



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, June 06, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) HPC Draft Minutes 4.4.23 & 5.2.23

Administration of Oaths

Items of Consent

- [1.](#) Approval of the Orders for 201 Front Street, 229 Front Street & 406 Ann Street – Certificates of Appropriateness

Old Business

- [1.](#) Case # 23-05 131 Craven Street - Remove Front Chimney
- [2.](#) Case # 23-09 330 Front Street - Signage

New Business

- [1.](#) Case # 23-16 101 Ann Street - Demolition
- [2.](#) Case # 23-17 115 Front Street – Fencing
- [3.](#) Case # 23-18 201 Front Street – Dock Railings
- [4.](#) Case # 23-19 215 Turner Street - New Dwelling

Commission / Board Comments

Staff Comments

Adjourn



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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, April 4, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the April 4, 2023 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

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

A quorum was declared with five members present.

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

Agenda Approval

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

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

Minutes Approval

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

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

Administration of Oaths

Chair McCune gave 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 # 23-05 131 Craven Street, Case #23-03 205 Moore Street, Case #23-04 208 Cedar & 319 Orange Street, #23-06 302 Cedar Street, and #23-07 308 Moore Street and Member Morris made the second. Chair McCune took a vote that was unanimously approved.

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

New Business

- 1. Case #23-08; 211 Moore Street – New Detached Garage & Landscaping

Mr. Garner explained that the applicant wishes to construct a new detached garage at the rear of the property with updated landscaping at 211 Moore Street. In June 2014 a COA was issued for a new roof and replacing the existing asbestos siding with wood siding and a rear accessory structure. In 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. In March 2022 a COA was issued for a 4-foot wood fence with gate. Mr. Garner requested that his Staff Report go on the record.

Secretary Anderson administered the Oath to the applicant, Margaret Early, and her contractor, Jeremiah Steidl. They answered questions regarding the paint colors, landscaping with brick pavers, the roof shingle color and style, and the windows and trim.

Mr. Garner requested the applicant insert an engraved date brick in the foundation.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-08 and Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-08, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Building Placement 7.1.1, 7.1.2, 7.1.3, 7.1.4; Building Height & Scale 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5; Materials 7.3.1, 7.3.2, 7.3.3; Details 7.4.1, 7.4.2; Texture & Color 7.5.1, Form & Rhythm 7.6.1, 7.6.2, 7.6.3; Landscaping 7.7.1; Off-Street Parking Guidelines 8.5.1, 8.5.2, 8.5.3, 8.5.4, 8.5.6, 8.5.7; Outside Utilities Guidelines 8.3.1, 8.3.6; Exterior Lighting Guidelines 8.4.1, 8.4.2, 8.4.3; Landscaping Guidelines 8.1.7, 8.1.8, 8.1.12, 8.1.13, with the conditions that smooth fiber cement siding will be used and an engraved date brick be included in the foundation.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-08.

Vice-Chair Flowers made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-08 be issued for the proposed work, to include the conditions that smooth fiber cement siding will be used and an engraved date brick be included in the foundation.

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

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

Chair McCune then declared Case #23-08 closed, noting that the official Orders would be signed at the next meeting.

- 2. Case #23-09; 330 Front Street – Exterior Paint & Trim

Mr. Garner gave an overview of the application for re-approval of an expired COA from May 2019 to change the exterior color to a grey color (Stone Eagle) and trim (either Tricorn Black or Peppercorn) for 330 Front Street (Finz).

Secretary Anderson administered the Oath to the applicant, Webb Geer, who explained that the previously approved COA had expired due to damage from Hurricane Florence and the Covid shutdown but Finz had recently been painted with the approved colors.

Chair McCune noted that the Finz sign had also been painted and the applicant would need to apply for a COA for the updated sign color.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-09 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #23-09, 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: Paint & Exterior Colors Guidelines 6.7.2, 6.7.4; Brickwork and Masonry Guidelines 6.3.9.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-09.

Member Hedrick made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-09 be issued for the proposed work.

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

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

Chair McCune then declared Case #23-09 closed and told Mr. Geer that the Board looked forward to seeing him when he returned for the COA for his sign approval.

3. Case #23-10; 214 Turner Street – Freestanding Sign

Mr. Garner stated that the applicant wishes to install a 6.76 sq. ft. wood sandblasted sign on an existing post at 214 Turner Street and noted that there are no COA’s on file for 214 Turner Street, and also corrected the staff report noting that the request is for two posts rather than one.

Secretary Anderson administered the Oath to the applicant, Pete Evans. Mr. Evans stated the requested sign would be in the same location as the previous sign, but on two posts that would be left natural and not painted. The sign will face north and south on Turner.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-10 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-04, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Signage 8.6.1, 8.6.2, 8.6.5, 8.6.7.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-10.

Member Hedrick made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special

character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-10 be issued for the proposed work.

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

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

Chair McCune then declared Case #23-10 closed.

4. Case #23-11; 112 Orange Street – Demolition & New Detached Garage

Mr. Garner explained that the applicant wishes to demolish two existing garages and replace them with a new 625 square foot detached garage. In April 1994 a COA was issued for landscaping. Mr. Garner requested the staff report and applicant’s submitted notebook be entered into evidence.

Secretary Anderson administered the Oath to the applicant, Geoffrey Adair, and Christina Colucci, the designer. Ms. Colucci gave an overview of the project to include Hardie siding, double-hung vinyl windows, and a metal roof with hand crimping. Vice-Chair Flowers noted that smooth siding was the only style approved in the historic district and the grilles must be on the outside of the windows. He also asked if a date brick would be inserted in the foundation and Mr. Adair stated that he would be happy to have a date brick installed or the date etched in the new foundation.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-11 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-11, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Building Placement 7.1.1, 7.1.2, 7.1.3, 7.1.4; Building Height and Scale 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5; Materials 7.3.1, 7.3.2, 7.3.3; Details 7.4.1, 7.4.2; Texture and Color 7.5.1; Form and Rhythm 7.6.1, 7.6.2, 7.6.3; Landscaping 7.7.1; Outside Utilities Guidelines 8.3.1, 8.3.6; Landscaping Guidelines 8.1.8, 8.1.12, 8.1.13 with the following conditions: The metal roof has a crimped ridge, siding is applied smooth side out, and the grilles are applied on the outside of the windows.

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

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

Member Morris made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-11 be issued for the proposed work, with the following conditions: The metal roof has a crimped ridge, siding is applied smooth side out, and the grilles are applied on the outside of the windows.

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

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

Chair McCune then declared Case #23-11 closed, noting that the official Orders would be signed at the next meeting.

5. Case #23-12; 614 Ann Street – Paint & Accessory Structure

Mr. Garner stated that the applicant wishes to paint their house at 614 Ann Street a different color, repair the shed in the rear yard using the same concrete slab, and move the location of doors on the shed. He noted that there are no COA's on file for 614 Ann Street.

Secretary Anderson administered the Oath to the applicant, Barbara Flynn, who then testified that they wanted to change the house color from the current yellow and repair hurricane damage to the shed including damage to the doors by closing in the front and adding doors on the side.

Vice-Chair Flowers inquired if the paint colors on the house would match the shed colors, and Ms. Flynn clarified that the house would be "Marshmallow", the trim would be stark white, and the doors, windows and shutters would be painted "Filmy Green" as shown on the paint chips in the application.

Ms. Flynn asked the process if the shed had to be rebuilt rather than repaired, and Chair McCune explained that she would have to submit another application.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-12 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-12, 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: Paint & Exterior Color 6.7.2, 6.7.4; Landscaping 8.1.13; Window and Door Guidelines 6.4.1, 6.4.3 with the following conditions: The house is painted "Marshmallow", the doors, porches and shutters are painted "Filmy Green", and the trim is painted stark white, and the shed is painted to match the house.

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

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

Member Huckabee made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-12 be issued for the proposed work with the following conditions: The house is painted "Marshmallow", the doors, porches and shutters are painted "Filmy Green", and the trim is painted stark white, and the shed is painted to match the house.

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

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

Chair McCune then declared Case #23-12 closed, noting that the official Orders would be signed at the next meeting.

Public Comments

Chair McCune opened Public Comments.

Steve Bishop, 131 Craven Street, stated that he had received a COA in March 2023 to remove the interior damaged chimney and requested permission to remove the exterior chimney and mount an identical faux chimney. Chair McCune explained that he would have to submit a new application for the removal and mounting of a faux chimney and Town Attorney Quattlebaum noted that any request differing from the existing COA approval would need to be re-submitted.

Commission / Board Comments

- a. Member Huckabee asked for more guidance regarding Hardie smooth or grain siding being used in the historic district. There was discussion about the Guidelines in particular 7.3.1 and 6.2.10.

b. Vice-Chair Flowers noted that Guideline 7.4.2 required a date brick be inserted in all new construction.

Staff Comments

- a. Secretary Anderson notified the Board that the online Quasi-Judicial workshop date had been moved from May 25th to June 8th.
- b. Secretary Anderson discussed historic district signage available which had been approved for the Wayfinding project spearheaded by Rachel Johnson, Town of Beaufort’s Public Information Officer. The Board selected the 12” x 18” size to delineate the historic district area boundaries and discussed the possibility of historic district street signs for the future.

Adjourn

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

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

Chair McCune declared the April 4, 2023 meeting adjourned.

Chair, Joyce McCune

Board Secretary, Laurel Anderson



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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, May 2, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the May 2, 2023 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

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

A quorum was declared with seven members present.

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

Agenda Approval

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

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

Minutes Approval

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

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

Items of Consent

Vice-Chair Flowers made the motion to approve the Orders for Case # 23-08 211 Moore Street, Case# 23-09 330 Front St, Case #23-10 214 Turner Street, Case #23-11 112 Orange St, and Case #23-12 614 Ann Street, and Member Hedrick made the second. Chair McCune took a vote that was unanimously approved.

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

Administration of Oaths

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

Quasi-Judicial Proceeding

- 1. Case #23-13; 201 Front Street – Covered Dock

Chair McCune introduced Case #23-13 and requested Town Attorney Quattlebaum clarify how the recently approved text amendment allowing dock coverings would apply to the historic district. Ms. Quattlebaum explained that the text amendment appeared to be in conflict with Guideline 8.7.2 pertaining to vistas but it could be understood that the Board of Commissioners (BOC) implicitly implied the structures would apply to the historic district, and the Board could ask for further clarification from the BOC. She stated that the Historic Preservation Commission could still apply all other guidelines if they chose to approve any requests for dock coverings.

Mr. Garner explained that the applicant wishes to install a roof over a portion of their dock at 201 Front Street, for a total of 16’ x 16’, and they had already received a CAMA permit as they were replacing the dock. He included the applicant’s materials information as part of the record.

Member Hedrick asked Mr. Garner what areas were included in the text amendment request to the Board of Commissioners, and Mr. Garner explained that a reference map had been included in the request. He further explained that the Planning Board had unanimously recommended denial of the request and the Board of Commissioners had unanimously approved it. Mr. Garner asked that the reference map be included in the record and the Board asked the map to be emailed to them.

Secretary Anderson administered the Oath to the applicant, Annette Williamson, and Brian Fowler and Kim O’hara of Bogue Banks Marine Construction. Mr. Fowler stated that the pilings would be round and the wood would not be painted but instead treated, in answer to Vice-Chair Flowers’ questions regarding the lack of information provided in the application. There was some confusion as to whether there would be railing on the dock as it was not included in the in the COA application or building permit. Ms. O’hara stated that the dock building permit had been approved and Mr. Garner clarified that their building permit did not include a railing. As the COA application was not complete with the railing information, Ms. Quattlebaum explained that the request could be tabled until the information was submitted. The applicants argued that the dock had already been approved and Mr. Garner went on record to state that the Town did not approve the railing as it was not included in the building permit.

Member Huckabee suggested that as the dock cover was a separate approval, the Board could vote on that and the railing could be submitted for a later meeting. Vice-Chair Flowers asked for clarification of the dock roof as that information was not detailed in the application and Mr. Fowler explained the proposed roof pitch.

Chair McCune stated that they had not discussed the larger issue of dock covers being allowed in the historic district. Member Hunsucker read the Guidelines pertaining to vistas and pointed out that views to and from the water are both paramount. Member Huckabee asked if they were discussing the vista as he felt the dock cover request in question would add charm and enhance the vista. Chair McCune suggested that the Board vote to either make a decision or table the matter and possibly obtain legal opinion.

Vice-Chair Flowers made the motion to table the application until information regarding the railing, an application for the railing, and legal opinion was obtained and Member Hunsucker made the second. Chair McCune took a vote which did not pass.

Voting yea: Vice-Chair John Flowers, Tammy Hunsucker

Voting nay: Chair McCune, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Marissa Morris

Member Cummins discussed the fact that the Guidelines were written before the new text amendment and he felt that the photographic images shown in the packet were appropriate, but he would request the roof pitch be turned perpendicular to the road to lessen obstruction of views. Member Hedrick stated that in preparation for the meeting he had referred to Jack Dudley’s “Beaufort” book and he felt that the

Chair McCune asked if there was any public comment or discussion, and hearing none

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-13 and Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-13, 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: Docks, Piers, and Boardwalks Guidelines 8.7.1 with the understanding that the recent text amendment to the LDO supersedes 8.7.2; with the condition that the ridge line be perpendicular to Front Street.

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

Voting yea: Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Marissa Morris

Voting nay: Chair McCune, Vice-Chair John Flowers, Tammy Hunsucker

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-13.

Member Huckabee made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-13 be issued for the proposed work, to include the condition that the ridge line be perpendicular to Front Street.

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

Voting yea: Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Marissa Morris

Voting nay: Chair McCune, Vice-Chair John Flowers, Tammy Hunsucker

Chair McCune then declared Case #23-13 closed, noting that the official Orders would be signed at the next meeting.

Mr. Garner requested that a Board member be appointed to review the railings application and Chair McCune suggested that Vice-Chair Flowers review the request.

2. Case #23-14; 229 Front Street – Parking & Fencing

Mr. Garner gave an overview of the application to replace the existing driveway with pervious pavers and install a Beaufort Style fence with a gate between the parking area and backyard. He noted that the house was a true historic home with a State Historical Marker identifying Mr. Henry, known as the Jacob Henry house.

Secretary Anderson administered the Oath to the applicant, Stephen Redhage. He stated the height of the fence would be 30” and described the arbor, noting that it was 16” deep.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-14 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #23-09, 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 8.5.7, Fences and Walls Guidelines 8.2.2, 8.2.3.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-14.

Vice-Chair Flowers made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-14 be issued for the proposed work.

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

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

Chair McCune then declared Case #23-14 closed, noting that the official Orders would be signed at the next meeting.

3. Case #23-15; 406 Ann Street – Roofing

Mr. Garner stated that the applicants wish to replace their existing roofing material with new architectural type shingles in the Max Def Georgetown Gray color and showed the Board the shingle samples supplied by the applicant. They requested replacing shingles on the main house, dining room addition and small side porch roof and replacing the metal roofing on the one-story addition and porch with fortified metal roofing.

Secretary Anderson administered the Oath to the applicant’s contractor, Adolfo Rosales, President of A-D Metal Roofing. He stated that they would also be installing a fortified metal roof. Member Cummins asked if the existing metal roof over the dining room addition currently had a standing seam and Mr. Rosales stated that the existing metal roof was too rusted to fix or recoat and they were putting on a new fortified metal roof.

Mr. Rosales also explained that metal roofs were not hand-crimped any longer and there was a new system which replicated that look by utilizing a machine, hand tools, and a robot to run down the seams. Ridges could be hand-crimped but only on .032’ aluminum but Galvalume was too hard and could not be hand-crimped.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-15 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-15, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Roof Guidelines 6.1.3.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-15.

Member Morris made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-15 be issued for the proposed work.

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

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

Chair McCune then declared Case #23-15 closed.

Commission / Board Comments

- a. Member Cummins noted that metal roof ridges could be seamed according to Mr. Rosales’ testimony and there was discussion on metal roofs.
- b. Chair McCune expressed her concern about the new dock cover text amendment especially as it pertained to the historic district.

Staff Comments

- a. Mr. Garner noted that the railing on the 201 Front Street dock had not been submitted or approved regardless of the applicants’ statements.
- b. He also pointed out that applicants or other members of the public should not be interrupting or speaking out of turn.
- c. He updated the upcoming Cemetery Workshop information and noted that about 30 people had signed up for the workshop.
- d. He also stated that future COA applications would be complete or not accepted from applicants.
- e. Town Attorney Quattlebaum stated that as these were quasi-judicial proceedings no evidence could be submitted during the meetings such as cell phone photos that did not have the ability to be shared with the public. She also pointed out that if the public spoke out of turn or became argumentative the Chair or Acting Chair could call the meeting to order. Member Morris suggested a statement to the public before the meetings and Member Cummins also noted that the public needed to stand at the podium while speaking.
- f. Mr. Garner thanked the Board members for their time, dedication and impactful decisions and expressed his appreciation. Chair McCune responded and stated the Board’s appreciation of Mr. Garner’s hard work.

Adjourn

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

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

Chair McCune declared the May 5, 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. June 6, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Consent

SUBJECT: Approval of the Orders for 201 Front Street, 229 Front Street & 406 Ann 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
701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516
252-728-2141 • 252-728-3982 fax
www.beaufortnc.org

June 6, 2023

Annette Williamson
52 Village Lake Road
Fort Worth, TX 76107

RE: Case # 23-13 201 Front Street – Covered Dock

Dear Ms. Williamson:

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 May 2, 2023 to consider a Certificate of Appropriateness (COA) application submitted by Annette Williamson for **CASE # 23-13 201 FRONT STREET – COVERED DOCK** 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 May 2, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

8.7.1 Design that is simple, functional, and utilitarian. Traditional docks were built of post and-lintel construction, using wood pilings, cross-members, and decking. Avoid the use of railings or other non-historic features that extend above the deck floor line, unless required by law for safety reasons. Avoid lighting fixtures that are too prominent or that are not utilitarian and functional in appearance.

Based upon the testimony, evidence and record before the HPC on May 2, 2023, we find that the application does not meet the following design standard under the Design Guidelines for the Beaufort Historic District and Landmarks [revised 2008], but that the following design standard has been preempted by an Ordinance to Amend the Town of Beaufort Land Development Ordinance (LDO), Ordinance No. 23-03:

8.7.2 Built-in features such as pavilions, gazebos, screened rooms, or other types of roofed structures such as boat sheds are not appropriate.

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 # 23-13 201 FRONT STREET – COVERED DOCK**.

This the 6th day of June 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

June 6, 2023

Stephen Redhage
900 St. Andrew Street
Tarboro, NC 27886-3841

RE: Case # 23-14 229 Front Street – New Driveway, Pavers & Fencing

Dear Mr. Redhage:

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 May 2, 2023 to consider a Certificate of Appropriateness (COA) application submitted by Stephen Redhage for **CASE # 23-14 229 FRONT STREET – NEW DRIVEWAY, PAVERS & FENCING** 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 May 2, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

8.2.2 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.

8.5.7 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.

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 # 23-14 229 FRONT STREET – NEW DRIVEWAY, PAVERS & FENCING**.

This the 6th day of June 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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www.beaufortnc.org

June 6, 2023

Michael and Erika Layko
1001 Thorncroft Lane
Apex, NC 27502

RE: Case # 23-15 406 Ann Street – Roofing

Dear Mr. & Mrs. Layko:

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 May 2, 2023 to consider a Certificate of Appropriateness (COA) application submitted by Michael and Erika Layko for **CASE # 23-15 406 ANN STREET – ROOFING** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on May 2, 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 slates shall be retained and/or replicated exactly. Galvanized standing-seam with a large “agricultural” ridge, usually for ventilation, is not acceptable in the Historic District. Instead, use standing-seam metal with a crimped edge.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 23-15 406 ANN STREET – ROOFING**

This the 6th day of June 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, June 6, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Old Business
SUBJECT: Case # 23-05 131 Craven Street - Remove Front Chimney

BRIEF SUMMARY:

The applicant wishes to remove the front chimney above roof and install an identical “faux” chimney.

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: May 18, 2023
Case No. 23-05

Request: Remove front chimney above roof and install identical “faux” chimney.

Applicant: Steve & Gail Bishop
 131 Craven Street
 Beaufort, NC 28516

Property Information:

Owners: Same
Location: 131 Craven Street
PIN#: 730617107391000

Project Information:

In the District Survey, updated by Ruth Little, the house is described as the **HOUSE** c. 1895. 2½ story, Gothic Revival house with steep pointed front gable, side gables treated with umbricated siding and 2/2 sash. Plain siding, side bay window, and ornate porch with chamfered posts and brackets. House has two entrances and is probably divided into apartments. A rare example of this style in Beaufort. It was built between 1893 and 1898. (SM) C. Garage Apartment c 1935 Side gable outbuilding 1311/2 Crave Street.

- In April a COA was denied for just the removal of the chimney.

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.

Brickwork and Masonry Guidelines

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

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

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

Case # 23-05 131 Craven Street - Remove Front Chimney and Install Identical Faux Chimney



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: Steve Bishop

Applicant Address: 131 Craven Street

Business Phone: (252) 342-2291 Email/Cell: sbishop7245@gmail.com

Property Owner Name: Steve Bishop

Address of Property: SAME

Phone Number: SAME Email/Cell: SAME

PROJECT INFORMATION

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

- 1) Removal of Brick Chimney above roof
- 2) Install identical looking "faux" chimney

Estimated Cost of Project: \$ 500

Year House Built: 1895

Applicant Signature: Steve Bishop

Date: 05/02/23

Property Owner Signature (if different than above): Steve Bishop

Date: 05/02/23

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.

TAKE EXACT DIMENSIONS OF EXT. CHIMNEY BEFORE DEMO. REPLACE W/ WOOD FRAME BRICK VENEER REPLICA.

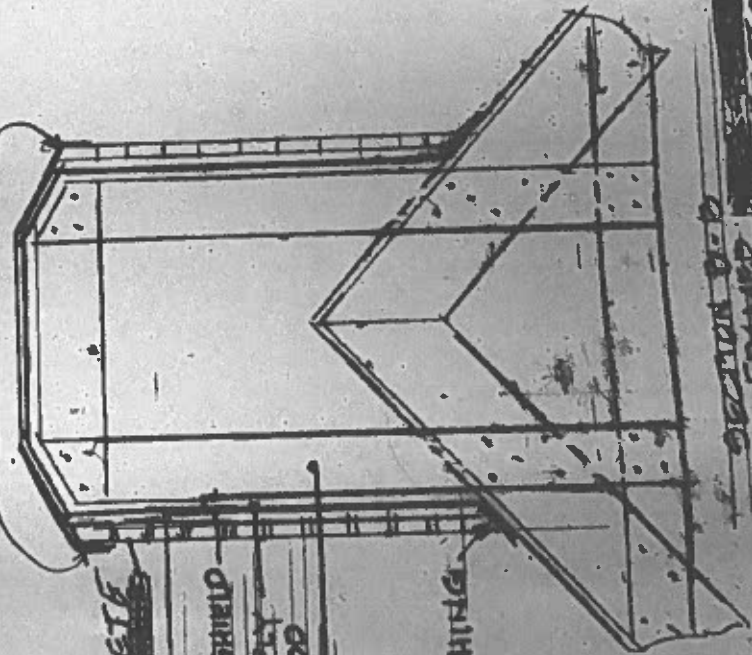
WRAP RAFTER TILES W/ WOOD & PAINT

REMOVE BRICK CHIMNEY

HVAC

ADD LVL BEAM (SEE SPECIFICATIONS)

PAINTED COPPER CAP



THIN CONCRETE OVER 2" WATER SHIELD 1/2" TREATED PLY 1/2" TREATED WOOD FRAMING

COPPER FLASHING

WOOD FRAMED CONCRETE COATED CHIMNEY 11'-9" 10'-5"

<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_STATE</u>	<u>MAIL_ZIP</u>
ANN STREET METHODIST CHURCH	417	ANN STREET	BEAUFORT	NC	28516
BEAUFORT HISTORICAL ASSOCIATIO	150	TURNER STREET	BEAUFORT	NC	28516
BISHOP,STEPHEN F ETUX GAIL B	131	CRAVEN STREET	BEAUFORT	NC	28516
FORWARD,RICHARD B JR	414	ANN ST	BEAUFORT	NC	28516
HARRISS,MARVIN J ETUX CAROL M	1601	BRAMBLE DR	DURHAM	NC	27712
PREST,LIZZETT ROMERO-JIMINEZ	135	CRAVEN STREET	BEAUFORT	NC	28516

1004 Arendell Street
Morehead City, NC 28557
252.622.4338 Office
NC Certification No: C-1509



February 16, 2023

Mr. Bruce Maness
Bruce Maness Builders Design
1416 Dixie Trail
Raleigh, NC 27607

**Re: Residential Structural Observations
131 Craven Street (23023)
Beaufort, North Carolina**

Dear Mr. Maness:

Arendell Engineers was asked to observe the condition of the brick chimney structure at 131 Craven Street in Beaufort, North Carolina. The brick chimney extends from the 1st floor through the 2nd floor and then is angled to penetrate the ridge of the roof. The angled portion of the chimney is exposed and appears to be supported by miscellaneous timber members on the north side of the chimney. Several cracks are present in the chimney structure and daylight can be seen through the chimney.

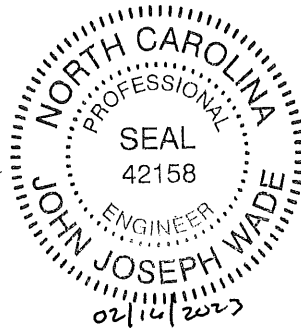
Based on our observations, we consider the chimney structure to be structurally unsafe and that it should be removed.

Please contact our office if you have any questions or if I can provide additional information.

Sincerely,

ARENDELL ENGINEERS

John J. Wade, P.E.
Vice President





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, June 6, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Old Business
SUBJECT: Case # 23-09 330 Front Street - Signage

BRIEF SUMMARY:

The applicant wishes to change the exterior color of existing attached signage to black & gray matching the building.

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: May 18, 2023
Case No.: 23-09

Request: Request to change the exterior color of existing attached signage to black & gray.

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 April the Commission informed the owner that they would need to submit a request for a change in color for the existing signage.

Proposed work:

- To change the exterior color of existing attached signage to black & gray. This color is the same as the color as the building trim and building approved in April.

Attachments:

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

Signage Guidelines:

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

Case # 23-09 330 Front Street - Signage

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>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

COA 23-09
add

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: Geer Oil Co Inc DBA Finz Grill

Applicant Address: 330 Front St

Business Phone: 252-838-9018 Email/Cell: webblgeer@gmail.com

Property Owner Name: Webb L. Geer

Address of Property: 330 Front St

Phone Number: 252-838-9018 Email/Cell: webblgeer@gmail.com

PROJECT INFORMATION

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

Re-paint 2 existing signs letters from multi color to black (peppercorn).

Estimated Cost of Project: \$ 100⁰⁰

Year House Built: _____

Webb L Geer
Applicant Signature

4-12-23
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.







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, June 6, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-16 101 Ann Street - Demolition

BRIEF SUMMARY:

The owners of 101 Ann Street are proposing the demolition of the structure better known as the "Beaufort Inn". Built in the 1980's, the structure may not be considered as a contributing structure since it is around 30 years old. At the time of agenda preparation staff were awaiting an email from John Wood of SHPO supporting the thought as a non-contributing structure however, one was not submitted prior to the packet going out to the public.

REQUESTED ACTION:

Conduct Quasi-Judicial Hearing and render a decision on the Findings of Fact & COA

EXPECTED LENGTH OF PRESENTATION:

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: May 18, 2023
Case No. 23-16

Request: Demolition of 101 Ann Street

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

Property Information:

Owner: Beaufort Resorts, LLC
Location: 101 Ann Street

Project Information:

In the District Survey, updated by Ruth Little, the structure at 101 Ann Street (C. 1990) is described as “**Beaufort Inn**. 3-Story frame hotel of “traditional” style with side-gable roofs, double-story balconies, stained siding. Built on fill dirt along Gallant’s Channel Marina in front with long wooden docks.

Material:

- Photos of 101 Ann Street

Attachments:

- Vicinity Map
- Adjacent Property Owners list
- COA Application

Staff Findings:

Demolition of Buildings Guidelines

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

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

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

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

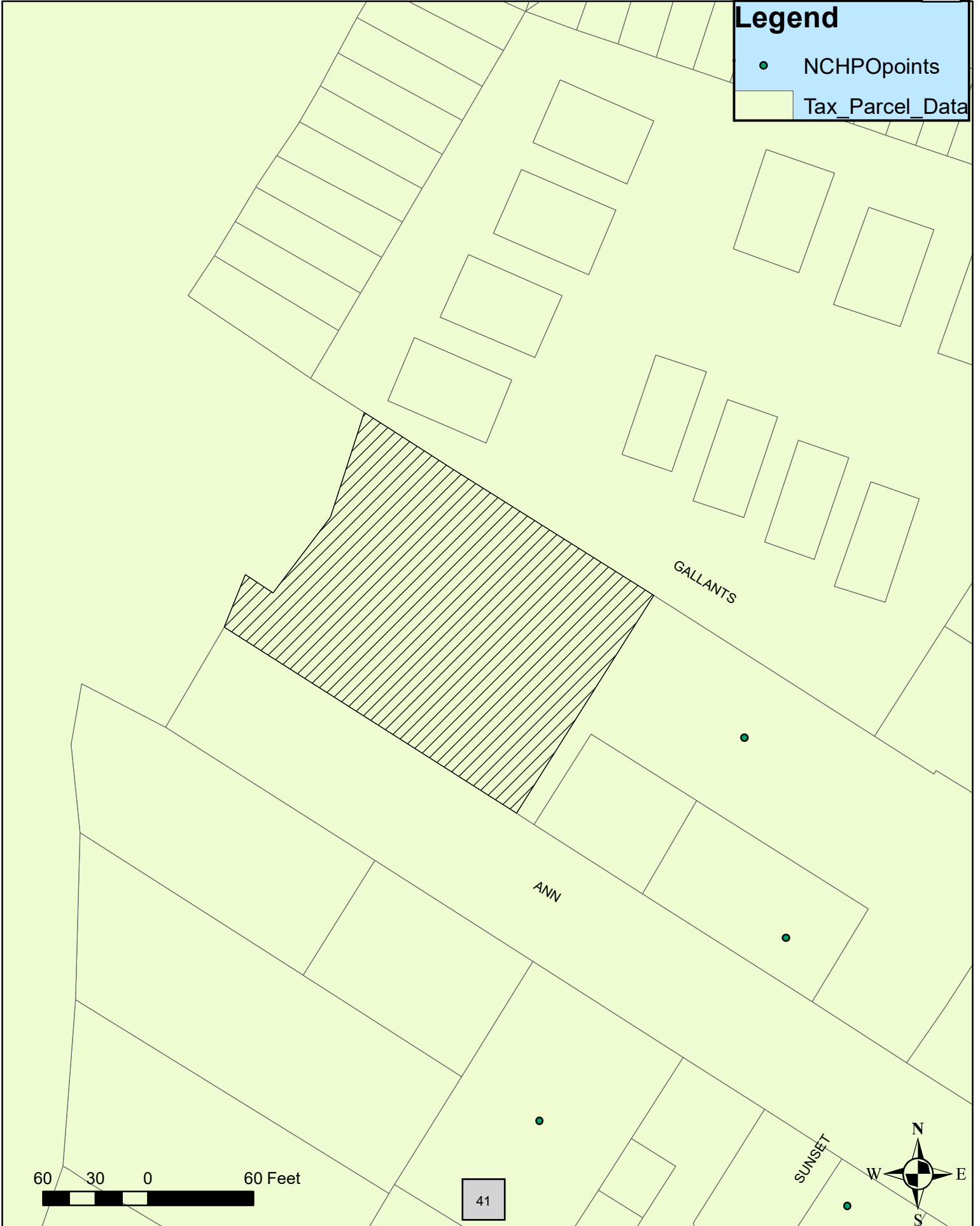
10.1.5. Retain mature trees on site.

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

Case # 23-16 101 Ann Street - Demolition

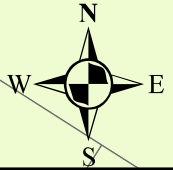
Legend

- NCHPOpoints
- Tax_Parcel_Data



60 30 0 60 Feet

41



OWNER	MAIL_HOUSE	MAIL_ST	MAIL_CITY	IL_ST	MAIL_ZIP	MAIL_ZIP5
BEAUFORT RESORTS LLC	3301	BENSON DRIVE #103	RALEIGH	NC		27609
CHADWICK,BRADFORD Q ETAL	4003	HALCYON DRIVE	HUNTERSVILLE	NC		28078
GALLANTS LANDING OWNERS ASSOC	14204	WYNDFIELD CIRCLE	RALEIGH	NC		27615
MOORE,VICK C ETUX PATRICIA D	14204	WYNDFIELD CIRCLE	RALEIGH	NC		27615
OSTROW,GENE J ETUX T. WOODY	217	LANCASTER DRIVE	CHAPEL HILL	NC		27517
PUSATERI,THOMAS ETUX PAM ROSS	2503	WAKE DRIVE	RALEIGH	NC	1339	27608
YOST,MARK S	2026	SAINT ANDREWS ROAD	GREENBORO	NC		27408

HPC Certificate of Appropriateness Application



Applicant

Filter Design Studio PLLC

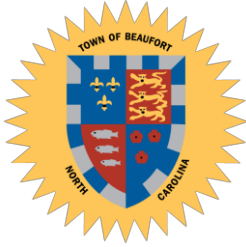
Contractor

Dewitt Carolinas

Table of Contents:

1. Certificate of Appropriateness Application
2. Project Narrative
3. Adjacent Property Owners Information
4. Adjacent Property Owners Information cont.
5. Site Photos
6. Proposed Materials
7. Site Plan
8. Renderings

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: Jay Horton- Filter Design Studio

Applicant Address: 707 Bridges St. Morehead City, NC 28557

Business Phone: 252-230-0788 Email/Cell: jay@filterdesignstudio.com

Property Owner Name: Beaufort Resorts LLC

Address of Property: 101 Ann St. Beaufort, NC 28516

Phone Number: _____ Email/Cell: _____

PROJECT INFORMATION

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

Estimated Cost of Project: \$ 50,000

Year House Built: 1986

Applicant Signature

May 8, 2023
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: _____

Project Narrative:

As the applicant, we are requesting a demolition permit for the existing structure that is located at 101 Ann St. Beaufort, NC 28516. The current property which is 0.631 acres, consists of a 18,127 square foot hotel named, “The Beaufort Inn,” which is located on the north side of Ann Street, and is situated upon the waterfront. The owner of this property is Beaufort Resorts LLC. The property is zoned BW. The structure was built in 1986 and the current building is located in the Beaufort Historic District, but has no historical significance, based on the information provided by John Wood with the State Historic Preservation Organization.

Adjacent Property Owners:

PARCEL NUMBER: [730617016657000](#)
OWNER: GALLANTS LANDING OWNERS ASSOC
PHYSICAL ADDRESS: 0 GALLANTS LN
BEAUFORT
MAILING ADDRESS: 14204 WYNDFIELD CIRCLE
RALEIGH NC 27615
LEGAL DESCRIPTION: COM AREA GALLANTS LANDING
DEED REF: 944-76
PLAT REFERENCE: 30-53
NEIGHBORHOOD: [590055](#)

PARCEL NUMBER [730617015464000](#)
OWNER: CHADWICK, BRADFORD Q ETAL
PHYSICAL ADDRESS 119 ANN ST
BEAUFORT
MAILING ADDRESS: 4003 HALCYON DRIVE
HUNTERSVILLE NC 28078
LEGAL DESCRIPTION: PART L41/L42/L121 - ANN ST OLD TOWN BEAL
DEED REF: 1587-117
PLAT REFERENCE: 33-507
NEIGHBORHOOD: [590001](#)

Adjacent Property Owners:

PARCEL NUMBER: [730617014444000](#)

OWNER: YOST,MARK S

PHYSICAL ADDRESS: 115 ANN ST
BEAUFORT

MAILING ADDRESS: 2026 SAINT ANDREWS ROAD
GREENBORO NC 27408

LEGAL DESCRIPTION: PT L41 B121 OLD TOWN BEAUFORT

DEED REF: 991-275

PLAT REFERENCE: -

NEIGHBORHOOD: [590001](#)

PARCEL NUMBER: [730617012422000](#)

OWNER: PUSATERI,THOMAS ETUX PAM ROSS

PHYSICAL ADDRESS: 102 ANN ST
BEAUFORT

2503 WAKE DRIVE

MAILING ADDRESS: RALEIGH NC 1339 27608

LEGAL DESCRIPTION: L2 MICHAEL & CORLISS BRADLEY

DEED REF: 1694-003

PLAT REFERENCE: 30-502

NEIGHBORHOOD: [590005](#)

Site Photos:



Waterfront View and East Elevation View of Beaufort Inn



South Elevation View of Beaufort Inn

Site Photos:



North Elevation View of Beaufort Inn



Existing parking lot at the West End of Ann Street, currently Leased by Beaufort Hospitalities LLC.

Materials: NA

Page intentionally left blank.

HPC GUIDELINES FOR DEMOLISHON

1. Does the building retain integrity and contribute to the special character of the Beaufort Historic District because of its age, architecture, or association with events or individuals who are important to the history of the town?

No. The building was constructed in 1982 and has no historical significance.

2. Is demolition proposed for reasons of fire or weather damage, structural deterioration, or economic hardship?

Yes. Structural and MEP deterioration.

3. Does the building possess structural integrity so rehabilitation is feasible?

No. The structure will require a major renovation effort that will exceed 50% of the current tax value of the structure.

4. Can the building be creatively adapted to meet the owner's needs? If so, can this be accomplished at a price that is less than or comparable to new construction costs? Remember to factor in demolition costs and landfill tipping fees when developing cost estimates.

No.

5. Are there alternative sites upon which no historic properties are extant that might be available to accomplish the project? If so, are there possible buyers for the historic building in question?

Existing property has no historic significance.

6. What will be the impact of the building's demolition on surrounding properties and on the district as a whole?

The demolition of the current structure will allow for future development that will be in keeping with the Historic District, and surrounding properties.

7. If all other possible options are exhausted, can the building be moved to another location in the historic district?

No.



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, June 6, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-17 115 Front Street – Fencing

BRIEF SUMMARY:

The applicant wishes to install a 40” Beaufort Style Fence along the riparian property of 115 Front Street per the application.

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: May 19, 2023
Case No. 23-17

Request: Fencing

Applicant: Dillon Rose
 PO Box 2426
 Rocky Mount, NC

Property Information:

Owners: Candlewood Investment, LLC
Location: 115 Front Street
PIN#: 730617003801000

Project Information:

In the District Survey (November 1997), updated by Ruth Little, the Home at 115 Front Street is described as **Fulford House (C. 1910). 2-Story, 5-bay** house with pyramidal roof has plain siding, Palladian windows in the gable ends, 2/2 sash with molded capitals, and 2 interior chimneys. 2-Story wrap-around porch with turned posts and railing, and entrance with sidelights and transom. On Gray’s 1882 map this was the site of the early Custom House. A new one was built on Turner St. in 1908, and this house built on the site soon after. (Gray’s map, SM)

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

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

Fences and Walls Guidelines

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

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

Case # 23-17 115 Front Street - Fencing

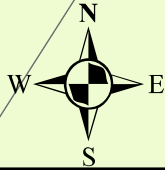
Legend

- NCHPOpoints
- Tax_Parcel_Data



60 30 0 60 Feet

58



OWNER	AIL_HOU	MAIL_ST	MAIL_CITY	MAIL_ST/MAIL_ZI	MAIL_ADD2
CANDLEWOOD INVESTMENTS LLC			ROCKY MOUNT	NC 27804	PO BOX K
COPELAND,JASON CARTER ETAL	3156	ABINGDON PLACE	BURLINGTON	NC 27215	
COPLAND,JASON C ETAL	3156	ABINGDON PLACE	BURLINGTON	NC 27215	
LITTLEWOOD,GEORGE F ETUX PAGE	113	FRONT 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: Dillon Rose

Applicant Address: PO Drawer 2426 Rocky Mount, NC 27802

Business Phone: 252 442 6105 Email/Cell: 252 904 9464

Property Owner Name: Candlewood Investments, LLC

Address of Property: 115 Front St. Beaufort, NC

Phone Number: 252 451 4374 Email/Cell: jwebb@execdomain.com

PROJECT INFORMATION

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

Install approximately 40" tall wood picket fence along street (North), East and West sides of property as shown on submitted survey. Fence detail will match adjacent property fence in submitted pictures. One 8' wide gate will be installed on the Front St. side.

Estimated Cost of Project: \$ 7500

Year House Built: c 1900

Applicant Signature [Signature]

Date 5/2/23

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

Date 05/02/23

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: _____

List of Adjacent Property Owners 115 Front Street

102 Front Street
George and Paige Littlewood
Beaufort, NC 28516

117 Front Street
Jason Copland
Beaufort, NC 28516

120 Sunset Lane
Jo Webb
PO Box K
Rocky Mount, NC 27802

NOTES

- 1 ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 2 AREA BY COORDINATE GEOMETRY
- 3 THIS SURVEY PERFORMED AND PLATTED WITHOUT THE BENEFIT OF A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY. THE SURVEYOR ASSUMES NO LIABILITY FROM ANY FACTS AND/OR OMISSIONS (SUCH AS EASEMENTS, ETC.) THAT MAY BE REVEALED BY A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY.
- 4 SUBJECT PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD). SEE FLOOD INSURANCE RATE MAP 3720730600J, EFFECTIVE DATE JULY 16, 2003.
- 5. NO N. C. G. S. MONUMENT FOUND WITHIN 2000'.



REFERENCES

- 1 PB 31, PG 620
- 2 DB 1589, PG 187
- 3 DB 1592, PG 19

LEGEND

- ECM = EXISTING CONCRETE MONUMENT
- IPF = IRON PIPE FOUND
- IPS = IRON PIPE SET
- N/F = NOW OR FORMERLY
- R/W = RIGHT OF WAY
- PP = POWER POLE
- OE- = OVERHEAD ELECTRIC SERVICE LINE

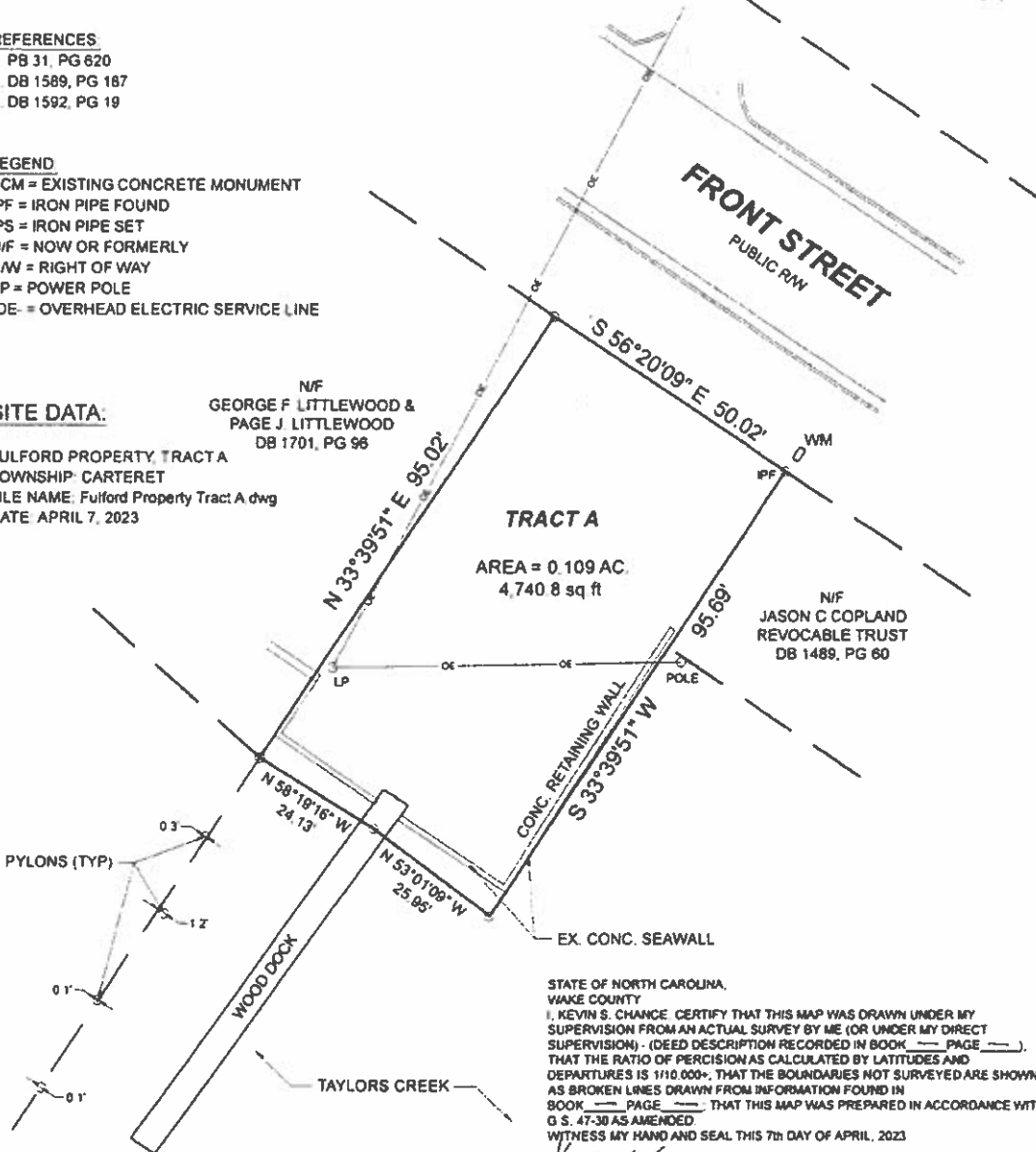
SITE DATA:

FULFORD PROPERTY, TRACT A
 TOWNSHIP: CARTERET
 FILE NAME: Fulford Property Tract A.dwg
 DATE: APRIL 7, 2023

N/F
 GEORGE F LITTLEWOOD &
 PAGE J LITTLEWOOD
 DB 1701, PG 98

TRACT A
 AREA = 0.109 AC.
 4,740.8 sq ft

N/F
 JASON C COPLAND
 REVOCABLE TRUST
 DB 1489, PG 60



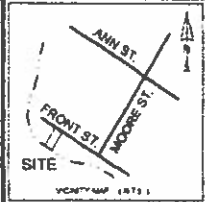
STATE OF NORTH CAROLINA,
 WAKE COUNTY
 I, KEVIN S. CHANCE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME (OR UNDER MY DIRECT SUPERVISION) - (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____), THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.
 WITNESS MY HAND AND SEAL THIS 7th DAY OF APRIL, 2023
Kevin S. Chance PLS (L-4585)

EXISTING CONDITIONS SURVEY
FULFORD PROPERTY, TRACT A
 BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA



7283 HIGHWAY 42 W, SUITE 102 #336
 RALEIGH, NORTH CAROLINA - 27803
CHANCE SURVEYING COMPANY, P.A.
 LICENSE NO C-2984
 PHONE (919) 329-5795
 EMAIL: chances@chancesurveying.com

- IPF = EXISTING IRON PIPE
- IPS = IRON PIPE SET
- CP = CONCRETE POINT
- CM = CONCRETE MONUMENT
- D = DECK
- PP = POWER POLE
- ET = ELECTRIC TRANSFORMER
- M = MASONRY WALL
- LP = LIGHT POLE
- OE = OVERHEAD ELECTRIC LINE
- F = FENCE
- MISA = MATERIAL IMPERVIOUS SURFACE AREA



NOTES

- 1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
- 2. AREA BY COORDINATE GEOMETRY
- 3. THIS SURVEY PERFORMED AND PLATTED WITHOUT THE BENEFIT OF A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY. THE SURVEYOR ASSUMES NO LIABILITY FROM ANY FACTS AND/OR OMISSIONS (SUCH AS EASEMENTS, ETC) THAT MAY BE REVEALED BY A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY
- 4. SUBJECT PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) SEE FLOOD INSURANCE RATE MAP 3720730600J, EFFECTIVE DATE JULY 16, 2003
- 5. NO N C G S. MONUMENT FOUND WITHIN 2000

REFERENCES

- 1. PB 31, PG 620
- 2. DB 1589, PG 187
- 3. DB 1592, PG 19

LEGEND

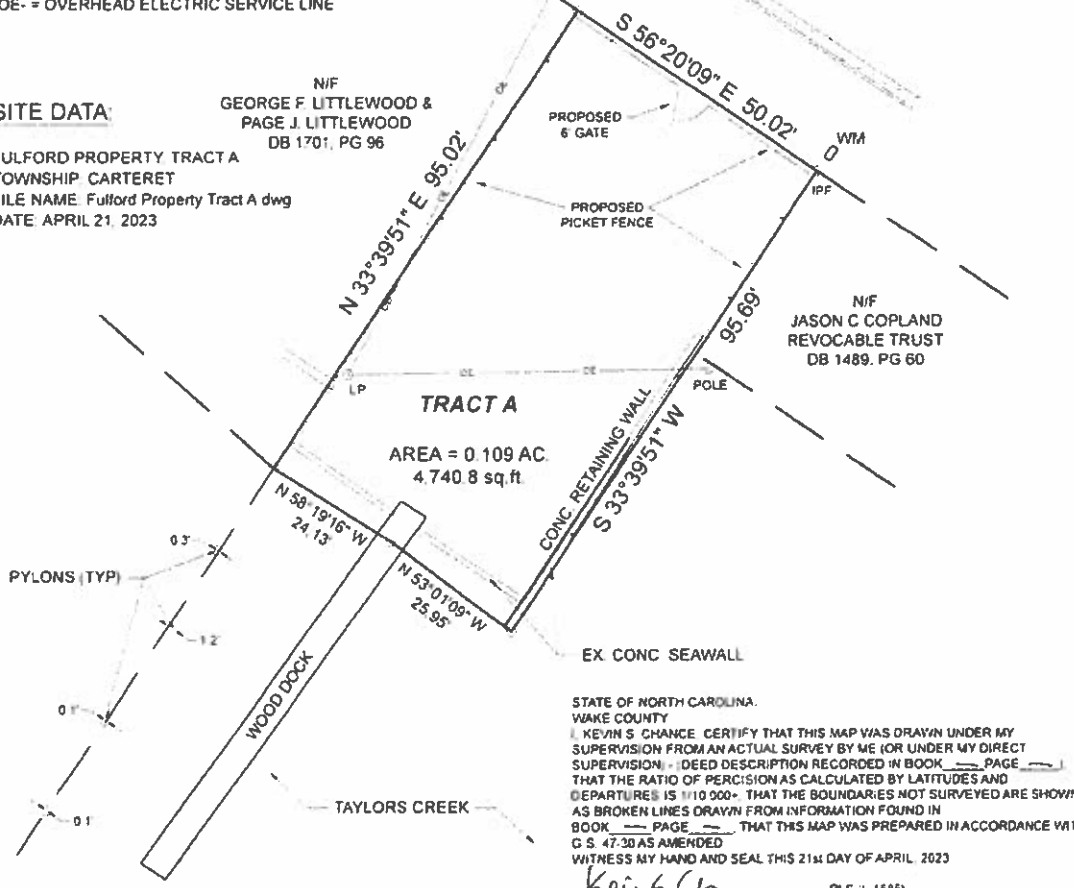
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- IPS = IRON PIPE SET
- N/F = NOW OR FORMERLY
- RAW = RIGHT OF WAY
- PP = POWER POLE
- OE- = OVERHEAD ELECTRIC SERVICE LINE

SITE DATA

FULFORD PROPERTY TRACT A
 TOWNSHIP CARTERET
 FILE NAME: Fulford Property Tract A.dwg
 DATE: APRIL 21, 2023

N/F
 GEORGE F. LITTLEWOOD &
 PAGE J. LITTLEWOOD
 DB 1701, PG 96

N/F
 JASON C. COPLAND
 REVOCABLE TRUST
 DB 1489, PG 60



STATE OF NORTH CAROLINA
 WAKE COUNTY
 I, KEVIN S. CHANCE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME (OR UNDER MY DIRECT SUPERVISION) - DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED
 WITNESS MY HAND AND SEAL THIS 21st DAY OF APRIL 2023

Kevin S. Chance PLS (L-4585)

EXISTING CONDITIONS SURVEY
FULFORD PROPERTY, TRACT A
 BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA



7283 HIGHWAY 42 W SUITE 102 #336
 RALEIGH, NORTH CAROLINA - 27603

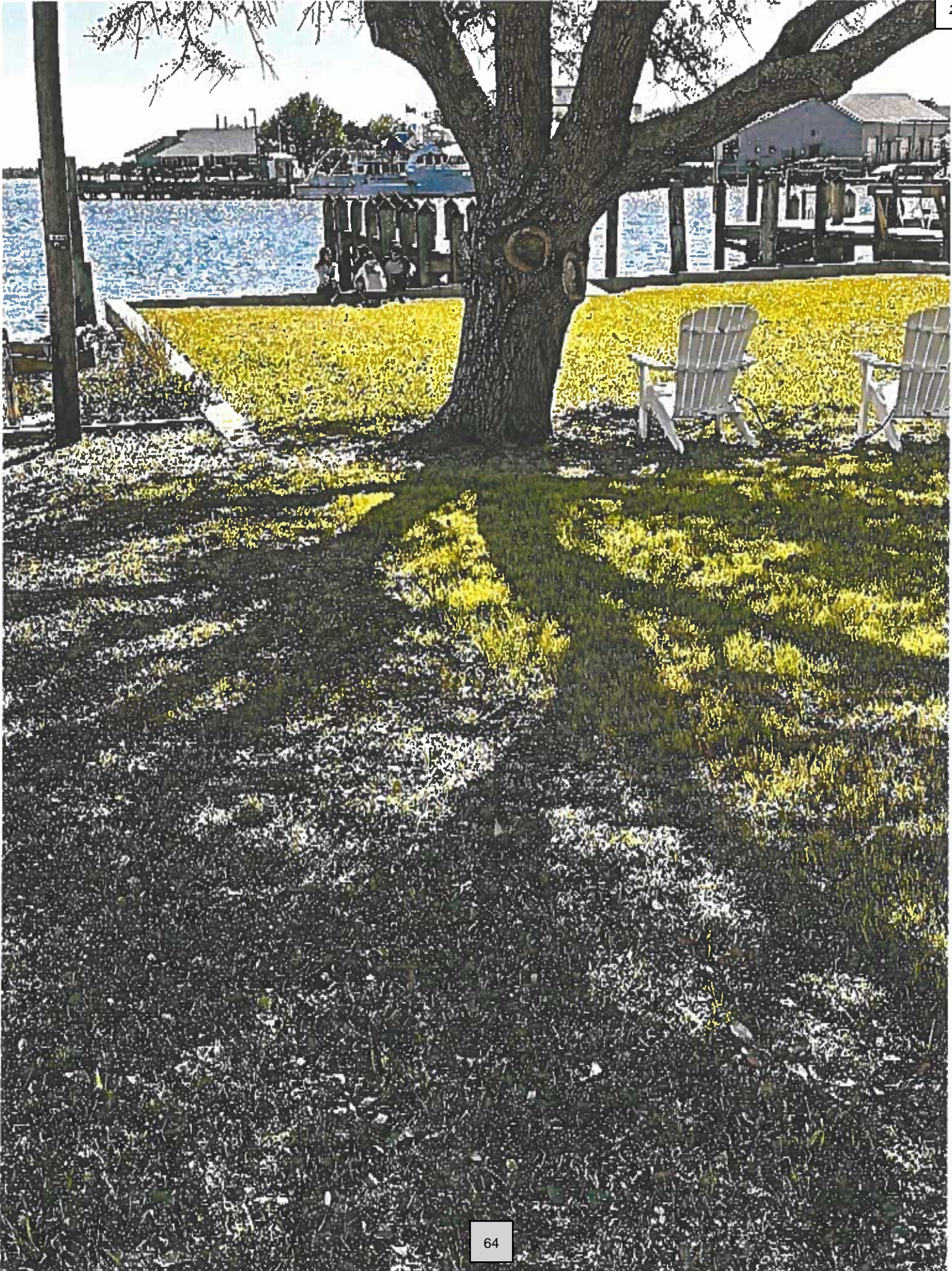
CHANCE SURVEYING COMPANY, P.A.

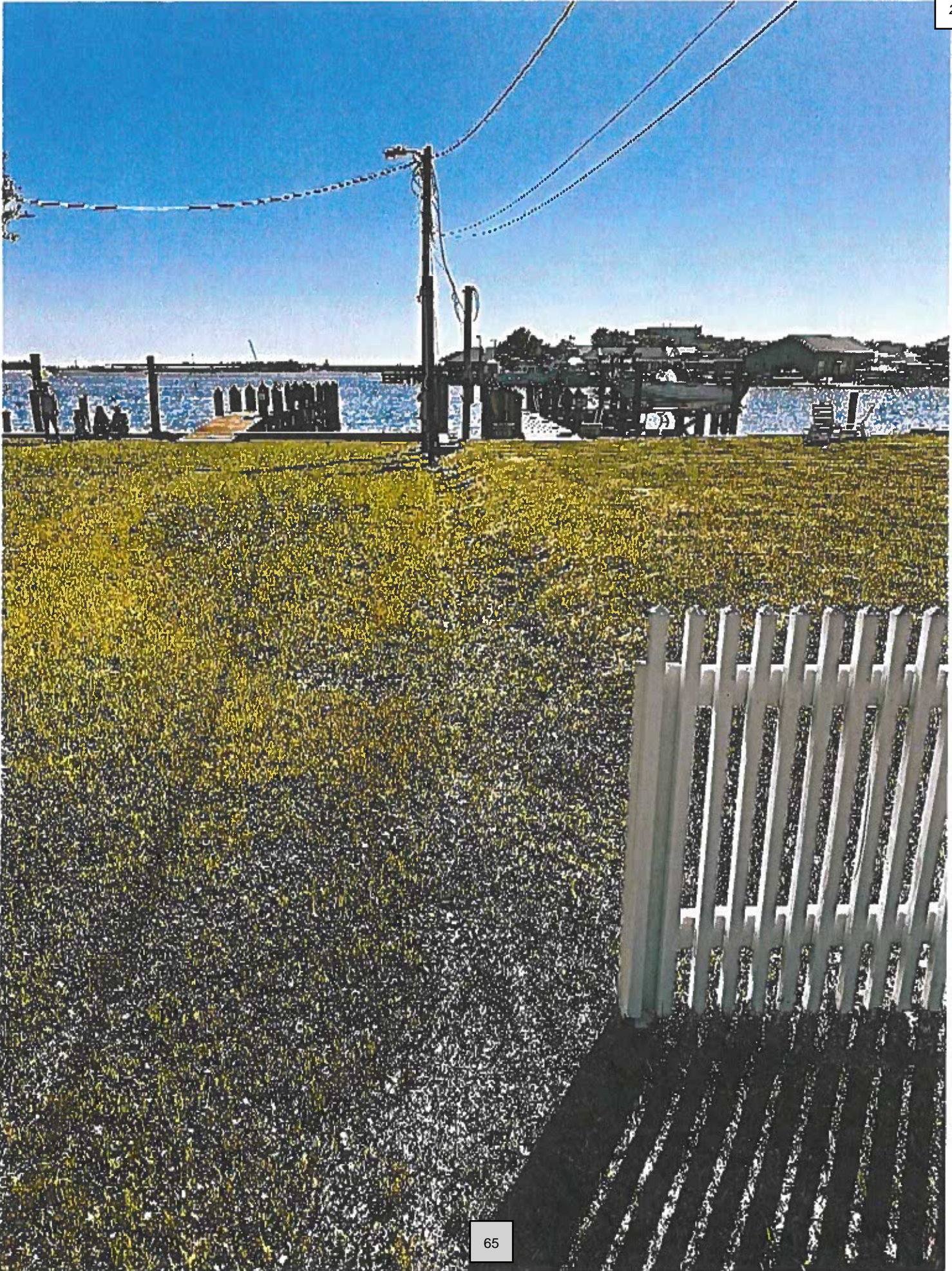
LICENSE NO. C-2964

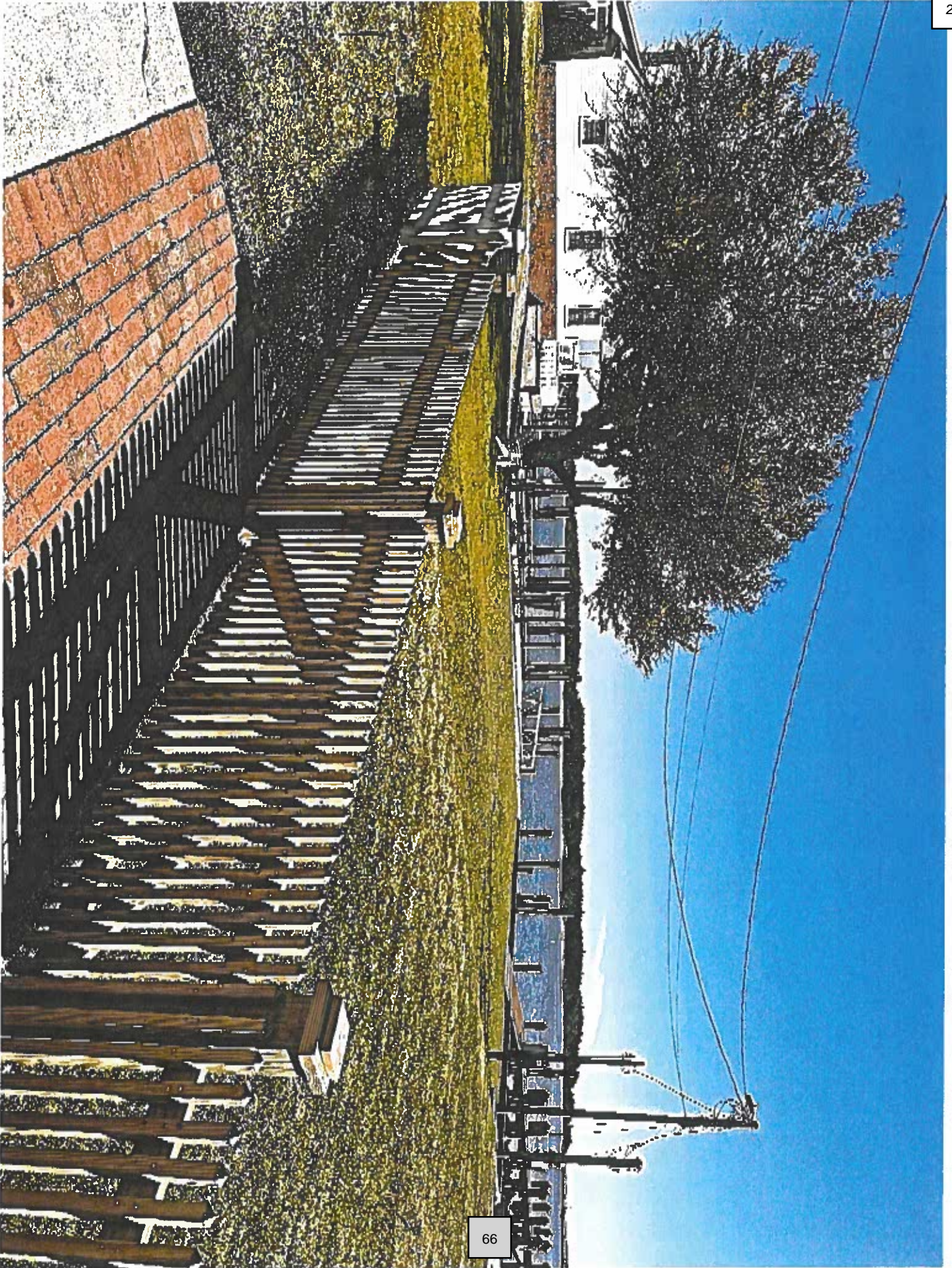
PHONE (919) 329-5795
 EMAIL: chances@gmail.com

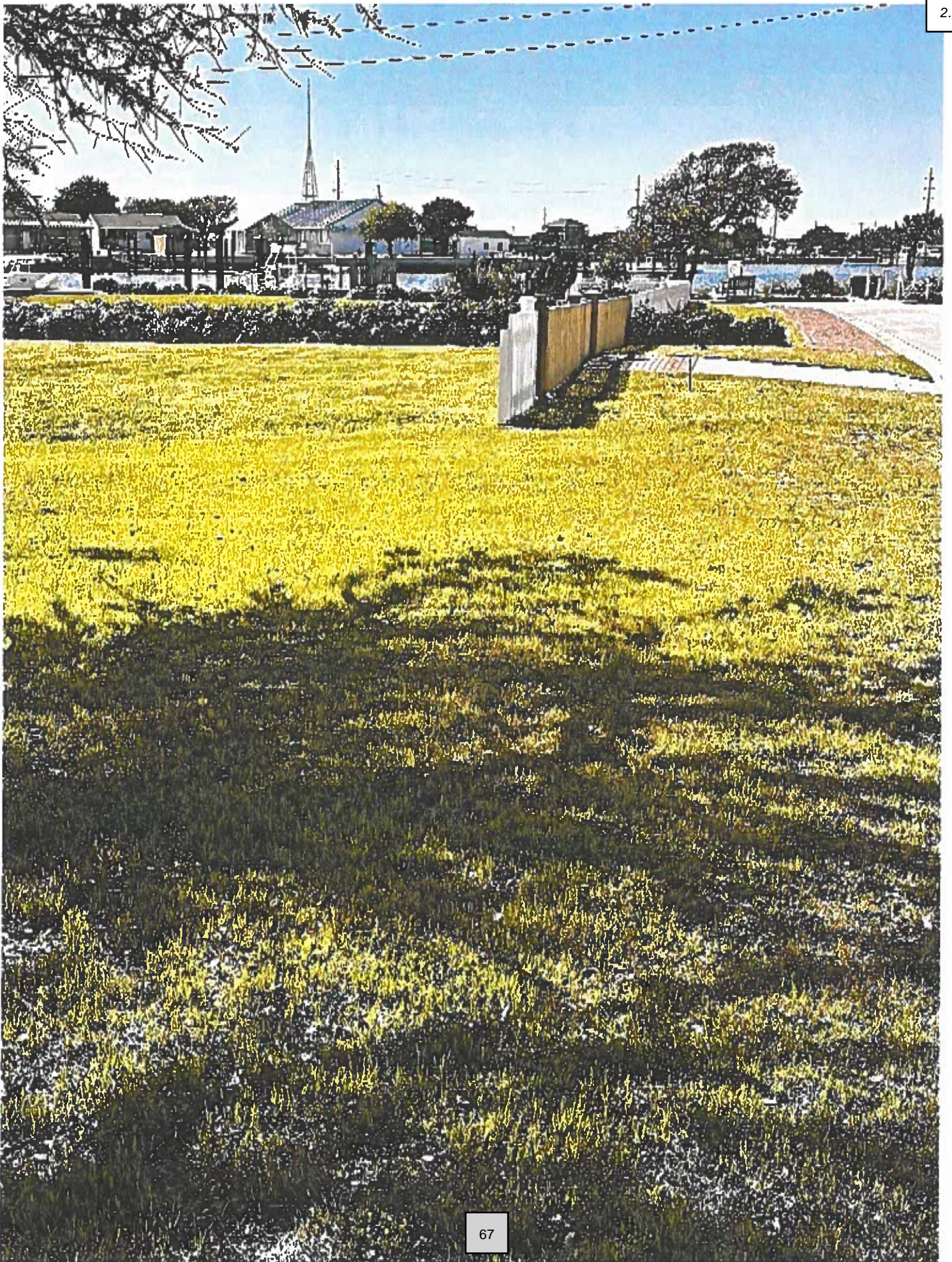
- LEGEND
- OP = EXISTING IRON PIPE
 - OS = IRON PIPE SET
 - CP = COMPUTED POINT
 - CM = CONCRETE MONUMENT
 - CD = DECK
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 - PK = GASOLINE PUMP
 - LP = LIGHT POLE
 - PP = POWER POLE
 - OE = OVERHEAD ELECTRIC LINE
 - FE = FENCE
 - USA = UNKNOWN SURFACE AREA













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, June 6, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-18 201 Front Street – Dock Railings

BRIEF SUMMARY:

The applicant wishes to install railings for their dock at 201 Front Street

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: May 26, 2023
Case No. 23-18

Request: To add railings to dock at 201 Front Street

Applicant: Annette Williamson
 52 Village Lake Road
 Fort Worth, TX 76107

Property Information:

Owners: Same
Location: 201 Front Street
PIN#: 730617005689000

Project Information: At the May 2023 HPC meeting the commission approved a covered area over a dock and requested the applicant to submit information regarding their proposed railing.

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.

Docks, Piers, and Boardwalks Guidelines

8.7.1. design that is simple, functional, and utilitarian. Traditional docks were built of post and-lintel construction, using wood pilings, cross-members, and decking. Avoid the use of railings or other non-historic features that extend above the deck floor line, unless required by law for safety reasons. Avoid lighting fixtures that are too prominent or that are not utilitarian and functional in appearance.

Case # 23-18 201 Front Street - Dock Railing



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>L_ST</u>	<u>AIL_ZI</u>	<u>MAIL_ADD2</u>
ADAMS,JUDITH E ET VIR ETAL			BEAUFORT	NC	28516	PO BOX 1057
POST,CHARLOTTE	108	MOORE STREET	BEAUFORT	NC	28516	
WILDER,WILLIAM N SR ET UX TANIS			BEAUFORT	NC	0888 28516	P O BOX 888
WILLIAMSON,ANNETT L TR	52	VALLAGE RIDGE ROAD	FORT WORTH	TX	76107	

**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: Kimberly O'Hara

Applicant Address: 111-D Turner's Dairy Rd. MHC NC 28557

Business Phone: Cell 252-725-3221 Email/Cell: bbmc71@hotmail.com

Property Owner Name: Annette Williamson

Address of Property: 201 Front St. Beaufort NC 28516

Phone Number: 817-917-6588 Email/Cell: annettewilliamson.farm@gmail.com

PROJECT INFORMATION

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

Install 2" aluminum pipe handrail along walkway (dock) and partially around gazebo.

Estimated Cost of Project: \$ 6500⁰⁰

Year House Built: 1901

Kimberly O'Hara
Applicant Signature

5-15-23
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.

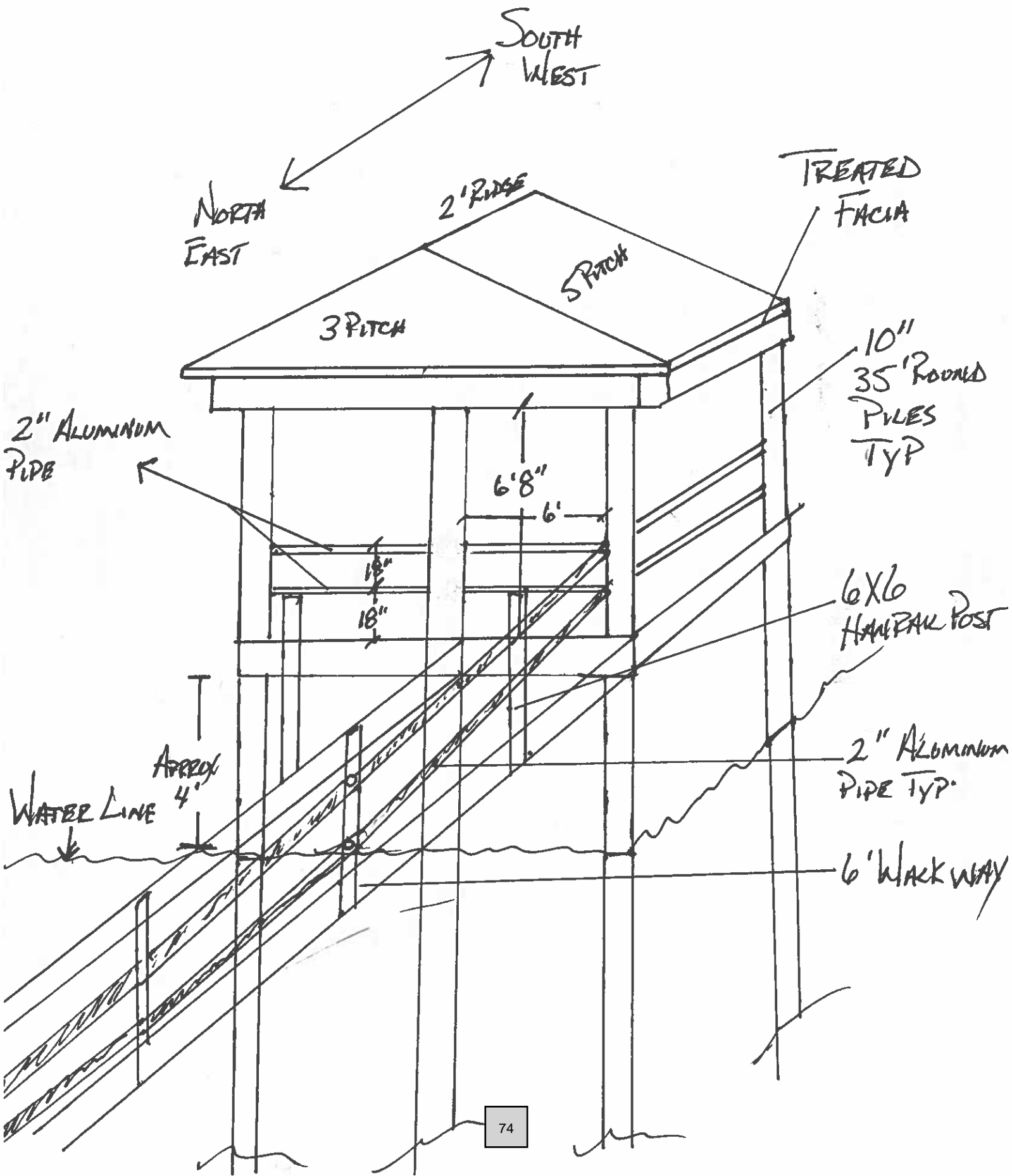
OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____





111 D Turner's Dairy Rd
Morehead City, NC 28557
Office: 252-247-4428

Town of Beaufort Historic Committee
RE: Aluminum Pipe Handrails
Customer: Annette Williamson

May 15, 2023

This is our proposal to install 2" aluminum pipe handrails partially around gazebo and along walkway.

Riparian neighbors:

Town of Beaufort Moore Street
Contact: Kyle Garner
701 Front Street
Beaufort, NC 28516

William Wilder 207 Front Street
552 Lakeland Dr
Kinston, NC 28504

Materials:


- 2" aluminum pipe
- 6" x 6" treated timbers (along walkway)

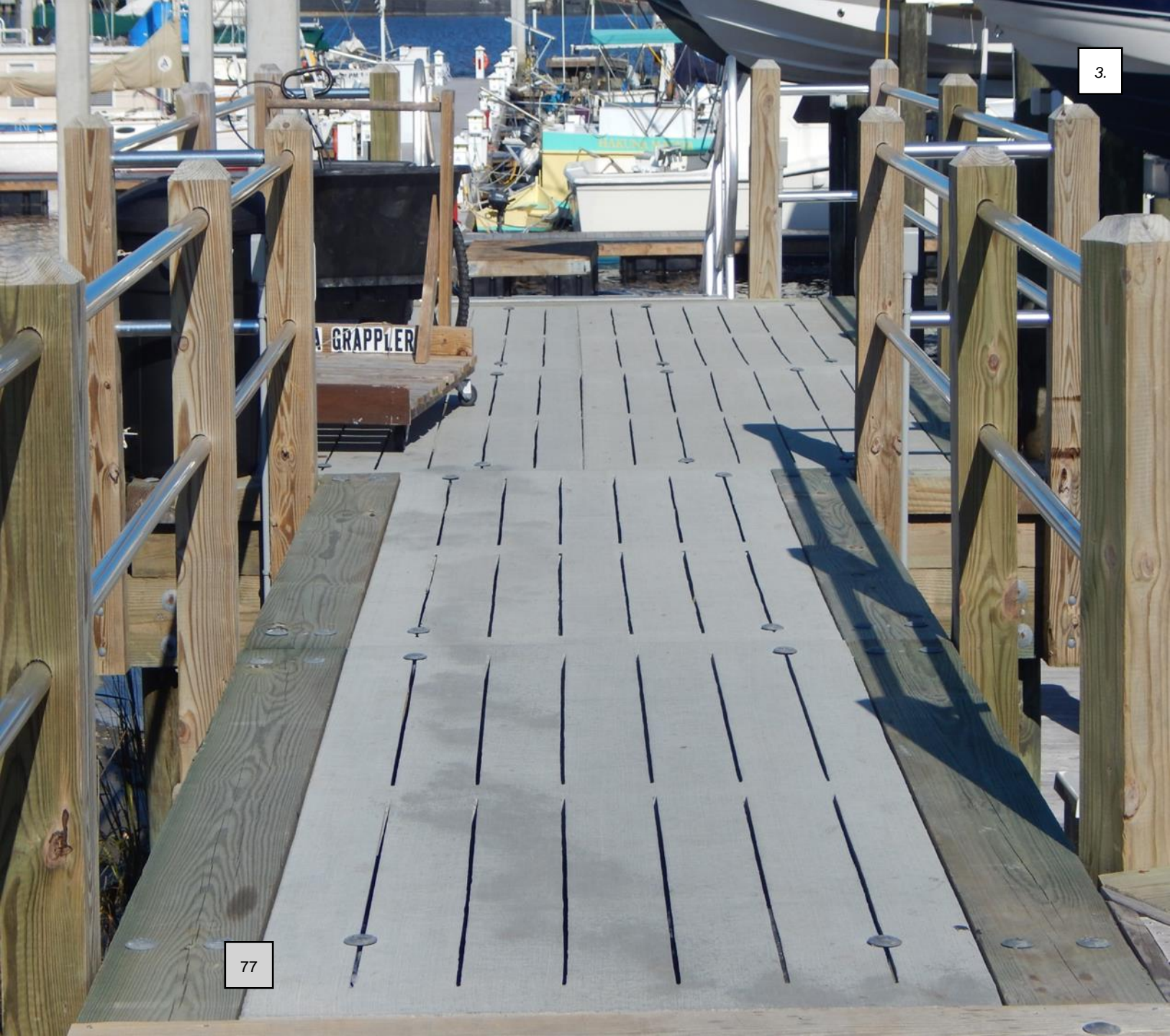
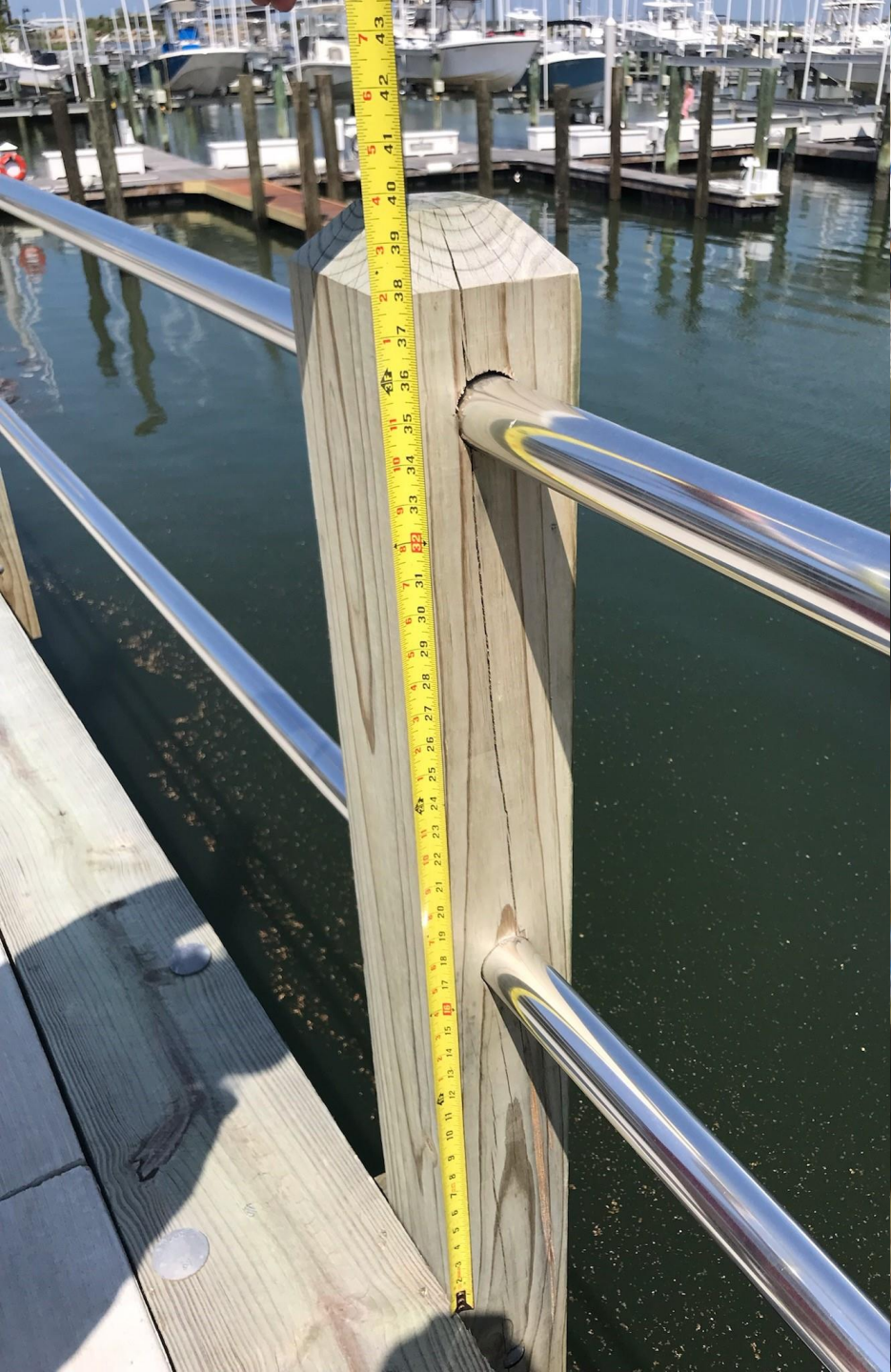
Construction Procedures:

Note: Pilings will be installed from previous construction and will have 12' ground penetration with 8' above deck exposure. Notched to accept double 2"x 12" bans. Pilings will also be drilled/augured to accept 2" aluminum pipe.

Pictures will be provided since construction is straightforward.

6" x 6" Treated timbers will be through bolted to outside bans of existing dock.

Thank you,

Kim O'Hara



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77











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, June 6, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-19 215 Turner Street - New Dwelling

BRIEF SUMMARY:
The applicant wishes to construct a dwelling on a vacant parcel at 215 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: May 26, 2023
Case No. 23-19

Request: New Single-Family Residential Home.

Applicant: John & Anna Griffin
 10217 Lobley Ridge Road
 Raleigh, NC 27613

Property Information:

Owners: Same as Applicant
Location: 215 Turner Street
PIN#: 730617117012000

Project Information:

In January of 2019, the Historic Commission approved a COA for the demolition of the structure at 215 Turner Street. The property has remained vacant/undeveloped.

This property is also not in a Special Flood Hazard Area, so it does not have a freeboard requirement for the foundation.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

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

New Construction Guidelines

Building Placement

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

Building Height/Scale

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

Materials

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

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

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

Details

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

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

Texture and Color

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

Form and Rhythm

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

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

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

Landscaping

7.7.1 Retain and protect mature trees during construction

Off-street Parking Guidelines

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

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

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

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

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

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

Outside Utilities Guidelines

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

8.3.6. Install utilities underground whenever possible.

Exterior Lighting Guidelines

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

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

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

Landscaping Guidelines

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

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

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

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

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

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

Case # 23-19 215 Turner Street - New Dwelling

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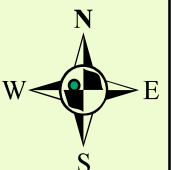
Legend

- NCHPOpoints
- Tax_Parcel_Data



60 30 0 60 Feet

88



OWNER	AIL_HOU:	MAIL_ST	MAIL_CITY	IL_ST/MAIL_ZI	MAIL_ADD2
CONCORDIA LODGE 11		TURNER ST	BEAUFORT	NC 28516	
CARTERET COUNTY	302	COURTHOUSE SQUARE	BEAUFORT	NC 28516	SUITE 200
ADAMS,ISAAC ETUX LAURA MCCLUNG	1315	22ND STREET NW	WASHINGTON	DC 20037	
KRALICK,SHARON ETVIR CHARLES	5770	HARVEST RIDGE ROAD	BATTLEBORO	NC 27809	
GRIFFIN,JOHN ETUX ANNA	10217	LOBLEY HILL LANE	RALEIGH	NC 27613	
HAAS,JONATHAN R ETAL BELL KIMB	217	TURNER 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 **\$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: JOHN GRIFFIN

Applicant Address: 215 TURNER STREET BEAUFORT NC 28516

Business Phone: 919-34504153 Email/Cell: 919-345-4153

Property Owner Name: JOHN GRIFFIN

Address of Property: 215 TURNER STREET BEAUFORT NC 28516

Phone Number: 919-345-4153 Email/Cell: 919-345-4153


PROJECT INFORMATION

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

New home to be constructed at 215 Turner Street.

Estimated Cost of Project: \$ 800,000

Year House Built: TBD


Applicant Signature

5/16/23
Date

Property Owner Signature (if different than above)

Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

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

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

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

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

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

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

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

Adjacent Property Owners

Jonathon and Kimberly Haas
217 Turner Street
Beaufort, NC 28516
(home to the right)

Isaac and Laura Adams
211 Turner Street
Beaufort, NC 28516
(home to the left)

Charles and Sharon Kralick
312 Broad Street
Beaufort, NC 28516
(home to the rear of lot)

Concordia Lodge
212 Turner Street
Beaufort, NC 28516
(across the street)

Carteret County (One Harbor Church)
214 Turner Street
Beaufort, NC 28561
(across the street on corner)

402 BROAD CARTERET COUNTY



217 TURNER JONATHON HAAS INN ON TURNER B&B (next to right of 215 TURNER)



207 TURNER BRIAN & SHELLY BRANNAN



209 TURNER STREET ROBERT WILSON



211 TURNER STREET (next to 215 TURNER STREET left side) ISSAC & LAURA ROBBINS

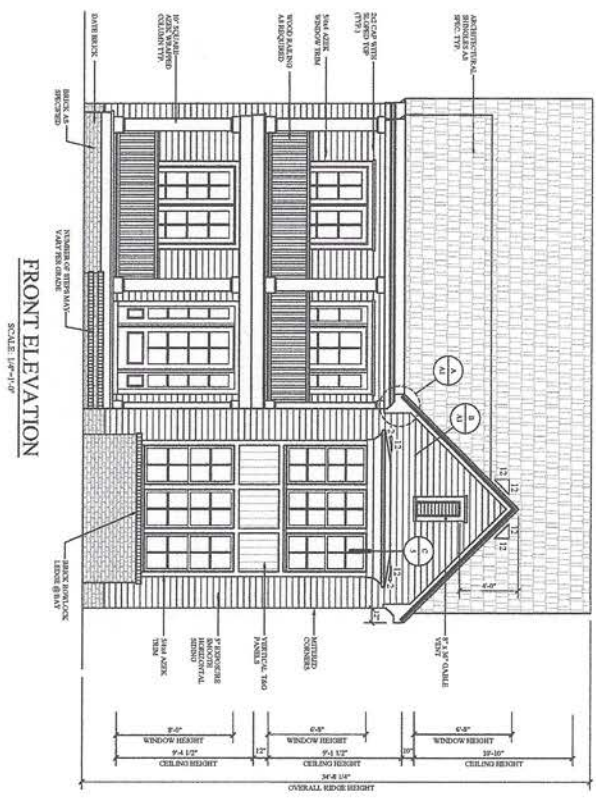


210 TURNER STREET CARTERET COUNTY (across street from 215 TURNER STREET)

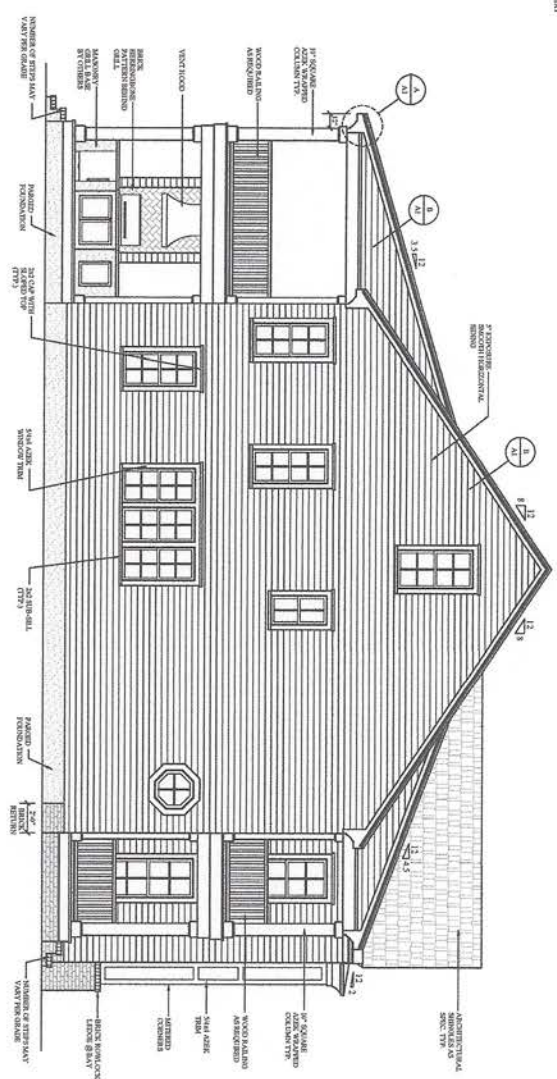


212 TURNER STREET CONCORDIA(across street from 215 TURNER STREET)

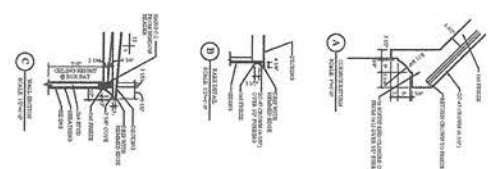




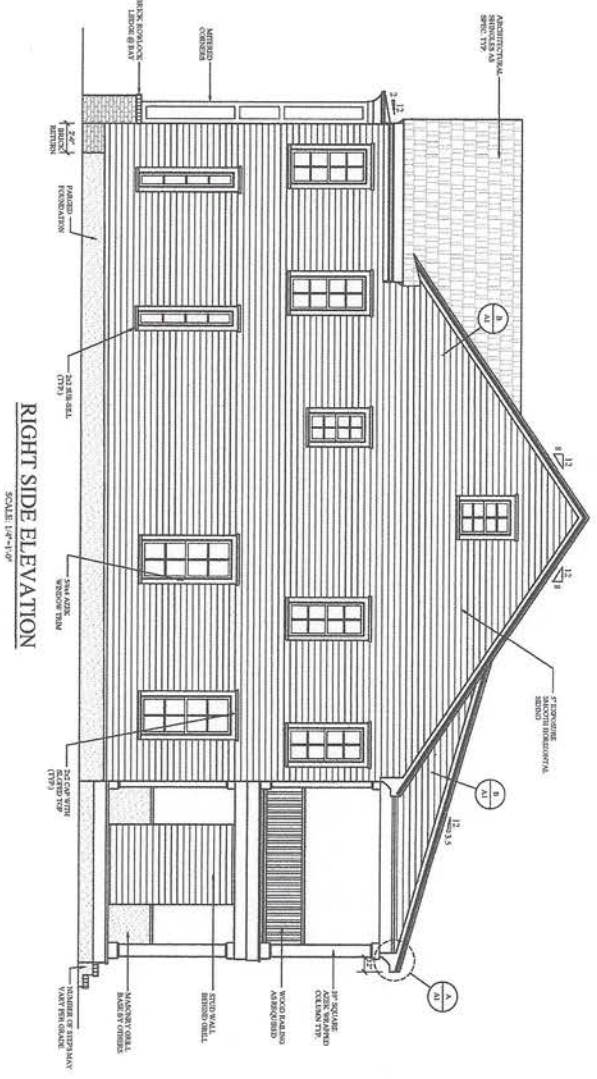
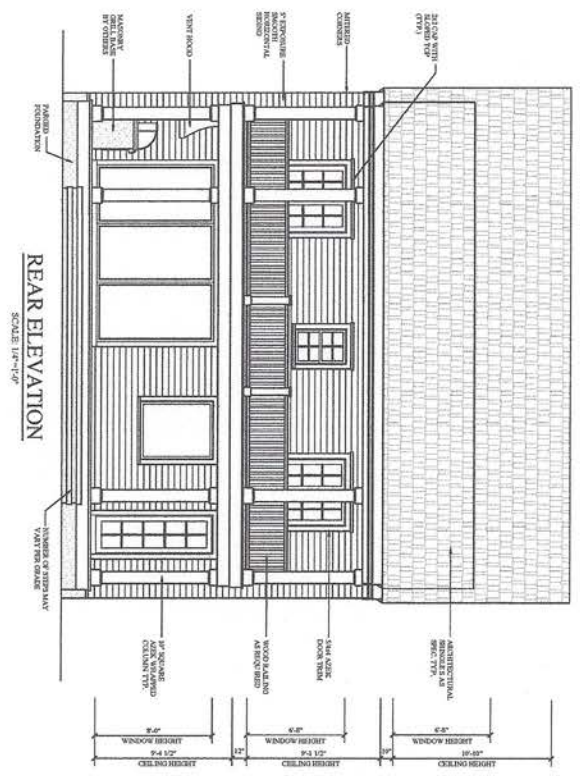
FRONT ELEVATION
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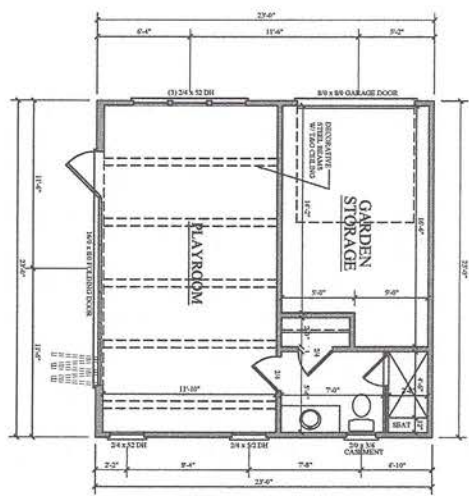
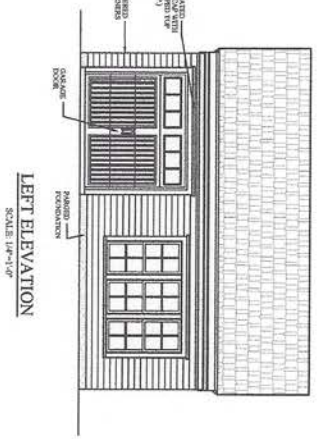
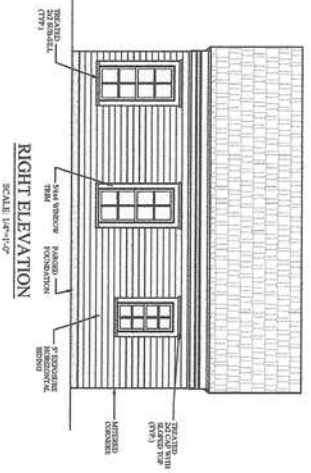
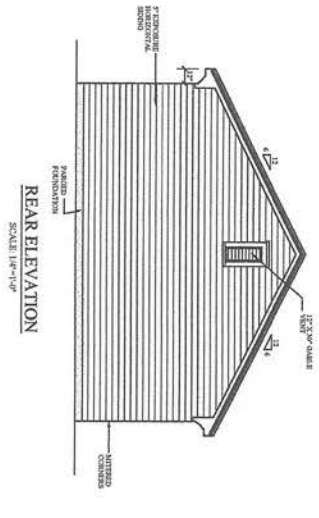
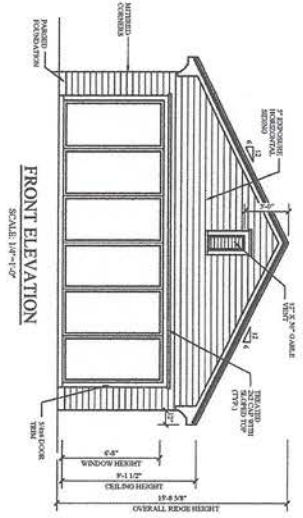
LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



	<p>GRIFFIN RESIDENCE BARDI DESIGNS 215 TURNER STREET BEAUFORT, NC</p>	<p>56 Thurman Dr. Selma, NC 27576 Phone - 919-607-0029 info@narrondesigns.com</p>	<p>RELEASE DATE: 11-10-21</p> <p>REVISIONS</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">05-06-22</td> <td style="width: 50%; border-bottom: 1px solid black;">01-22-23</td> </tr> <tr> <td style="border-bottom: 1px solid black;">05-04-23</td> <td style="border-bottom: 1px solid black;">05-09-23</td> </tr> </table> <p>PAGE # A1</p>	05-06-22	01-22-23	05-04-23	05-09-23
05-06-22	01-22-23						
05-04-23	05-09-23						

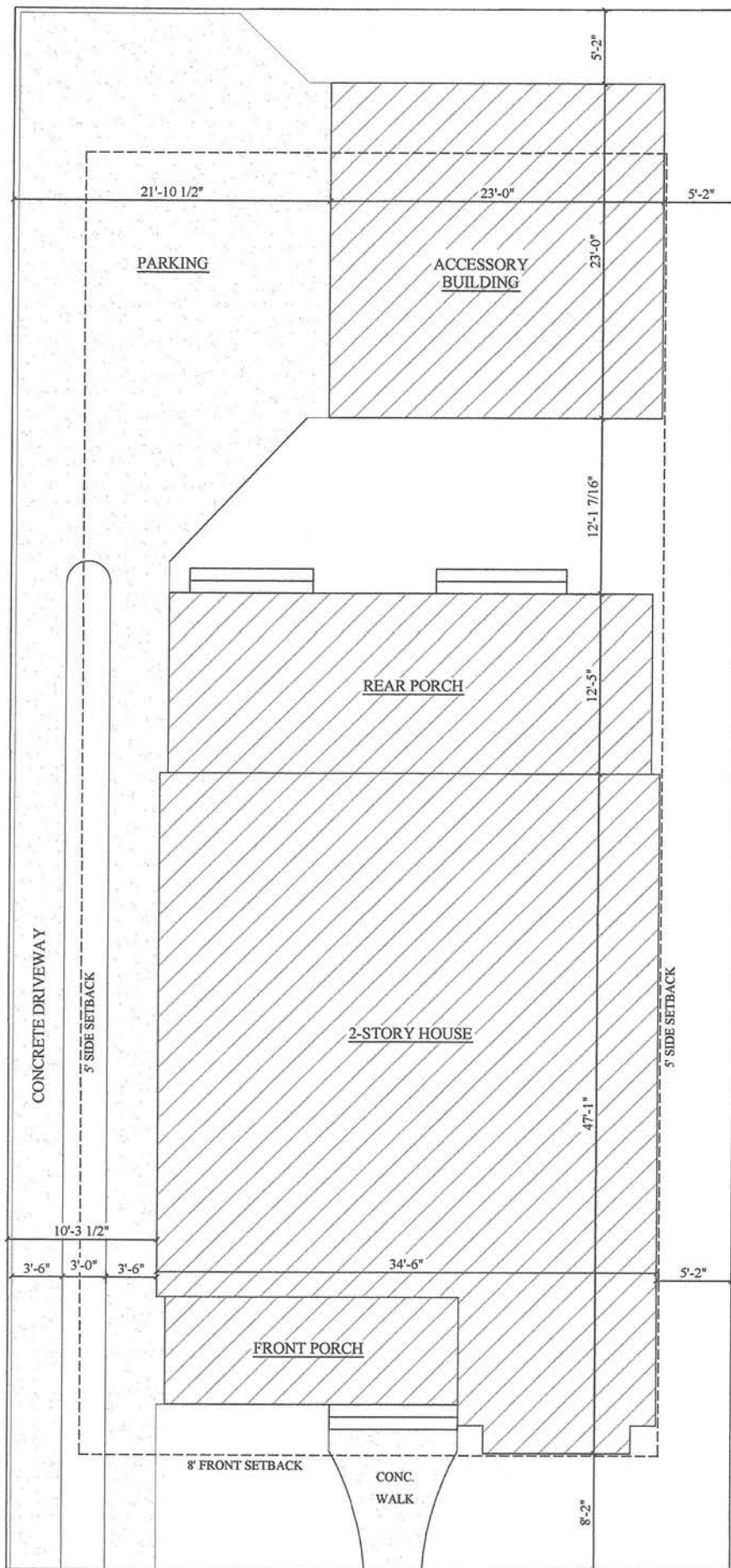


<p>REAR ELEVATION SCALE 1/4"=1'-0"</p>	<p>RIGHT SIDE ELEVATION SCALE 1/4"=1'-0"</p>	<p>GRIFFIN RESIDENCE BARDI DESIGNS 215 TURNER STREET BEAUFORT, NC</p>	<p>56 Thurman Dr. Salma, NC 27576 Phone - 919-407-4029 clay@bardi designs.com</p>					
					<p>RELEASE DATE: 11-10-21</p> <p>REVISIONS</p> <table border="1"> <tr> <td>05-06-22</td> <td></td> </tr> <tr> <td>01-22-23</td> <td></td> </tr> <tr> <td>05-04-23</td> <td></td> </tr> <tr> <td>05-09-23</td> <td></td> </tr> </table>	05-06-22		01-22-23
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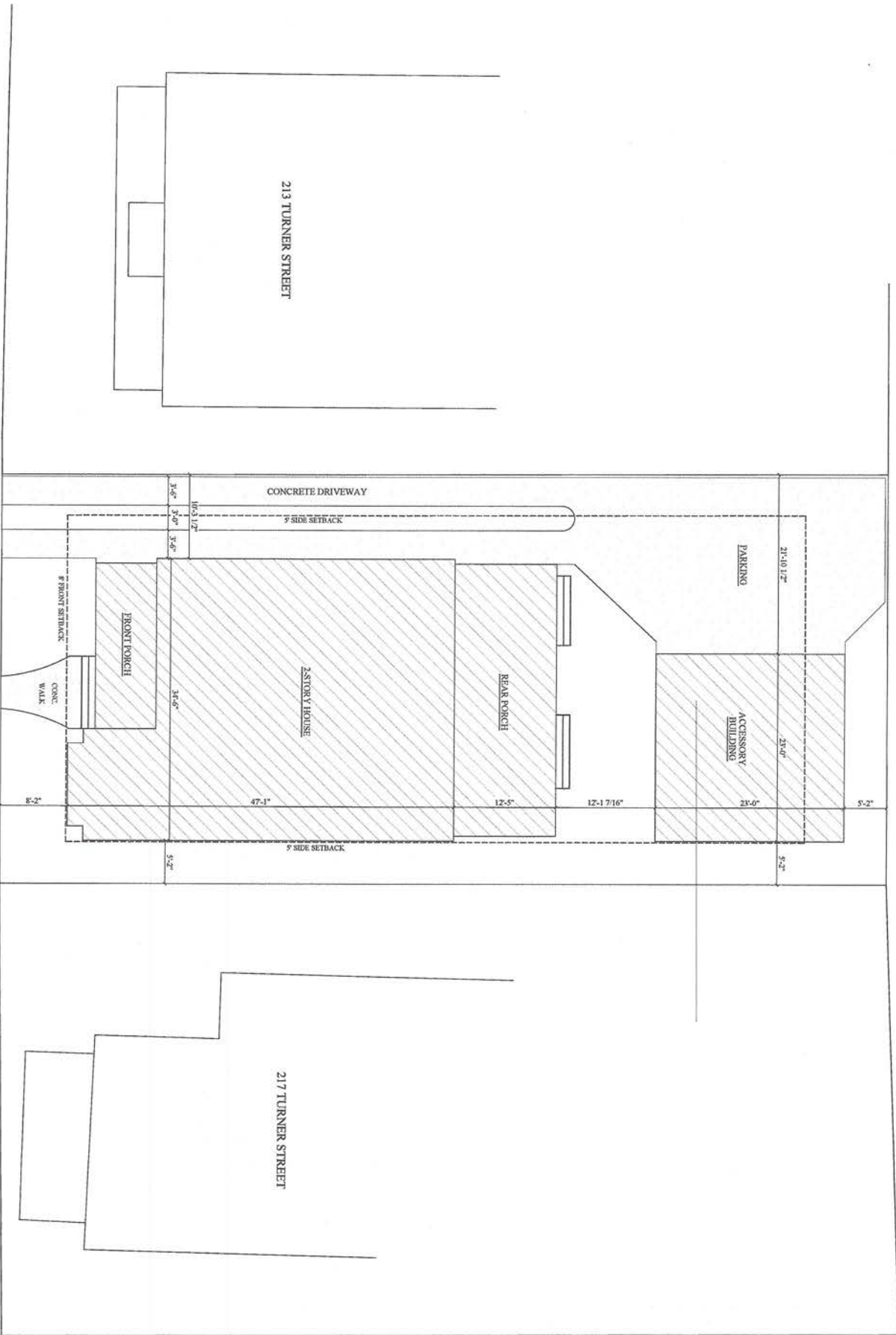
GUEST HOUSE
SCALE: 1/4"=1'-0"

 Narron Designs House Plans - Additions - Renovations	GRIFFIN RESIDENCE BARDI DESIGNS 215 TURNER STREET BEAUFORT, NC	56 Thurman Dr. Selma, NC 27576 Phone - 919-607-4029 ehy@narrondesigns.com	JOB CONTACT	RELEASE DATE: 11-10-21 REVISIONS 05-06-22 01-22-23 05-04-23 05-09-23
PAGE # A5				



215 TURNER STREET BEAUFORT, NC
LOT FIT / TOTAL IMPERVIOUS

SQUARE FOOTAGE CALCS.	
TOTAL LOT AREA	5396
TOTAL IMPERVIOUS AREA	3826
TOTAL % IMPERVIOUS	70.9%



215 TURNER STREET BEAUFORT, NC
 LOT FT / TOTAL IMPERVIOUS

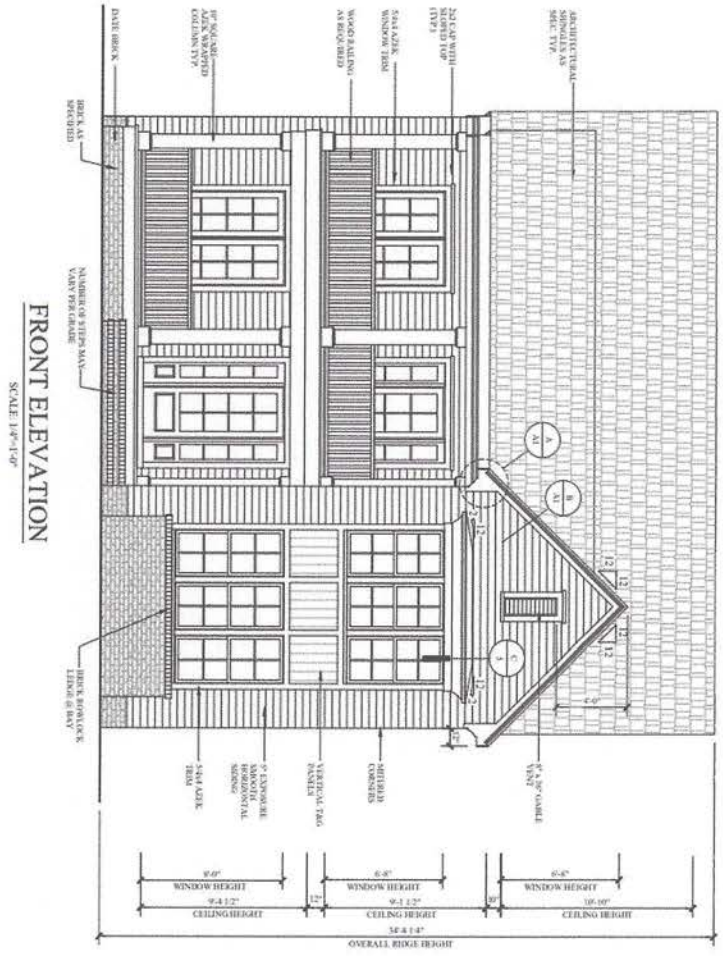
BEAUFORT/DADE/COLUMBIA	1/16"
TOTAL LOT AREA	10,000
TOTAL IMPERVIOUS	1,000

<p>PAGE #</p> <p>SITE</p>	<p>RELEASE DATE: 11-10-21</p> <p>REVISIONS</p> <p>05-06-22</p> <p>01-22-23</p> <p>05-04-23</p> <p>05-09-23</p>	<p>GRIFFIN RESIDENCE</p> <p>BARDI DESIGNS</p> <p>215 TURNER STREET BEAUFORT, NC</p>	<p>JOB CONTACT</p>	<p>56 Thurman Dr. Selma, NC 27576 Phone - 919-607-4029 dby@bardiandsons.com</p>	 <p>Narron Designs</p> <p>House Plans - Additions - Renovations</p>
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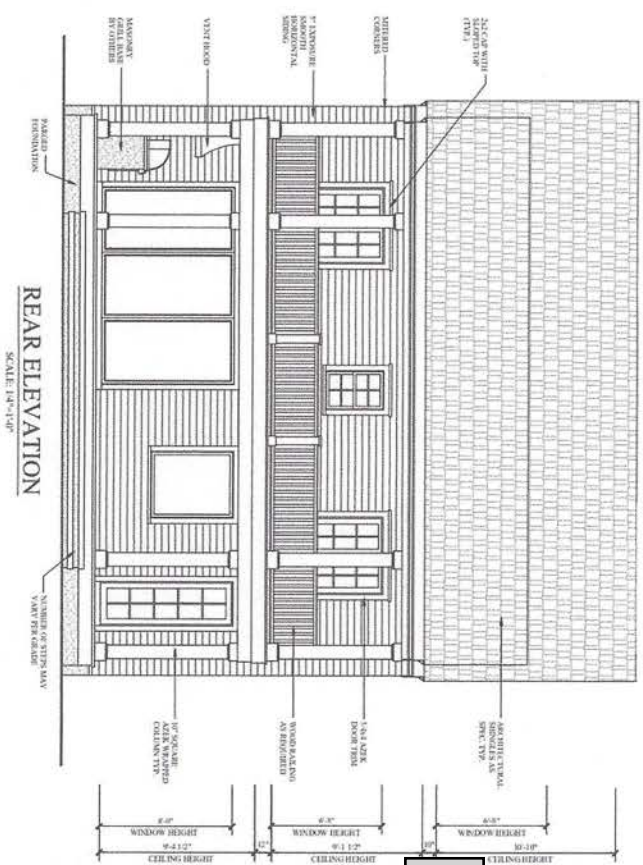


BAR DI DESIGNS

Griffin Residence: 215 Turner Street Beaufort NC



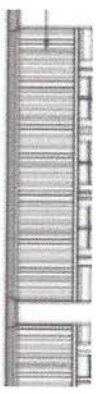



FRONT ELEVATION
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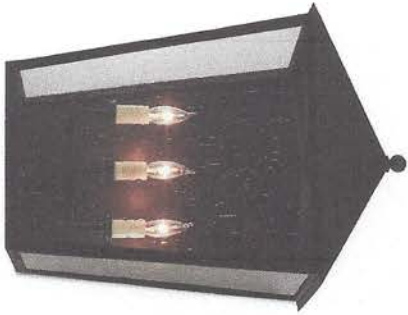


REAR ELEVATION
SCALE: 1/4"=1'-0"

Exterior Finish Material: 215 Turner Street, Beaufort NC Main House and Guest House

Foundation	Masonry Brick	Pine Hall Brick. Color: Oyster Pearl Mortar: White	
Siding	Cementitious Lap Siding- Smooth-not textured-6" exposure	Color: White Duck	SW 7010 White Duck 
Trim Beards/Columns	Cellular PVC-Smooth-not textured-SW	Color: Alabaster	SW 7008 Alabaster 
Windows	Anderson Renewal A-Series Casement- Fully Divided Light rails-Low E4 Glass. Fiberglass exterior-Wood Interior	Color: Sandtone	
Front Door	DSA Alexandria 8 light divided Light-with 2 sidelights-4 divided lights. E-03 Stain Grade-Site Stained	Color: Minwax Custom Stain Blend: 75% Classic Grey and 25 % Weathered Oak.	
Front Elevation: Second Level Door:	DSA Alexandria 8 light divided Light-with 2 sidelights-4 divided lights. E-03 Stain Grade-Site Stained	Color: Minwax Custom Stain Blend: 75% Classic Grey and 25 % Weathered Oak.	
Porch Ceilings	1 x 6 Beard Board Paint Grade	Color: Alabaster	SW 7008 Alabaster 
Porch Floors	Trex Porch Decking: Transcend Lineage	Color: Biscayne	

Handrails	Wood Railing-square balusters and newel posts	<p>Color: Alabaster</p> <p>SW 7008 Alabaster</p>	
Primary Roofing	Shingles-Certainteed Landmark	<p>Color:Weathered Wood</p>	
Lantern Light Fixtures:Main House	Currey and Company: Benning Large outdoor wall sconce	<p>DIMENSIONS:</p> <p>H: 22.25" W: 15" D: 17"</p>	
Lantern Light Fixtures: Guest House	Currey and Company: Benning Medium outdoor wall sconce	<p>DIMENSIONS:</p> <p>17.75"h x 12"w x 13.75"d</p>	



White Duck



Main House and Guest House color:

Sherwin Williams
SW 7010



Brick Color- Pine Hall Brick Oyster Pearl



Trim color:

Alabaster
SW 7008



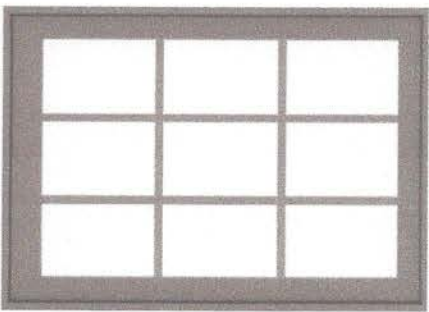
Exterior Wood Stain Front Door:



Bradford Hall Tudor - White Mortar

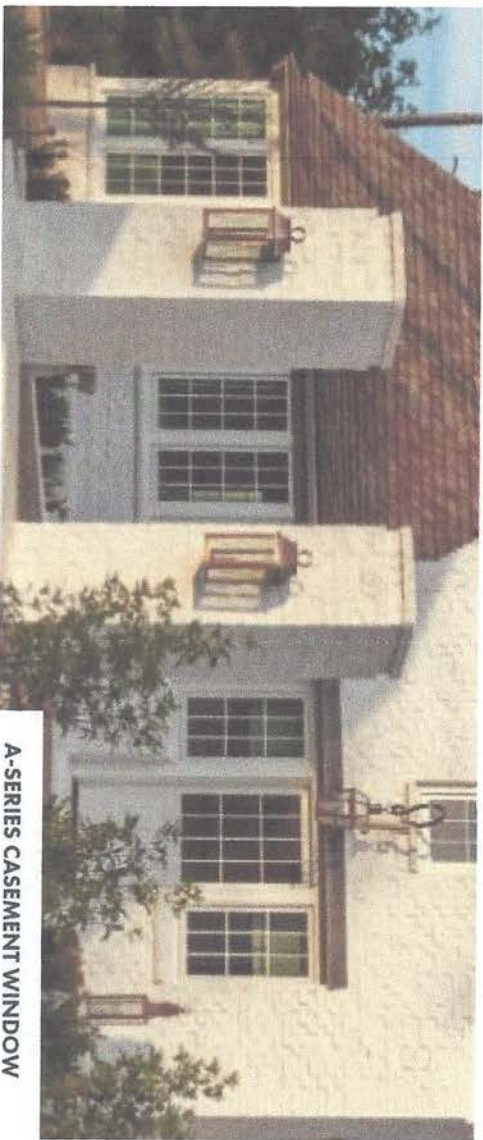


Porch Decking



A-Series Casement Window

Exterior Color Selections Option 1: Soft White-with Greige

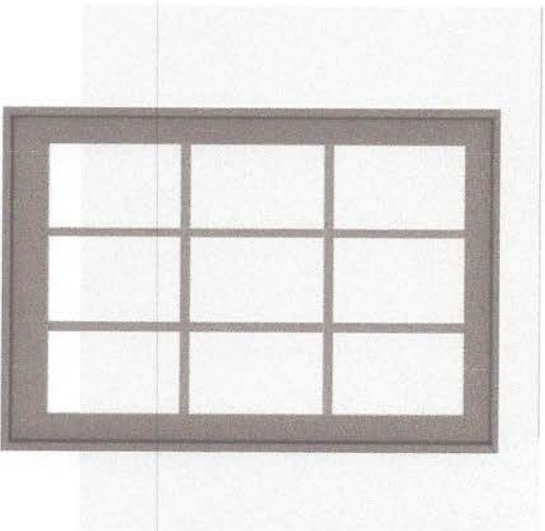


A-SERIES CASEMENT WINDOW

Full divided light grilles

Full divided light is meant to imitate true divided light, or historic window made of individual panes connected with muntins (or wood dividers). The advantage of full divided light is that it's more energy efficient than true divided light, because it can be applied to dual-pane window glass.

Anderson A Series Casement Windows



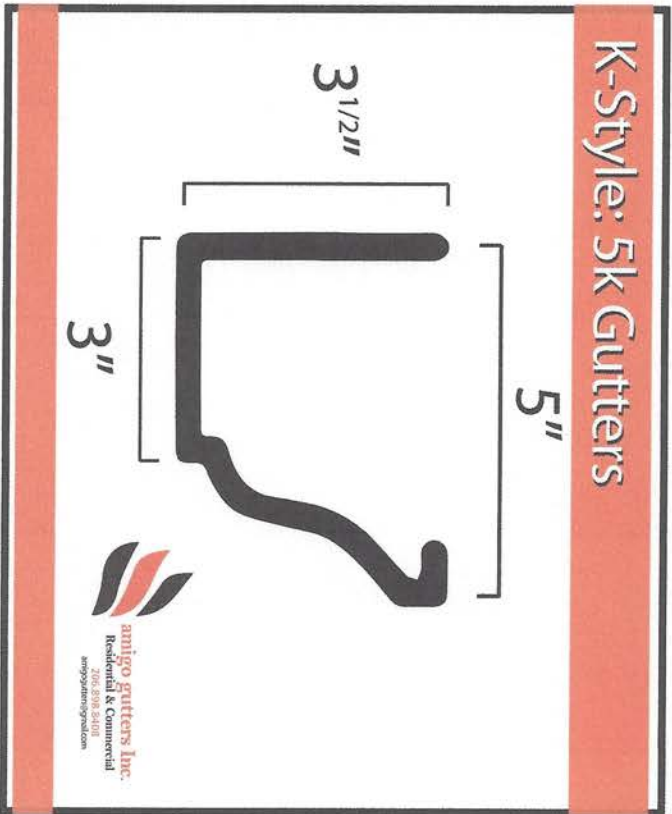
INTERIOR

EXTERIOR



Sandstone

Exterior Window Finish Colors and SDL Specifications



*Generally speaking we'll use factory painted ("baked") coiled aluminum.
.027 thickness for 5 inch gutters*



K Style Aluminum Gutters

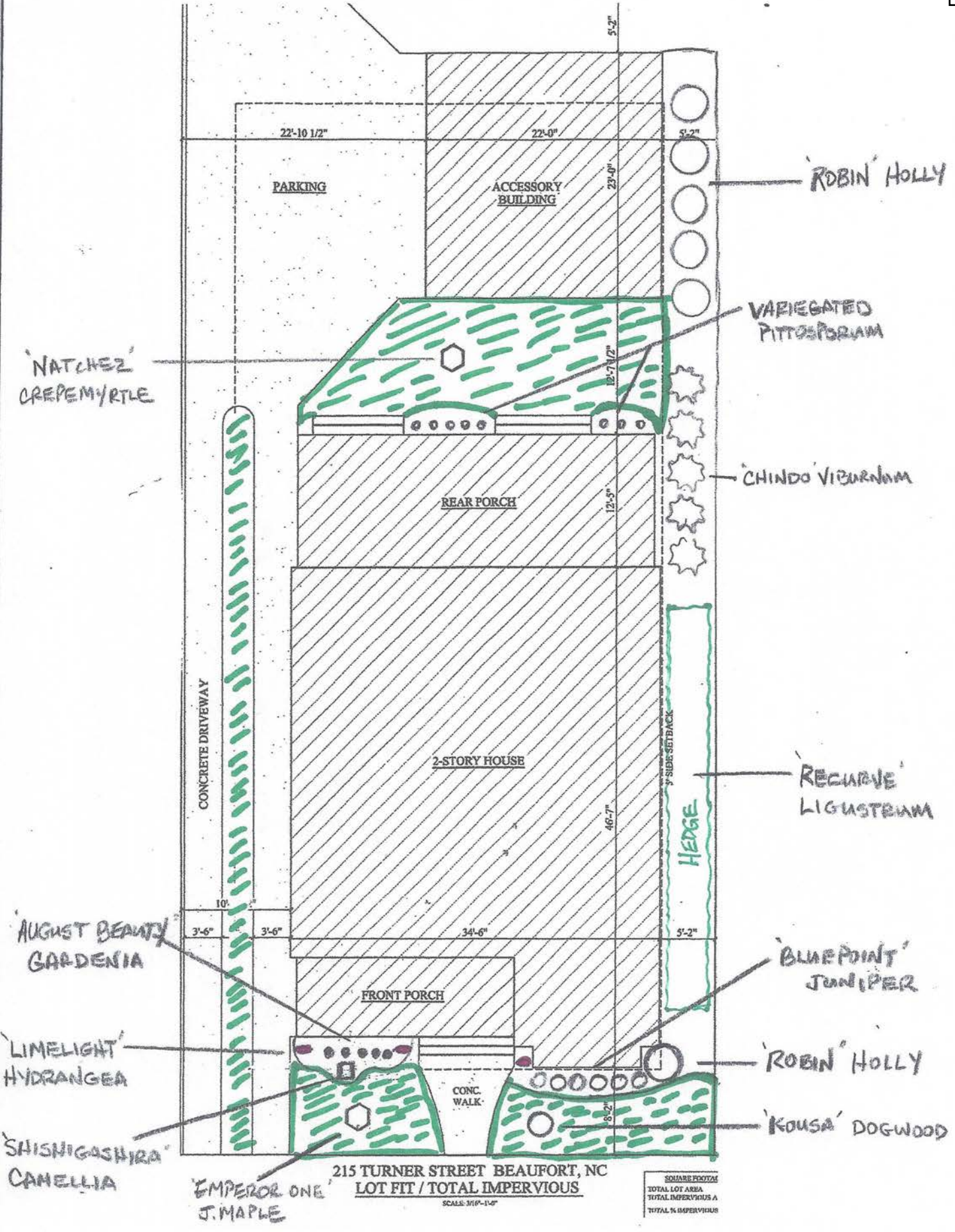
**Item # BRKGU5XA032 | 5 x .032 K Gutter | Terra
Bronze Aluminum**

Exterior Gutter Color/Spec

Example: Terra Bronze Color



Exterior Roof/Spec: Landmark Certainteed Color: Weathered Wood



Griffin Residence: 215 Turner Street Beaufort NC


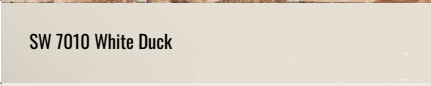
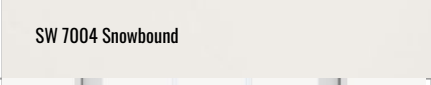
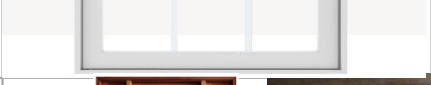
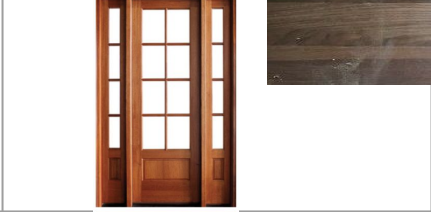
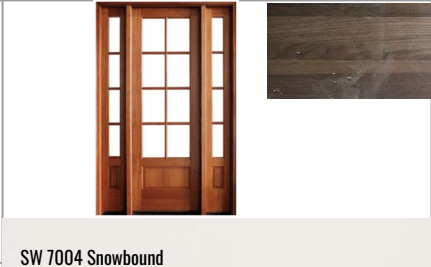








FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

Exterior Finish Material: 215 Turner Street, Beaufort NC Main House and Guest House

Foundation	Masonry Brick	Pine Hall Brick. Color: Oyster Pearl Mortar: White		4.
Siding	Cementitious Lap Siding-Smooth-not textured-6" exposure	Color: White Duck		SW 7010 White Duck
Trim Boards/Columns	Cellular PVC-Smooth-not textured-SW	Color: Snowbound		SW 7004 Snowbound
Windows	Anderson Renewal A-Series Casement- Fully Divided Light rails-Low E4 Glass. Fiberglass exterior-Wood Interior	Color:White		
Front Door	DSA Alexandria 8 light divided Light-wth 2 sidelights-4 divided lights. E-03 Stain Grade-Site Stained	Color: Minwax Custom Stain Blend: 75% Classic Grey and 25 % Weathered Oak.		
Front Elevation: Second Level Door:	DSA Alexandria 8 light divided Light-wth 2 sidelights-4 divided lights. E-03 Stain Grade-Site Stained	Color:Minwax Custom Stain Blend: 75% Classic Grey and 25 % Weathered Oak.		
Porch Ceilings	1 x 6 Beard Board Paint Grade	Color: Snowbound		SW 7004 Snowbound
Porch Floors	Trex Porch Decking: Transcend Lineage	114 Biscayne		

Handrails	Wood Railing-square balusters and newel posts	Color: Snowbound SW 7004 Snowbound	
Primary Roofing	Shingles-Certainteed Landmark	Color:Weathered Wood	
Lantern Light Fixtures:Main House	Currey and Company: Benning Large outdoor wall sconce	DIMENSIONS: H: 22.25" W: 15" D: 17"	
Lantern Light Fixtures: Guest House	Currey and Company: Benning Medium outdoor wall sconce	DIMENSIONS: 17.75"h x 12"w x 13.75"d	



Brick Color- Pine Hall Brick Oyster Pearl



Porch Decking



White Duck



Main House and Guest House color:

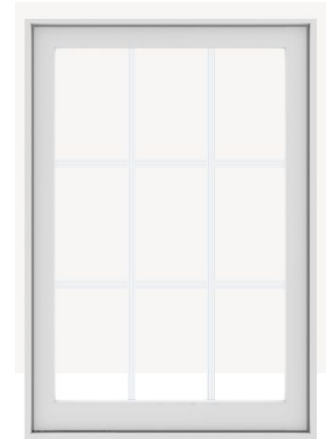
Sherwin Williams
SW 7010

Snowbound



Trim color:

Sherwin Williams

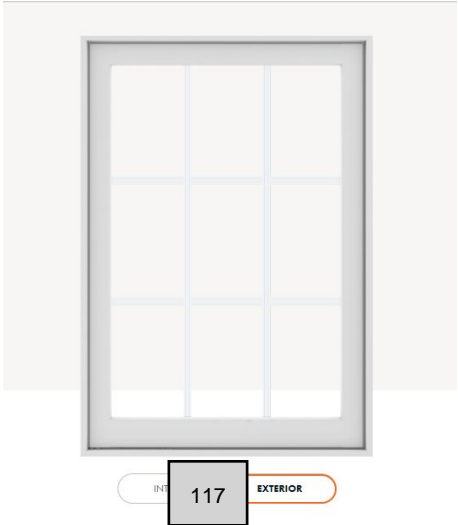


Bradford Hall Tudor - White Mortar



A-SERIES CASEMENT WINDOW

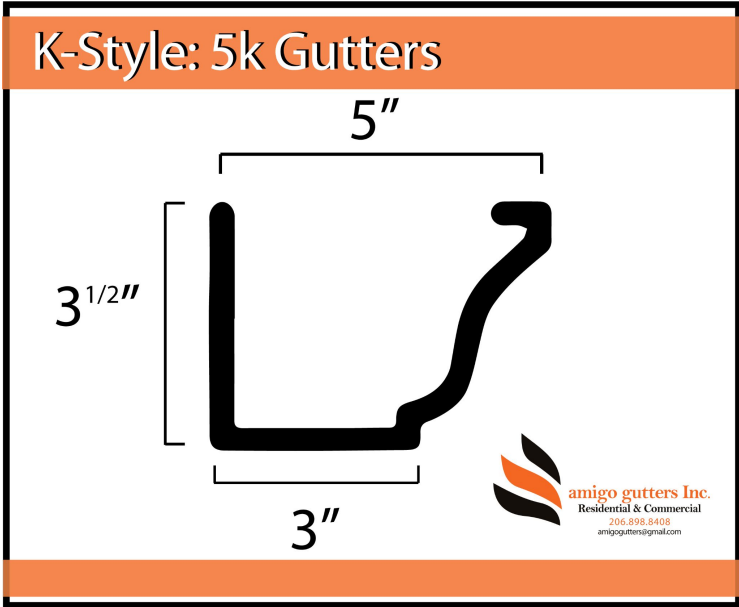
Anderson A Series Casement Windows



Full divided light grilles

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K Style Aluminum Gutters

Item # BRKGU5XA032 | 5 x .032 K Gutter | WHITE ALUMINUM



Exterior Roof/Spec: Landmark Certainteed Color: Weathered Wood