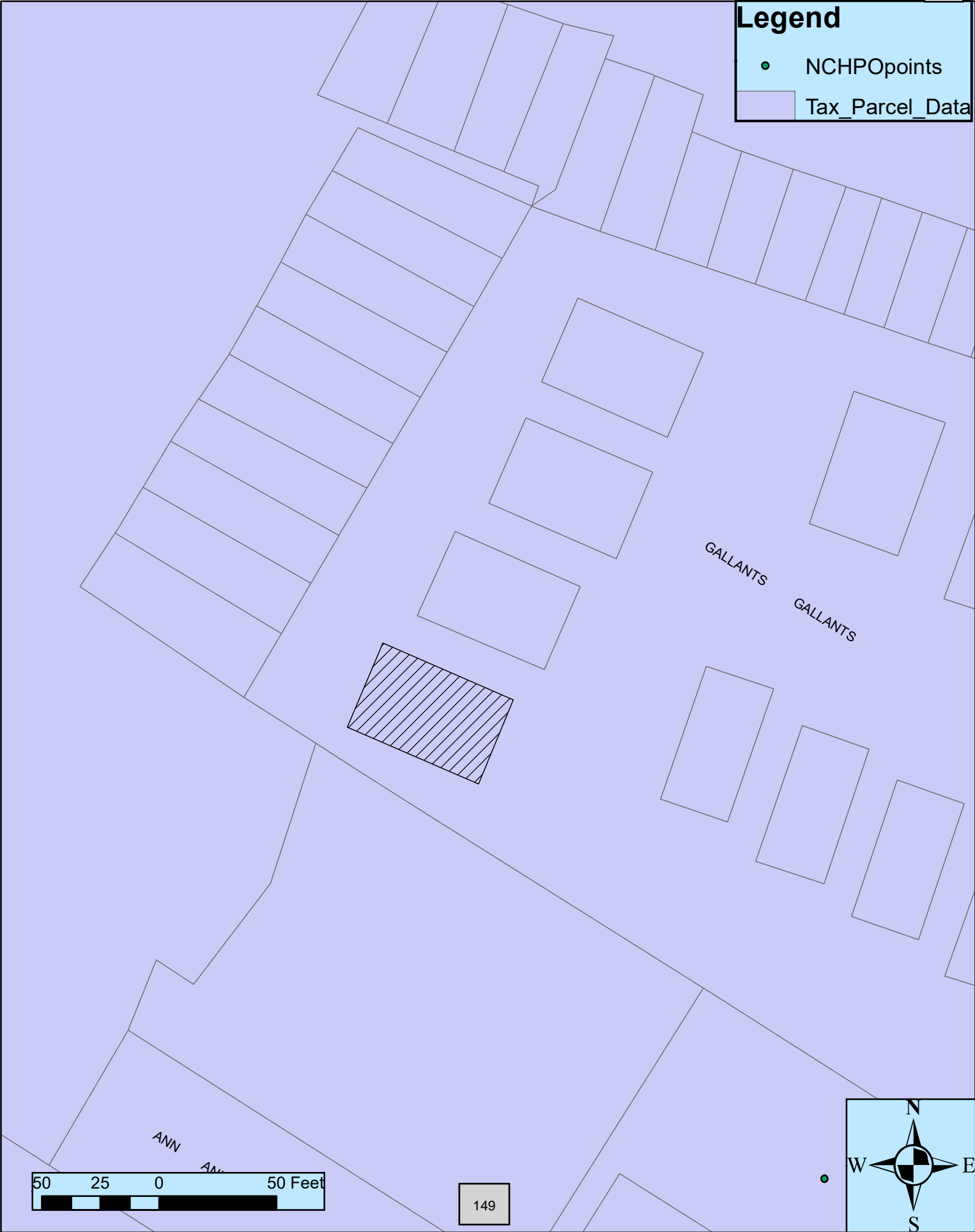
6.1.3 New roofing materials should be compatible with either the existing or original roofing material. Match the historic material as closely as possible in color, shape, size, and texture. Asphalt or fiberglass-asphalt shingles are acceptable substitutes for standing-seam tin, wood shingles, or metal 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.

6.1.9 Avoid altering the existing roof pitch or introducing a new roof pitch.

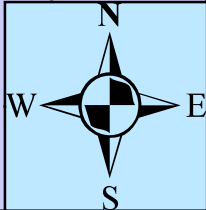
Case # 24-13 112 Gallants Lane - Porch Addition

Legend

- NCHPOpoints
- Tax_Parcel_Data



149



<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_ST</u>	<u>MAIL_ZIP</u>
BEAUFORT RESORTS LLC	3301	BENSON DRIVE #103	RALEIGH	NC	27609
BOLTON,WILLIAM E III ETAL TRUS	591	HOWELL MILL RD	WAYNESVILLE	NC	28786
MOORE,VICK C ETUX PATRICIA D	14204	WYNDFIELD CIRCLE	RALEIGH	NC	27615
SELLARS,ASHLEY H ET VIR JULIAN	107	GALLANTS LANE	BEAUFORT	NC	28516

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APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: VICK MOORE

Applicant Address: 112 GALANTS LANE

Business Phone: 919-215-4264 Email/Cell: VMOORE@NC.RR.COM

Property Owner Name: VICK MOORE

Address of Property: 112 GALANTS LANE, BEAUFORT

Phone Number: 919-215-4264 Email/Cell: VMOORE@NC.RR.COM

PROJECT INFORMATION

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

Install Flat roof over uncovered porch on west side.
AUTO-CAD + PHOTOS ATTACHED.

Estimated Cost of Project: \$510,000.

Year House Built: 2005

Vick C Moore
Applicant Signature

4-1-2024
Date

Property Owner Signature (if different than above)

Date

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- A list of all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- A site plan showing dimensions of both existing and proposed conditions.
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.).

2. Items required as applicable to project:

- A description of any planned demolition. *NONE*
- An indication of all trees to be replaced and/or removed. *NONE*
- A landscaping plan indicating major planting materials. *NONE*
- Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only. *White to match existing*
- 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. *NO*

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

- A drawing or true likeness of the new sign indicating the dimensions of the sign (and any supporting post or hanging apparatus if applicable). The lettering style and colors of the sign should also be on the drawing or likeness.
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If there are questions regarding what should or should not be included with this application, please contact Town Staff at 252-728-2142 or at k.garner@beaufortnc.org.

Required Attachments For a COA -

4.

1. Guidelines

The design is Colonial Revival, to match the existing home design for the extended Flat roof over Lower Porch (Photos included)

Adjacent Properties

William + Katy Bolton
110 Gallants Lane
Beaufort NC 28516

828-337-5087
252-838-1013

Beaufort Resorts LLC
3301 Benson Drive #103
Raleigh NC 27609

Jonathan Birkett
252-422-3350

Photos attached

Site Plan attached

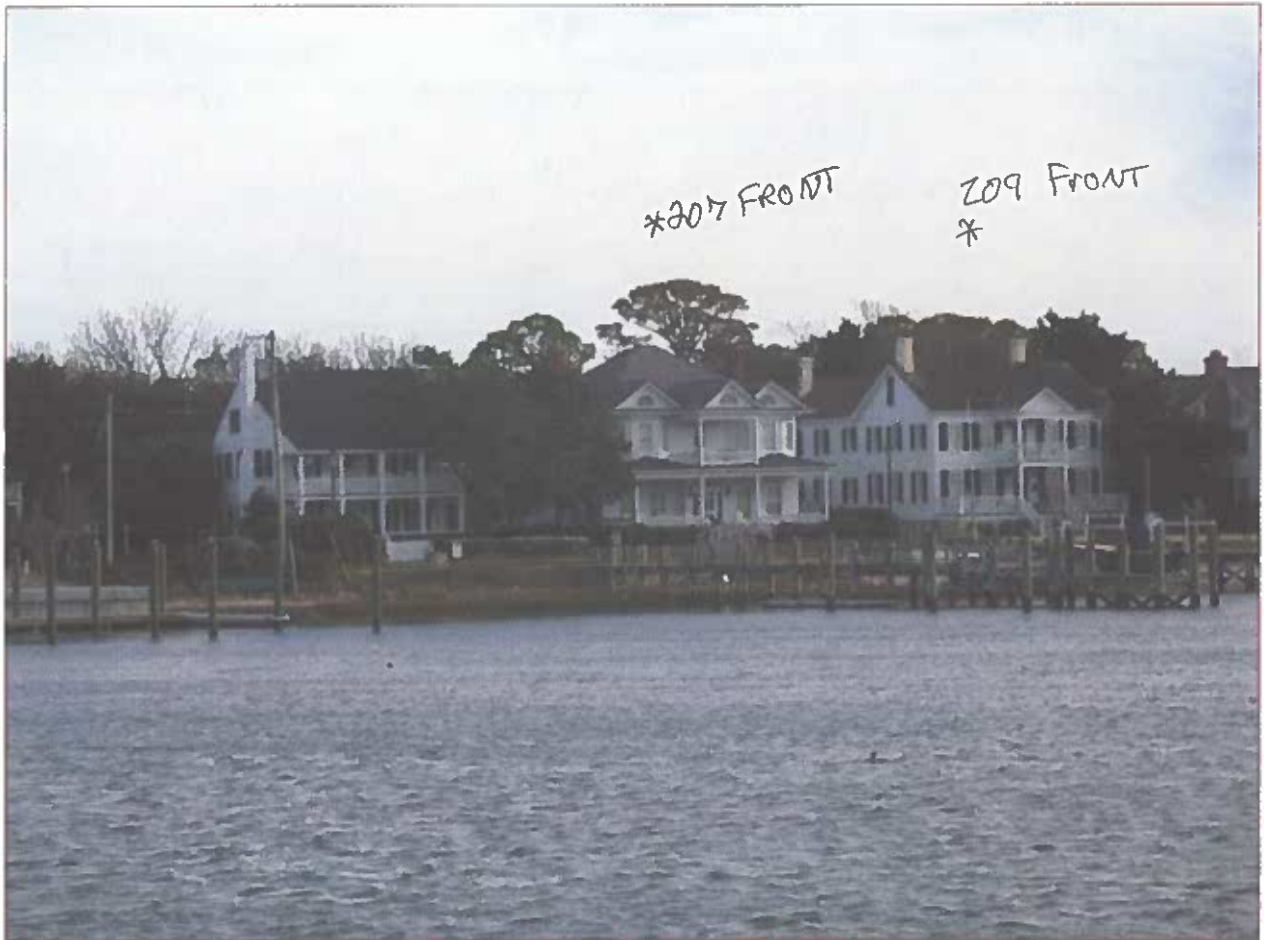
Building Materials

Minimum Pitch Flat metal roof, color grey to match shingle roof
Framing materials pine Lumber. Painted to match existing (white)

2. None

1. DESIGN GUIDELING

To Match Historic HOMES OF COLONIAL REVIVAL -
209 Front = MATCHES PLANNED ADDITION
207 Front = WITH ROOF EXTENSION



View of the Beaufort waterfront, Front Street, and houses in the Beaufort Historic District.

207 FRONT STREET



505 FRONT STREET



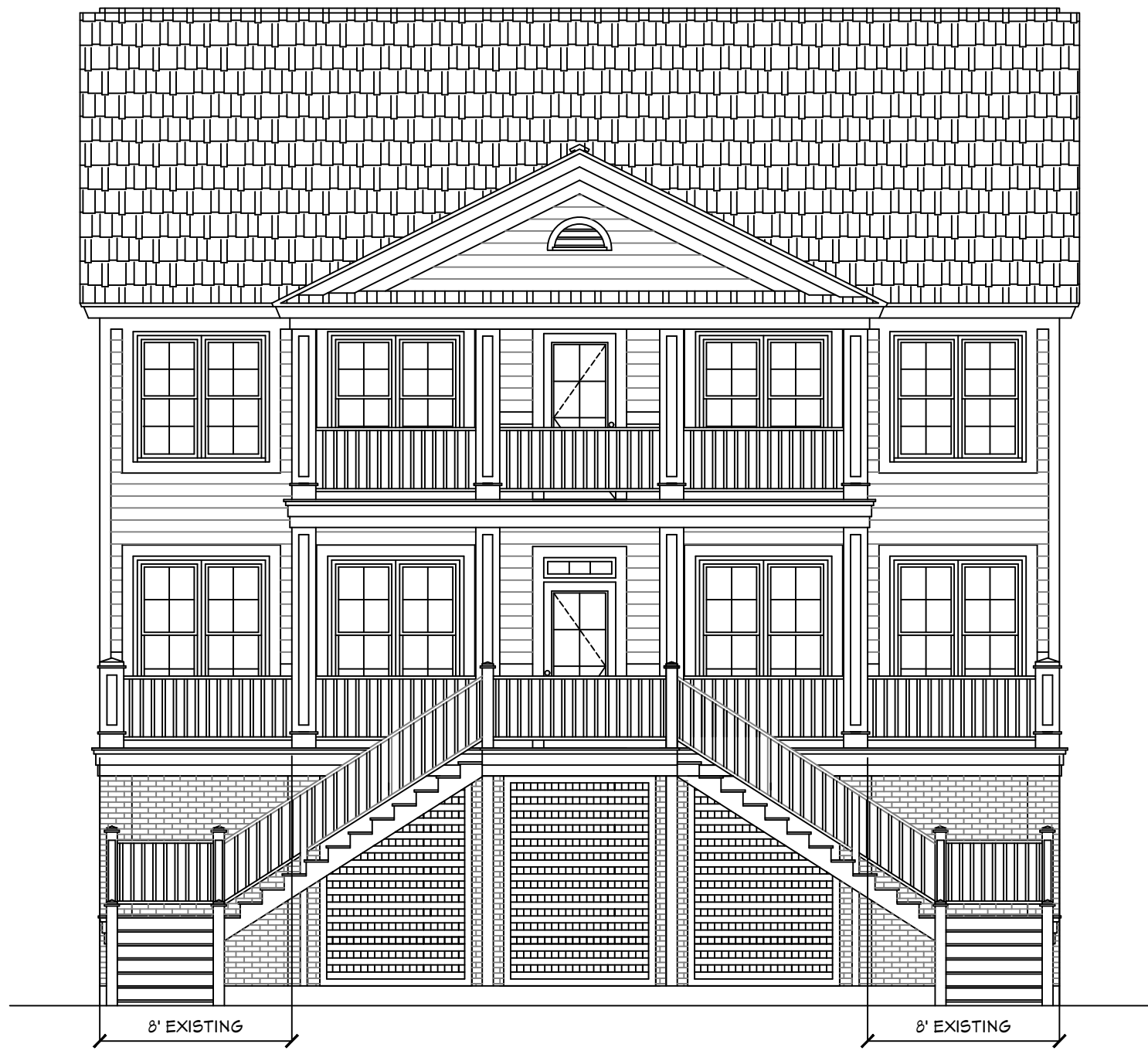




SOUTH NEIGHBORING PROPERTY - 101 ANN STREET

4.





EXISTING FRONT ELEVATION



EXISTING SOUTH ELEVATION

SHEET 1 OF 4

MOORE RESIDENCE
 112 GALLANTS LANDING
 BEAUFORT, NC 28516



EXISTING NORTH ELEVATION

SHEET 2 OF 4

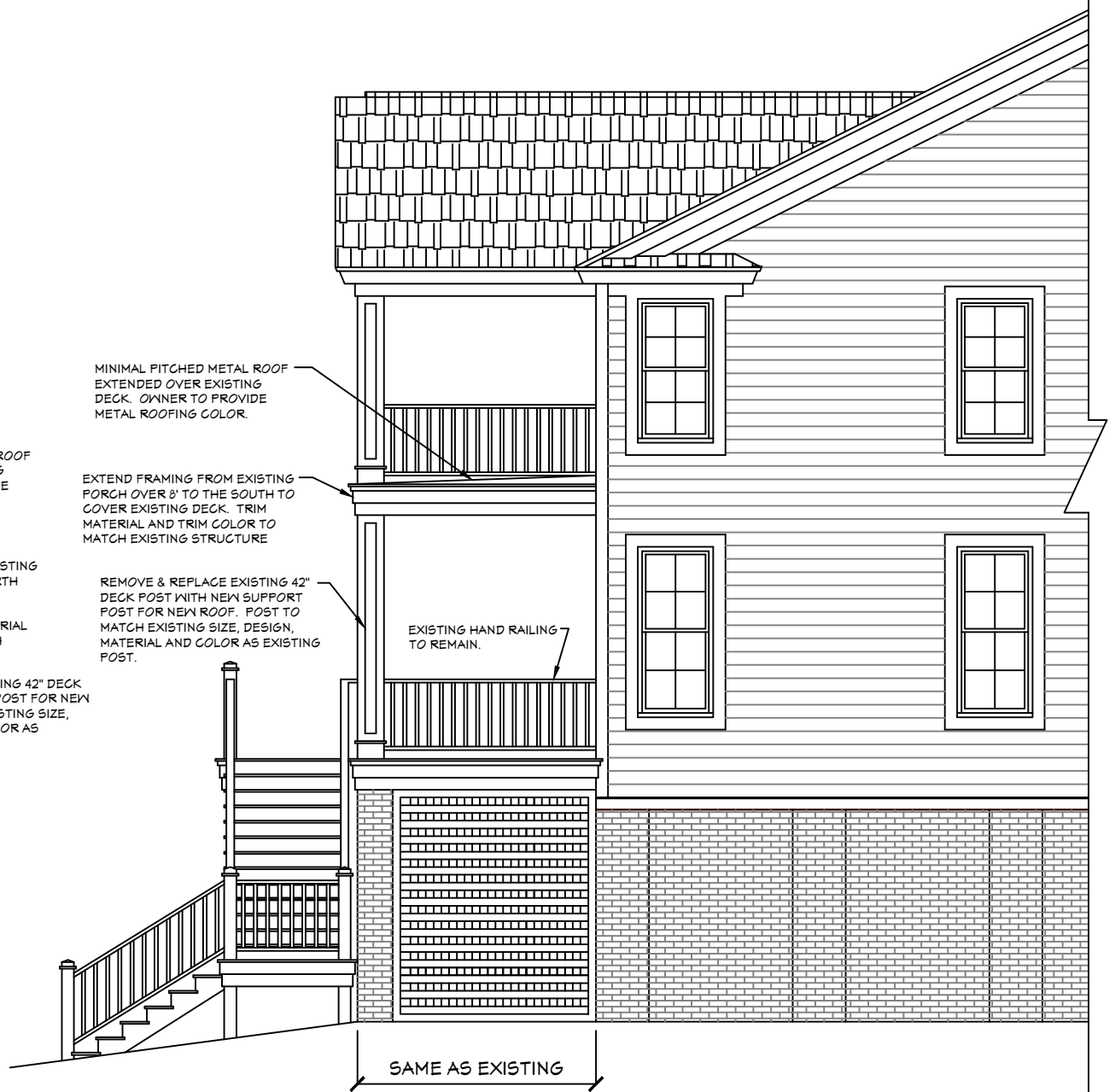
MOORE RESIDENCE
112 GALLANTS LANDING
BEAUFORT, NC 28516

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FSHD
FRONT STREET HOME DESIGNS, INC.
custom residential home & remodeling designs
(252) - 725-1956



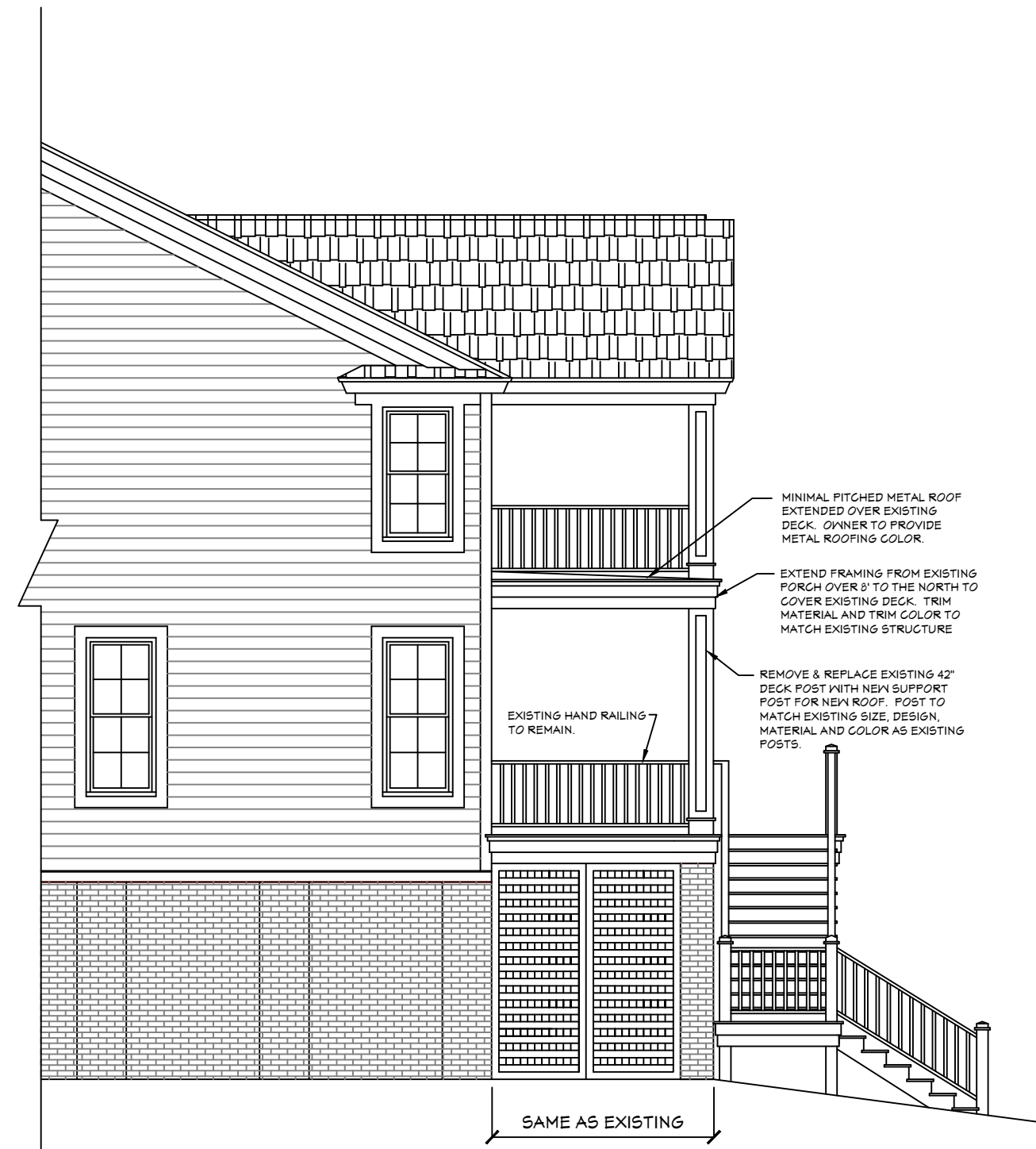
PROPOSED FRONT ELEVATION



PROPOSED SOUTH ELEVATION

SHEET 3 OF 4

MOORE RESIDENCE
 112 GALLANTS LANDING
 BEAUFORT, NC 28516



PROPOSED NORTH ELEVATION

SHEET 4 OF 4

MOORE RESIDENCE
 112 GALLANTS LANDING
 BEAUFORT, NC 28516

163

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 FRONT STREET HOME DESIGNS, INC.
 custom residential home & remodeling designs
 (252) - 725-1956