



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, April 04, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) HPC Draft Minutes 2.7.23

Administration of Oaths

Items of Consent

- [1.](#) Approval of the Orders for 313 Craven Street, 205 Moore Street, 208 Cedar & 319 Orange Street, 302 Cedar Street & 308 Moore Street – Certificates of Appropriateness

New Business

- [1.](#) Case # 23-08 211 Moore Street - New Detached Garage & Landscaping
- [2.](#) Case # 23-09 330 Front Street - Exterior Paint & Trim
- [3.](#) Case # 23-10 214 Turner Street - Freestanding Sign
- [4.](#) Case # 23-11 112 Orange Street - Demolition & New Detached Garage
- [5.](#) Case # 23-12 614 Ann Street - Paint & Accessory Structure

Commission / Board Comments

Staff Comments

Adjourn



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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, February 7, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the February 7, 2023 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

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

A quorum was declared with seven members present.

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

Agenda Approval

Chair McCune recommended that the Election of Officers be removed from the Agenda and moved to the March Agenda as new members may be joining the Board and noted that the current officers would remain in their positions until the new election.

Member Stephens made the motion to remove the Election of Officers from the Agenda. Member Cummins made the second and Chair McCune took a vote that was unanimously approved.

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

Minutes Approval

1. HPC Draft Minutes for 1.3.23

Member Huckabee made the motion to approve the Minutes and Member Stephens made the second. Chair McCune took a vote that was unanimously approved.

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

Administration of Oaths

Chair McCune read the quasi-judicial statement and Secretary Anderson administered the Oath to Kyle Garner.

Items of Consent

Vice-Chair Flowers made the motion to approve the Orders for Case # 22-32 615 Ann Street, Case # 22-36 305 Moore Street, and Case # 22-37 510 Ann Street, and Member Hedrick made the second. Chair McCune took a vote that was unanimously approved.

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

Old Business

- 1. Case #22-22; 211 Broad Street – Raising Existing Structure with New Steps and Chimney Work

Chair McCune introduced Case #22-22 and asked if any Members needed to recuse themselves. Hearing none, she asked Mr. Garner for the Staff Report. Mr. Garner explained that in August of 2022 the Commission tabled this item until the applicant could provide information from a structural engineer as to the need for elevating the structure to 24 inches above current elevation. The engineer has supplied a letter of their findings and was attending the meeting to answer any questions.

Secretary Anderson then administered the Oath to Chase Cullipher, NC licensed engineer at the Cullipher Group. Mr. Cullipher explained the structural needs and his recommendation to raise the house slightly above grade to allow for crawl space.

Secretary Anderson administered the Oath to Donald and Elizabeth Patterson, owners of 211 Broad Street. Vice-Chair Flowers requested the handrails to match the existing ones on the porch. After further discussion Chair McCune reminded the Board that the current application only referred to raising the structure, new steps, and chimney work. Mrs. Patterson explained that the house had been her mother’s home, the garden was very small, and there would be no change to the current landscaping.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-22 and Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-22, 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, 6.3.8; Foundations Guidelines 6.6.4, 6.6.5, 6.6.6, 6.6.9; Porches and Entrances Guidelines 6.5.7.

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

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

Chair McCune then asked for a motion to approve a Certificate of Appropriateness (COA) for Case #22-22.

Member Huckabee 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 #22-22 be issued for the proposed work.

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

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

Chair McCune explained the Commission would issue the COA at the next meeting and then declared Case #22-22 closed.

New Business

1. Case #22-35; 211 Orange Street – – Driveway, Landscaping & Landscape Lighting

Chair McCune introduced Case #22-35 and asked if any Members needed to recuse themselves. Hearing none, she asked Mr. Garner for the Staff Report. Mr. Garner explained that the applicant wishes to install pavers for their driveway and install new landscaping with lighting within the landscaping. He showed paver samples for the proposed project.

Secretary Anderson administered the Oath to the applicant’s landscape contractor, Shawn Sazama. Member Huckabee asked if the driveway would be made wider and Mr. Sazama explained that it would be for safety reasons. Vice-Chair Flowers noted that landscape lighting needed to be directed downward per the guidelines.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-35 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-35, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Off-street Parking Guidelines 8.5.5, 8.5.7; Landscaping Guidelines 8.1.4, 8.1.5, 8.1.6, 8.1.7, 8.1.10; Exterior Lighting Guidelines 8.4.4, 8.4.5.

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

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

Chair McCune then asked for a motion to approve a Certificate of Appropriateness (COA) for Case #22-35.

Member Stephens 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 #22-35 be issued for the proposed work.

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

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

Chair McCune explained the Commission would issue the COA at the next meeting and then declared Case #22-35 closed.

2. Case #22-34; 201 Front Street – Fence

Chair McCune introduced Case #22-34 and asked if any Members needed to recuse themselves. Hearing none, she asked Mr. Garner for the Staff Report. Mr. Garner explained that the item had been tabled last month but the applicant’s agent was present to answer any questions, and the applicant was requesting to move the existing Beaufort style fence along the Moore Street side retaining the size, height, picket style and color of the existing fence. Member Huckabee asked if there was currently a fence along Moore St and Mr. Garner explained that there was and the new fence would be inset back further from the sidewalk.

Secretary Anderson administered the Oath to the applicant’s contractor, Trevor Harris. Vice-Chair Flowers asked about the arbor and Mr. Harris explained that the arbor would remain. Chair McCune verified the height of the fence.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-34 and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-34, 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 8.2.1, 8.2.2, 8.2.3.

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

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

Chair McCune then asked for a motion to approve a Certificate of Appropriateness (COA) for Case #22-34.

Member Stephens 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 #22-34 be issued for the proposed work.

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

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

Chair McCune explained that the Commission would issue the COA at the next meeting and then declared Case #22-34 closed.

3. Case # 22-16 121 Turner Street – Signage

Chair McCune introduced Case #22-16 and asked if there was anyone to represent the applicant.

There being no representation she asked for a motion to table the application. Member Huckabee made a motion to table the application until the next meeting and Member Stephens made the second. Chair McCune took a vote that was unanimously approved.

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

Chair McCune then declared Case #22-16 closed.

4. Case #23-01; 521 Front Street – Signage

Chair McCune introduced Case #23-01 and asked Mr. Garner to give the Staff Report. Mr. Garner explained that the applicant wishes to install a 20 sq. ft. metal sign to replace the existing sign on the awning. He added that the applicant would speak regarding the plants and gas heaters that were encroaching on Town property and if not removed the Town would pursue code violation policies. Mr. Garner explained that the COA application and the code violation were two separate issues.

Member Huckabee asked if the metal sign on the awning would cover the existing sign, and Mr. Garner stated that was the applicant’s request. Member Stephens asked if building codes covered building signs especially for high winds, and Mr. Garner responded that all signs over a certain square footage must have engineering drawings and rated for 150 mph winds. Member Hedrick clarified that the sign area was within the acceptable footage.

Secretary Anderson administered the Oath to the applicant, Andrea Alvarez, manager of Mezcalito Restaurant.

Ms. Alvarez explained the existing sign lettering would be covered by the new metal sign. She also stated that she would have the plants and gas heaters removed.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-01 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-01, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Signage Guidelines 8.6.1, 8.6.2, 8.6.3, 8.6.5.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-01.

Member Stephens 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 #23-01 be issued for the proposed work, with the following conditions: that the trim on the new door to be installed will match the existing door, and the new door will match the existing door.

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

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

Chair McCune explained that the Commission would issue the COA at the next meeting and then declared Case #23-01 closed.

5. Case # 23-02 300 Front Street Unit 3 - New Sign

Chair McCune introduced Case #23-02 and asked Mr. Garner to give the Staff Report. He stated that the applicant was requesting new signage with the following dimensions: hanging signage of 10.6 sq. ft., attached signage on east side of building of 16 sq. ft. & above window signage equaling 5 sq. ft., with a total of 31.6 sq. ft. Mr. Garner explained that the proposed signage is to replace the Beaufort Olive Oil business hanging sign (6.9 sq. ft) as well as the attached window sign of 6.9 sq. ft. This property has 85 feet of street frontage which would permit up to 170 square feet of total signage per the Land Development Ordinance (LDO), and Front Street Taco (COA 2022) has 30.63 sq. ft and Beaufort Yacht Sales has 28 sq. ft. Total signage for the entire building is 58.63 sq. ft of the 170 allowed.

Secretary Anderson administered the Oath to the applicant’s representative, Rhonda Davis. There was discussion regarding where the signs would be hung.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-02 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-02, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Signage Guidelines 8.6.1, 8.6.2, 8.6.3, 8.6.5.

Member Stephens made the second and Chair McCune took a vote.

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

Abstaining from vote: Tammy Hunsucker

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-02.

Member Stephens 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 #23-02 be issued for the proposed work, with the following conditions: that the blade sign will be 32" x 48" and the sign on the east side of the building will be 24" x 96".

Vice-Chair Flowers made the second and Chair McCune took a vote.

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

Abstaining from vote: Tammy Hunsucker

Chair McCune explained that the Commission would issue the COA at the next meeting and then declared Case #23-02 closed.

Commission / Board Comments

Member Stephens questioned Signage Guideline 8.6.1 in reference to internal signage and neon signage for businesses, and Chair McCune addressed public murals and public art.

Staff Comments

Mr. Garner stated that Preservation NC may consider hosting a conference in Beaufort in the fall.

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 Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens

Chair McCune declared the February 7, 2023 meeting adjourned.

Chair, Joyce McCune

Board Secretary, Laurel Anderson



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission
6:00 P.M. April 4, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Consent

SUBJECT: Approval of the Orders for 313 Craven Street, 205 Moore Street, 208 Cedar & 319 Orange Street, 302 Cedar Street & 308 Moore 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.

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, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on March 7, 2023 to consider a Certificate of Appropriateness (COA) application submitted by Eric Lindstrom for **CASE # 23-03 205 MOORE STREET – FENCING, BRICK PAVERS & LANDSCAPING** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on March 7, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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.

8.2.2. 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 # 23-03 205 MOORE STREET – FENCING, BRICK PAVERS & LANDSCAPING** with the condition that the change in fence height be achieved by graduating the height from 3’ to 5’ over one 6’ to 8’ section of fencing.

This the 4th day of April 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.



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April 4, 2023

Steve and Gail Bishop
131 Craven Street
Beaufort, North Carolina 28516

RE: Case # 23-05 131 Craven Street – Remove Front Chimney, Remove Two Front Doors, Install Single Door.

Dear Mr. and Mrs. Bishop:

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



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on March 7, 2023, to consider a Certificate of Appropriateness (COA) application submitted by Steve and Gail Bishop¹ for **CASE # 23-05 131 CRAVEN STREET – REMOVE FRONT CHIMNEY, REMOVE TWO FRONT DOORS, INSTALL SINGLE DOOR** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on March 7, 2023, we find that the application submitted currently only meets the window and door guidelines of the Local Historic District based on the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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

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

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

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

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

6.4.10. 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.

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 # 23-05 131 CRAVEN STREET – REMOVE FRONT CHIMNEY, REMOVE TWO FRONT DOORS, INSTALL SINGLE DOOR** with the conditions that 1) the exterior portion of the chimney remain and 2) the frame and side lights on the front door are painted white to match exterior trim on home.

This the 4th day of April 2023

1.

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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April 4, 2023

Beaufort Partners, LLC
P.O. Box 867
New Bern, NC 28563

RE: Case # 23-04 208 Cedar and 319 Orange Street – Landscaping, Parking, and Lighting

To Whom It May Concern:

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



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on March 7, 2023 to consider a Certificate of Appropriateness (“COA”) application submitted by Beaufort Partners, LLC for **CASE # 23-04 208 CEDAR AND 319 ORANGE STREET – LANDSCAPING, PARKING, AND LIGHTING** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence and record before the HPC on March 7, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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

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

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

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

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

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

8.2.6. 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.

8.2.7. 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.

8.4.1. Unless original fixtures already exist, choose fixtures that are simple and unobtrusive 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.

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

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 treatment. Use bricks, stone, or metal to contain loose paving materials, Landscaping timbers, railroad ties, and concrete or plastic edging are not allowed.

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 # 23-04 208 CEDAR STREET AND 319 ORANGE STREET – LANDSCAPING, PARKING, AND LIGHTING.

This the 4th day of April 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
701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516
252-728-2141 • 252-728-3982 fax
www.beaufortnc.org

April 4, 2023

Porter and Timpla Casey
326 Page Street
Clayton, NC 27520

RE: Case # 23-06 302 Cedar Street – Rear Addition, Windows, Porch

Dear Mr. and Mrs. Casey:

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



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on March 7, 2023 to consider a Certificate of Appropriateness (“COA”) application submitted by Filter Design Studios for **CASE # 23-06 302 CEDAR STREET – REAR ADDITION, WINDOWS, PORCH** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on March 7, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

6.1.3. 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 slate shall be retained and/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.

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

6.4.7. 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 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.

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.

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

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

principle of “additive massing” where the original structure remains dominant, and the additions are adjoining and smaller masses.

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

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

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

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

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

7.8.9. Consider in your plan older additions or other alterations to existing buildings that have acquired significance over time when planning and building a new addition.

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

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

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

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 # 23-06 302 CEDAR STREET – REAR ADDITION, WINDOWS, PORCH.

This the 4th day of April 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
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252-728-2141 • 252-728-3982 fax
www.beaufortnc.org

April 4, 2023

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

RE: Case # 23-07 308 Moore Street – New Construction

To Whom It May Concern:

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: Ben Lapsley

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 March 7, 2023 to consider a Certificate of Appropriateness (“COA”) application submitted by Craven Gardner Design & Build for **CASE # 23-07 308 MOORE STREET – NEW CONSTRUCTION** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on March 7, 2023, we find that the application submitted (with the exception of the portions regarding the roof) meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

- 7.1.1. Maintain a similar front, side, and rear yard setback to other contributing historic buildings on the block and/or side of the street.
- 7.1.2. Maintain the pattern of building, separation and lot coverage that is found on the block and/or side of the street.
- 7.1.3. Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principal building’s prominent features or significant site features.
- 7.1.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.
- 7.2.1. New construction shall not exceed thirty-five feet in height.
- 7.2.2. Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.
- 7.2.3. Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on block or side of street.
- 7.2.4. Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors on contributing buildings on the block or side of street.
- 7.2.5. If a contributing building was demolished or moved from the site, design the replacement building to be of similar height, scale, massing, and location as the previously existing building. Applicants will have a heavy burden to demonstrate to the PHC that a replacement structure with different height, scale, and massing as the previously existing building is congruous with the Historic District.
- 7.3.1. Keep the siding and trim material of the proposed building consistent with materials traditionally used on the immediate block and in the Historic District. Wood siding, wood shingles, and brick were common sheathing materials and should be used.

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

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

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

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

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

7.6.1. Design new construction that reflects the basic shapes and forms on the block and in the Historic District.

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

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

7.7.1. Retain and protect mature trees during construction.

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

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

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

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

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

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

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

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

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

8.3.6. Install utilities underground wherever possible.

8.4.1. Unless original fixtures already exist, choose fixtures that are simple and unobtrusive 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 fixture in areas that will obscure or damage character-defining architectural elements or site features.

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

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

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

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

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

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

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 # 23-07 308 MOORE STREET – NEW CONSTRUCTION as to all parts of the application excepting the roof, with the condition that the design, materials, and specifications for the roof to be tabled to be reconsidered at a later date.

This the 4th day of April, 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, April 4, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-08 211 Moore Street - New Detached Garage & Landscaping

BRIEF SUMMARY:

The applicant wishes to construct a new detached garage in the rear of the property with updated landscaping at 211 Moore 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: March 27, 2023
Case No. 23-08

Request: New Detached Garage, Parking & Landscaping

Applicant: Kent & Margaret Early
 211 Moore Street
 Beaufort, NC 28516

Property Information:

Owners: Kent & Margaret Early
 Location: 211 Moore Street
 PIN#: 730617018435000

Project Information:

In the District Survey (November 1997), updated by Ruth Little, the Building at 211 Moore Street is described as Mrs. William Ramsey House C. 1820. Traditional, Beaufort-style 1 1/2 story 3-bay, side gable coastal cottage has engaged porch with tapered posts, flush eaves, large gable-end stuccoed chimney, and 9/6 and 4/4/ sash. The front door and asbestos siding are later additions. Mrs. Ramsey owned the house in 1970.

June 2014 – A COA was issued in 2014 for a new roof and replacing the existing asbestos siding with wood siding and a rear accessory structure.

November 2014 – A COA was issued to allow fiber cement siding on the accessory structure and for it to be painted gray instead of white.

March 2022 - A COA was issued for a 4-foot wood fence with gate.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

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

New Construction Guidelines

Building Placement

- 7.1.1 Maintain a similar front, side, and rear yard setback to other contributing historic buildings on the block and/or side of the street.
- 7.1.2 Maintain the pattern of building, separation and lot coverage that is found on the block and/or side of the street.
- 7.1.3 Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principle building’s prominent features or significant site features.
- 7.1.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

Building Height/Scale

- 7.2.1 New construction shall not exceed thirty-five feet in height.
- 7.2.2 Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.
- 7.2.3 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.
- 7.2.4 Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.
- 7.2.5. If a contributing building was demolished or moved from the site, design the replacement building to be of similar height, scale, massing and location as the previously existing building. Applicants will have a heavy burden to demonstrate to the HPC that a replacement structure with different height, scale, and massing as the previously existing building is incongruous with the Historic District.

Materials

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

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

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

Details

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

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

Texture and Color

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

Form and Rhythm

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

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

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

Landscaping

7.7.1 Retain and protect mature trees during construction

Off-street Parking Guidelines

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

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

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

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

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

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

Outside Utilities Guidelines

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

8.3.6. Install utilities underground whenever possible.

Exterior Lighting Guidelines

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

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

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

Landscaping Guidelines

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

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

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

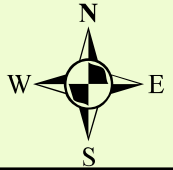
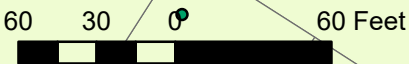
8.1.13. New tool sheds, swimming pools and other modern yard features should be located in areas not seen from public view.

Case # 23-08 211 Moore Street - New Detached Garage & Landscaping



Legend

- NCHPO points
- Tax_Parcel_Data



31

<u>OWNER</u>	<u>MAIL_HOL</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
DAWLICKI,ERIC R ETUX ANGELA	47	UNION STREET	FAIRHAVEN	MA	02719	
EARLY,WILLIAM K ETUX MARGARET			ORDINARY	VA	0356 23131	PO BOX 356
ENGLERT RENTALS LLC	908	PINEHURST DRIVE	CHAPEL HILL	NC	27517	
GALLANTS LANDING OWNERS ASSOC	14204	WYNDFIELD CIRCLE	RALEIGH	NC	27615	
MARTIN,MICHAEL ETUX CHRISTINA	3225	DARIEN DRIVE	RALEIGH	NC	27607	
NASH,JOHN F ETUX ELIZABETH W	4001	BARRETT DRIVE LOT 2	RALEIGH	NC	27609	
ST PAULS EPISCOPAL CHURCH	209	ANN STREET	BEAUFORT	NC	28516	







CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$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: W Kent & Margaret J Early

Applicant Address: 211 Moore Street Beaufort NC 28516

Business Phone: 804-832-2991 Email/Cell: kearly@wketax.com

Property Owner Name: W Kent & Margaret J Early

Address of Property: 211 Moore Street Beaufort NC 28516

Phone Number: 804-832-2991 Email/Cell: kearly@wketax.com

PROJECT INFORMATION

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

2 Story 3 car detached garage. A concrete pad in front of the garage and pervious brick pavers running from the street to the concrete pad. See attached for complete details.

Estimated Cost of Project: \$ \$200,000

Year House Built: New Construction

[Signature]
Applicant Signature

2/13/2023
Date

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

2/13/2023
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 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:

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

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

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

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

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

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

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



To: Steidl Construction Services

Attn: Jeremiah Steidl

Re: 211 Moore St, Beaufort, NC 28516

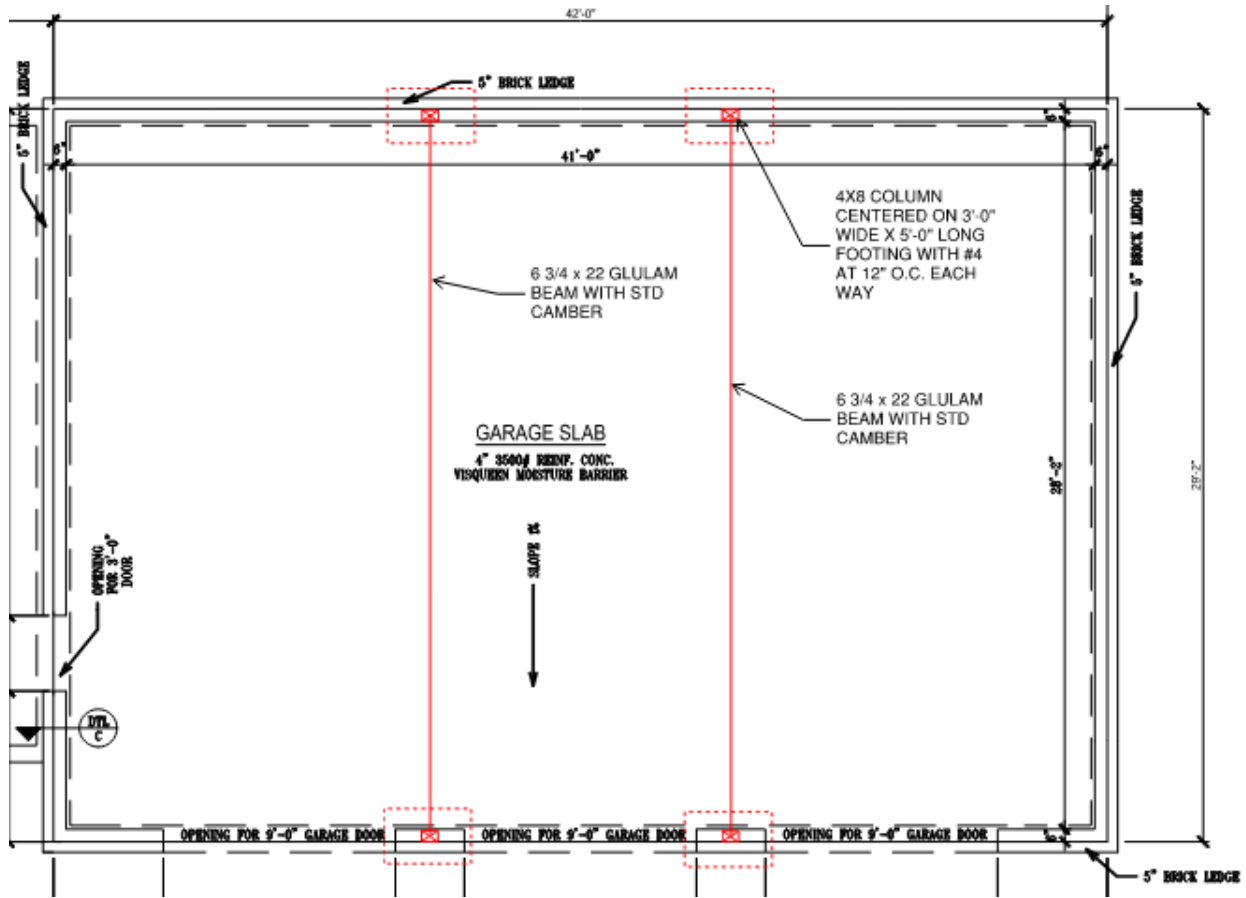
Coastal Structural Engineering Project # 22192

Mr. Steidl,

As requested, we provided engineering for the floor system for the garage at the above-mentioned property. The design is based on the drawing you provided by ReDesign HP dated March 5, 2022. This design is for gravity loading for floor framing only. All construction shall conform with the 2018 NC Residential Building Code. The design dead load is 10 pounds per square foot and the design live load is 40 pounds per square foot.

The floor shall be framed in one of the two following manners:

- Provide 16" deep floor trusses clear spanning across the short dimension of the structure.
- Provide (2) new glulam beams, columns and footings as indicated below with 12" or 14" floor trusses spanning between them. Connect beams to columns with Simpson CCQ column cap and connect column to foundation with Simpson CB column base.



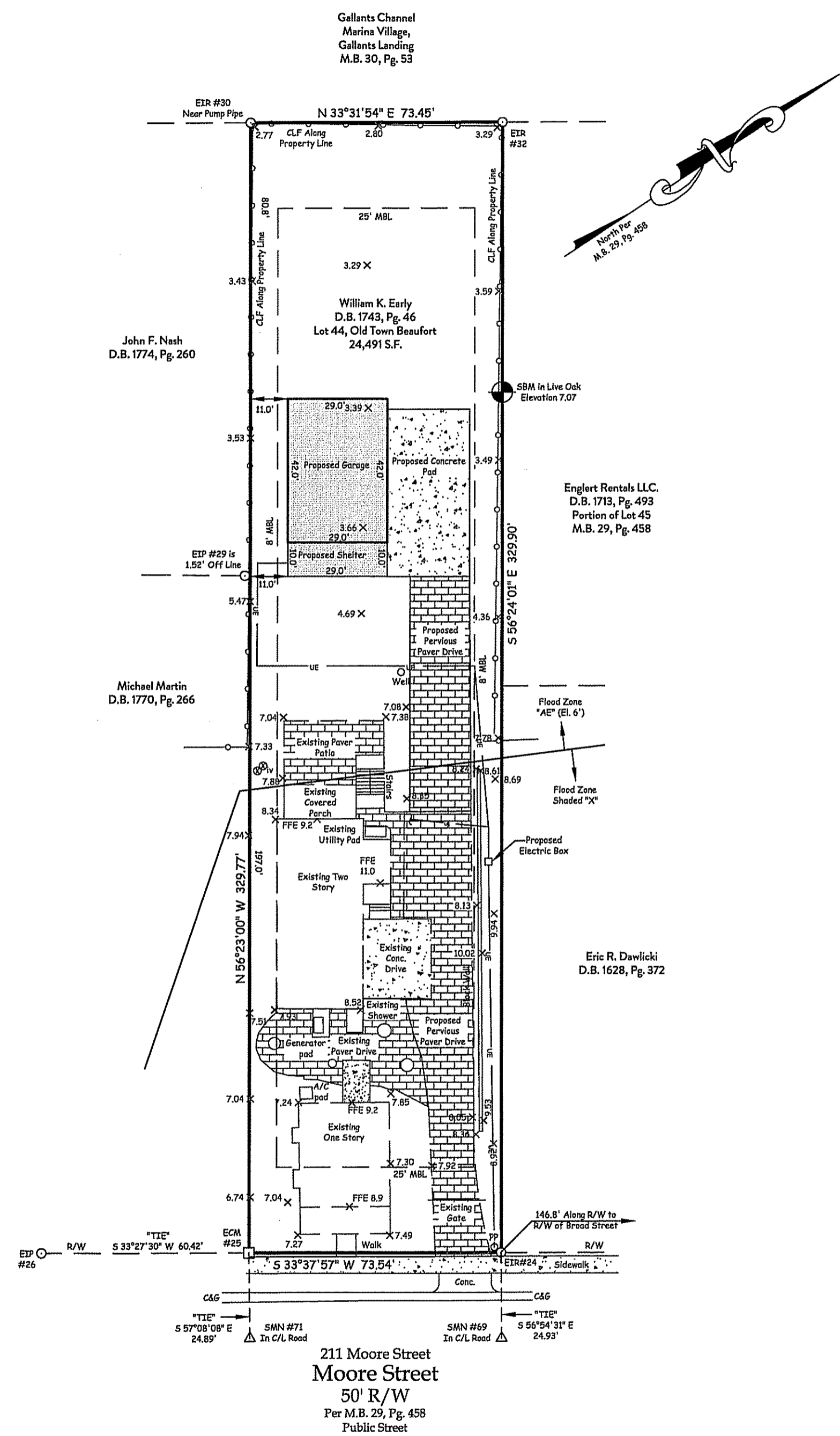
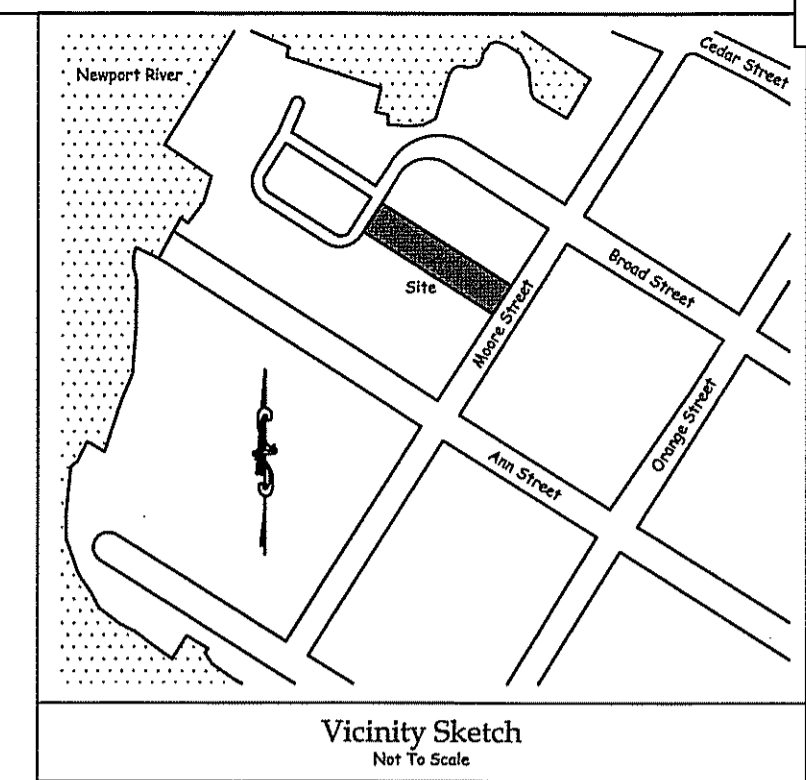
Sincerely,



Coastal Structural Engineering, PC

William Dzurick, PE. Principal

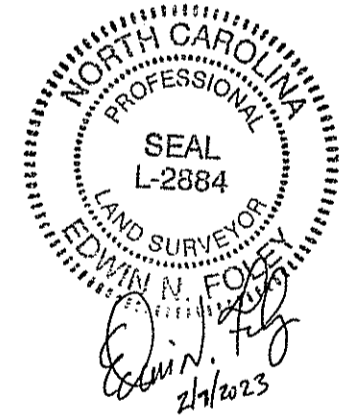
- Legend:**
- A/C - Air Conditioner
 - C/L - Centerline
 - C&G - Curb and Gutter
 - CLF - Chain Link Fence
 - Conc. - Concrete
 - D.B. - Deed Book
 - ECM - Existing Concrete Monument
 - EIR - Existing Iron Rod
 - EIP - Existing Iron Pipe
 - FFE - Finished Floor Elevation
 - iv - Irrigation Valve
 - M.B. - Map Book
 - MBL - Minimum Building Line
 - Pg. - Page
 - pp - Power Pole
 - Prop. - Proposed
 - R/W - Right-of-way
 - SBM - Site Benchmark
 - SMN - Set Mag Nail
 - S.F. - Square Feet
 - UE - Proposed Underground Electric Line
 - X 2.77 - Existing Spot Elevation



Proposed Impervious Area

Existing Buildings	2,033 ± S.F.
Existing Walkways	1,687 ± S.F.
Existing Patios	708 ± S.F.
Existing Drives	558 ± S.F.
Prop. Garage	1,218 ± S.F.
Prop. Conc Drive	1,176 ± S.F.
Prop. Shelter	290 ± S.F.
Total Impervious	7,670 ± S.F.

Impervious area obtained from AutoCAD Drawing Linework
House Dimensions shown are per foundation plan provided by owner.
Driveway to be pervious pavers per owner.

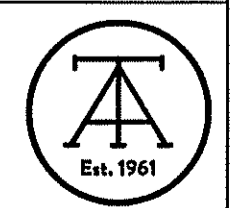


Preliminary Plot Plan
Lot 44, Plan of Beaufort
Town of Beaufort, Carteret County, North Carolina

Owner:
William K. Early & Margaret J. Early
P.O. Box 359
Ordinary, VA 23131

DATE: 10/10/2022
SCALE: 1" = 30'

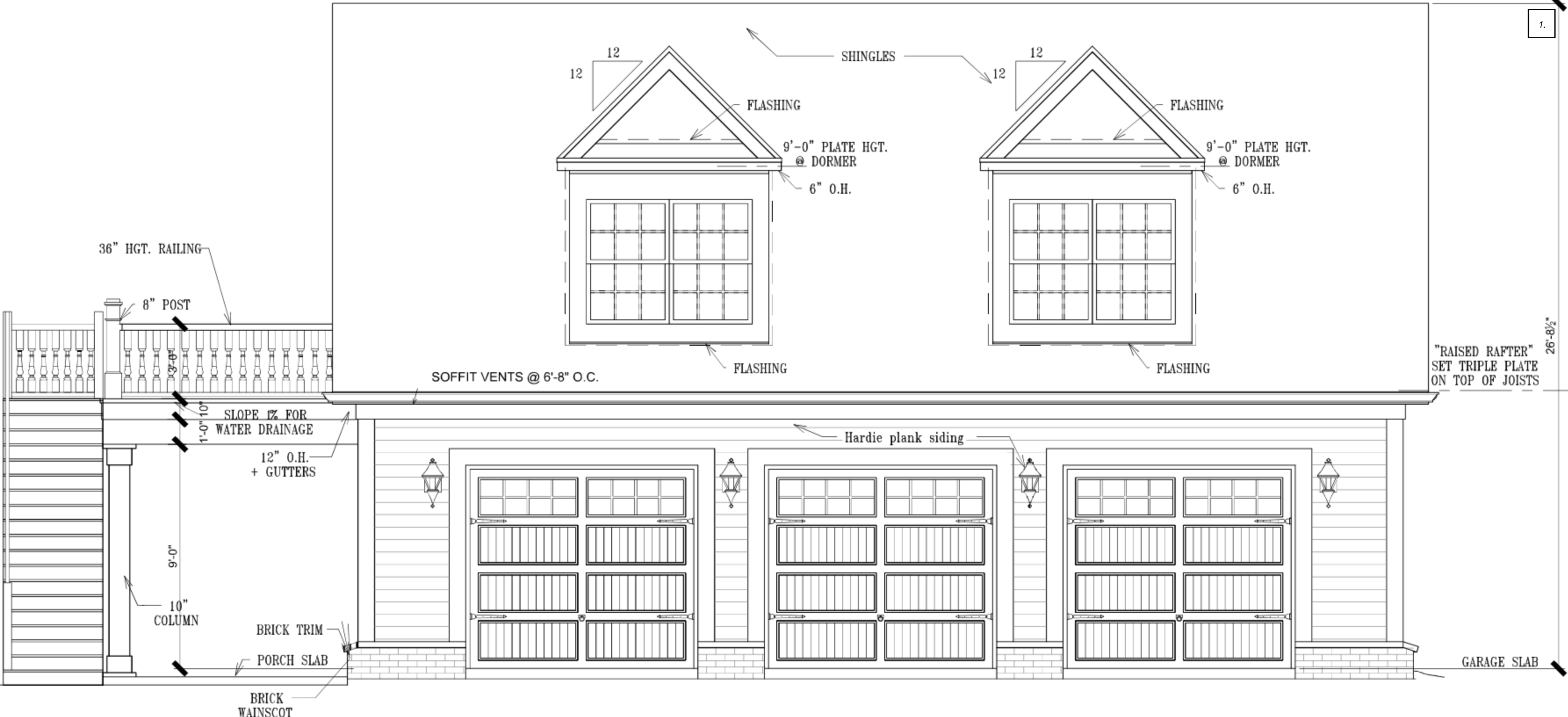
TIDEWATER ASSOCIATES, INC.
Engineers - Surveyors - Planners
Cedar Point, North Carolina
604E Cedar Point Blvd.
Phone: (252) 393-6101 - www.TidewaterENC.com
N.C. Firm License Number: F-0108



- NOTES:**
1. Flood lines drawn from an electronic overlay of the digital flood map FIRM CPN 375346 7306 J (Town of Beaufort) Effective: 7/16/2003.
 2. No record search done by or furnished to surveyor in regards to zoning, setbacks, easements or restrictions.
 3. All distances are horizontal ground, U.S. survey feet.
 4. Area calculated by coordinates.
 5. This map not for recording purposes
 6. Adjoining property Information per Carteret County Tax Records.
 7. Elevations per NAVD '88 DATUM
 8. Setback lines per the current R-8 Zoning

Kent and Mandy Early are applying to construct a 3 car detached garage on their property at 211 Moore Street. The purpose of the garage is for storage of household items, boats, trailers, tractors and miscellaneous yard equipment and tools. The home we moved from in Virginia had 7,000 square feet of living space with 2,000 square feet of floored attic space with a 2 car attached garage and a 3 three car detached garage with 1,000 square feet of living/storage space above it. The main home at 211 Moore Street is 3,014 square feet which includes a 2 ½ attached garage with NO ATTIC SPACE. The proposed garage is a 3 car detached with 1,224 feet down downstairs with 1,088 feet of upstairs space for storage for a total square footage of 2,312 with a car port on the side and deck above. We are proposing a pervious brick paver driveway from the street to the garage concrete pad. There is a Historical home on the front of the property that is used a guest house and it is connected to the main house by a wood and brick pavers. The garage will be behind the main home and will not be visible from Moore Street or any streets in the historic district. Since the property is below flood levels, fill dirt will be brought into raise the garage floor, the concrete pad and last part of the brick paver driveway to an elevation of approximately 12 inches above the 7.07 feet as shown on the attached survey. This will bring those items to approximately the same elevation as the main house on the property. The exterior of the garage will have Hardiplank Siding painted a Benjamin Moore Lakeshore Green, White Hardiplank Trim with a Red Flashed Brush brick foundation, White Andersen model Adh3050 & Adh3450 windows with grills, White Andersen Fwhid6080 & Fwhid3180 doors with grills, Amarr Hill Crest 1000 White Panel Garage Doors and Georgetown Gray Landmark Certainteed architectural shingles. Proposed Duke Power lines have been marked on the Survey as well. The property has a Sump Pump in the Southwest corner of property for any excess water that is not absorbed by the sandy soil. No water will run off on any other property as all properties in the area drain to back of our property.

We are also proposing to change the paint color of the hardiplank siding on the main house and the garage to a pale green similar to the upstairs paint color of the Historic Coffee Shop building on Cedar Street. The color is a Benjamin Moore Lakeshore Green and a sample is attached.



FRONT ELEVATION
 SCALE 1/4" = 1'-0"

WWW.LEEBRICKONLINE.COM
 BRICK COLLECTION-
 BRICK COLLECTION-
 BRICK
 TITLE=201F+FLASHED+BRUSH)
 NEEDS TIPS:
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 /SITES
 /DEFAULT
 /FILES/BRICK
 /201-FLASHED-
 BRUSH.JPG&
 DESCRIPTION=201F+FLASHED+BRUSH)

🏠 For Consumers (consumers)

🏢 For Builders (builders)

🏗️ For Architects (architects)

📍 Our Location (our-location)

Downloads

📄 Contract For Purchase (sites/default/files/attachments/contract-for-purchase.pdf)

📄 SDS (sites/default/files/attachments/material-safety-data-sheet.pdf)

📄 Shapes Guide (front) (sites/default/files/attachments/shapes-guide-front.pdf)

📄 Shapes Guide (back) (sites/default/files/attachments/shapes-guide-back.pdf)

📄 Test/Clemson Report (sites/default/files/attachments/clemson-report.pdf)

Why Choose brick?

Does brick reduce outside noise pollution? (/faqs/does-brick-reduce-outside-noise-pollution)

I care about the environment. Is brick green? (/faqs/i-care-about-environment-brick-green)

Is brick energy efficient? (/faqs/brick-energy-efficient)

Does brick more safely protect my home from fire? (/faqs/does-brick-more-safely-protect-my-home-fire)

Is brick a sensible investment? (/faqs/brick-sensible-investment)

Does brick prevent moisture and mold? (/faqs/does-brick-prevent-moisture-and-mold)

Does brick require maintenance? (/faqs/does-brick-require-maintenance)

Can brick really protect my home from a category 4 Hurricane? (/faqs/can-brick-really-protect-my-home-category-4-hurricane)

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Lee Brick and Tile began its operations in 1951 after Hugh Perry and 10 local businessmen from Lee County decided three years prior to invest in the business of brickmaking. In the late 1950's Hugh Perry bought out the investing partners, making Lee Brick a solely owned and operated family company.

Hugh Perry named his son Frank president in 1970, which he served until 1999. Since 1999 Don Perry succeeded his father and serves as the company's president. Frank Perry, along with his sons Don and Gil, and brother-in-law JR (rad) Holton have helped guide the family business through revolutionary changes in brick manufacturing that few people in the ceramic industry could have ever anticipated.

Contact us

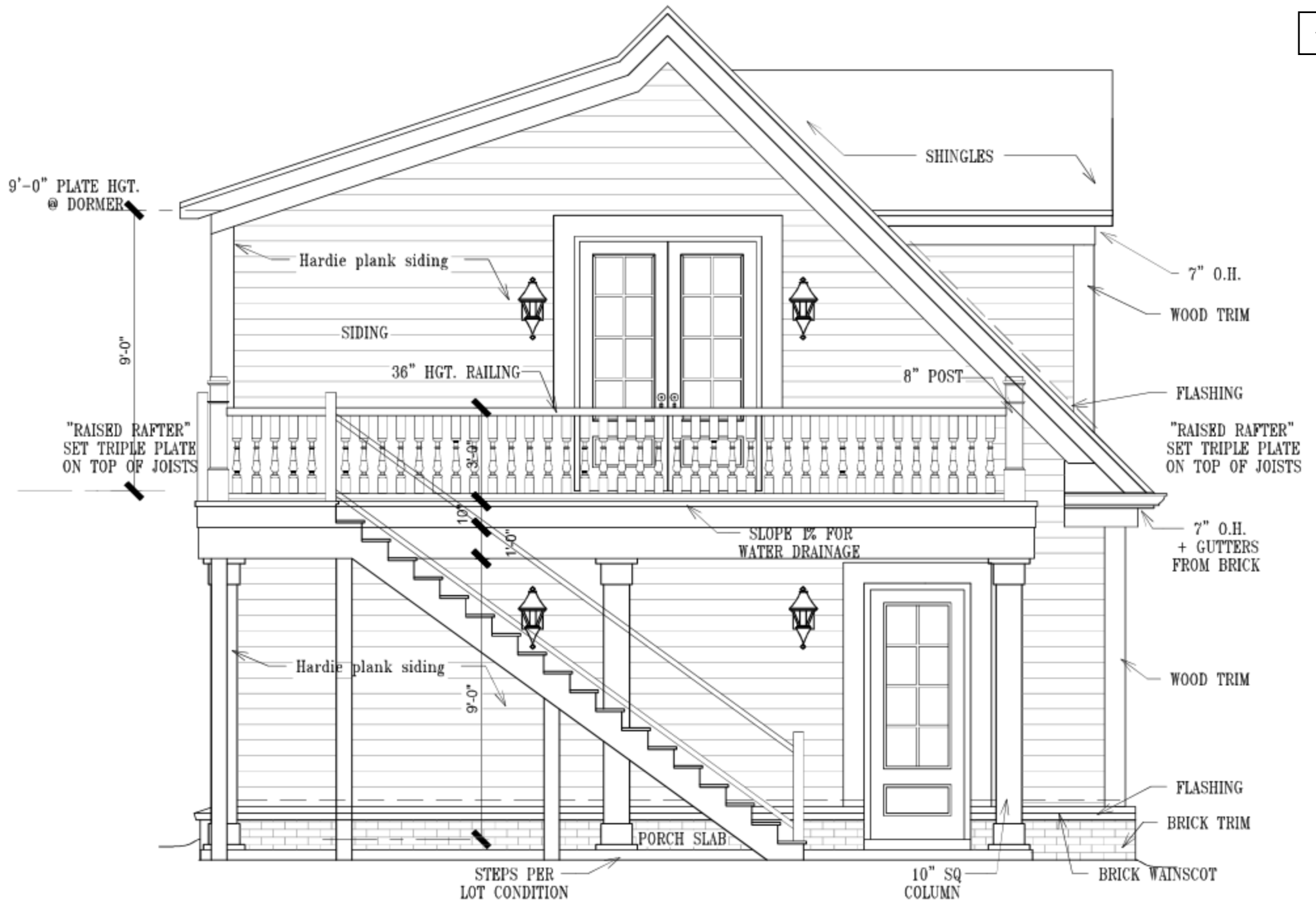
Lee Brick
3704 Hawkins Ave.
Sanford, NC 27330

Phone: 919.774.4800 (tel:919-774-4800)
Toll free: 800.672.7559 (800-672-7559)
Fax: 919.774.7557 (919-774-7557)

([https://www.bbb.org
/us/nc/sanford/profile
/mason-contractors/lee-
brick-and-tile-companv-](https://www.bbb.org/us/nc/sanford/profile/mason-contractors/lee-brick-and-tile-companv-)

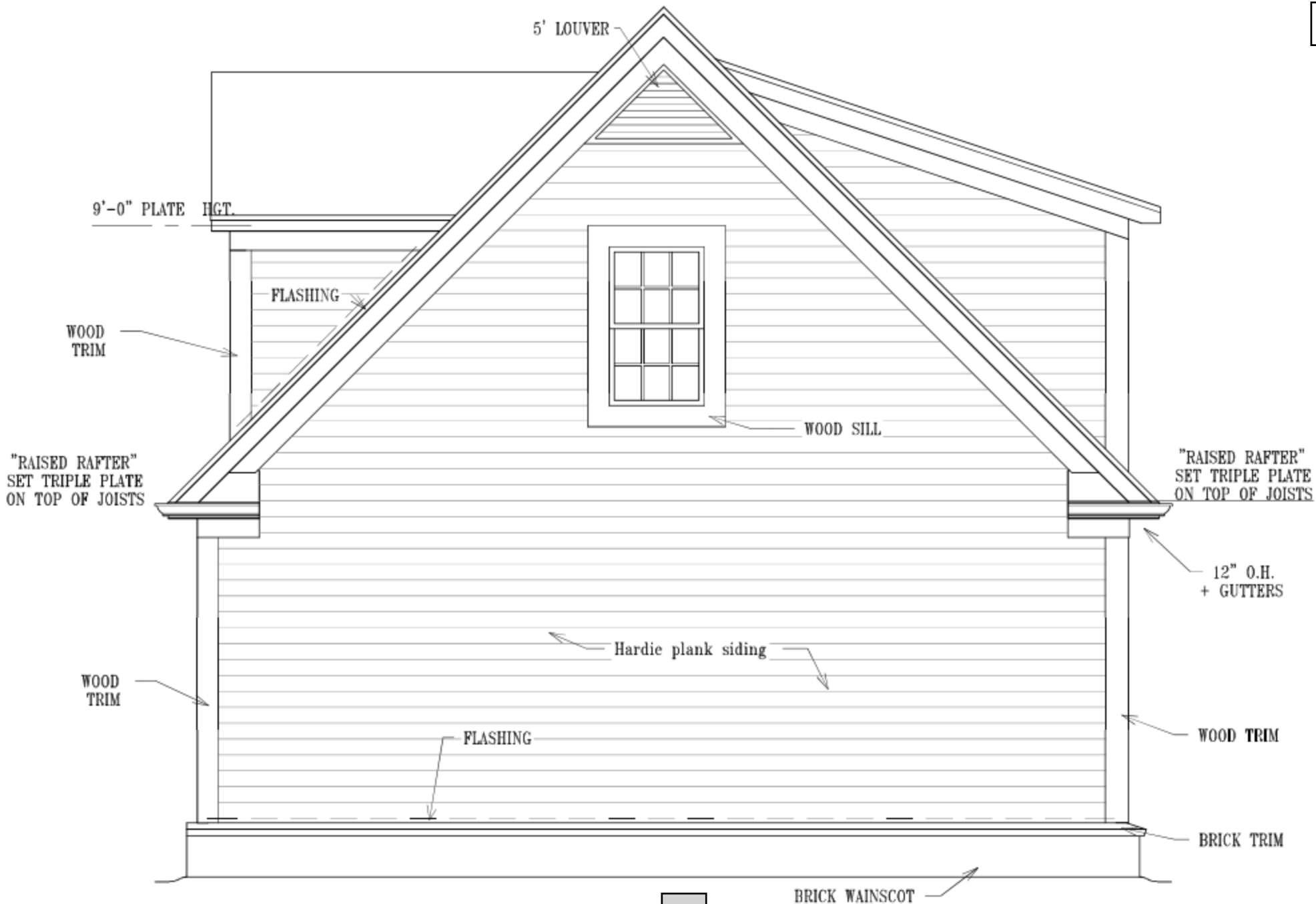
[Home \(/\)](#) | [About us \(/about-us\)](#) | [Our team \(/our-team\)](#) | [🏠 For consumers \(/consumers\)](#) | [📖 For builders \(/builders\)](#) | [🏗️ For architects \(/architects\)](#)
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Copyright © 2019 Lee Brick



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



beams centered under and parallel
Registered Engineer.

*All valleys in roofs to be supported
1.

*All standard, minimum connections
qualified foundation, framing, drywall.

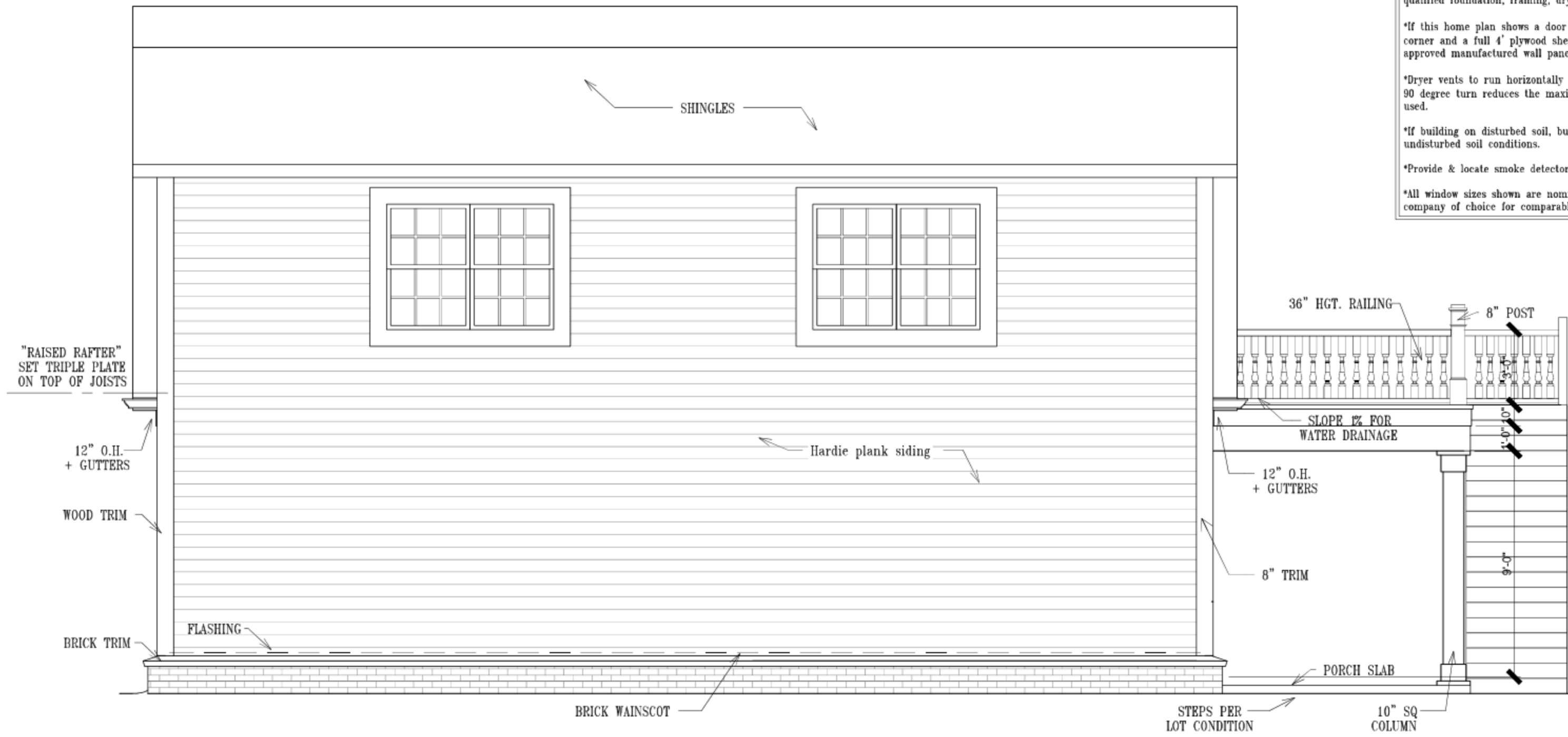
*If this home plan shows a door or
corner and a full 4' plywood sheath
approved manufactured wall panel s

*Dryer vents to run horizontally with
90 degree turn reduces the maximum
used.

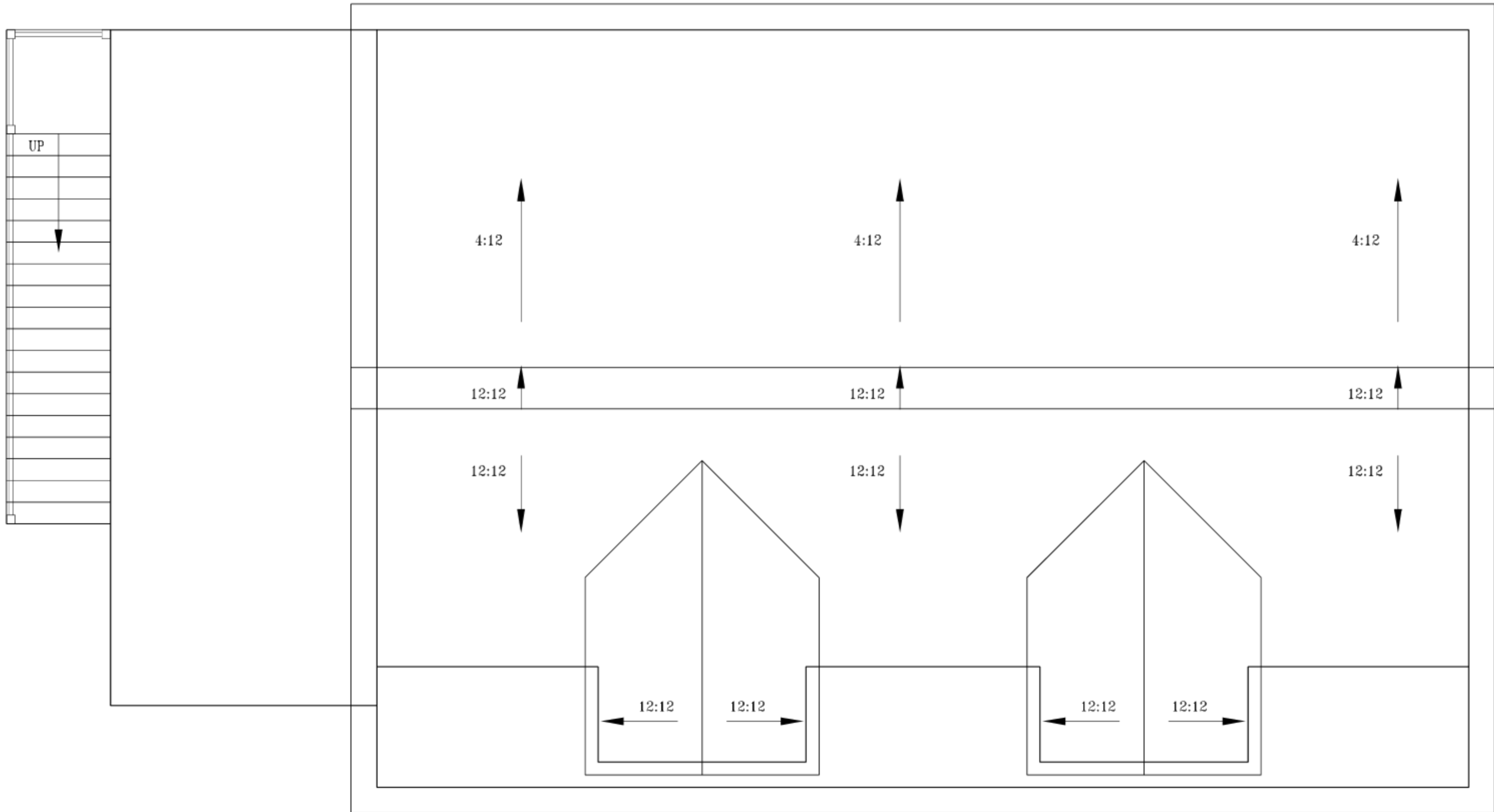
*If building on disturbed soil, build
undisturbed soil conditions.

*Provide & locate smoke detectors in

*All window sizes shown are nominal
company of choice for comparable s



REAR ELEVATION
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"

Instant Savings* are happening now! | Ends Feb.26 | Shop Now

All Departments Home Home Improvement Home Garage Center Garage Doors & Openers



Click to see expanded view

Amarr Hillcrest 1000 White Panel Garage Door (Multiple Options)

By Amarr | Item # 495086 | Model # OAKSUMMIT1000
★★★★★ 3.5 (13)

\$1,079.00

Prices may vary in club and online

Window type: None

- Stockton
- None**
- Moonlite
- Arched Frames
- Themes

Style: Short Bead Board 9' x 8'

Short Bead Board 9' x 8'

- Shipping**
- Pickup Not available
- Delivery Not available

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Free shipping for Plus

Enter a ZIP code

The freight carrier contacts you for delivery time and details. [Learn more](#)

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Get a \$30 as a statement credit when you open a new account and make \$30 in Sam's Club purchases within 30 days*.
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Highlights

- Precision-shaped doors can fit existing garage tracks
- Heavy-duty steel exterior with classic carriage-house-look
- Durable, reliable, and low maintenance
- Bottom weather seal
- Energy efficient, quiet operation

[Read more](#)

Members who viewed this also viewed



\$99.98
Member's Mark 22" Tabletop Griddle



\$3,299.00
Member's Mark Adler 9-Piece Counter Height Dining Set with Fire...



\$149.98
Marvin Spideon SUV 6 Volt Ride-On Toy



\$1,699.98
Member's Mark Tahoe 48 in. Bathroom Vanity with Mirror (Espresso)



From **\$2,599.00**
Backyard Discovery 14' x 12' Trenton Modern Steel Pergola - Black



\$1,299.98
Member's Mark Tahoe Vanity with Mirror

About this item

[Product details](#) [Specifications](#)

The Hillcrest collection from Amarr provides a great carriage-house-look at a great value. The doors evoke an older style of architecture, and bring an elegant touch to your entryway. Choose from a variety of different styles, colors and window options to create the perfect look to your home.

Durable, Reliable, and Low Maintenance

These doors are made with a heavy-duty steel exterior, designed to handle all that life throws at them. The smaller component parts, from springs to decorative hardware are built with high-quality materials to withstand the elements.

Can These Carriage Doors Replace My Existing Garage?

These carriage-house-style garage doors fit most standard garage tracks. Check to see that your existing tracks are properly aligned and in good condition, and repurpose them with your new doors if possible. Otherwise, you will have to install new tracks.

Can I Install the New Garage Door Myself?

Show more

Disclaimers

Member reviews & questions

Reviews

Rating Snapshot

Select a row below to filter reviews.

5 stars	5
4 stars	2
3 stars	3
2 stars	0
1 star	3

Overall Rating

3.5 13 Reviews

Review this Product



Adding a review will require a valid email for verification

Search topics and reviews 

1 – 8 of 13 Reviews

Sort by Most Recent 

★★★★★

Love the look. Just wish they were insulated

Anonymous

Verified purchase  VERIFIED PURCHASE

3 years ago

Doors are not insulated. Didn't come with instructions.

Helpful?  (1)  (0) Report

★★★★★

No help

Discouraged

Verified purchase  VERIFIED PURCHASE

3 years ago

Came with no instructions. Good price

Yes, I recommend this product.

Helpful?  (0)  (0) Report

★★★★★

Beautiful Doors

Twalker

Verified purchase  VERIFIED PURCHASE

4 years ago

Doors are great, they are exactly as shown. Company that delivers will also I stall. And they are great.

Yes, I recommend this product.

Helpful?  (2)  (0) Report

★★★★★

Piece of junk

Greg1869

4 years ago

Came 2 weeks later then the guaranteed delivery date. Door is as thin as aluminum foil. Door came dented. No better then a door for 300 bucks!

No, I do not recommend this product.

Helpful?  (11)  (1) Report

★★★★★

Good value door

Matt

Verified purchase  VERIFIED PURCHASE

4 years ago

Replaced 2 old doors with 2 of these. Overall a pretty good product, these are just economy residential doors. But fit and finish are exceptional, see how they hold up over time. Better price than the "box" stores by 1/2 or better, as mine were a bit oversize. The 3rd party/vendor I got my doors from was very helpful as well, arranged for me to pick them up at the warehouse for convenience, and went over the entire order with me. Order was ready in about 3 weeks, was told about a month so timing was great. Also included the "sidewinder" spring tensioner, much easier than using bars. Would definitely buy again!

Yes, I recommend this product.

Helpful?  (5)  (1) Report

★★★★★



This is a really thin cheap metal!

Coolerman

Verified purchase  VERIFIED PURCHASE

5 years ago

This is really thin metal and I was worried my door closer would fold it in half. The explanations are not that good on some of the parts and they sent me 6 right pivot hinges and no lefts. They did make it up. My big complaint is these are really flimsy doors. Also the rollers seem to be too small for the track. They have too much room to move around in the track. The best thing is the automated spring tensioner. They need much more detail on assembly to be sure everything is covered. It is poor at best.

Helpful?  (22)  (1) Report

★★★★★

Horrible

A5

5 years ago

I wish I could give zero stars, shoddy product.

No, I do not recommend this product.

Helpful?  (9)  (7) Report

★★★★★

Great price

10

Verified purchase  VERIFIED PURCHASE

5 years ago

It was just what I order works and looks great

Helpful?  (1)  (3) Report

1 - 8 of 13 Reviews



★★★★★ 3.5 | 13 Reviews

Search questions and answers <input type="text"/>		13 Reviews	24 Questions	8 Answers
---	--	---------------	-----------------	--------------

Questions

Ask a question

1-10 of 24 Questions

Sort by: Most helpful answers

Joy · 4 years ago
Are doors insulated

1
answer

Answer this Question

CommunityAnswer · 4 years ago
No, it's not insulated.

Helpful? Yes · 1 No · 0 Report

Lisa · 4 years ago
Is this paintable? If so, is it paintable in a dark color?

1
answer

Answer this Question

CommunityAnswer · 4 years ago
No, it is not paintable.

Helpful? Yes · 1 No · 0 Report

PollyTX · 4 years ago
Does the 16 x 7 (double size door) have two sets of carriage hardware or one? is it optional to place it on the garage or does it come pre-installed?

1
answer

Answer this Question

CommunityAnswer · 4 years ago
No, it doesn't come pre-installed

Helpful? Yes · 2 No · 0 Report

Bebe · 4 years ago
are these doors hurricane approved?

1
answer

Answer this Question

CommunityAnswer · 4 years ago
Yes, this door is hurricane approved.

Helpful? Yes · 2 No · 0 Report

Idavis4144 · 4 years ago
Can this door be stained or painted?

1
answer

Answer this Question

CommunityAnswer · 4 years ago
Yes, this door can be stained or painted.

Helpful? Yes · 0 No · 3 Report

Kevin · 6 years ago
What is the head room for this unit

1
answer

Answer this Question

stevefly · 5 years ago
Instruction indicate 15" required.

Helpful? Yes · 1 No · 1 Report

Teddy · 6 years ago

1

Does the hardware include everything needed for a total installation? The overhead rails also? Thank you.

answer

Answer this Question

Vinny · 6 years ago
Yes

Helpful? **Yes · 8** **No · 4** **Report**

gemz · 7 years ago
installation

1 answer

Does Sams Club provide any assistance with installation or recommending a contractor for the garage doors?

Answer this Question

LMB · 6 years ago
When you order the door Amarr will call and give you a quote for the installation

Helpful? **Yes · 11** **No · 1** **Report**

sw · 5 months ago
Are rails/tracks included? I see conflicting answers on this.

0 answers

Answer this Question

Ken · a year ago
Do you offer any 8' high x 10' wide doors?

0 answers

Answer this Question

1-10 of 24 Questions






Related items

- [garage door](#)
- [amarr garage door](#)
- [amarr sandtone panel garage door](#)
- [white panel garage door](#)
- [seville classics ultrahd storage cabinet](#)

Related categories

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- [georgia pacific paper towels](#)
- [georgia pacific professional paper towels](#)
- [selectivend machines](#)
- [auto accessories](#)

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 <p>Four Seasons Outdoor Products Spill...</p> <p>Designed for door openings up to 30" x 80" Saves space</p> <p>Read more</p>	 <p>Genie StealthDrive75 Belt Drive...</p> <p>Automatic battery back-up unit included never ho</p> <p>Read more</p>	 <p>Hometex Household and Garage Flat...</p> <p>Flat mop system with adjustable pole Comes with</p> <p>Read more</p>
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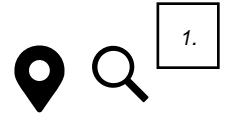
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- Site directory
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- California supply chains act
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- Request personal information
- Terms and conditions

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All Windows & Doors ▶ Windows and Doors Series ▶ 400 Series Windows and Doors

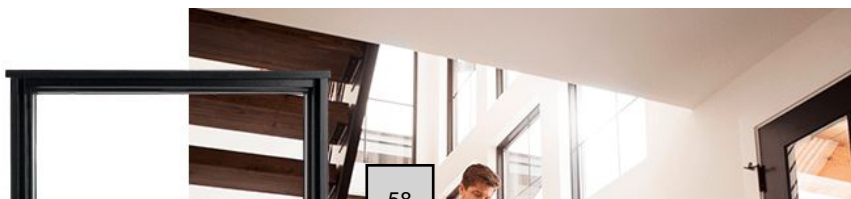
Windows & Doors 400 SERIES

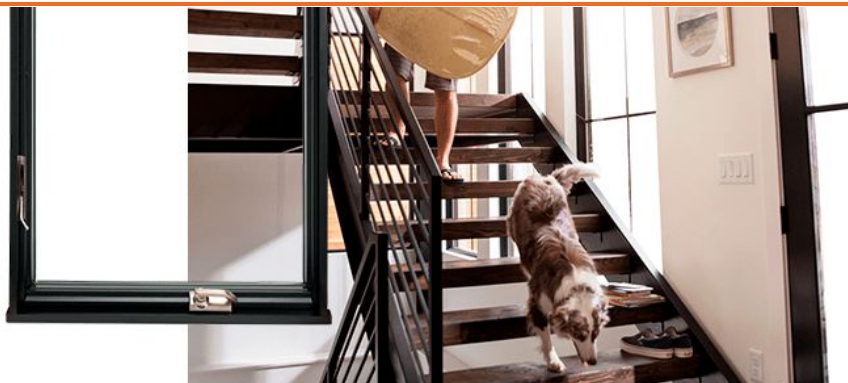
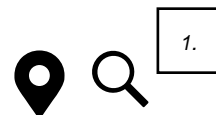


**The windows
contractors trust the
most¹**

**Our best-selling
products**

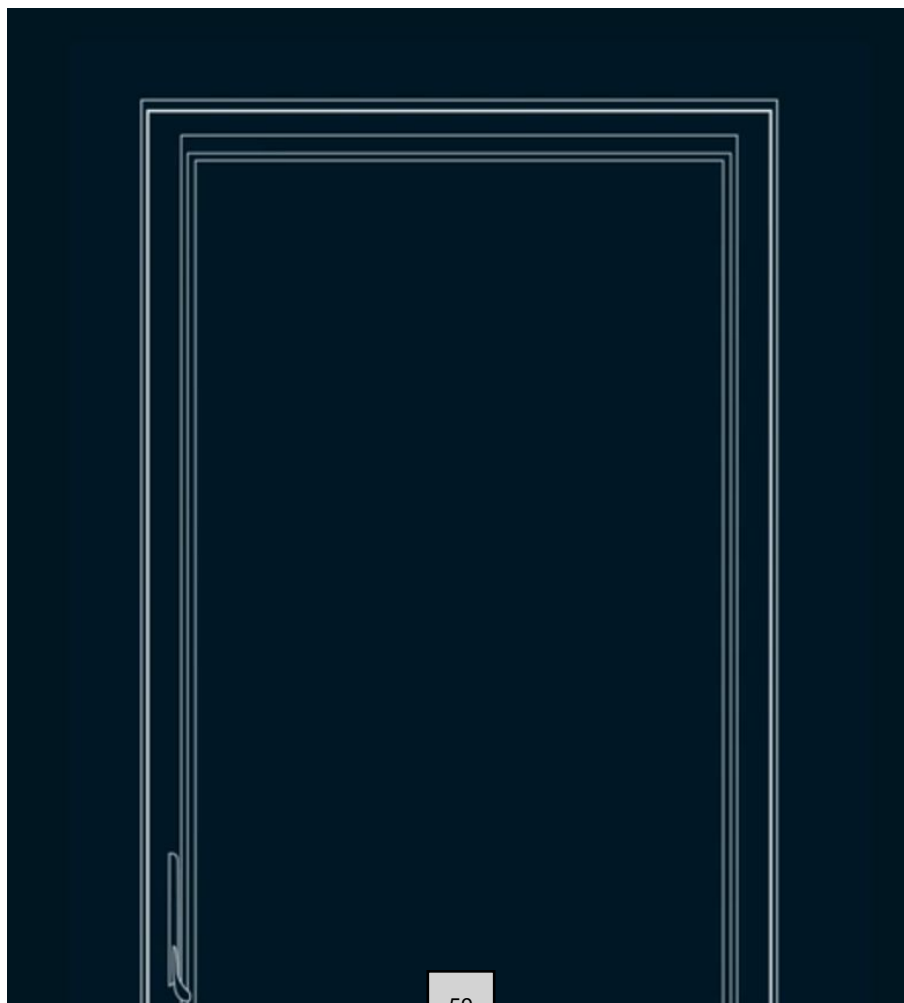
**Best-in-class
clad wood windows¹**





Our most popular, hands down

It's no surprise millions of homeowners have chosen 400 Series windows. Built on decades of engineering and design, these products simply work, every... single... day.



Feedback



Customizable options

Exterior colors, hardware options and finishes, grille patterns, sizes and more.

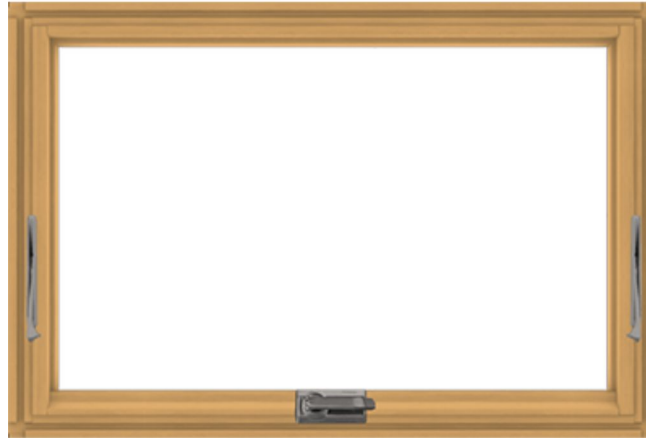


FEATURED

400 Series casement window



400 Series windows by type

[Awning](#)[Bay & Bow](#)[Casement](#)[Tilt-wash double-hung](#)[Gliding](#)

Awning windows

What: The one that cranks open from the bottom

Where: Often placed higher on walls for privacy and air flow

Fun Fact: Can stay open in the rain so you hear the pitter patter & feel the fresh air

[Learn more →](#)



Low-E4® glass

Offers excellent energy efficiency for all climates where both heating and cooling costs are a concern.

[Learn more →](#)

Introducing the contemporary profile option

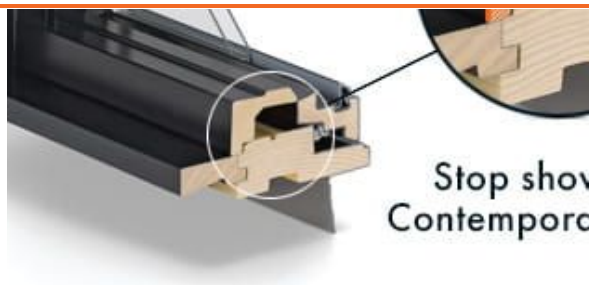
Available on [400 Series awning](#), [casement](#), [picture](#) and [specialty](#) windows.

Feedback

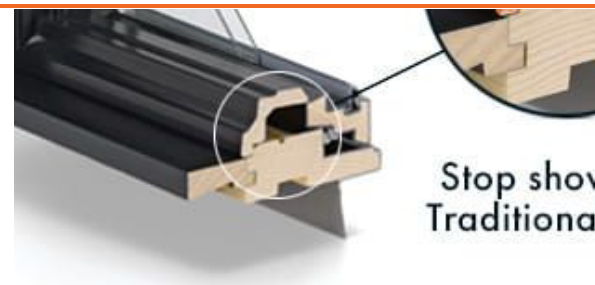


62





Stop show
Contempora



Stop show
Traditiona

Contemporary

Embrace clean and geometric lines with the contemporary interior profile.

Traditional

Design for classic character with the traditional interior profile.

400 Series Product Guide

Product guides provide high-level overviews of the features and options available with each Andersen® product series. Additionally, they include detailed information on the



[Download](#) [View Product Guide](#) 

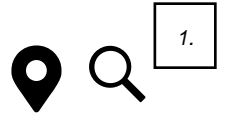
A top warranty in the industry

Every 400 Series window and door comes with one of the industry's best limited warranties. The warranty is even transferable, so it'll continue to add value if you decide to sell your home.


Feedback

[View 400 Series limited warranty](#) 

64



Real projects. Real perspectives.

Tag on  using #andersenwindows





Find a showroom

Two ways to visit: Find a showroom in your area, or visit a virtual showroom and explore windows from the comfort of your home.

[Visit showroom →](#)

Get a free consultation

Not sure where to start? We'll connect you with an expert that can answer all of your window questions.

[Get started →](#)

Visit The Home Depot®

Looking for a do-it-yourself solution? Visit The Home Depot near you to explore our types of windows.

[Find The Home Depot ↗](#)

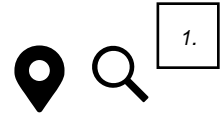
¹Best-in-class clad wood windows among contractors, 2020 Andersen brand survey of U.S. contractors

²See the [limited warranty](#) for details

³View [performance documents](#) for more details



EXPLORE OTHER SERIES



100 SERIES



Our budget-friendly 100 Series product line is engineered with Fibrex® composite material for durability, sustainability and energy-efficiency. It's twice as strong as vinyl and provides low-maintenance exteriors with clean corners for a refined look.

[Explore 100 Series products →](#)

200 SERIES



By focusing on only the most popular designs and sizes, the 200 Series product line creates just the right balance of innovation, design, efficiency and price. It's a value that is unmatched in a wood window.

[Explore 200 Series products →](#)

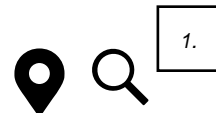
ARCHITECTURAL COLLECTION A-SERIES



Feedback

ARCHITECTURAL COLLECTION E-SERIES





Every sash, every piece of hardware and every accessory easily comes together to allow you to create the home style you're after.

[Explore A-Series products →](#)

Custom colors, dramatic sizes, dynamic shapes, exotic woods and more. Every E-Series window and door becomes a design opportunity, giving you the freedom to custom-create the home of your dreams.

[Explore E-Series products →](#)

LOVE THE LIFE YOU SEE™

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James Hardie® Building Products

Transform Your Home Into Your Dream Home

Siding

Trim

Soffit

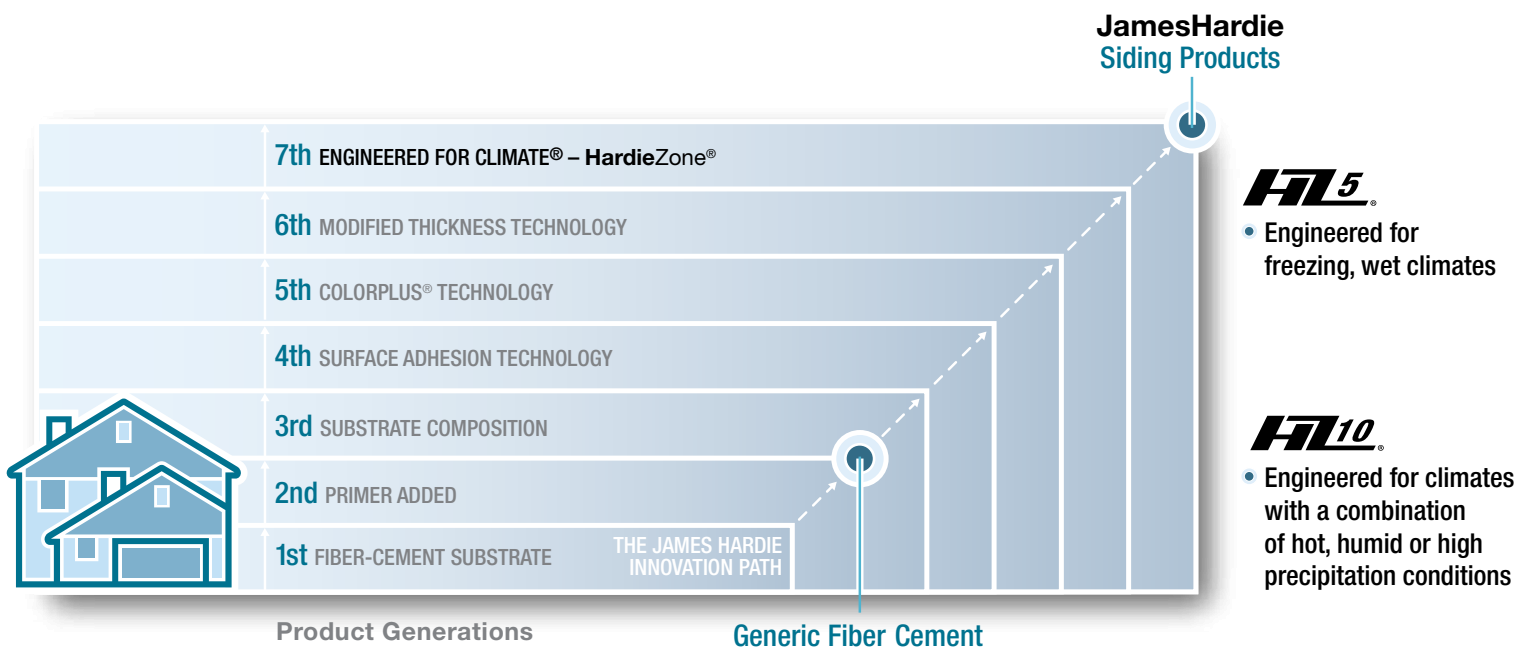
Weather Barrier

James Hardie® Siding Products

HardieZone® System

Your home's exterior says a lot about you. Unfortunately, Mother Nature doesn't care. Whether it's sheets of rain, dry heat, freezing temperatures, ice and snow, or hurricane force winds, siding is under constant attack. That's why for more than three decades, James Hardie has continued to push back on everything Mother Nature could dish out. 5.5 million beautiful homes stand as a testament to our persistence. And as the most trusted brand of siding in America, James Hardie has taken that level of defense to an even higher level, with siding that's engineered for climate. We call it The HardieZone® System.

James Hardie has always been ahead of the siding curve. With the development of the HardieZone System, that gap has grown wider. James Hardie's commitment to Research & Development has led to our seventh generation of product advancement, which is the highest performing fiber cement siding in the industry. The HardieZone System represents a logical extension of Hardie technology: "one size does not fit all."



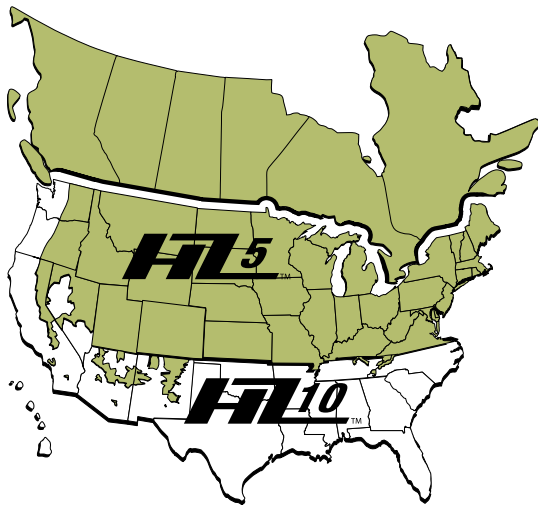
Our best warranty ever. Unprecedented peace of mind.

We're so confident The HardieZone System can withstand the rigors of the North American climate we're offering our strongest warranty. This outstanding 30-year limited, transferable warranty offers non-prorated product coverage for the entire 30 years. That's the type of peace of mind homeowners have asked for.

James Hardie® Siding Products

HardieZone® System

For the first time ever, you can have the ideal home exterior for your local climate. So say goodbye to the days of one-siding-fits-all. It's a given that siding must stand up to the elements. That's why we based the HardieZone® System on the eight individual climatic variables that primarily affect long-term performance of siding.



- Zones 1-5
- Zones 6-10

Using these factors we arrived at these distinct climatic zones. Though different, we found common variables in certain regions, allowing us to engineer one product line for zones 1 through 5, and another product line for zones 6 through 10.

HZ5® Product

The HZ5® product line is right at home in climates with freezing temperatures, extreme seasonal temperature variations, and snow and ice. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5 climates. So you aren't getting an exterior that performs well in cold, nasty climates. You're getting an exterior engineered just for it.

HZ10® Product

Even when Mother Nature isn't very motherly, the HZ10® product line delivers legendary James Hardie durability. This siding was engineered for areas with hurricane-force winds, salty sea air of the coast, and the brutal, humid heat of the Deep South. Engineered specifically for this climate, HZ10® boards resist cracking, splitting, rotting and swelling season after a hot, humid, tropical storm season. Our latest breakthrough in performance enhancement is our new distinctive primer. The unique primer outperforms generic fiber cement primer with improved paint adhesion and moisture resistance, and is developed for the wide range of field paint products that are available. The new look of the primer will also distinguish your job sites and separate you from builders who use generic fiber cement. Standard manufacturer recommended field paint application methods will be able to sufficiently hide the primer and it will not affect the appearance of your paint.



Would you ever buy half a home?

Of course not. While there are other options of siding, only James Hardie provides a complete line of siding products including soffit, trim, and fascia that are all engineered for your specific climate. Each component kept beautiful for decades with a factory-applied, baked-on coating of paint that was engineered to stand up to the high UV levels that fade most field-applied paints in just a few short years. Only James Hardie siding with ColorPlus® Technology offers you this kind of complete siding solution. It's peace of mind you won't find anywhere else.

James Hardie® Siding Products with ColorPlus® Technology



Your home should reflect your personal style and taste. That's why architectural design and color have become more important when building or re-siding a home. Utilizing James Hardie® siding with ColorPlus® Technology on your home allows you to maximize these opportunities. James Hardie siding with ColorPlus Technology is an innovative product with a baked-on finish, providing unprecedented color consistency in a wide range of colors. When the painting of your home is left to painting on-site, you can not be assured of a quality and consistent finish. However, products with ColorPlus Technology provide you years of lasting beauty and peace of mind with a 15-year finish warranty.

ColorPlus® Technology	Painting On-Site
Fully engineered complete coating system	Paint out of a can
Color coating specifically formulated for use with James Hardie siding products –revolutionary formulation unlike anything available in stores	Paint generically formulated for any surface or weather conditions reduces performance
Environmentally controlled, baked-on finish applied in the factory	Field spray impacted by weather conditions – Temperature, moisture, dirt, wind. Too many variables
Multi-coat (more than 2) complete coating system	Generally 1 or 2 coats
Fade resistant – Up to 30% better than field spray*	Fades at a greater rate – Dependant upon quality of paint used
Highest level of consistency – Colors computer matched more precisely than the auto re-finishing industry! Twice as good as the human eye, 3 times better than paint off the shelf	5 cans of paint = 5 slightly different shades
Single source warranty – Siding and color coating	Separate warranty that varies by paint manufacturer

*James Hardie accelerated QUV test results compared to nationally available premium paint in lab environment.

Here's to a Lifetime of Beautiful First Impressions.

James Hardie combines innovative solutions with a relentless commitment to increase the value and character of your home, so that we can give you confidence to make your vision possible.

Whether you prefer a traditional exterior with HardiePlank® lap siding, or the unique look of HardieShingle® siding or Board & Batten, James Hardie will provide the design options you need to increase curb appeal and create a lasting impression.



*HardiePlank® Siding & HardieShingle® Siding
(Plank-Chestnut Brown & Countrylane Red)*



*HardiePanel® Siding & HardieTrim® Boards
(Panel-Countrylane Red, Trim-Arctic White)*



*HardiePlank® Siding & HardieTrim® Boards
(Plank-Heathered Moss, Trim-Arctic White)*



*HardieShingle® Siding -
Straight Edge & HardiePlank®
Siding (Plank-Tuscan Gold,
Shingle-Monterey Taupe)*

Whether you are considering building a new home or remodeling your current home, make sure you consider James Hardie® Siding with ColorPlus® Technology – The #1 Return on Your Remodeling Investment.



*HardiePlank® Lap Siding
(Mountain Sage)
HardiePanel® Siding
(Autumn Tan) & HardieTrim®
Batten Boards (Sail Cloth)*



*HardiePlank® Siding & HardieTrim® Boards
(Plank-Woodland Cream, Trim-Arctic White)*



*HardiePlank® Lap Siding
(Woodstock Brown)*



*HardieShingle® Siding -
Staggered Edge
(Boothbay Blue)*



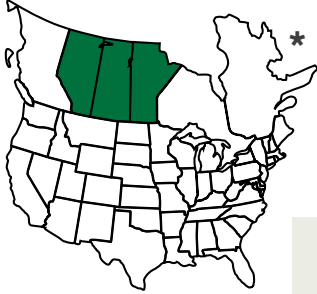
James Hardie® Siding Products combine beauty and durability, and are also considered “Green and Sustainable” by industry professionals.



JamesHardie

1.866.442.7343 | www.jameshardie.com

ColorPlus® Technology

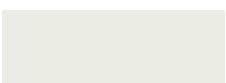
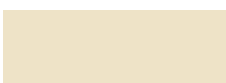










*Canada Markets: Alberta, Saskatchewan and Manitoba.

The following James Hardie® siding products are available in these ColorPlus® Technology colors: HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding, and HardieTrim® Batten Boards.

					
Arctic White JH10-20	Navajo Beige JH30-10	Cobble Stone JH40-10	Heathered Moss JH50-20	Boothbay Blue JH70-20	
					
Tuscan Gold JH80-20	Harris Cream JH80-10	Sandstone Beige JH30-20	Monterey Taupe JH40-20	Mountain Sage JH50-30	Evening Blue JH70-30
					
Traditional Red JH90-10	Autumn Tan JH20-20	Khaki Brown JH20-30	Woodstock Brown JH30-30	Parkside Pine JH60-30	Iron Gray JH90-30
					
Countrylane Red JH90-20	Chestnut Brown JH80-30	Timber Bark JH40-30			

The following James Hardie® products are available in these ColorPlus® Technology colors: HardieTrim® Boards and HardieSoffit® Panels.

				
Arctic White JH10-20	Sail Cloth JH20-10	Navajo Beige JH30-10	Woodstock Brown JH30-30	Iron Gray JH90-30
				
Cobble Stone JH40-10	Monterey Taupe JH40-20	Khaki Brown JH20-30	Timber Bark JH40-30	Midnight Black JH90-40

Note: Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color. Product and color availability vary by region and are subject to change.



HardiePlank® Lap Siding

Thickness: 5/16"
Weight: 2.3 lbs./sq. ft.
Length: 12' planks

Select Cedarmill® & Smooth

Widths: 6.25" (5" exp.), 7.25" (6" exp.),
8.25" (7" exp.)



Select Cedarmill® in Cobble Stone



Smooth in Arctic White

Beaded Cedarmill®

Width: 8.25" (7" exp.)



Beaded Cedarmill® in Woodland Cream

HardieSoffit® Panels

Thickness: 1/4"
Weight: 1.9 lbs./sq. ft.

Vented Cedarmill®

Sizes: 12" x 12', 16" x 12', 24" x 8'



Vented Cedarmill® in Navajo Beige

Non-Vented Cedarmill®

Size: 12" x 12'

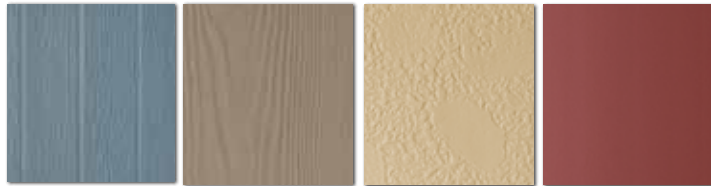


Non-Vented Cedarmill® in Navajo Beige

HardiePanel® Vertical Siding

Sierra 8, Cedarmill®, Smooth and Stucco

Thickness: 5/16"
Weight: 2.3 lbs./sq. ft.
Sizes: 4' x 8' and 4' x 10'



Sierra 8 in
Boothbay Blue

Cedarmill in
Woodstock Brown

Stucco in Autumn Tan

Smooth in
Countrylane Red

HardieTrim® NT3 Boards

4/4 Smooth

Thickness: .75"
Weight: 4.35 lbs./sq. ft.
Length: 12' boards
Widths: 3.5", 5.5", 7.25", 11.25"

5/4 Smooth

Thickness: 1"
Weight: 5.65 lbs./sq. ft.
Length: 12' boards
Widths: 3.5", 4.5", 5.5", 7.25", 11.25"



From back to front: Smooth in Timber Bark, Khaki Brown, Sandstone Beige and Cobble Stone.

Batten Board - 4/4 Smooth and Rustic Grain®

Thickness: .75"
Weight: 3.9 lbs./sq. ft.
Length: 12' boards
Widths: 2.5"



Rustic Grain in Navajo Beige



Smooth in Arctic White

New HardieShingle® Siding

Thickness: 1/4"
Weight: 1.9 lbs./sq. ft.

Straight Edge Panel

Width: 48"
Heights: 15.25" (7" exp.)



Straight Edge Panels in
Khaki Brown

Staggered Edge Panel

Width: 48"
Height: 15.875" (6" exp.)



Staggered Edge Panels in
Monterey Taupe

James Hardie offers color-matched accessories to ensure a finished home

ColorPlus® Technology Touch-up Kit:

Edge coater – Used to coat exposed edges
Touch-up pen – For nail heads and scratches



ColorPlus® Technology matched Caulk:

Ensures a complete color-matched finish



**Product availability varies by region. Please check with your local representative or visit www.jameshardie.com or call 1-866-4HARDIE for availability in your area.

James Hardie is #1 for the 7th Year in a Row!



Names fiber cement siding
Your #1 Investment
- Remodeling magazine

Re-Siding Your Home with James Hardie® Siding is the #1 Return on Investment

Re-Side with James Hardie® Fiber Cement Siding – The Best Choice.

Project	2011 Rank	2010 Rank	2009 Rank	2008 Rank	2007 Rank	2006 Rank	2005 Rank
Siding Replacement - Fiber Cement	1	1	1	1	1	1	1
Minor Kitchen remodel (replace wall oven and cook top with energy efficient models)	4	5	7	5	4	4	3
Siding Replacement - Foam Back Vinyl	8	9	6	4	7	9	3
Mid Range Bathroom Remodel (Update an existing 5' x 7' bathroom)	18	19	14	11	6	4	2
Mid Range Roof Replacement	22	24	18	22	22	18	17

2011 Hanley Wood, LLC. Excerpted by permission. Complete data from the Remodeling 2011 Cost vs. Value Report is available at www.costsvalue.com

Increase Curb Appeal and Resale Value with James Hardie® Siding

"Since it was added to the survey in 2005, fiber-cement siding replacement has been remarkably stable: it has ranked first every year, and this year showed less than 0.6% cost increase than the year before." - *Remodeling* magazine, Nov 2011



- *Money* magazine singles out HardiePlank® siding as a great value; a smart investment that delivers on durability
- *Smart Money* magazine lists James Hardie in Smart Fiscal Sense feature
- #1 Quality Exterior Lap Siding Product for the past thirteen years. *Builder* magazine 1998-2011
- James Hardie® siding is featured on over 20 *Southern Living*, *Coastal Living* and *Sunset* magazine Idea Houses. And on over 50 Houses on ABC's *Extreme Home Makeover*.



HGTV's "20 Ways to Add Value to Your Home"
#1: Spruce Up the Siding



Lists James Hardie in Smart Fiscal Sense feature
- *Smart Money* magazine

The Pros Know

There are many other projects you can tackle, but only re-siding with fiber cement gives you the best return on your investment - 7 years in a row.

- Re-siding with fiber cement gives a 27% better return than adding a bathroom and costs \$27k less to complete
- Roof replacement remodel gives you a 22% less return on investment than re-siding with fiber cement
- Replacing your windows nets you 9% less return on investment than fiber cement re-siding

Remodeling magazine is the industry's leading home improvement magazine. Since 1988, Remodeling magazine's Cost vs. Value Report has compared construction costs for common remodeling projects with the value they add to a home at resale in the current real estate market. The results – upscale siding projects using fiber-cement return the highest value at resale.











For real value, wood and wood composite siding products don't cut it.

Wood makes a great first impression. But what you really want is a great first impression that lasts. While all wood and wood composite siding starts out looking good, they don't stay that way.

That's why more and more homeowners across America are turning to James Hardie siding products with ColorPlus® Technology, which combine the beauty and character of wood with the durability and low maintenance of fiber-cement.

Which Siding Would You Rather Have Protecting Your Home?

James Hardie Siding Products with ColorPlus Technology	vs.	Wood and Wood Composite Siding
<p>James Hardie siding is non-combustible. Approved for fire-rated construction.</p> 	<p>Flame Resistance</p>	 <p>Wood based siding will burn when exposed to a significant source of heat or flame.</p>
<p>The only siding product engineered for your local climate. Resists rotting, warping, cracking, hail, and high winds up to 150 mph.</p> 	<p>Weather Resistance</p>	 <p>Rot caused by moisture exposure is a common problem in wood based siding.</p>
<p>Factory applied, baked on paint finish provides up to 30% better fade resistance than competitive products. †</p> 	<p>Paint Durability</p>	 <p>Wood based siding shrinks and swells when exposed to moisture which causes paint to crack and flake. Requires frequent painting, caulking and spot repairs to maintain its original appearance</p>
<p>James Hardie siding is resistant to woodpeckers, termites and other pests known to cause damage to wood siding.</p> 	<p>Pest Resistance</p>	 <p>Wood based siding is easily damaged by woodpeckers, termites and other pests.</p>

† James Hardie accelerated QUV tests results compared to nationally available premium paint in lab environment.



JamesHardie

1.866.442.7343 | www.jameshardie.com

ColorPlus® Technology

Why Settle for Vinyl?

Don't let vinyl siding companies pull the plastic over your eyes. Thin, unnatural vinyl siding can't provide the rich wood grain finishes that give your home real lasting curb appeal.

To give your home the beauty and charm of a natural wood texture with unsurpassed durability, choose James Hardie fiber cement siding with ColorPlus Technology.

Which Siding Would You Rather Have Protecting Your Home?

James Hardie Siding Products with ColorPlus Technology

VS.

Vinyl Siding

James Hardie siding is noncombustible. Approved for fire-rated construction.



Flame Resistance



Vinyl siding will melt or burn when exposed to a significant source of heat or flame.

Factory applied, baked on paint finish provides up to 30% better fade resistance than competitive products.†



Fade Resistance



Color can't be changed and is susceptible to fading. Fades at noticeably different rates, creating color inconsistency.

Resists rotting, warping, cracking, hail, and high winds up to 150 mph.



Weather Resistance



Can become brittle when exposed to extremely cold weather. Easily damaged by hail, limbs, and other flying debris.

James Hardie siding is twice as thick as vinyl, providing deeper shadow lines and a more natural wood grain texture.



Appearance



Even premium vinyl siding is only 5/100" thick. Unnatural, imitation-wood look completely lacks character and curb appeal.

† James Hardie accelerated QUV tests results compared to nationally available premium paint in lab environment.

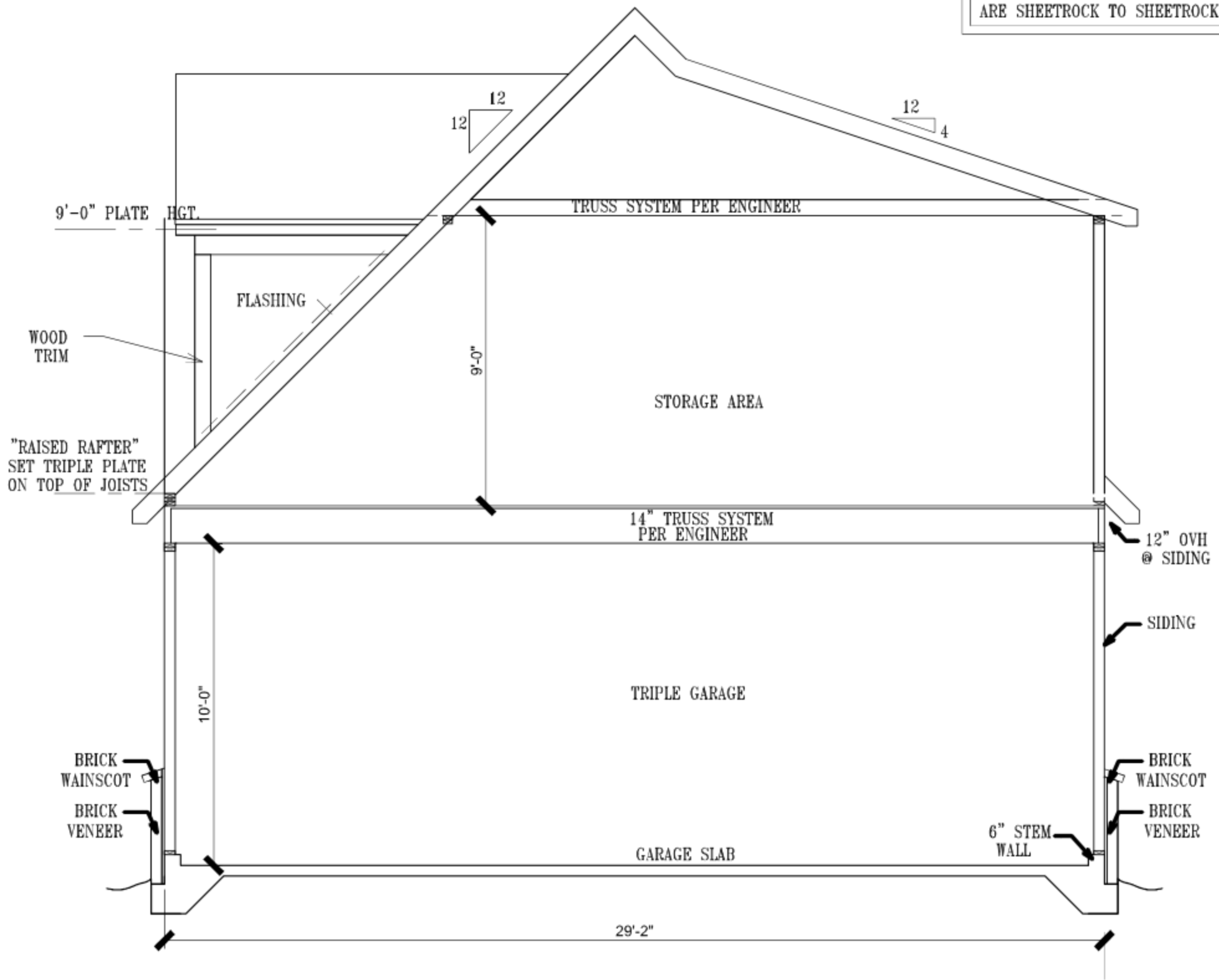


JamesHardie

1.866.442.7343 | www.jameshardie.com

ColorPlus® Technology

NOTE:
 ALL WALLS ARE 4-1/2" THICK
 UNLESS NOTED OTHERWISE
 THIS DIMENSION INCLUDES
 SHEETROCK. ALL DIMENSIONS
 ARE SHEETROCK TO SHEETROCK



FRAMING SECTION @ MAIN BODY
 SCALE 1/8" = 1'-0"

LANDMARK[®] SERIES

Designer Roofing Shingles





Trust Your Home to Landmark®

Few things in this world are as precious as the place that you call home. It is much more than just a house. It's the foundation from which you build your life. That's why having a roof that gives your home long-lasting curb appeal and protection from the elements is so important. At CertainTeed, our benchmark for success is our customers' total peace of mind. And we wouldn't have it any other way.

Our dedication to making the highest-quality roofing systems continues to earn the respect of top building professionals. And our product portfolio offers the widest variety of design and color options in the industry. It's no wonder that more than a million homeowners across North America choose CertainTeed each year.

And the job doesn't stop once the roof goes on. Every CertainTeed product is backed by our industry-leading manufacturer's warranty, allowing you to rest confidently and comfortably for years to come.



Landmark, shown in Charcoal Black



1.

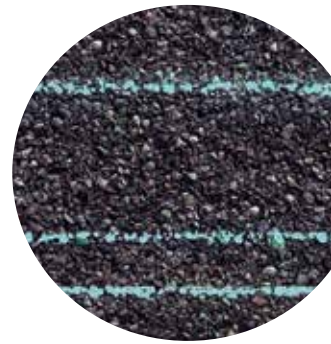
NailTrak[®]

Fast, Accurate, Visible

The new and improved **NailTrak** nailing line, a feature on CertainTeed designer shingles.

Now **NailTrak** is brighter than ever before, with high-visibility lines that stand out whether it's daybreak or dusk.

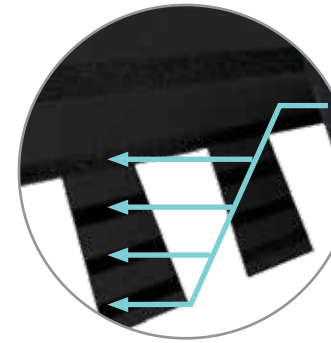
NailTrak removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



QuadraBond[®]

Advanced Layering

CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.



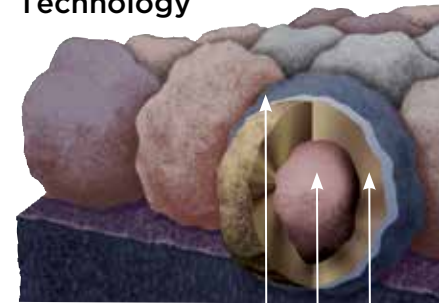
StreakFighter[®]

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread. **StreakFighter's** granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with StreakFighter Technology



Ceramic coating
Mineral core
Copper layer

Diagram for illustrative purposes only.

CertaSeal[®]

Uplift Protection

CertaSeal[®] is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



The Trusted Classic

LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



Scan code for more information

LANDMARK® COLOR PALETTE

1.



Silver Birch



Cobblestone Gray



Georgetown Gray



Pewter



Moiré Black



Charcoal Black



Resawn Shake



Mojave Tan

87



Hunter Green



Colonial Slate



Weathered Wood



Driftwood



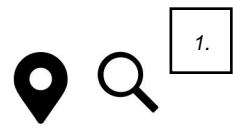
Burnt Sienna



Heather Blend



Sunrise Cedar



A-SERIES DOUBLE-HUNG WINDOW

LEARN

DESIGN IT

TECH SPECS



INTERIOR **EXTERIOR**

♥ Add To My Favorites

Excellent choice

We like your style

Clear my choices ✕

Sizing

Interior

Hardware

Grilles

Exterior

Trim

Glass

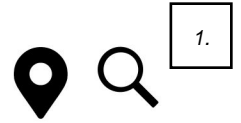
Summary



Previous

Window details

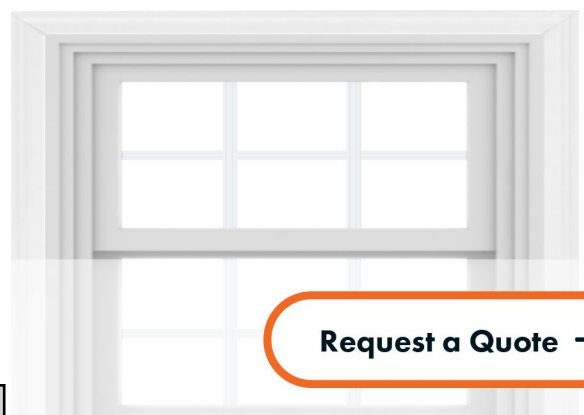
Request a Quote →

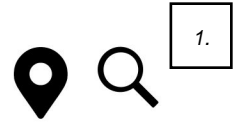


Unit Width	29 1/4"
Unit Height	39 1/4"
Interior Color	Pine
Interior Stain	Unfinished Pine
Glass	Low-E4® Glass
Hardware	Lock and Keeper, White
Optional Hardware	None
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	White
Exterior Trim Profile	2" Brick Mould w/ Sill Nose
Exterior Trim Color	White

*Products designed in this tool are for visualization purposes only and are not intended to be a complete, accurate representation of the actual product ordered. For exact color and product options, please view samples available at your local Andersen window & door supplier.

A-SERIES DOUBLE-HUNG WINDOW





Interior

Exterior

Summary

Product ID#	ADH2634
Unit Width	29 1/4"
Unit Height	39 1/4"
Interior Color	Pine
Interior Stain	Unfinished Pine
Glass	Low-E4® Glass
Hardware	Lock and Keeper, White
Optional Hardware	None
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	White
Exterior Trim Profile	2" Brick Mould w/ Sill Nose
Exterior Trim Color	White

EXPLORE OTHER DOUBLE HUNG WINDOWS



200 SERIES

★★★★★ 4.3



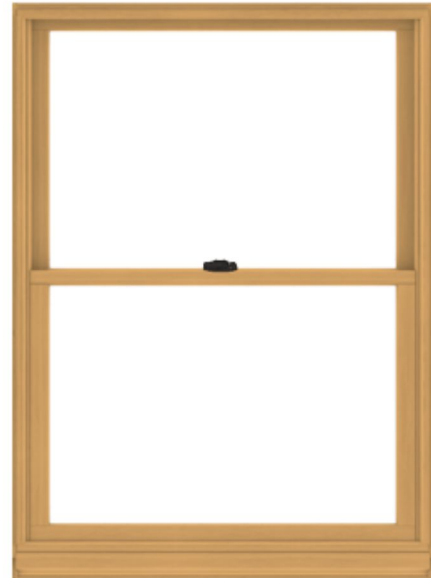
Exterior Color Options



View product →

400 SERIES

★★★★★ 4.4



Exterior Color Options



View product →

**DOUBLE-HUNG
400 SERIES
WOODWRIGHT®**

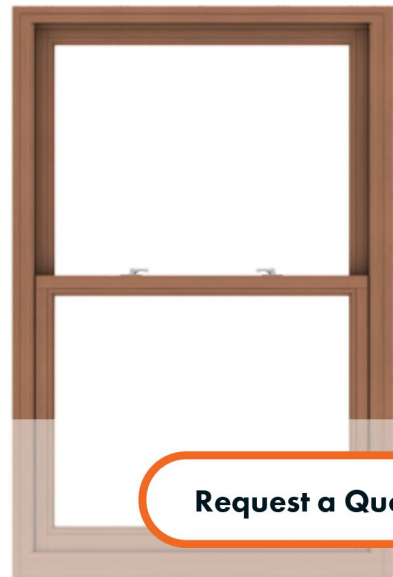
★★★★★ 4.4



Previous

**DOUBLE-HUNG
E-SERIES**

★★★★★ 3.7



Request a Quote →

Feedback



Exterior Color Options
 +4

View product →

Exterior Color Options
 +47

View product →

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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, April 4, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-09 330 Front Street - Exterior Paint & Trim

BRIEF SUMMARY:

The applicant wishes to ask re-approval for the exterior color and trim for 330 Front Street (Finz) for an expired COA from May 2019.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

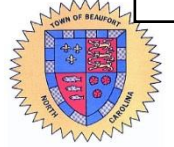
Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: March 27, 2023
Case No.: 23-09

Request: Request to change the exterior color and trim for 330 Front Street (Finz) for an expired COA from May 2019

Applicants: Finz Grill (Webb Geer)
 330 Front Street
 Beaufort, NC 28516

Property Information:

Owners: Same
 Location: 330 Front Street
 PIN: 730617101122000

Project Information:

In the District Survey, updated by Ruth Little, the structure at 330 Front is described as **Filling Station** c. 1930. 1-story, Art Deco-style concrete stucco gas station with low relief horizontal bands extending across façade, roof-line coping, original plate glass doors and windows, and streamlined porte-cochere with a V-shaped profile. The only gas station left on Front Street. Built between 1924 and 1941.

In May 2019 a COA was granted for the paint colors that were recently used on the building at 330 Front Street.

Proposed work:

- Request to change the exterior color to a grey color (Stone Eagle – Attached Sample) and the trim (Either a tricorn black or peppercorn – Attached Sample).

Attachments:

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

Paint and Exterior Colors Guidelines

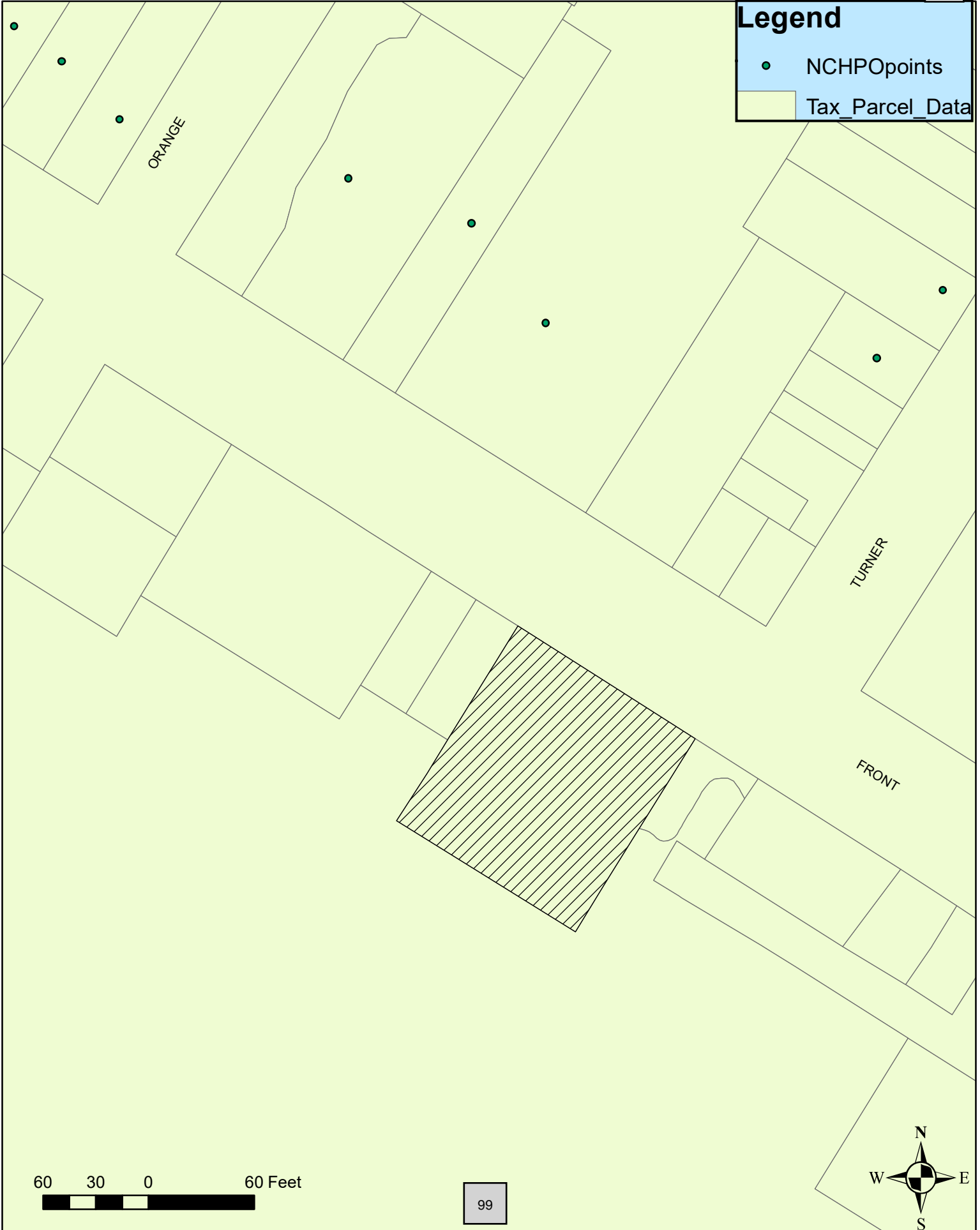
6.7.2. Determine the building’s style and period and consult with the HPC or reference sources for the most appropriate paint colors. Use paint colors that are appropriate for the style and period of the subject property and that accentuate the building’s architectural features.

6.7.4. Old paint should not be removed by sandblasting or other abrasive or destructive methods. The removal of all paint layers down to the bare wood in preparation for repainting is not recommended.

Brickwork and Masonry Guidelines

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

Case # 23-09 330 Front Street - Exterior Paint & Trim



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
BEAUFORT CENTER ASSOCIATES INC	325	FRONT STREET	BEAUFORT	NC	28516	
BEAUFORT REAL ESTATE LLC	325	FRONT ST	BEAUFORT	NC	28516	
DUNCAN OF BEAUFORT LLC	325	FRONT STREET	BEAUFORT	NC	28516	
TAYLORS CREEK GROUP LLC	709	PARKRIDGE DRIVE	CLAYTON	NC	27527	C/O JOHN DANIEL STEPHENS
THE GEER FAMILY LLC	100	CEDAR STREET	BEAUFORT	NC	28516	
TOWN OF BEAUFORT			BEAUFORT	NC	28516	PO BOX 390

CERTIFICATE OF APPROPRIATENESS APPLICATION
FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Finz Grill (Geer Oil Co. Inc) ^{Webb Greer}
Applicant Address: 330 Front St BEAUFORT ^{mail: 105 S. 7th St} ^{morehead City, NC}
Business Phone: 252-342-2536 Email/Cell: webblgeer@gmail.com
Property Owner Name: Geer Family LLC
Address of Property: 330 Front St BEAUFORT
Phone Number: 252-342-2536 Email/Cell: webblgeer@gmail.com

PROJECT INFORMATION

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

Paint and repair exterior building and trim
Repair only to the extent of replacing any rotten trim
if any.

Estimated Cost of Project: \$ 6000⁰⁰ Year House Built: 1940's

Webb Greer Applicant Signature Date 4-10-19

Property Owner Signature (if different than above) Date

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

OFFICE USE ONLY

Received by: dg
Date: 4-11-19

Reviewed for Completeness: JG
Date Deemed Completed and Accepted: 04/15/19

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

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

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

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

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

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

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

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

Finz Grill Adjacent property owners:

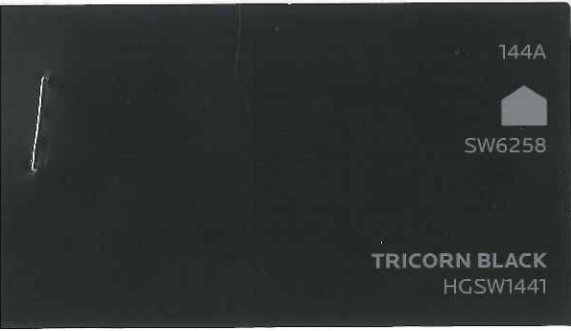
① Moonrakers
326 Front St
Beaufort, NC 28516

② Town of Beaufort
(Public Restrooms)

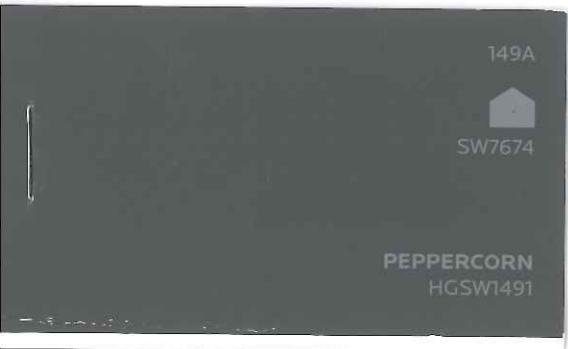




Finz Grill
330 Front Street
Beaufort, NC 28516



Trim
 color
 (1st
 choice)



Trim
 color
 (2nd
 choice)



Building color







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, April 4, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-10 214 Turner Street - Freestanding Sign

BRIEF SUMMARY:

The applicant wishes to install a 6.76 Sq. Ft. Wood Sandblasted sign on an existing post at 214 Turner 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: March 27, 2023
Case No. 23-10

Request: Freestanding Signage 6.76 Square Foot Wood Sandblasted sign on existing Post

Applicant: Beaufort By The Sea Community Church
 214 Turner Street
 Beaufort, NC 28516

Property Information:

Owners: Carteret County
Location: 214 Turner Street
PIN#: 730617109926000

Project Information:

In the District Survey (November 1997), updated by Ruth Little, the structure at 214 Turner Street is described as former Free Will Baptist Church. Front Gable, stuccoed cinder block chapel is 3 bays deep, 3 bays wide and has exposed rafter tails, Gothic stained glass double hung sash with arched brick capitals, and a central tower sheltered by a gabled portico. Church has been renovated into County offices by partitioning and remodeling the interior. Built between 1941 and 1950.

There are no COA's on file for 214 Turner Street.

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.

Signage Guidelines:

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

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

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

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

Case # 23-10 214 Turner Street - Freestanding Sign



<u>OWNER</u>	<u>MAIL HOUSE</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>IL ST/MAIL ZI</u>	<u>MAIL_ADD2</u>
BROWN,BENJAMIN W ETUX GRACE	2308	COLEY FOREST PL	RALEIGH	NC 27612	
CARTERET COUNTY	302	COURTHOUSE SQUARE	BEAUFORT	NC 28516	SUITE 200
CONCORDIA LODGE 11		TURNER ST	BEAUFORT	NC 28516	
GRIFFIN,JOHN ETUX ANNA	10217	LOBLEY HILL LANE	RALEIGH	NC 27613	
HAAS,JONATHAN R ETAL BELL KIMB	217	TURNER STREET	BEAUFORT	NC 28516	
PURVIS CHAPEL CEMETERY/EDUCATI			BEAUFORT	NC 28516	PO BOX 182

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: BEAUFORT BY THE SEA COMMUNITY CHURCH

Applicant Address: P.O. BOX 930, BEAUFORT, N.C. 28516

Business Phone: 252-732-1996 Email/Cell: CHURCH@BEAUFORTCOMMUNITYCHURCH.ORG

Property Owner Name: CARTERET COUNTY

Address of Property: 214 TURNER STREET / 402 BROAD STREET, BEAUFORT, N.C. 28516

Phone Number: 252-728-8545 Email/Cell: EUGENE.FOXWORTH@CARTERETCOUNTY.NC.GOV

PROJECT INFORMATION

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

REQUEST APPROVAL TO PLACE TWO (2) SANDBLASTED WOOD SIGNS NEAR TURNER STREET ENTRANCE TO 214 TURNER STREET BUILDING. EACH OF THE TWO SIGNS WOULD BE 3'3" X 2'-1". ONE SIGN WOULD FACE SOUTH ALONG TURNER, THE OTHER WOULD FACE NORTH ALONG TURNER STREET (CONTINUED ON ADDITIONAL PAGE)

Estimated Cost of Project: \$ 2500⁰⁰ Year House Built: 1910

[Signature] FOR BEAUFORT BY THE SEA COMMUNITY CHURCH
Applicant Signature

MARCH 14, 2023.
Date

[Signature] Sr. Carteret County
Property Owner Signature (if different than above)

3/14/23
Date

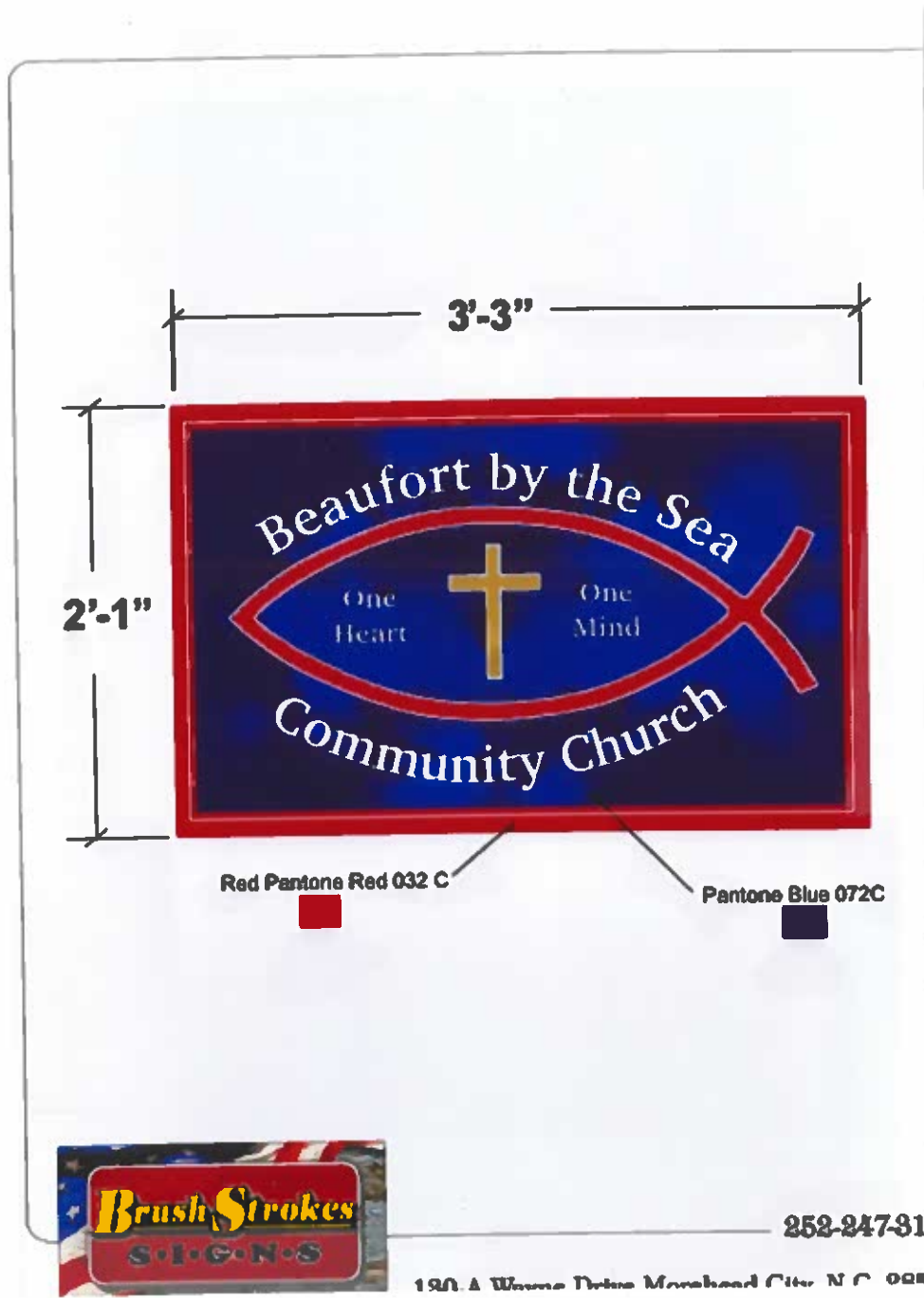
An application fee of \$250.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by 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

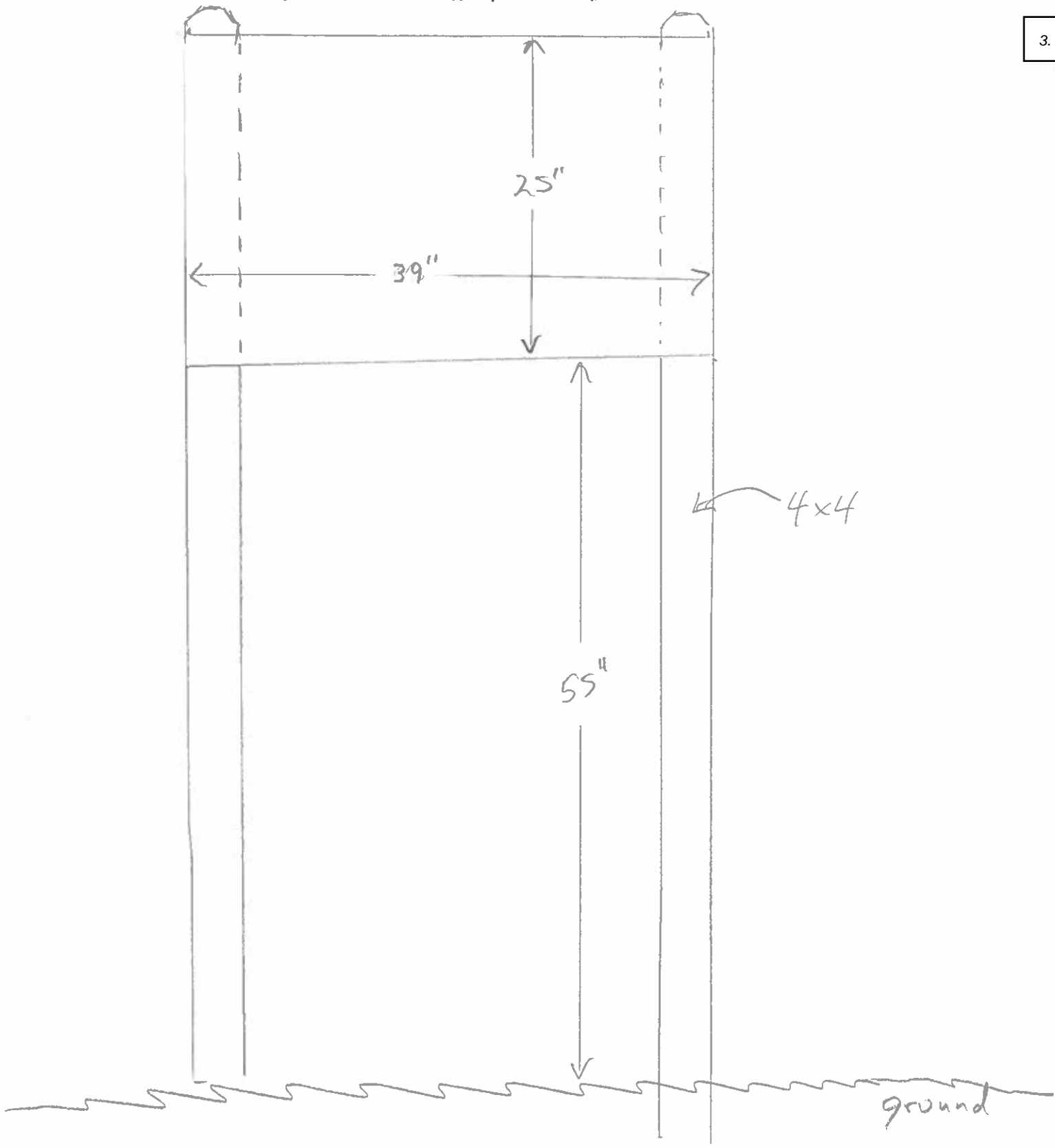
Received by: _____ Reviewed for Completeness: _____
Date: _____ Date Deemed Completed and Accepted: _____

PROJECT INFORMATION CONTINUED

BOTH SIGNS WOULD BE SUPPORTED BY THE SAME TWO 4" X 4" TREATED UNPAINTED, BEVELLED WOOD POSTS, AND ATTACHED USING STAINLESS STEEL SCREWS. EACH POST WOULD EXTEND APPROXIMATELY 84" ABOVE GROUND, AND EXTEND 30" UNDER GROUND.



PROPOSED SIGN



214 TURNER STREET COA APPLICATION

ADJACENT PROPERTIES

212 TURNER STREET
MAILING ADDRESS

CONCORDIA LODGE 11
TURNER STREET
BEAUFORT, N.C. 28516

215 CRAVEN STREET

PURVIS CHAPEL CEMETARY /
EDUCATIONAL BUILDING
P.O. BOX 182
BEAUFORT, N.C. 28516

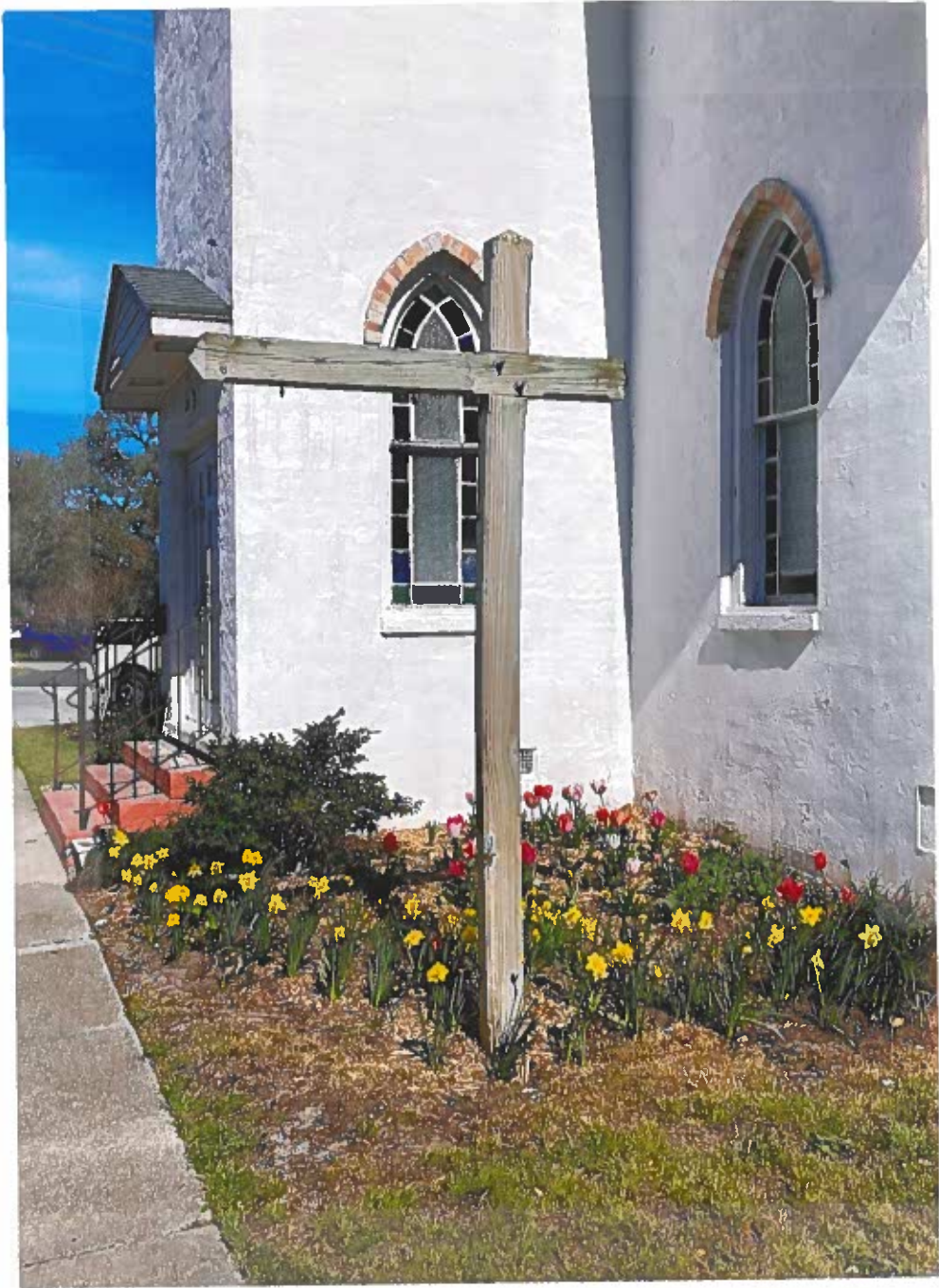


EASTWARD VIEW OF BROAD STREET
214 TURNER STREET RIGHT SIDE OF IMAGE



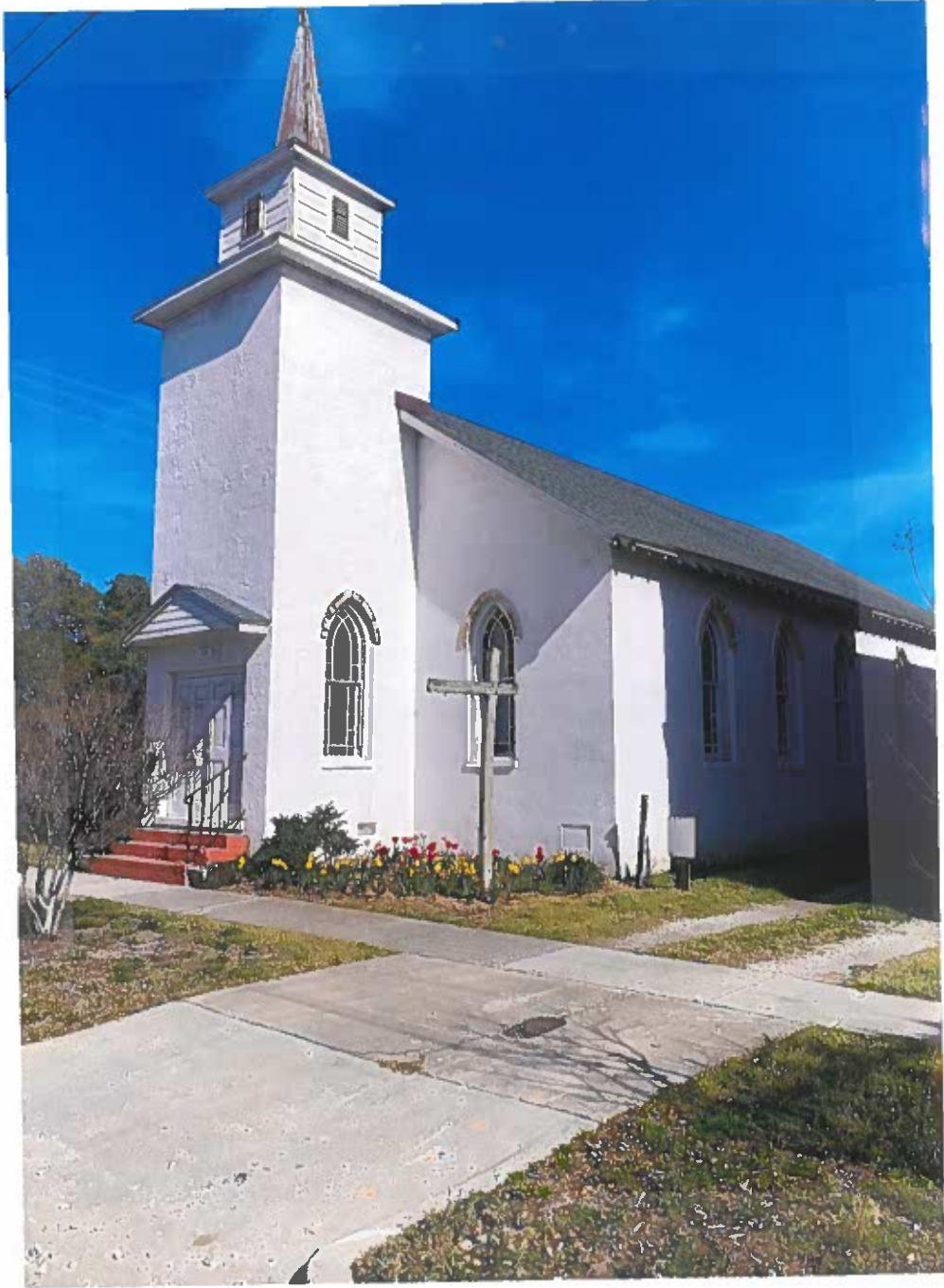
SOUTHWARD VIEW OF TURNER STREET
214 TURNER STREET LEFT SIDE OF IMAGE

214 TURNER STREET APPLICATION FOR COA



VIEW OF EXISTING SIGN POST
REPLACEMENT POSTS TO OCCUPY SAME SPACE

214 TURNER STREET COA APPLICATION



VIEW OF 214 STREET FROM TURNER STREET

214 TURNER STREET COA APPLICATION



VIEW OF SIGN ON 214 TURNER STREET PROPERTY



VIEW OF 214 TURNER STREET



VIEW OF 217 TURNER STREET SIGN,
WHICH IS ACROSS STREET FROM
214 TURNER STREET

Tax Parcel Information:

Carteret County, N.C.



Owner: CARTERET COUNTY

Current PIN: 730617109926000

Site Address:
402 BROAD ST
BEAUFORT

Mailing Address:
302 COURTHOUSE SQUARE
BEAUFORT NC 28516

Legal Description:
PT L102 TOWN OF BEAUFORT

Prior PIN: 11007H1201

City Limits: BEAUFORT

Rescue District: BEAUFORT RESCUE

Fire District:

Tax District: 1159

Township: BEAUFORT

Use: COUNTY GOVERN

Land Value: \$265,533

Bldg Value: \$933,687

Other Value: \$0

Total Value: \$1,199,220

Sale Price: \$0

Deeded Acres: 0.229

Plat Ref: /

Deed Ref: 378 / 221

Bedrooms: 0

*Location of
Property 364*



Printed March 9, 2023

The information displayed by this website is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this information are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. Carteret County assumes no legal responsibility for the information contained on this site. Carteret County does not guarantee that the data and map services will be available to users without interruption or error. Furthermore, Carteret County may modify or remove map services and access methods at will.



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, April 4, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-11 112 Orange Street - Demolition & New Detached Garage

BRIEF SUMMARY:

The applicant wishes to demolish two existing garages and replace them with a new 625 Square Foot Detached Garage.

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: March 27, 2023
Case No. 23-11

Request: Demolition & New 625 Square Foot Detached Garage.

Applicant: Geoffrey Adair
 1344 Pine Valley Drive
 New Bern, NC 28562

Property Information:

Owners: Geoffrey Adair
Location: 112 Orange Street
PIN#: 730617100588000

Project Information:

In the District Survey (November 1997), updated by Ruth Little, the Home at 112 Orange Street is described as House C. 1940. 1 1/2 story 3-bay, side gable Craftsman house has brick veneer, 2 gabled dormers, 6/6 single and paired sash, and stoop with arched overhang. Built between 1924 and 1941. Outbuilding – Front gable metal building. Outbuilding – Side gable outbuilding with German Siding.

In April 1994 a COA was issued for landscaping.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

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

New Construction Guidelines

Building Placement

- 7.1.1 Maintain a similar front, side, and rear yard setback to other contributing historic buildings on the block and/or side of the street.
- 7.1.2 Maintain the pattern of building, separation and lot coverage that is found on the block and/or side of the street.
- 7.1.3 Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principle building’s prominent features or significant site features.
- 7.1.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

Building Height/Scale

- 7.2.1 New construction shall not exceed thirty-five feet in height.
- 7.2.2 Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.
- 7.2.3 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.
- 7.2.4 Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.
- 7.2.5. If a contributing building was demolished or moved from the site, design the replacement building to be of similar height, scale, massing and location as the previously existing building. Applicants will have a heavy burden to demonstrate to the HPC that a replacement structure with different height, scale, and massing as the previously existing building is incongruous with the Historic District.

Materials

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

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

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

Details

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

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

Texture and Color

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

Form and Rhythm

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

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

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

Landscaping

7.7.1 Retain and protect mature trees during construction

Outside Utilities Guidelines

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

8.3.6. Install utilities underground whenever possible.

Landscaping Guidelines

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

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

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

Case # 23-11 112 Orange Street Demo Existing Garages & Construct New Detached Garage

4.

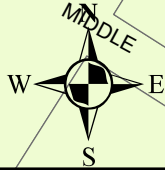
Legend

- NCHPOpoints
- Tax_Parcel_Data



60 30 0 60 Feet

131



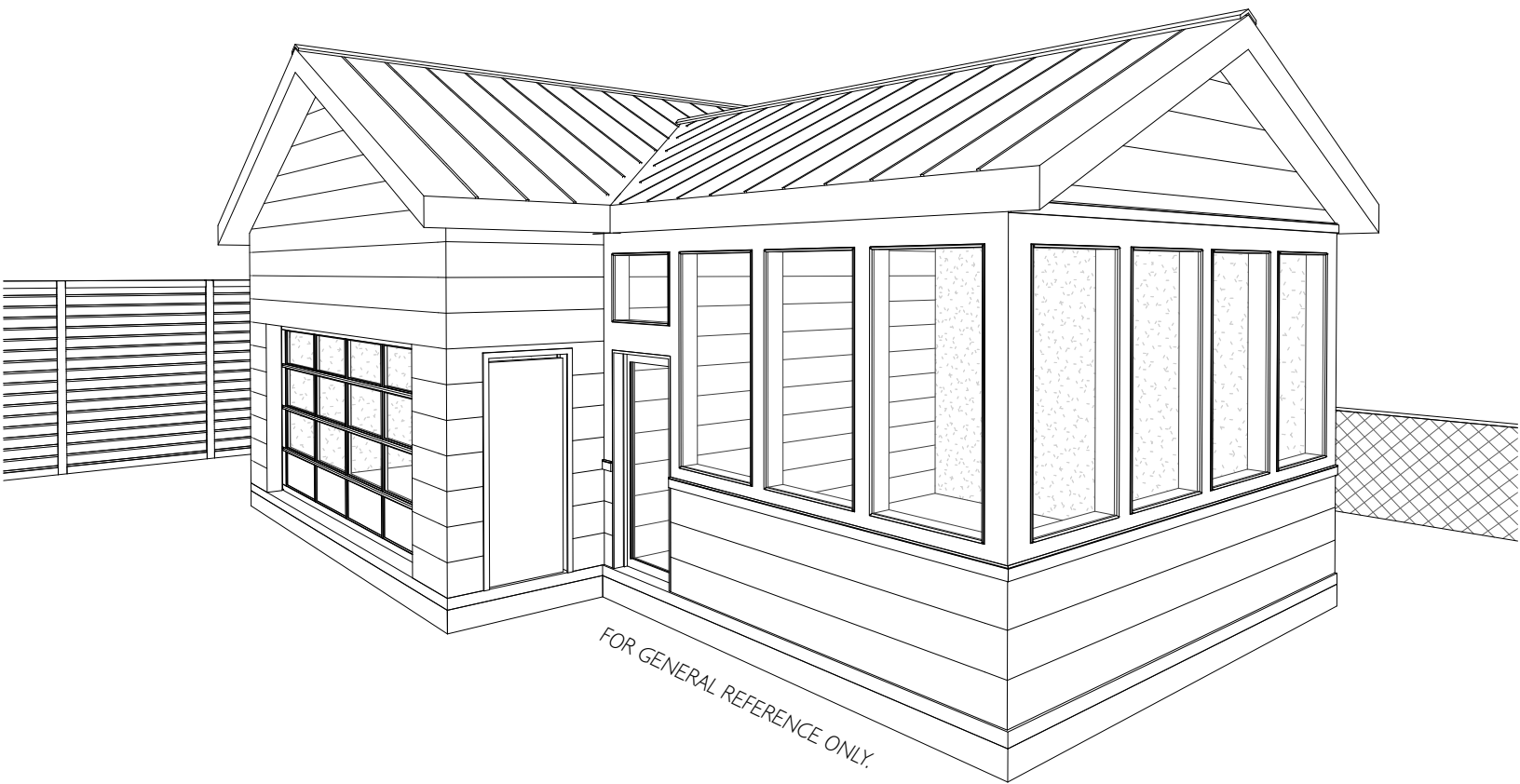
<u>OWNER</u>	<u>MAIL_HOUSE</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>L ST</u>	<u>MAIL_ZIP</u>	<u>MAIL_ADD2</u>
ADAIR,GEOFFREY GLENN	1344	PINE VALLEY DRIVE	NEW BERN	NC	28562	
JOHNSTON,JEFFREY M	26	HANSON STREET UNIT 1	BOSTON	MA	3644 02118	
ROSE,GEORGE E JR ETUX ELIZABET			BEAUFORT	NC	28516	PO BOX 2037
SIMPSON,ANN KINDELL	3100	MORROW FARM LANE	CHAPEL HILL	NC	27516	
STATE OF NORTH CAROLINA	1321	MAIL SERVICE CENTER	RALEIGH	NC	1321 27699	
STEPHENSON,CATHERINE POTTER	116	ORANGE ST	BEAUFORT	NC	28516	

112 ORANGE ST

NEW DETACHED GARAGE & SCREENED IN PORCH

PREPARED FOR HISTORIC PRESERVATION COMMISSION

1 MARCH 2023

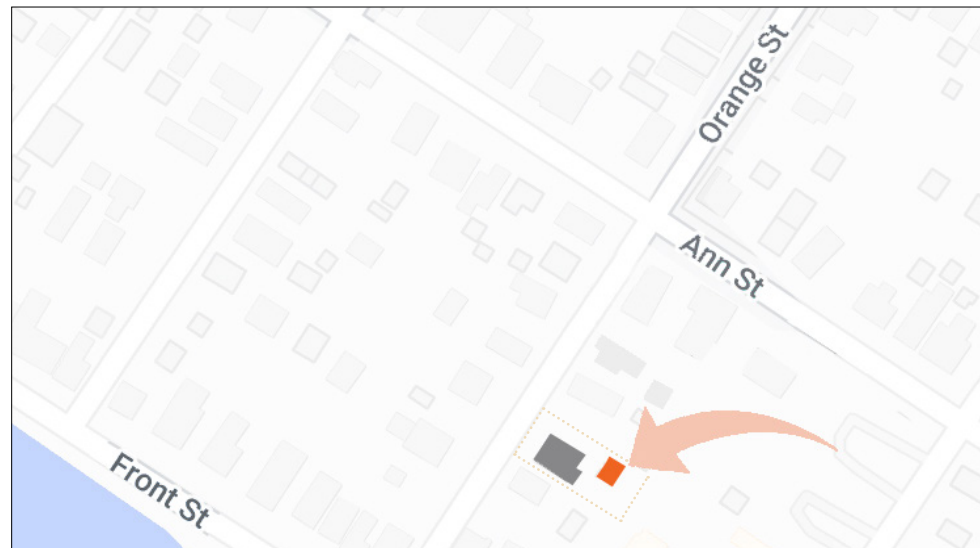


LOCATION AND NEIGHBORS

Tucked far back from the street, this new structure will be on the far northeast corner of the lot. A portion of the garage will be visible from Orange street and some of the surrounding neighbors. Here is a list of the of adjacent property owners:

- Ann Simpson** Physical Address: 110 ORANGE ST, BEAUFORT, NC 28516
Mailing Address: 3100 MORROW FARM LN, CHAPEL HILL, 27516
- George Rose** 115 ORANGE ST, BEAUFORT, NC 28516
- Catherine Stephen Potter** 116 ORANGE ST, BEAUFORT, NC 28516
- State of NC** 315 FRONT ST, BEAUFORT, NC 28516

Existing dilapidated metal structures will be torn down and replaced with the new detached garaged and screened in porch



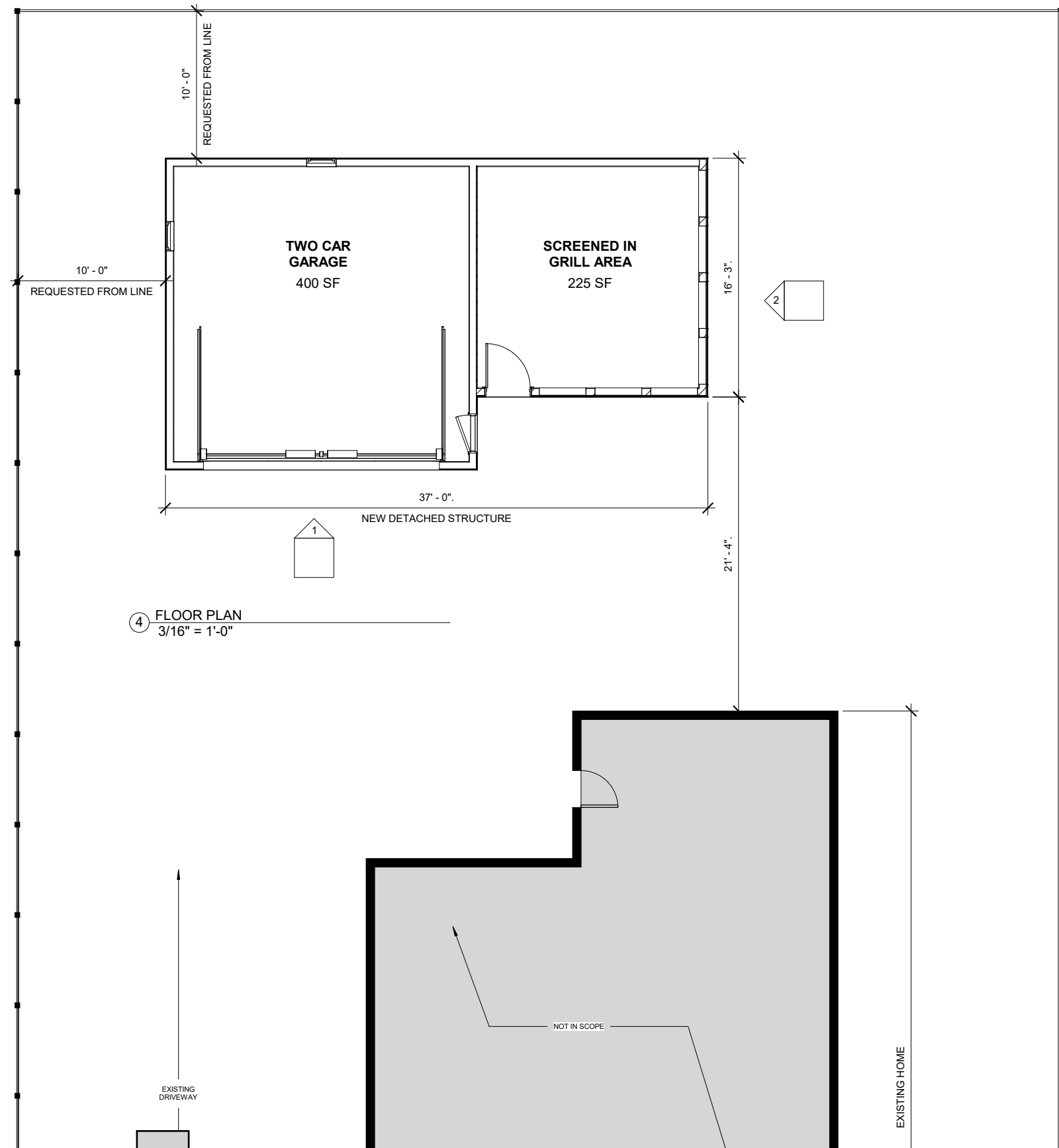
The main house: 112 Orange St. was built by Otis Moore in 1936.

PLAN

Remove and rebuild. Currently there are two structures that need to be safely removed from the property. One is 20x16 and the other is 21x11. Not only are these structures unsafe but they are also right on the back property line. Once these are removed, the plan is to build an accessory building roughly 37' wide by 22' deep, and 16' tall that sits 10' away from both corners of the property line and roughly 21' away from the existing main house.

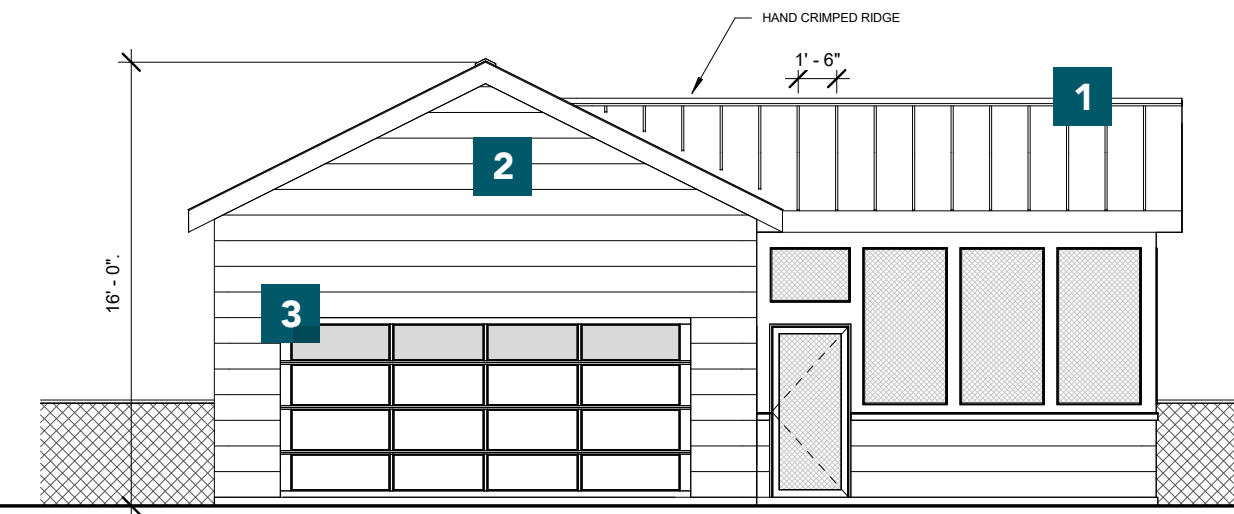


Existing walls to remain New proposed walls

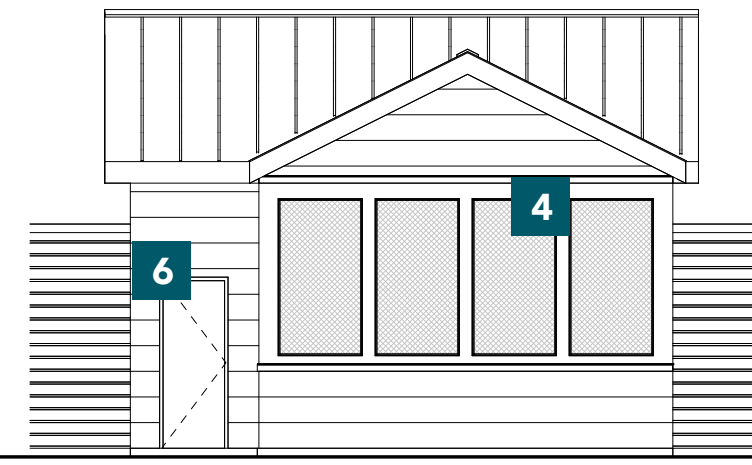


MATERIALS

Choosing long lasting materials that will blend with similar materials already seen throughout downtown Beaufort, as a way to honor the historical district, and complement the main house. A standing seam metal roof with a hand crimped ridge, along with lap siding is preferred. The desire is to use Hardie's cedarmill collection which is styled to mimic the size, profile, and texture of traditional wood weatherboard. The goal is to receive the modern benefits that come with fiber cement siding such as fire, water, and warp resistance, while still emulating the traditional look of wood.

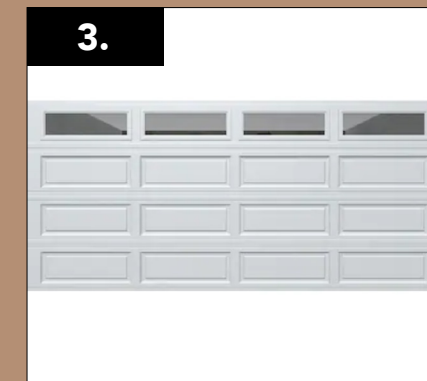
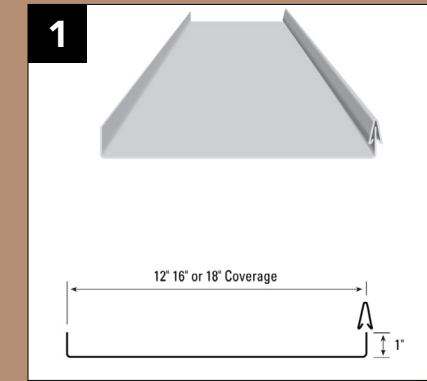


① FRONT ELEVATION
3/16" = 1'-0"

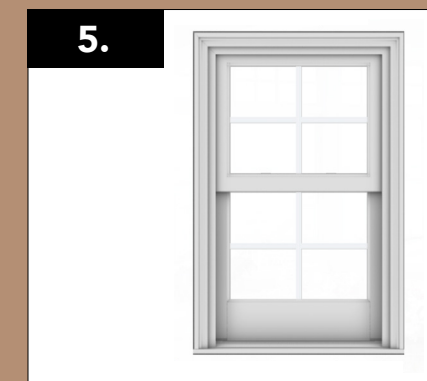


② SIDE ELEVATION
3/16" = 1'-0"

SPECIFICATION OPTIONS



- 1. Standing-seam metal roof / Hand crimped ridges : Metal [\(link\)](#)
- 2. Hardie select cedarmill lap siding: Rustic Road [\(link\)](#)
2ALT. Wood weatherboard painted
- 3. 16x7 paneled garage door : White [\(link\)](#)
- 4. ScreenEze installed between knee wall / framing [\(link\)](#)

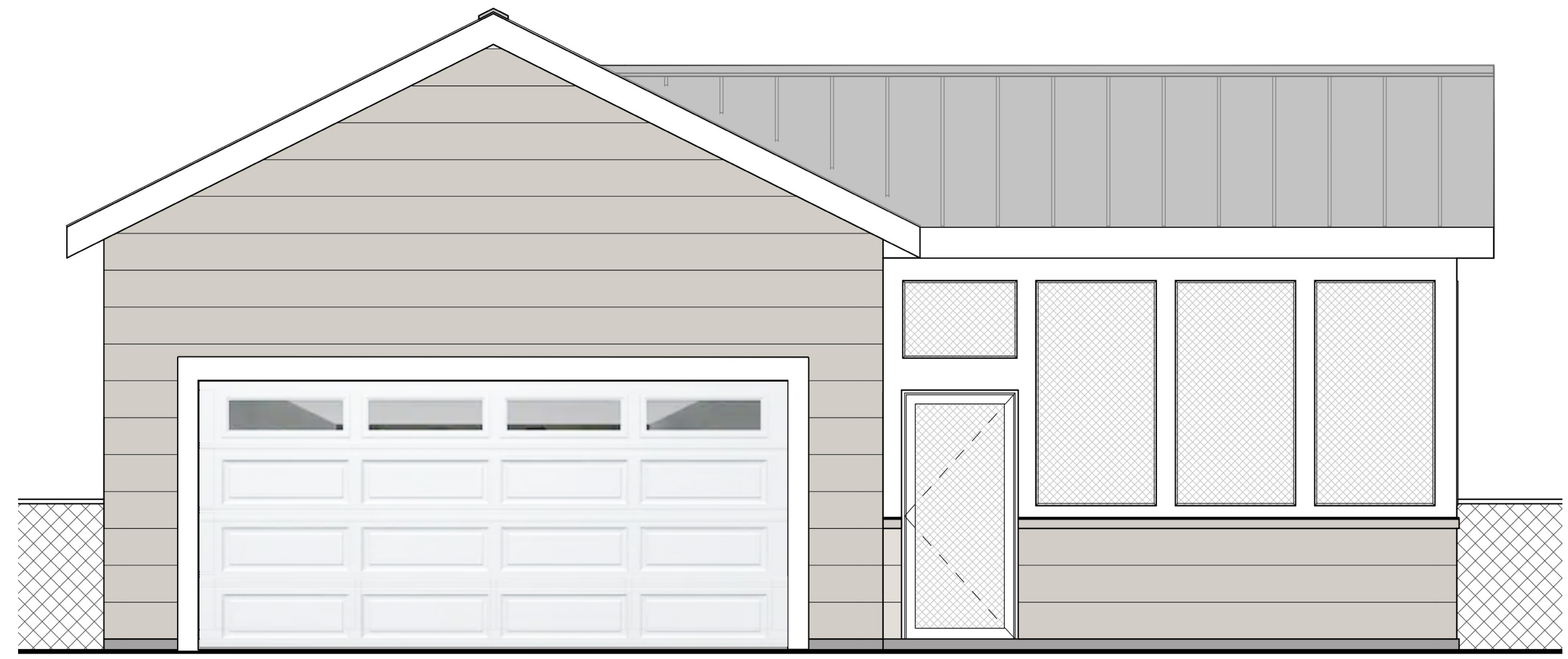
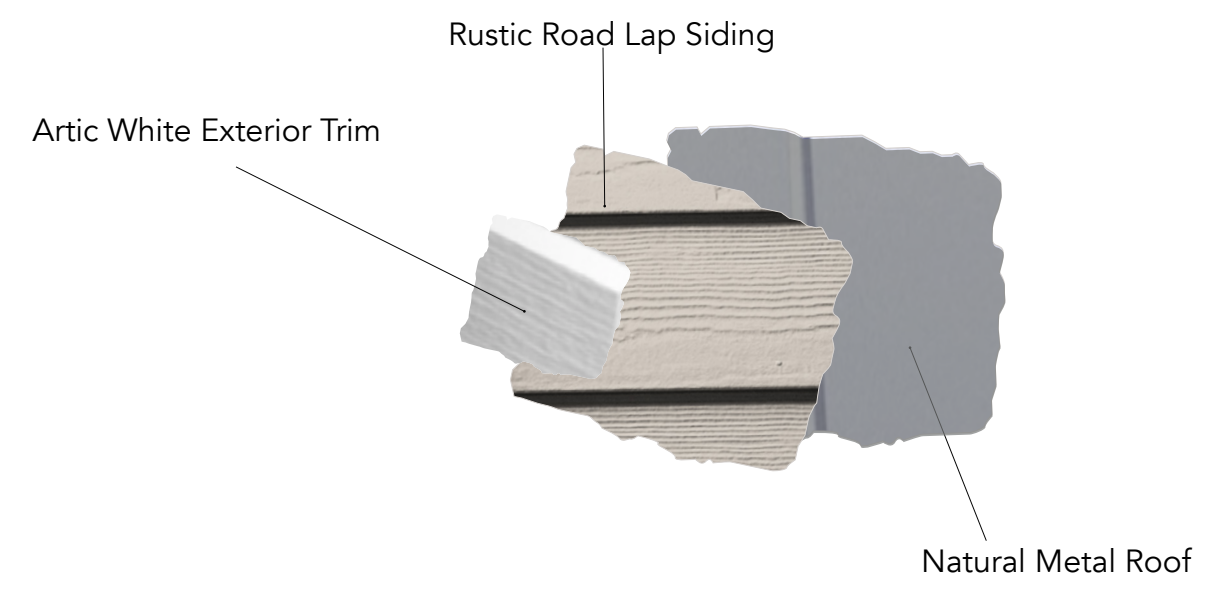


- 5. Double hung 24x36 windows - see plan [\(link\)](#)
- 6. 32x80 exterior paneled door [\(link\)](#)

FINISHES

Choosing neutral finishes that will complement the existing brick home and maintain a subtle and unobtrusive look on the property.

PALETTE





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, April 4, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-12 614 Ann Street - Paint & Accessory Structure

BRIEF SUMMARY:

The applicant wishes to paint their house at 614 a different color and move the location of doors on the accessory structure in the rear yard.

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: March 27, 2023
Case No. 23-12

Request: Paint (New Color) & Accessory Structure.

Applicant: John & Barbara Flynn
 614 Ann Street
 Beaufort, NC 28516

Property Information:

Owners: John & Barbara Flynn
 Location: 614 Ann Street
 PIN#: 730505294967000

Project Information:

In the District Survey (November 1997), updated by Ruth Little, the Home at 614 Ann Street is described as House C. 1910. 2 story 3-bay, Foursquare house with deck-on-hip roof has plain siding, exposed eave brackets and 1/1 replacement windows. 1-story porch with 2nd story balcony has turned post, plain railing and 1st and 2nd story entrances. First Mapped by Sanborn in 1913. Outbuilding – Side gable utility building.

There are no COA’s on file for 614 Ann Street.

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.

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.

6.7.4. Old paint should not be removed by sandblasting or other abrasive or destructive methods. The removal of all paint layers down to the bare wood in preparation for repainting is not recommended.

Landscaping Guidelines

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

Window and Door Guidelines

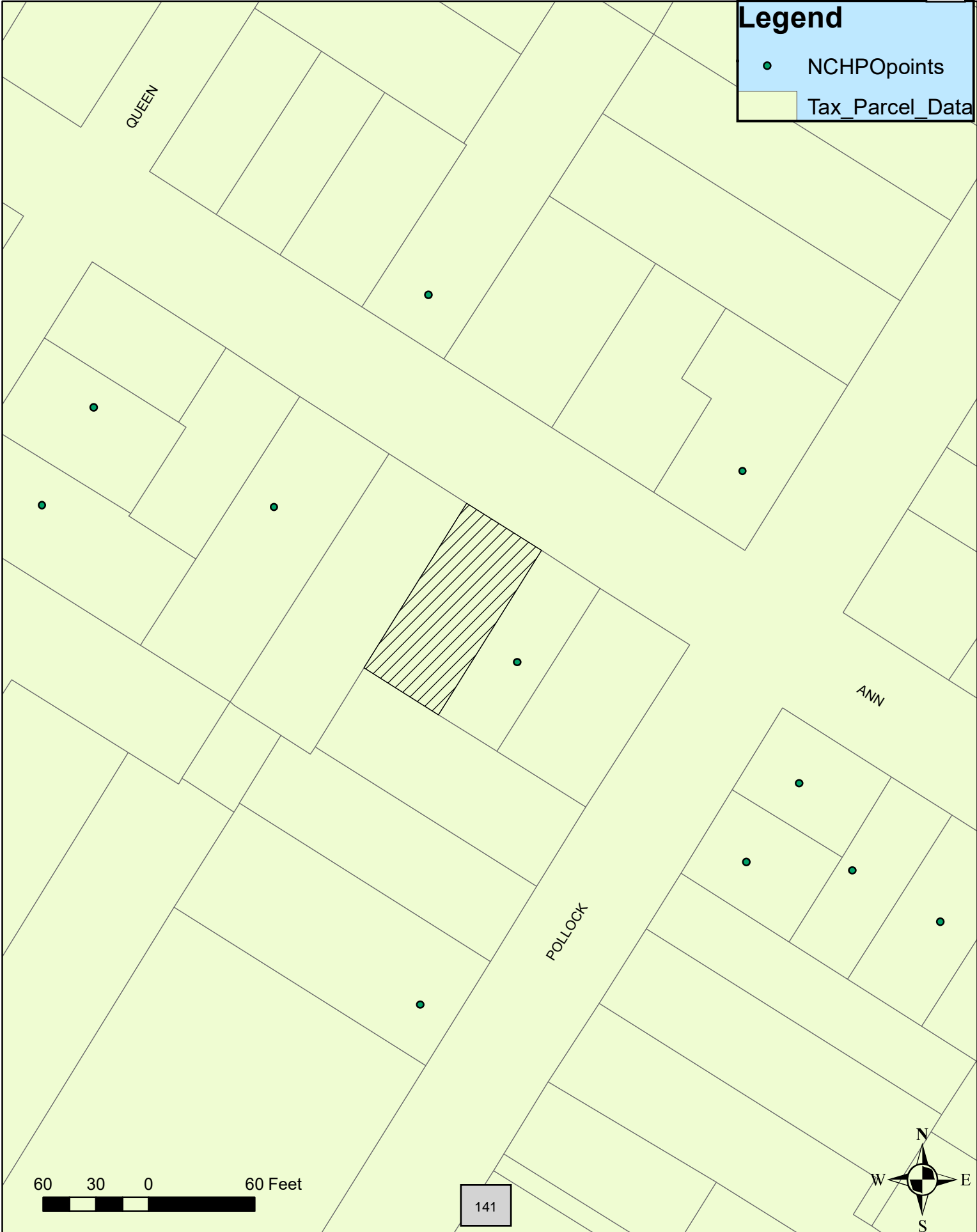
6.4.1. Retain and preserve historic windows and doors, including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, trim and moldings. Documented restoration is allowable.

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

Case # 23-12 614 Ann Street - Paint & Accessory Structure

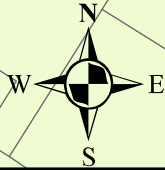
Legend

- NCHPOpoints
- Tax_Parcel_Data



60 30 0 60 Feet

141



<u>OWNER</u>	<u>AIL HOU</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>IL ST</u>	<u>MAIL</u>
FLYNN,JOHN J ETUX BARBARA A	10317	ROADSTEAD WAY WEST	RALEIGH	NC	27613
OXHOLM,REBECCA B	7301	BAY HILL COURT	RALEIGH	NC	27615
PAERL,BARBARA H ET VIR HANS W	100	HOLLY LANE	BEAUFORT	NC	28516
REED,G GRAY ETUX DEBORAH	2001	TRADD COURT	RALEIGH	NC	27607
SUGGS,PATRICIA C	611	ANN STREET	BEAUFORT	NC	28516
WOODARD,ROMAINE C ET AL TILLER	3929	BROWNING PLACE	RALEIGH	NC	27609



5.

143



5.

144



5.

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5.

MARSHMALLOW
HGSW7001

BS01

147

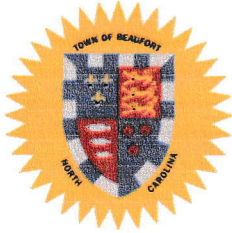
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FILMY GREEN
HGSW6190

SM03

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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: John + Barbara Flynn

Applicant Address: 614 Ann Street, Beaufort

Business Phone: _____ Email/Cell: barb.grandlife@gmail.com
919-637-4733

Property Owner Name: John + Barbara Flynn

Address of Property: 614 Ann Street, Beaufort

Phone Number: 919-749-8203 Email/Cell: Dr.flydc@yahoo.com
cell

PROJECT INFORMATION

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

Attached

Estimated Cost of Project: \$ 25,000

Year House Built: 1910

Barbara Flynn
Applicant Signature

3-8-23
Date

Property Owner Signature (if different than above) _____

Date _____

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

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

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

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

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

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

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

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

PROJECT INFORMATION

1. Paint entire house, which would include repair or replacement of any rotted boards with same material. Color change – See attached color samples.

2. The detached shed on the property was hit badly by Florence (doors blew off etc), since, it has deteriorated to a point of being unsafe. We would like to rebuild structure as is using same materials on the concrete slab in place. The only change would be relocating the front doors from facing the street to the right side facing the rear yard. (Example of front doors attached).

Example front doors..



NEIGHBORS FRONT, REAR, LEFT AND RIGHT

FRONT: Rebecca Oxholm, 615 Ann Street

Patricia Suggs, 611 Ann Street

REAR: Tiller & Romaine Woodard, 113 Pollard Street

LEFT: Gray & Deborah Reed, 616 Ann Street

RIGHT: Hans & Barbara Pearl, 610 Ann Street

5.

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