



## **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](http://www.beaufortnc.org)

### **Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, August 02, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting**

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#### **Call to Order**

#### **Roll Call**

#### **Agenda Approval**

#### **Minutes Approval**

- [1.](#) HPC Draft Minutes 7.5.22

#### **Administration of Oaths**

#### **Items of Consent**

- [1.](#) Approval of the Orders for 113 Front Street & 608 Broad Street – Certificates of Appropriateness
- [2.](#) Approval of the Orders for 113 Front Street & 608 Broad Street – Certificates of Appropriateness

#### **New Business**

- [1.](#) Case # 22-21 300 Ann Street – Replace Existing Concrete Drive with Brick Pavers
- [2.](#) Case # 22-22 211 Broad Street – Raising Existing Structure with New Steps and Chimney work

#### **Commission / Board Comments**

#### **Staff Comments**

#### **Adjourn**



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### Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, July 5, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

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#### Call to Order

Chair McCune called the July 5, 2022 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

#### Roll Call

Secretary Anderson took roll and the following members were present for the meeting: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Ian Huckabee, Tammy Hunsucker, and John Stephens. A quorum was declared with six members present.

Also present for the meeting were Kyle Garner, Town Attorney Jill Quattlebaum, and Laurel Anderson.

#### Agenda Approval

Chair McCune asked if there were any changes to the Agenda and hearing none, asked for a motion.

*Vice-Chair Flowers made the motion to approve the Agenda and Member Stephens made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Huckabee, Member Hunsucker, Member Stephens*

#### Minutes Approval

1. HPC Draft Minutes for 6.7.22

Chair McCune asked if there were any changes or corrections to the June 7, 2022 meeting minutes. Hearing none, she asked for a motion to accept the minutes as written.

*Vice-Chair Flowers made the motion to approve the Minutes and Member Stephens made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Huckabee, Member Hunsucker, Member Stephens*

## Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner and the following applicants:

Robbin Roddewig, 608 Broad Street

George Littlewood, 113 Front Street

Page Littlewood, 113 Front Street

## Items of Consent

1. Approval of the Orders for 113 Broad Street, 310 Ann Street & 308 Ann Street – Certificates of Appropriateness

*Member Huckabee made the motion to recommend approval of the Orders for #22-13, #22-18, and #22-17 and Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Huckabee, Member Hunsucker, Member Stephens*

## New Business

1. Case #22-19 608 Broad Street - Roofing

Chair McCune introduced Case #22-19 and Mr. Garner gave an overview of the request for a change in COA previously approved roofing by Robbin Roddewig of 608 Broad St. In the April 2021 meeting the Commission approved the partial demo of the structures at 608 Broad St. Since that meeting the owner has completed their demo portion and now is requesting renovations of the remaining structure. In October 2021 the Commission approved the renovation of the structure to include at the time a metal roof. The applicant is now requesting a change to an architectural asphalt shingle roof.

The applicant, Robbin Roddewig, showed the Board the prospective materials to be used on the project, including a shingle roof sample, and explained that the cost of the approved metal roof was prohibitive and he was now requesting a shingle roof. He pointed out that during renovations, wood shingles had been uncovered under the existing metal roof and he would attempt to match them with asphalt shingles, without changing the roofline and preserving the chimney.

*Hearing no further questions Chair McCune asked for motion for a Finding of Fact for Case #22-19 and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-19, 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 6.1.1 and 6.1.3.*

*Member Cummins made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Huckabee, Member Hunsucker, Member Stephens*

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #22-19.

*Vice-Chair Flowers made a motion to approve the Certificate of Appropriateness based on the following: 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 #22-19 be issued for the proposed work.*

*Member Stephens made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Huckabee, Member Hunsucker, Member Stephens*

Chair McCune then declared Case #22-19 closed.

2. Case #22-20 113 Front Street - Fencing

Chair McCune introduced Case #22-20 and asked Mr. Garner for an overview of the application. He stated that in March 2021 this property received a COA for exterior renovations, and in April 2022 it received a COA for landscaping and fencing on the northern property. The current COA request is for a Beaufort Style Fence at 36" high per the application for the southern property.

Chair McCune invited the applicants to further explain their request. Mrs. Littlewood explained that due to safety issues and liability they were now requesting the addition of the fence. Chair McCune pointed out that the application showed the fence would be 36" high and made of wood.

*Hearing no further questions Chair McCune asked for motion for a Finding of Fact and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-20, 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 Guidelines 8.2.2 and 8.2.3.*

*Member Huckabee made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Huckabee, Member Hunsucker, Member Stephens*

*Member Stephens made a motion for approval of the Certificate of Appropriateness based on the following: 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 #22-20 be issued for the proposed work.*

*Vice-Chair Flowers seconded the motion. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Huckabee, Member Hunsucker, Member Stephens*

Chair McCune then declared Case #22-20 approved and closed.

### **Commission / Board Comments**

Chair McCune asked if there were any Board comments, during which the Board discussed procedural issues, guidelines, Board training or a workshop, new materials used for historic renovations, and how to handle COA violations.

Chair McCune pointed out that the historic district in Beaufort is a small, very special district in which buying property is a privilege, and the rules in the Historic District must be followed just like buying property in other areas.

Town Attorney Jill Quattlebaum noted that the Board had the authority to revoke a COA, and it could be enforced through the inspection department. She also stated that all applications were judged independently of one another.

Chair McCune stated that it was very important that the Board always keep a tone of respect towards applicants and a professional bearing during the meetings, and that all applicants feel respected and treated fairly.

### **Staff Comments**

Mr. Garner said that Certified Local Government training would be coming up in September in Swansboro. He also stated that the new fee schedule was in effect and Minor Works applications were now \$50.00 and Certificate of Appropriateness applications were now \$250.00. He pointed out that he tried to make sure all applications were complete but sometimes insufficient information was given by applicants, even when he informed them their application was incomplete.

Chair McCune asked for a motion to adjourn the meeting.

*Vice-Chair Flowers made the motion to adjourn and Member Stephens made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Huckabee, Member Hunsucker, Member Stephens*

Chair McCune declared the July 5, 2022 meeting adjourned.

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Chair, Joyce McCune

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Board Secretary, Laurel Anderson



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**Town of Beaufort Historic Preservation Commission  
6:00 P.M. August 2, 2022 – 614 Broad Street – Train Depot**

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**AGENDA CATEGORY:** Consent  
**SUBJECT:** Approval of the Orders for 113 Front Street & 608 Broad Street – Certificates 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.

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 recommend 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 recommend changes

**EXPECTED LENGTH OF PRESENTATION:**

0 Minutes (Presentation From Staff)

**SUBMITTED BY:**

Kyle Garner, AICP Planning Director

**BUDGET AMENDMENT REQUIRED:**

N/A



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August 2, 2022

Robbin and Jennifer Rodewigg  
209 Orange Street  
Beaufort, NC 28516

RE: Case # 22-19 608 Broad Street – Roofing

Dear Mr. and Mrs. Rodewigg:

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

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



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

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

Sincerely,

Joyce McCune, Chair  
Beaufort Historic Preservation Commission

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

Mayor Sharon Harker  
Commissioner John Hagle • Commissioner Marianna Hollinshed  
Commissioner Bucky Oliver • Commissioner  win Cooper • Commissioner Bob Terwilliger  
Town Manager  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 July 5, 2022 to consider a Certificate of Appropriateness (COA) application submitted by Mr. Scott Davidson for **CASE # 22-19 608 BROAD STREET – ROOFING** 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 July 5, 2022, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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

6.1.3. New roofing materials should be compatible with either the existing or original roofing material. Match the historic materials 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.

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 # 22-19 608 BROAD STREET – ROOFING**.

This the 2<sup>nd</sup> day of August, 2022

\_\_\_\_\_  
Joyce McCune, Chair  
Beaufort Historic Preservation Commission

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



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August 2, 2022

George and Page Littlewood  
113 Front Street  
Beaufort, NC 28516

RE: Case # 22-20 113 Front Street - Fencing

Dear Mr. and Mrs. Littlewood:

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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.

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**EXPECTED LENGTH OF PRESENTATION:**

0 Minutes (Presentation From Staff)

**SUBMITTED BY:**

Kyle Garner, AICP Planning Director

**BUDGET AMENDMENT REQUIRED:**

N/A



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

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Based upon the testimony, evidence and record before the HPC on July 5, 2022, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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 # 22-20 113 FRONT STREET - FENCING**.

This the 2<sup>nd</sup> day of August 2022

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Joyce McCune, Chair  
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**Town of Beaufort Historic Preservation Commission Regular Meeting  
6:00 PM Tuesday, August 2, 2022 – 614 Broad Street – Train Depot**

---

**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case # 22-21 300 Ann Street – Replace Existing Concrete Drive with Brick Pavers

**BRIEF SUMMARY:**

The applicant wishes to remove the existing concrete and replace it with brick pavers. The driveway is actually located on Orange Street.

**REQUESTED ACTION:**

Conduct Quasi- Judicial Hearing

**EXPECTED LENGTH OF PRESENTATION:**

10 Minutes

**SUBMITTED BY:**

Kyle Garner

**BUDGET AMENDMENT REQUIRED:**

N/A



# BHPC STAFF REPORT



**To:** BHPC Members  
**From:** Kyle Garner, Planning Director  
**Date:** July 14, 2022  
**Case No.** 22-21

**Request:** Install Brick Pavers to Existing Concrete Driveway at 300 Ann Street

**Applicant:** Richard Mountcastle  
 12121 Castle Ridge Road  
 Raleigh, NC 27614

**Property Information:**

**Owners:** Same as Applicant  
**Location:** 300 Ann Street  
**PIN#:** 730617101789000

**Project Information:** In the District Survey, updated by Ruth Little, 300 Ann is described as **House** c. 1900. Striking 2 1/2 story, front gable, Queen Anne house with 2-story corner turret. Pedimented gable with tripartite windows, hipped porch with turned post and railing, front door with side lights, transom, and stained glass. Mapped by Sanborn in 1904, but not in 1898.

**C Garage** c. 1930. Front-gabled garage.

- 2006 COA – Plaque
- 2009 COA – Multiple Exterior Changes
- 2009 COA – Demo of a portion of existing shed
- 2012 COA – 50 sq. ft. covered stoop over rear porch

**Proposed work:**

- See Attachment from Applicant

**Material:**

- See Material Submitted by Applicant

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**Color:**

See Attached Description from Applicant.

**Attachments:**

- Area map
- List of adjacent property owners used for mailing notifications
- COA application and supporting materials supplied by applicant to include photos

### Off-street Parking Guidelines

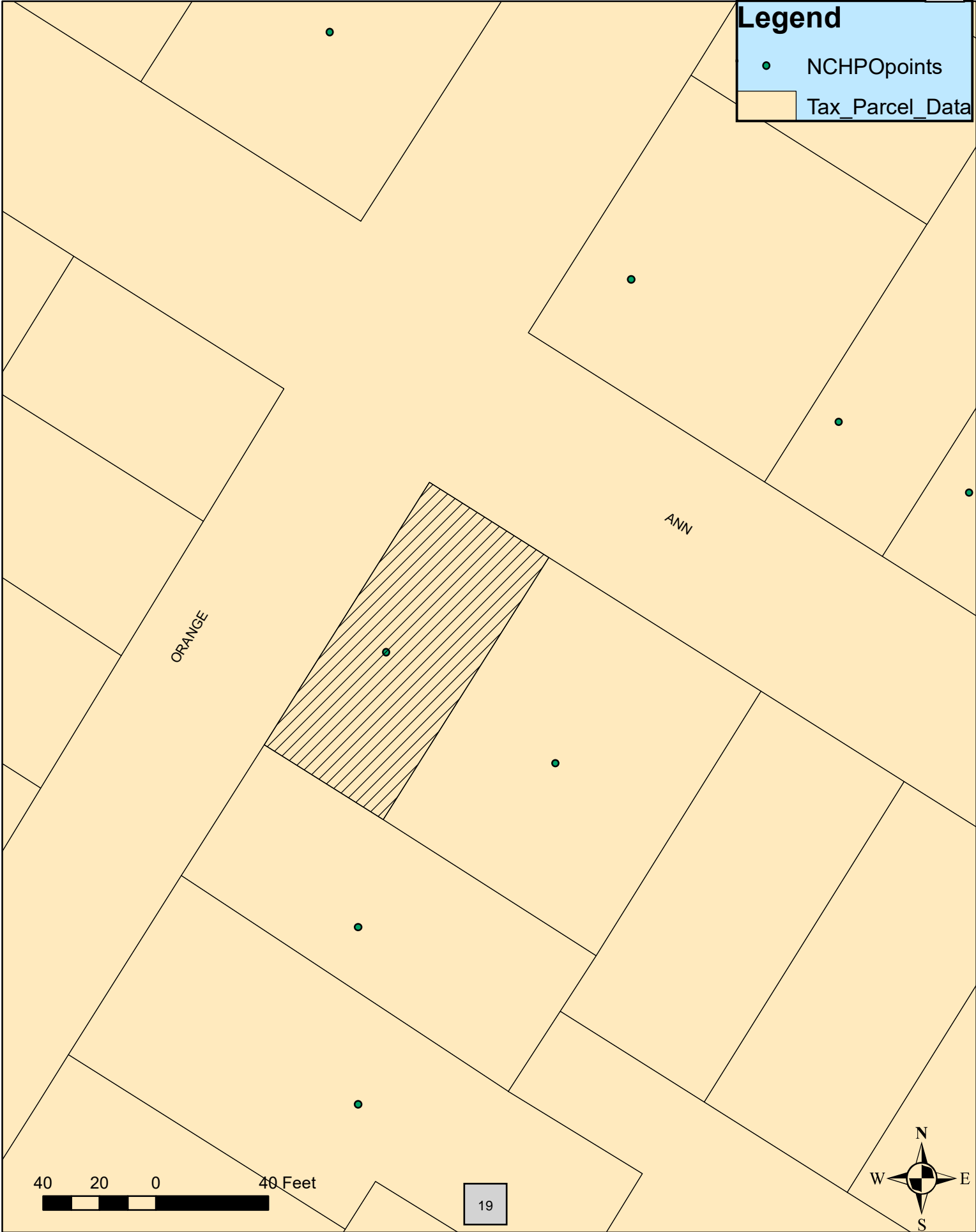
8.5.7. Use paving materials that were traditionally used on surface parking areas and driveways on the surrounding block or street. Gravel, marl, crushed shells, asphalt, and concrete are typical parking lot treatments, while grass, gravel or concrete runners with a grassy median, brick, and marl are 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.

# BHPC Case 22-21 300 Ann Street - Driveway

1.

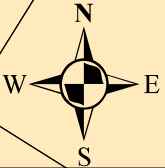
**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data



40 20 0 40 Feet

19



<u>OWNER</u>	<u>MAIL_HOU:</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST/MAIL_ZIP</u>
EMRICH,MEGAN B ET VIR SAMUEL	2413	RIDGE ROAD	RALEIGH	NC 27612
GLOVER,ELAINE H ET VIR MICHAEL	12908	PECAN TERRACE	MIDLOTHIAN	VA 23112
MARSHALL,ALLEN F ET UX SUSAN	1016	HARVEY ST	RALEIGH	NC 27608
MOUNTCASTLE,RICHARD ET UX AMAND	12121	CASTLE RIDGE ROAD	RALEIGH	NC 27614
NEWTON,FRANCES S TRUSTEE	301	ANN STREET	BEAUFORT	NC 28516
THE '04 THOMAS O HOLLINSHED TR	100	S RIDGE STREET	SOUTHERN PINES	NC 28387

**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. Please contact Town Hall at 252-728-2142 if there are any questions.

**APPLICANT/OWNER INFORMATION**

*Please print!*

Applicant Name: Richard Mountcastle

Applicant Address: 12121 Castle Ridge Rd, Raleigh, NC, 27614

Business Phone: 919-427-5613 Email/Cell: rtmhmlake@aol.com

Property Owner Name: Richard and Mandy Mountcastle

Address of Property: 300 Ann Street, Beaufort, NC 28516

Phone Number: 919-427-5613 Email/Cell: rtmhmlake@aol.com

**PROJECT INFORMATION**

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

Currently house has a deteriorating brick walkway around the house, and a deteriorating concrete driveway. Looking to replace both the driveway and the walkway with brick pavers. Pavers to be dimensionally the same and same color as what currently exist on the walkway.

Estimated Cost of Project: \$ \$20,000

Year House Built: 1902

Applicant Signature [Signature]

Date 7/8/2022

Property Owner Signature (if different than above) \_\_\_\_\_

Date \_\_\_\_\_

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

**OFFICE USE ONLY**

Received by: \_\_\_\_\_  
Date: \_\_\_\_\_

Reviewed for Completeness: \_\_\_\_\_  
Date Deemed Completed and **RECEIVED**

JUL - 8 2022

[Signature]

## REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

### 1. Items required for ALL projects:

- A list all adjacent property owners (with mailing addresses).  
*Included*
- Photographs of the streetscape, the site, and existing buildings to be impacted.  
*Included*
- A site plan showing dimensions of both existing and proposed conditions.  
*Nothing changes from current status*
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.).  
*Included*

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

- A description of any planned demolition.  
*Pictures included of existing brick and concrete to be removed*
- An indication of all trees to be replaced and/or removed.  
*No trees to be removed*
- A landscaping plan indicating major planting materials.  
*No new landscaping*
- Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only.  
*N/A*
- All types of building material samples.  
*Picture included of anticipated brick paver to be used*
- 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](mailto:k.garner@beaufortnc.org).*

Adjacent Property Owners to 300 Ann Street

North:

Sunny Newton

301 Ann Street

Beaufort, NC 28516

South:

Sam and Megan Emrich

118 Orange Street

Beaufort, NC 28516

East:

Marianna Hollinshed

306 Ann Street

Beaufort, NC, 28516

West:

Allen and Susan Marshall

301 Ann Street

Beaufort, NC 28516

## Brick Paver Replacement at 300 Ann Street



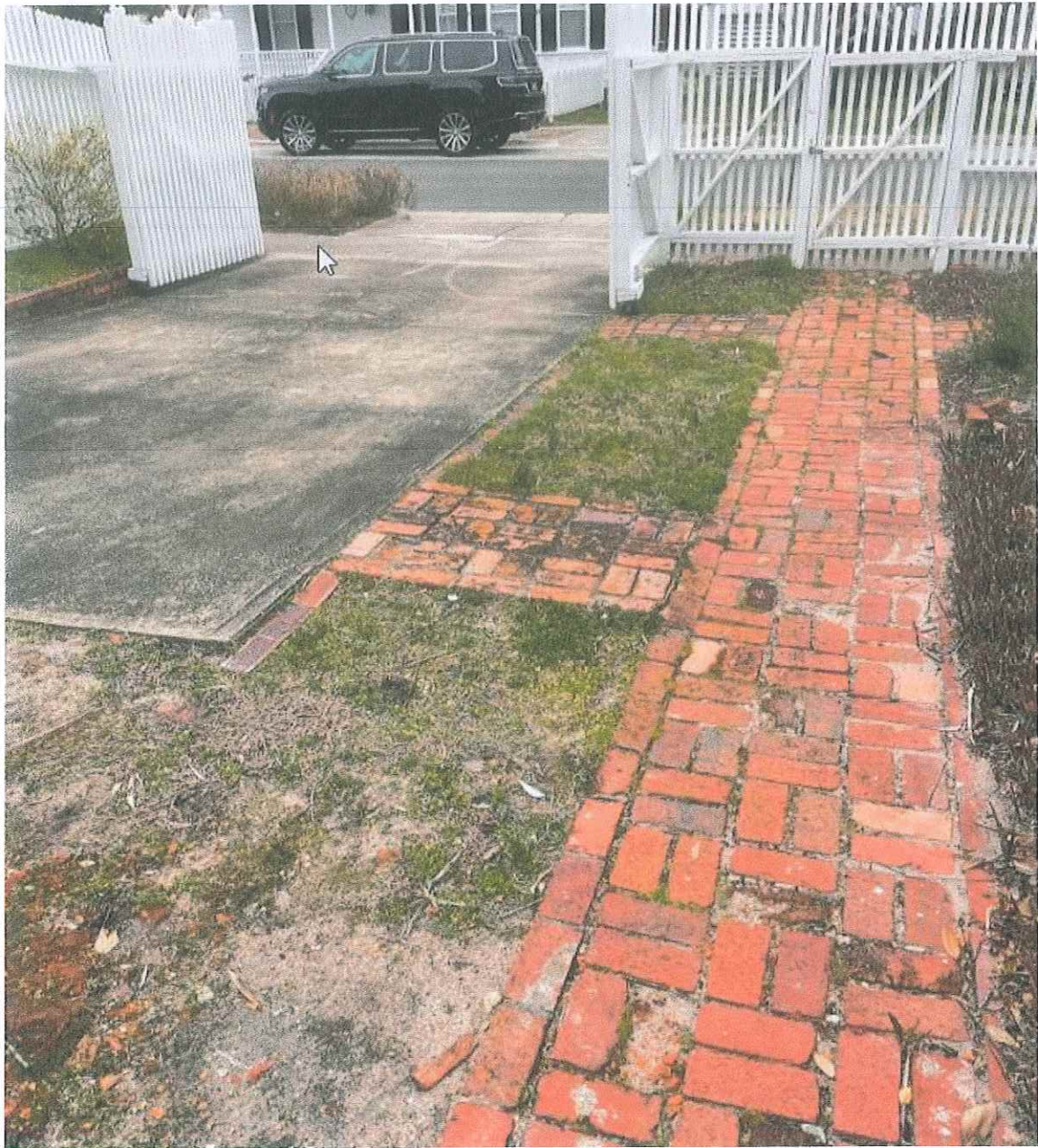
Current brick walkway in front (north) of the house



Current brick walkway west side of house



Current brick patio courtyard to rear of house(east) Privacy fence in between neighbor. (Hollingshed)



Current driveway and brick walkway to the south of the house



Remove current concrete driveway and replace with brick pavers. Pavers would run from shed to sidewalk. Sidewalk and driveway entrance would stay existing concrete. Also remove existing “Beaufort fence” gate and leave entrance open.



Color and shape to replicate current brick pavers at 113 Orange Street



Belgard Holland Stone- Guilford 8" x 4" x 2.36"



**Town of Beaufort, NC**

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

**Town of Beaufort Historic Preservation Commission Regular Meeting  
6:00 PM Tuesday, August 2, 2022 – 614 Broad Street – Train Depot**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case # 22-22 211 Broad Street – Raising Existing Structure with New Steps and Chimney work

**BRIEF SUMMARY:**

The applicant wishes to elevate the existing structure 24 inches with phoenix brick and raise the chimney as well as install new steps for 211 Broad 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:** July 21, 2022  
**Case No.** 22-22

**Request:** Elevate Existing Structure at 211 Broad Street 24” with new steps  
**Applicant:** Billy Tickle, Superior Structures  
P.O. Box 185  
Beaufort, NC

**Property Information:**

**Owners:** Elizabeth & Don Patterson  
**Location:** 211 Broad Street  
**PIN#:** 730617113409000

**Project Information:** In the District Survey, updated by Ruth Little, 211 Broad is described as **House** c. 1900 (plaque). 1 story 3-bay cottage with center hall plan has moulded eave returns, 1 exterior brick chimney, Craftsman-style 3-light door with transom, 9/6 and 4/4 sash. Hipped porch has chamfered posts, beaded rail, and plain balustrade. Area first mapped by Sanborn in 1908; house appears on this map.

**NC Shed** c. 1990. Small side gable work shed

This project also includes the elevation of the existing chimney.

**Proposed work:**

- See Attachment from Applicant

**Material:**

- See Material Submitted by Applicant

**Color:**

See Attached Description from Applicant.

**Attachments:**

- Area map
- List of adjacent property owners used for mailing notifications
- COA application and supporting materials supplied by applicant to include photos

**Brickwork and Masonry Guidelines:**

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

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

**Foundations Guidelines**

If new foundation infill or underpinning is required, or if large areas of old foundations must be rebuilt for structural reasons, construct the new foundation with distinct piers with the infill brickwork or curtain wall recessed 1” to 2” back from the outer face of the piers. Never build infill flush with the face of the piers. Use bricks that are compatible with the historic bricks or the period of the structure. Concrete block may be used for piers and infill only when covered with a veneer of brick or sand-finished stucco. Wood grilles and lattice were historically used in Beaufort and are appropriate when they are compatible with the period and style of the structure. Lightweight or “stock” lattice is not appropriate in areas visible from the public view.

6.6.4. New vents or access doors should be centered between piers. Use inconspicuous vents, such as black iron or dark plastic, rather than unpainted aluminum. Locate access doors and other new openings in areas not visible from public view.

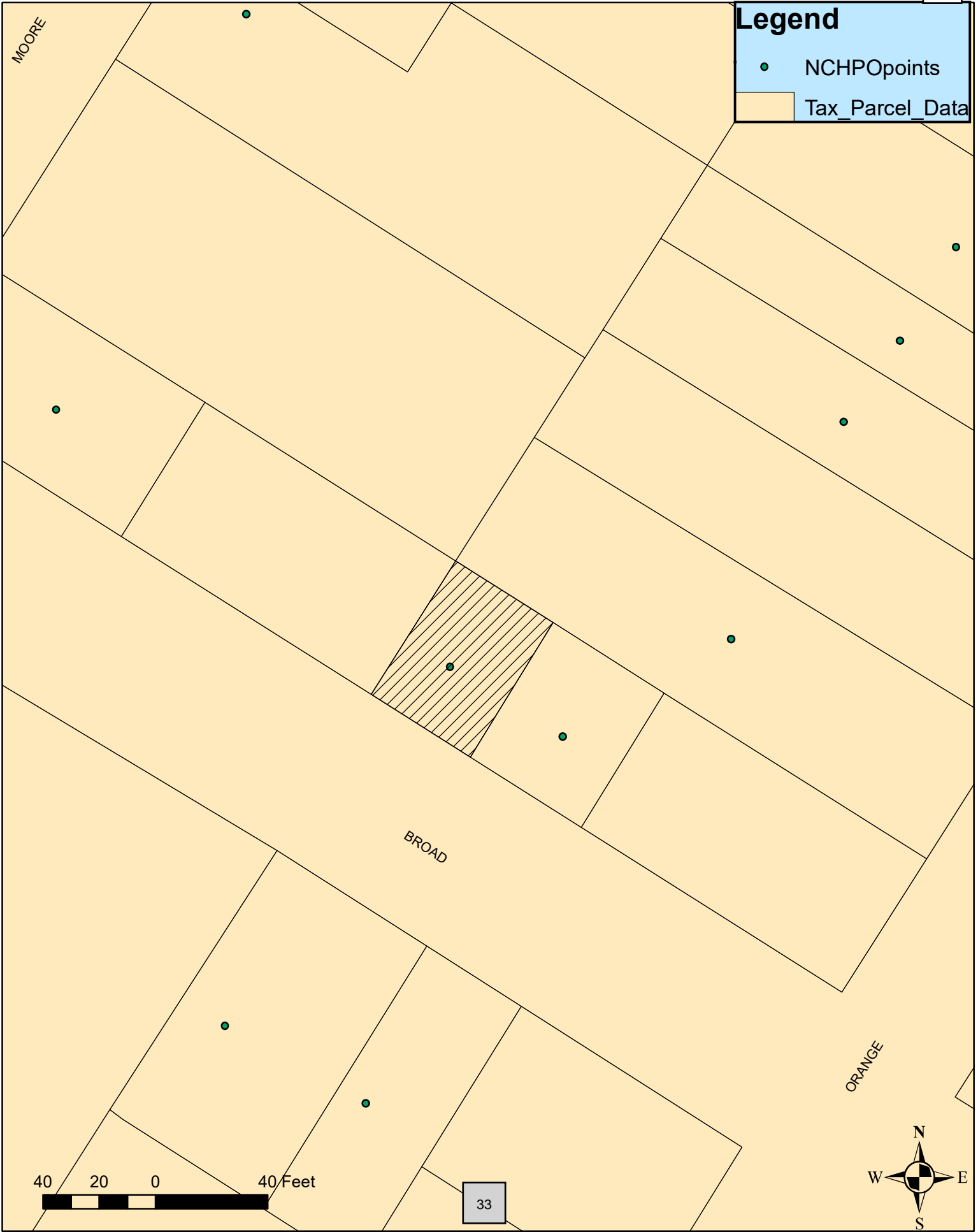
6.6.5. For infilling between existing brick piers, construct a curtain wall that is recessed approximately 1” to 2” back from the outer face of the piers so the original piers stand out; use this treatment for both old and new foundations. Flush foundations and infill are not appropriate. Concrete block may be used only if covered with a veneer of brick or sand-finished stucco. Leave foundations under porches open wherever possible to promote air circulation to prevent rot and deterioration; use wood lattice or grilles to enclose.

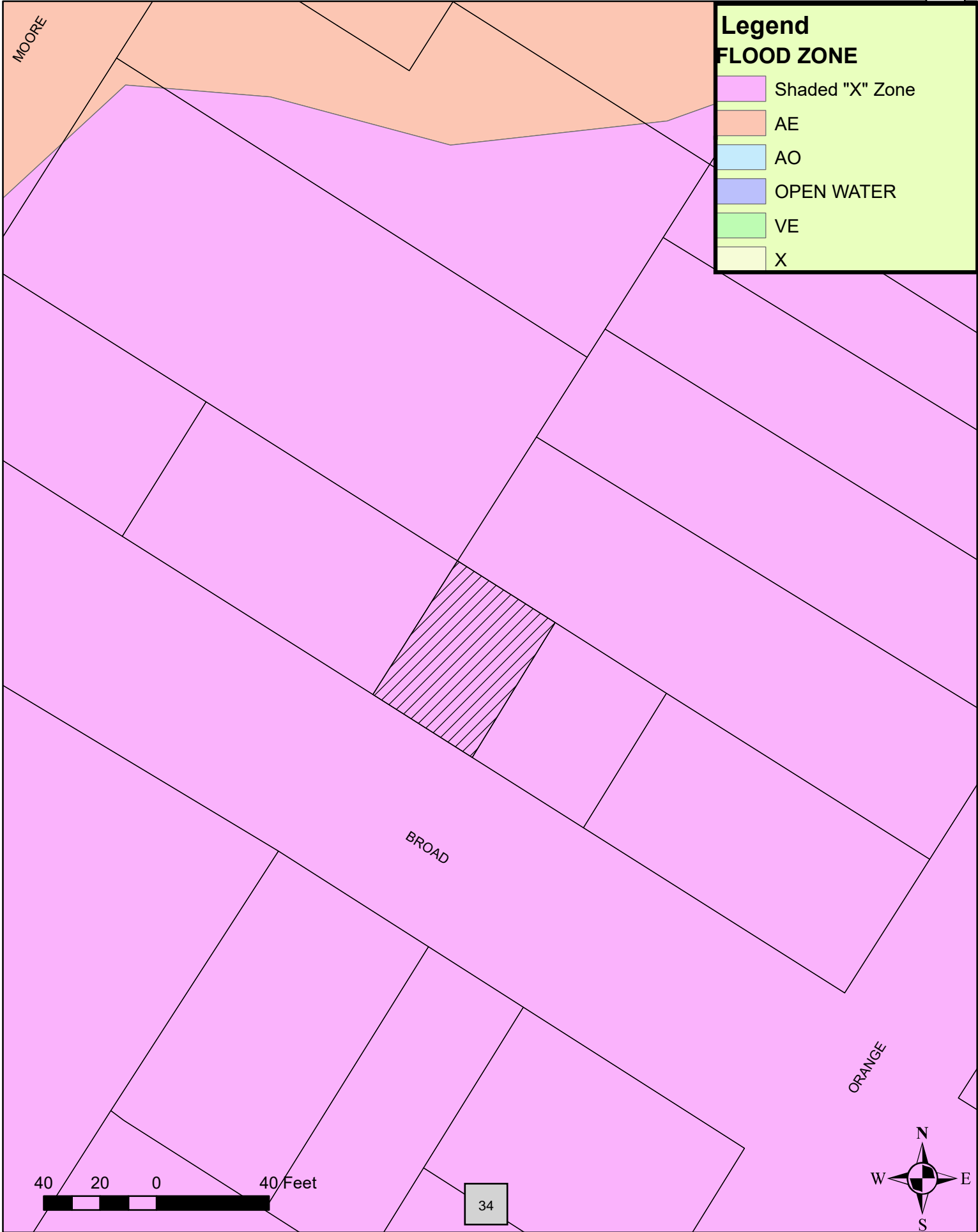
6.6.6. Wood grilles or lattice are appropriate for infill if compatible with the period or style of the structure. Stock lightweight lattice is not appropriate in areas in the public view.

6.6.9. The raising of a building’s foundation should be undertaken for sound structural and/or flood control reasons ONLY, and these reasons should be well-documented by flood maps, an architect or engineer’s report accompanying an owner’s COA application.

**Porches and Entrances Guidelines**

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





<u>OWNER</u>	<u>MAIL_HQ</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
LAWRENCE,EARLENE R	600	NORTH 35TH STREET	MOREHEAD CITY	NC	28557	UNIT 301
NC COASTAL LIFE LLC	210	BROAD STREET	BEAUFORT	NC	28516	C/O NICOLETTE DUNN
PATTERSON,ELIZABETH F ETAL DON	206	EAST GRAVERS LANE	PHILADELPHIA	PA	19118	
PICKERING,SANDRA ET VIR JEFFREY	203	BROAD ST	BEAUFORT	NC	28516	
ST PAULS EPISCOPAL CHURCH	209	ANN STREET	BEAUFORT	NC	28516	
ULRICH,ROBERT G ET UX LISA B	213	BROAD STREET	BEAUFORT	NC	28516	
WILSON,MAMRE	302	MOORE STREET	BEAUFORT	NC	28516	

**CERTIFICATE OF APPROPRIATENESS APPLICATION  
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**APPLICANT/OWNER INFORMATION**

Please print!

Applicant Name: ST Development Co., Inc.

Applicant Address: PO Box 185 Beaufort, NC 28516

Business Phone: 252-228-4170 Email/Cell: 252-808-7337

Property Owner Name: Elizabeth + Don Padgugon

Address of Property: 211 Broad St. Beaufort NC, 28516

Phone Number: 1-215-852-9091 Email/Cell: \_\_\_\_\_

**PROJECT INFORMATION**

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

We propose to raise 211 Broad St. to an elevation so as to perform repairs to floor system. The house will then be lowered onto a new brick foundation (Phoenix bricks) with final elevation approximately 24" above side walk. New steps will be pressure treated wood.

Estimated Cost of Project: \$ 29,500.00

Year House Built: 1910

ST Development Co., Inc.  
Applicant Signature

02/12/22  
Date

Property Owner Signature (if different than above) \_\_\_\_\_

\_\_\_\_\_ Date

An application fee of \$250.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at [www.beaufortnc.org](http://www.beaufortnc.org). The Commission meets 36 ly on the first Tuesday of the month unless it is a holiday.

**Kyle Garner**

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**From:** Billy Tickle <superiorstructures86@gmail.com>  
**Sent:** Tuesday, July 12, 2022 3:49 PM  
**To:** Kyle Garner  
**Subject:** 211 Broad St.  
**Attachments:** KIMG1764.JPG

Kyle,  
Existing concrete steps at 211 Broad St. New steps will be pressure treated with 3 or 4 steps. Thanks, Billy



**Kyle Garner**

---

**From:** Billy Tickle <superiorstructures86@gmail.com>  
**Sent:** Tuesday, July 12, 2022 3:46 PM  
**To:** Kyle Garner  
**Subject:** 211 Broad St.  
**Attachments:** KIMG1765.JPG

Kyle,  
Expanded photo of Phoenix brick at 608 Broad St. proposed for 211 Broad St.



**Kyle Garner**

---

**From:** Billy Tickle <superiorstructures86@gmail.com>  
**Sent:** Tuesday, July 12, 2022 3:45 PM  
**To:** Kyle Garner  
**Subject:** 211 Broad St.  
**Attachments:** KING1766.JPG

Kyle,  
Phoenix brick foundation at 608 Broad St. 24 inch height above sidewalk.

**Kyle Garner**

---

**From:** Billy Tickle <superiorstructures86@gmail.com>  
**Sent:** Thursday, July 14, 2022 12:38 PM  
**To:** Kyle Garner  
**Subject:** 211 Broad St.

Kyle,  
We also propose to keep old chimney and raise it up along with the house lift. Thanks, Billy



