



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, August 03, 2021 - Held Virtually Due to the COVID-19 Variant Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

1. Approval of Minutes from the July 6, 2020 meeting

Administration of Oaths

1. 1) Documents Used for Deliberation and Consideration
2) Quasi-Judicial Statement
3) Oath/Affirmation Administered to Staff and/or Witnesses

Old Business

1. Case # 20-15 513 Front Street – Fence, Driveway, Landscaping & Signage
2. Case 21-28 204 Turner Street – Addition

New Business

1. Case 21-23 310 Ann Street- New Construction
2. Case 21-30 100 Cedar Street – Signage
3. Case 21-31 300 Front Street – Signage
4. Case 21-32 614 Front Street – Signage

Public Comment

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, July 06, 2021 - Held via Zoom due to the COVID-19 Pandemic
Minutes**

Call to Order

Chair Terwilliger called the July 6, 2021 Historic Preservation Committee regular meeting to order at 6:00pm.

Roll Call

Present for the meeting were Robert Terwilliger, Joyce McCune, Laura Sicklin, Bradley Cummins, John Flowers and Ian Huckabee. Secretary Winn declared a quorum with six members present. John Stephens notified staff prior to the meeting that he would not be available.

Also present for the meeting were Jeremy Ganey, Denice Winn, Jill Quattlebaum, Town Attorney, and Commissioner Marianna Hollinshed.

Agenda Approval

Chair Terwilliger asked if there were any changes to the Agenda if not he stated he would entertain a motion to approve the Agenda as it was presented. Hearing no changes to the Agenda, Board Member Flowers made the motion to approve the Agenda as it was presented. Vice Chair McCune made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous, with the members who were present, in favor to approve the Agenda as it was presented.

Minutes Approval

Chair Terwilliger asked if there were any changes to the June 1, 2021 minutes. Mr. Flowers stated that there was one change on page 4 in the second paragraph concerning the word "beets" being changed to "meets". Secretary Winn stated that the minutes could be approved as Amended and asked Mr. Flowers to email her the suggested change.

Chair Terwilliger stated if there was no other changes he would entertain a motion to approve the Minutes as they were amended by Mr. Flowers. Vice Chair McCune made a motion to approve the June 1, 2021 Minutes as they were amended by Mr. Flowers. Board Member Cummins made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous, with the members who were present, in favor to approve the June 1, 2021 Minutes as they were amended by Mr. Flowers.

Administration of Oaths

Chair Terwilliger stated that a detailed list of the documents that would be used for deliberation and consideration could be found on page 7 of the packet.

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

Secretary Winn administered the Oath to staff member, Jeremy Ganey.

Secretary Winn also administered the Affirmation to Billy Tickle for case 21-25.

New Business

1. Case 21-25, 616 Ann Street – Off Street Parking

Chair Terwilliger moved to new business, Case 21-25, 616 Ann Street, Off Street Parking. Chair Terwilliger polled the members to see if anyone had any conflict of interest or any reason to recuse themselves from this case. Not seeing or hearing anyone state they did Chair Terwilliger moved forward with the matter and opened Case 21-25.

Chair Terwilliger asked Mr. Ganey to give an overview of what was being requested. Mr. Ganey went over the staff report and the materials that will be used. Mr. Ganey stated that a previous homeowner had requested the same and was approved but never completed the project. Mr. Tickle stated he wanted to make a correction stating they were going to make it 8 feet wide. Chair Terwilliger clarified that the request was for 8 feet wide and 60 feet long paver. Mr. Tickle stated that was correct. Chair Terwilliger asked Mr. Tickle if he had anything to add before deliberation. Mr. Tickle said that it is a dirt driveway and they feel this would enhance it and be nicer for the homeowner and community.

Chair Terwilliger then polled the members for questions, comments or concerns. Board Member Sickling stated this is much needed. Vice Chair McCune liked that it is a permeable surface. Board Members Cummins, Flowers and Huckabee agreed with the other members. Chair Terwilliger also agreed and stated if nothing further he asked for a motion on the Findings of Fact.

Vice Chair McCune made the following motion, having reviewed the record and having considered all evidence submitted and oral testimony for case #21-25, I 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; Off-Street Parking Guidelines, 8.5.7. Board Member Huckabee made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous, with the members who were present, in favor to approve the Findings of Fact.

Chair Terwilliger stated would make a motion the COA in this case. Based upon the foregoing findings of fact, I move that the Commission conclude that the proposed project is not incongruous with the special character of the historic district as a whole and that at Certificate of Appropriateness for case #21-25 be issued for the proposed work. Board

Member Cummins made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous, with the members who were present, in favor to approve the issuance of the Certificate of Appropriateness.

Chair Terwilliger stated that the matter had been approved and he closed case 21-25.

2. Case 21-26, 313 Ann Street – Historic Plaque

Chair Terwilliger moved to the next matter, Case 21-26, 313 Ann Street, Historic Plaque. Chair Terwilliger polled the members to see if anyone had any conflict of interest or any reason to recuse themselves from this case. Board Member Huckabee stated that he would need to recuse himself from this matter. Chair Terwilliger asked for a motion to allow Board Member Huckabee to be recused as he is one of the partners in the matter. Vice Chair McCune made the motion and Board Member Flowers made the second. Secretary Winn conducted a roll call vote that was unanimous, with the members who were present, to allow Board Member Huckabee to be recused.

Secretary Winn administered the Affirmation to Tracy Huckabee.

Chair Terwilliger asked Mr. Ganey to give an overview of the project at 313 Ann Street, Case #21-26. Mr. Ganey presented the staff report to the Board and turned it over to the Huckabee's to add anything else. Ms. Huckabee stated that the outside of the home as well as some of the light fixtures and door knobs on the inside are very much original.

Chair Terwilliger stated that he was going to poll the Board for questions, comments or concerns. There were no questions or concerns and all agreed there was adequate documentation for having another house with a plaque.

Chair Terwilliger asked for a motion on the Findings of Fact. Board Member Flowers made the following motion, having reviewed the record and having considered all evidence submitted and oral testimony for case #21-26, I 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; Plaque Guidelines, 4.2.1, 4.2.2, and 4.2.3. Board Member Cummins made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous, with the members who were present, in favor to approve the Findings of Fact.

Chair Terwilliger made the following motion for the COA; based upon the foregoing findings of fact, I move that the Commission conclude that the proposed project is not incongruous with the special character of the historic district as a whole and that at Certificate of Appropriateness for case #21-26 be issued for the proposed work. Board Member Flowers made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous, with the members who were present, in favor to approve the issuance of the Certificate of Appropriateness.

Chair Terwilliger stated that case 21-26 had been approved. He then asked for a motion to allow Board Member Huckabee back into the meeting. Board Member Flowers made the motion and Board Member Sicklin made the second. Secretary Winn conducted a roll call vote that was unanimous, with the members who were present, to allow Board Member Huckabee back into the meeting. Chair Terwilliger closed discussion on case 21-26.

3. Case 21-27, 513 Front Street – Signage

Chair Terwilliger moved to the next Case 21-27, 513 Front Street, Signage. Chair Terwilliger polled the members to see if anyone had any conflict of interest or any reason to recuse themselves from this case. Not seeing or hearing anyone state they did Chair Terwilliger moved forward with the matter and opened Case 21-27.

Ms. DiCostanzo was having difficulty connecting to the meeting. Chair Terwilliger moved on to the next matter and stated that we would revisit after.

Chair Terwilliger opened Case 21-27, 513 Front Street, Signage. Secretary Winn administered the Affirmation to Ms. DiCostanzo.

Mr. Ganey gave an overview of the request. He explained the colors, the size and the hardware that would be used, as well as stating a light will be on top of the post. Chair Terwilliger asked about the color of the post that was included in the packet. Ms. DiCostanzo stated that the post will be white and not orange.

Board Member Sicklin stated she was trying to look up the light fixture to see what it would actually look like. Ms. DiCostanzo stated that she didn't have that information but Mr. Owens had it and could get it to them if they needed it.

Board Member McCune, stated she also had a question on the light fixture and the color of the blue. Ms. DiCostanzo stated that she would get the lighting information if needed and that the blue showing is a true representation of what was going to be used.

Board Member Flowers stated that a picture of the light is what is needed to approve the light. He said under 8.6.7, under free standing signs, "...no more than one (1) free standing sign shall be allowed per street frontage..." and in the packet it said "...I would eventually like to hang two signs...", so, are we approving two signs or what. Chair Terwilliger stated no, the owner of the building would have to come back before the Board for that with specifics. He said the approval for this meeting is for one sign and everything could be approved but the light and they would have to come back showing the light before that is approved. He said this would allow them to move forward with the sign.

Chair Terwilliger stated on page 40 there is a picture and he wanted to know if that was representative of what it would look like. Ms. DiCostanzo stated yes it was.

Chair Terwilliger stated that what is being considered for approval is the sign, the post and the hanger, minus the light. He said they will have to come back for the light if they want that approved. Chair Terwilliger also said that the applicant would have to come back for approval of a second sign.

Chair Terwilliger asked for a motion for a finding of fact. Board Member Cummins made the following motion; having reviewed the record and having considered all evidence submitted and oral testimony for case #21-27, I 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; Signage Guidelines, 8.6.1, 8.6.2, 8.6.5, and 8.6.7 in that we are approving the sign, the post, the mounting of the sign to the post but not the light and we would ask that additional resources be brought back. Board Member Flowers made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous, with the members who were present, in favor to approve the Findings of Fact as stated.

Chair Terwilliger made the following motion for a COA; based upon the foregoing findings of fact, I move that the Commission conclude that the proposed project is not incongruous with the special character of the historic district as a whole and that at Certificate of Appropriateness for case #21-27 be issued for the proposed work with the condition stipulated that any lighting added to the sign configuration must come before the Commission for consideration at a future date. Board Member Flowers made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous, with the members who were present, in favor to approve the issuance of the Certificate of Appropriateness with the conditions that were referenced.

Chair Terwilliger stated that the COA had been approved with the condition that it would have to come back before the Commission for the lighting. Chair Terwilliger closed case 21-27.

4. Case 21-28, 204 Turner Street – Addition

Chair Terwilliger moved to the next Case 21-28, 204 Turner Street, Addition. Chair Terwilliger polled the members to see if anyone had any conflict of interest or any reason to recuse themselves from this case. Not seeing or hearing anyone state they did Chair Terwilliger moved forward with the matter and opened Case 21-28.

Secretary Winn administered the Oath to Jay Horton and Ryan Edwards.

Mr. Ganey presented the staff report and an overview of the request. He stated that some of the new design is due to NC Code requirements. Mr. Ganey stated that they have reached out to Mr. John Wood with the state for his input but have not heard back yet. Mr. Horton stated that they are trying to keep the architectural integrity of the building and explained what they are trying to do.

Chair Terwilliger stated what the Commission is tasked to do. He stated that this building has the potential to be purchased and turned into a boutique/hotel. Chair Terwilliger stated they are coming before the Commission to see if they can get approval and a COA with regards to the physical changes that need to be made as has been described to meet the safety standards as well as elongate the building but in essence they want to keep the building similar to what it is. He said the Guidelines state that if someone buys this building it needs to maintain the same character and mass/bulk as the structure currently has and does the look of adding the ingress and egress capabilities, does it take away from, enhance or is it neutral with the historic nature of the building, that is what we are being asked to review, discuss and consider. Chair Terwilliger stated that the States review of this is key so more than likely the outcome will be to table until we get that from the State. With that said Chair Terwilliger moved forward with discussion, comments and questions from the Board.

Board Member Sicklin asked if the COA was not approved if the potential new owner, Mr. Snow, would pull out of the sale. Mr. Edwards answered that Mr. Snow would. Board Member Sicklin stated that she appreciates all the design that mimics what is already that but she stated that any trees that have to be removed during this process be replaced. Board Member Sicklin also asked whether or not the Town had the capacity to handle this for water and sewer. Mr. Ganey stated that he did not have the answer for that and that would need to come from the Water and Sewer Department. Board Member Sicklin stated this would be a benefit. Mr. Horton stated that there are 13 rooms, five on the first floor and eight on the second. Chair Terwilliger said all permits from the Town would be subject to the COA approval.

Vice Chair McCune stated she was excited to see the building saved and preserved. She said as far as the additions on the North side of the building for an elevator and steps there is not an issue with the Guidelines for those. She did have a concern with the addition off of the back because you can't tell that an old building was there. She said in Guideline 7.8.2 it stipulates that additions shall not overpower a building visually and that the original structure needs to remain dominate and additions should be adjoining and in smaller masses. She stated that she understands trying to keep the roof plate height and the fact that the building already exceeds the height requirement for the Town but if they could come down a bit to make it fit in and more congruous that would be better. Mr. Horton replied to make the boutique work they tried, from the massing perspective, they tried to keep the same look so there was no look of a separation or addition. He stated their goal was to make it look as if it had been there all along. Mr. Edwards explained the reason for doing it this way to make it not look like a flat roof. He said if it was much narrower they wouldn't be able to fit the rooms in there. He also said they could add a trim piece that would show the separation. Vice Chair McCune asked if they would have wood windows. Mr. Edwards stated that everything would be matched to look like the original windows.

Board Member Cummins stated that considering where it was a few months ago with pending demolition that he would like to commend the creative use of the space. He agreed

that it is important to make the distinction of where the old structure is by at least preserving or showing the corner board and is you could step the roof in that would be important. Board Member Cummins stated he knew there are some other obstacles but given the location it is appropriate for this sort of use and scale. He did wonder if there was enough to vote or if this was more of a conversation on the project. Chair Terwilliger stated that they are waiting on input from the State and that input is important with something this significant. He said this will probably be tabled but he wanted the dialogue between the Board and the architects.

Board Member Flowers stated he liked what had been done to make it look like it had always been there. He had a question concerning the detailed cornice work and having that duplicated. Mr. Horton stated they were. Board Member Flowers also had question concerning the porches on the south side and how they fit in with the historical district. He asked if there was a way to have a ramp that would allow for raised porches on the side of the building so it looks like the porch on the front. Mr. Edwards said they were in a situation where they are sitting on the alley and they cannot use the entire side of the south side of the building. Mr. Edwards said that the front porch is in the Town's right of way but there is an agreement with the Town allowing that to stay and from the side parking is needed for the rooms. Mr. Edwards said a 40 to 60 foot ramp is required to get up that distance and the stairs have to egress to an exterior way and that is why the proposal is to grade along with approved landscaping. Mr. Edwards and Mr. Horton stated that with the switch-backs for the ramp there was just no way to be able to do it. Board Member Flowers had another question concerning the boxing on the three towers and them not lining up with the original boxing. Mr. Edwards stated that the elevator roof is taller. Board Member Flowers asked about the roofing material for the porches. Mr. Horton said they were not opposed either way. Board Member Flowers wanted to know the dimensions of the the towers. Mr. Horton stated that they actually look larger than they actually are. Mr. Edwards stated that the 14.5 feet of entry for the elevator and the stair way porches are about 9.5 feet and the porch width is 5 feet and they are there to protect from rain. Board Member Flowers stated that there are more details needed but it does look good.

Board Member Huckabee said his main question was covered earlier and he was mainly concerned about 7.8.2, having the original building standing out but he understands that the width is needed. Mr. Horton stated that they need the width but they are definitely going to look and see if there is something else that they can do with that.

Chair Terwilliger stated his comments are the same and at this point he thinks a motion needs to be made to table in order to wait for the State to give their answer and to allow the applicant time to possibly make the changes that had been suggested. Chair Terwilliger said that the demolition has already been approved and if this purchase doesn't happen it will probably be torn down after the year and he would hate to lose the building. He told Mr. Horton and Mr. Edwards if they could get as close as possible to what has been talked about that would be great because this is what the Town needs. Mr. Horton stated they would work on the comments. Chair Terwilliger asked for a motion to table the matter. Board Member Cummins asked them to be specific about what they may come back at a later date for. Mr. Horton and Mr. Edwards stated they could do that and that they would work on all the suggestions.

Chair Terwilliger made a motion to table final consideration on Case 21-28, 204 Turner Street, until the August meeting, to give further consideration to State input and to the applications for their design. Vice Chair McCune made the second. Secretary Winn conducted a roll call vote and the vote was unanimous, with the members who were present, to table the matter until the August 2021 meeting.

Chair Terwilliger asked Ms. Quattlebaum if he needed to close the meeting or leave it open. Ms. Quattlebaum stated that the meeting would be left open.

5. Case 21-29, 129 Turner Street – Signage

Chair Terwilliger moved to the next Case 21-29, 129 Turner Street, Signage. Secretary Winn administered the Oath to Kristi Brittingham.

Chair Terwilliger opened Case 21-29 and asked Mr. Ganey to give an overview of the request. Mr. Ganey stated that they signs being requested are going to be the same as the signs that were there previously just with a name change. Ms. Brittingham stated that she is just ready for correct signage so people will know that they are open.

Board Member Sicklin asked if this is the same Sandy's Flowers that is in Morehead City and Ms. Brittingham stated yes as well as in Havelock. There were no other questions from the members. They all welcomed Ms. Brittingham to the Town and wished her luck.

Chair Terwilliger asked for a motion for a finding of fact. Board Member Flowers made the following motion; having reviewed the record and having considered all evidence submitted and oral testimony for case #21-29, I 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; Signage Guidelines, 8.6.1, 8.6.2, 8.6.3, and 8.6.5. Board Member Sicklin made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous, with the members who were present, in favor to approve the Findings of Fact as stated.

Chair Terwilliger made the following motion for a COA; based upon the foregoing findings of fact, I move that the Commission conclude that the proposed project is not incongruous with the special character of the historic district as a whole and that at Certificate of Appropriateness for case #21-29 be issued for the proposed work. Board Member Cummins made the second. A roll call vote was conducted by Secretary Winn and the vote was unanimous, with the members who were present, in favor to approve the issuance of the Certificate of Appropriateness with the conditions that were referenced.

Chair Terwilliger thanked the applicant for bringing the request and stated it had been approved. He closed the hearing on case 21-29.

Public Comment

There was no public comment.

Commission / Board Comments

Chair Terwilliger welcomed Board Member Huckabee to the Commission. Board Member Huckabee stated he was looking forward to working with the Commission. Board Member Sicklin thanked Mr. Garner and Ms. Winn for helping her with her parking situation by getting her emails up the chain. Vice Chair McCune told Mr. Horton that she wanted to encourage him and that the Commission is very excited to see it preserved. Board Member Cummins stated that he is looking forward to seeing people in person in the future and he wondered if there was any word on that. Chair Terwilliger stated that he had spoken with Mr. Garner and it looked like the next meeting would be live. Board Member Flowers had a question concerning the Masonic Lodge being a commercial building. Mr. Ganey stated that he wasn't sure but he would find out and let him know. Mr. Flowers asked if something could be built higher than the regulations and if it could even be done. Mr. Ganey said that would be trickier than a yes or no. Board Member Huckabee stated he is looking forward to working through this term and he thanked everyone for the welcome. Chair Terwilliger stated he took detailed notes that he would go over with Mr. Garner.

Staff Comments

Mr. Ganey gave an update on the minor works that had been issued and he asked Vice Chair McCune if she had any specific questions. Vice Chair McCune had a question on the pier area at 300 Front Street. She said there is a tall fence on the pier area and she was wondering if it was a minor work. Mr. Ganey stated that it was a minor work for the Spouter about 15 years ago and they just replaced it. Vice

Chair McCune also asked about the fence behind Nelson Owens' building and a tall fence to mask the dumpster. She said that Mr. Ganey has helped her understand that this is permitted in the LDO. She said she feels strongly about a separate standard for fencing mechanicals because they don't have everything they need for that. Mr. Ganey stated that he had spoken with Mr. Garner and there may be a further delay as far as the process due to the State having some comments that may hold it up a little longer. Chair Terwilliger asked Mr. Ganey if he could put together a simple table of minor works and he stated he would get with Mr. Ganey to put it together.

Adjourn

Chair Terwilliger asked for a motion to adjourn the meeting. Board Member Flowers made the motion and Chair Terwilliger made the second. Secretary Winn conducted a roll call vote and it was a unanimous vote, with the members who were present, to adjourn the July 6, 2021 meeting.

Robert Terwilliger, Chair

Denice Winn, Board Secretary

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



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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, August 3, 2021 – 614 Broad Street**

AGENDA CATEGORY: Old Business
SUBJECT: Case # 20-15 513 Front Street – Fence, Driveway,
Landscaping & Signage

BRIEF SUMMARY:

In July 2020 this item was tabled until the applicant received approval from the National Park Service and the State Historic Preservation Office due to using their tax credit program. As of now the applicant has the needed approvals and is ready to proceed.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

20 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: July 15, 2021
Case No. 20-15

Request: Fence, Brick Pavers, Landscaping & Signage

Applicant Nelson Owens
 513 Front Street
 Beaufort, NC 28516

Property Information:

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

Project Information:

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

Proposed Work:
 See Applicant information

Material:
 • See Attached Exhibit for Details

Color:
 • See Attached Exhibit from Applicant for Details

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

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.

8.1.4. 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.

8.1.10. 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.

Fences and Walls Guidelines

8.2.2. Design new fences that are compatible with the associated building, site and streetscape in height, proportion, scale, color, texture, material and design. Substitute fence materials are not allowed along front or visible side property lines in the historic district. Fence types such as wire, hurricane, chain-link, vinyl, corrugated metal, stockade, and wooden post and rail are not allowed in public view.

8.2.3. Fences shall not exceed a height of four (4) feet in front yards and other areas of primary visual concern. Fences at rear yards and other areas not readily seen from the public view may be up to six (6) feet high. The transition between low front fences and higher rear fences should be made as far to the rear of the enclosed structure or yard as possible, and no more than half the depth of the yard forward of the principal structure. Avoid attaching a portion of the fence to a building because of possible termite damage.

8.2.4. 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

8.5.7. 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.

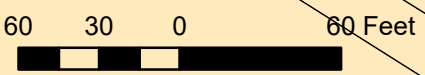
Signage Guidelines (pg. 119):

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

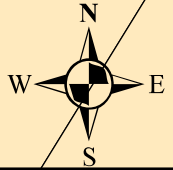


Legend

- NCHPO points
- Tax_Parcel_Data



15



Thomas Duncan House - 513 Front Street

1.

Front Yard Landscaping Plan







Landscaping plan for the front yard of 513 Front Street.

I need to add a fence to the front yard to help protect the property. This property is unique for the Waterfront Business District in that it has a front yard. It is the only yard in the business district without a fence. People use it for their dogs, parking bicycles, eating ice cream from the store next door and dropping trash

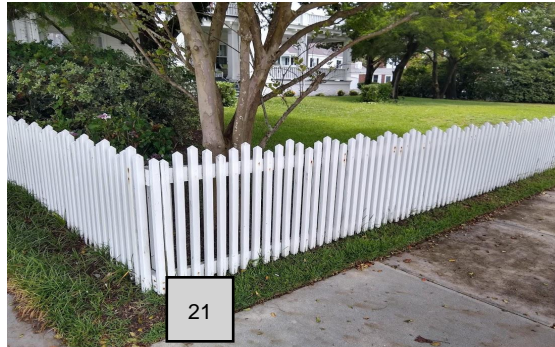
These are pictures of fences on the 100 block of front street that I would like to emulate.



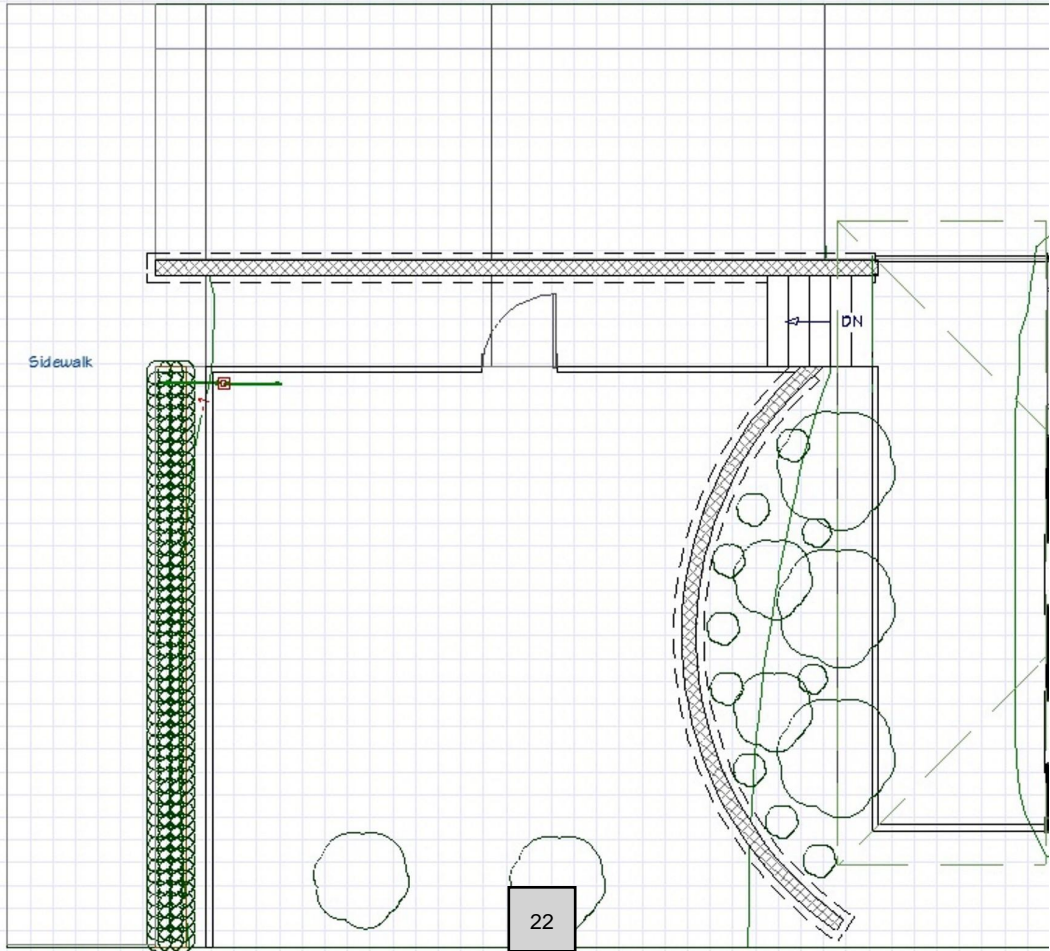
The retaining wall/curb would be backfilled in order to level the grass lawn behind it. The wall would be about 8" wide 18" tall at the highest - made of parged concrete block - painted or stained off-white. The fence attached behind the curb will be a scalloped Beaufort style fence using the 1" spiked balusters at the varying heights

1.

The total height of the curb and fence will be 4' as required by the Beaufort zoning ordinance. The front fence would line up with the front porch of the general store with about a foot of plants between the curb and sidewalk.



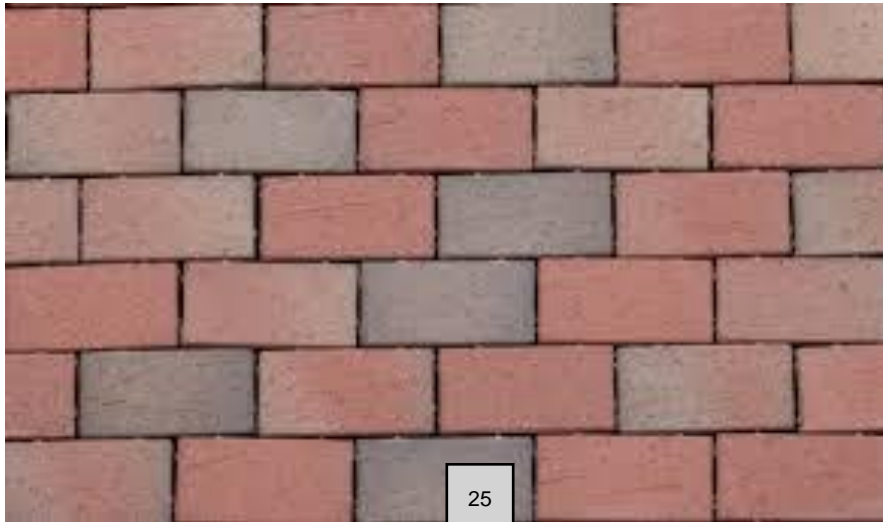
21







To help with stormwater management, I am replacing the damaged 1. concrete walkway with a pervious brick paver walkway: Pine Hall English Edge Full Range - the same brick the town is now using to replace sidewalks. There is about a 12" drop from the bottom of the steps to the sidewalk. The brick walkway follows this elevation.



There will be a curved planter in front of the porch foundation with initially 4 rows of plants (selected by Beaufort Garden Club members)The first row closest to the foundation will be Olivia Indian Hawthorn, second row - Artemisia Silver Mound, third row - Drift Roses, fourth row - Variegated Liriope Muscari.

1.

There will be two small flowering trees on the east side of the yard to hide the General stores fake windows with concrete block walls behind them:Ligustrum tree
Between the front curb and the public sidewalk:Variegated Liriope Muscari or Mondo Grass.

The rest of the yard inside the fence will be grass



26



1.

I have replaced the original dirt driveway with pervious granite gravel that has dark reds and gray's that compliment the house paint scheme. The driveway consists of a 2" gravel bed, a 4" Geogrid stabilization product filled with gravel and a 2" top layer of gravel. This will allow limited vehicles, bicycles, and pedestrian traffic to get to the rear of the property.



Lighted Sign Post

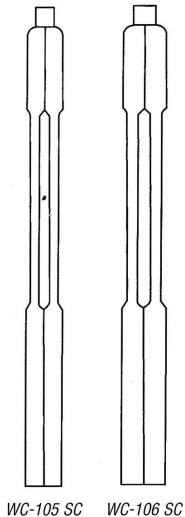
1.

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

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

The Bracket will be the following:

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



The Post Light will be a Millennium Lighting R Series 2 Light Post Light with Dark Sky Compliant 14" Warehouse Shade and Double Post Adapter.

1.

The finish will be Galvanized to match the rest of the lighting



The first sign was approved last month for Marmalade Restaurant.

1.

The sign on the opposite side of the post will be made of the same material and the same size - a 30" X 30" PVC sign





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, August 3, 2021 – 614 Broad Street – Train Depot**

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

BRIEF SUMMARY:

Last month this item was tabled to give the State Historic Office an opportunity to review the application. To date staff has not received any comments regarding the proposal and would encourage the Commission to continue with their discussion and deliberation.

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

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

20 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: June 23, 2021
Case No. 21-28

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

Property Information:

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

Project Information:

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

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

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

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

Proposed Work: See Attached Application

Attachments:

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

Additions to Historic Buildings Guidelines

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

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

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

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

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

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

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

Brickwork and Masonry Guidelines

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

Window and Door Guidelines

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

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

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

Foundations Guidelines

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

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

Outside Utilities Guidelines

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

Landscaping Guidelines

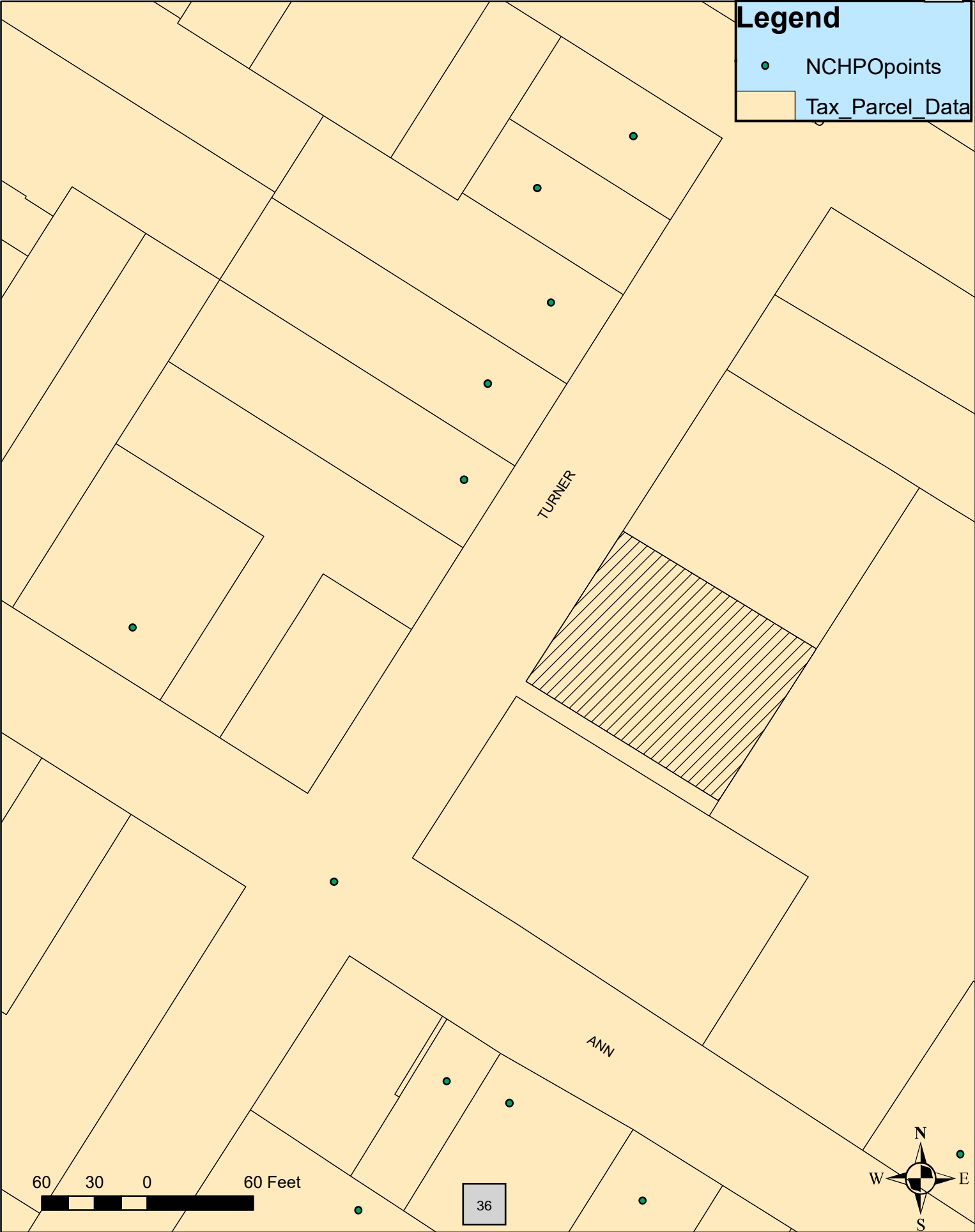
8.1.2. Preserve and maintain the individual components and historic features that contribute to Beaufort’s historic character, including: mature trees, ornamental trees, and hedge rows.

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

BHPC Case 21-28 - Addition - 204 Turner Street

Legend

- NCHPOpoints
- Tax_Parcel_Data



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

Application
Certificate of Appropriateness
Renovation & Addition – 204 Turner Street



Applicant
Design Professional
Contractor

Filter Design Studio, P.L.L.C.
Filter Design Studio, P.L.L.C.
Yates-Greene



Table of Contents

1. Certificate of Appropriateness Application
2. Project Description
3. Adjacent Property Owners
4. Photos of streetscape, site, and existing buildings to be impacted
5. Site Plans, Elevations, Sections, & Details
6. Proposed Materials of construction
7. Description of planned demolition
8. Indication of all trees to be removed – see 4,7
9. Exterior paint/color samples – see 6
10. All types of building material samples – see 6

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



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$50.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Filter Design Studio PLLC (Jay Horton)

Applicant Address: 707 Bridges Street, Morehead City, NC

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

Property Owner Name: Paul Snow (under contract)

Address of Property: 204 Turner Street, Beaufort, NC

Phone Number: (919) 270-7504 Email/Cell: snowpaul@bellsouth.net

PROJECT INFORMATION

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

See attached

Estimated Cost of Project: \$ 1.5 Million

Year House Built: 1910

Applicant Signature _____

June, 15, 2021

Date

Property Owner Signature (if different than above) _____

6/15/21

Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

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

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

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

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

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

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

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

Project Description

The goal of this project is to renovate the existing structure to serve the purpose of a boutique hotel. We are proposing to extend the original structure, while matching existing materials and style to preserve the historical integrity and to accommodate 13 hotel rooms. In order to meet egress and accessibility requirements we are proposing to add three circulation towers on the North facade. Two of the towers will have stair access, and one will include an elevator and accessible lobby. The existing large room on the first floor will become a hotel lobby and cocktail bar, with restrooms and office space where the existing interior stair is located. Beyond that original wall, we propose to remove the kitchen addition and extend the entirety of the original structure approximately 64 feet to the East. This will accommodate 5 hotel rooms on the first floor. On the second floor, to be accessible from the stair/elevator towers on the North, 8 additional rooms fit within the new footprint. This proposed plan will create 13 available hotel rooms as well as a potential cocktail bar for the general public of Beaufort. All original materials and details will be replicated in the new addition to preserve the historic integrity. The existing parking lot will be reworked and paved to accommodate 16 parking spots, including handicap spaces. In addition, an unloading zone is proposed adjacent to Turner Street on the West facade. All final materials to be approved by HPC prior to construction.

Project Specifications

The project will be constructed of a continuous concrete footing with a concrete masonry unit foundation, parge and painted, to match the existing foundation as close as practical. The extension on the East side will mimic the original structure of the building, matching siding, trim, roofing, and window spacing as close as practical. The stair/elevator towers are to be constructed similarly, matching the siding, trim, and roofing of the existing building to compliment the original. The parking lot renovation and expansion is to be paved and is to meet Beaufort Land Development Ordinance 2013 for parking and access where possible.

Adjacent Property Owners

210 Turner Street, Beaufort, NC, 28516 – Carteret County
302 Courthouse Square, Suite 200, Beaufort, NC, 28516

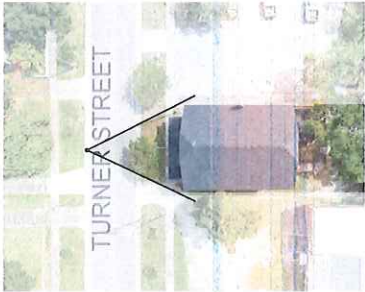
403 Ann Street, Beaufort, NC, 28516 – First Baptist Church Beaufort

411 Ann Street, Beaufort, NC, 28516 – Old Town Cemetery

Photos of Streetscape, Site, and Existing Buildings to be Impacted



View of West facade. Existing to remain. Circulation towers to be added to the North facade will match existing conditions and be an extension of the original structure. Existing Crepe Myrtle to be removed. Two parallel parking spots or "loading zone" spots proposed on Turner Street.





View of North facade. Proposed new construction to extend approximately 64 feet to the East and will match existing structure. Chimney, porch stoop, stairs, and ramp will be removed to accommodate 3 circulation towers for elevator and stair access. Parking lot will be reworked and expanded to include more parking and handicap accessible spots.



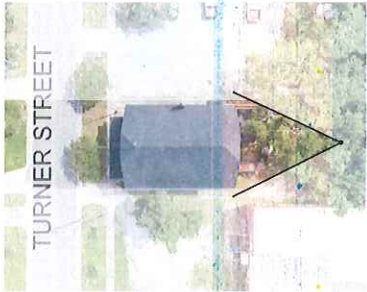


View of South facade. Original structure to remain. Building to extend approximately 64 feet to the east and match existing structure. Stairs at the rear to be removed, utility equipment to be relocated.



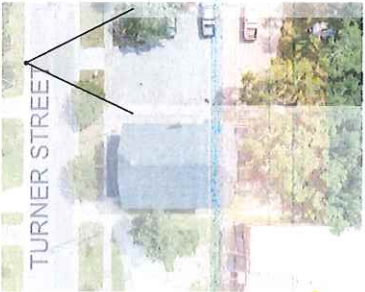


View of East facade. Entire structure to be extended approximately 64 feet, requiring the removal of metal stairs, and removal of kitchen addition on rear. Utility equipment to be relocated; location TBD.



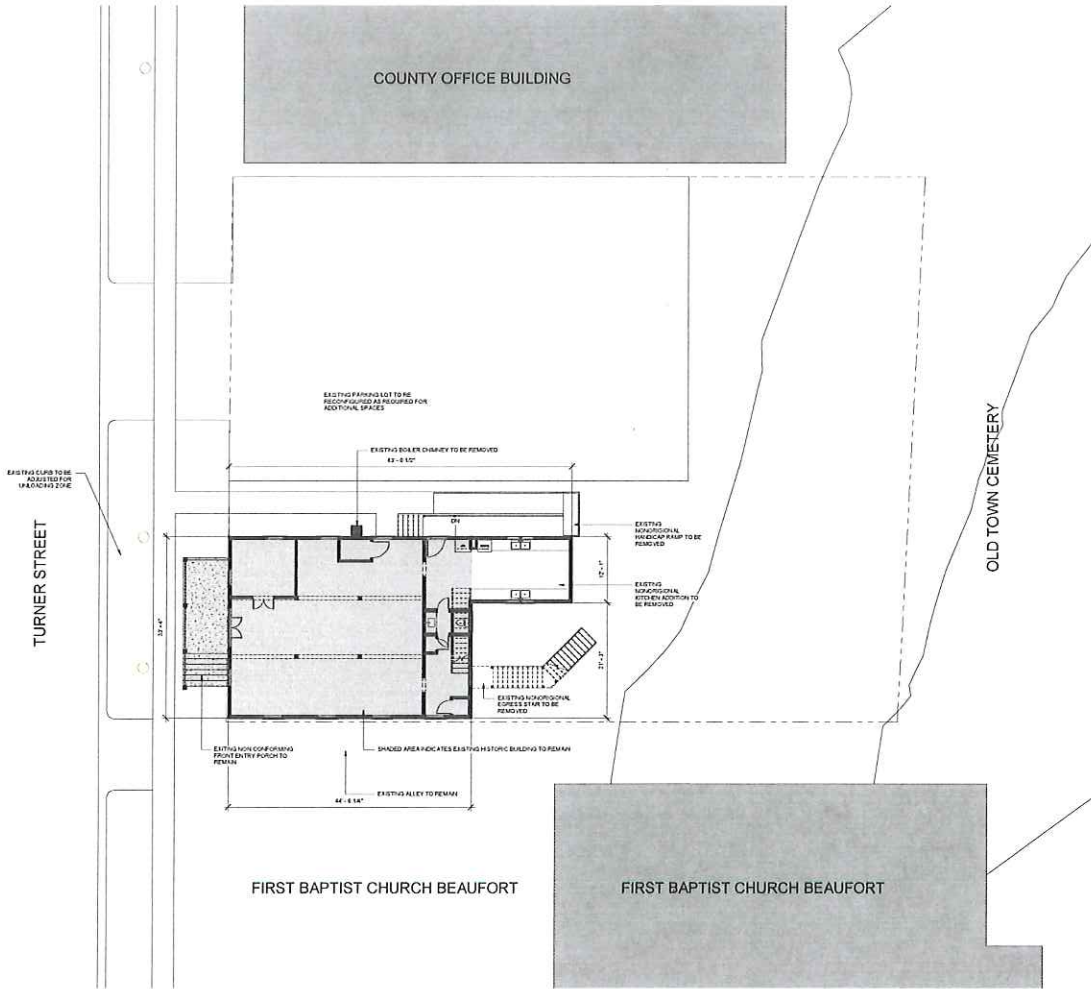


View of existing parking lot. Spaces to be reworked around circulation towers and will include 16 parking spaces, including ADA accessible handicap spots.



Existing Site Plan

Existing Site plan showing current relationships of the building to the sidewalk property line and adjacent properties. Large scale versions have been included with the drawings enclosed with this application.



Architect
 Company: Filter Design Studio PLLC
 Address: 200 Turner St., Beaufort, NC 28520
 Phone: 252-733-7178
 Email: ryan@filterstudio.com

Landscaping/Architect
 Company: Filter Design Studio PLLC
 Address: 200 Turner St., Beaufort, NC 28520
 Phone: 252-733-7178
 Email: ryan@filterstudio.com

The Lodge
 204 Turner Street
 Beaufort, North Carolina

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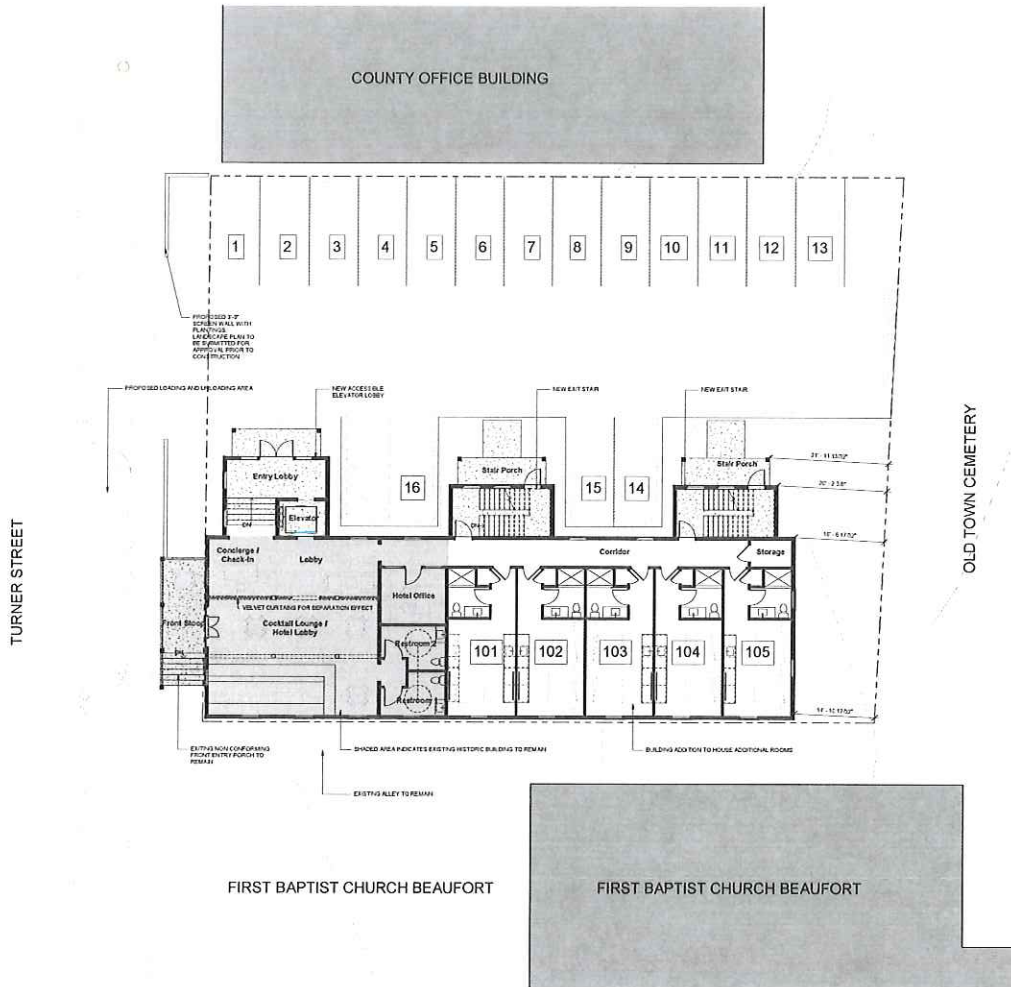
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Existing 1st Floor / Site Plan

Project Number: 21-000
 Date: 2021-06-15
X101
 Scale: 1/8" = 1'-0"

Proposed Site Plan

Proposed Site Plan showing the footprint of the building extending approximately 64 feet to the East. Circulation towers on the North facade allow for stair and elevator access to both floors. A new paved parking lot will replace the existing lot, with appropriate handicap spaces and sidewalks included. Large scale versions have been included with the drawings and enclosed with this application.



Architect Seal
Architect
 Ryan Q. Wray
 No. 55625
 State of North Carolina

Company
 Filter Design Studio P.L.L.C.
 204 Turner Street
 Beaufort, NC 28520
 Phone: 252.330.5178
 Email: ryan@filterdesignstudio.com

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 Beaufort, NC 28520
 Phone: 252.330.5178
 Email: ryan@filterdesignstudio.com

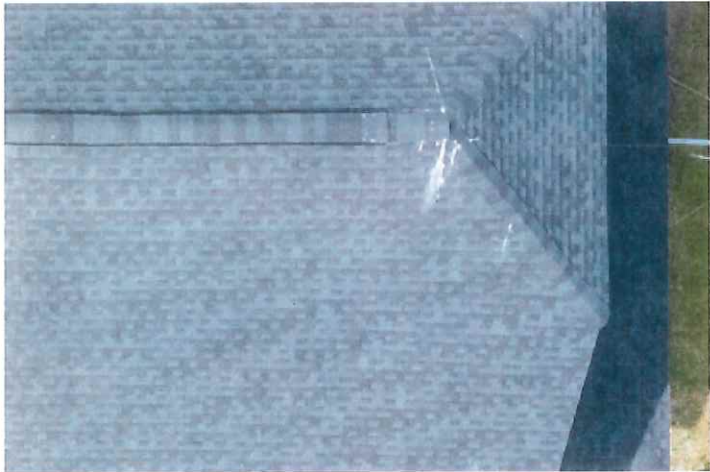
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1st Floor / Site Plan

Project Number: 21-020
 Date: 2021-06-15
A101
 Scale: 1/8" = 1'-0"

Roof

Proposed - Architectural shingle to match existing



Siding

Proposed - Wood lap siding to match original wood siding



Foundation

Proposed - Existing CMU to be parge coated and painted to match.



Planned Demolition

- 1. Porch stoop, steps, and ramp to be removed from North facade.
- 2. Remove chimney from North facade
- 3. Remove existing kitchen addition to East facade
- 4. Remove stair from second floor on East facade
- 5. Relocate existing electric, gas, and other utilities from rear of building, location TBD
- 6. Removal of one existing Oak tree on the East side of the existing structure, along with possible removal of a second Oak tree. Trees will be replaced with same species and of appropriate size.
- 7. Street trees in the right of way to be removed as necessary to allow for new unloading zone and parking spaces. If required, new street trees will be replanted on each side of the structure.

Existing Trees to be Removed

1. Removal of one existing Oak tree on the East side of the existing structure, along with possible removal of a second Oak tree. Trees will be replaced with same species and of appropriate size.
2. Street trees in the right of way to be removed as necessary to allow for new unloading zone and parking spaces. If required, new street trees will be replanted on each side of the structure.

Exterior Paint Colors/Samples

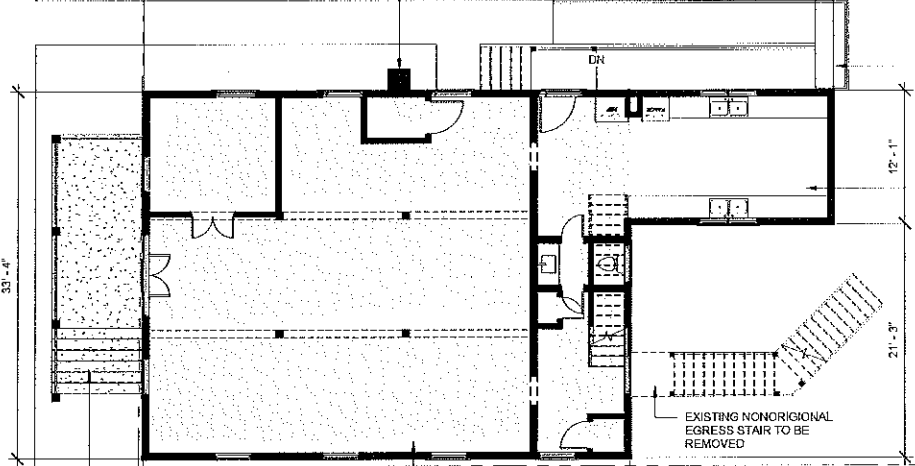
1. See Section 6 for description of paint colors
2. All white paint to match existing white paint.
3. Match navy color for foundation and exterior doors
4. All Colors and Finishes to be submitted prior to construction for approval by the Beaufort HPC in a separate submittal.

Building Materials

See Section 6 for building materials and descriptions

COUNTY OFFICE BUILDING

EXISTING PARKING LOT TO BE RECONFIGURED AS REQUIRED FOR ADDITIONAL SPACES



EXISTING BOILER CHIMNEY TO BE REMOVED
63'-0 1/2"

EXISTING NONORIGIONAL HANDICAP RAMP TO BE REMOVED

EXISTING NONORIGIONAL KITCHEN ADDITION TO BE REMOVED

EXISTING NONORIGIONAL EGRESS STAIR TO BE REMOVED

EXISTING NON CONFORMING FRONT ENTRY PORCH TO REMAIN

SHADE AREA INDICATES EXISTING HISTORIC BUILDING TO REMAIN

EXISTING ALLEY TO REMAIN
44'-6 1/4"

FIRST BAPTIST CHURCH BEAUFORT

FIRST BAPTIST CHURCH BEAUFORT

EXISTING CURB TO BE ADJUSTED FOR UNLOADING ZONE

TURNER STREET

OLD TOWN CEMETERY



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

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

The Lodge
204 Turner Street
Beaufort, North Carolina

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| No. | Description | Date |
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Existing 1st Floor / Site Plan

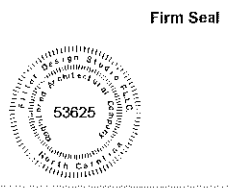
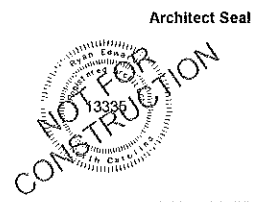
Project number: 21-020
Date: 2021-06-15

X101

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



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

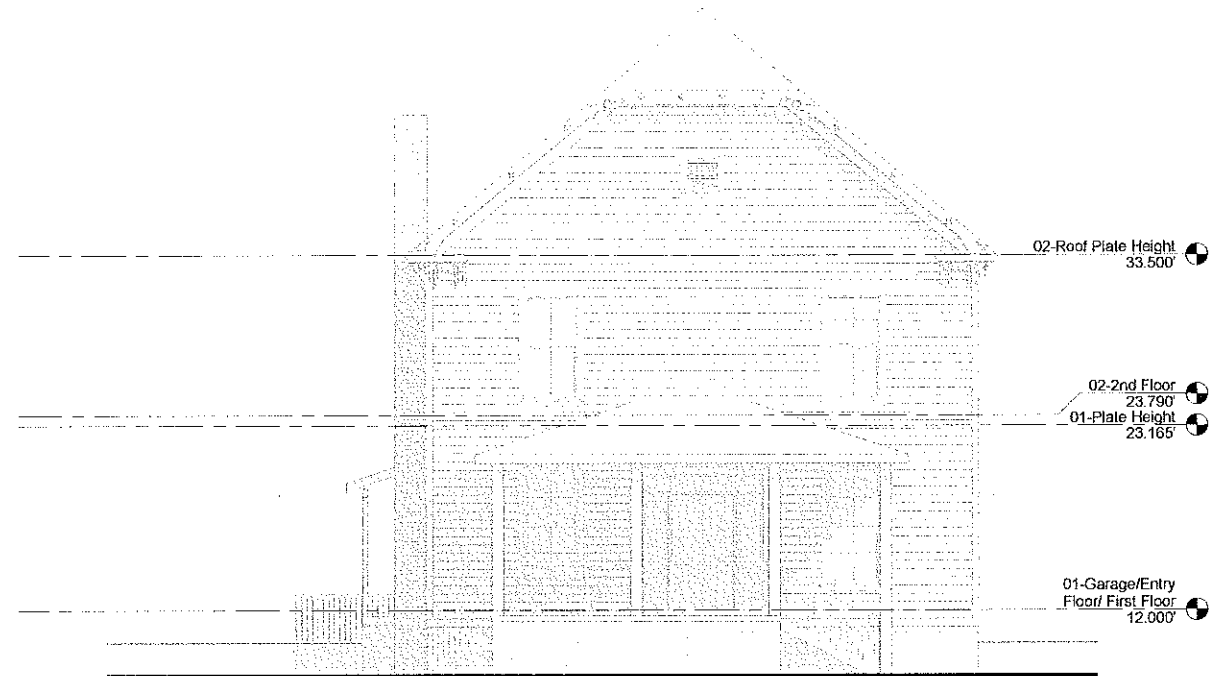


Architecture
 Company: Filter Design Studio, P.L.L.C.
 Architect: Ryan Edwards
 Address: PO Box 735, Morehead City, NC 28557
 Phone: 919-422-5599
 Email: ryan@filterdesignstudio.com

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

The Lodge
 204 Turner Street
 Beaufort, North Carolina

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

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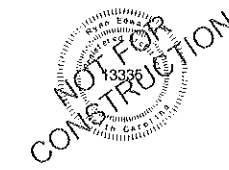
Existing Elevations

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

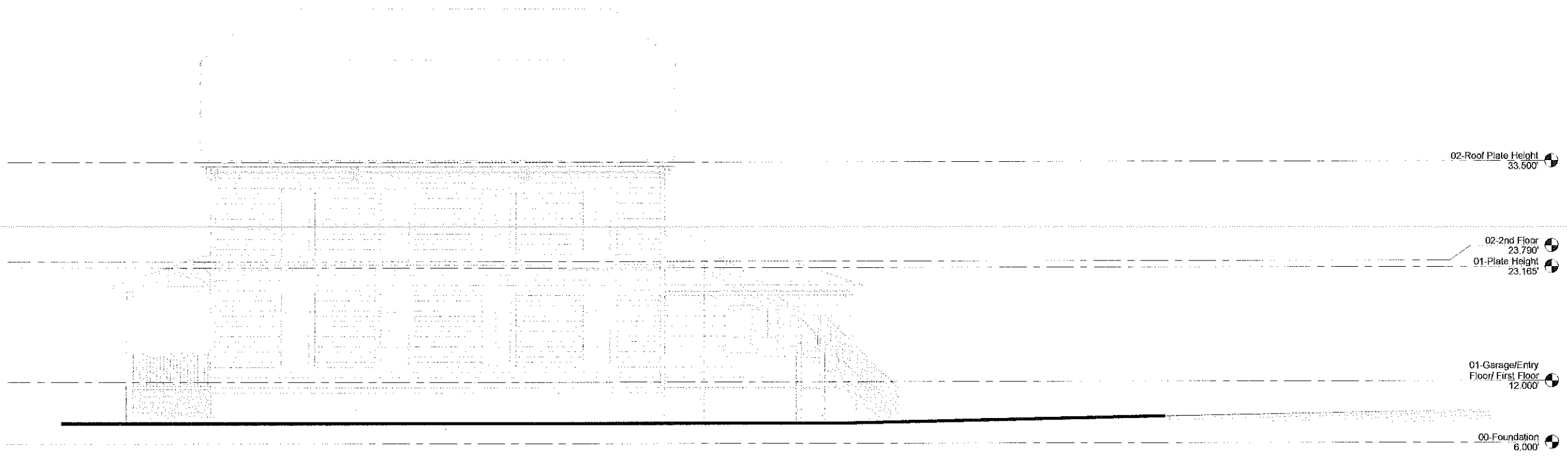
X201

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

Architect Seal



Firm Seal



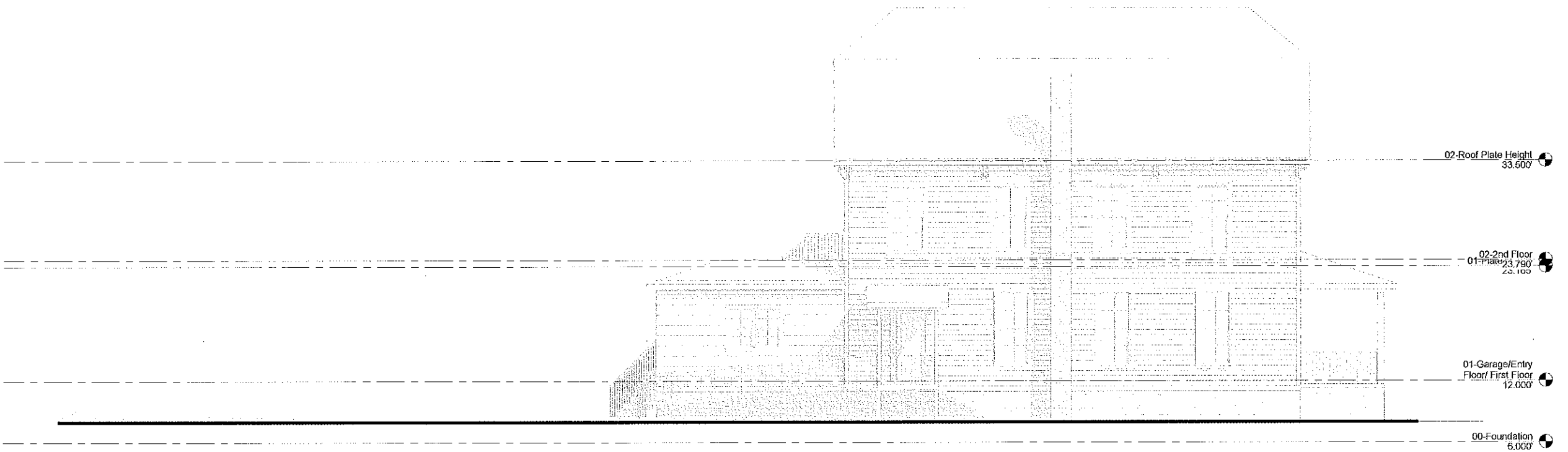
2 | Front Elevation
3/16" = 1'-0"

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

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

The Lodge
204 Turner Street
Beaufort, North Carolina

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

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Existign Exterior Elevations

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

X202

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

Architect Seal



Firm Seal



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

Landscape Architecture
Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
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Email: jay@filterdesignstudio.com

The Lodge
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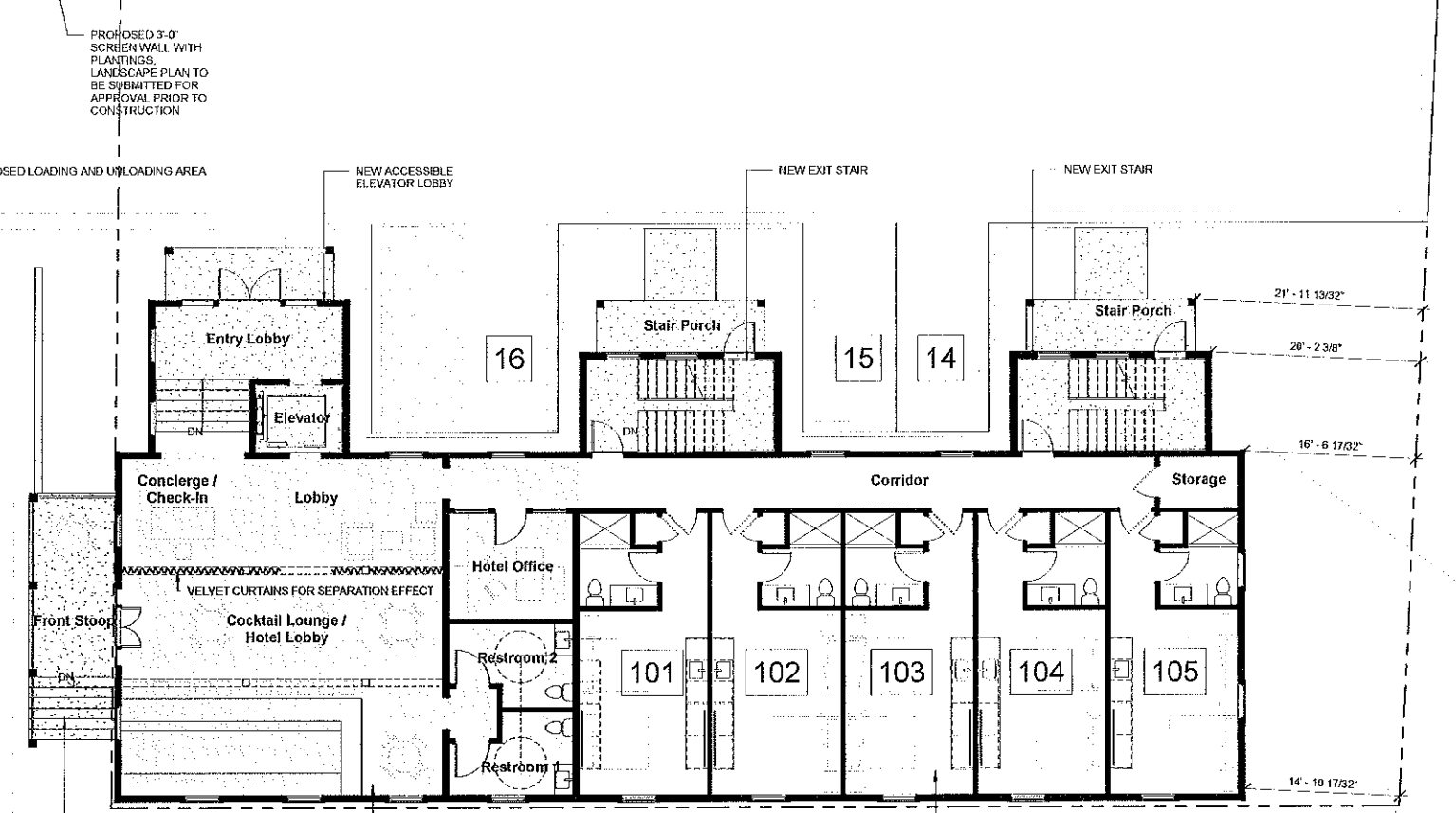
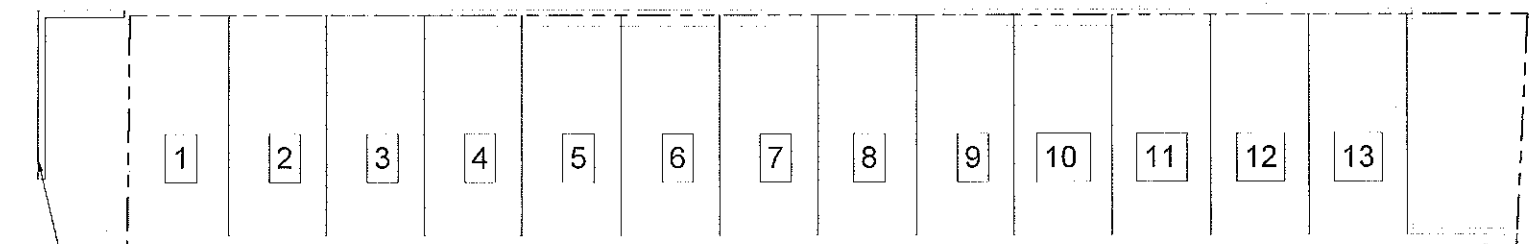
1st Floor / Site Plan

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

A101

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

COUNTY OFFICE BUILDING



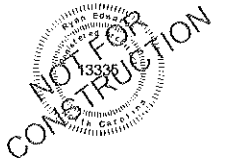
TURNER STREET

OLD TOWN CEMETERY

FIRST BAPTIST CHURCH BEAUFORT

FIRST BAPTIST CHURCH BEAUFORT

Architect Seal



Firm Seal

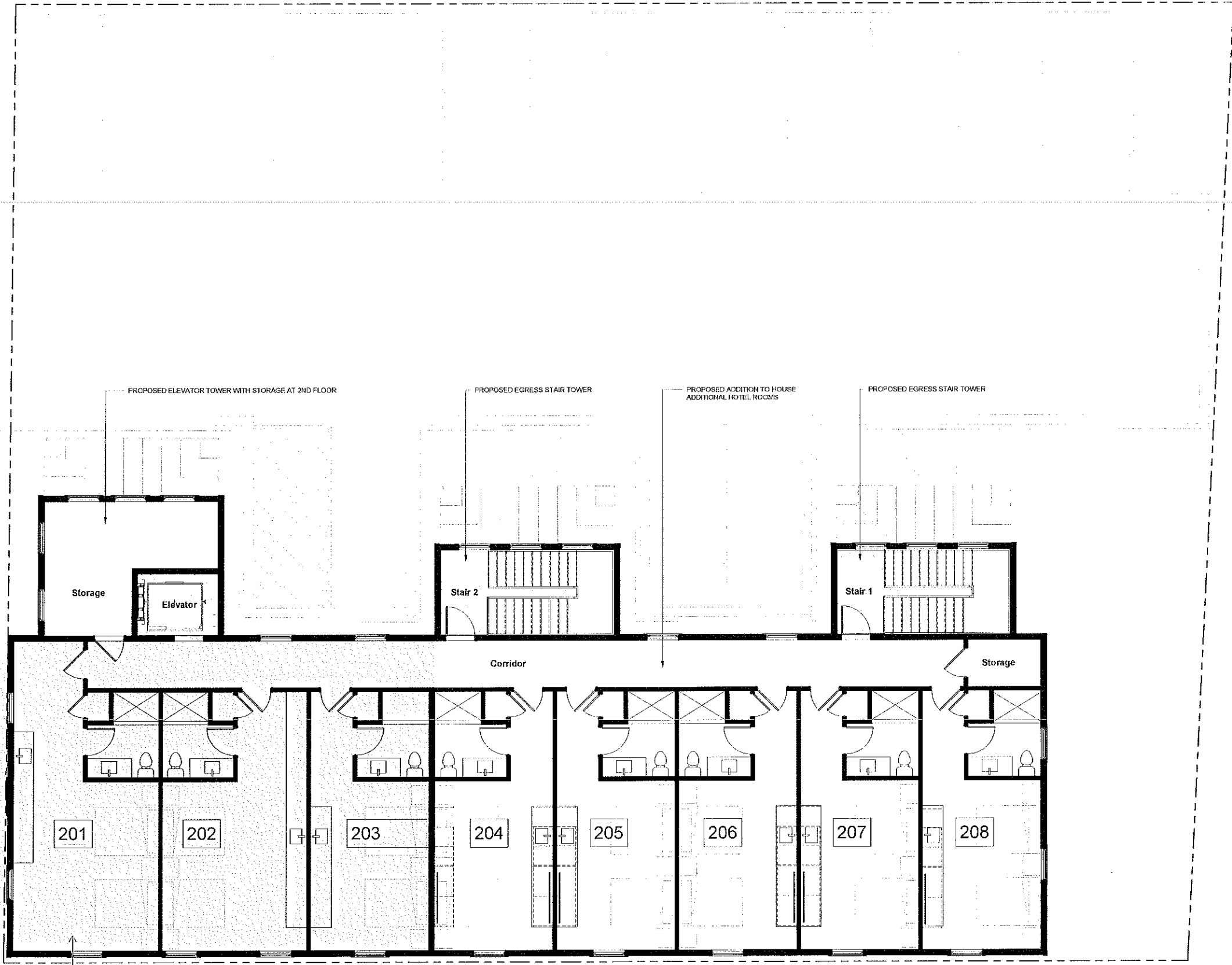


Architecture

Company: Filter Design Studio, P.L.L.C.
 Architect: Ryan Edwards
 Address: PO Box 735
 Morehead City, NC 28557
 Phone: 919-472-5598
 Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
 Landscape Architect: Thomas "Jay" Horton
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 Email: jay@filterdesignstudio.com



The Lodge
 204 Turner Street
 Beaufort, North Carolina

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2nd Floor Plan

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

A102

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

Architect Seal



Firm Seal



Architecture

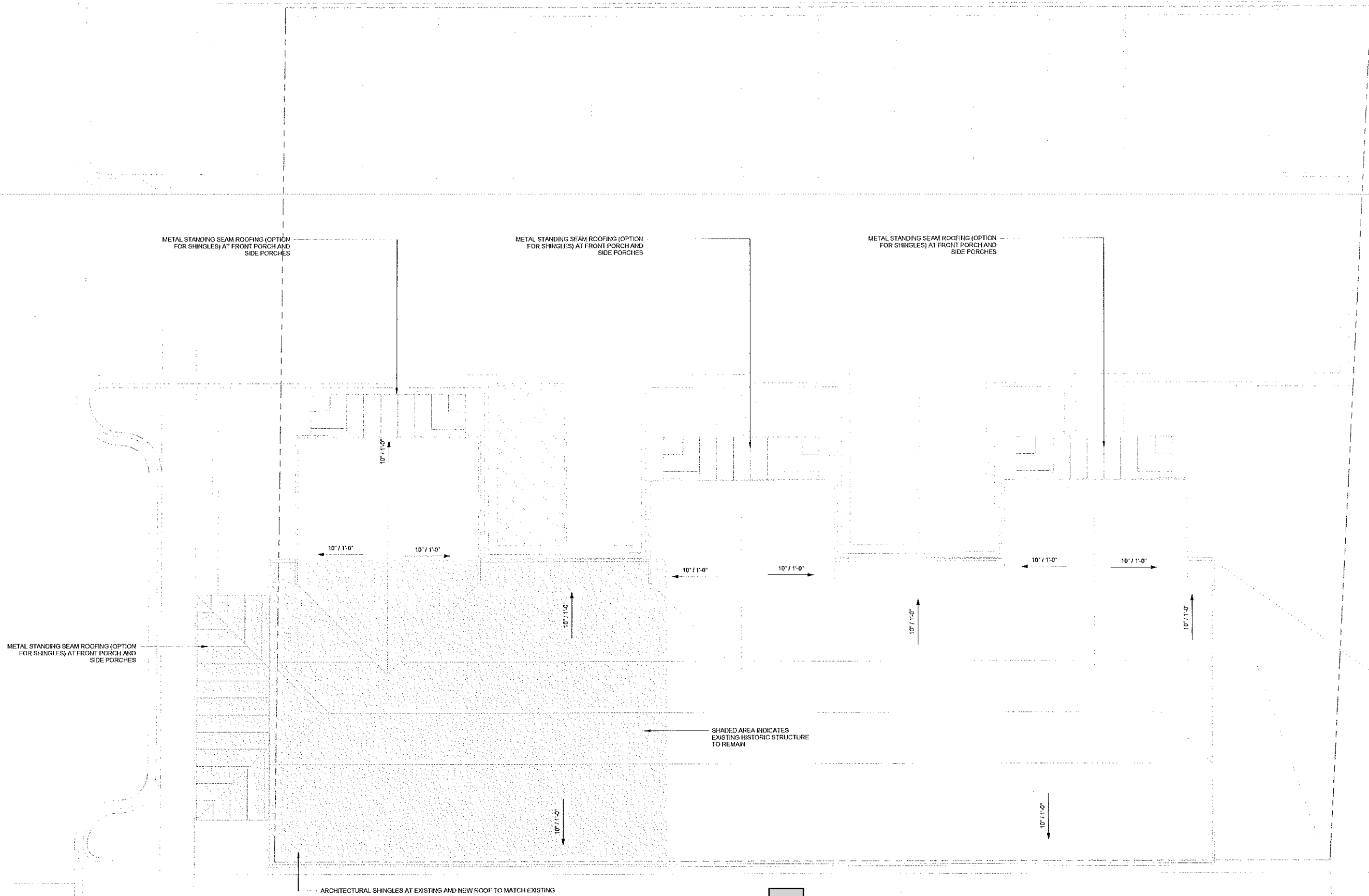
Company: Filter Design Studio, P.L.L.C.
 Architect: Ryan Edwards
 Address: PO Box 735
 Morehead City, NC 28557
 Phone: 919-422-5558
 Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
 Landscape Architect: Thomas "Jay" Horton
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 Phone: 252-230-0788
 Email: jay@filterdesignstudio.com

The Lodge
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 Beaufort, North Carolina

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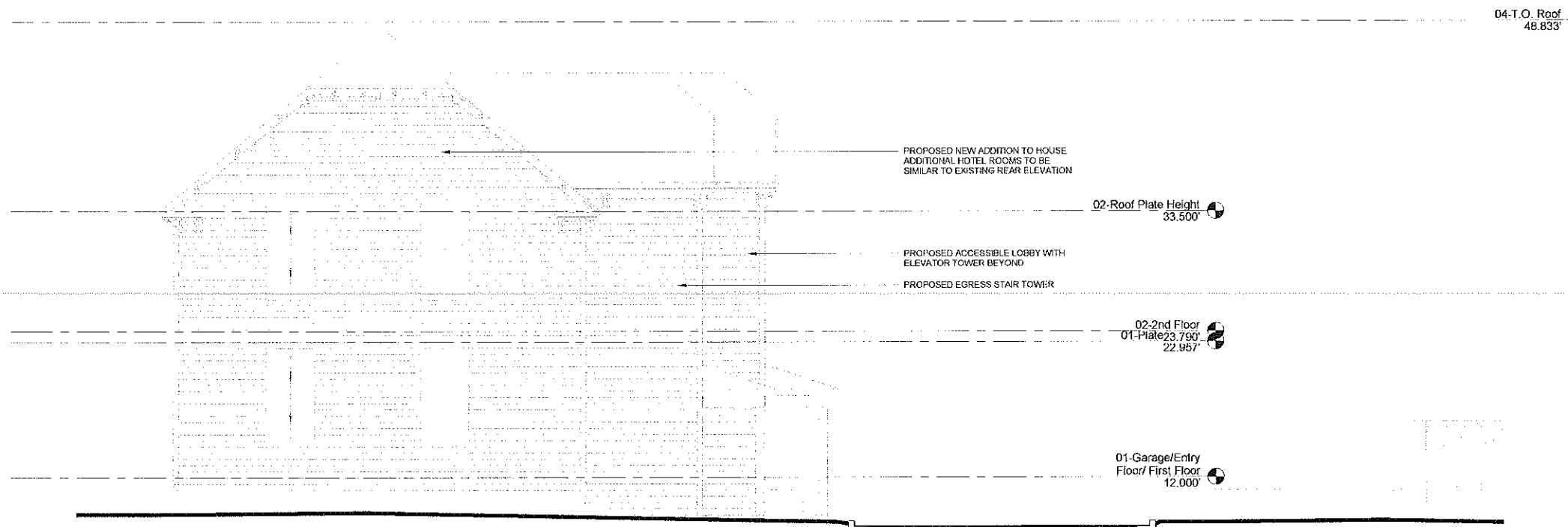
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Roof Plan

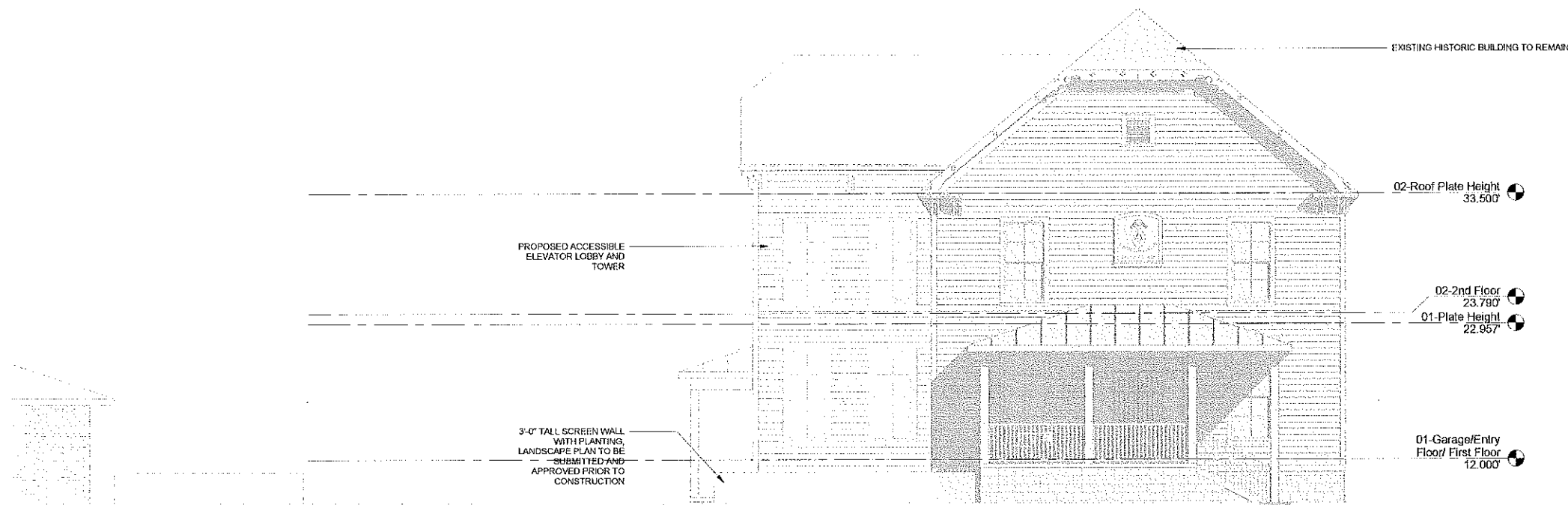
Project number: 21-020
 Date: 2021-06-15

A103

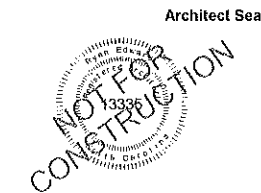
Scale: 3/16" = 1'-0"



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



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



Architecture
 Company: Filter Design Studio, P.L.L.C.
 Architect: Ryan Edwards
 Address: PO Box 735, Morehead City, NC 28557
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Landscape Architecture
 Company: Filter Design Studio, P.L.L.C.
 Landscape Architect: Thomas "Joy" Horton
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The Lodge
 204 Turner Street
 Beaufort, North Carolina

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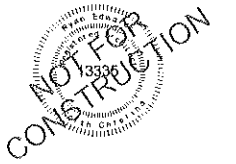
Exterior Elevations

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

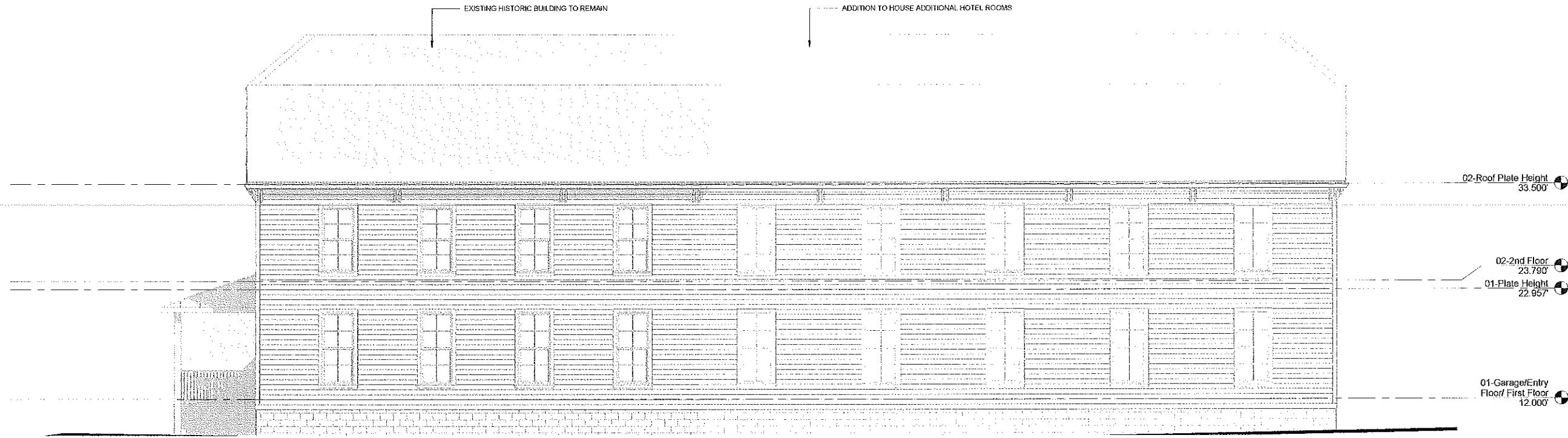
A201

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

Architect Seal



Firm Seal



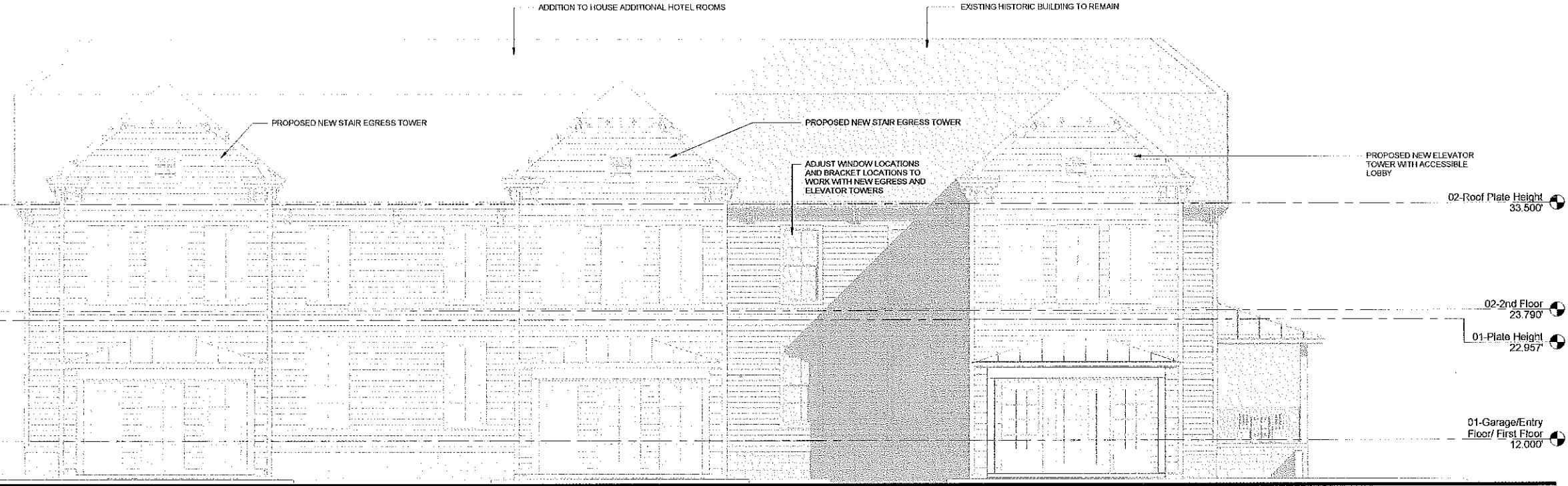
2 | South Elevation
3/16" = 1'-0"

The Lodge
204 Turner Street
Beaufort, North Carolina

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



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

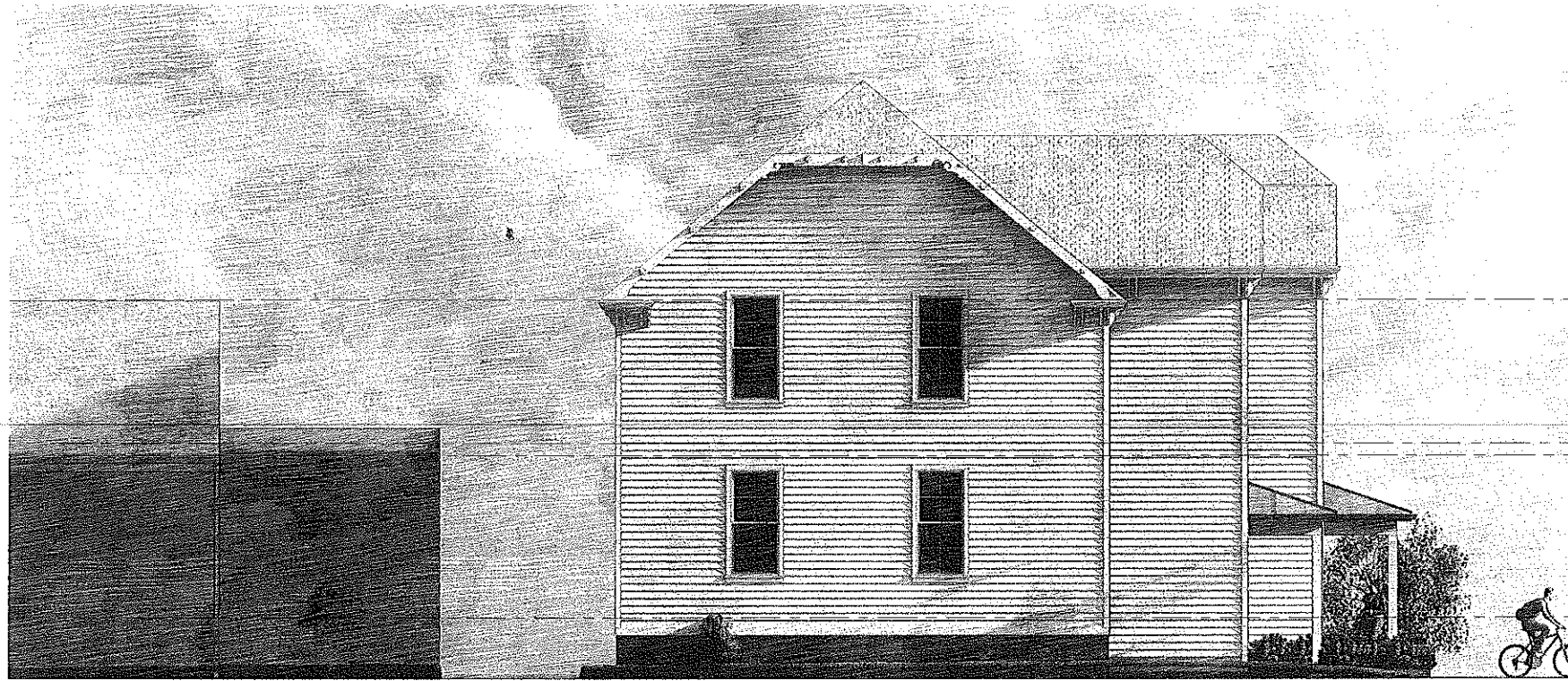
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Exterior Elevations

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

A202

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



02-Roof Plate Height
33.500'

02-2nd Floor
23.790'

01-Plate Height
22.957'

01-Garage/Entry
Floor/ First Floor
12.000'

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

Architect Seal
 NOT FOR CONSTRUCTION
 33335

Firm Seal
 53625

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

Landscape Architecture
 Company: Filter Design Studio, P.L.L.C.
 Landscape Architect: Thomas "Jay" Horton
 Address: PO Box 735, Morehead City, NC 28557
 Phone: 252-235-0788
 Email: jay@filterdesignstudio.com



02-Roof Plate Height
33.500'

02-2nd Floor
23.790'

01-Plate Height
22.957'

01-Garage/Entry
Floor/ First Floor
12.000'

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

The Lodge
 204 Turner Street
 Beaufort, North Carolina

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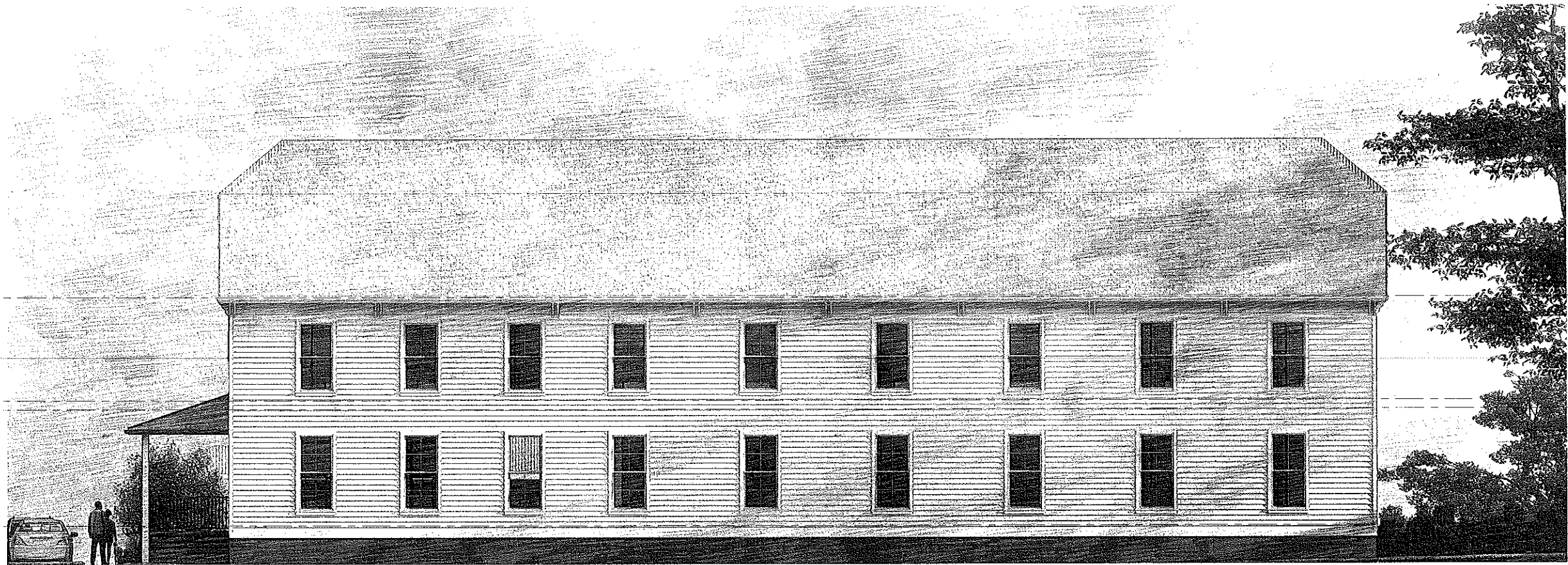
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Rendered Elevations

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

A203

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



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

Architect Seal



Firm Seal



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

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

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



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

The Lodge
204 Turner Street
Beaufort, North Carolina

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

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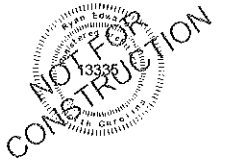
Rendered Elevations

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

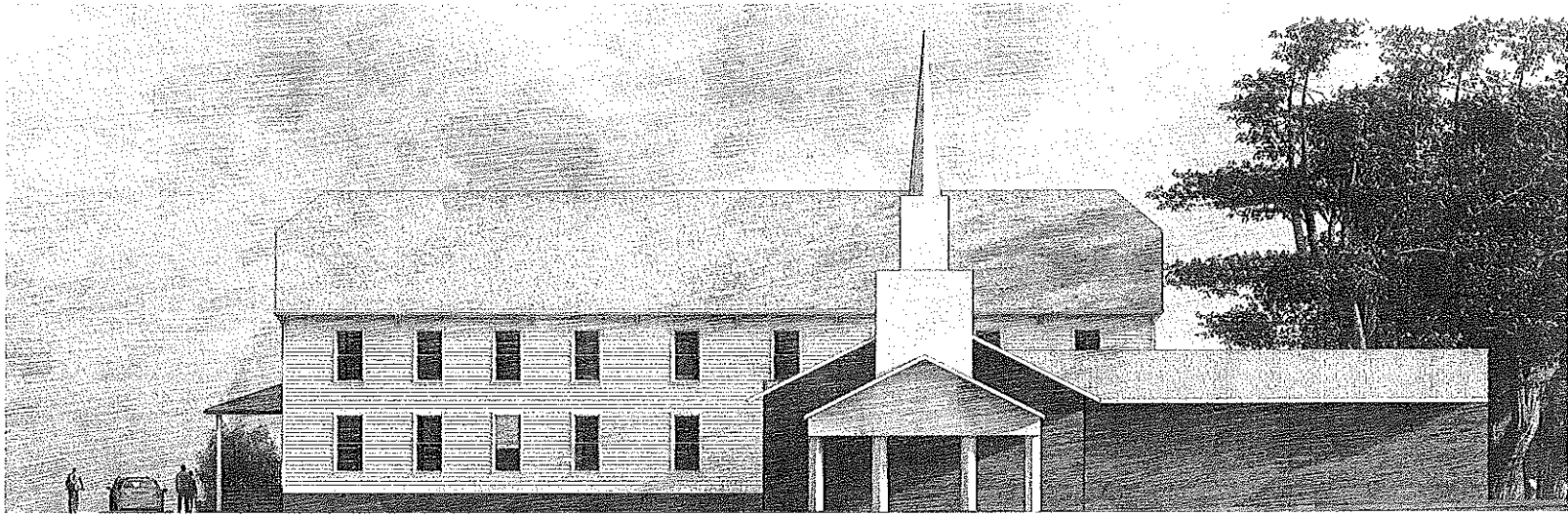
A204

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

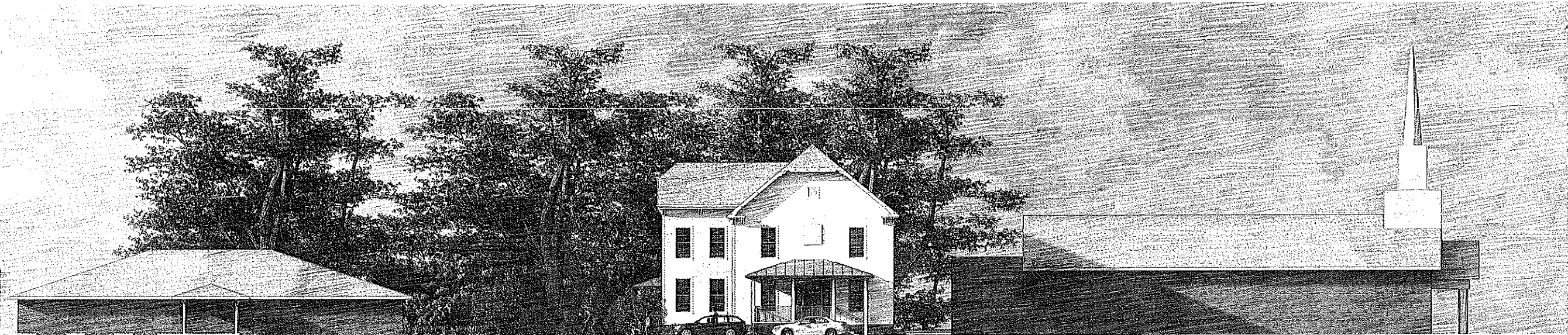
Architect Seal



Firm Seal



2 | Streetscape - Ann Street
3/32" = 1'-0"



1 | Streetscape - Turner Street
3/32" = 1'-0"

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

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

The Lodge
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Beaufort, North Carolina

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Streetscapes

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

A205

Scale: 3/32" = 1'-0"

Architect Seal



Firm Seal



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

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



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Perspective Turner Street

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

A207

Scale

Architect Seal



Firm Seal



Architecture
Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: PO Box 735, Morehead City, NC 28557
Phone: 919-422-5586
Email: ryan@filterdesignstudio.com

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

The Lodge
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Beaufort, North Carolina

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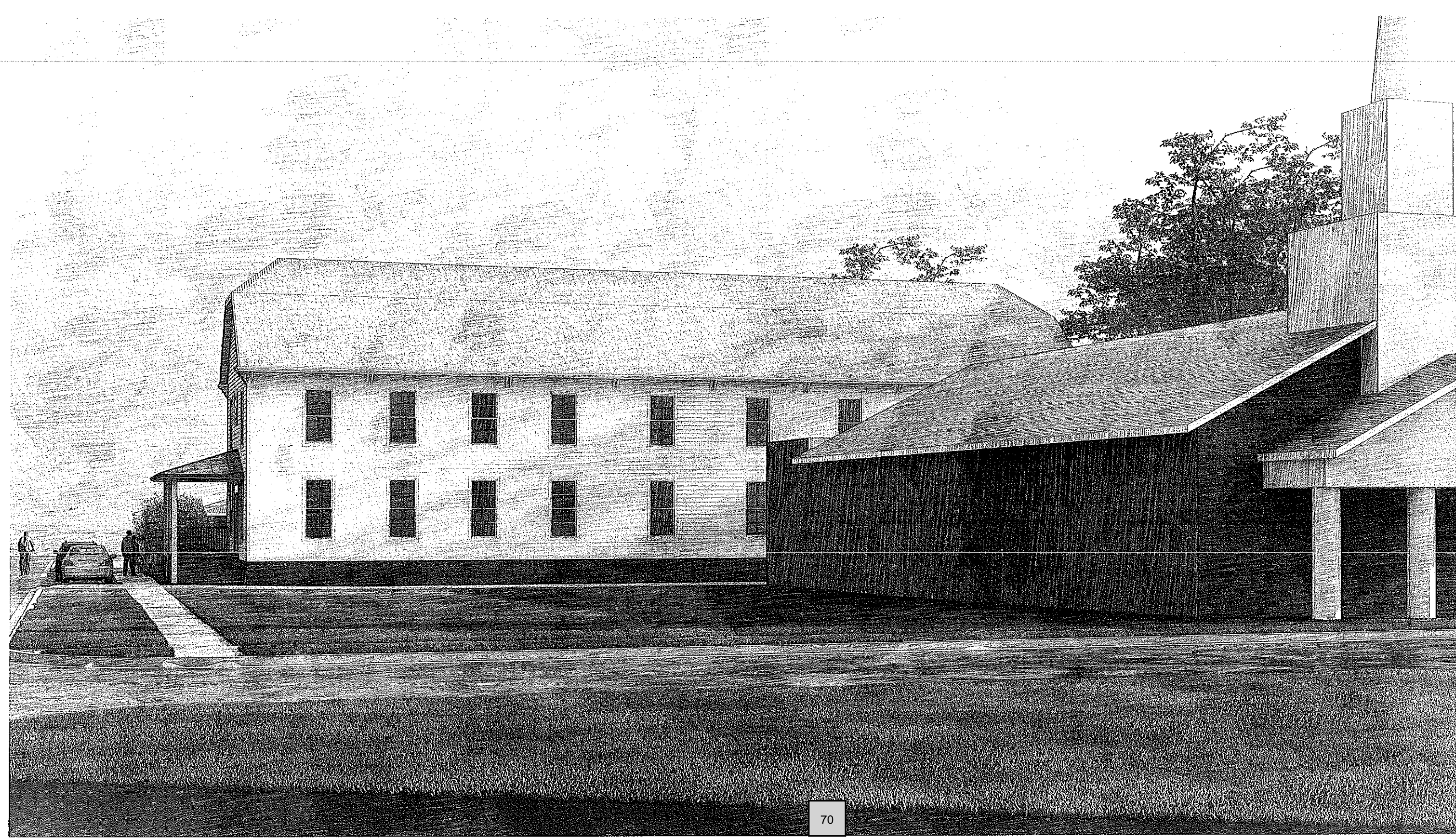
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Perspective - Ann Street

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

A208

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, August 3, 2021 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 21-23 310 Ann Street- New Construction

BRIEF SUMMARY:

- Construct a new 3,071 sq. ft. New Single-family Dwelling with a detached 240 sq. ft. garage at 310 Ann Street

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

20 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: July 15, 2021
Case No. 21-23

Request: 3,071 sq. ft. New Single-family Dwelling with a detached 240 sq. ft. garage
Applicant Stephen Walker Harris
 2816 Chelsea Circle
 Durham, NC 27707

Property Information:

Owners: Same
Location: 310 Ann Street
Parcel Id # 730617103685000

Project Information:

This property was not included in the Survey conducted by Ruth Little and has been a vacant lot for some time under the ownership of the First Baptist Church.

Proposed Work:

- Construct a new 3,071 sq. ft. New Single-family Dwelling with a detached 240 sq. ft. garage at 310 Ann Street

Material:

- See Attached Exhibit for Details

Color:

- See Attached Exhibit from Applicant for Details

Attachments:

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

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.

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.

8.5.7. 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

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

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

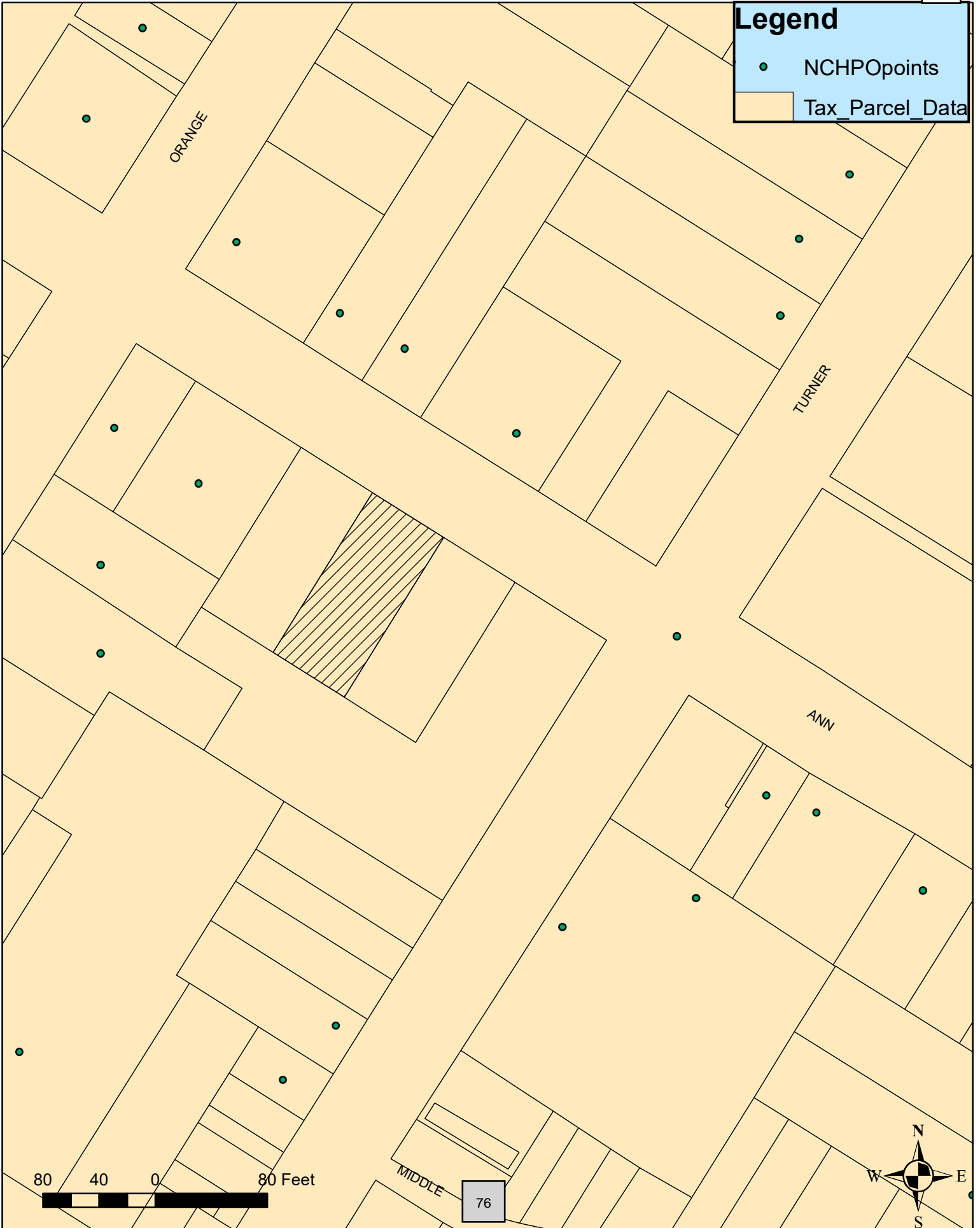
8.2.2. Design new fences that are compatible with the associated building, site and streetscape in height, proportion, scale, color, texture, material and design. Substitute fence materials are not allowed along front or visible side property lines in the historic district. Fence types such as wire, 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.

BHPC Case 21-23 310 Ann Street - New Construction

Legend

- NCHPOpoints
- Tax_Parcel_Data



| <u>OWNER</u> | <u>AIL_HOU</u> | <u>MAIL_ST</u> | <u>MAIL_CITY</u> | <u>AIL_STA</u> | <u>MAIL_ZIP</u> |
|--------------------------------|----------------|----------------|------------------|----------------|-----------------|
| FIRST BAPTIST CHURCH BEAUFORT | 403 | ANN STREET | BEAUFORT | NC | 28516 |
| GROTHER,SANDRA F | 125 | WHIMBREL WAY | BEAUFORT | NC | 28516 |
| HARRIS,STEPHEN W JR ETUX M. | 2816 | CHELSEA CIRCLE | DURHAM | NC | 27707 |
| MOSIER,DAVID W JR ETAL | 305 | ANN STREET | BEAUFORT | NC | 28516 |
| TAYLOR,NELSON W III ETUX PATRI | 311 | ANN ST | BEAUFORT | NC | 28516 |

Application for a CERTIFICATE OF APPROPRIATENESS 310 Ann Street



Applicant: Walker and Peggy Harris
Designer: Karen Barton Architects
Builder: Chase Building Company

Certificate of Appropriateness Checklist

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. **Items required for ALL projects:**

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

2. **Items required as applicable to project:**

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

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

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

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

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

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

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

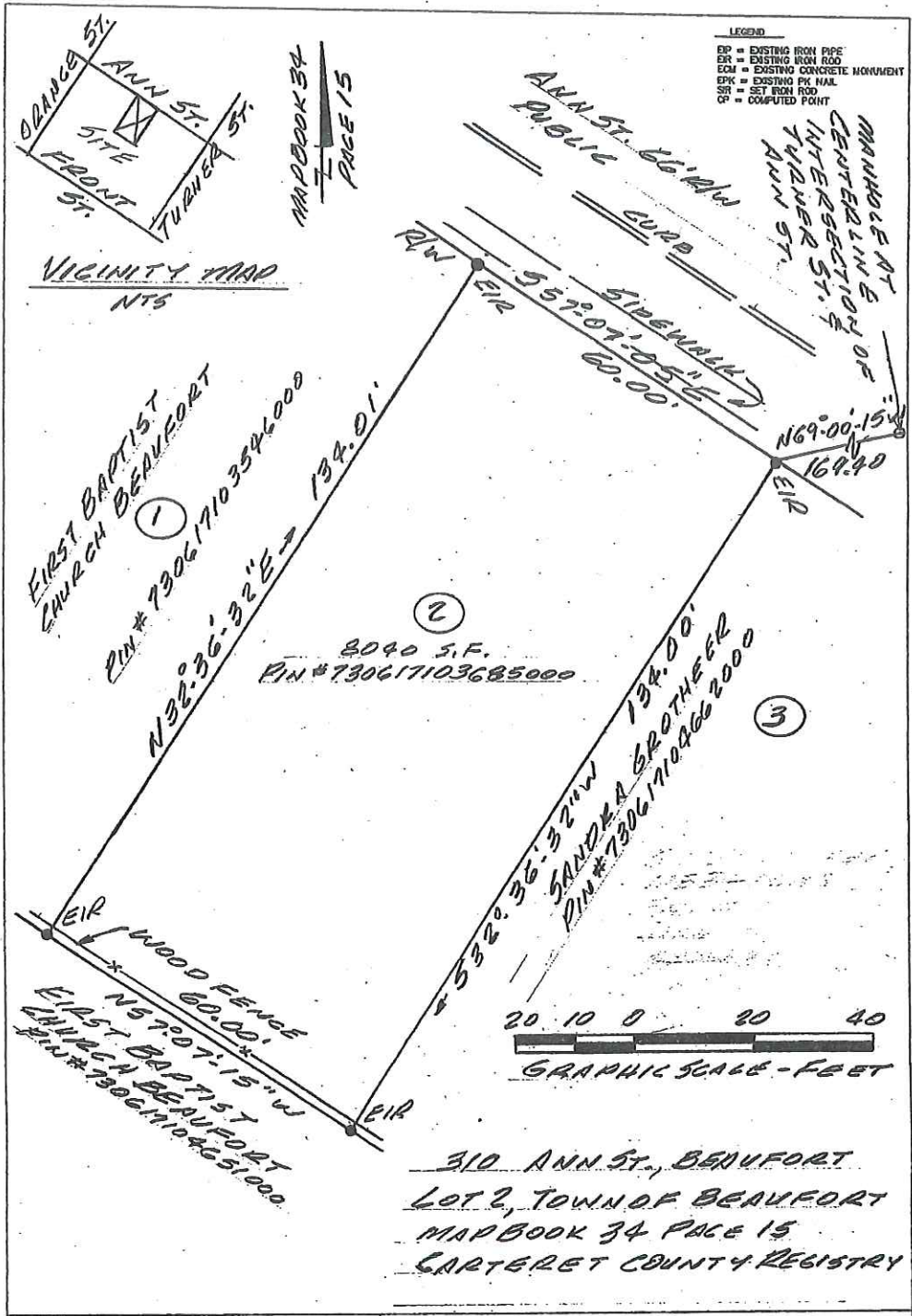
Lot Location and Survey

Vicinity Map for 310 Ann Street



VICINITY MAP N.T.S.

**Site Plan
and
Proposed Size & Scale**



I, JAMES L. POWELL, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LANDS HEREIN DESCRIBED. ALL REFERENCES TO DEEDS AND RECORDS ARE TO THE ORIGINAL RECORDS AND NOT TO REPRODUCTIONS THEREOF. THE POSITIONAL ACCURACY OF THIS PLAT WAS NOT PREPARED IN ACCORDANCE WITH THE REQUIREMENTS FOR PLATS. WITNESSED BY ORIGINAL SURVEYOR ON THIS 31st DAY OF MARCH, A.D. 2021.

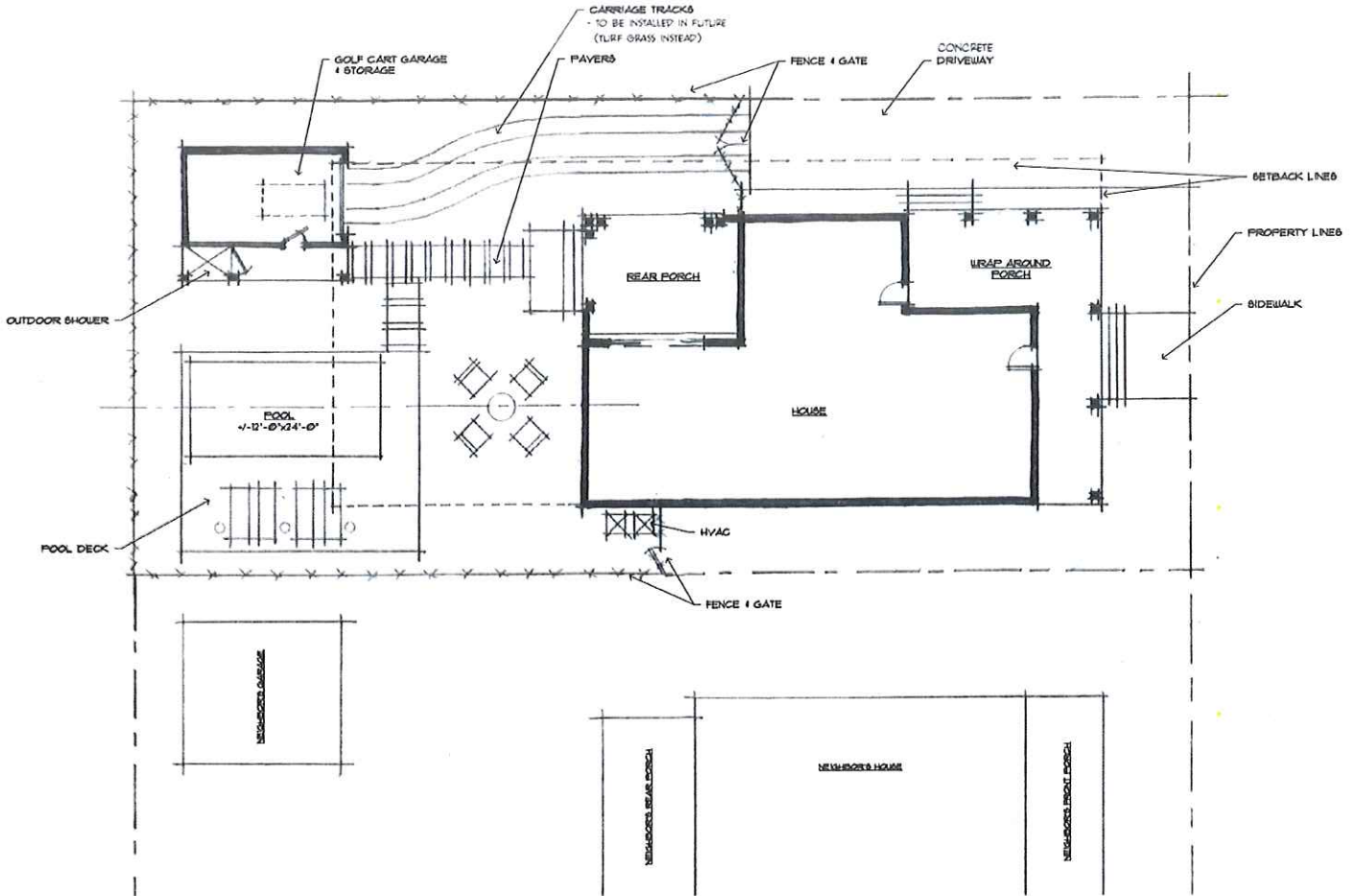
SEAL
L-1531
JAMES L. POWELL
PROFESSIONAL LAND SURVEYOR
N.C.

SURVEY FOR
STEPHEN WALKER HARRIS, JR.
& MARGARET H. HARRIS
BEAUFORT TOWNSHIP
CARTERET COUNTY, N.C.

JAMES L. POWELL, PROFESSIONAL LAND SURVEYOR
3616 PLANTATION ROAD
MOREHEAD CITY, N.C. 28557
(252) 726-7077

SCALE 1" = 20'
DATE 5-3-21

- NOTES:
 1. FENCE TO MATCH EXISTING WOOD FENCE ON REAR PROPERTY LINE.
 2. FENCE WILL BE 6' TALL, WOOD, AND PAINTED



1 SCHEMATIC D - SITE PLAN I
 6/19 SCALE: 1/16" = 1'-0"



Proposed Size & Scale

Lot is 8,040 Sq Ft (60' Wide x 134' Deep)

| | |
|-------------------------------------|-------------|
| House 1 st Floor Heated: | 1,480 Sq Ft |
| 2 nd Floor Heated: | 1,591 Sq Ft |

| | |
|--------------|-------------|
| Total Heated | 3,071 Sq Ft |
|--------------|-------------|

Unheated

| | |
|--------------------------------------|-----------|
| Porch - 1 st Floor Front: | 485 Sq Ft |
| Porch - 1 st Floor Back: | 315 Sq Ft |
| Garage - 12x20 | 240 Sq Ft |
| Pool / Decking | 630 Sq Ft |

| | |
|----------------|------------|
| Total Unheated | 1670 Sq Ft |
|----------------|------------|

“Footprint”: 3150 Sq Ft , ~39% of lot size

Adjacent Property Owners

and

Mailing Addresses

Adjacent Property Owners:

First Baptist Church Beaufort (308 Ann Street/Surrounding Parking Lot)
403 Ann Street
Beaufort, NC 28516

Sandra F Grotheer (312 Ann Street)
125 Whimbrel Way
Beaufort, NC 28516

The '04 Thomas O Hollinshed TR (306 Ann Street)
100 S Ridge Street
Southern Pines, NC 28387

Nelson W III Taylor (311 Ann Street, primary residence)
311 Ann Street
Beaufort, NC 28516

**Streetscape, Site
and
Adjacent Homes**

Photos of Streetscape, Site and Adjacent Homes:

View of the lot from Ann Street:



308 Ann St – First Baptist Church, empty lot directly adjacent to the west



312 Ann Street – Sandra F Grotheer, lot with house under construction directly to the east



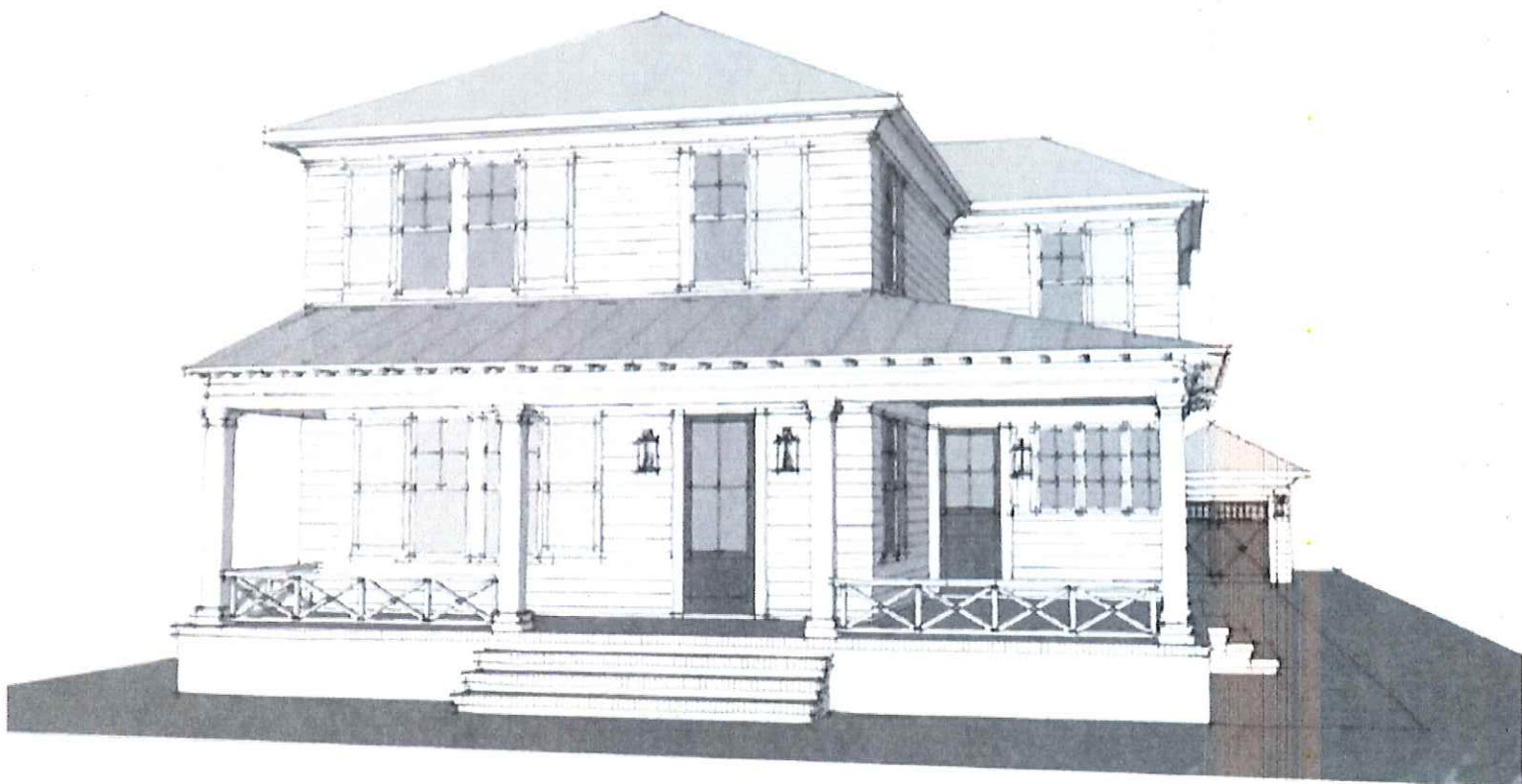
306 Ann Street – Closest adjacent home on same side of Ann St.
Separated by one empty lot at 308 Ann St.

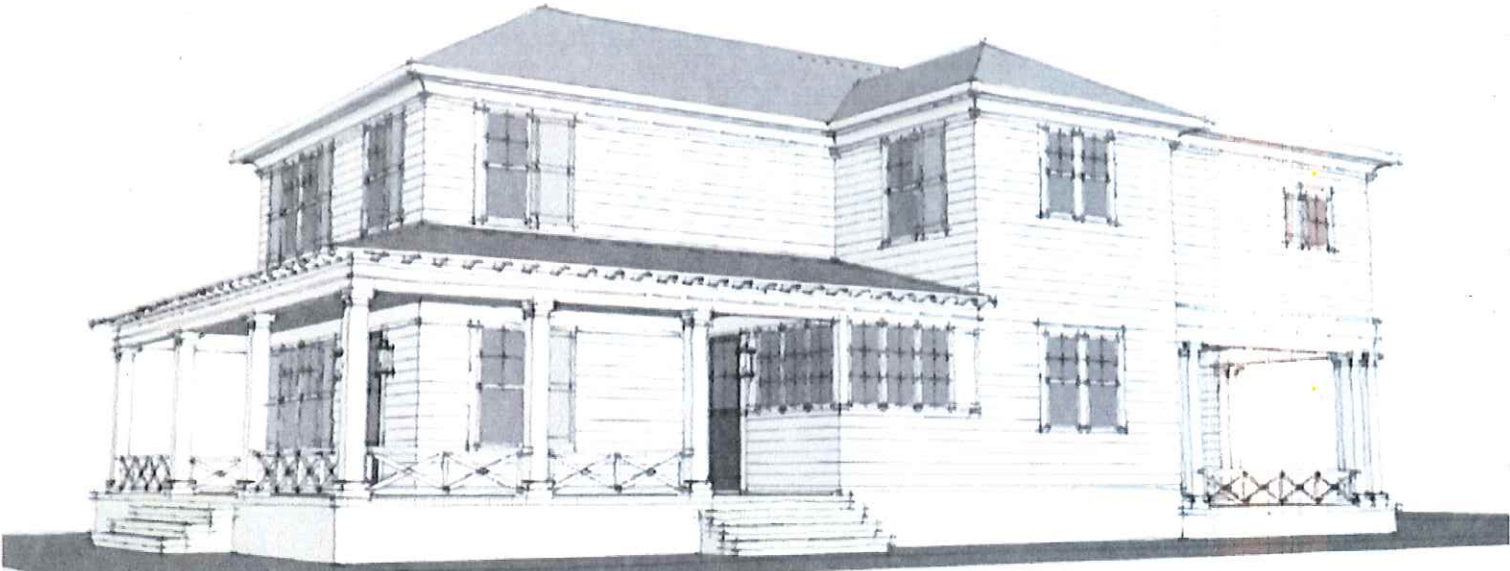


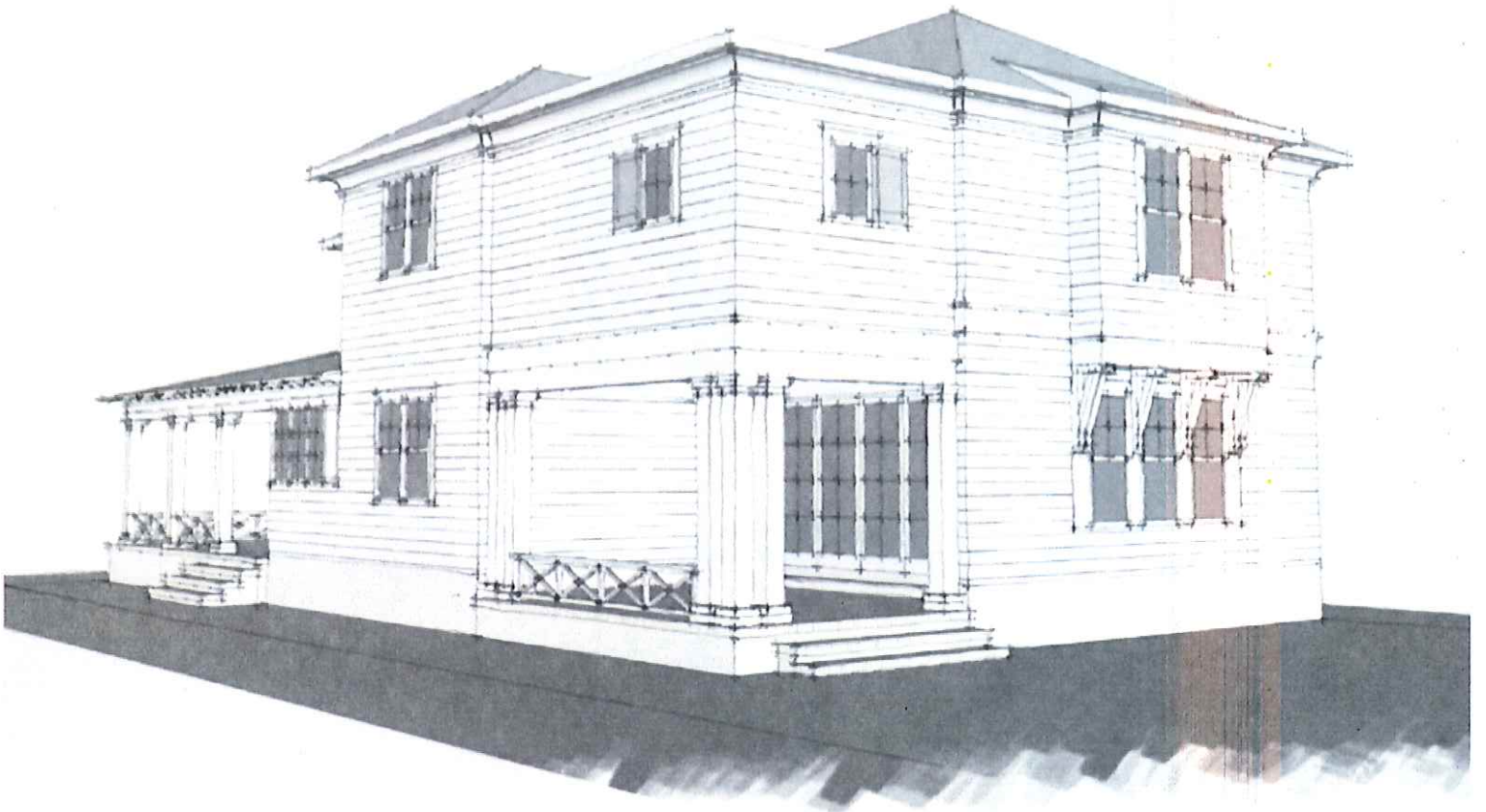
311 Ann Street – Home across Ann St.

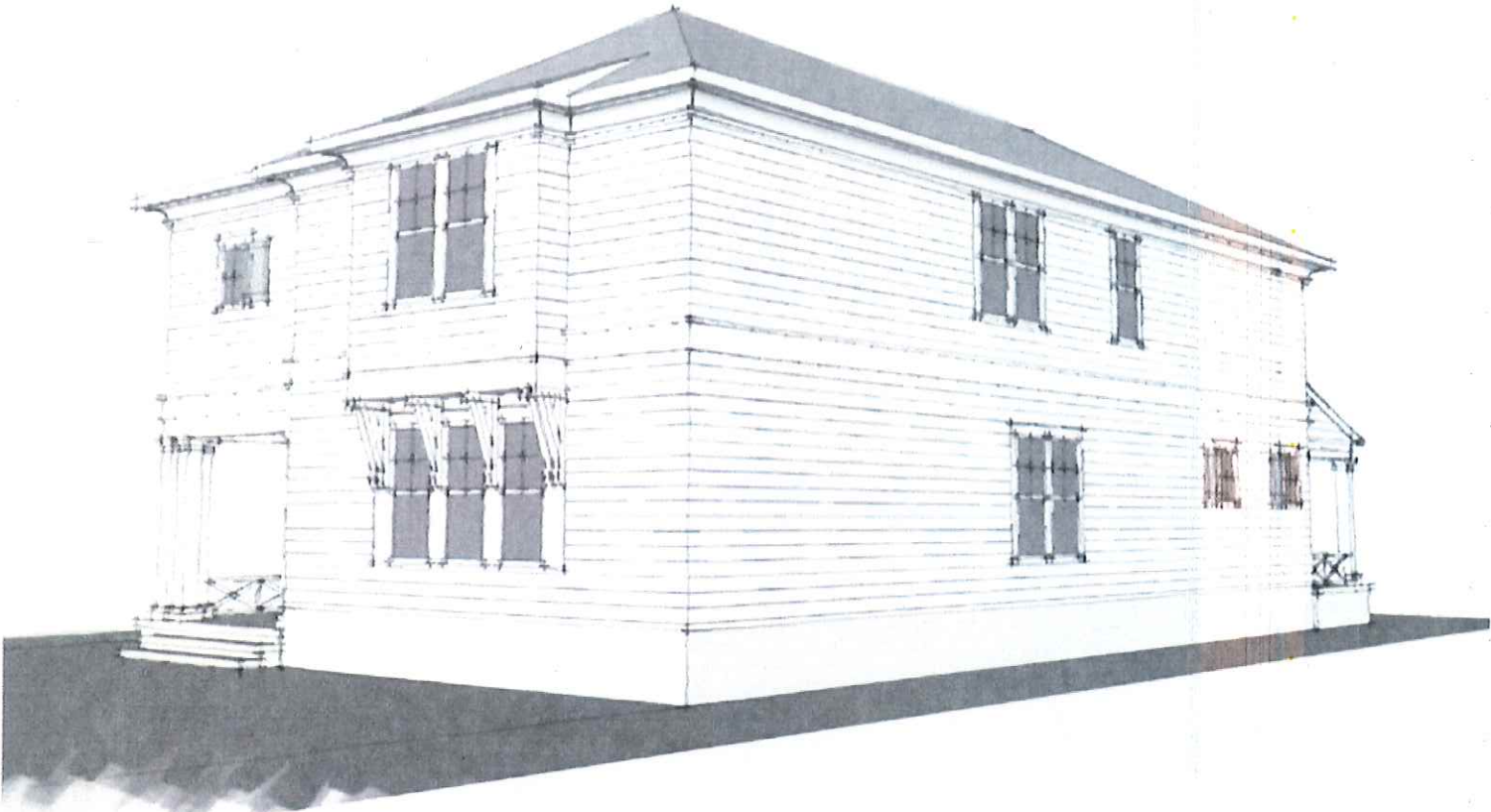


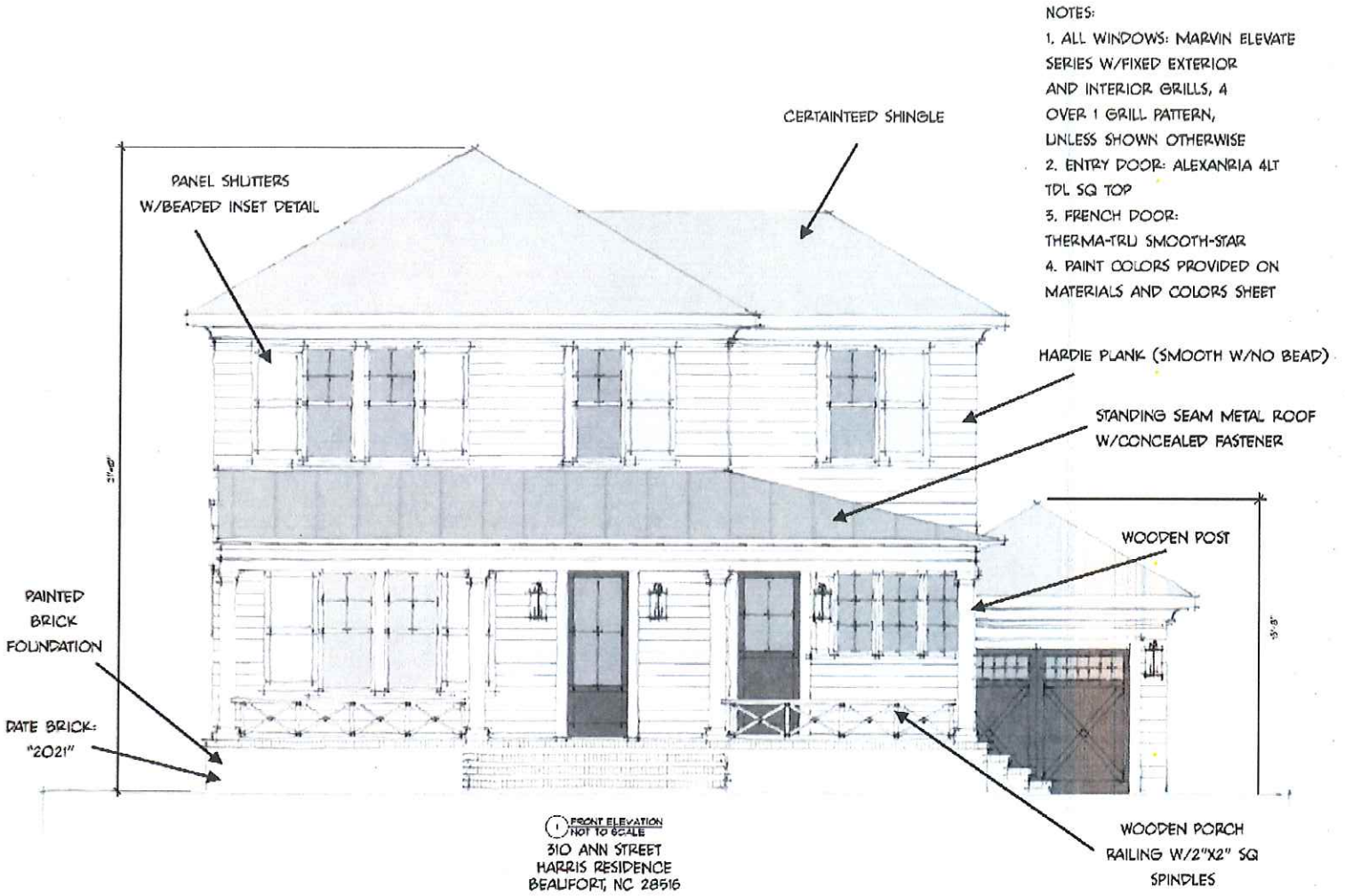
House Plans/Elevations

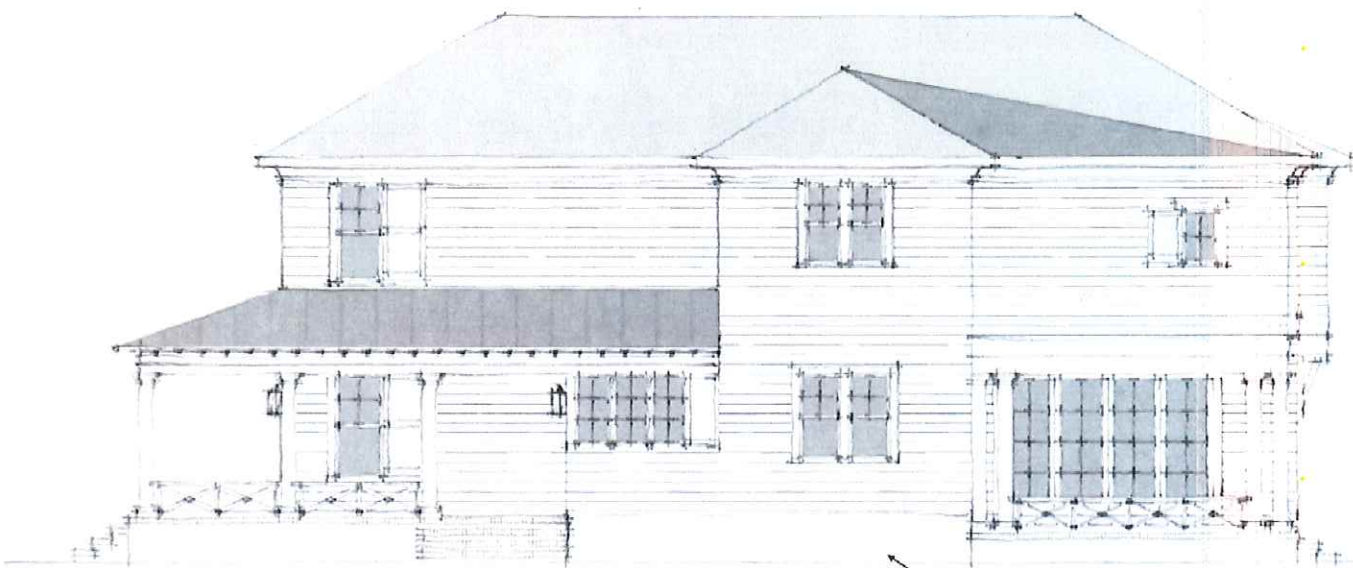












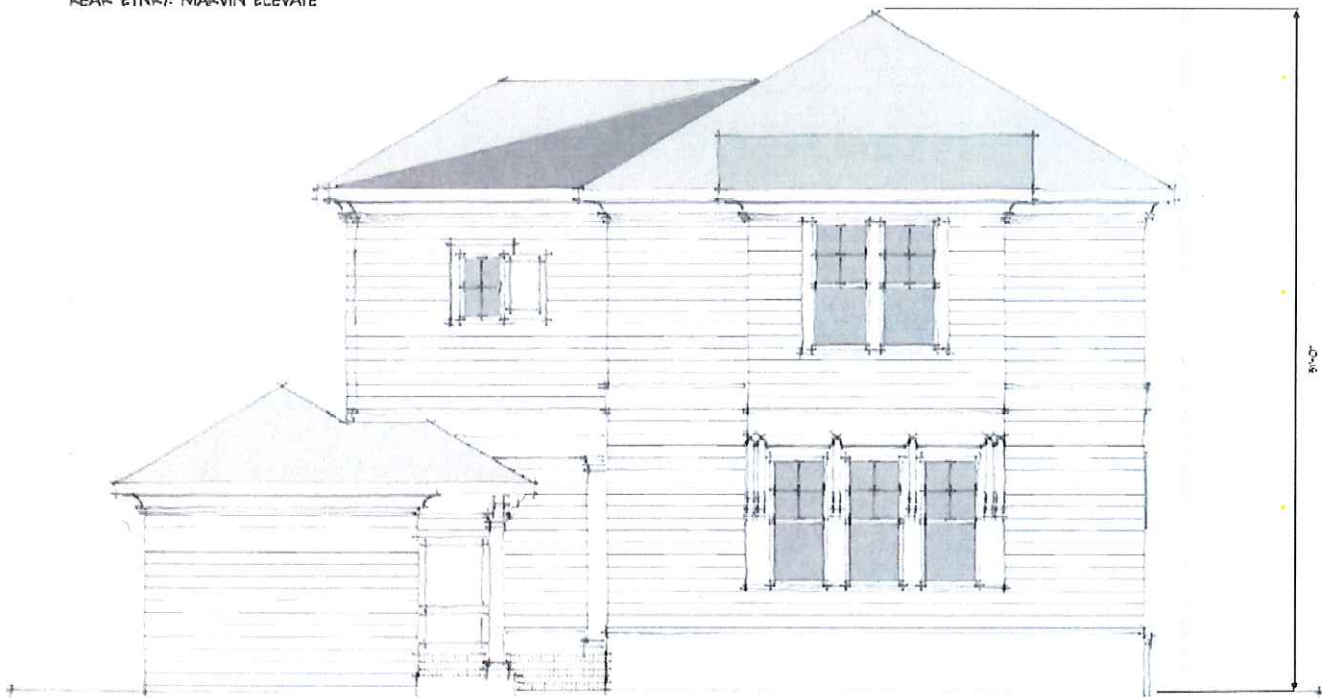
Ⓐ R-G-T SIDE ELEVATION
NOT TO SCALE

FOUNDATION: BRICK

310 ANN STREET
HARRIS RESIDENCE
BEAUFORT, NC 28516

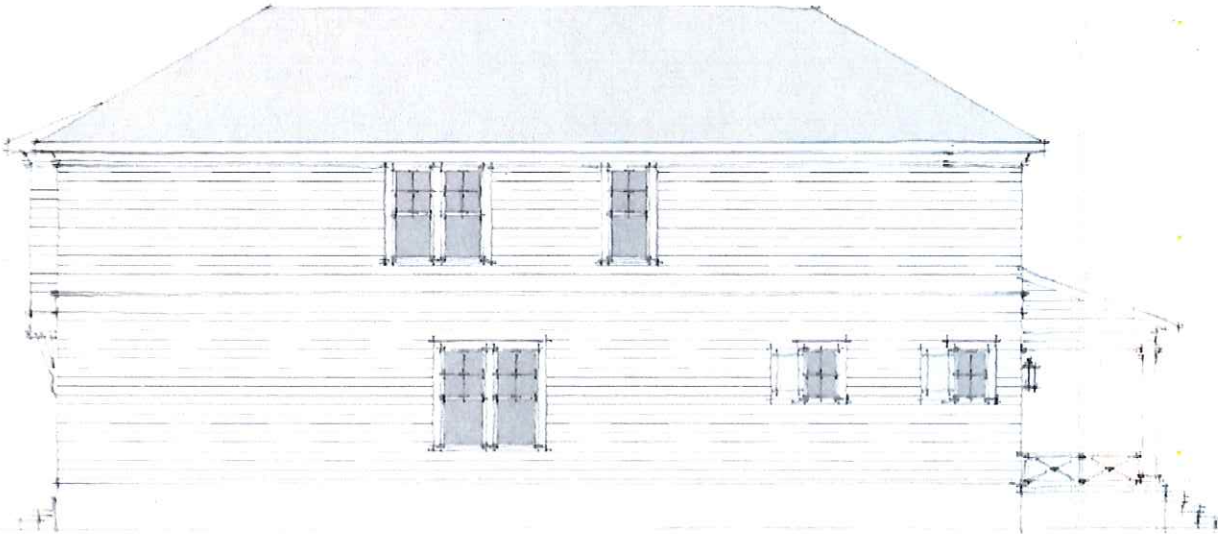
NOTE:

REAR ENTRY: MARVIN ELEVATE



REAR ELEVATION
NOT TO SCALE

310 ANN STREET
HARRIS RESIDENCE
BEAUFORT, NC 28516

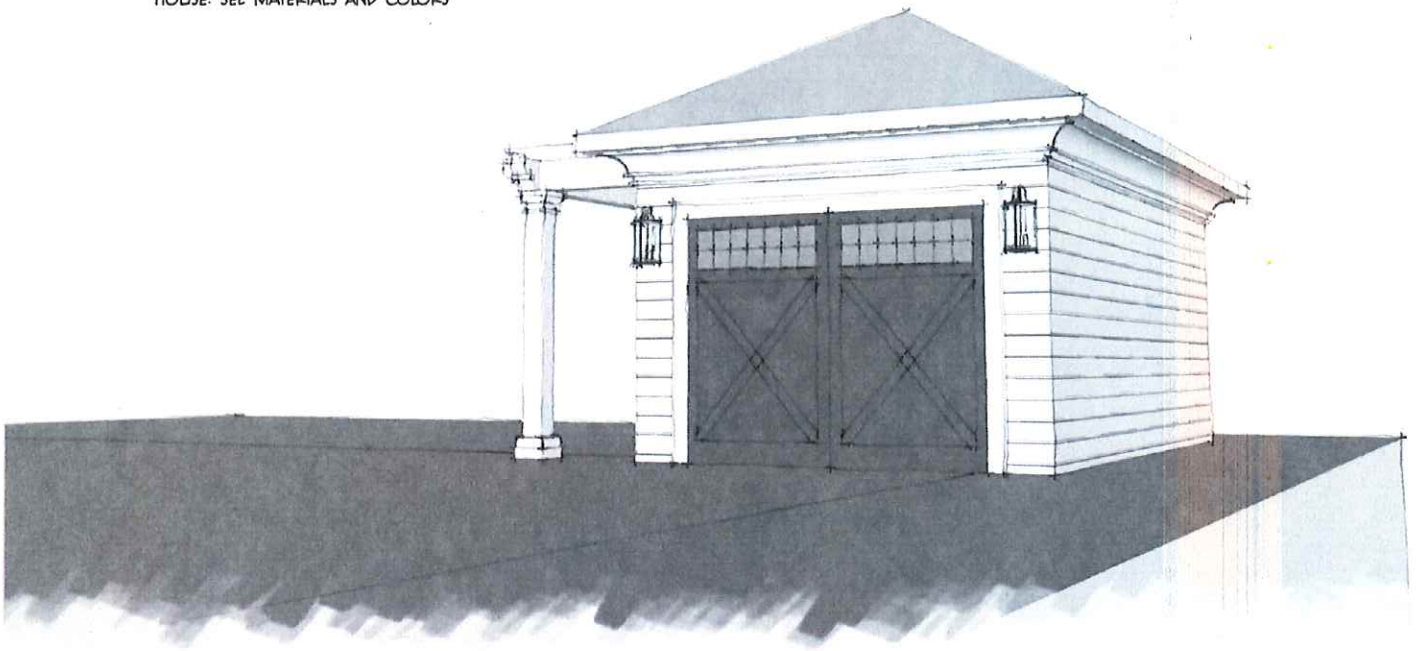


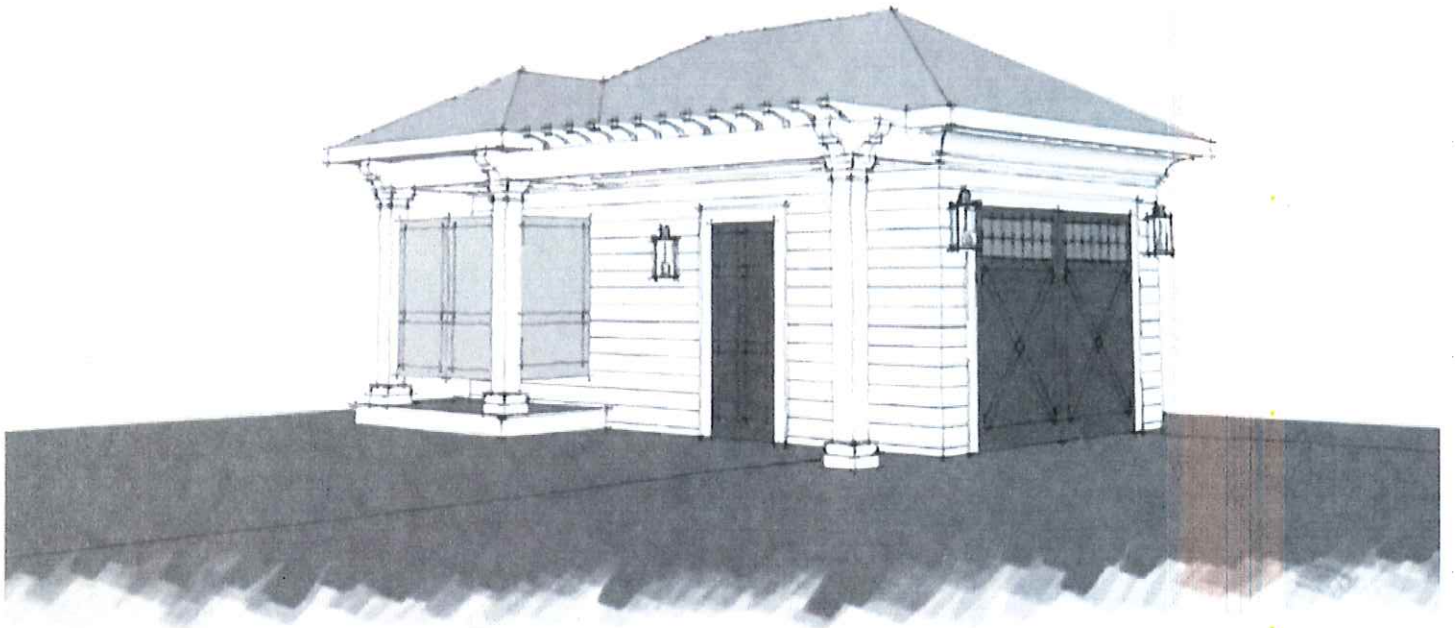
1 LEFT SIDE ELEVATION
NOT TO SCALE

310 ANN STREET
HARRIS RESIDENCE
BEAUFORT, NC 28516

NOTES:

- 1. GARAGE FOOTPRINT: 16'W X 20'D
- 2. GARAGE ROOF TO MATCH HOUSE:
CERTAINEED LANDMARK COLONIAL SLATE
- 3. GARAGE SIDING TO MATCH HOUSE:
HARDIE PLANK (SMOOTH W/NO BEAD)
- 4. GARAGE COLORS AND TRIM TO MATCH
HOUSE: SEE MATERIALS AND COLORS





Landscaping
And
Details of Tree to be Removed



Notes on existing trees and vegetation.

- 1. Live oak is the only tree on 310 Ann property in this photo and will remain.



2. American Elm Tree is the only tree on 310 Ann property in this photo and is to be removed because it is within excavation footprint.

Materials and Colors

Materials and Colors

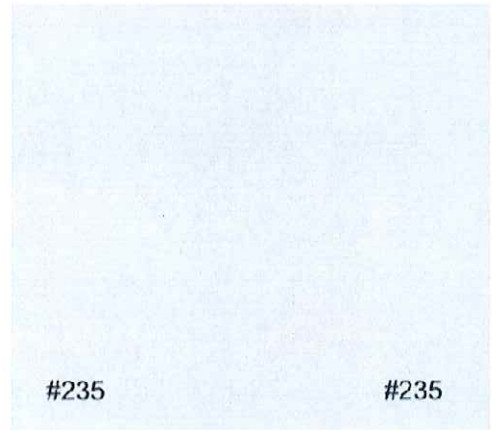
- Siding: Hardie Plank (Smooth, with no bead): Painted with Farrow & Ball #2001, Strong White
- Trim: Color - Farrow & Ball #2001, Strong White
- Roof: CertainTeed Landmark - Colonial Slate
- Foundation: Brick Painted with Farrow & Ball #2001, Strong White
- Windows: Marvin Elevate Series with fixed exterior and interior grills, 4 over 1 grill pattern, unless shown otherwise on elevations. Color - Stone White
- Shutters: Panel with working hardware: Painted with Benjamin Moore HC-146, Wedgewood Gray
- Metal Roof: NB Handy Sentrigard. Color - Charcoal
- Ext. Doors: Front Door - 3/0 x 8/0 Alexanria 4LT TDL SQ Top, Single door. Color - Mahogany, Specification sheet attached
Side Porch Door: Therma-Tru Smooth-Star 4 Lite SDL
Rear Porch Door: Marvin Elevate
- Columns: 6 Cox brand wooden columns covered with PVC trim, color - Farrow & Ball #2001, Strong White
- Porch Ceiling: 1 x 6 Tongue and groove painted with Farrow & Ball No. 235, Borrowed Light
- Porch Surface: Brick pavers with mortar joints
- Exterior Lights: Saint James Lighting, Model: Somerset (SOML-CW-D) with window straps, Copper Wall Mount, Electric
- Exterior Stairs: Brick Painted with Farrow & Ball #2001, Strong White
- Garage Door: Therma-Tru double entry doors to match side porch door.

Materials and Colors: Paint Samples

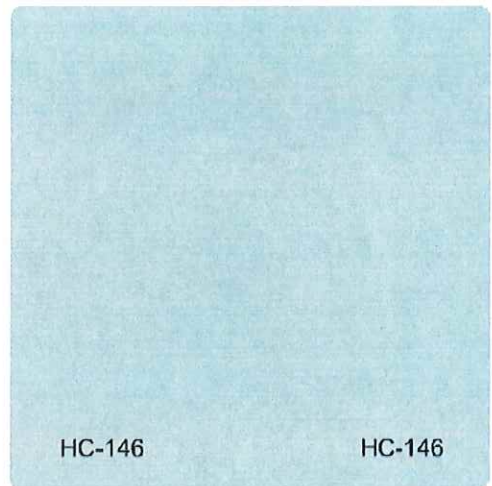
Color for Siding, Trim, Porch Columns, and painted brick foundation
Farrow & Ball #2001, Strong White



Color for Porch Ceilings
Farrow & Ball #235, Borrowed Light



Color for Shutters
Benjamin Moore HC-146, Wedgewood Gray



Materials and Colors: Example Pictures

Exterior Decorative Light - Electric

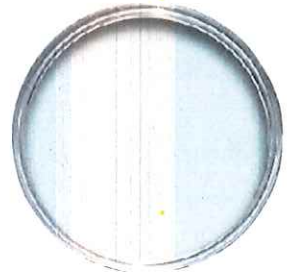


Shutter Color
Benjamin Moore
Wedgewood Gray



Exterior Paint Color
Farrow & Ball Strong White

Windows
Marvin Elevate Stone White



Porch Ceiling Color
Farrow & Ball Borrowed Light



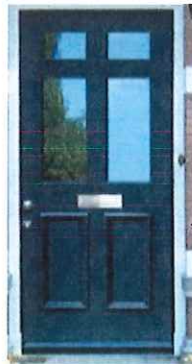
Roof Shingles
Certaineed Landmark -
Colonial Slate



Brick Foundation Painted
Benjamin Moore Seapearl



Metal Roof
Sentrigard Charcoal




Entrance Door

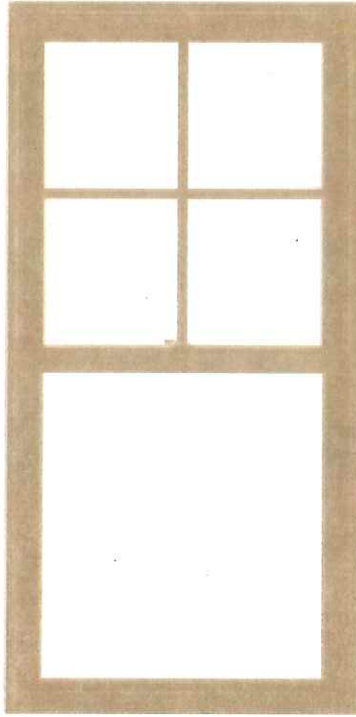


Columns
Cox Brand Wooden

Materials and Colors: Front Door Detail

| | | | | |
|--|---------------------------|---|--|----------|
| DOOR RATING: NON-RATED UNIT | | WOOD SPECIES: MAHOGANY STAIN GRADE | | |
| CONFIGURATION: E01 | | UNIT THICKNESS: 1-3/4" | | |
| UNIT TYPE: SINGLE DOOR UNIT SQ TOP | | | REFERENCE PHOTO: | |
| DOOR STYLE: 3/0 x 8/8 ALEXANDRIA 4LT TDL SQ TOP | | |  | |
| SIDELITE STYLE: N/A | | | | |
| TRANSOM STYLE: N/A | | | | |
| SLAB SIZE: 30 X 96 | JAMB SIZE: 4-9/16" | | | |
| EXISTING OSB DIM: X | | CUSTOM: | | |
| ROUGH OPENING: 38 1/2 X 99 1/2 | TYPE: | | | |
| GLASS OPTION: | | | | |
| BRICKMOULD: 180 BRICKMOULD (APPLIED) | | SILL TYPE: ADJUSTABLE SILL | | |
| INTERIOR CASING: NO INTERIOR CASING (LOOSE) | | SILL FINISH: OIL RUBBED BRONZE | | |
| BORE: DOUBLE BORE BACKSET 2-3/8" | | HINGE FINISH: OIL RUBBED BRONZE | | |
| MULTIPOINT LOCKS & HANDLE SETS | | ACCESSORIES & PREFINISH | | |
| | | UNFINISHED | \$0.00 | |
| MULTIPOINT: NO MULTIPOINT LOCK | | N/A | # \$0.00 | |
| | | N/A | # \$0.00 | |
| QTY: N/A | | \$0.00 | N/A | # \$0.00 |
| HANDLESET: NO HANDLE SET | | BLACK | N/A | # \$0.00 |
| QTY: N/A | | \$0.00 | N/A | # \$0.00 |
| OTHER INFORMATION: | | | | |

Materials and Colors: Window Detail



Marvin Elevate Series with Fixed Interior and Exterior Grills

Note:

“4 over 1” window shown above will be used except as noted on elevations.



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, August 3, 2021 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 21-30 100 Cedar Street – Signage

BRIEF SUMMARY:
Install one (1) attached wall signs totaling 18 sq. ft.

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:
15 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: July 13, 2021
Case No.: 21-30

Request: Install Wall Signage = 18 square feet

Applicant: Beaufort Yacht Basin
 103 Cedar Street
 Beaufort, North Carolina 28516

Property Information:

Owner: Vic Fasolino
Location: 100 Cedar Street
PIN: 730617112912000

Project Information:

According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 100 Cedar Street, C, circa 1980 **Gas Station/Restaurant.** 1-Story brick gas station/convenience mart and restaurant with a flat roof. Separate canopy over gas pumps. .

This property has 220 feet of street frontage which would permit up to 440 square feet of total signage per the Land Development Ordinance (LDO).

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

Color: See project information included in application.

Attachments:

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

Guidelines:

Signage Guidelines (pg. 119):

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

BHPC Case 21-30 - Signage - 100 Cedar Street

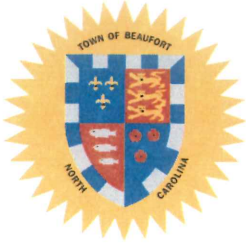
Legend

- NCHPOpoints
- Tax_Parcel_Data



| <u>OWNER</u> | <u>MAIL HOUSE</u> | <u>MAIL ST</u> | <u>MAIL CITY</u> | <u>MAIL ST/MAIL ZI5</u> | <u>MAIL_ADD2</u> |
|--------------------------------|-------------------|--------------------|------------------|-------------------------|------------------|
| APPERSON,LUTHER V | | | LA GRANGE | NC 28551 | PO BOX 625 |
| BEAUFORT PARTNERS LLC | | | NEW BERN | NC 28561 | PO BOX 14165 |
| FAULKNER,CHRISTOPHER L ETUX A. | 1823 | W. FRIENDLY AVE | GREENSBORO | NC 27403 | |
| FULLAM,MICHAEL ETAL O'SULLIVAN | | | NIANTIC | CT 06357 | PO BOX 649 |
| HAMILTON,JULIAN CRAIG | 795 | SEASHORE DRIVE | ATLANTIC | NC 28511 | |
| HOMER SMITHS DOCKS MARINA CLUB | 101 | CEDAR STREET | BEAUFORT | NC 28516 | |
| SOUND SHORE CONSTRUCTION INC | 1913 | FRONT STREET | BEAUFORT | NC 28516 | |
| TUTTLE,JOHN R JR ETUX NANCY | | | ATLANTIC BEACH | NC 28512 | PO BOX 83 |
| WIGGINS,IRMA BEST | 1677 | WEST NEW HOPE ROAD | GOLDSBORO | NC 27534 | |

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



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$50.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Beaufort Yacht Basin

Applicant Address: 103 Cedar St. Beaufort, NC

Business Phone: 252-504-3625 Email/Cell: 252-342-9756
dockmaster@beaufort
yachtbasin.com

Property Owner Name: Vick Fasolino

Address of Property: 100 Cedar St. Beaufort, NC

Phone Number: _____ Email/Cell: 252-269-3415

PROJECT INFORMATION

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

Install 3'x6' Sign on front of building at 100 Cedar St. The sign was approved for the parking lot of Beaufort Yacht Basin. 4'x6' Sign was has been reduced to 3'x6'

Estimated Cost of Project: \$ N/A

Year House Built: _____

[Signature]
Applicant Signature

7-6-21
Date

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

7-9-2021
Date

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

OFFICE USE ONLY

Received by: [Signature]
Date: 7/12/2021

Reviewed for Completeness: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

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

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

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

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

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

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

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



ROTARY BUILDING





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, August 3, 2021 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 21-31 300 Front Street – Signage

BRIEF SUMMARY:
Install one (1) hanging/projecting signs totaling 10.5 sq. ft.

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:
15 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: July 15, 2021
Case No.: 21-30

Request: Install Hanging Signage = 10.5 square feet

Applicant: Stillwater Café & Waterfront Market, Inc.
 300 Front Street
 Beaufort, North Carolina 28516

Property Information:

Owner: Four Seas Investment
Location: 300 Front Street
PIN: 730617008242000

Project Information:

According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 300 Front Street, C, circa 1985 **Commercial Building**. Large 1-Story Mitchell Manufactured prefabricated metal building with a white brick façade.

This property has 85 feet of street frontage which would permit up to 170 square feet of total signage per the Land Development Ordinance (LDO).

Material: Composite – Per Application.

Color: See Attached Photos

Attachments:

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

Guidelines:

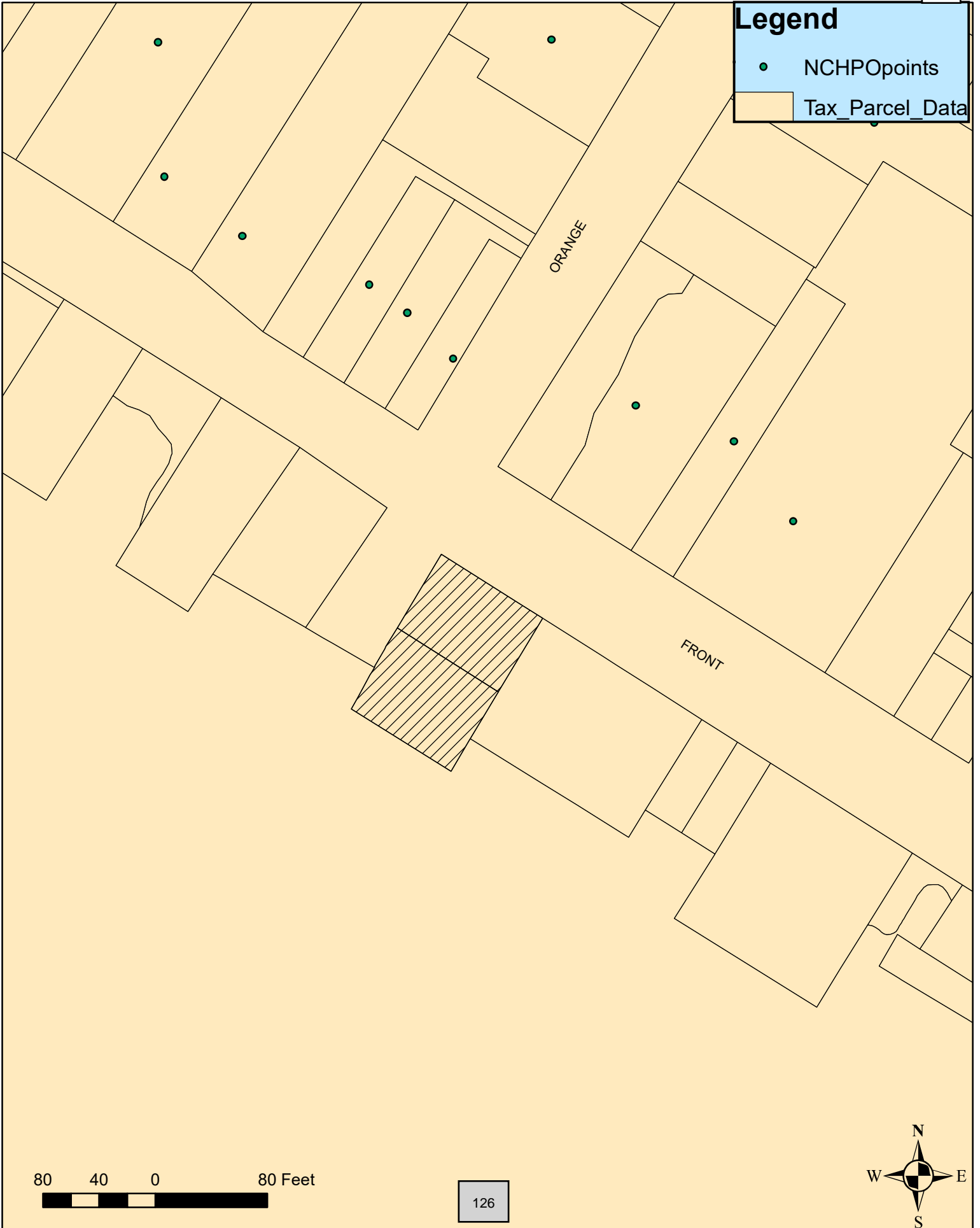
Signage Guidelines (pg. 119):

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- 8.6.2. Place signs so that they do not visually overwhelm the building or streetscape or damage or obscure character defining architectural details. Recognize that maximum signage allowances granted by the Beaufort Zoning Ordinance may be inappropriate in the context of the building or site under review.
- 8.6.3. Signs on commercial buildings are preferred to be located in a signboard frieze located above the display windows. In this location the sign serves as a boundary between the upper and lower façade.
- 8.6.5. Use simple, clear graphics and lettering styles in sign design.

BHPC Case 21-31 - Signage - 300 Front Street

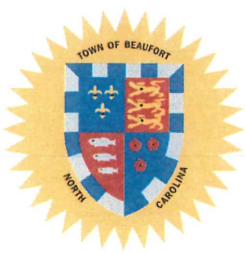
Legend

- NCHPOpoints
- Tax_Parcel_Data



| <u>OWNER</u> | <u>AIL_HOU</u> | <u>MAIL_ST</u> | <u>MAIL_CITY</u> | <u>IL_ST</u> | <u>AIL_Z</u> | <u>MAIL_ZI</u> | <u>MAIL_ADD2</u> |
|-------------------------------|----------------|---------------------|------------------|--------------|--------------|----------------|------------------|
| ASCENCIOS,LAUREN ETVIR JULIO | 305 | FRONT STREET | BEAUFORT | NC | | 28516 | |
| FOUR SEAS INVESTMENTS | | | BEAUFORT | NC | | 28516 | PO BOX 906 |
| FRONT STREET HOUSE LLC ETAL | | | TARBORO | NC | | 27886 | PO BOX 1528 |
| HARROLD,DENNIS B ETUX ALICE T | 301 | FRONT STREET | BEAUFORT | NC | | 28516 | |
| STATE OF NORTH CAROLINA | 1321 | MAIL SERVICE CENTER | RALEIGH | NC | 1321 | 27699 | |
| WARRINGTON,JOHN ETUX SONDA | 300 | FRONT ST | BEAUFORT | NC | | 28516 | |

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$50.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Stillwater Cafe & Waterfront Market Inc

Applicant Address: 300 Front St

Business Phone: 252-728-4956 Email/Cell: _____

Property Owner Name: Michael Cam: them

Address of Property: 300 Front St.

Phone Number: 252 646-5230 Email/Cell: _____

PROJECT INFORMATION

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

Sign is 42x36 composite material hanging on existing bracket & EXACT size as previous sign

Estimated Cost of Project: \$ NA

Year House Built: _____

Michael Cam: them
Applicant Signature

7/13/21
Date

Property Owner Signature (if different than above) _____

_____ Date

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

OFFICE USE ONLY

Received by: *KG*
Date: 7/13/21

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

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

- A list all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- NA 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:

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

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

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

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

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

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

LAUREN ETVIR JULIO ASCENCIOS,
305 Front Street
Beaufort, NC 28516

FOUR SEAS INVESTMENTS,
P.O. Box 906
Beaufort, NC 28516

FRONT STREET HOUSE LLC ETAL
PO Box 1528
Tarboro, NC 27886

DENNIS B ETUX ALICE T HARROLD,
301 Front Street
Beaufort, NC 28516

STATE OF NORTH CAROLINA
1321 Mail Service Center - 1321
Raleigh, NC 27699

JOHN ETUX SONDA WARRINGTON
300 Front Street
Beaufort, NC 28516





Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, August 3, 2021 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 21-32 614 Front Street – Signage

BRIEF SUMMARY:

Install Two Freestanding Signs = 36 square feet & Two Attached wall Signs = 21.3 square feet.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: July 16, 2021
Case No.: 21-32

Request: Install Two Freestanding Signs = 36 square feet & Two Attached wall Signs = 21.3 square feet

Applicant: Hilton Displays (Kim Wakefield – Agent)
 125 Hillside Drive
 Greenville, SC 29607

Property Information:

Owner: BB&T OF NORTH CAROLINA
Location: 617 Front Street
PIN: 730505293603000

Project Information:

According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 617 Front Street, C, circa 1967 **Branch Bank & Trust**. 1 ½-Story, side gabled bank building built as a reproduction of a colonial house with 6 gabled dormers, wood shingle roof, and plain siding. Drive-thru service in rear.

This property has 435 feet of street frontage which would permit the proposed 57.3 sq. ft. of signage.

The applicant is proposing a 24 sq. ft. freestanding sign along Front Street at 8.33 feet tall. A 12 sq. ft. freestanding sign along Pollock Street at 8.33 feet tall and two attached wall signs of 4.16 square feet each, with one on Front Street and one on Pollock Street.

Material: See Application.

Color: See Application

Attachments:

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

Guidelines:

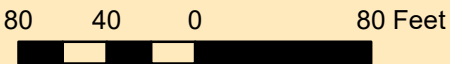
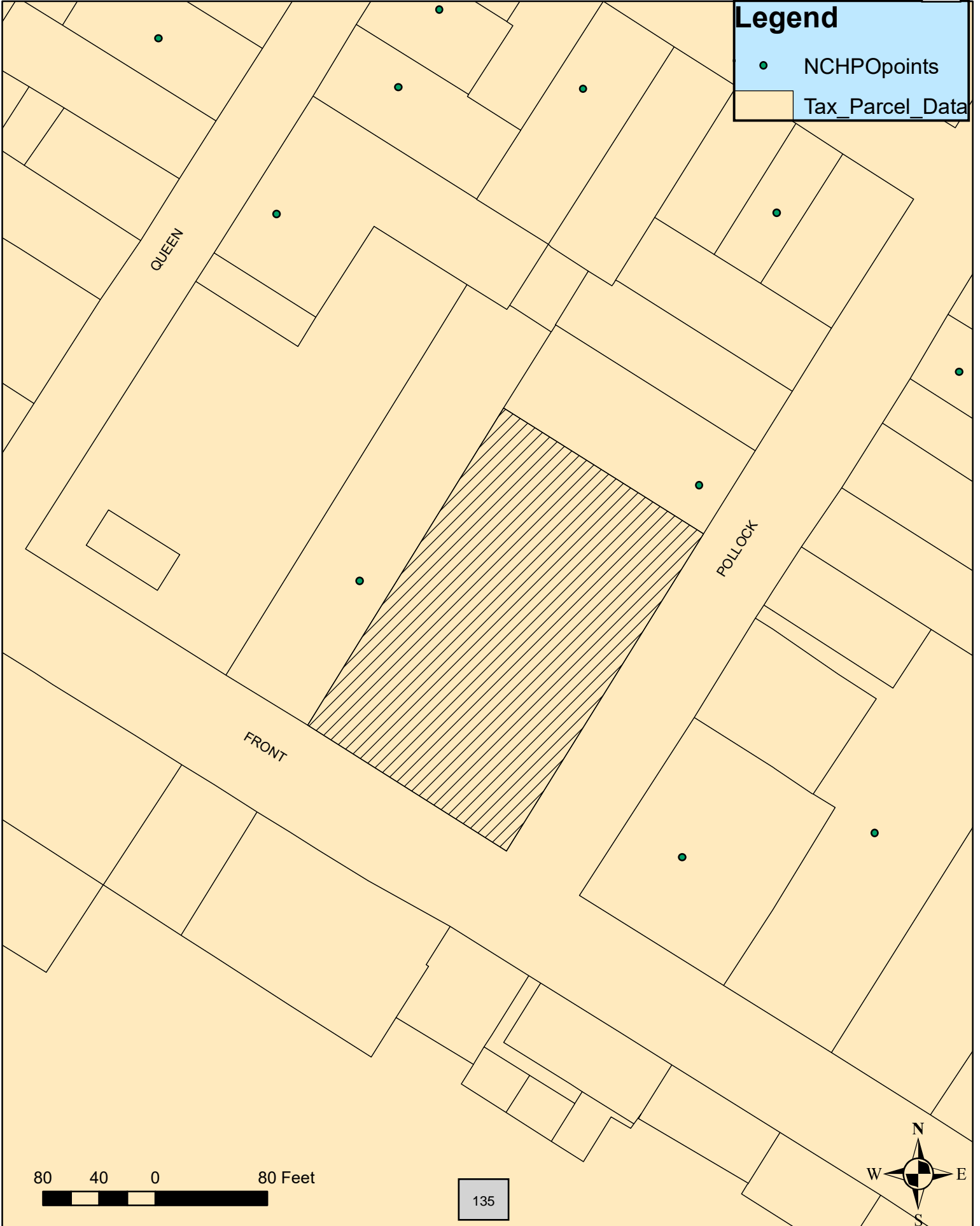
Signage Guidelines (pg. 119):

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- 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.
- 8.6.7. Freestanding signs must be low-mounted and must not obscure pedestrian views. No more than one (1) freestanding sign shall be allowed per street frontage. Freestanding pole supports should be simple and unobtrusive in design.

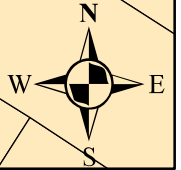
BHPC Case 21-32 - Signage - 617 Front Street

Legend

- NCHPOpoints
- Tax_Parcel_Data



135



| <u>OWNER</u> | <u>MAIL_HOL</u> | <u>MAIL_ST</u> | <u>MAIL_CITY</u> | <u>IL_ST</u> | <u>MAIL_Z</u> | <u>MAIL_ZI</u> | <u>MAIL_ADD2</u> |
|------------------------------|-----------------|-------------------|------------------|--------------|---------------|----------------|------------------|
| BB&T OF NORTH CAROLINA | | | WINSTON SALEM | NC | 0167 | 27102 | PO BOX 167 |
| EURY,LYNN W ETUX FAYE | 4109 | CITY OF OAKS WYND | RALEIGH | NC | | 27612 | |
| JBJ PROPERTIES LLC | | | ROCKY MOUNT | NC | | 27802 | PO BOX K |
| STEPHENS,PAUL F ETAL TRUSTEE | 104 | GOVERNORS DRIVE | WILLIAMSBURG | VA | | 23185 | |

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



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APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Kim Wakefield on behalf of Hilton Displays

Applicant Address: 125 Hillside Dr. Greenville, SC 29607

Business Phone: 770-402-8532 864-233-0401 Chris Grubbs Email/Cell: thepermitgal@gmail.com

Property Owner Name: Truist

Address of Property: 214 North Tyron St., Charlotte NC 28202

Phone Number: 865-964-9301 Email/Cell: ladanna.roberts@principleglobal.com

PROJECT INFORMATION

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

Remove existing BB& T face on two (2) existing ground signs and replace with new faces; Install two (2) new wall signs on front and side facades.

Estimated Cost of Project: \$ 12,600.00

Year House Built: 1968

Kim Wakefield
Applicant Signature

07/14/2021
Date

See attached letter of authorization
Property Owner Signature (if different than above)

Date

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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 j.ganey@beaufortnc.org.

TRUIST

LOB

Retail - Tier 4

Document Type

Exterior Recommendation Book

Building Type

Branch Traditional

Property ID

152584

Property Name

Beaufort

Property Address

617 Front Street
Beaufort, NC

Project Manager

LaDanna Roberts

Bi-Lingual

No

Entry Control

No

Drawn By

Hilton Displays

Date

4-8-21

Revision

B



Signature of (Owner/Lessor/Mortgage or security interest holder)


Print Name

Date

| GROUND SIGNS | ALLOWED BY CODE | CURRENTLY INSTALLED | PROPOSED | COMMENTS |
|-------------------|-----------------------|---------------------|----------|--|
| HEIGHT (ft): | 15' | 8.333' | 8.333' | Restricted on colors (prefer pastels & muted colors). No internal illumination. |
| NUMBER: | 1 per street frontage | 2 | 2 | Use traditional materials, such as wood and metal for new signage. Substitute materials that have the appearance of wood is allowed. 0.75 SF for every LF of street frontage |
| SQ. FOOTAGE: | 80 SF | 40 SF | 36 SF | |
| WALL SIGNS | ALLOWED BY CODE | CURRENTLY INSTALLED | PROPOSED | COMMENTS |
| HEIGHT (ft): | Not stipulated | 0 | 1.625' | Restricted on colors (prefer pastels & muted colors). No internal illumination. |
| NUMBER: | Not stipulated | 0 | 2 | Use traditional materials, such as wood and metal for new signage. Substitute materials that have the appearance of wood is allowed. 50% of the total surface area of the wall. |
| SQ. FOOTAGE: | 612 SF | 0 | 21.3 SF | |
| DIRECTIONAL SIGNS | ALLOWED BY CODE | CURRENTLY INSTALLED | PROPOSED | COMMENTS |
| HEIGHT (ft): | Not stipulated | 3.25' | 0 | Restricted on colors (prefer pastels & muted colors). No internal illumination. Use traditional materials, such as wood and metal for new signage. Substitute materials that have the appearance of wood is allowed. Replace with DOT - do not enter sign. |
| NUMBER: | Not stimulated | 2 | 0 | |
| SQ. FOOTAGE: | Not stipulated | 3.42 SF | 0 | |
| ATMS | ALLOWED BY CODE | CURRENTLY INSTALLED | PROPOSED | COMMENTS |
| HEIGHT (ft): | Not stipulated | 4.916' | 4.916' | Based on a case by case basis - submit proposal to Boddie. |
| NUMBER: | Not stipulated | 1 | 1 | |
| SQ. FOOTAGE: | Not stipulated | 16.80 SF | 16.80 SF | |
| TOTAL SIGNS | ALLOWED BY CODE | CURRENTLY INSTALLED | PROPOSED | COMMENTS |
| NUMBER: | Not stipulated | 5 | 5 | The max sign surface area permitted for all signs on any lot cannot be more than 2 SF per linear foot of street frontage (176' of frontage = 352 SF) |
| SQ. FOOTAGE: | 352 SF | 60.22 SF | 74.1 SF | |

| ADDITIONAL INFORMATION | | | | | | | |
|---------------------------------------|------------------|---------------|---------------------------------|----------------------|---|----------------------------------|--|
| WINDOW SIGN COUNT AGAINST SQ FT: | YES/NO: | Yes | % OF WINDOW ALLOWED TO BE USED: | Not stipulated | | | |
| SETBACK RESTRICTIONS: | PYLON: | 15' | DIRECTIONAL: | Not stipulated | | | |
| PERMIT INFORMATION: | CONTACT: | Tobbie Bowden | AVERAGE COST: | \$50 + \$1.75 per SF | | | |
| TEMPORARY SIGNAGE PERMIT INFORMATION: | PERMIT REQUIRED? | Yes | AVERAGE PERMIT LEAD TIME: | 2-3 days | LENGTH OF TIME TEMPORARY SIGNAGE CAN BE INSTALLED | No more than 30 consecutive days | |
| OTHER | | | | | | | |

*Please see additional code check information available on PrincipleConnect.



2035 Lakeside Centre Dr. Suite 250
Knoxville, TN 37922
T +865 692 4058 F +865 692 4104

NOTE:
Supplier must validate via technical survey that the proposed sign fits the existing space, is depicted properly, and can be installed as shown in the rendering.




| | | | |
|----------|------------------|-------------|------------|
| Site ID: | 152584 | Drawn By: | KCW |
| Client: | Truist | Checked By: | C. Wheeler |
| Project: | Re-brand | Scale: | N.A. |
| Title: | 617 Front Street | Revision: | B |
| Date: | 4-8-21 | Page: | |

SITE PLAN

| Key | Existing Sign | Recommended Sign |
|-----|-----------------------|------------------|
| E01 | Sandblasted monument | Custom monument |
| E02 | Sandblasted monument | Custom monument |
| E03 | None | LNISB6 |
| E04 | None | LNISB12 |
| E05 | Directional | TC-DNE |
| E06 | Directional | TC-DNE |
| E07 | Parking Sign | P1 - Custom |
| E08 | Parking Sign | P1 - Custom |
| E09 | Parking Sign | P1 - Custom |
| E10 | Parking Sign | P1 - Custom |
| E11 | Parking Sign | P1 - Custom |
| E12 | Parking Sign | P1 - Custom |
| E13 | Parking Sign | P1 - Custom |
| E14 | Parking Sign | P1- Custom |
| E15 | ATM Parking Sign | P1 - Custom |
| E16 | Employee Parking Sign | P2 |






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 Knoxville, TN 37922
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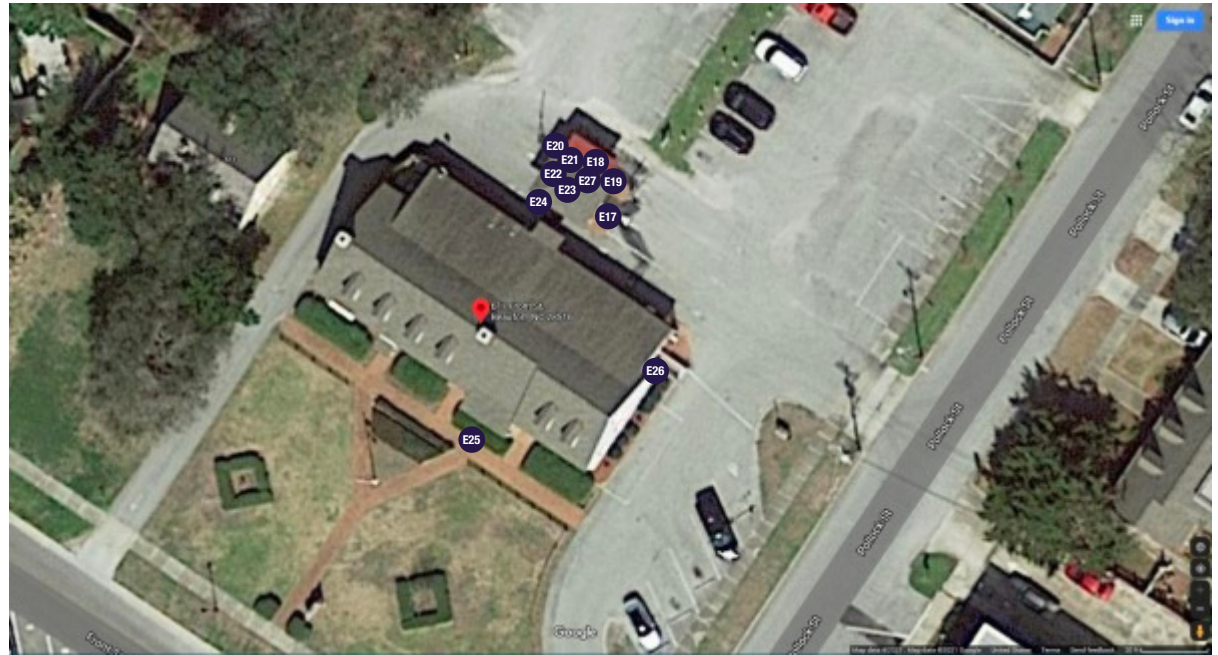
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| | | | |
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| Site ID: | 152584 | Drawn By: | KCW |
| Client: | Truist | Checked By: | C. Wheeler |
| Project: | Re-brand | Scale: | N.A. |
| Title: | 617 Front Street | Revision: | B |
| Date: | 4-8-21 | Page: | |

SITE PLAN

| Key | Existing Sign | Recommended Sign |
|-----|-----------------|--------------------------------------|
| E17 | Marketing Sign | Marketing to be replaced |
| E18 | ATM | New topper and vinyl wrap |
| E19 | Clearance Bar | Leave as is |
| E20 | Clearance Bar | Leave as is |
| E21 | Small bollards | Leave as is |
| E22 | Large bollards | Leave as is |
| E23 | Medium bollards | Leave as is |
| E24 | Small bollards | Leave as is |
| E25 | Double door | v-1 double, v-1a, v-1c SC, V-7, V-10 |
| E26 | Single Door | V-1b, V-1d, V-7, V-10 |
| E27 | Canopy | AWN1-Custom |





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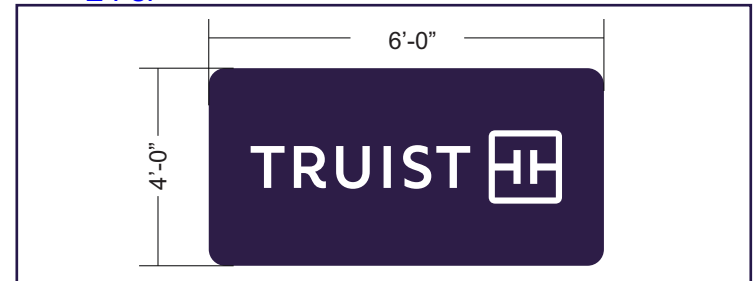


| | | | |
|----------|------------------|-------------|------------|
| Site ID: | 152584 | Drawn By: | KCW |
| Client: | Truist | Checked By: | C. Wheeler |
| Project: | Re-brand | Scale: | N.A. |
| Title: | 617 Front Street | Revision: | B |
| Date: | 4-8-21 | Page: | |

LOCATION - E01
PROPOSED



24 sf



| | |
|----------------|---|
| Action: | Remove existing face and replace with new face, paint poles |
| Sign Type: | Custom |
| Description: | Sandblasted sign face |
| Repair Action: | Ensure existing foundations are in good condition |
| Signage Text: | TRUIST with monogram logo, 24 |
| Comments: | Wood or metal materials only. Pastel or muted colors preferred. No internal illumination. |

EXISTING

| | |
|-----------|-------|
| Quantity: | 1 D/S |
|-----------|-------|



| | | | |
|---------|-------|-------------------|-----|
| Height: | 4'-0" | Available Height: | N/A |
| Width: | 6'-0" | Available Width: | N/A |

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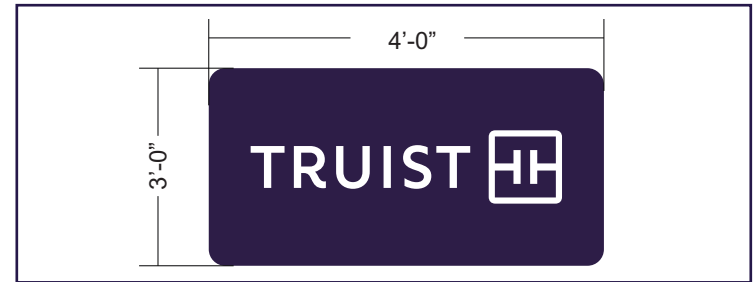
2035 Lakeside Centre Dr. Suite 250
 Knoxville, TN 37922
 T +865 692 4058 F +865 692 4104

NOTE:
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| | | | | |
|--|----------|------------------|-------------|------------|
| | Site ID: | 152584 | Drawn By: | KCW |
| | Client: | Truist | Checked By: | C. Wheeler |
| | Project: | Re-brand | Scale: | N.A. |
| | Title: | 617 Front Street | Revision: | B |
| | Date: | 4-8-21 | Page: | |



12 sf



| | |
|----------------|---|
| Action: | Remove existing face and replace with new face, paint poles |
| Sign Type: | Custom |
| Description: | Sandblasted sign face |
| Repair Action: | Ensure existing foundations are in good condition |
| Signage Text: | TRUIST with monogram logo, 24 |
| Comments: | Wood or metal materials only. Pastel or muted colors preferred. No internal illumination. |

EXISTING

| | |
|-----------|-------|
| Quantity: | 1 D/S |
|-----------|-------|



| | | | |
|---------|-------|-------------------|-----|
| Height: | 3'-0" | Available Height: | N/A |
| Width: | 4'-0" | Available Width: | N/A |

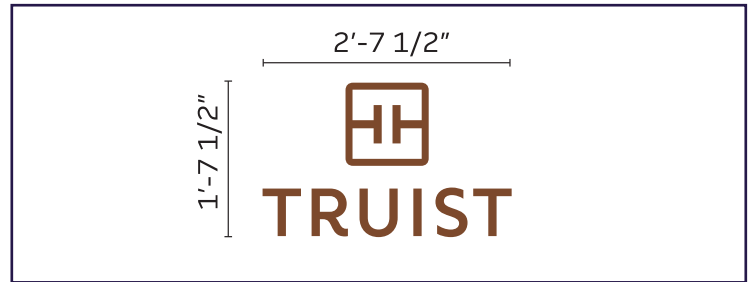
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| | | | | |
|--|----------|------------------|-------------|------------|
| | Site ID: | 152584 | Drawn By: | KCW |
| | Client: | Truist | Checked By: | C. Wheeler |
| | Project: | Re-brand | Scale: | N.A. |
| | Title: | 617 Front Street | Revision: | B |
| | Date: | 4-8-21 | Page: | |

4.16 sf




| | |
|----------------|---|
| Action: | Install non-illuminated brass letters. |
| Sign Type: | LNISB6 |
| Description: | 6" Non-illuminated stacked brass letters, flush mount |
| Repair Action: | Patch and repair wall |
| Signage Text: | Truist with monogram logo |
| Comments: | Municipality only allows wood or metal signs |

| | | |
|----------|-----------|---|
| EXISTING | Quantity: | 1 |
|----------|-----------|---|



| | | | |
|---------|-----------|-------------------|--------|
| Height: | 1'-7 1/2" | Available Height: | 11'-4" |
| Width: | 2'-7 1/2" | Available Width: | 4'-9" |



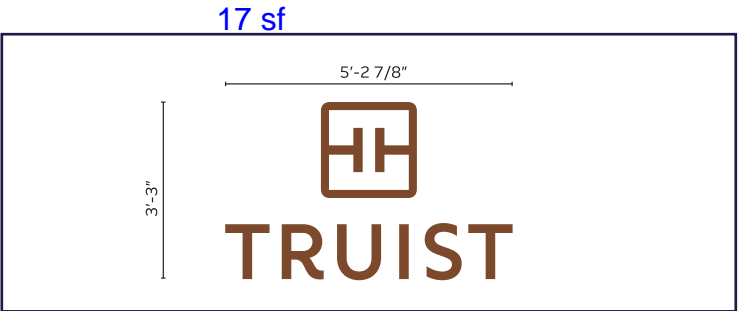
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NOTE:
Supplier must validate via technical survey that the proposed sign fits the existing space, is depicted properly, and can be installed as shown in the rendering.

| | | | | |
|---|----------|------------------|-------------|------------|
|  | Site ID: | 152584 | Drawn By: | KCW |
| | Client: | Truist | Checked By: | C. Wheeler |
| | Project: | Re-brand | Scale: | N.A. |
| | Title: | 617 Front Street | Revision: | B |
| Date: | 4-8-21 | Page: | | |

LOCATION - E04
PROPOSED



| | |
|----------------|--|
| Action: | Install - same as previous page |
| Sign Type: | LNISB12 |
| Description: | 12" Non-illuminated stacked brass letters, flush mount |
| Repair Action: | Patch and repair wall |
| Signage Text: | Truist with monogram logo |
| Comments: | Municipality only allows wood or metal signs |

| | | |
|----------|-----------|---|
| EXISTING | Quantity: | 1 |
|----------|-----------|---|



| | | | |
|---------|-----------|-------------------|--------|
| Height: | 3'-3" | Available Height: | 10'-8" |
| Width: | 5'-2 7/8" | Available Width: | 60'-0" |

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| | | | | |
|--|----------|------------------|-------------|------------|
| | Site ID: | 152584 | Drawn By: | KCW |
| | Client: | Truist | Checked By: | C. Wheeler |
| | Project: | Re-brand | Scale: | N.A. |
| | Title: | 617 Front Street | Revision: | B |
| | Date: | 4-8-21 | Page: | |

LOCATION - E14
PROPOSED




| | |
|----------------|--|
| Action: | Remove and replace with new parking sign |
| Sign Type: | Custom |
| Description: | Purple background with White font |
| Repair Action: | Patch and paint pole |
| Signage Text: | No Parking In Bank Drive Thru Lanes |
| Comments: | - |

| | | |
|----------|-----------|-------|
| EXISTING | Quantity: | 1 D/S |
|----------|-----------|-------|



| | | | |
|---------|-------|-------------------|-----|
| Height: | 1'-0" | Available Height: | N/A |
| Width: | 1'-0" | Available Width: | N/A |


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|----------|------------------|-------------|------------|
| Site ID: | 152584 | Drawn By: | KCW |
| Client: | Truist | Checked By: | C. Wheeler |
| Project: | Re-brand | Scale: | N.A. |
| Title: | 617 Front Street | Revision: | B |
| Date: | 4-8-21 | Page: | |



LOCATION - E17
PROPOSED




Unit to stay & marketing to be replaced

| | |
|----------------|---|
| Action: | Unit to stay and marketing to be replaced |
| Sign Type: | N/A |
| Description: | N/A |
| Repair Action: | N/A |
| Signage Text: | N/A |
| Comments: | - |

| | | |
|----------|-----------|---|
| EXISTING | Quantity: | 1 |
|----------|-----------|---|




| | | | |
|---------|-------|-------------------|-----|
| Height: | 6'-0" | Available Height: | N/A |
| Width: | 1'-6" | Available Width: | N/A |



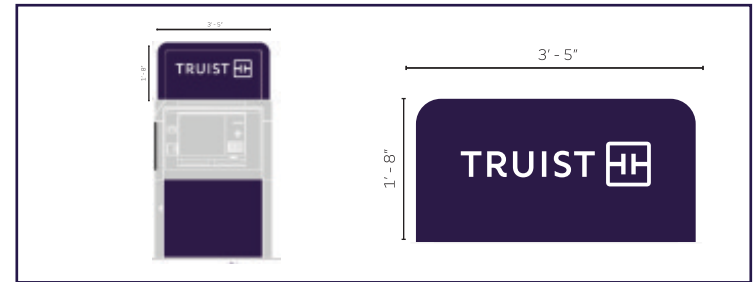
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| | | | | |
|---|----------|------------------|-------------|------------|
|  | Site ID: | 152584 | Drawn By: | KCW |
| | Client: | Truist | Checked By: | C. Wheeler |
| | Project: | Re-brand | Scale: | N.A. |
| | Title: | 617 Front Street | Revision: | B |
| Date: | 4-8-21 | Page: | | |

LOCATION - E18
PROPOSED



| | |
|----------------|--|
| Action: | Remove and replace topper, add wrap |
| Sign Type: | ATM 10-NCR 6638 DU & ATM 3-NCR 6688 DU |
| Description: | Purple topper, Purple wrapped to existing ATM as shown |
| Repair Action: | Clean ATM |
| Signage Text: | Truist with monogram logo |
| Comments: | - |

| | | |
|----------|-----------|---|
| EXISTING | Quantity: | 1 |
|----------|-----------|---|



| | | | |
|---------|--------|-------------------|--------|
| Height: | 4'-11" | Available Height: | 4'-11" |
| Width: | 3'-5" | Available Width: | 3'-5" |

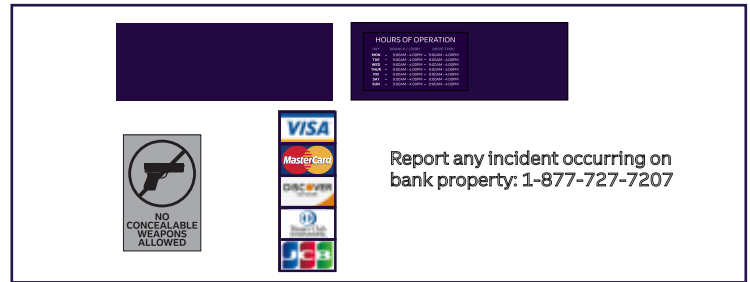
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| | | | | |
|--|----------|------------------|-------------|------------|
| | Site ID: | 152584 | Drawn By: | KCW |
| | Client: | Truist | Checked By: | C. Wheeler |
| | Project: | Re-brand | Scale: | N.A. |
| | Title: | 617 Front Street | Revision: | B |
| | Date: | 4-8-21 | Page: | |

LOCATION - E25
PROPOSED



| | |
|----------------|--|
| Action: | Remove existing vinyl and replace with new vinyl |
| Sign Type: | V-1 Double, V-1a, V-1c SC, V-7, V-10, V-2 |
| Description: | V-1a: Purple vinyl with white font, V-1c SC: Gray vinyl with black font, V-7: cash advance decal, V-10: black font |
| Repair Action: | Clean glass |
| Signage Text: | As shown |
| Comments: | - |

| | | |
|----------|-----------|---|
| EXISTING | Quantity: | 1 |
|----------|-----------|---|



| | | | |
|---------|----------|-------------------|--------|
| Height: | As shown | Available Height: | 6'-8" |
| Width: | As shown | Available Width: | 5'-11" |

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| | | | |
|----------|------------------|-------------|------------|
| Site ID: | 152584 | Drawn By: | KCW |
| Client: | Truist | Checked By: | C. Wheeler |
| Project: | Re-brand | Scale: | N.A. |
| Title: | 617 Front Street | Revision: | B |
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LOCATION - E26
PROPOSED




HOURS OF OPERATION

MON - 10:00 AM - 5:00 PM
TUE - 10:00 AM - 5:00 PM
WED - 10:00 AM - 5:00 PM
THUR - 10:00 AM - 5:00 PM
FRI - 10:00 AM - 5:00 PM
SAT - 10:00 AM - 5:00 PM
SUN - 10:00 AM - 5:00 PM



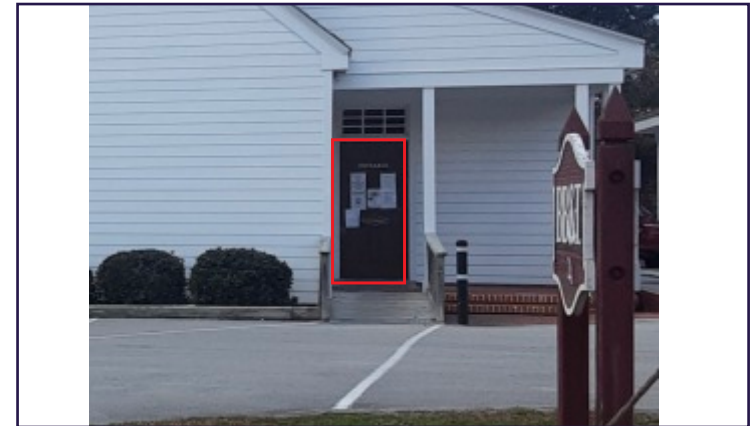
NO
CONCEALABLE
WEAPONS
ALLOWED



Report any incident occurring on
bank property: 1-877-727-7207

| | |
|----------------|---|
| Action: | Remove existing vinyl and replace with new vinyl and plaques |
| Sign Type: | V-1b V-1d, V-7, V-10 |
| Description: | V-1: Purple plaque with white font, V-1d SC: Gray plaque with black font, V-7: cash advance decal, V-10: black font |
| Repair Action: | Clean door |
| Signage Text: | As shown |
| Comments: | - |

| | | |
|----------|-----------|---|
| EXISTING | Quantity: | 1 |
|----------|-----------|---|



| | | | |
|---------|----------|-------------------|--------|
| Height: | As shown | Available Height: | 6'-8" |
| Width: | As shown | Available Width: | 2'-11" |

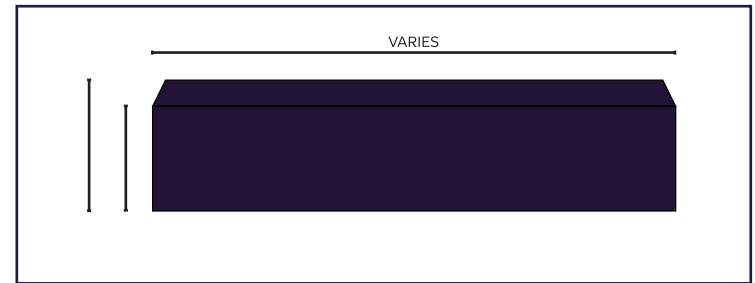
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| Site ID: | 152584 | Drawn By: | KCW |
| Client: | Truist | Checked By: | C. Wheeler |
| Project: | Re-brand | Scale: | N.A. |
| Title: | 617 Front Street | Revision: | B |
| Date: | 4-8-21 | Page: | |

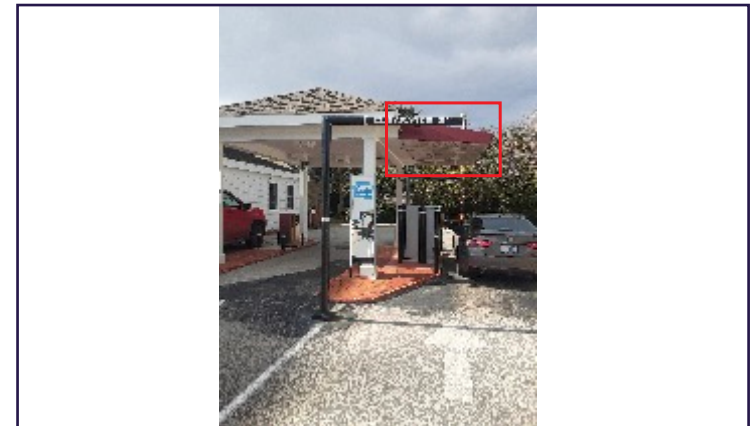


LOCATION - E27
PROPOSED




| | |
|----------------|------------------------------|
| Action: | Paint existing canopy |
| Sign Type: | AWN1-Custom |
| Description: | Paint SW Cocord Grape SW6559 |
| Repair Action: | Clean canopy |
| Signage Text: | N/A |
| Comments: | |

| | | |
|----------|-----------|---|
| EXISTING | Quantity: | 1 |
|----------|-----------|---|



| | | | |
|---------|--------|-------------------|--------|
| Height: | 11'-0" | Available Height: | 11'-0" |
| Width: | 16'-0" | Available Width: | 16'-0" |



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| | Client: | Truist | Checked By: | C. Wheeler |
| | Project: | Re-brand | Scale: | N.A. |
| | Title: | 617 Front Street | Revision: | B |
| | Date: | 4-8-21 | Page: | |