



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, October 03, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) Meeting Minutes

Administration of Oaths

Items of Consent

- [1.](#) Approval of the Order for 118 Orange Street – Certificate of Appropriateness

Old Business

- [1.](#) Case # 23-26 107 Sunset Lane – Demolition
- [2.](#) Case # 23-30 107 Sunset Lane – Fencing & Paves
- [3.](#) Case # 23-07 308 Moore Street - Roof, Paint, Windows, Fence & Landscaping

New Business

- [1.](#) Case # 23-27 505 Front Street – Exterior Lighting
- [2.](#) Case # 23-28 318 Orange Street - Addition to Rear Yard Cottage
- [3.](#) Case # 23-29 310 ½ Orange Street - Demolish House and Shed

Commission / Board Comments

Staff Comments

Adjourn



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 1, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the August 1, 2023 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

Members Present: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Tammy Hunsucker.

Members Absent: Marissa Morris

A quorum was declared with six members present.

Staff Present: Kyle Garner, Michelle Eitner, Town Attorney Jill Quattlebaum, and Laurel Anderson.

Agenda Approval

Vice-Chair Flowers made the motion to approve the Agenda and Member Huckabee made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Tammy Hunsucker

Minutes Approval

Member Hedrick made the motion to approve the July 5th, 2023 Minutes and Member Huckabee made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Tammy Hunsucker

Administration of Oaths

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

Items of Consent

Vice-Chair Flowers made the motion to approve the Orders for Case # 23-20 433 Front Street, Case #23-21 311 Broad Street, and Case #23-22 615 Ann Street and Member Cummins made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Tammy Hunsucker

New Business

1. Case #23-24; 209 Moore St – Front Porch

Chair McCune introduced Case #23-24 and asked if any members needed to recuse and hearing none, she asked for the Staff Report. Ms. Eitner explained that the applicants, Michael and Christa Martin, request removing the existing porch to add a new larger front porch to span the width of the house and to replace vinyl siding. Ms. Eitner pointed out the address typo in the Staff Report should read as 209 Moore Street rather than 115 Front Street and asked that the information provided in the agenda packet be submitted into the record.

Secretary Anderson administered the Oath to the applicant, homeowner Christa Martin, and builder Lane Johnson.

Vice-Chair Flowers requested more details and a drawing of the house with the specific porch the applicants wanted to build. Ms. Martin and Mr. Johnson submitted material samples including a metal roof sample. Vice-Chair Flowers reiterated that more details of the project were needed, and the Historic Preservation Commission only approved standing-seam metal roofs. Member Hedrick asked if the applicants knew what material was under the vinyl siding and the applicants answered that they did not know; the Board recommended that the siding be removed to see what original siding was under it.

The Members discussed the necessity of providing more detailed information and drawings, the importance of Guidelines 6.5.1 through 6.5.3 which specify retaining, preserving, repairing, and using appropriate materials for porches and entrances, and whether the house was a contributing or non-contributing structure. They suggested the applicants research and provide documentation of original or non-original features of the house to support their application and gave the applicants some suggestions of where to find that information.

Chair McCune asked for a motion to table Case #23-24 until the applicant could return with more information. Vice-Chair Flowers made the motion to table Case #23-24 and Member Huckabee made the second.

Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Tammy Hunsucker

Chair McCune then declared Case #23-24 closed.

2. Case #23-23; 201 Broad Street – Fencing

Chair McCune introduced Case #23-23 and asked if any members needed to recuse themselves and Member Flowers stated that he did as he would be presenting Case #23-23 for his client Cindy Van Dover, owner of 201 Broad St.

Chair McCune asked for a motion to recuse Member Flowers from Case #23-23. Member Huckabee made the motion to recuse Member Flowers and Member Hedrick made the second.

Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Tammy Hunsucker

Ms. Eitner then gave an overview of the application to add to the existing 36” tall fence along the property line of 201 Broad Street per the application. She pointed out the address typo in the Staff Report should read as 201 Broad Street rather than 115 Front Street and asked that the information provided in the agenda packet be submitted into the record. The Commission had no questions for Ms. Eitner.

Secretary Anderson administered the Oath to the applicant, John Flowers.

Mr. Flowers pointed out that the original house at 201 Front St had been torn down and Mr. Garner explained that may have occurred before Ruth Little’s survey. Mr. Flowers explained that the request was to build a fence across the existing driveway and adding a 1’6” section on one side, an 8’ gate, and a 5’ section to the property line on the other side of the driveway, with 2”x 2” pickets and 3’ tall fence in a “Beaufort-style” with a straight top.

Member Huckabee asked what was at the end of the fence and Mr. Flowers explained that the fence would end at that point and would not turn down the property line.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-23 and Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #23-23, 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: Fences and Walls Guidelines 8.2.2, 8.2.3

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

Voting yea: Chair McCune, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Tammy Hunsucker

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-23.

Member Hedrick made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-23 be issued for the proposed work.

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

Voting yea: Chair McCune, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Tammy Hunsucker

Chair McCune then declared Case #23-23 closed.

Member Hedrick made a motion to restore Vice Chair Flowers to the Board and Member Cummins gave the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Tammy Hunsucker

Commission / Board Comments

There were no Board comments.

Staff Comments

- a. Mr. Garner informed the Board that Secretary Anderson had updated the Certificate of Appropriateness application as requested by the Board. He showed the Board the revised application with a hyperlink to the Guidelines and noted that applications must be deemed completed and accepted before the submittal date.
- b. Mr. Garner notified the Board of upcoming training in Washington NC on August 24th, 2023 given by the State Historic Preservation Office.
- c. He introduced Jay Horton of Filter Design Studio who updated the Board about the forensic demo at the Masonic Lodge in Beaufort and stated that the structural part was complete, and his firm would be submitting a building permit application shortly for the hotel on that site. Mr. Garner informed the Board of Secretary Anderson’s suggestion that the Town designate future budgeting to be used to complete the rest of the Olde Burying Ground fence as Mr. Horton would be upgrading the fence section behind the hotel.

Adjourn

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

Voting yea Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Tammy Hunsucker

Chair McCune declared the August 1st, 2023 meeting adjourned.

Chair, Joyce McCune

Board Secretary, Laurel Anderson



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

Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, September 5, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the September 5, 2023 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

Members Present: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris.

A quorum was declared with seven members present.

Staff Present: Kyle Garner, Michelle Eitner, Town Attorney Jill Quattlebaum, and Laurel Anderson.

Agenda Approval

Vice-Chair Flowers made the motion to approve the Agenda and Member Cummins made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Administration of Oaths

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

Items of Consent

Chair McCune asked Vice-Chair Flowers to recuse himself as he was the applicant for the Item of Consent.

Vice-Chair Flowers asked to recuse himself and Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Member Cummins made the motion to approve the Order for Case # 23-23 201 Broad Street and Member Huckabee made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Chair McCune then took a vote that was unanimously approved to allow Vice-Chair Flowers back to the Board.

Voting yea: Chair McCune, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

New Business

1. Case #23-25; 118 Orange St – Accessory Structure – Revised COA

Chair McCune introduced Case #23-25 and asked if any members needed to recuse and hearing none, she asked for the Staff Report. Mr. Garner requested the Staff report and all attachments be entered into the record. He explained that the submitted building permit application plans deviated from the COA that had been approved in December 2022. The homeowners agreed that the changes had been made from the approved COA and were willing to submit a revised COA.

Changes deviating from the approved COA included: window locations moved, a porthole window was added, asphalt shingles instead of metal roof, wood slats between foundation piers, double exterior door instead of a single door, and a more detailed landscape plan. Mr. Garner requested that Landscape Guidelines 8.2.2 and 8.2.3 be added as the applicants also requested extending their fence.

Secretary Anderson administered the Oath to the applicant, homeowner Meg Emrich.

Member Huckabee asked about the slats and the door, and Ms. Emrich stated that they wanted to match the existing door. Chair McCune discussed the exterior light wattage and Ms. Emrich said the wattage could be decreased from 5 watts to 3 if necessary.

Chair McCune asked if there were any parties with standing, and hearing none and no further questions, asked for a motion for a Finding of Fact for Case #23-25. Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-25, 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: Landscaping Guidelines 8.1.5, 8.1.8, 8.1.13; Roof Guidelines 6.1.3; Foundations Guidelines 6.6.6; Window and Door Guidelines 6.4.7, 6.4.10; Off-street Parking Guidelines 8.5.7; Exterior Lighting Guidelines 8.4.3, 8.4.5, Fences and Walls Guidelines 8.2.2, 8.2.3.

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

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-25.

Member Huckabee made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-25 be issued for the proposed work.

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

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Chair McCune then declared Case #23-22 closed and notified Ms. Emrich that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

Chair McCune then declared Case #23-25 closed.

2. Case #23-26; 107 Sunset Lane – Demo, Fencing & Driveway

Town Attorney Quattlebaum notified the Board that an adjacent property owner at Sunset Lane lives in Guam and on August 31st received notice of the hearing and had requested the matter be continued. The property owner also expressed her intention to retain counsel to represent her interests in the issue as she may be a party with standing. Ms. Quattlebaum also informed the Board that there was a discrepancy as to the title of the land on which the requested fence would be built and the applicant did not appear to be the owner of the land. The Town Manager requested the Board consider continuing the matter until legal can review that issue, and also the applicant's architect would submit new plans with the revised proposal. Ms. Quattlebaum pointed out that there were due process concerns of no notice to adjacent property owners of the new plans and not sufficient notice of the matter to the people which Chapter 160-D requires. She added that the recommendation from legal would be to continue the matter until the October hearing to give time for the landowner to have a representative or legal counsel at the meeting and to give everyone a due process notice.

Chair McCune made a motion to table Case #23-26 until the matters of concern have been resolved. Vice-Chair Flowers made the second and Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Chair McCune declared Case #23-26 tabled until further notice.

Commission / Board Comments

None.

Staff Comments

- a. Mr. Garner informed the Board that John Wood of the State Historic Preservation Office (SHPO) had retired and at the current time there was no Eastern Region state historic representative.
- b. The wayfinding signs for the town and historic district had been received and were in the process of being installed.
- c. The National Park Service had updated the resiliency language which would be inserted into the updated Standards.
- d. Mr. Garner answered Member Hedrick's questions regarding plaqued homes outside the local historic district.

Adjourn

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

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Chair McCune declared the September 5th, 2023 meeting adjourned.

Chair, Joyce McCune

Board Secretary, Laurel Anderson



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
6:00 P.M. October 3, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Consent

SUBJECT: Approval of the Order for 118 Orange Street – Certificate of Appropriateness

BRIEF SUMMARY:

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

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

REQUESTED ACTION:

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

EXPECTED LENGTH OF PRESENTATION:

0 Minutes (Presentation from Staff)

SUBMITTED BY:

Kyle Garner, AICP Planning Director

BUDGET AMENDMENT REQUIRED:

N/A



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

October 3, 2023

Sam & Megan Emrich
2413 Ridge Road
Raleigh, NC 27612

RE: Case # 23-25 118 Orange Street – Accessory Structure – Revised COA

Dear Mr. and Mrs. Emrich:

Beaufort's Historic Preservation Commission wishes to thank you for your recent application for a revision of a Certificate of Appropriateness dated December, 2022 regarding the property referenced above which is in the Town's Historic District. We appreciate you taking the time to come before the Commission, as well as your willingness to work with us to preserve the distinctive character of Beaufort. Your commitment will help ensure the many historic and cultural resources that we enjoy today will be preserved for future generations.

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

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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate

Mayor Sharon Harker
Commissioner John Hagle • Commissioner Marianna Hollinshed
Commissioner Bucky Oliver • Commissioner [redacted] in Cooper • Commissioner Bob Terwilliger
Town Manager [redacted] Todd Clark



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on September 5, 2023 to consider a revised Certificate of Appropriateness (“COA”) application submitted by Sam & Megan Emrich for **CASE # 23-25 118 ORANGE STREET – ACCESSORY STRUCTURE – REVISED COA** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on September 5, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

Landscaping Guidelines

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.

8.1.8. 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.

Roof Guidelines

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

Foundations Guidelines

6.6.6. Wood grilles or lattice are appropriate for infill if compatible with the period or style of the structure. Stock lightweight lattice is not appropriate in areas in the public view.

Window and Door Guidelines

6.4.7. New windows must match original in overall size and opening area and should have three dimensional muntin’s 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.

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.

Exterior Lighting Guidelines

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

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

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.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for CASE # 23-25 118 ORANGE STREET – ACCESSORY STRUCTURE – REVISED COA

This the 3rd day of October, 2023.

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



Town of Beaufort, NC

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, October 3, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-26 107 Sunset Lane – Demolition

BRIEF SUMMARY:

The applicant wishes to demolish the existing structure at 107 Sunset Lane.

- Application Update – Staff met with the applicant and owner after the September 5th HPC meeting where all parties agreed to separate the original request (demo of structure, fencing and pavers) into two separate applications with **this one being just for the demo only.**
- An email from John Wood has also been provided as to the structure not being a contributing structure, which also means it does not meet the criteria of being Historically Significant. Per Section 23-J-1 (Demolition of Buildings).

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP
Date: September 26, 2023
Case No. 23-26

Request: To demolish the existing structure at 107 Sunset Lane
 Victor Flow
Applicant: 18 Graylyn Place Court
 Winston Salem, NC 27106

Property Information:

Owners: Victor Flow
 Location: 107 Sunset Lane
 PIN#: 730617014131000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 107 Sunset Lane, circa 1955.
House. Very altered, 1-story 3-bay side gable vernacular house with central chimney, replacement windows, iron pipe porch posts and asbestos shingled walls. Although it appears to predate 1950, it does not appear on 1950 Sanborn map, and must have been moved. to this lot.

2013 – A COA was issued to replace an existing metal & shingle roof with a 30-year architectural shingle roof.

Application Update – Staff met with the applicant and owner after the September 5th HPC meeting where all parties agreed to separate the original request (demo of structure, fencing and pavers) into two separate applications with this one being just for the demo only.

An email from John Wood has also been provided as to the structure not being a contributing structure, which also means it does not meet the criteria of being Historically Significant. Per Section 23-J-1 (Demolition of Buildings).

Proposed work:

- Demolition and removal of existing house and fencing

Material:

Color:

Demolition of Buildings Guidelines

- 10.1.1. Choose demolition only as a last resort. Property owners of contributing buildings should design the replacement building to reflect the demolished building's height, scale, massing and location. Applicants will have a heavy burden to demonstrate to the HPC that a replacement building with different height, scale, massing as the previously existing building is congruous with the Historic District.
- 10.1.2. Document the historic resource prior to demolition. Documentation shall take the form of black and white photographs, and color digital photographs of the building, structure, or site's principal elevations, architectural elements (both in exterior and interior), and special features. Measured drawings of the resource may also be required. The HPC shall determine on a case-by-case basis the extent of documentation required and the parties responsible for producing such documentation. The documentation shall be submitted to the HPC and become a permanent record of the Town of Beaufort.
- 10.1.3. Salvage architectural features and building materials for reuse or study. Contact antique dealers and used building supply establishments to arrange for removal. Consider donations of items to interested non-profit organizations or museums or the NC-SHPO.
- 10.1.4. Minimize ground-disturbing activities during demolition to avoid damage to potential unknown Archaeological resources.
- 10.1.5. Retain mature trees on site.
- 10.1.6. Clean the site thoroughly of all building debris and leave the lot properly graded and seeded.

See Response to each guideline from the Applicant in the revised application.

Mailing Addresses of Property Owners
Adjacent to 107 Sunset Lane

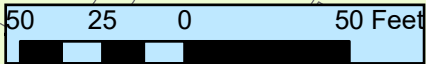
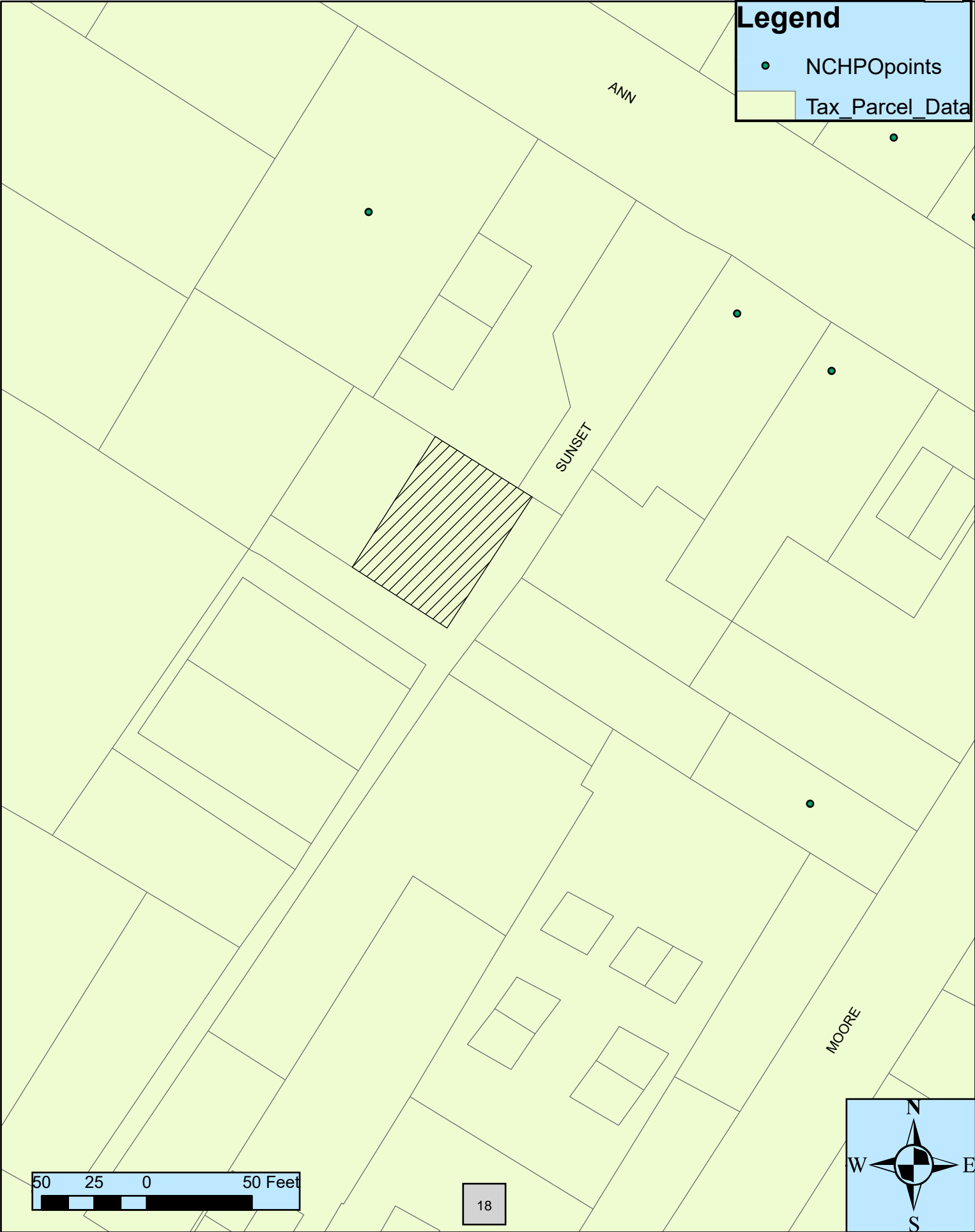
OWNER	MAIL_ADD	MAIL_CITY	MAIL_STATE	MAIL_ZI5
FLOW VICTOR ETUX	18 GRAYLYN PLACE CT	WINSTON SALEM	NC	27106
JOHN & JOSEPH LLC	325 FRONT STREET	BEAUFORT	NC	28516
FROHBOSE FREDERICK A ETUX KELL	1608 PINECREST ROAD	ROCKY MOUNT	NC	27803
BOLLINGER CLAY BELIN ETUX ETAL	4600 HICKORY NUT RIDGE RD	GRANITE FALLS	NC	28630
ASKEY BARBARA LEE TRUSTEE	182 TRANKILO STREET APT 604	TAMUNING	GUAM	96913
REVELS RAY V JR	120 ANN STREET	BEAUFORT	NC	28516
MOORE MICHAEL A ETAL WILLIAM M	113 MOORE STREET	BEAUFORT	NC	28516
CANDLEWOOD INVESTMENTS LLC	PO BOX K	ROCKY MOUNT	NC	27804

Case # 23-26 107 Sunset Lane - Demolition

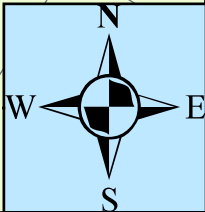
1.

Legend

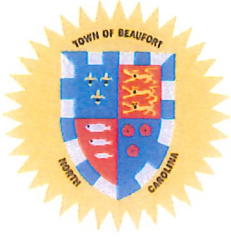
- NCHPOpoints
- Tax_Parcel_Data



18



CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Victor I. Flow Jr. By Margaret K. Chalk, AIA, NCARB

Applicant Address: 18 Graylyn Place Court, Winston Salem, NC 27106

Business Phone: 336-813-2555 Email/Cell: vicflow1214@AOL.com

Property Owner Name: Victor I. Flow Jr.

Address of Property: 107 Sunset Lane, Beaufort, NC 28516

Phone Number: 336-813-2555 Email/Cell: vicflow1214@AOL.com

PROJECT INFORMATION

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

Demolition of house, porches, steps, brick walk, and brick parking; Removal of all debris; grade former house site, apply topsoil, and grass over bare areas of property.

Mature trees and shrubs will be preserved.

NC-SHPO has determined the house is not a 'contributing' building in the Historic District.

Estimated Cost of Project: \$ 15,000.00

Year House Built: Unknown

Margaret K. Chalk
Applicant Signature

09.08.2023
Date

Margaret K. Chalk, AIA, NCARB, Architect (252-726-3099). mkcarchitect@ec.rr.com

Victor I. Flow Jr.
Property Owner Signature (if different than above)
Victor I. Flow Jr., Owner

9-9-23
Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

- A description of any planned demolition. **Site Plan attached.**
- An indication of all trees to be replaced and/or removed. **None.**
- 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.

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

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

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

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

REQUIRED ATTACHMENT FOR COA

1. DESIGN GUIDELINES RELEVANCY AND CONSISTENCY:

"List Design Guidelines that apply to the application and a description of how proposed changes are consistent with the Design Guidelines for the Beaufort Historic District & Landmarks."

The Guidelines which pertain to this project are:

- α. Chapter 10, Demolition

The house at 107 Sunset Lane has been inspected by State Historic Preservation Specialist John Wood and Preservation North Carolina Professional Association Network member, Architect Margaret K. Chalk.

John Wood provided the enclosed letter stating that the building is a non-contributing structure to the National Register-listed Beaufort Historic District.

The project will comply with the Beaufort Historic District Design Guidelines, as described in detail on the following pages:

Demolition of Buildings Guidelines

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

Demolition is a last resort. The owner began repairs, but found the extent of weather damage and structural decay to make the costs prohibitive. A replacement building is not planned at this time.

The State Historic Preservation specialist has determined this is not a contributing building.

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

There are no historic elements to document or salvage; any that may have existed are unknown, and were at some time removed and replaced with modern materials.

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

There are no historic elements to document or salvage; all such have been removed and replaced with modern elements.

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

Ground-disturbing activities will be minimized in order to avoid damage to potential unknown archeological resources. Foundation appears to be piers on shallow footings, but was not accessible for inspection.

10.1.5. Retain mature trees on site.

Demolition will be undertaken carefully, so as not to cause unnecessary ground disturbance and in a manner to preserve existing mature trees.

10.1.6. The site will be thoroughly cleaned of all building debris and the lot graded and sodded.

Maggie Chalk

From: Wood, John <john.p.wood@dncr.nc.gov>
Sent: Monday, August 14, 2023 10:42 AM
To: Kyle Garner (K.Garner@beaufortnc.org); Maggie Chalk
Cc: Poole, Lauren; Wood, John
Subject: 107 Sunset Lane, Beaufort, Carteret County

RE: 107 Sunset Lane, Beaufort, Carteret Co.

Good morning, Kyle,

At the request of Maggie Chalk, AIA who is working on behalf of the property owner, Lauren Poole and I made a site visit to 107 Sunset Lane, a residential property located within the National Register-listed Beaufort Historic District on August 7, 2023. The purpose of our site visit was to evaluate National Register eligibility of the building.

The 1997 survey update prepared by M. Ruth Little indicates that the house appears to predate 1950 (possibly circa 1920) and was likely moved to the site sometime after 1950. The entry for the property further indicates that the building has been “greatly altered” and is a non-contributing property.

Our on-site evaluation confirmed that the building was constructed prior to 1950. It appears that the structure was enlarged in several building phases. As we did not have access to the attic and crawl spaces, the chronological sequence of additions and alterations could not be precisely determined. Since the 1997 survey, the standing-seam metal roof has been replaced with an asphalt composition roof; the interior chimney stack has been removed; the metal porch posts have been replaced with wooden box posts; and the upper courses of the exterior flue have been removed. On the interior all historic finishes have been removed and replaced with modern materials.

We find that the building continues to be a non-contributing structure in the National Register-listed Beaufort Historic.

Please do not hesitate to contact me if you have any questions.

John



John P. Wood

Regional Supervisor/Restoration Specialist
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: (252) 830-6580, extension 225
john.p.wood@dncr.nc.gov

117 West Fifth Street | Greenville, North Carolina 27858

****Please note effective July 12, 2023 my email address has changed to: john.p.wood@dncr.nc.gov.**

***This message does not necessarily represent the policy of the N.C. Department of Natural and Cultural Resources*

Adjacent Property Owners of Victor & Rodgersyn Flow

107 Sunset Lane, Beaufort, NC

Parcel No.: 730617014131000

99 Sunset Lane, Beaufort, NC

Parcel No.: 730617013074000

Flow, Victor Ivan Jr.

18 Graylyn Place Court

Winston Salem, NC 27106

Alley way

Parcel No.: 730617013077000

Sunset Lane Townhouses

18 Graylyn Place Court

Winston Salem, NC 27106

Vic Flow

105 Sunset Lane, Beaufort, NC

Parcel No.: 730617014104000

Askey, Barbara Lee Trustee

182 Trankilo Street #604

Tamuning, Guam 96913

120 Ann Street, Beaufort, NC

Parcel No.: 730617014296000

Bollinger, Clay Belin

4600 Hickory Nut Ridge Road

Granite Falls, NC 28630

Rick Monaco & David Bradley

120 Ann Street, Beaufort, NC

Parcel No.: 730617015220000

Revels, Ray V. Jr.

120 Ann Street

Beaufort, NC 28516

124 Sunset Lane, Beaufort, NC

Parcel No.: 730617015110000

John & Joseph LLC

325 Front Street

Beaufort, NC 28516

122 Sunset Lane, Beaufort, NC

Parcel No.: 73061701**5033**000
Moore, Michael A & William M.
113 Moore Street
Beaufort, NC 28516

Jerry Wordsworth

Alley way

Parcel No.: 73061701**4083**000
Candlewood Investments LLC
PO Box K
Rocky Mount, NC 27804

Jerry Wordsworth

100 Sunset Lane

Parcel No.: 73061701**4925**000 (Alley way)
Sunset Lane Townhouses
18 Graylyn Place Court
Winston Salem, NC 27106

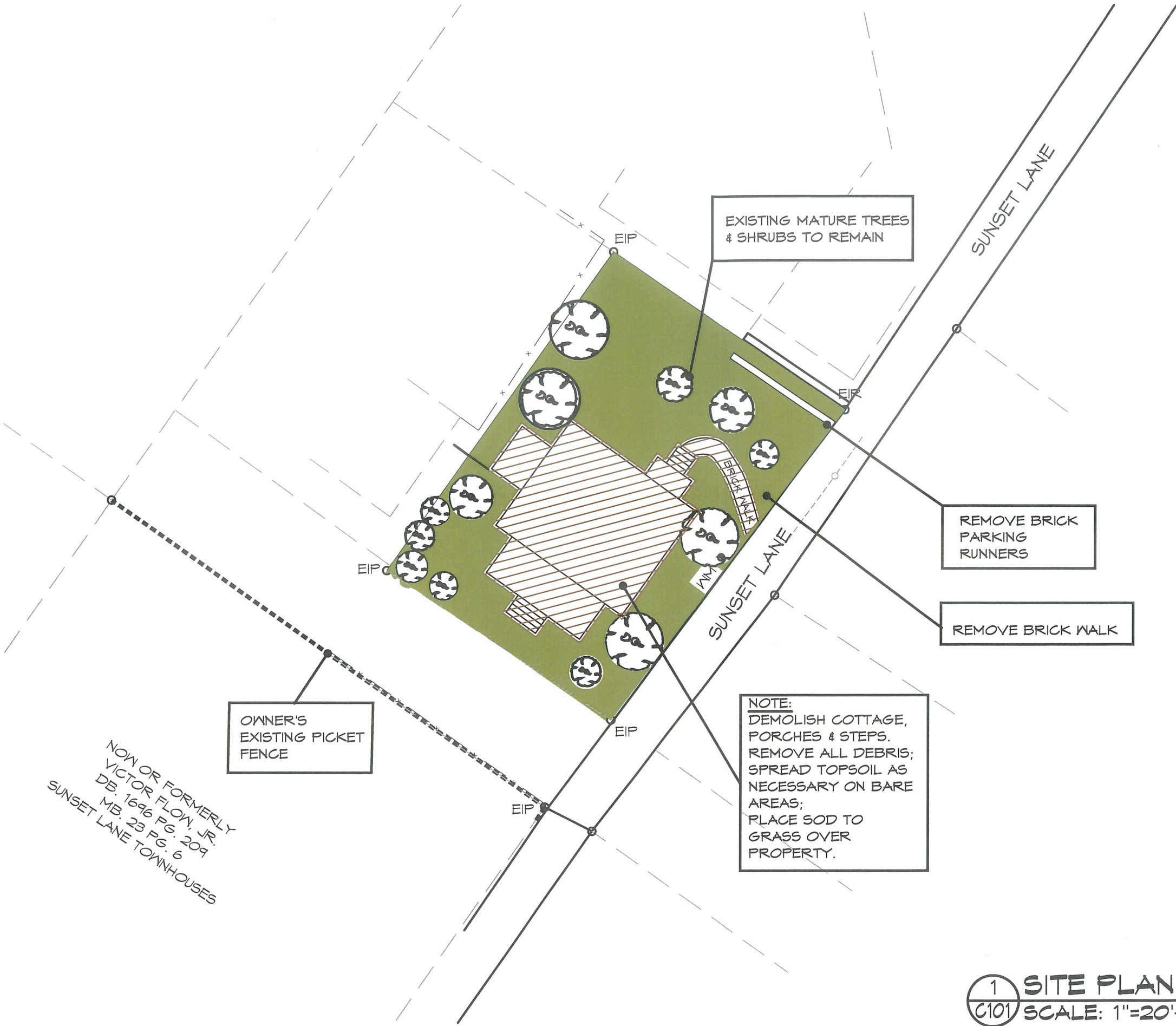
Jerry Wordsworth







\\BAPS\SERVER\Data\acaddwg\23008 Flow Residence_107 Sunset\Drawings\Schematic Design\Site Plan - 0004, COA Demolition Application.dwg, C101, 9/9/2023 1:59:23 PM, LANIER.MP, C2004ex PCL 6, 1:1



NOW OR FORMERLY
VICTOR FLOW, JR.
DB. 1696 PG. 209
MB. 23 PG. 6
SUNSET LANE TOWNHOUSES

OWNER'S
EXISTING PICKET
FENCE

EXISTING MATURE TREES
& SHRUBS TO REMAIN

REMOVE BRICK
PARKING
RUNNERS

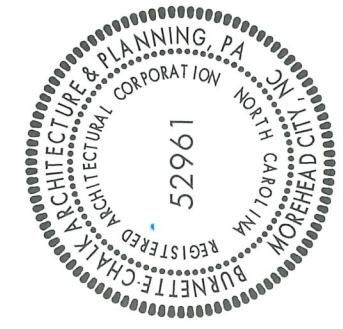
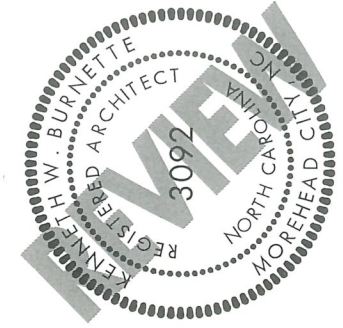
REMOVE BRICK WALK

NOTE:
DEMOLISH COTTAGE,
PORCHES & STEPS.
REMOVE ALL DEBRIS;
SPREAD TOPSOIL AS
NECESSARY ON BARE
AREAS;
PLACE SOD TO
GRASS OVER
PROPERTY.

1 SITE PLAN
C101 SCALE: 1"=20'-0"



PROGRESS SET



C101	SITE PLAN COA APPLICATION	VICTOR J. FLOW, JR. 107 SUNSET LANE BEAUFORT, NORTH CAROLINA 28516	PROJECT FILE # 23008 DRAWN: MKC/AG PHASE: SD DATE: 08 SEPT 2023		BURNETTE • CHALK ARCHITECTURE & PLANNING, P.A. 103 BANKS STREET, MOREHEAD CITY, NORTH CAROLINA 28557 252.726.5387 252.726.5099 FAX 252.726.1250 INFO@BURNCHALK.COM
	1.				



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, October 3, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-30 107 Sunset Lane – Fencing & Paves

BRIEF SUMMARY:

The applicant wishes to add pavers to the drive and install fencing for 107 Sunset Lane.

- Application Update – Staff met with the applicant and owner after the September 5th HPC meeting where all parties agreed to separate the original request (demo of structure, fencing and pavers) into two separate applications with **this one being just for the fencing and pavers only.**
- At the time of agenda preparation, a determination on the access/street had not been made by the Town Attorney. Therefore, the staff requests the Commission consider tabling the request until this issue is resolved.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP
Date: September 26, 2023
Case No. 23-30

Request: Install fencing and pavers at 107 Sunset Lane

Applicant: Victor Flow
 18 Graylyn Place Court
 Winston Salem, NC 27106

Property Information:

Owners: Victor Flow
Location: 107 Sunset Lane
PIN#: 730617014131000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 107 Sunset Lane, circa 1955.
House. Very altered, 1-story 3-bay side gable vernacular house with central chimney, replacement windows, iron pipe porch posts and asbestos shingled walls. Although it appears to predate 1950, it does not appear on 1950 Sanborn map, and must have been moved. to this lot.

Application Update – Staff met with the applicant and owner after the September 5th HPC meeting where all parties agreed to separate the original request (demo of structure, fencing and pavers) into two separate applications with this one being for the **fencing and pavers**. **At the time of agenda preparation, a decision on the access, had still not been determined.**

Proposed work:

- Install 6’-tall white privacy fence along west property line.
- Install 3’-tall white picket fence along Sunset Lane property line and along driveway.
- Replace brick runner driveway with 10’-wide paver drive.

Material:

- Wooden picket fence
- Privacy fence (wood)
- Belguard driveway pavers, Dublin Cobble style, Savannah color

Color:

- White fencing
- “Savannah” color pavers (tan)

Fences and Walls Guidelines

821. Retain and preserve historic fence and wall material wherever possible. If replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern and texture.
822. 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.
823. 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.
824. 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.
825. The use of false historical details or other non-original architectural embellishments on existing fences is not appropriate.
826. Use a combination of fences and plantings to screen parking lots. To provide adequate visibility for drivers entering and leaving, the fence should not exceed a height of three (3) feet at the street/sidewalk edge. (SEE OFF-STREET PARKING GUIDELINES for more details)
827. Contemporary or utilitarian fence materials are not appropriate for fences in the public view. Inappropriate materials include: plastic, vinyl, chain link, wire, and all other modern materials. The use of modern fencing is permitted for rear yards only, in areas not seen from the public view, using vinyl-coated chain link (dark green or black), standard chain link or heavy wire (“hog wire”). Use plantings such as ivy, climbing roses, jasmines, or other vines to hide wire fences.

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

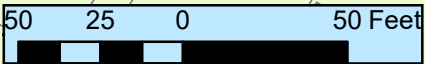
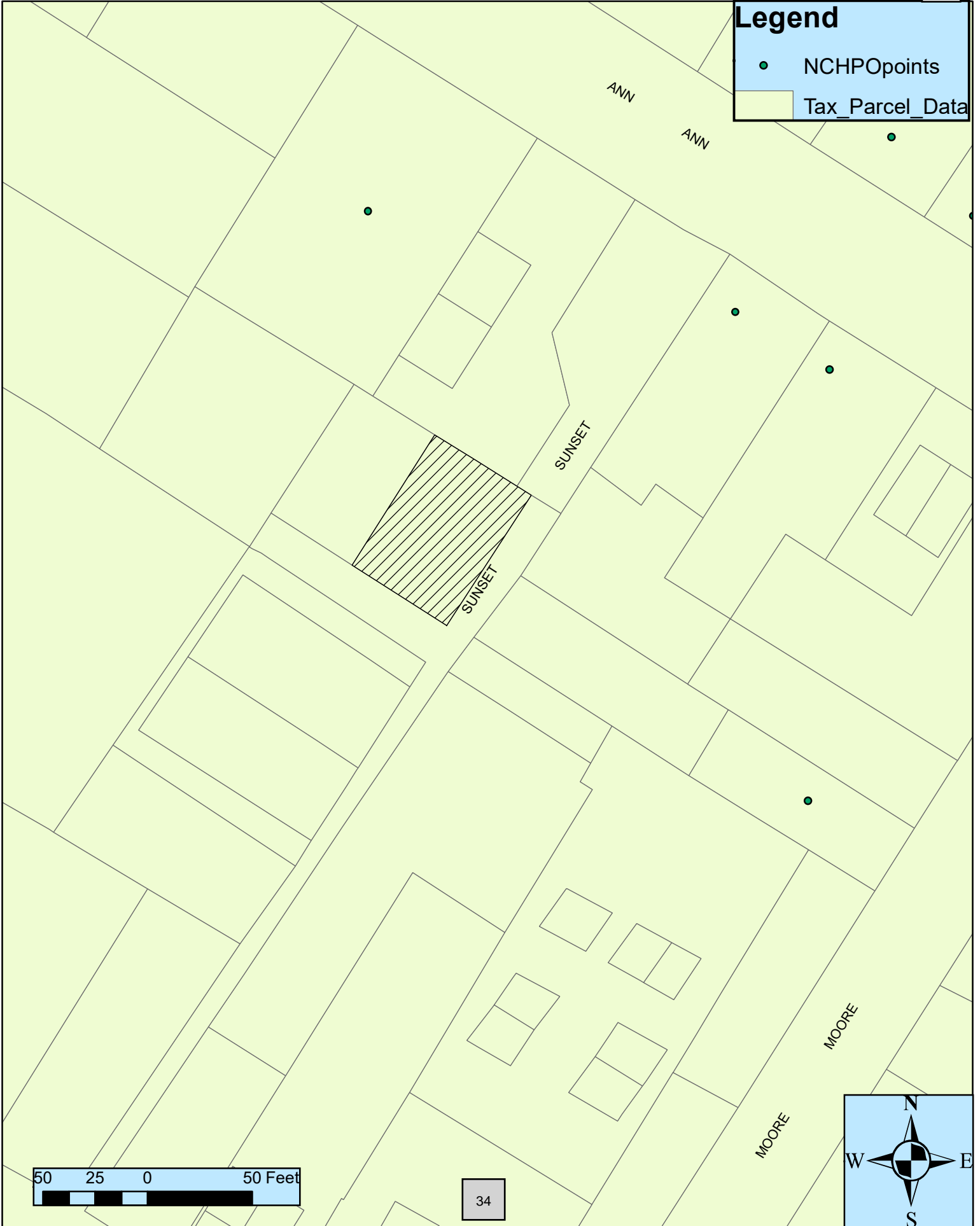
plans, including all proposed landscape and ground cover changes and information on proposed lighting types, placement, and intensity.

- 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.
- 8.5.5. Integrate pedestrian scale lighting into parking areas to avoid excessive glare and illumination to adjoining properties. See EXTERIOR LIGHTING guidelines and the Beaufort Zoning Ordinance for further details on lighting standards.
- 8.5.6. Incorporate existing mature trees into new parking areas. Avoid the placement of impervious surface materials such as asphalt and concrete in areas below the canopy crown of the tree. Use turf stone, gravel, marl, or other pervious materials in these areas.
- 8.5.7. Use paving materials that were traditionally used on surface parking areas and driveways on the surrounding block or street. Gravel, marl, crushed shells, asphalt, and concrete are typical parking lot treatments, while grass, gravel or concrete runners with a grassy median, brick, and marl are typical driveway treatments. Use bricks, stone, or metal to contain loose paving materials. Landscaping timbers, railroad ties, and concrete or plastic edging are not allowed.

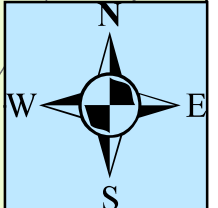
Case # 23-30 107 Sunset Lane - Fencing & Pavers

Legend

- NCHPOpoints
- Tax_Parcel_Data



34



Mailing Addresses of Property Owners
Adjacent to 107 Sunset Lane

OWNER	MAIL_ADD	MAIL_CITY	MAIL_STATE	MAIL_ZI5
FLOW VICTOR ETUX	18 GRAYLYN PLACE CT	WINSTON SALEM	NC	27106
JOHN & JOSEPH LLC	325 FRONT STREET	BEAUFORT	NC	28516
FROHBOSE FREDERICK A ETUX KELL	1608 PINECREST ROAD	ROCKY MOUNT	NC	27803
BOLLINGER CLAY BELIN ETUX ETAL	4600 HICKORY NUT RIDGE RD	GRANITE FALLS	NC	28630
ASKEY BARBARA LEE TRUSTEE	182 TRANKILO STREET APT 604	TAMUNING	GUAM	96913
REVELS RAY V JR	120 ANN STREET	BEAUFORT	NC	28516
MOORE MICHAEL A ETAL WILLIAM M	113 MOORE STREET	BEAUFORT	NC	28516
CANDLEWOOD INVESTMENTS LLC	PO BOX K	ROCKY MOUNT	NC	27804

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



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Victor I. FLOW Jr. By Margaret K. Chalk, AIA, NCARB

Applicant Address: 18 Graylyn Place Court, Winston Salem, NC 27106

Business Phone: 336-813-2555 Email/Cell: vicflow1214@AOL.com

Property Owner Name: Victor I. Flow Jr.

Address of Property: 107 Sunset Lane, Beaufort, NC 28516

Phone Number: 336-813-2555 Email/Cell: vicflow1214@AOL.com

PROJECT INFORMATION

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

Install 6' high white wood privacy fencing along west property line.

Install white wood picket fencing along Sunset Lane and a portion of South property line.

Pave 13' X 50' drive with Belguard 'Dublin Cobble,' Savannah color, to match owners's drives at 97-99 Sunset Lane (next door)

See attached Site Plan.

Estimated Cost of Project: \$ 25,000.00

Year House Built: Unknown

Margaret K. Chalk
Applicant Signature

09.08.2023
Date

Margaret K. Chalk, AIA, NCARB, Architect (252-726-3099). mkcarchitect@ec.rr.com

Victor I. Flow Jr.
Property Owner Signature (if different than above)
Victor I. Flow Jr., Owner

9-9-23
Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

- A description of any planned demolition. Chain link fence at West property line.
- An indication of all trees to be replaced and/or removed. None.
- 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. Sherwin Williams Super Paint 'Super White' - Sample attached.
- All types of building material samples. Belguard Dublin Cobble 'Savannah' pavers - Spec Sheet attached.
- If a project involves the reconstruction of an earlier feature of a historic structure, documentation of the prior existence of such feature.

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

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

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

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

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

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

Fences and Walls Guidelines

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

No Historic Fence or wall materials exist on this property.

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.

New fencing along Sunset Lane edge will be white wood pickets to match owners' adjoining property. A white wood privacy fence will be constructed along the west property line, and is in the back of the property, not on the street. See Site Plan for details and elevation drawing of fencing.

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.

New white wood fencing will be 36" (or less), on the street, and 6' at the back (west) property line. The transition from low to high fencing will occur on the back and side corner of the property – see Site Plan. Fencing will be attached to fence posts, not to buildings.

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.

There are no existing Historic retaining walls on this property. No new retaining walls are planned on this property.

8.2.5. The use of false historical details or other non-original architectural embellishments on existing fences is not appropriate.

No such detailing is planned, not will any be applied. See fence elevation drawings on Site Plan.

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

No parking lot is planned. Access lane is screened by mature plant materials which are remaining in place on site.

8.2.7. No contemporary or utilitarian fence materials are planned. Existing chain link fence on west property line will be removed to allow for construction of the new fence.

Off-street Parking Guidelines

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

No parking lot is planned for this property. The new access lane (driveway) will be pavers at the South Edge of the property. See Site Plan and material submittals.

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.

See attached scaled Site Plan. No lighting is planned, nor are changes planned to be made to the mature landscaping.

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

No new parking area is planned.

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

No trees will be removed. Mature Landscaping is preserved.

8.5.5. Integrate pedestrian scale lighting into parking areas to avoid excessive glare and illumination to adjoining properties. See EXTERIOR LIGHTING guidelines and the Beaufort Zoning Ordinance for further details on lighting standards.

No lighting is planned.

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

See Site Plan.

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.

The Belgard Dublin Cobble ‘Savannah’ color pavers submitted for review, give the appearance of stone, and match adjacent driveways.

Adjacent Property Owners of Victor & Rodgersyn Flow

107 Sunset Lane, Beaufort, NC

Parcel No.: 730617014131000

99 Sunset Lane, Beaufort, NC

Parcel No.: 730617013074000

Flow, Victor Ivan Jr.

18 Graylyn Place Court

Winston Salem, NC 27106

Alley way

Parcel No.: 730617013077000

Sunset Lane Townhouses

18 Graylyn Place Court

Winston Salem, NC 27106

Vic Flow

105 Sunset Lane, Beaufort, NC

Parcel No.: 730617014104000

Askey, Barbara Lee Trustee

182 Trankilo Street #604

Tamuning, Guam 96913

120 Ann Street, Beaufort, NC

Parcel No.: 730617014296000

Bollinger, Clay Belin

4600 Hickory Nut Ridge Road

Granite Falls, NC 28630

Rick Monaco & David Bradley

120 Ann Street, Beaufort, NC

Parcel No.: 730617015220000

Revels, Ray V. Jr.

120 Ann Street

Beaufort, NC 28516

124 Sunset Lane, Beaufort, NC

Parcel No.: 730617015110000

John & Joseph LLC

325 Front Street

Beaufort, NC 28516

122 Sunset Lane, Beaufort, NC

Parcel No.: 73061701**5033**000
Moore, Michael A & William M.
113 Moore Street
Beaufort, NC 28516

Jerry Wordsworth

Alley way

Parcel No.: 73061701**4083**000
Candlewood Investments LLC
PO Box K
Rocky Mount, NC 27804

Jerry Wordsworth

100 Sunset Lane

Parcel No.: 73061701**4925**000 (Alley way)
Sunset Lane Townhouses
18 Graylyn Place Court
Winston Salem, NC 27106

Jerry Wordsworth





SHERWIN-WILLIAMS.

Take on the weather elements with SuperPaint® Exterior Acrylic Latex

Color: SUPER WHITE
LOW-LUSTRE



SuperPaint® Exterior Acrylic Latex is designed to stand up beautifully to harsh weather.



Weather resistant



Outstanding adhesion



Reliable protection



Open your smartphone camera and scan over the code to learn more about the benefits of SuperPaint® Exterior Acrylic Latex. ▶





DUBLIN COBBLE® PAVER



PRICING

\$\$

[\(HTTPS://WWW.BELGARD.COM/COLLECTION/HERITAGE/\)](https://www.belgard.com/collection/heritage/)

A true classic, its gently distressed surface and antiqued edges whisper quiet, timeless sophistication. Smaller than Bergerac and featuring a wide array of shapes, Dublin Cobble® creates a casually elegant, time-worn look recalling the hand-laid stone of centuries-old Mediterranean villas.

Features & Benefits

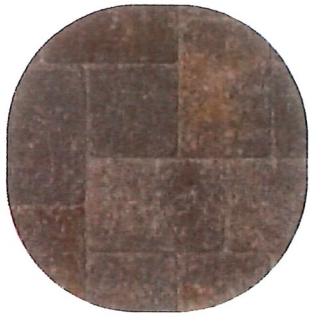
- Gently distressed surfaces and antiqued edges
- Exceptional stability and durability
- Wide range of natural color blends
- ~~Available in a variety of shapes and size~~

*All colors and/or products may not be available in all areas. Please inquire for availability and special order options.

COLORS



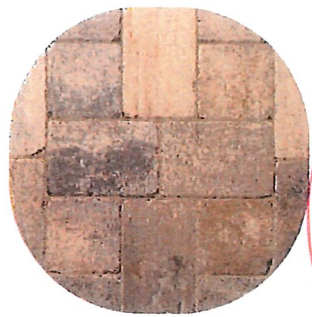
ARCTIC



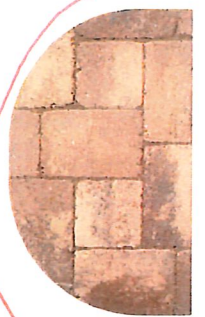
ARDENNES



FOSSIL

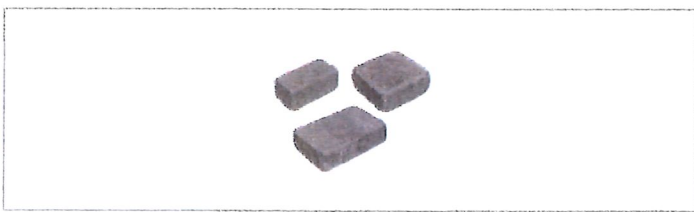


HATTERAS



SAVANNA

SPECS



3pc Modular
 3 x 6 x 2 3/8
 6 x 6 x 2 3/8
 6 x 9 x 2 3/8



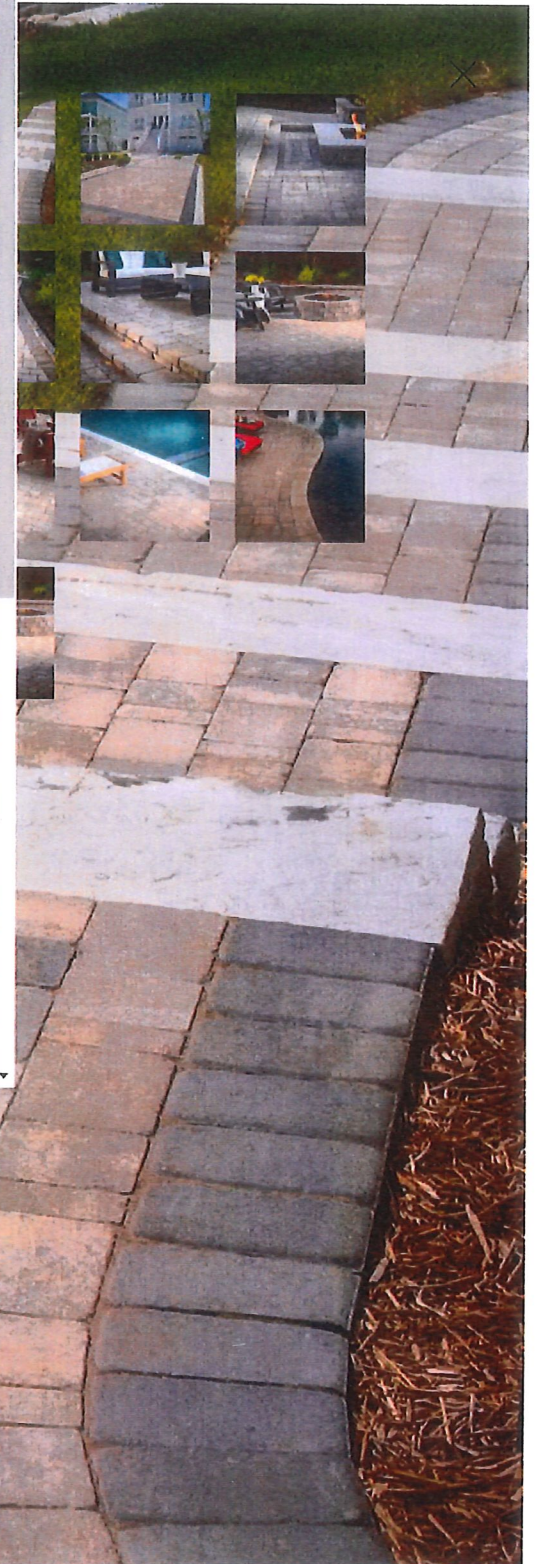
Border Unit
 6 x 9 x 2 3/8

FOR BEST RESULTS ENTER THE ZIP CODE WHERE YOUR PROJECT IS LOCATED.

Belgard products are manufactured regionally.

DUBLIN COBBLE® PAVER

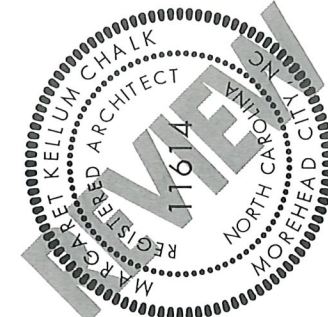
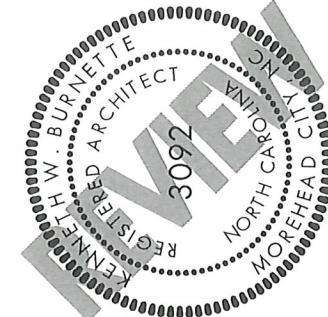
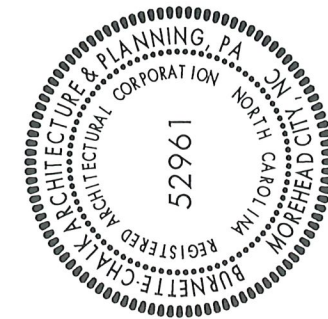
HERITAGE([HTTPS://WWW.BELGARD.COM/COLLECTION/HERITAGE/](https://www.belgard.com/collection/heritage/) 28557)



ARE YOU LOOKING FOR A PROFESSIONAL IN YOUR AREA?

Color Preview



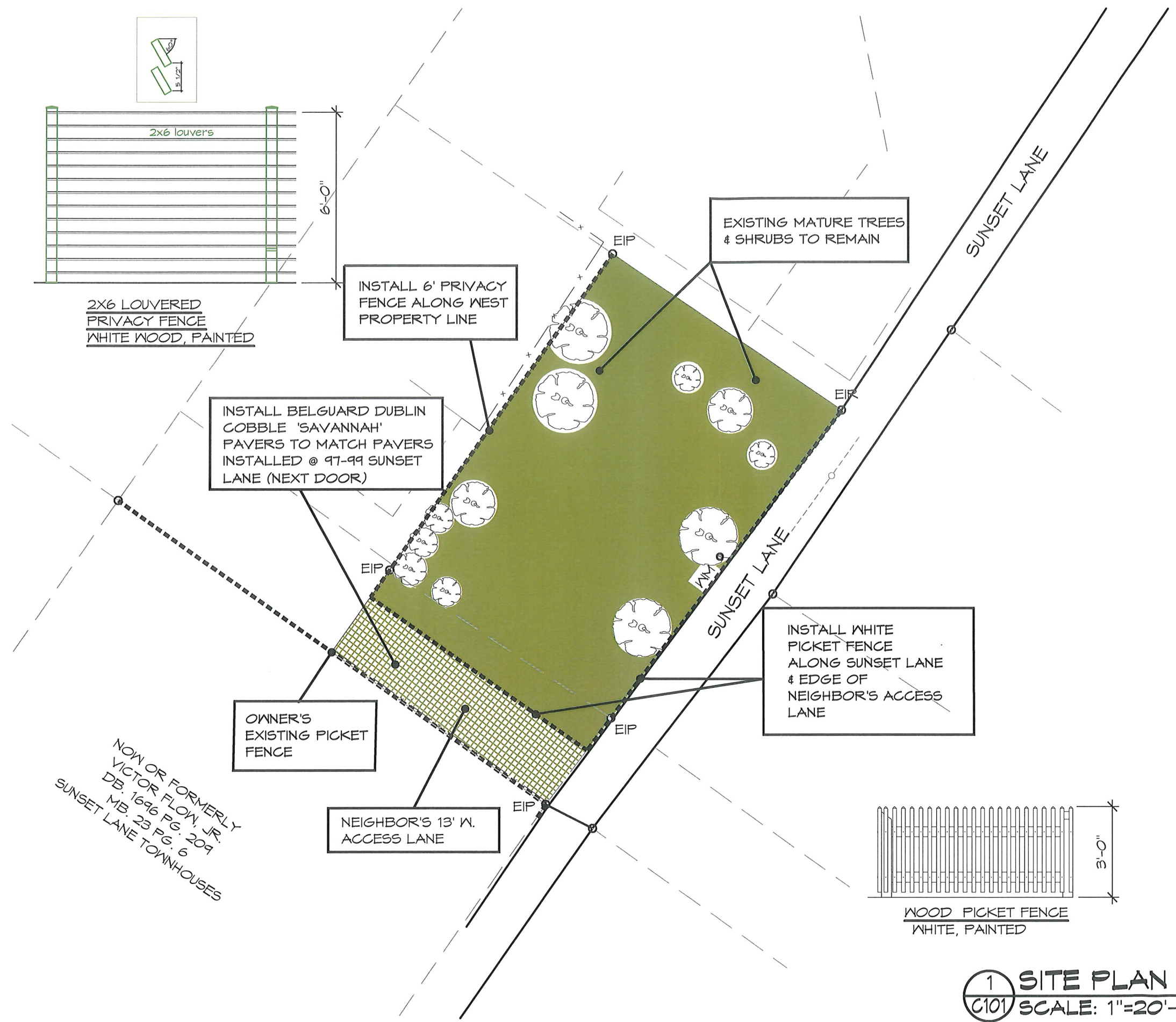


BURNETTE • CHALK ARCHITECTURE & PLANNING, P.A.
 105 BANKS STREET MOREHEAD CITY, NORTH CAROLINA 28557 252-726-5387 252-726-5099 FAX 252-726-5250 INFO@BURNCHALK.COM

PROJECT FILE # 23008
 DRAWN BY MKC/JAG
 PHASE: SD
 DATE: 08 SEPT 2023

VICTOR J. FLOW, JR.
 107 SUNSET LANE
 BEAUFORT, NORTH CAROLINA 28516

C101 SITE PLAN
 COA APPLICATION



1 SITE PLAN
C101 SCALE: 1"=20'-0"

PROGRESS SET

\\BAPSERVER\Drawings\23008 Flow Residence - 107 Sunset\Beaufort Historical Commission\DWG\Site Plan - 0005, COA Fence & Paving Application.dwg, C101, 9/9/2023 3:31:33 PM, LANIER, MP, C2004ex, PCL 6, 11



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, October 3, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-07 308 Moore Street - Roof, Paint, Windows,
Fence & Landscaping

BRIEF SUMMARY:

In March 2023 a COA was issued for a new residential structure except the roof material portion was tabled. The owner is now re-submitting the roof information plus some other requests of modification to the structure from the original request such as a painted front door, and some window, fencing and landscaping changes.

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: September 26, 2023
Case No. 23-07

Request: Roof, Paint, Windows, Fence & Landscaping

Applicant: Craven Gardner Design & Build
 301 East Fort Macon Road
 Atlantic Beach, NC 28512

Property Information:

Owners: Ben Lapsley
Location: 308 Moore Street
PIN#: 730617113608000

Project Information:

In March 2023 the Commission approved the construction of a new structure at 308 except for the metal roof which was tabled. The property owner has now submitted a request for the metal roof as well as other items they would like to be modified which are as follows:

- Painted front door color.
- Elimination of diamond pattern from gable window mullions and garage door
- Garage porch roof will be shingled, not metal.
- Change back of garage window to door (with window)
- Elimination of part of front yard fence
- Straighten walkway from front door to street.
- Increase rear privacy fence from 66” to 72”.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

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

Roof Guidelines

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

Paint and Exterior Colors Guidelines

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

Window and Door Guidelines

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

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.

Landscaping Guidelines

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

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

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

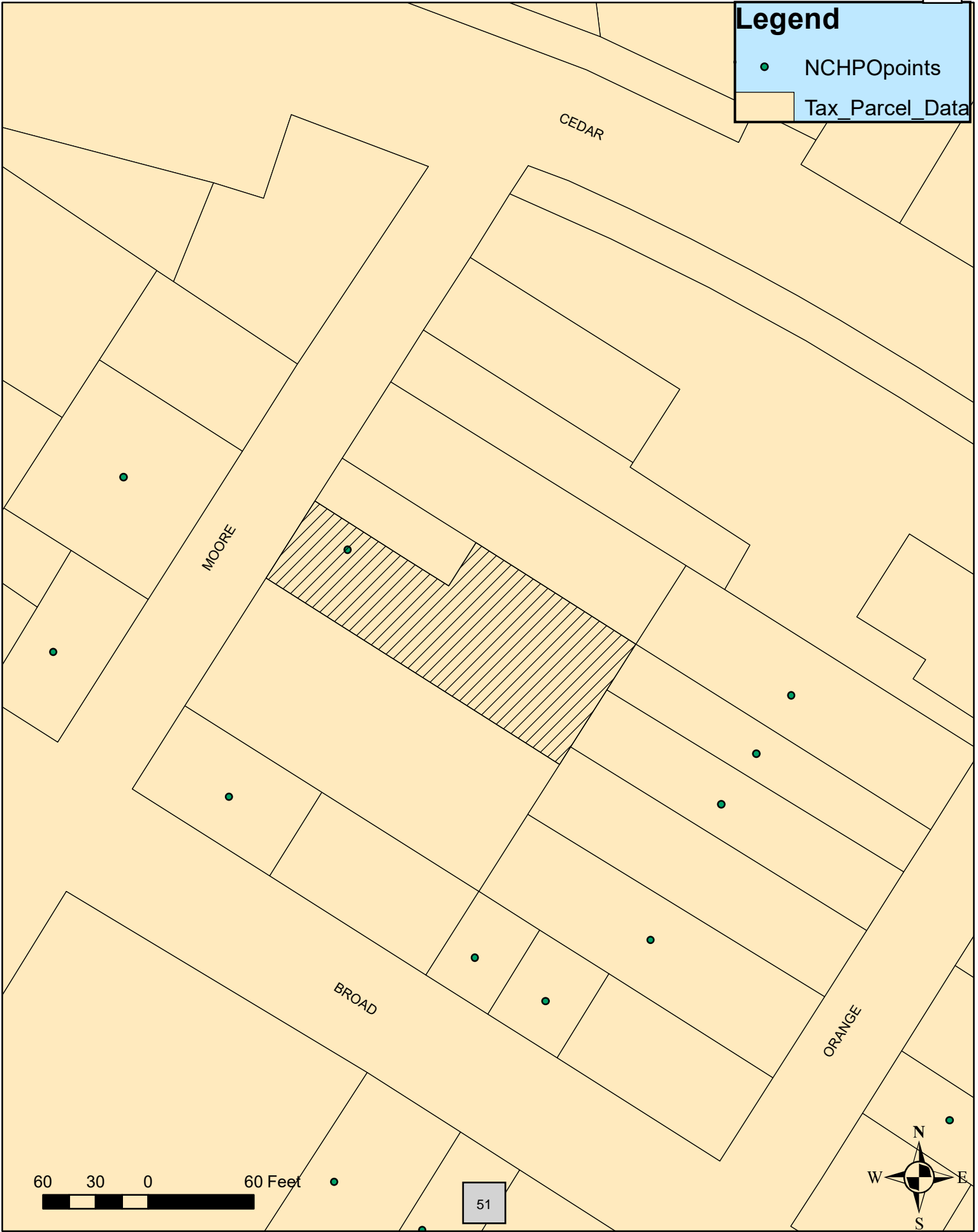
8.1.11. Historic sidewalks and other paving materials should be preserved and maintained. New sidewalks shall be compatible in material, detailing, color and finish to existing historic sidewalks.

Fences and Walls Guidelines

8.2.2. 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.

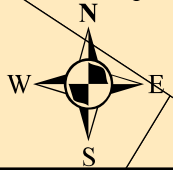
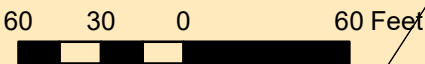
8.2.3. Fences shall not exceed a height of four (4) feet in front yards and other areas of primary visual concern. Fences at rear yards and other areas not readily seen from the public view may be up to six (6) feet high. The transition between low front fences and higher rear fences should be made as 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.

Case # 23-07 308 Moore Street - Roof, Pint, Windows, Fence & Landscaping



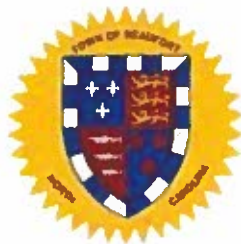
Legend

- NCHPO points
- Tax_Parcel_Data



51

<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>AIL_ZI</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
FAULKNER,CHRISTOPHER L ETAL TR	1823	W. FRIENDLY AVE	GREENSBORO	NC		27403	
HOLLAND,LAURA ELLEN	305	MOORE STREET	BEAUFORT	NC	1814	28516	
LAPSLEY,BENJAMIN ETUX TAMARA	102	LIONS MOUTH COURT	CARY	NC		27518	
MILLS,STEPHEN D ETUX ETAL			SNOW CAMP	NC		27349	PO BOX 520
SOUTHGATE MANAGEMENT LLC	305	MOORE STREET	BEAUFORT	NC		28516	
TUTTLE,JOHN R JR ETUX NANCY			ATLANTIC BEACH	NC		28512	PO BOX 83
VICK,WILLIAM TEMPLE	144	NORTH HARBOR DRIVE	BEAUFORT	NC		28516	
WILSON,MAMRE	302	MOORE 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 Regular Meeting
6:00 PM Tuesday, March 7, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Vice-Chair Flowers called the March 7, 2023 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

Members Present: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Members Absent: Chair Joyce McCune

A quorum was declared with six members present.

Staff Present: Kyle Garner, Town Attorney Jill Quattlebaum, and Laurel Anderson. Commissioner Marianna Hollinshed was also present.

Agenda Approval

Member Hunsucker made the motion to approve the Agenda and Member Huckabee made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Election of Officers

Member Huckabee made the motion to open the floor for nominations for Chair and Vice-Chair Flowers made the second. Town Attorney Quattlebaum took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers nominated Joyce McCune for the position of Chair and Member Huckabee made the second.

Member Huckabee made the motion to close the floor for nominations for Chair and Member Cummins made the second. Town Attorney Quattlebaum took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Town Attorney Quattlebaum took a vote for Joyce McCune for the position of Chair that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers made the motion to open the floor for nominations for Vice-Chair and Member Huckabee made the second. Town Attorney Quattlebaum took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Member Huckabee nominated John Flowers for the position of Vice-Chair, and Member Hunsucker made the second.

Member Hedrick made the motion to close the floor for nominations for Vice-Chair and Member Cummins made the second. Town Attorney Quattlebaum took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Town Attorney Quattlebaum took a vote for John Flowers for the position of Vice-Chair that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner.

Items of Consent

Member Cummins made the motion to approve the Orders for Case # 22-34 201 Front Street, Case #22-22 211 Broad Street, Case #22-35 211 Orange Street, Case #23-02 300 Front Street Unit 3, and Case #23-01 521 Front Street, and Member Hedrick made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

New Business

- 1. Case #22-16; 121 Turner Street – Signage

Mr. Garner explained that the applicant will revise his application.

Member Hedrick made a motion to table the application. Vice-Chair Flowers made the second and took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers then read the quasi-judicial statement.

2. Case #23-03; 205 Moore Street – Fencing, Brick Pavers & Landscaping

Mr. Garner gave an overview of the application to install a 3-foot-high picket fence in the front yard and increase the height to 5 feet down the side with brick pavers and landscaping, and asked the staff report and guidelines be entered into evidence.

Secretary Anderson administered the Oath to the applicant, Eric Lindstrom, who explained that he would be installing a “Beaufort-style” fence, in the straight picket style. There was a short discussion regarding the “Beaufort-style” fence and transition from the 32” to the 5’ fence height.

Hearing no further questions Vice-Chair Flowers asked for a motion for a Finding of Fact for Case #23-03 and Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-03, 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: Fences and Wall 8.2.2, 8.2.3; Landscaping 8.1.5, 8.1.7.

Member Hunsucker made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers then asked for a motion for a Certificate of Appropriateness for Case #23-03.

Member Huckabee made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-03 be issued for the proposed work, to include a condition that the fence be graduated from 32” up to a height of five feet.

Member Morris made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers then declared Case #23-03 closed, noting that the official Orders would be signed at the next meeting and notifying the applicant to proceed with work at his own risk.

3. Case #23-04; 208 Cedar Street & 319 Orange Street – Landscaping, Parking & Lighting

Vice-Chair Flowers introduced Case #23-04 and recused himself as he stated he has a personal opinion about the application.

Member Hunsucker made the motion to recuse Vice-Chair Flowers and Member Huckabee made the second. Town Attorney Quattlebaum took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Member Cummins made the motion to nominate Member Huckabee to sit as temporary Chair and Member Morris made the second. Town Attorney Quattlebaum took a vote that was unanimously approved.

Voting yea: Acting Chair Huckabee, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

Acting Chair Huckabee asked if any other Members needed to recuse themselves and hearing none, asked Mr. Garner to give an overview of the application. Mr. Garner explained that in May 2022, the Beaufort Board of

Commissioners re-approved the site plan for the Compass Hotel project. At the meeting the Commissioners placed two conditions on that approval; the applicant had to go back before the Historic Commission for a new COA as well as install the fence to the parking lot at 208 Cedar Street prior to construction on the main structure. To date the contractor (Hudson Brothers) is in the process of installing the required fence and has submitted a new COA application. The application is the same as was approved by the HPC in February of 2020 including the landscaping, fencing and lighting plan, with no changes.

Secretary Anderson administered the Oath to the applicant, Joe Thomas; the applicant’s attorney, Eric Remington of Ward and Smith; and Preston Godwin of Hudson Brothers Construction.

Mr. Remington stated that due to Covid the approved COA had expired, and requested the Board approve a new COA or an extension of the current COA.

Mr. Godwin explained the parking lot lighting would project downward and some lights would project a little more outward, and the lights would be on a photo timer from sunset to sunrise. Acting Chair Huckabee explained the guidelines require all lighting be directed downward.

Acting Chair Huckabee asked if anyone with standing would like to speak. Anna deButts, 320 Orange Street, claimed to have standing as a contiguous neighbor and Secretary Anderson administered the Oath to her. As Town Attorney Quattlebaum explained that a person with standing would have to prove special damages, the Board discussed opening Public Comments.

Member Cummins made a motion to open Public Comments and Member Hunsucker made the second. Acting Chair Huckabee took a vote that was unanimously approved.

Voting yea: Acting Chair Huckabee, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

Mrs. deButts stated that her concern was that the applicant would occupy the parking lot prior to having met all COA and LDO requirements, and requested her testimony be admitted as evidence. As she could not demonstrate that she was a person with standing, the Board determined that Mrs. deButts’ testimony could not be officially entered into the record.

Mr. Flowers, 321 Orange Street, then requested that the Board require the contractor to put at least one layer of asphalt on the parking lot to reduce dust from construction vehicles. Mr. Godwin stated that they would grade the parking lot as soon as possible, and the pole lights could take a while to receive. He further explained that in six to eight weeks the parking lot should be paved and fencing, painting and vegetation should be installed.

Member Hedrick made the motion to close Public Comments and Member Morris made the second. Acting Chair Huckabee took a vote that was unanimous.

Voting yea: Acting Chair Huckabee, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

Hearing no further questions Acting Chair Huckabee asked for a motion for a Finding of Fact for Case #23-04 and Member Hedrick made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-04, 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: Landscaping 8.1.4, 8.1.5, 8.1.9, 8.1.14; Fences and Wall Guidelines 8.2.2, 8.2.3, 8.2.6, 8.2.7; Exterior Lighting 8.4.1, 8.4.2, 8.4.5; Off-Street Parking 8.5.1, 8.5.2, 8.5.3, 8.5.4, 8.5.5, 8.5.6, 8.5.7.

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

Voting yea: Acting Chair Huckabee, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

Acting Chair Huckabee then asked for a motion for a Certificate of Appropriateness for Case #23-04.

Member Cummins made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-04 be issued for the proposed work.

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

Voting yea: Acting Chair Huckabee, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

Acting Chair Huckabee then declared Case #23-04 closed, noting that the official Orders would be signed at the next meeting and notifying the applicant to proceed with work at his own risk.

Member Hedrick made a motion to restore Member Flowers as Vice-Chair, and Member Cummins made the second. Acting Chair Huckabee took a vote that was unanimously approved.

Voting yea: Acting Chair Huckabee, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

4. Case #23-05; 131 Craven Street – Remove Front Chimney, Remove Two Front Doors and Install Single Door

Vice-Chair Flowers introduced Case #23-05 and Mr. Garner explained that the applicant wanted to remove an existing chimney and remove two front doors and replace with a single door, stating that years ago the second door was added when the house was subdivided into a duplex. In June 2014 a COA was issued for an 8’ rear addition and in 2018 a COA was issued for a new driveway and parking area. Mr. Garner requested the staff report and applicant’s information be entered into evidence.

Secretary Anderson administered the Oath to the applicant’s general contractor, Bruce Maness. Mr. Maness explained that the chimney was cracked on the interior and they had obtained an engineer’s report stating that the chimney was structurally unsafe and should be removed. He further stated that the new front door would be centered and stained mahogany. There was general discussion about the door and sidelights being painted or stained and possibly stabilizing the exterior of the chimney in order to retain the home’s structural elements.

Hearing no further questions Vice-Chair Flowers asked for a motion for a Finding of Fact for Case #23-05 and Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-05, 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: Brickwork and Masonry Guidelines 6.3.1, 6.3.2; Window and Door Guidelines 6.4.1, 6.4.2, 6.4.3, 6.4.10 with the conditions that the sidelights and frame of the new door will be painted white to match the house, leaving the door natural, and leaving the exterior portion of the chimney.

Member Hedrick made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-05 be issued for the proposed work, with the following conditions: The sidelights and frame of the new door will be painted white to match the house, leaving the door natural, and leaving the exterior portion of the chimney.

Member Huckabee made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers then declared Case #23-05 closed, noting that the official Orders would be signed at the next meeting and notifying the applicant to proceed with work at his own risk.

5. Case #23-06; 302 Cedar Street – Rear Addition, Windows, Porch

Mr. Garner stated that the applicant wished to renovate the existing house and construct a rear addition above the existing rear of the structure, noting that there are no COA records on file for 302 Cedar Street. In September of 2021 the property was rezoned from B-1 to R-8 and in February of 2022 a variance was given for the side and rear setback. He requested the Staff Report and additional information be included in the official record.

Secretary Anderson administered the Oath to the applicants Porter and Timpla Casey, 302 Cedar St, who then gave an overview of their project and application. Mr. Casey stated that the intent of their design was to keep the symmetry of the existing structure. The Board discussed the windows, external window mullions, roof, using the smooth side of fiber cement siding on the addition while keeping the original cedar siding on the existing house, and the Caseys stated their intent to return the vinyl ceiling over the porch to wood beadboard. They were reminded by the Board that a historic plaque could not be issued if the original house was altered such as the request to patch the center window.

Hearing no further questions Vice-Chair Flowers asked for a motion for a Finding of Fact for Case #23-06 and Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-06, 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: Roof Guidelines 6.1.3, 6.1.7; Window and Door Guidelines 6.4.7, 6.4.1, 6.4.10; Paint and Exterior Colors Guidelines 6.7.2; Additions to Historic Building Guidelines 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.6, 7.8.7, 7.8.8, 7.8.9; Landscaping Guidelines 8.1.5, 8.1.7, 8.1.8.

Member Morris made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-06 be issued for the proposed work. Member Hunsucker made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers then declared Case #23-06 closed, noting that the official Orders would be signed at the next meeting and notifying the applicants to proceed with work at their own risk.

6. Case #23-07; 308 Moore Street – New Single-Family Home

Vice-Chair Flowers introduced Case #23-07 and Mr. Garner explained the applicant wishes to construct a new home on a vacant parcel at 308 Moore Street. In July of 2020 the Historic Commission approved a COA for the demolition of the structure at 308 Moore Street due to the exterior and interior condition. A letter of support for demolition was also supplied from the State Historic Preservation office. The property has remained vacant since

2020. A portion of this property is within the Special Flood hazard Area (AE-6) which will require an additional one foot of freeboard as well as an elevation certificate. Mr. Garner then displayed the samples the applicant had submitted and noted that they would be inserting a date brick in the foundation.

Secretary Anderson then administered the Oath to the applicant and property owner, Ben Lapsley, and the design builder Craven Gardner, who answered the Board’s questions regarding the exterior trim, the fence transition sloping from three to five feet, setbacks, the metal roofing, the windows displaying 1 1/8 mullions with clear glass, and the garage door being metal with trim details.

Hearing no further questions Vice-Chair Flowers asked for a motion for a Finding of Fact for Case #23-07 and Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-07, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Building Placement 7.1.1, 7.1.2, 7.1.3, 7.1.4; Building Height and Scale 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5; Materials 7.3.1, 7.3.2, 7.3.3; Details 7.4.1, 7.4.2; Texture and Color 7.5.1; Form and Rhythm 7.6.1, 7.6.2, 7.6.3; Landscaping 7.7.1; Off-Street Parking 8.5.1, 8.5.2, 8.5.3, 8.5.4, 8.5.6, 8.5.7; Outside Utilities 8.3.1, 8.3.6; Exterior Lighting 8.4.1, 8.4.2, 8.4.3; Landscaping 8.1.2, 8.1.5, 8.1.7, 8.1.8, 8.1.12, 8.1.13; Fences and Walls 8.2.2, 8.2.3 with the conditions that the metal roof approval is tabled.

Member Huckabee made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Member Huckabee made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-07 be issued for the proposed work, with the following condition: the metal roof be tabled and brought back before the Commission at a later date.

Member Cummins made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers then declared Case #23-07 closed, noting that the official Orders would be signed at the next meeting and notifying the applicant to proceed with work at his own risk.

Commission / Board Comments

- a. Member Cummins expressed his desire for a solution for the metal roof issue in the historic district.
- b. Member Morris thanked the other Members for an insightful first meeting.
- c. Member Huckabee noted Member Cummins’ passion and concerns regarding metal roofs in the historic district and noted the Guidelines which delineates the differences between historic and new structures.
- d. Member Hedrick welcomed Member Morris and suggested Members taking responsibility for noting COA violations and submitting them to Staff for possible enforcement.
- e. Member Hunsucker expressed concerns regarding enforcing violations in the historic district.
- f. Vice-Chair Flowers welcomed Member Morris and reminded the Members they could submit possible violations to Mr. Garner and thanked Mr. Garner and Town Attorney Quattlebaum for their help and support.

Staff Comments

- a. Mr. Garner welcomed Member Morris to the Commission.
- b. He reminded Members about avoiding ex parte communication including emails and other communication.
- c. Mr. Garner informed the Commission that a home on Orange Street had been allegedly re-painted a different color with no COA or Minor Works approval and the homeowners had been sent a letter of violation. He also noted another home on Ann Street which would be re-painted a Dutch blue color found under paint scrapings of the siding.
- d. He stated that John Wood of the State Historic Preservation Office would be meeting with the Board to work on the new Standards in the near future.
- e. Mr. Garner reminded the Board about the cemetery workshop May 11th, during which there will be a morning information session and afternoon session working in the Old Burying Ground.

Adjourn

Member Huckabee made the motion to adjourn and Member Hedrick made the second. Vice-Chair Flowers took a vote that was unanimously approved.

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Vice-Chair Flowers declared the March 7, 2023 meeting adjourned.



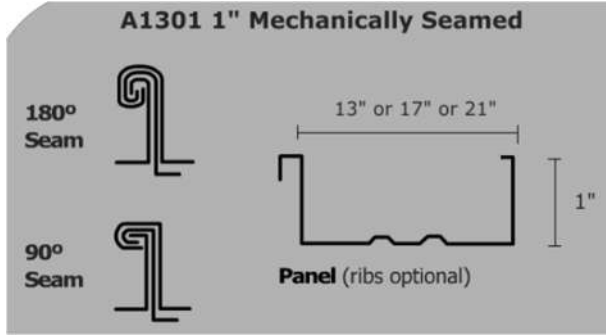
Vice-Chair, John Flowers



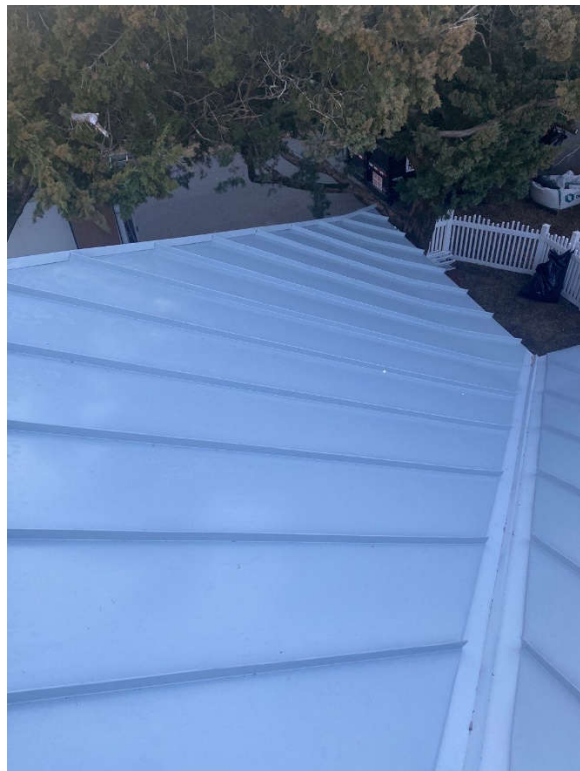
Board Secretary, Laurel Anderson

Proposed Metal Roof Details:

Englert A1301 Metal Roof System



Color: Dove Gray



Shown in red below and on the following pages are a few minor changes from that we would like to highlight to the Board, including:

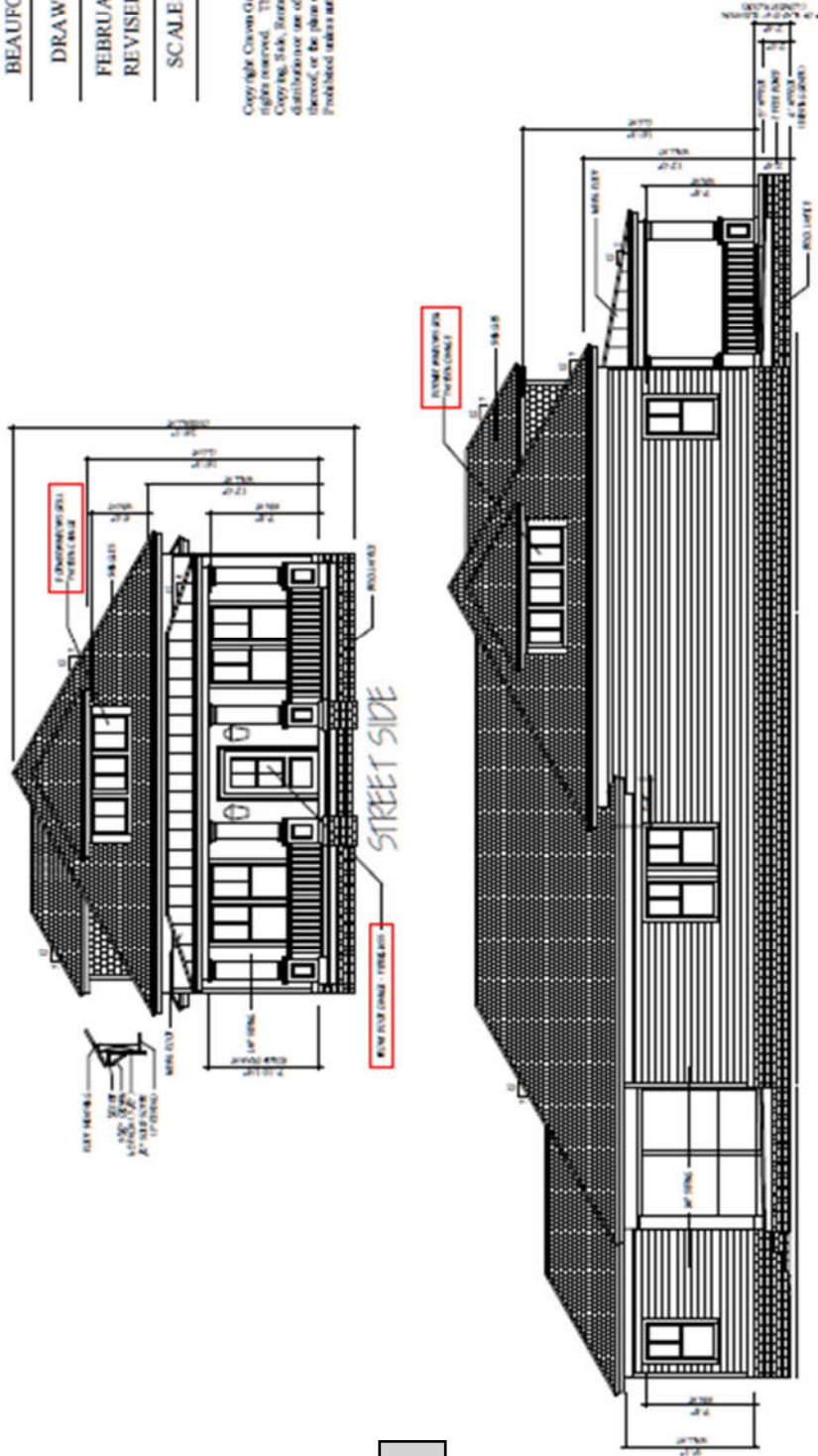
- Painted front door color
- Elimination of diamond pattern from gable window mullions and garage door
- Garage porch roof will be shingled, not metal
- Change back of garage window to door (with window)
- Elimination of part of front yard fence
- Straighten walkway from front door to street
- Increase rear privacy fence from 66" to 72"

Exterior Colors

				
SW Passive	SW Quietude	SW Moody Blue	SW Snowbound	SW Window Pane
Porch floor	Siding	Front Door	<u>Trim</u>	<u>Porch ceiling</u>

LAPSELEY RESIDENCE
 308 MOORE STREET
 BEAUFORT, NC
 DRAWN BY: CG
 FEBRUARY 3, 2023
 REVISED 9-6-23
 SCALE: 1/4" = 10'

Copyright Craven Gardner Design & Build, Inc. All rights reserved. The Duplication, Reproduction, Copying, Sale, Rental, Lending, or any other distribution for use of these drawings, any portion thereof, or the plan depicted herein is strictly prohibited unless authorized in writing by CGDBI.



A1.1

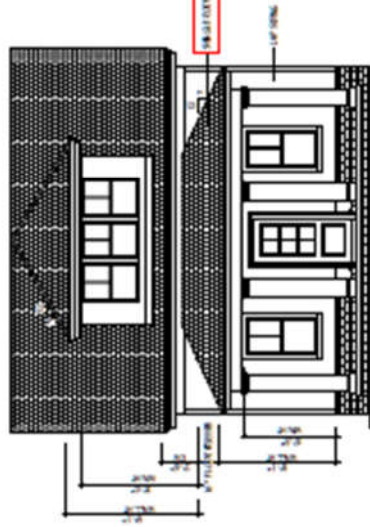
FRONT & LEFT SIDE ELEVATION

CRAVEN GARDNER DESIGN & BUILD

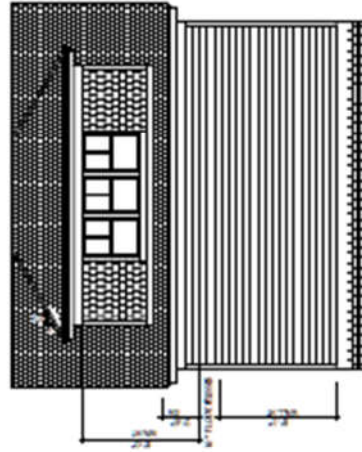
301 E. FortMacon Rd. Atlantic Beach, NC 28512
 (252) 247-0111 craven@gardner.com

LAPSLEY RESIDENCE
 308 MOORE STREET
 BEAUFORT, NC
 DRAWN BY: CG
 FEBRUARY 3, 2023
 REVISED 9-6-23
 SCALE: 1/4" = 10'

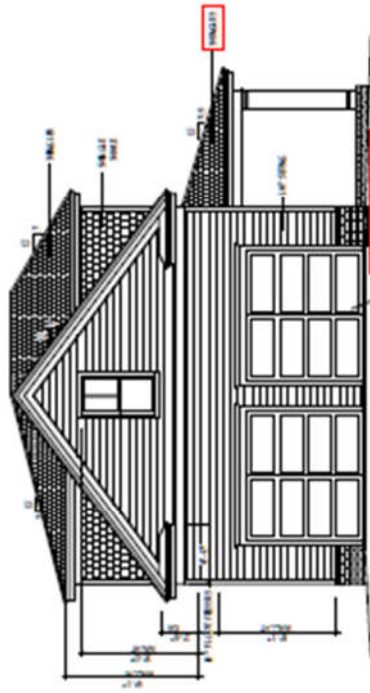
Copyright Craven Gardner Design & Build, Inc. All rights reserved. The Duplication, Reproduction, Copying, Sale, Rental, Lending, or any other distribution or use of these drawings, any portion thereof, or the plans depicted herein is strictly prohibited unless authorized in writing by CGD&B.



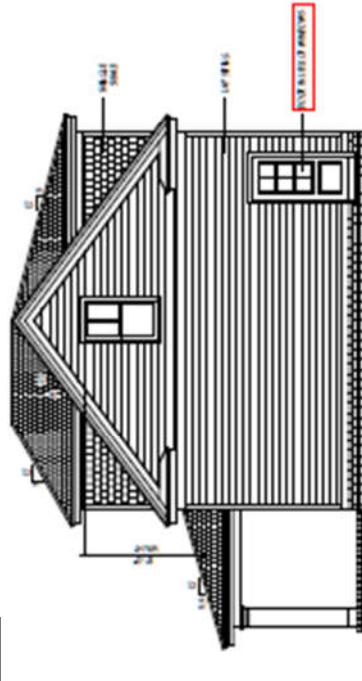
RIGHT SIDE



LEFT SIDE



STREET VIEW

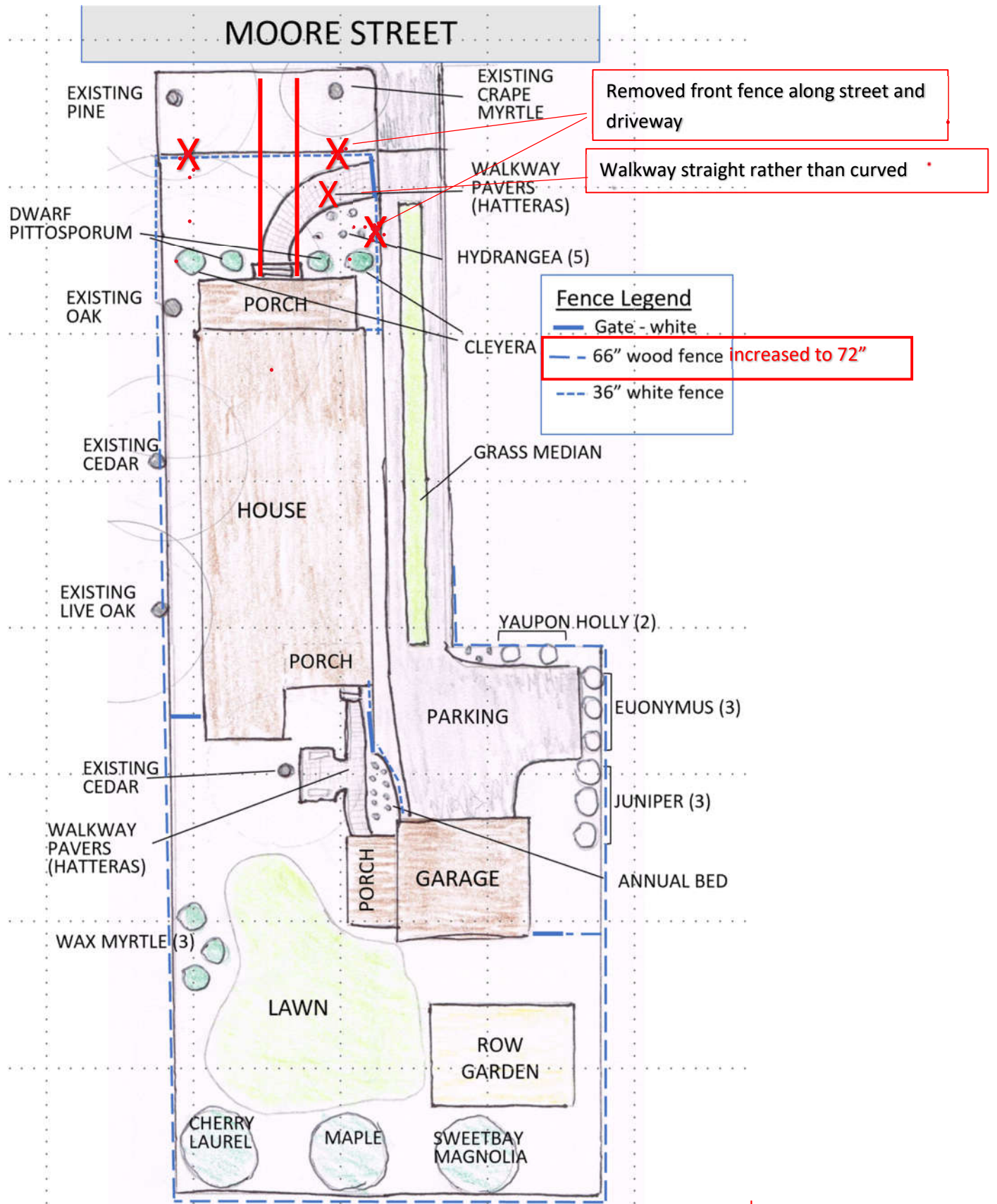


REAR

GARAGE ELEVATIONS A1.3

CRAVEN GARDNER DESIGNS & BUILD

301 E. Fort Mason Rd. Atlantic Beach, NC 28512
 (252) 247-0111 craven@gardner.com





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, October 3, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business

SUBJECT: Case # 23-27 505 Front Street – Exterior Lighting

BRIEF SUMMARY:

The owner wishes to install three (3) Recessed Lights on the Front Porch of 505 Front Street

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: September 26, 2023
Case No. 23-27

Request: A Request to Add Three (3) Recessed Lights on the Front Porch

Applicant: Hunter Young, Contractor
 PO Box 2448
 Beaufort, NC 28516

Property Information:

Owners: Scott & Donna Brickell
 Location: 505 Front Street
 PIN#: 730505197913000

Project Information:

Project Information: In the District Survey (November 1997), updated by Ruth Little, the Home at 115 Front Street is described **Beaufort Academy (Carteret Academy)**. Vernacular Queen Anne-style house is a 2-story, 4-bay, side gable structure with plain siding, boxed eaves, interior end chimneys, 6/6 sash, and off-center front door. The front porch, the crowning feature of the house, is full width across the 1st story with a 2nd-story turreted balcony, all with turned posts and railings, and sawn work brackets and drip courses. The porch was probably added in the late 1800s. The house was built for the Beaufort Female Institute in 1857, later known as the Beaufort Academy' or Carteret Academy. The Duncan family made their home here in later years. (Wrenn file)

Material:

- See Attached Lighting Fixture Spec Sheet.

Color:

See Attached Lighting Fixture Spec Sheet

Attachments:

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

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.

BHPC Case 23-27 505 Front Street - Exterior Lighting

Legend

- NCHPOpoints
- Tax_Parcel_Data



40 20 0 40 Feet



<u>OWNER</u>	<u>AIL</u>	<u>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>
BRICKELL,SCOTT ETUX DONNA	2604		KITTRELL DRIVE	RALEIGH	NC		27608	
HINES,LAURA MATTHEWS BREGLER	6518		ZACK ROAD	OAK RIDGE	NC		27310	
HISTORIC HOLDINGS LP	2205		SAINT MARY'S ST	RALEIGH	NC		27608	
LOW VALLEY LLC	500		FRONT STREET	BEAUFORT	NC		28516	
SANTORO,DINA CHARLENE TRUSTEE	2603		ONE IRON ST	MOREHEAD CITY	NC	4961	28557	
SHM JARRETT BAY LLC	14785		PRESTON ROAD	DALLAS	TX		75254	SUITE 975
SUZUKI-OWENS LLC	120		GOODWIN LAMP RD	BEAUFORT	NC		28516	
WHY KNOT GETAWAY LLC	408		M&J COURT	NEWPORT	NC		28570	

LED Slim Recessed Downlighting

COLOR SELECTABLE



Designed for New or Remodel Applications

Topaz's LED Slim Recessed Downlights feature a selectable CCT switch for various installation options. A low profile design facilitates mounting in confined ceilings or narrow soffits. Rated for IC and damp locations, this easy-to-install fixture does not require a separate housing as it can be mounted directly into the ceiling. Optional frame-in kit available for new construction applications. Dimmable with leading-edge incandescent or LED style dimmers. These ENERGY STAR certified fixtures are available in 4" and 6" models, with CCT range of 2700K-3000K-4000K.

FEATURES

- 2700K, 3000K and 4000K selectable CCT colors
- Remote J-box with low voltage cable provides flexibility in mounting
- Edge lit LED technology
- Advanced optics and thermal construction with low profile design
- New or remodel applications
- 85% energy savings compared to incandescent

SUGGESTED APPLICATIONS

- Retrofit and new construction
- Residential and multi-family
- Hospitality
- Schools

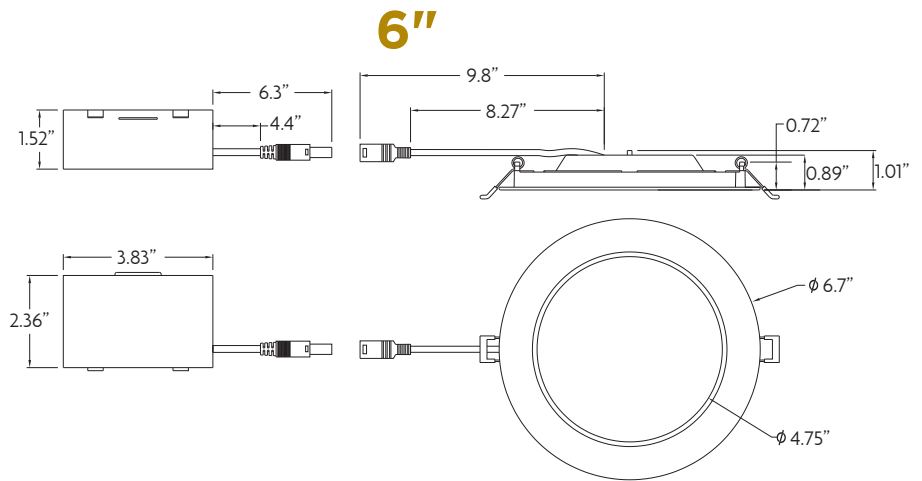
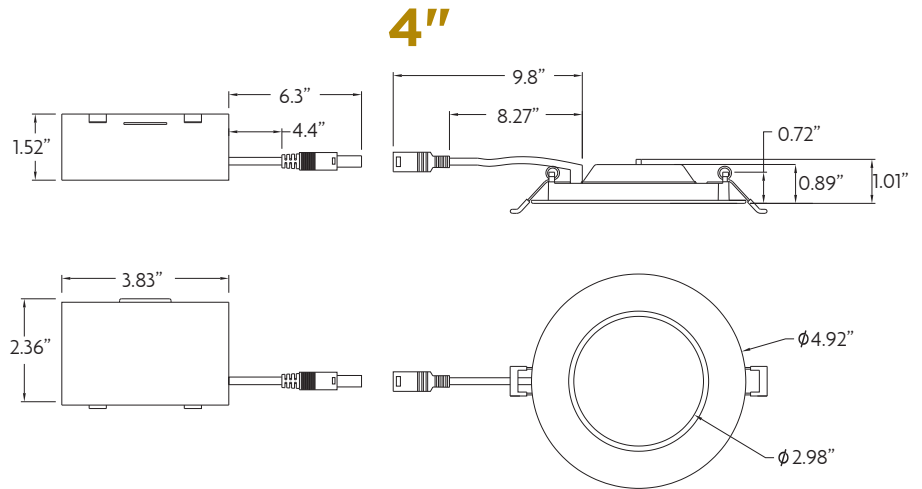


LED Slim Recessed Downlighting

COLOR SELECTABLE

GENERAL SPECIFICATIONS

- Input Voltage:** 120V, 50/60Hz
- Power Factor/THD %:** 0.9 / <20%
- Average Rated Life (L70):** 50,000 hours
- CRI:** 90
- Ambient Operating Temp:** -4°F to 104°F
- Beam Angle:** 110°



SPECIFICATIONS / ORDER INFO

Catalog Number	Order Code	UPC	CCT	Watts	Input Amps @120V	Size	Lumens	Lumens Per Watt	Replacement Watts	Pk Qty
RDL/4RND/9/CTS	77245	751338031739	2700K/3000K/4000K	9W	100mA	4"	580	64	60W	1/40
RDL/6RND/12/CTS	77247	751338031746	2700K/3000K/4000K	12W	150mA	6"	900	75	75W	1/20
RDL/6RND/12HL/CTS	77250	751338031753	2700K/3000K/4000K	12W	150mA	6"	1,100	92	100W	1/20

NOMENCLATURE

Example: **RDL/4RND/9/CTS**
RDL=Recessed Down Light / **4RND**=4" Round / **9**=9 Watts / **CTS**=Color Selectable

***Dimming - This unit is designed to be compatible with most leading edge, incandescent or LED dimmers. Up to date information with additional dimmers: www.topaz-usa.com**

This device complies with Part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) this device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation. Fixture may not be compatible with all dimmers. Visit www.topaz-usa.com for dimmer compatibility information. Specifications subject to change without notice. ©2018 Topaz Lighting Corp.

LED Slim Recessed Downlighting

COLOR SELECTABLE

COMPATIBLE DIMMERS

Dimmer Brand	Dimmer Model	4 Lamps	8 Lamps
Lutron	N-600	✓	✓
	CTELV-303P	✓	✓
	DVELV-300P	✓	✓
	MACL-153M	✓	✓
	CT-600P	✓	✓
	DVCL-153P	✓	✓
	CTCL-153P	✓	✓
	MA-600	✓	✓
Leviton	IPL06	✓	✓
	DSL-06	✓	✓
	IPI10-1LZ	✓	✓
	IPE04	✓	✓

ACCESSORIES

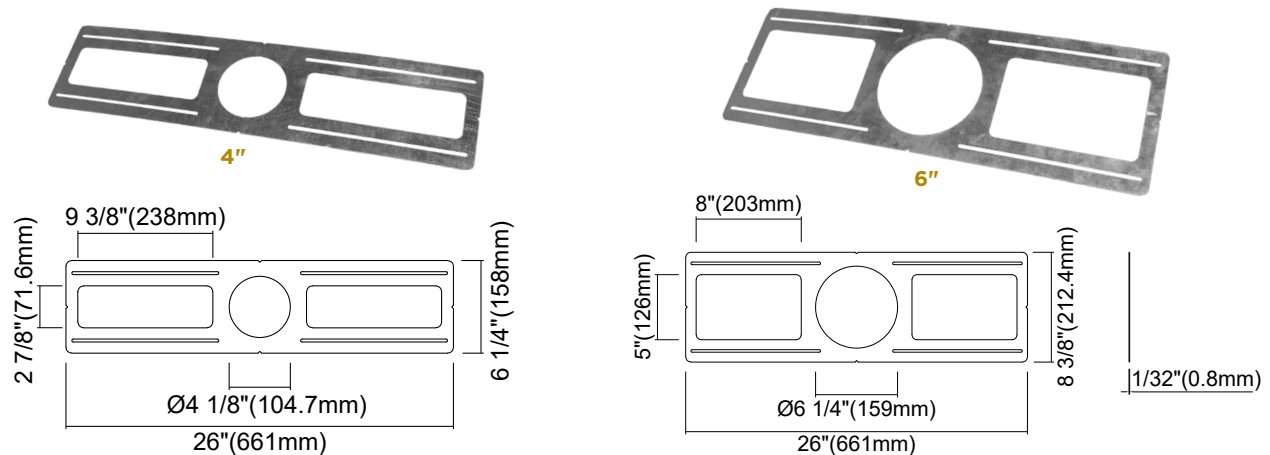
Low Voltage Extension Cable

- 6', 10' and 20' lengths
- Available for remote driver installation



Frame-In Kit

- New construction ceiling mounting plate for RDL series downlights
- Steel frame



Catalog Number	Order Code	UPC	Description	Size	PK QTY
RDL4-FRAME KIT	77223	751338023086	Frame-In Kit	4"	48
RDL6-FRAME KIT	77225	751338023093	Frame-In Kit	6"	48
RDL/LVCABLE/6FT-97	77255	751338033979	Extension Cable	6' (2 Meters - 6' 6")	50
RDL/LVCABLE/10FT-97	77257	751338033986	Extension Cable	10' (3 Meters - 9' 10")	50
RDL/LVCABLE/20FT-97	77259	751338033993	Extension Cable	20' (6 Meters - 19' 8")	50

***Dimming - This unit is designed to be compatible with most leading edge, incandescent or LED dimmers. Up to date information with additional dimmers: www.topaz-usa.com**

This device complies with Part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) this device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation. Fixture may not be compatible with all dimmers. Visit www.topaz-usa.com for dimmer compatibility information. Specifications subject to change without notice. ©2018 Topaz Lighting Corp.

Kyle Garner

From: Scott Brickell <sbrickell@gmail.com>
Sent: Monday, September 11, 2023 10:47 AM
To: Kyle Garner
Cc: Hunter Young
Subject: 505 Front Street

Good morning Kyle,

Per our conversation, I am submitting the following **in bold** as the guidelines to reference for consideration:

1. 8.4.1. Unless original fixtures already exist, choose fixtures that are simple and unobtrusive and complement the building or site.
2. **8.4.2. Choose lightingsources that generateasoftwhitelightinsteadofamoreintensiveyellow or orange light. Metal halide bulbs will achieve the desired effect instead of sodium vapor or fluorescent light sources.**
3. 8.4.3. Avoid placing fixtures in areas that will obscure or damage character-defining architectural elements or site features.
4. 8.4.4. Useground-mountedspotsorornamentallightfixturestoilluminate signsinsteadofinternal lighting. Screen spots and accent lighting from view.
5. **8.4.5. Alllightingshouldbedirectedtowardthepropertyforwhichitwasintendedandshouldn ot spill over onto adjacent properties.**



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, October 3, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-28 318 Orange Street - Addition to Rear Yard Cottage

BRIEF SUMMARY:
The owner wishes to make an addition to the existing 14' X 26' rear yard cottage.

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: September 26, 2023
Case No. 23-28

Request: Addition to the rear yard cottage.

Applicant: Bruce & Mary Swartz
 304 Roslyn Road
 Richmond Va. 23226

Property Information:

Owners: Same
Location: 318 Orange Street
PIN#: 730617117535000

Project Information:

In the District Survey (November 1997), updated by Ruth Little, the Building at 318 Orange Street is described as House C. 1955. 1-Story, side gable house is 3 bays wide and has boxed eaves, central cinder block chimney, replacement windows, asbestos siding, and shed porch with lattice posts. This house is not on the 1950 Sanborn map.

- April 2015 – A COA was issued for a 14’ x 26’ rear cottage matching the existing house. The rear cottage is **NOT** a historic structure.
- Staff was unable to find where the applicant provided the guidelines that were applicable to the application.

Proposed work:

- See Attached Plans from Applicant

Material:

- See Attached Plans from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

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

Roof Guidelines

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

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

Window and Door Guidelines

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

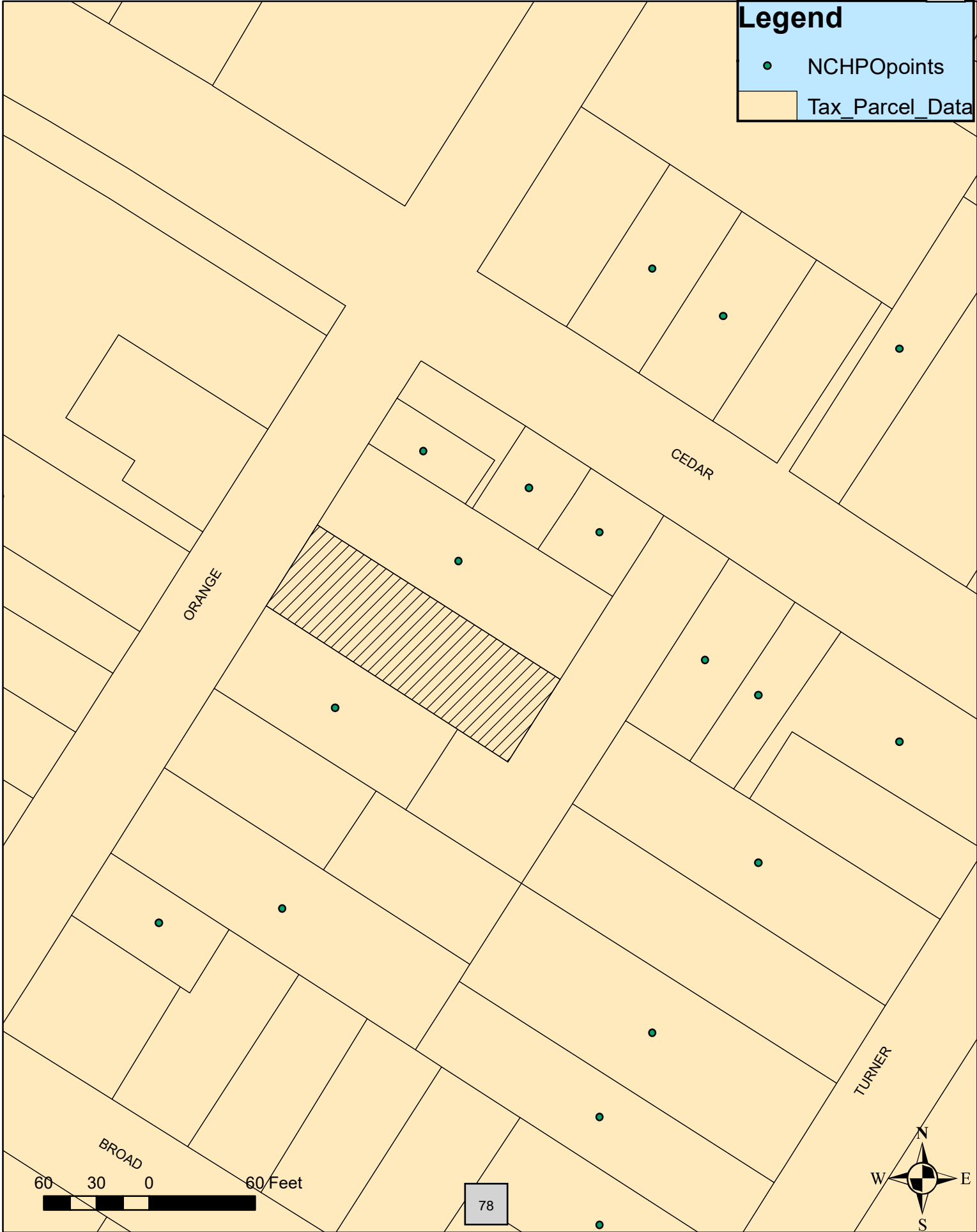
6.4.10. New window and door openings shall not alter the historic character of the building or cause damage to historic materials or other significant architectural features. They must be detailed and sized to be compatible with the existing structure.

Wood Siding, Trim, and Ornament Guidelines

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

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_ZI</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
BEAUFORT PARTNERS LLC			NEW BERN	NC	28561		PO BOX 14165
DEBUTTS,RICHARD E JR ETUX ANNA	320	ORANGE STREET	BEAUFORT	NC	28516		
FLOWERS,JOHN D ETUX KAREN S	321	ORANGE STREET	BEAUFORT	NC	1820	28516	
HAMRICK,RICHARD L ETUX JENNIFE	2234	THE CIRCLE	RALEIGH	NC	1448	27608	
MCFADYEN,W DAVID JR ETAL	306	CEDAR STREET	BEAUFORT	NC	28516		
SWARTZ,W. BRUCE ETAL M. TR	304	ROSLYN ROAD	RICHMOND	VA	23226		
TOWNSEND,AUDREY ETVIR	4310	BAER HILL ROAD	EFLAND	NC	27243		

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



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: W. Bruce and Margaret W. Swartz

Applicant Address: 304 Roslyn Rd., Richmond, VA 23226

Business Phone: (804) 307-3357 or (804) 651-2448 Email/Cell: margaret.Swartz@gmail.com

Property Owner Name: W. Bruce Swartz and Margaret Swartz, Trustees of

Address of Property: the Swartz Living Trust dated October 31, 2016
318 Orange St., Beaufort, NC 28516

Phone Number: (804) 307-3357 or (804) 651-2448 Email/Cell: margaret.Swartz@gmail.com

PROJECT INFORMATION

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

Extend rear cottage by 9'4" on one side to add more interior space. See attached.*

* Please note: Christina Colucci is our representative on this application.

Estimated Cost of Project: \$ 50,000.00 Year House Built: 1950 (main house)
2018 (rear cottage)

W. Bruce Swartz Margaret W. Swartz Date: Sept. 6, 2023
Applicant Signature

N/A Date: N/A
Property Owner Signature (if different than above)

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

OFFICE USE ONLY

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

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

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

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

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

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

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

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

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

BACK BUILDING 318 ORANGE ST



**PREPARED FOR BEAUFORT TOWN
COMMISSION**

13 SEPTEMBER 2023

LOCATION AND NEIGHBORS

Concealed from the street and tucked away from most of the neighbors, this back structure is very private. Below are a list of the adjacent property owners:

Townsend, Audrey Etvir

Current Tenants : Elizabeth Bertram & Sonny Haynes

Physical Address: 314 ORANGE ST BEAUFORT, NC 28516

Mailing Address: 4310 BAER HILL ROAD. EFLAND NC 27243

Debutts. Richard E JR Etux Anna

Physical Address: 320 ORANGE STREET BEAUFORT, NC 28516

Mailing Address: 320 ORANGE STREET BEAUFORT, NC 28516

McFadyen. W David JR ETAL (Law Firm)

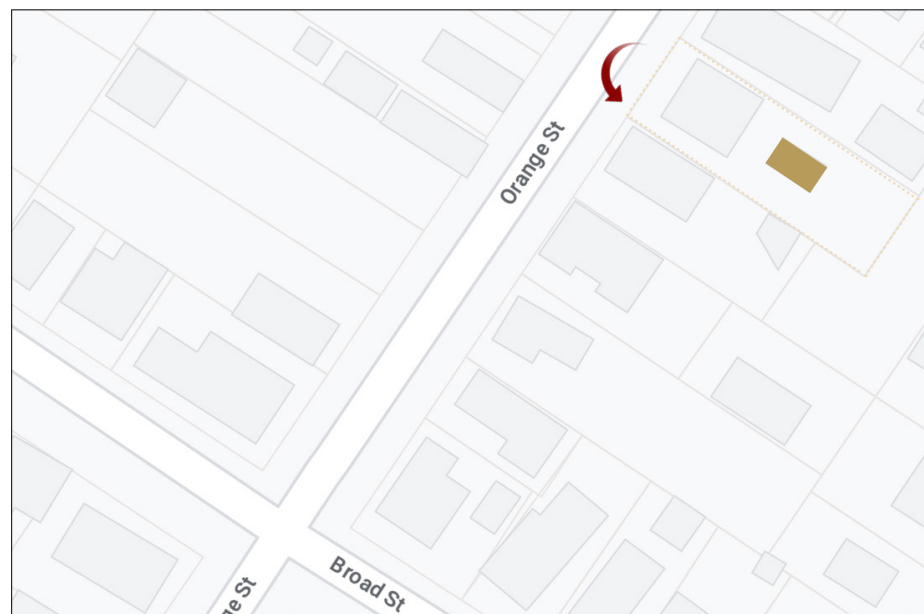
Physical Address: 306 CEDAR STREET BEAUFORT, NC 28516

Mailing Address: 306 CEDAR STREET BEAUFORT, NC 28516

Flowers. John D ETUX Karen S

Physical Address: 321 ORANGE STREET BEAUFORT, NC 28516

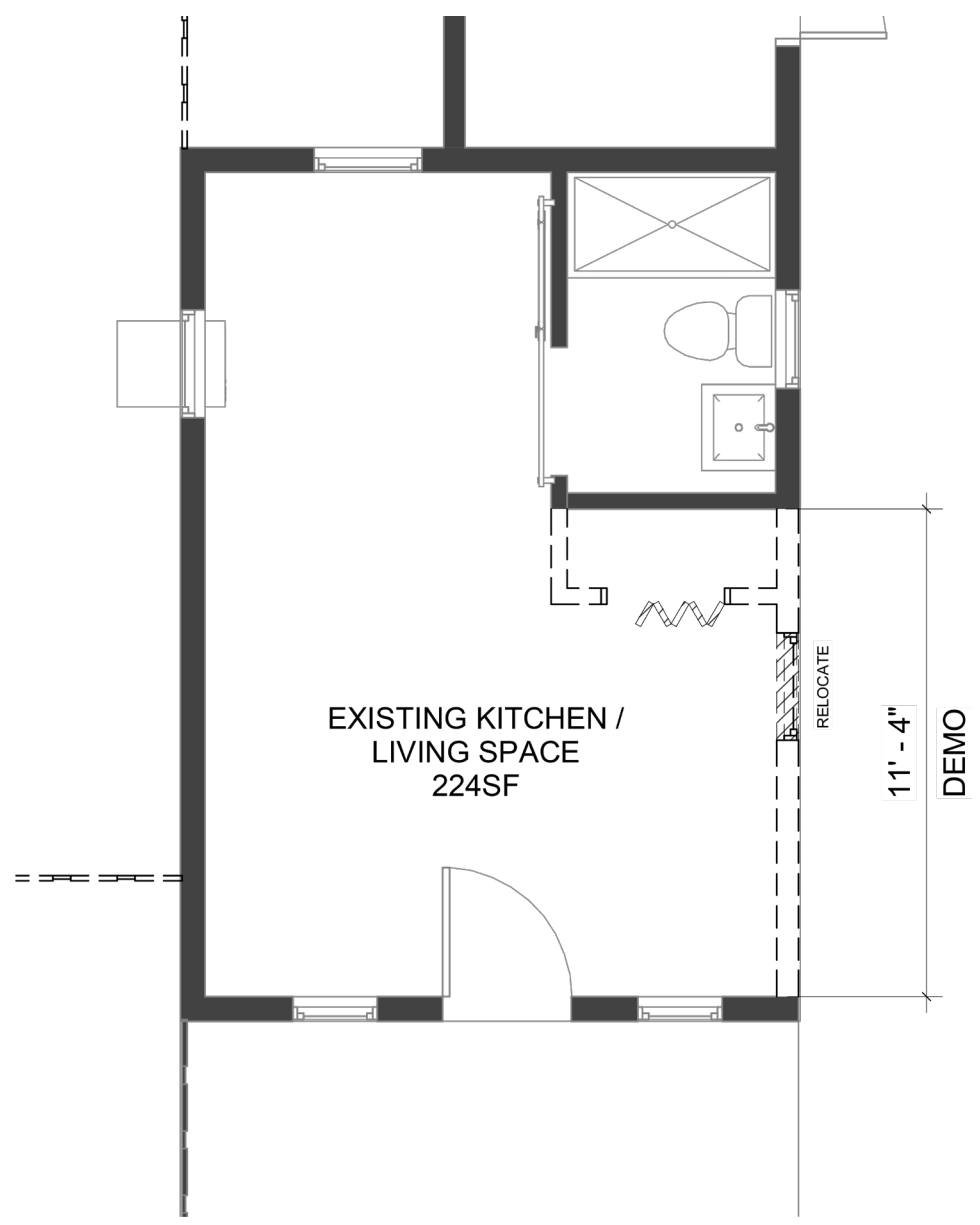
Mailing Address: 321 ORANGE STREET BEAUFORT, NC 28516



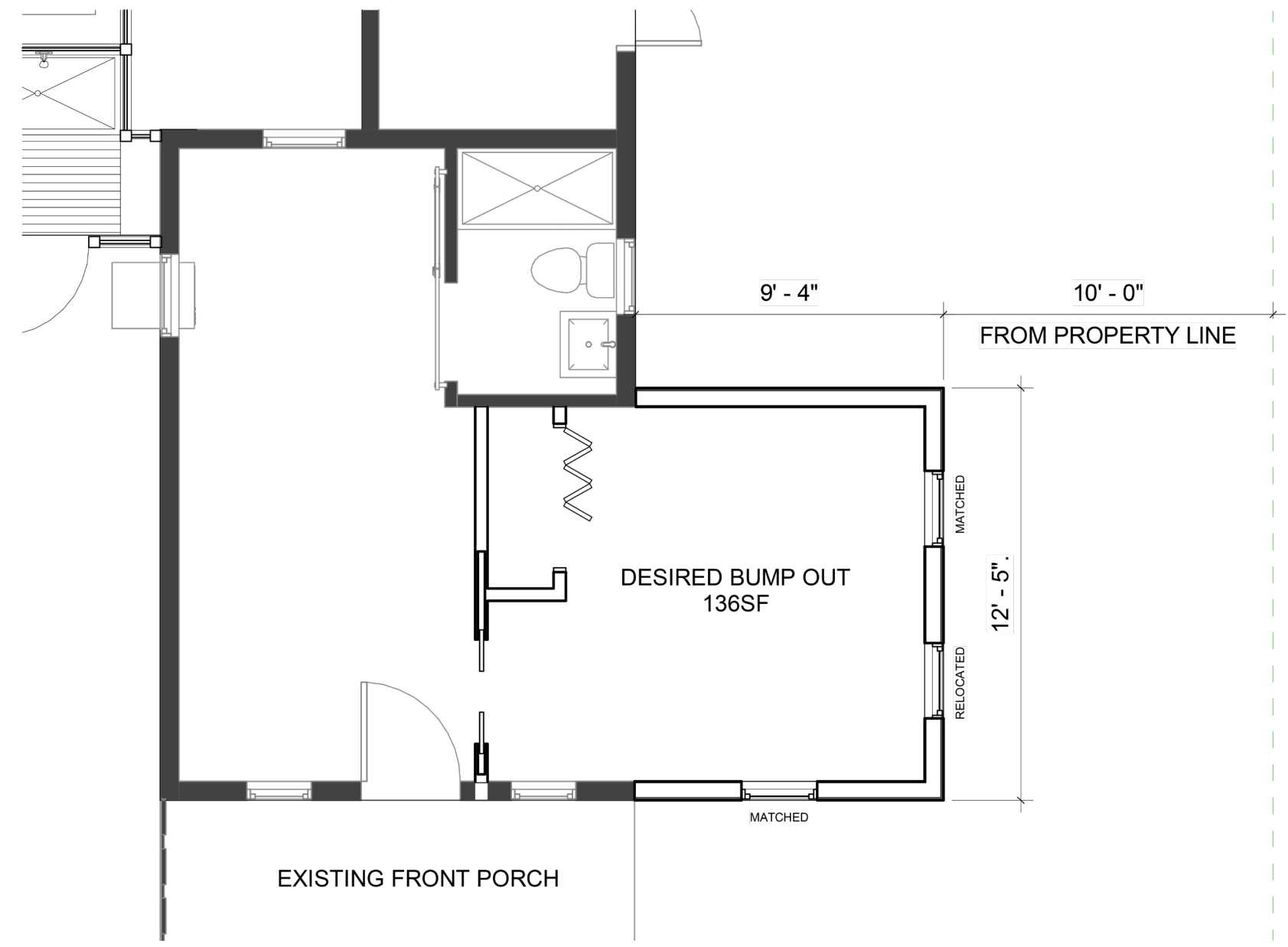
PLANS

Existing walls to remain New proposed walls

The intent is to expand the interior square footage of the existing structure. Minimal demolition is required to achieve this. One exterior wall will be removed and rebuilt 9'-4" out into the side yard. The new corresponding foundation and roof will match the existing structures in style, material, and finish.



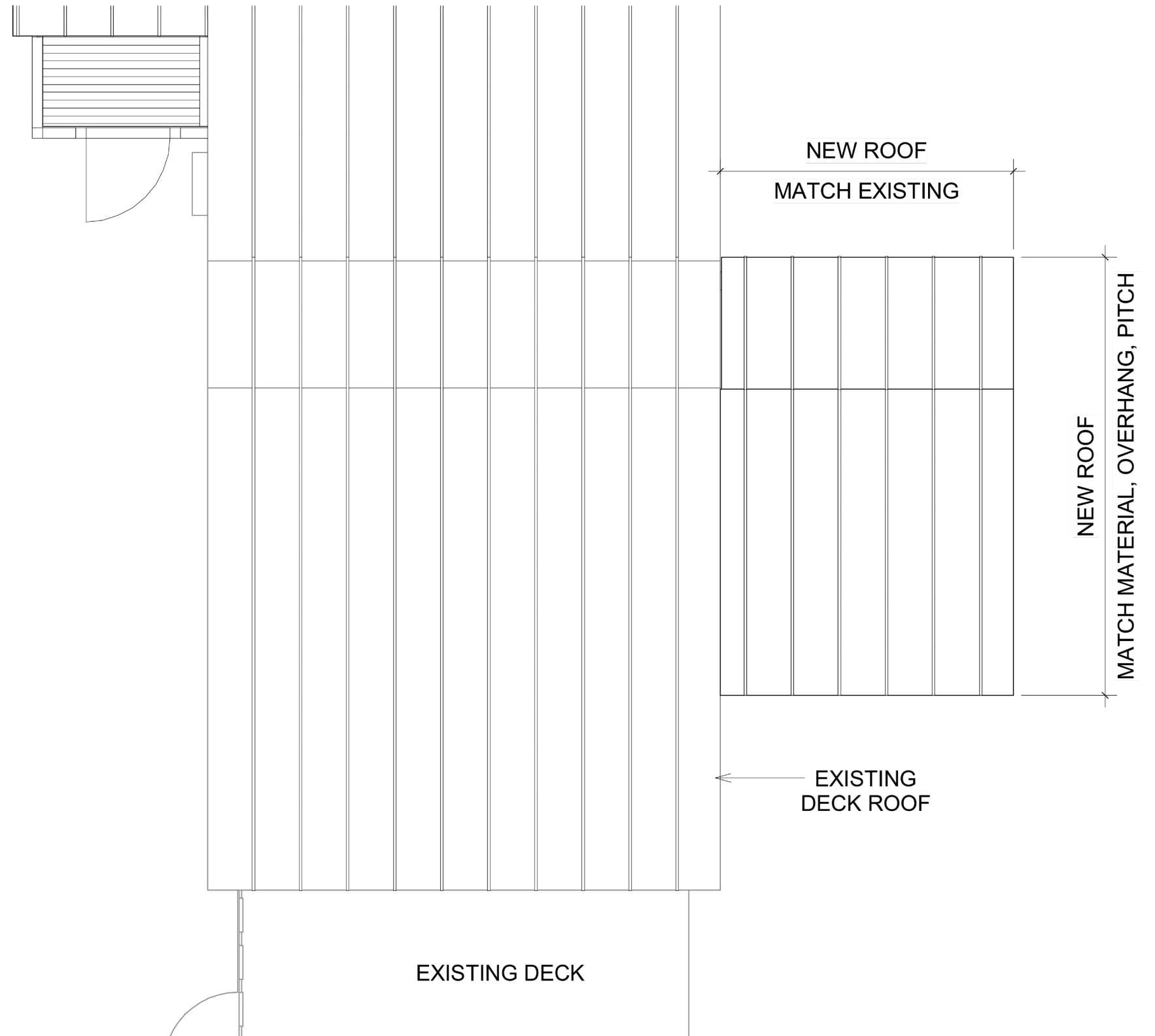
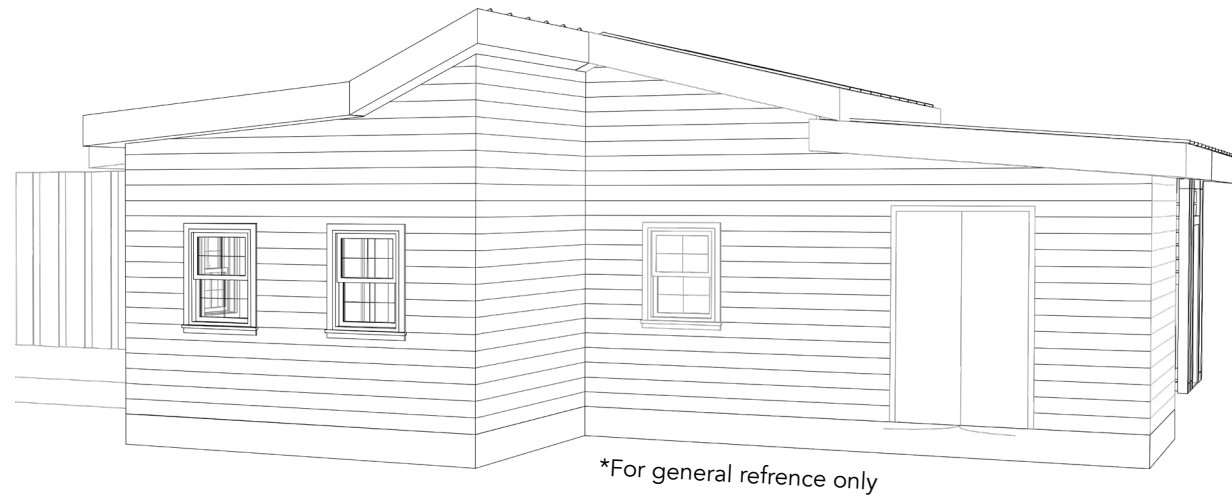
DEMOLITION PLAN



NEW WORK PLAN

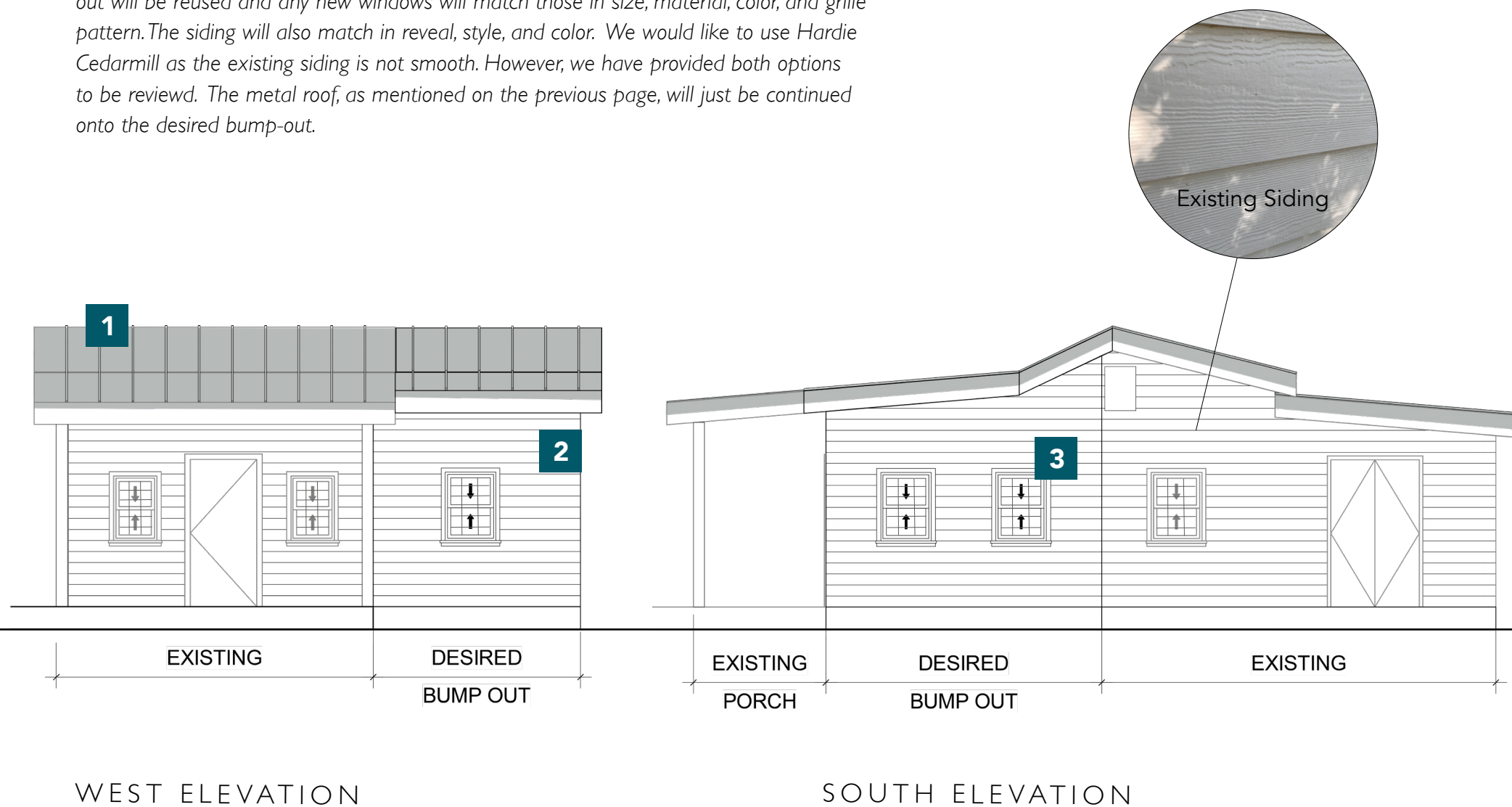
ROOF PLAN

A metal roof to match what is existing. The current structure has a metal roof that expands over both the main space as well as the back storage and golf cart shed. The bump-out will have the roof continue in material, pitch, and overhang.

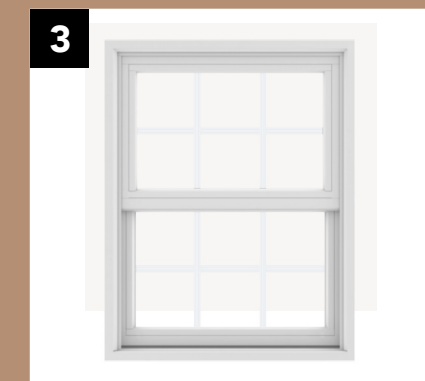
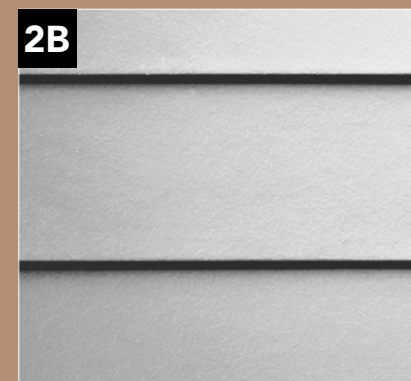
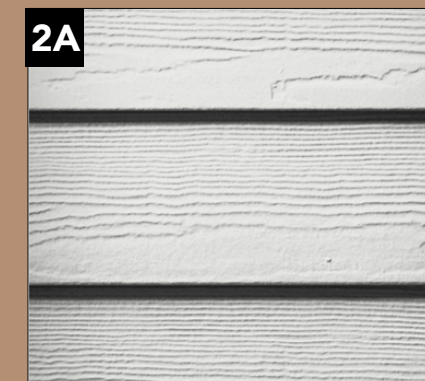
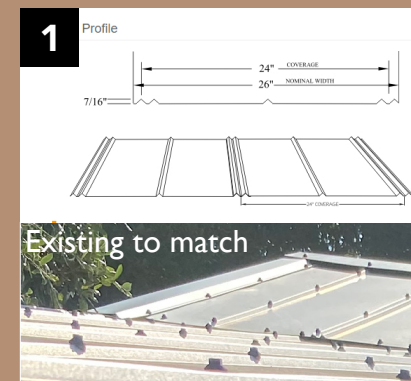


MATERIAL & FINISH

The plan is to match the materials and finishes of the existing structure to create a seamless transition between the previous and new construction. Any windows taken out will be reused and any new windows will match those in size, material, color, and grille pattern. The siding will also match in reveal, style, and color. We would like to use Hardie Cedarmill as the existing siding is not smooth. However, we have provided both options to be reviewed. The metal roof, as mentioned on the previous page, will just be continued onto the desired bump-out.



SPECIFICATION



- 1. Metal Roof Profile ([link](#)) & Material ([link](#)) Color: Natural
- 2A. Hardie Plank Lap Siding (Cedarmill) 7.25" w/6" exposure
Color : Primed For Paint, Paint to match existing siding ([link](#))
- 2B. Hardie Plank Lap Siding (Smooth)
Same size, exposure, and color as above.
- 3. Double Hung Anderson 200 Series Window
W/ SDL Grilles ([link](#))



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, October 3, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-29 310 ½ Orange Street - Demolish House and Shed

BRIEF SUMMARY:
The owner wishes to demo the existing house located at 310 ½ Orange Street

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:
15 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP
Date: September 26, 2023
Case No. 23-29

Request: To demolish the existing structure at 310 ½ Orange Street with shed
Applicant: BMS Partners, LLC
 304 Roslyn Road
 Richmond, Va. 23226

Property Information:

Owners: Brent & Kelly Creelman
Location: 310 ½ Orange Street
PIN#: 730617117431000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 310 ½ Orange Street, circa 1930.
House. 1-Story, front gable house is 3 bays wide with interior brick chimney, 2/2 replacement windows, vinyl siding, and hipped porch with replacement posts on brick piers. Built between 1924 and 1941. (SM).

There is no history of prior COA’s for this property.

An email to the applicant’s agent (John Flowers) from staff with John Wood copied has also been provided as to the structure **being** a contributing structure and outlining the requirement for future development on the site. Even though the structure is contributing it does not meet the criteria of being Historically Significant. Per Section 23-J-1 (Demolition of Buildings).

Proposed work:

- Demolition and removal of existing house and shed.

Material:

Color:

Demolition of Buildings Guidelines

- 10.1.1. Choose demolition only as a last resort. Property owners of contributing buildings should design the replacement building to reflect the demolished building’s height, scale, massing and location. Applicants will have a heavy burden to demonstrate to the HPC that a replacement building with different height, scale, massing as the previously existing building is congruous with the Historic District.
- 10.1.2. Document the historic resource prior to demolition. Documentation shall take the form of black and white photographs, and color digital photographs of the building, structure, or site’s principal elevations, architectural elements (both in exterior and interior), and special features. Measured drawings of the resource may also be required. The HPC shall determine on a case-by-case basis the extent of documentation required and the parties responsible for producing such documentation. The documentation shall be submitted to the HPC and become a permanent record of the Town of Beaufort.
- 10.1.3. Salvage architectural features and building materials for reuse or study. Contact antique dealers and used building supply establishments to arrange for removal. Consider donations of items to interested non-profit organizations or museums or the NC-SHPO.
- 10.1.4. Minimize ground-disturbing activities during demolition to avoid damage to potential unknown Archaeological resources.
- 10.1.5. Retain mature trees on site.
- 10.1.6. Clean the site thoroughly of all building debris and leave the lot properly graded and seeded.

See Response to each guideline from the Applicant in the revised application.

Case # 23-29 310 1/2 Orange Street - Demolition

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HOUSE</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL</u>	<u>MAIL_ZIP</u>
BUSBY,THADDEUS R JR ETUX LAURA	3212	MERRIMAN AVENUE	RALEIGH	NC	27607
CREELMAN,BRENTON ELIOT	124	CHARLES ST	BEAUFORT	NC	28516
FIRST RUNG PROPERTIES LLC	304	ORANGE STREET	BEAUFORT	NC	1821 28516
LDA&J LLC	77	FURNESS PLACE	STATEN ISLAND	NY	10314
MCFADYEN,W DAVID JR ETAL	306	CEDAR STREET	BEAUFORT	NC	28516
SIMUNEK,FRANK A ETAL DAVIDSON	307	TURNER STREET	BEAUFORT	NC	28516
TOWNSEND,AUDREY ETVIR	4310	BAER HILL ROAD	EFLAND	NC	27243

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: BMS Partners LLC (managers: W. Bruce Swartz and Margaret Swartz)

Applicant Address: 304 Roslyn Rd., Richmond, VA 23226

Business Phone: (804) 651-2448 or (804) 307-3357 or Email/Cell: margaret.swartz@gmail.com

Property Owner Name: Brent and Kelli Creelman

Address of Property: 310 - 1/2 Orange St., Beaufort, NC. 28516

Phone Number: (252) 422-6452 Email/Cell: brentcreelman57@gmail.com

* Agent John Flowers (910) 262-0826

PROJECT INFORMATION

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

Demolish existing house and shed at 310-1/2 Orange Street. For the reasons attached, the existing structures are not able to be renovated.

By: W. Bruce Swartz, Manager and Margaret Swartz, managers Estimated Cost of Project: \$ 8,000.00 Year House Built: ~1940

W. Bruce Swartz Applicant Signature Date: September 5, 2023

(see attached authorization) Property Owner Signature (if different than above) Date: (see attached)

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

OFFICE USE ONLY

Received by: _____ Reviewed for Completeness: _____

Date: _____ Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

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

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

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

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

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

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

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

AUTHORIZATION

Please be advised that we are the owners of 310-1/2 Orange Street, Beaufort, NC 28516 (the "Property"). We are under contract with W. Bruce Swartz and Margaret W. Swartz and their assigns to purchase the Property. We understand that Bruce and Margaret will assign their interest in the contract to BMS Partners LLC, a Virginia limited liability company that they own, which will purchase the Property. We are advised that Bruce and Margaret are the sole managers of BMS Partners LLC.

BMS Partners LLC has prepared an application to demolish the house and associated structures currently on the Property, which they will pursue after purchasing the Property and obtaining permission from the Town of Beaufort.

We support and agree to this demolition application, and appoint BMS Partners LLC and its managers Bruce and Margaret Swartz as our agents in connection with this application. We also understand that John Flowers is acting as the sub-agent of BMS Partners LLC and Bruce and Margaret Swartz, and agree to his service as sub-agent on their behalf

If you have any questions, please contact me at (919) 422-6452.

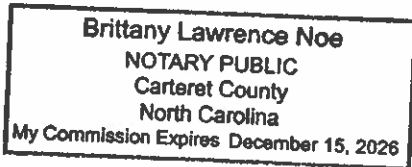
Date: September 6, 2023.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year written above.

Brent Creelman

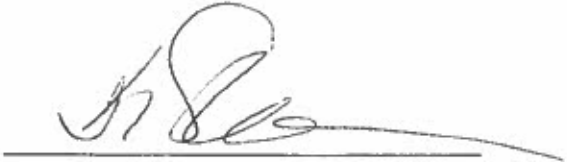
I, Brittany Lawrence Noe, a Notary Public for the aforesaid County and State, hereby certify that Brent Creelman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 6th day of September, 2023.



Notary Public

Printed Name: Brittany Lawrence Noe



Kelli Creelman

STATE OF NORTH CAROLINA

COUNTY OF CARTERET, TO WIT:

I, Brittany Lawrence Noe, a Notary Public for the aforesaid County and State, hereby certify that Kelli Creelman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 6th day of September, 2023.

Brittany Lawrence Noe
NOTARY PUBLIC
Carteret County
North Carolina
My Commission Expires December 15, 2026

Brittany Lawrence Noe
Notary Public

Printed Name: Brittany Lawrence Noe

AUTHORIZATION

Please be advised that BMS Partners LLC "(BMS), as assignees of W. Bruce Swartz and Margaret W. Swartz, is under contract to purchase 310-1/2 Orange Street, Beaufort, North Carolina 28516 (the "Property"). BMS has prepared an application with the Town of Beaufort to demolish the house and associated structures currently on the Property, with the goal that BMS can proceed with the demolition after purchasing the Property.

To support BMS with this application, we have engaged John Flowers as our representative in connection with this transaction. John Flowers does not currently represent BMS or W. Bruce and Margaret W. Swartz on any other applications before the Town of Beaufort.

If you have any questions, please contact me at (804) 254-4599.

Date: September 7, 2023.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year written above.

BMS Partners LLC, a Virginia limited liability company

By: W. Bruce Swartz, Manager

W. Bruce Swartz, Manager

By: Margaret W. Swartz, Manager

Margaret W. Swartz, Manager

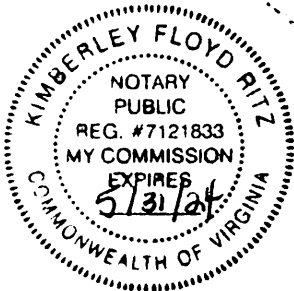
COMMONWEALTH OF VIRGINIA

CHESTERFIELD COUNTY, TO WIT:

The foregoing instrument was acknowledged before me this 7th day of September, 2023 by W. Bruce Swartz and Margaret W. Swartz, as managers of and on behalf of BMS Partners LLC, a Virginia limited liability company.

Kimberley Floyd Ritz
Notary Public

[SEAL]



Demolition of Buildings Guidelines

- 10.1.1. Choose demolition only as a last resort. Property owners of contributing buildings should design the replacement building to reflect the demolished building's height, scale, massing and location. Applicants will have a heavy burden to demonstrate to the HPC that a replacement building with different height, scale, massing as the previously existing building is congruous with the Historic District.
- 10.1.2. Document the historic resource prior to demolition. Documentation shall take the form of black and white photographs, and color digital photographs of the building, structure, or site's principal elevations, architectural elements (both in exterior and interior), and special features. Measured drawings of the resource may also be required. The HPC shall determine on a case-by-case basis the extent of documentation required and the parties responsible for producing such documentation. The documentation shall be submitted to the HPC and become a permanent record of the Town of Beaufort.
- 10.1.3. Salvage architectural features and building materials for reuse or study. Contact antique dealers and used building supply establishments to arrange for removal. Consider donations of items to interested non-profit organizations or museums or the NC-SHPO.
- 10.1.4. Minimize ground-disturbing activities during demolition to avoid damage to potential unknown archaeological resources.
- 10.1.5. Retain mature trees on site.
- 10.1.6. Clean the site thoroughly of all building debris and leave the lot properly graded and seeded.

Demolition of Building Guidelines

10.1.1 Choose demilition only as a last resort.

I have letters from :

John Wood who meet with Kyle Garner

Which states: That it is a contributing structure and could be demolished.

Ken Lacy P.E.

Civil/Structural Engineering

Which states: Extensive structural improvements will be required to bring this building up to current standards, making it cost prohibitive to retain/improve the existing building.

In my professional opinion, the structure is beyond repair and should be demolished.

Barry Howell Inspection Services

Read Repot

Applicant Commentary:

The house has major foundation damage. The existing brick peir system has deteriorating mortar between the bricks. The roof has extra weight from a new plywood layer with fiberglass shingles installed over the existing 2 x 4 rafters that had 1 x 4 strips installed. Looks like there might have had metal roofing at one time. This extra weight combined with the deteriorating motar has caused the floor system to have a sagging problem. Front porch pillars are starting to fall which is holding up the front porch roof. Vinyl siding with vinyl boxing has been installed. There are some new vinyl windows with some existing rotten 2 over 2 wood windows. They look like they are from the 70's.

10.1.2 Document the Historic resoure prior to demolition.

I have picture of existing structure but with so much stuff in the yard and the overgrown grass and plants it is hard to get good pictures. Ther are very few (if any) architectural elements on this house.

10.1.3 Salvage architectural features and building materials for reuse and study.

Few if any architectural features. Sould be able to save some materials, but I have a feeling that we will find extensive termite damage when we start taking this apart.

10.1.4 Minimize Ground-disturbing activities.

There is so much trash in the yard with overgrown weeds and plants. We will do our best while removing structure and cleaning up.

10.1.5 Retain mature trees on site.

Ther are no mature trees on site. The trees you see in the pictures are from adjoining lots. What small trees that are there have been damaged from the pig and ducks living in the yard.

10.1.6 Clean the site.

The site will be thoroughly cleaned of all building debris and the lot graded and cleaned.

Note: This is a house behind 310 Orange and can not be seen from the road.

JOHN TEE, ARCHITECT



Illustration MILES MELTON

PLAN SPECIFICATIONS

2 bedrooms | 2 baths

Living Area (sq ft):

Main Floor:	1,269
Total Living Area:	1,269
Porches:	313
Exterior Wall Framing:	2x4
Foundation:	Crawlspace

PLAN PRICING

5 sets:	\$1,170
Additional Sets, each:	\$60
PDF Plan Set:	\$1,620
Pricing Set:	\$900

ABOUT THIS PLAN

These days you need every square foot in your house to count, just like each dollar of your paycheck. Our Holly Grove plan offers a modest 1,269 square feet, and this design is as straightforward as it is charming. Based on a shotgun house (so named because you can see clear from the front door to the back), Holly Grove boasts a combined living, dining, and kitchen area that's suited to today's casual lifestyles. Two bedrooms and baths round out the other half of the house.

For great looks and space-savvy rooms, Architect John Tee designed this plan to give you the biggest bang for your buck!

COPYRIGHT NOTICE

Copy Restrictions and Copyright Information: All Southern Living House Plans are protected under the United States Copyright Law. Plans may not be resold or used for the construction of more than a single residence. When you purchase a home from Southern Living House Plans, you have been licensed the right to build only one residence.

Southern Living designers and architects retain all rights, title and ownership to the original design and documents.

TO ORDER CALL TOLL-FREE 866.892.3507

OR VISIT

100

SouthernLivingHousePlans.com

ELEVATIONS

FRONT
ELEVATION

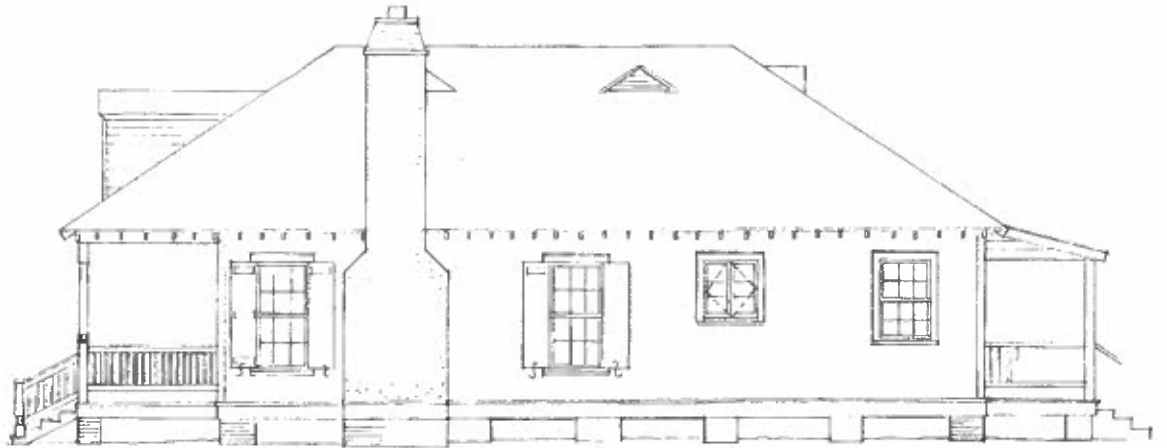


REAR
ELEVATION



ELEVATIONS

RIGHT SIDE
ELEVATION



LEFT SIDE
ELEVATION





VICINITY MAP (N.T.S.)

- LEGEND**
- EIP= EXISTING IRON PIPE
 - PIP= EX. PINCHED IRON PIPE
 - EIR= EXISTING IRON ROD
 - CP= COMPUTED POINT
 - BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - NON-SURVEYED LINE (PLATTED BY DFED)

- NOTES**
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY. AREA = 5,394.466 FT² OR 0.124± ACRES OF LAND.
 2. ALL BEARINGS AND COORDINATES ARE BASED ON N. C. STATE PLANE COORDINATE SYSTEM; NAD 83 (2011).
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS: US SURVEY FOOT.
 4. THIS PARCEL IS ZONED R-8 PER THE TOWN OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCE. SETBACKS INCLUDE: 25' FRONT, 8' SIDE AND 25' REAR.
 5. THIS PROPERTY IS LOCATED IN FLOOD HAZARD AREA DESIGNATION: SHADED X AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FIRM PANEL 37207306003, DATED 7/16/2003.

I, JEREMY T. MCCOMBS, CERTIFY THAT THIS MAP WAS COMPLETED UNDER MY DIRECTION AND RESPONSIBLE CHARGE FROM A SURVEY UNDER MY DIRECT SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES HEREON; THAT THIS MAP MEETS THE REQUIREMENTS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600).

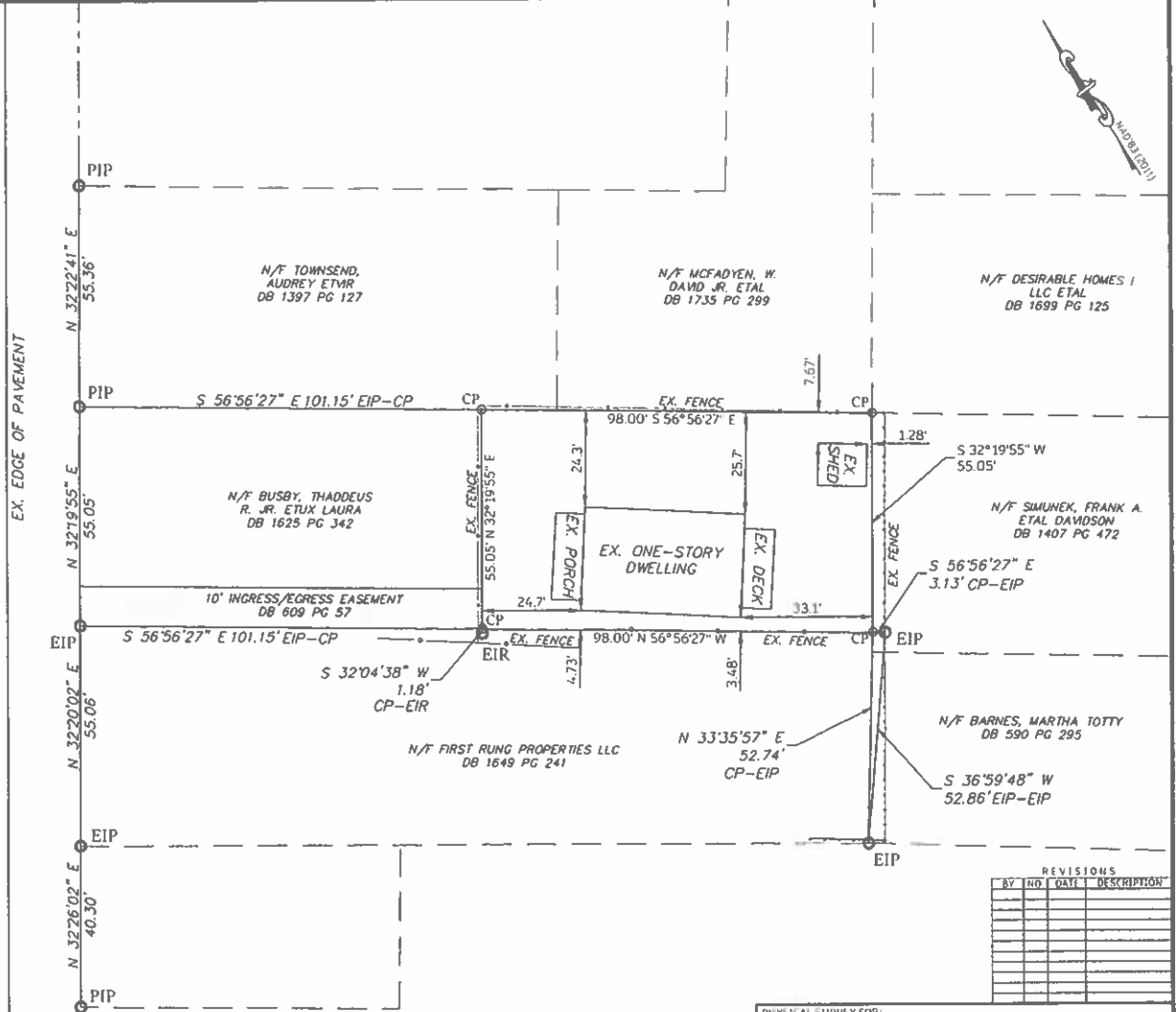
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 1ST DAY OF SEPTEMBER, 2023.

DocuSigned by:
Jeremy T. McCombs
 PROFESSIONAL LAND SURVEYOR L- 5355

PROJECT NO. **LSM487-001**
 DRAWING NO. **SURVEY**



ORANGE STREET
 60' PUBLIC R/W



REVISIONS			
BY	NO.	DATE	DESCRIPTION

PHYSICAL SURVEY FOR:
PART L138 TOWN OF BEAUFORT
 PHYSICAL ADDRESS: 310 1/2 ORANGE STREET
 TAX PARCEL: 73061711431000 DB 609 PG 57

OWNER: TOBIN FLOWERS	SURVEYED: BB
ADDRESS: 321 ORANGE STREET	DRAWN: JTM
PHONE: N/A	APPROVED: JTM
DATE: 9/1/23	
SCALE: 1"=30'	
SHEET 1 OF 1	

STROUD ENGINEERING, P.A.
 422 HILL HWAY 24
 MOREHEAD CITY, NC 28557
 (252) 247-7470



Carteret County

Property Data

Parcel Number: 730617114534000

Inquiry Date: 9/1/2023

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

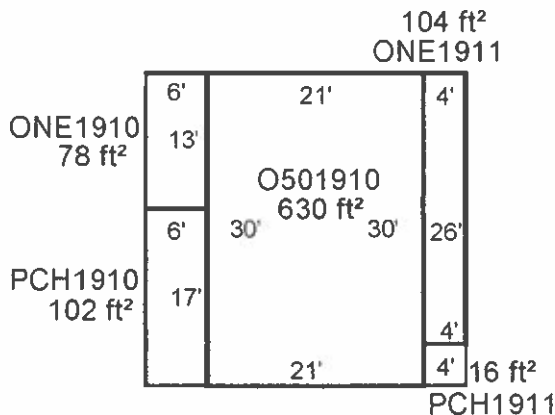
Property Info

PARCEL NUMBER: 730617114534000
OWNER: VICK, WILLIAM TEMPLE
PHYSICAL ADDRESS: 307 ORANGE ST
 BEAUFORT
MAILING ADDRESS: 144 NORTH HARBOR DRIVE
 BEAUFORT NC 28516
LEGAL DESCRIPTION: PART L115 TOWN OF BEAUFORT
DEED REF: 1628-270
PLAT REFERENCE: -
NEIGHBORHOOD: 590004
SALE DATE: 01/25/2019
SALE PRICE: \$0
ACREAGE: 0.195
LAND VALUE: \$273,299
EXTRA FEATURE VALUE: \$0

Building Info

BATHS: 2
BEDROOMS: 3
CONDITION: N/A
EXTERIOR WALLS: 12 RES WOOD
FLOOR FINISH: 09 SOFTWOOD
 N/A
FOUNDATION: 01 BRICK
HEAT: 10 HEATPUMP
ROOF COVER: 03 COMP SHNGL
ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 930
YEAR BUILT: 1910
BUILDING VALUE: \$29,936
PARCEL VALUE: \$303,235

Sketches



Google Maps 307 Orange St



Beaufort, North Carolina
Google Street View
Dec 2022 See more dates

Image capture: Dec 2022 © 2023 Google



Carteret County

Property Data

Parcel Number: 730617115603000

Inquiry Date: 9/1/2023

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

Property Info

PARCEL NUMBER: 730617115603000
OWNER: HAMRICK,RICHARD L ETUX JENNIFE
PHYSICAL ADDRESS 313 ORANGE ST
 BEAUFORT
MAILING ADDRESS: 2234 THE CIRCLE
 RALEIGH NC 1448 27608
LEGAL DESCRIPTION: PART L117 TOWN OF BEAUFORT
DEED REF: 1482-299
PLAT REFERENCE: -
NEIGHBORHOOD: 590004

SALE DATE: 06/27/2014
SALE PRICE: \$115,000
ACREAGE: 0.24
LAND VALUE: \$390,090
EXTRA FEATURE VALUE: \$0

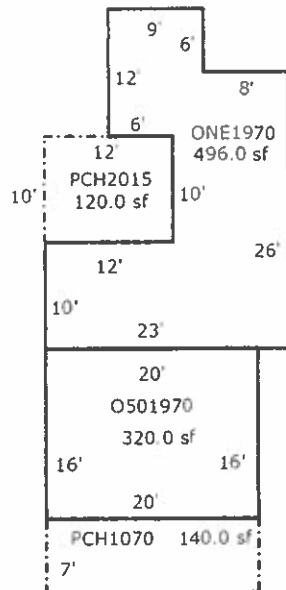
Building Info

BATHS: 1
BEDROOMS: 3
CONDITION: N/A

EXTERIOR WALLS: 12 RES WOOD
 07 ASB SHINGL
FLOOR FINISH: 09 SOFTWOOD
 N/A
FOUNDATION: 02 CONC BLOCK
HEAT: 10 HEATPUMP
ROOF COVER: 01 MINIMUM

ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 1076
YEAR BUILT: 1970
BUILDING VALUE: \$55,397
PARCEL VALUE: \$445,487

Sketches



Google Maps 313 Orange St



Beaufort, North Carolina

Google Street View

Dec 2022

See more dates

Image capture: Dec 2022 © 2023 Google



Carteret County

Property Data

Parcel Number: 730617114670000

Inquiry Date: 9/1/2023

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

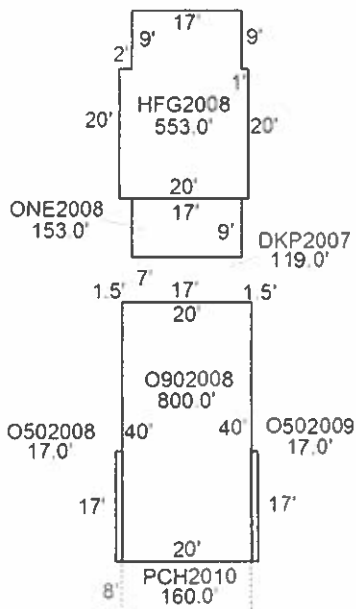
Property Info

PARCEL NUMBER: 730617114670000
OWNER: MILLS,STEPHEN D ETUX ETAL
PHYSICAL ADDRESS 311 ORANGE ST
 BEAUFORT
MAILING ADDRESS: PO BOX 520
 SNOW CAMP NC 27349
LEGAL DESCRIPTION: PART L116 TOWN OF BEAUFORT
DEED REF: 1236-390
PLAT REFERENCE: 1236-390
NEIGHBORHOOD: 590004
SALE DATE: 06/12/2007
SALE PRICE: \$475,000
ACREAGE: 0.118
LAND VALUE: \$194,454
EXTRA FEATURE VALUE: \$9,009

Building Info

BATHS: 3
BEDROOMS: 5
CONDITION: N/A
EXTERIOR WALLS: 32 HARDIBOARD
FLOOR FINISH: 09 SOFTWOOD
 11 CERAMIC
FOUNDATION: 01 BRICK
HEAT: 08 GAS PAK
ROOF COVER: 01 MINIMUM
 03 COMP SHNGL
ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 1819
YEAR BUILT: 1910
BUILDING VALUE: \$141,000
PARCEL VALUE: \$344,463

Sketches



Google Maps 311 Orange St



Beaufort, North Carolina
 Google Street View
 Dec 2022 See more dates

Image capture: Dec 2022 © 2023 Google



Carteret County

Property Data

Parcel Number: 730617114566000

Inquiry Date: 9/1/2023

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

Property Info

PARCEL NUMBER: 730617114566000
OWNER: MILLS,STEPHEN D ETUX ETAL
PHYSICAL ADDRESS 309 ORANGE ST
 BEAUFORT
MAILING ADDRESS: PO BOX 520
 SNOW CAMP NC 27349
LEGAL DESCRIPTION: PART L115 116 TOWN OF BEAUFORT
DEED REF: 1640-229
PLAT REFERENCE: -
NEIGHBORHOOD: 590004
SALE DATE: 06/11/2019
SALE PRICE: \$140,000
ACREAGE: 0.177
LAND VALUE: \$291,681
EXTRA FEATURE VALUE: \$0

Building Info

BATHS:
BEDROOMS:
CONDITION:
EXTERIOR WALLS:
FLOOR FINISH:
FOUNDATION:
HEAT:
ROOF COVER:
ROOF STRUCTURE:
SQUARE FOOTAGE:
YEAR BUILT:
BUILDING VALUE: \$0
PARCEL VALUE: \$291,681

Sketches

Photos

Empty lot

Carteret County

Property Data

Parcel Number: 730617116581000

Inquiry Date: 9/1/2023

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

Property Info

PARCEL NUMBER: 730617116581000
OWNER: TOWNSEND,AUDREY ETVIR
PHYSICAL ADDRESS 314 ORANGE ST
 BEAUFORT
MAILING ADDRESS: 4310 BAER HILL ROAD
 EFLAND NC 27243
LEGAL DESCRIPTION: PART L146 OLD TOWN BEAUFORT
DEED REF: 1397-127
PLAT REFERENCE: -
NEIGHBORHOOD: 590004

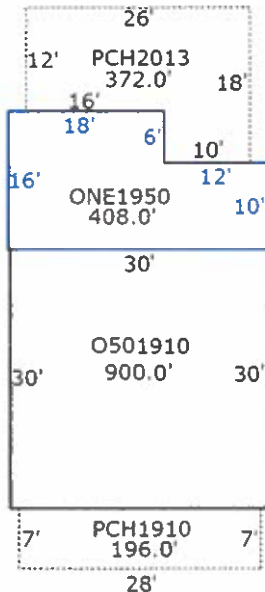
SALE DATE: 01/17/2012
SALE PRICE: \$185,000
ACREAGE: 0.158
LAND VALUE: \$281,334
EXTRA FEATURE VALUE: \$8,249

Building Info

BATHS: 1.5
BEDROOMS: 3
CONDITION: N/A

EXTERIOR WALLS: 12 RES WOOD
 .
FLOOR FINISH: 09 SOFTWOOD
 11 CERAMIC
FOUNDATION: 02 CONC BLOCK
HEAT: 10 HEATPUMP
ROOF COVER: 13 GALVMETAL
 .
ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 1876
YEAR BUILT: 1910
BUILDING VALUE: \$75,986
PARCEL VALUE: \$365,569

Sketches



Google Maps 314 Orange St



Beaufort, North Carolina
Google Street View
Dec 2022 See more dates

Google

Image capture: Dec 2022 © 2023 Google



Carteret County

Property Data

Parcel Number: 730617116457000

Inquiry Date: 9/1/2023

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

Property Info

PARCEL NUMBER: 730617116457000
OWNER: BUSBY, THADDEUS R JR ETUX LAURA
PHYSICAL ADDRESS 310 ORANGE ST
 BEAUFORT
MAILING ADDRESS: 3212 MERRIMAN AVENUE
 RALEIGH NC 27607
LEGAL DESCRIPTION: PART L138 TOWN OF BEAUFORT
DEED REF: 1625-342
PLAT REFERENCE: -
NEIGHBORHOOD: 590004

SALE DATE: 12/13/2018
SALE PRICE: \$490,000
ACREAGE: 0.127
LAND VALUE: \$294,559
EXTRA FEATURE VALUE: \$0

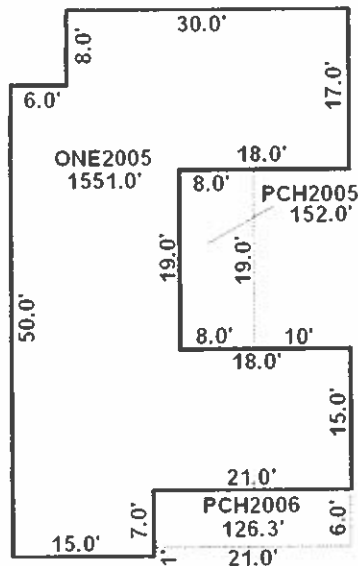
Building Info

BATHS: 2
BEDROOMS: 2
CONDITION: N/A

EXTERIOR WALLS: 29 HARDIPLANK
 12 RES WOOD
FLOOR FINISH: 09 SOFTWOOD
 11 CERAMIC
FOUNDATION: 01 BRICK
HEAT: 10 HEATPUMP
ROOF COVER: 03 COMP SHNGL

ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 1829
YEAR BUILT: 1899
BUILDING VALUE: \$116,582
PARCEL VALUE: \$411,141

Sketches



Google Maps 311 Orange St



Beaufort, North Carolina
 Google Street View
 Dec 2022 See more dates

Image capture: Dec 2022 © 2023 Google



Carteret County

Property Data

Parcel Number: 730617116369000

Inquiry Date: 9/1/2023

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

Property Info

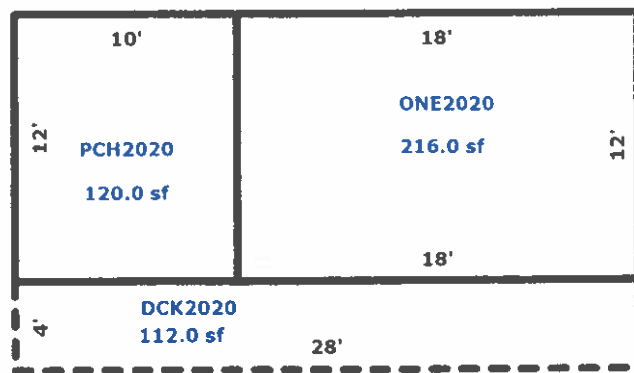
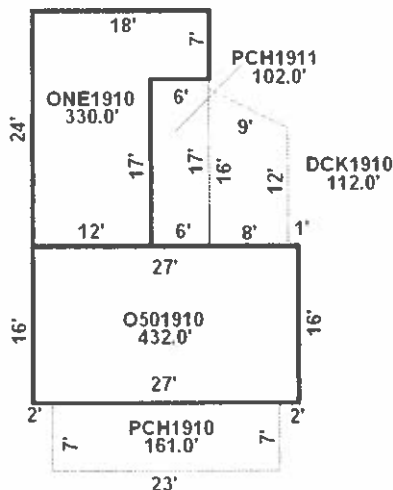
PARCEL NUMBER: 730617116369000
OWNER: FIRST RUNG PROPERTIES LLC
PHYSICAL ADDRESS 306 ORANGE ST
 BEAUFORT
MAILING ADDRESS: 304 ORANGE STREET
 BEAUFORT NC 1821 28516
LEGAL DESCRIPTION: PART L138 TOWN OF BEAUFORT
DEED REF: 1649-241
PLAT REFERENCE: -
NEIGHBORHOOD: 590004

SALE DATE: 09/17/2019
SALE PRICE: \$535,000
ACREAGE: 0.273
LAND VALUE: \$415,222
EXTRA FEATURE VALUE: \$1,503

Building Info

BATHS: 2
BEDROOMS: 3
CONDITION: N/A
EXTERIOR WALLS: 12 RES WOOD
 .
FLOOR FINISH: 09 SOFTWOOD
 N/A
FOUNDATION: 03 POST
HEAT: 01 NONE
ROOF COVER: 13 GALVMETAL
 .
ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 1137
YEAR BUILT: 1910
BUILDING VALUE: \$101,093
PARCEL VALUE: \$517,818

Sketches



Photos

Google Maps 306 Orange St



Beaufort, North Carolina

Google Street View

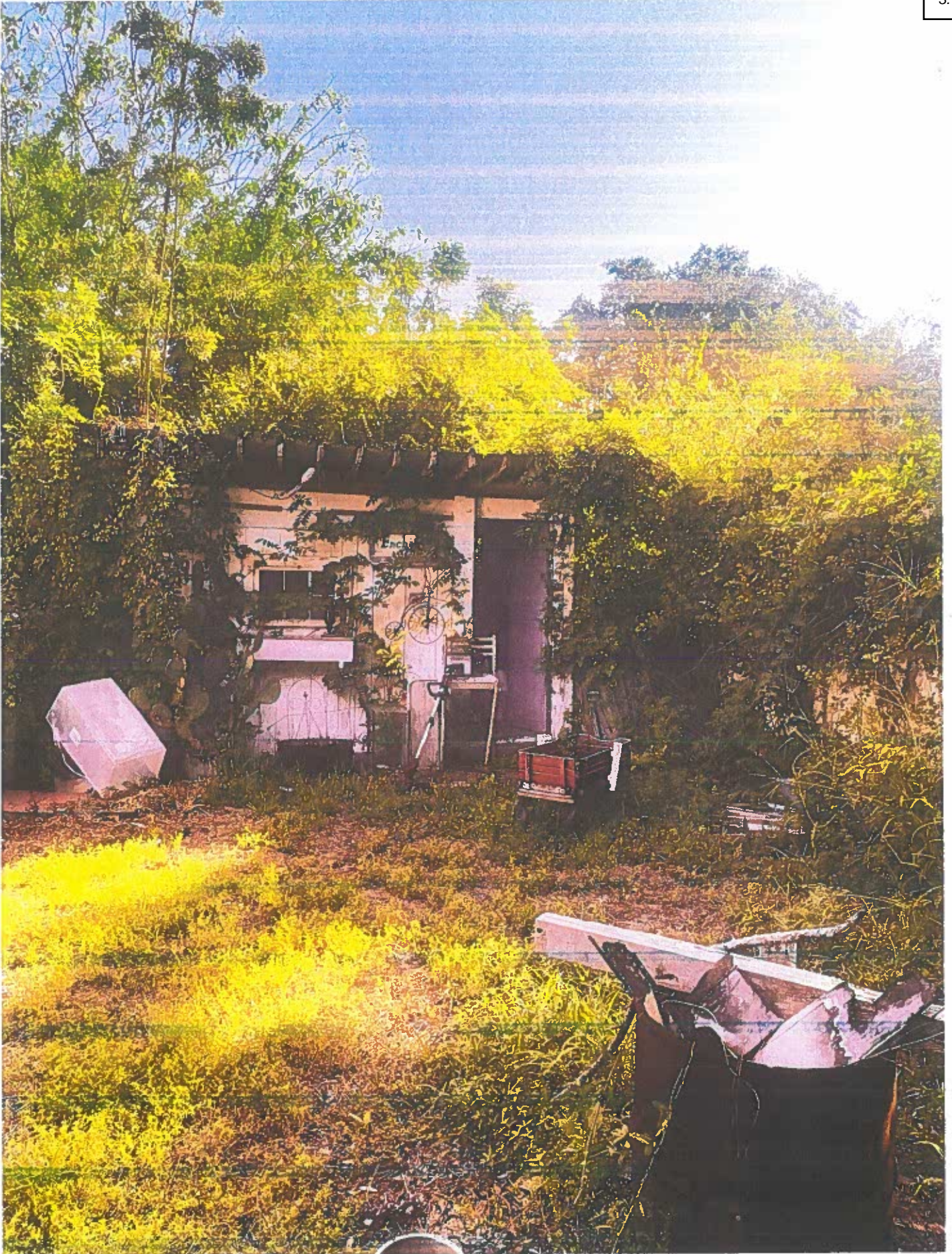
Dec 2022

See more dates

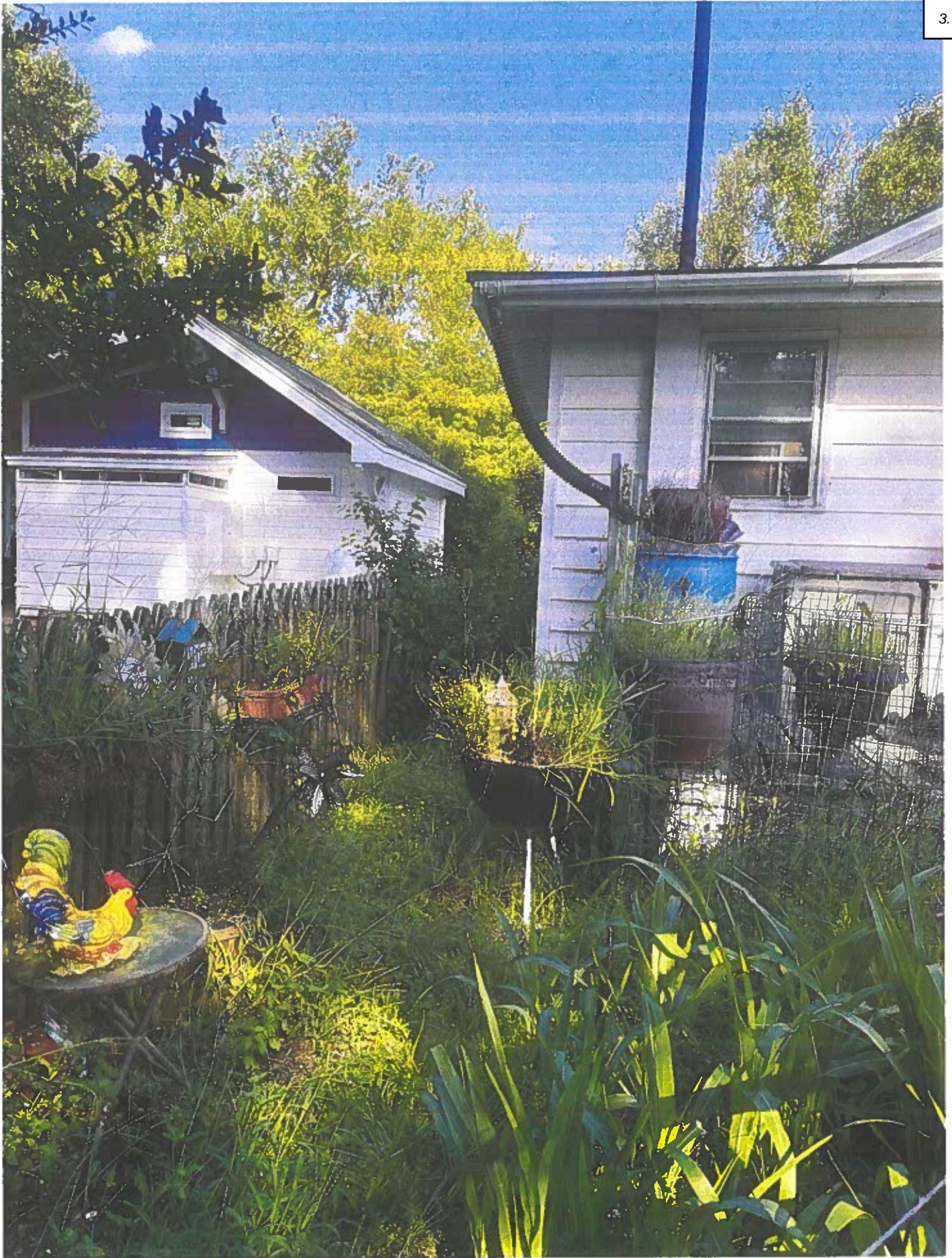
Google

Image capture: Dec 2022 © 2023 Google





3.



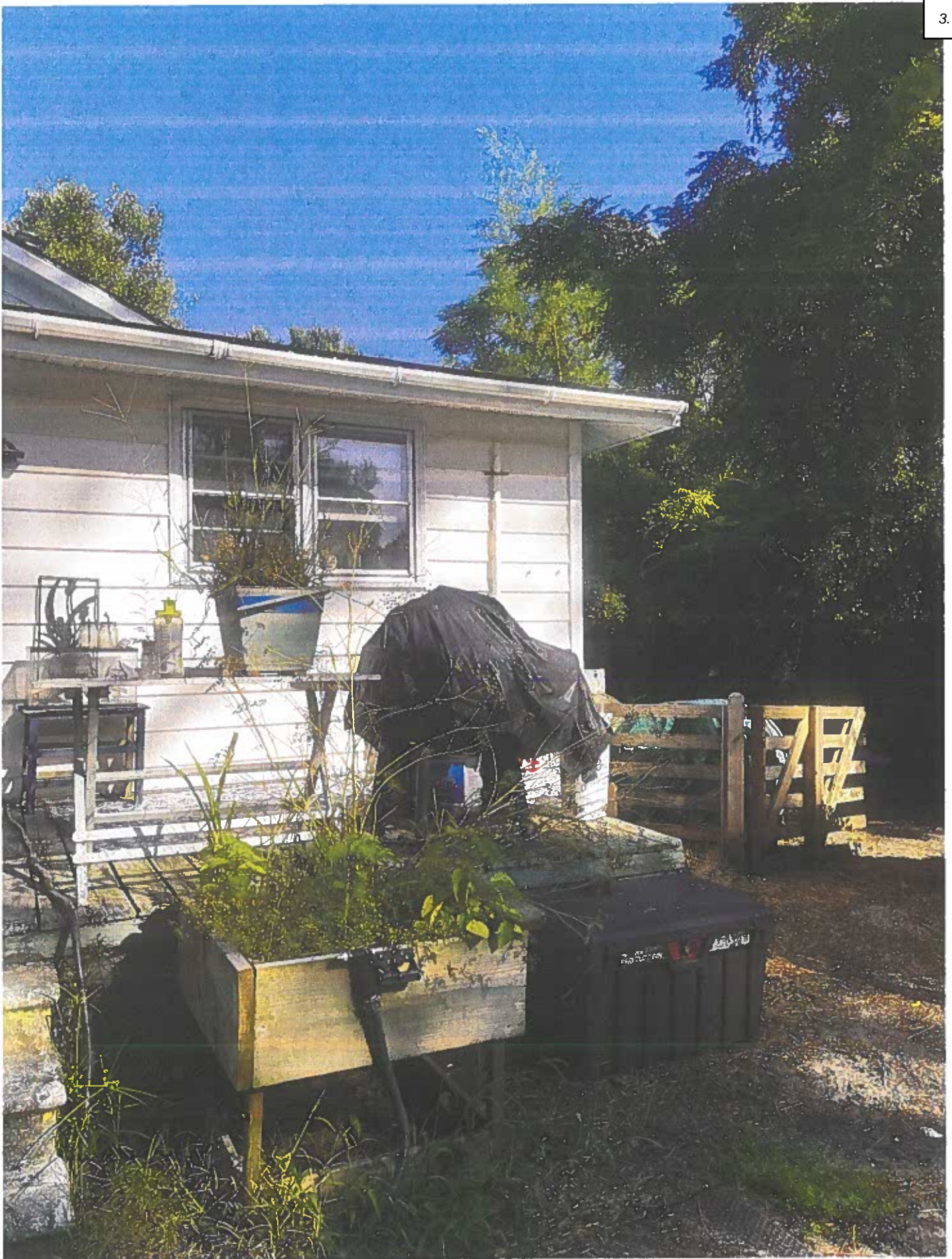
118



3.



120

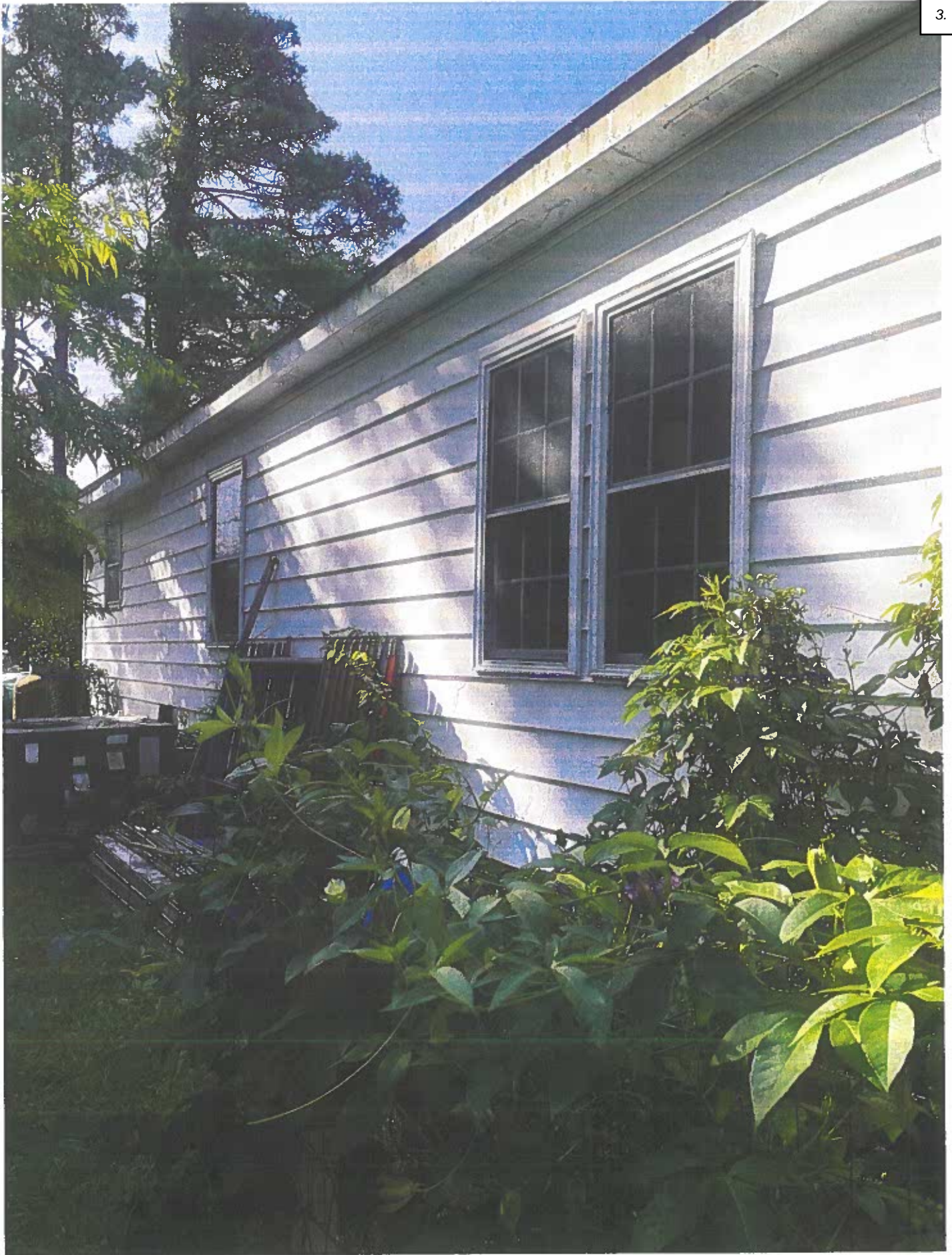


3.

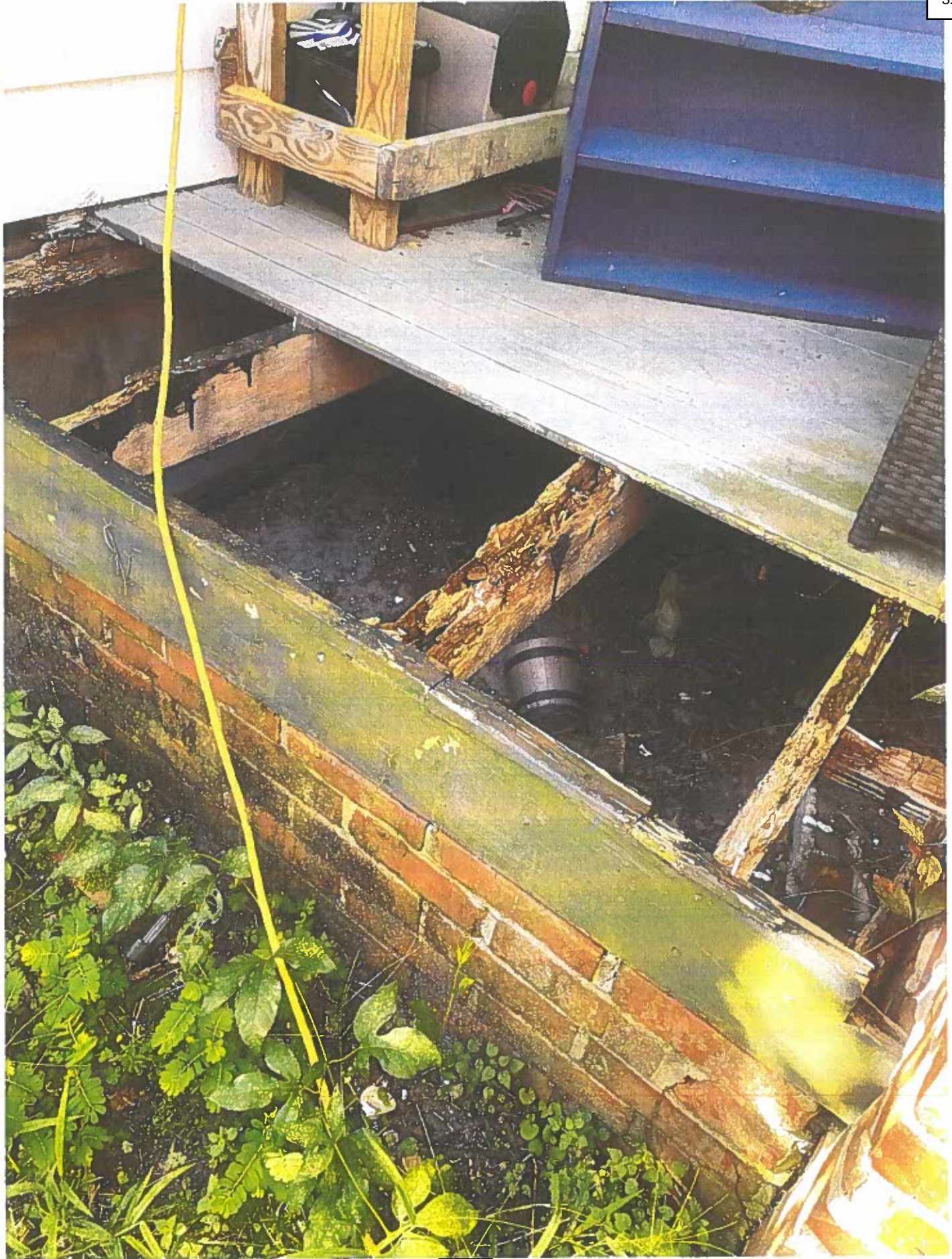


122

3.



123







310 1/2 Orange Street

Kyle Garner <k.garner@beaufortnc.org>

Tue, Aug 8 at 8:01 AM

To: John Flowers <jfloconst@gmail.com>

Cc: Wood, John <john.p.wood@ncdcr.gov>, Joyce McCune <joyce@historicbeaufort.com>

Hey John,

I copied you because John Wood did visit the site and determined that it was a contributing structure and could be demolished. Our guidelines state that if that is the case the structure that replaces it would need to look similar in size, shape, design, mass and scale.

Just wanted you and you client to be aware.

[Quoted text hidden]



John Flowers <jfloconst@gmail.com>

310 1/2 Orange Street

Kyle Garner <k.garner@beaufortnc.org>

Mon, Aug 7 at 1:33 PM

To: Wood, John <john.p.wood@ncdcr.gov>

Cc: Poole, Lauren <lauren.poole@ncdcr.gov>, Laurel Anderson <l.anderson@beaufortnc.org>, Joyce McCune <joyce@historicbeaufort.com>, John Flowers <jfloconst@gmail.com>

John & Lauren,

Thanks for going by tis site with me today and thank you for pointing out that the structure is a contributing structure.

Since a contributing structure if demolished the replacement structure shall be in the same design, scale mass and proportion as the previous structure.

I have included below the survey information from Ruth Little.

Again thanks,

Kyle

House. 1-Story, front gable house is 3 bays wide with interior brick chimney, 2/2 replacement windows, vinyl siding, and hipped porch with replacement posts on brick piers. Built between 1924 and 1941. (SM).

310V. Orange St.

C

C. 1930

KEN LACY, P.E. PLLC P-0344
307 Holly Lane
Cape Carteret, NC 28584
252-725-2405

Civil/Structural Engineering

310 – 1/2 Orange Street - Engineering Report

PURPOSE: At 310 – 1/2 Orange Street, Beaufort, NC, conduct a visual structural inspection and provide an opinion regarding the building’s structural integrity.

OBSERVATIONS: August 17, 2023

The structure at the above address is a single story wood framed residence on a crawl space foundation. According to Carteret County Tax Records, the original structure was built in 1940.

The floor framing is severely sagging and un-level. The interior wall, ceiling, and roof framing have also moved due to the sagging and un-level floor framing.

COMMENTS/RECOMMENDATIONS:

Extensive structural improvements will be required to bring this building up to current standards, making it cost prohibitive to retain/improve the existing building.

In my professional opinion, the structure is beyond repair and should be demolished.



08/19/2023

Ken Lacy, PE Digitally signed by Ken Lacy, PE
Date: 2023.08.19 10:32:21 -04'00'

BARRY HOWELL INSPECTION SERVICES**NC Lic. #811****3966 London Church Rd.****Elm City, NC 27822**

Office: (252) 205-2836 Fax: (252) 291-5186

This limited inspection was done for John Darden Flowers to provide some insight to what may be causing the floor & roof to slope & sag at 310.5 Orange St. Beaufort, NC. Upon attempting to crawl under the house access is partially blocked by plumbing lines. HVAC duct work as well as personal belongings & debris. The following are my findings as best as could be determined given the conditions & contents of the home.

Crawlspace & foundation: *2x4-2x6 floor joists are not fully visible. Access is blocked by insulation, duct work, plumbing lines & general debris etc. Joist that are visible have some moisture related surface fungal growth as well as moisture & age-related wear. Joist that are visible are spanned beyond what today's accepted standards would probably allow. This has allowed significant sagging which shows up in the floor above. This problem is exacerbated by the amount of weight being loaded on them from above contents, additional floor covering as well as attic framing, modern shingles etc.

*The piers or that are original to the house have eroded mortar & do not appear to have a proper footing, (probably only the mortar used by the mason). Temporary pier supports using a 4x4 sitting on a concrete block (see picture) have been installed. All of this has allowed ongoing settlement.

*The original 1x4 subfloor was not designed to carry the above-mentioned excessive load & is also sagging.

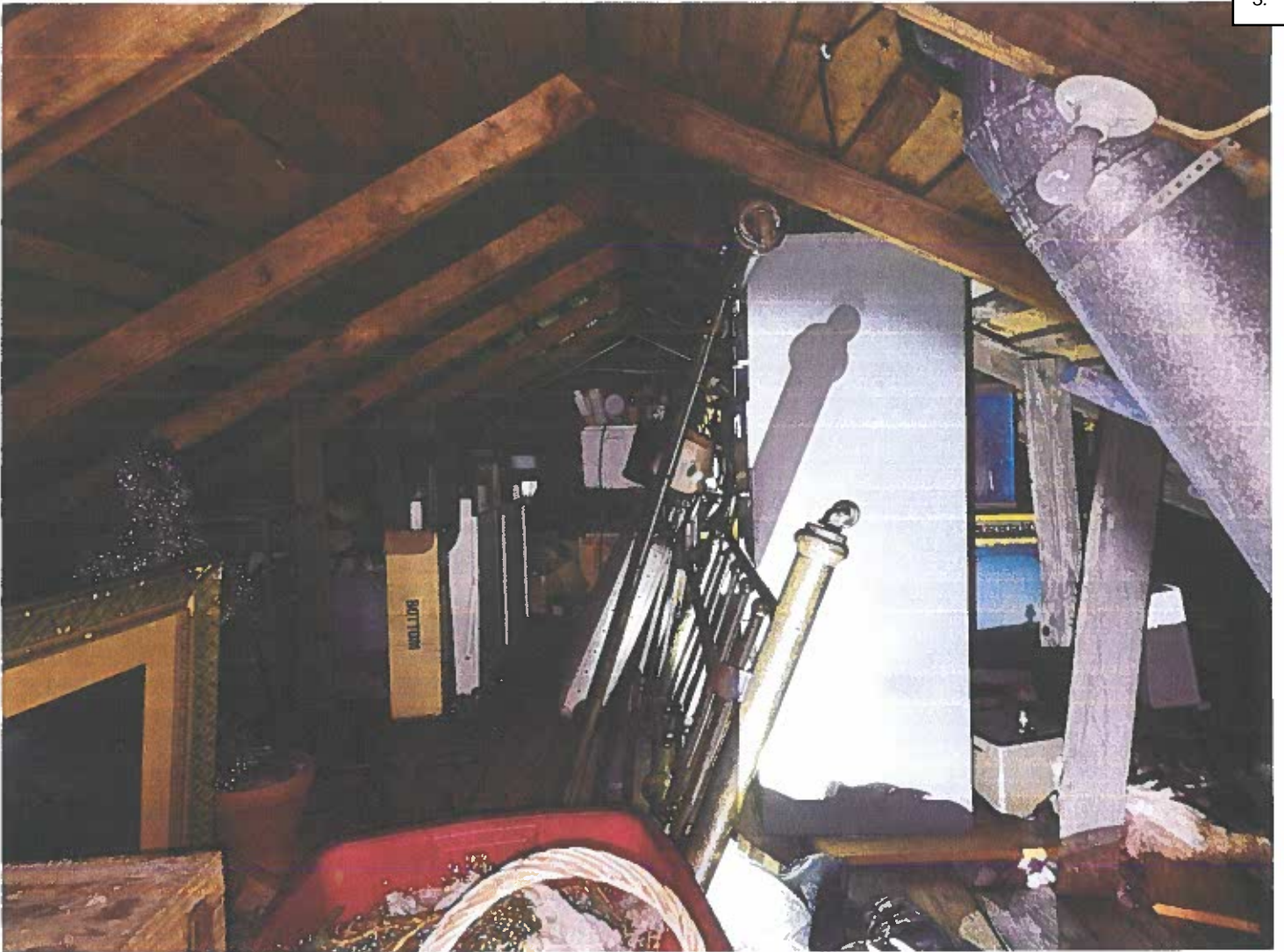
*Insulation is damp & holds moisture against subfloor & joist which promotes fungal growth.

Roof Structure: *Original roof looks to have been 2x4 rafters 30-36 inches apart (see picture) with no real sheathing designed to carry today's modern composite shingles. Additional sheathing has been added along with "scabbing" onto rafters causing the load to exceed intended capacity. This is all transferring down onto the already stressed floor system & support piers mentioned in crawlspace.

*Contents stored in attic add significantly to this problem (see picture).

** This type of repair advice is beyond the scope of a home inspector.*

All of the above would require a significant engineering study to determine a safe path to restoring the structural integrity of the current house & going forward. It is advised that a licensed structural engineer & code enforcement official be consulted to best determine that path.



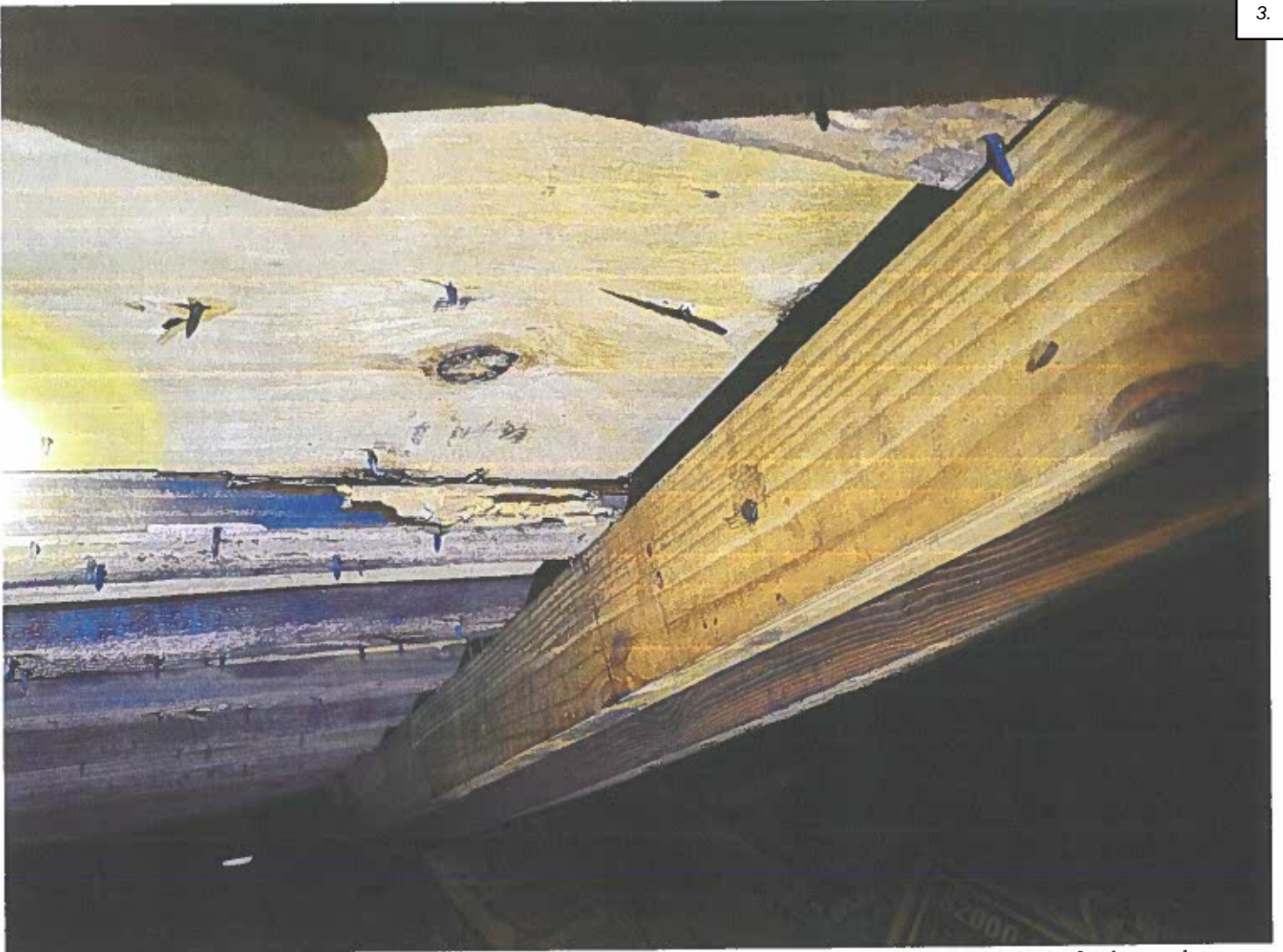
High volume of heavy contents stored in attic



Additional scabbed on rafters & plywood sheathing



Temporary 4x4 on concrete block and eroded mortar in brick pier



Possible insect damage to rafter cross lath member along with additional rafters scabbed onto originals & plywood sheathing. All adding too much weight to original roof load design.



Additional scabbed on rafters & plywood sheathing



Additional scabbed on rafters & plywood sheathing