



## **Town of Beaufort, NC**

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516  
252-728-2141 - 252-728-3982 fax - [www.beaufortnc.org](http://www.beaufortnc.org)

### **Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, October 05, 2021 - Via Zoom Monthly Meeting**

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**Call to Order**

**Roll Call**

**Agenda Approval**

**Administration of Oaths**

**New Business**

- [1.](#) Case 21-35 608 Broad Street- Home Renovation
- [2.](#) Case 21-36 313 Ann Street- Screened Porch & Roof
- [3.](#) Case 21-37 111 Moore Street- New Construction
- [4.](#) Case 21-38 509 Front Street- Privacy Fence

**Public Comment**

**Commission / Board Comments**

**Staff Comments**

**Adjourn**



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**Town of Beaufort Historic Preservation Commission Regular Meeting  
6:00 PM Tuesday, October 5, 2021 – Via Zoom**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case 21-35 608 Broad Street- Home Renovation

**BRIEF SUMMARY:**

*In the April 2021 meeting the Commission approved the partial demo of the structures at 608 Broad Street. Since that meeting the owner has completed their demo portion and now is requesting renovations of the remaining structure.*

**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:** September 28, 2021  
**Case No.** 21-35

**Request:** Demolition a portion of 608 Broad Street.

**Applicant:** Robbin & Jennifer Rodewigg  
 209 Orange Street  
 Beaufort, NC 28516

**Property Information:**

Owner: Same  
 Location: 608 Broad Street

**Project Information:**

In the District Survey, updated by Ruth Little, the structure at 608 Broad Street is described as “Peterson’s Grocery and House” Unusual combination store/dwelling, apparently built at the same time. 2-story, side gable building with 2 front gable wings, larger east wing houses the store, west wing and main block the dwelling. Plain siding, 1 interior chimney, and windows with 2/2 sash and molded caps. The dwelling section has a 1-story porch with turned post and railing. The store façade is sheltered by a hipped pent roof.

*In the April 2021 meeting the Commission approved the partial demo of the structures at 608 Broad Street. Since that meeting the owner has completed their demo portion and now is requesting renovations of the remaining structure.*

**Material:**

- Photos of 608 Broad Street

**Attachments:**

- Vicinity Map
- Adjacent Property Owners list
- COA Application

## Guidelines:

### Additions to Historic Buildings Guidelines

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

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

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

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

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

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

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

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

### Foundations Guidelines

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

6.6.2. Retain and preserve existing historic materials wherever possible, rather than replace. For repairs or rebuilding, select new brick, mortar, ballast stones, and other materials to match the historic materials as closely as possible in all respects.

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

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

### Wood Siding, Trim, and Ornament Guidelines

6.2.1. Preserve and maintain existing original wood siding, trim, ornamentation, and other wood decorative elements.

6.2.2. Preserve and repair existing wood elements wherever possible. Use preservation techniques which encourage repair (such as epoxies, splicing, and patching where applicable) rather than wholesale replacement.

### Window and Door Guidelines

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

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

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

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

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

### 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.

### Roof Guidelines

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

6.1.2 Preserve, maintain, and repair historic roofing details and materials such as slate, standing seam metal, and tile. Replace in-kind only if necessary due to deterioration or damage. Replace only the damaged or deteriorated portion using materials identical to the original if possible.

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.

### Landscaping Guidelines

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

### Off-street Parking Guidelines

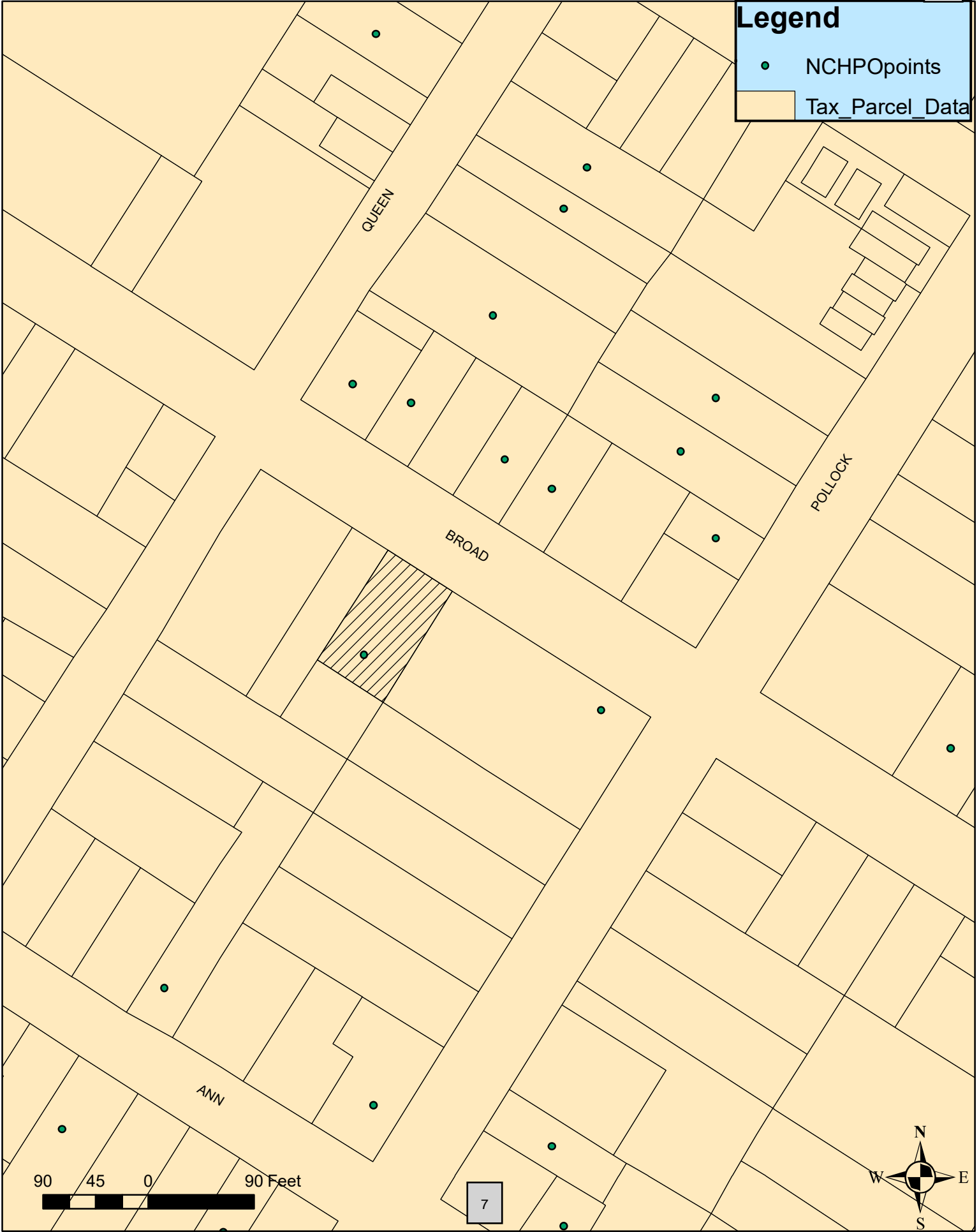
8.5.7. Use paving materials that were traditionally used on surface parking areas and driveways on the surrounding block or street. Gravel, marl, crushed shells, asphalt, and concrete are typical parking lot treatments, while grass, gravel or concrete runners with a grassy median, brick, and marl are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

### Relocation of Buildings Guidelines

9.1.7. Provide a new foundation whose height, design, and facing materials match those of the original, if possible.

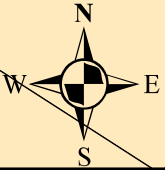
9.1.8. Maintain any existing mature trees on the new site, if possible. This will help create an established building site context for the new structure.

# BHPC Case 21-35 608 Broad Street - Home Renovations



**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data



7

<u>OWNER</u>	<u>MAIL_HOL</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>L_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
CROSSWELL,SARAH G	2205	FRONT ST	BEAUFORT	NC	28516	
GARNER,EUGENE M JR ETUX DIANNE	173	JACKSON DRIVE	BEAUFORT	NC	28516	
JOHNSTON,KRISTY A TRUSTEE	208	MICHIGAN AVENUE	PORT JEFFERSON	NY	11777	C/O RAYMOND SHALVEY
PAERL,BARBARA H ET VIR HANS W	100	HOLLY LANE	BEAUFORT	NC	28516	
TOWN OF BEAUFORT			BEAUFORT	NC	28516	PO BOX 390
VINING CONSULTATION+MGMT LLC	1921	LEWIS STREET	RALEIGH	NC	1351 27608	

### 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: Jennifer Roddewig, Robbin Roddewig  
 Applicant Address: 209 Orange St. Beaufort NC 28516  
 Business Phone: 703.980.1353 Email/Cell: robbin.roddewig@verizon.net  
 Property Owner Name: Jennifer and Robbin Roddewig  
 Address of Property: 608 Broad St. Beaufort NC 28516  
 Phone Number: none / above Email/Cell: above

#### PROJECT INFORMATION

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

*Please refer to package (additional pages)*

- o Restoration of house
- o Moving house
- o Addition to house
- o Construction of garage

Estimated Cost of Project: \$ 250,000 - 300,000

Year House Built: 1905

J. Roddewig  
Applicant Signature

R. Roddewig

9/9/2021  
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](http://www.beaufortnc.org). The Commission meets regularly on the first Tuesday of the month unless it is a holiday.*

#### OFFICE USE ONLY

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

Reviewed for Completeness: \_\_\_\_\_  
Date Deemed Completed and 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 [lganey@beaufortnc.org](mailto:lganey@beaufortnc.org).*

# Application of COA Proposed changes to house(s) at 608 Broad St Beaufort

Application to the Beaufort Historic Preservation Commission(HPC)

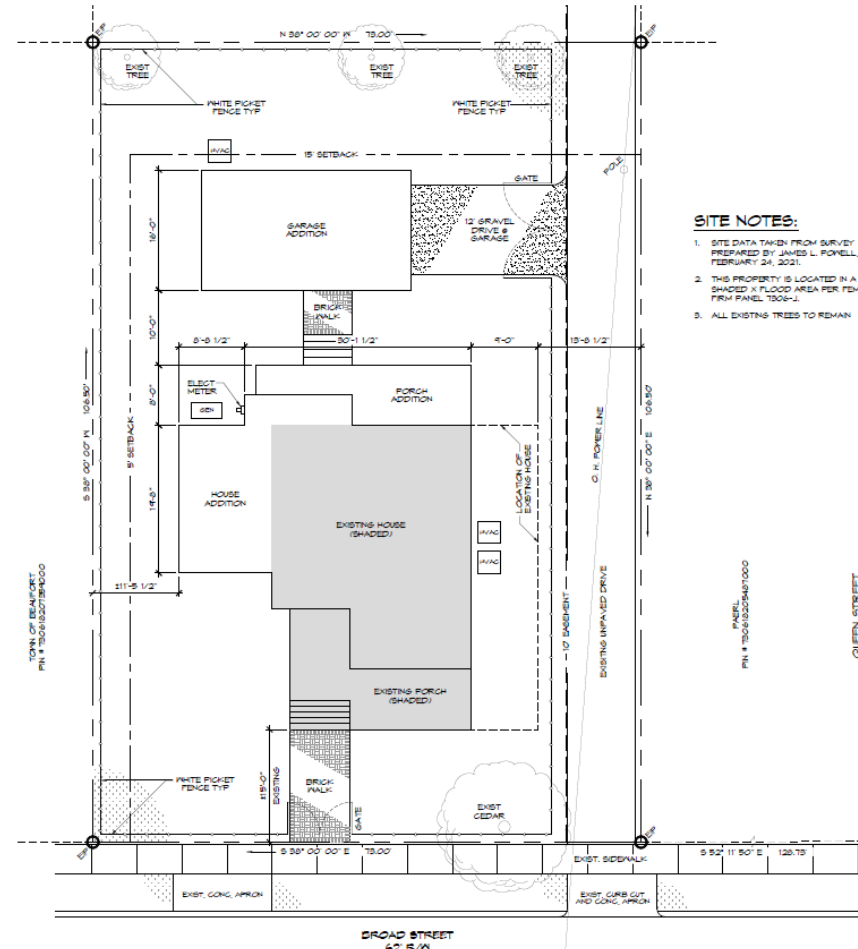
Contact: Robbin Roddewig [robbin.Roddewig@verizon.net](mailto:robbin.Roddewig@verizon.net) 703.980.1353

# Bottom line up front

- We are applying for approval to restore the house at 608 Broad St.
- Move the house over to be centered on the lot
- Build an addition and garage

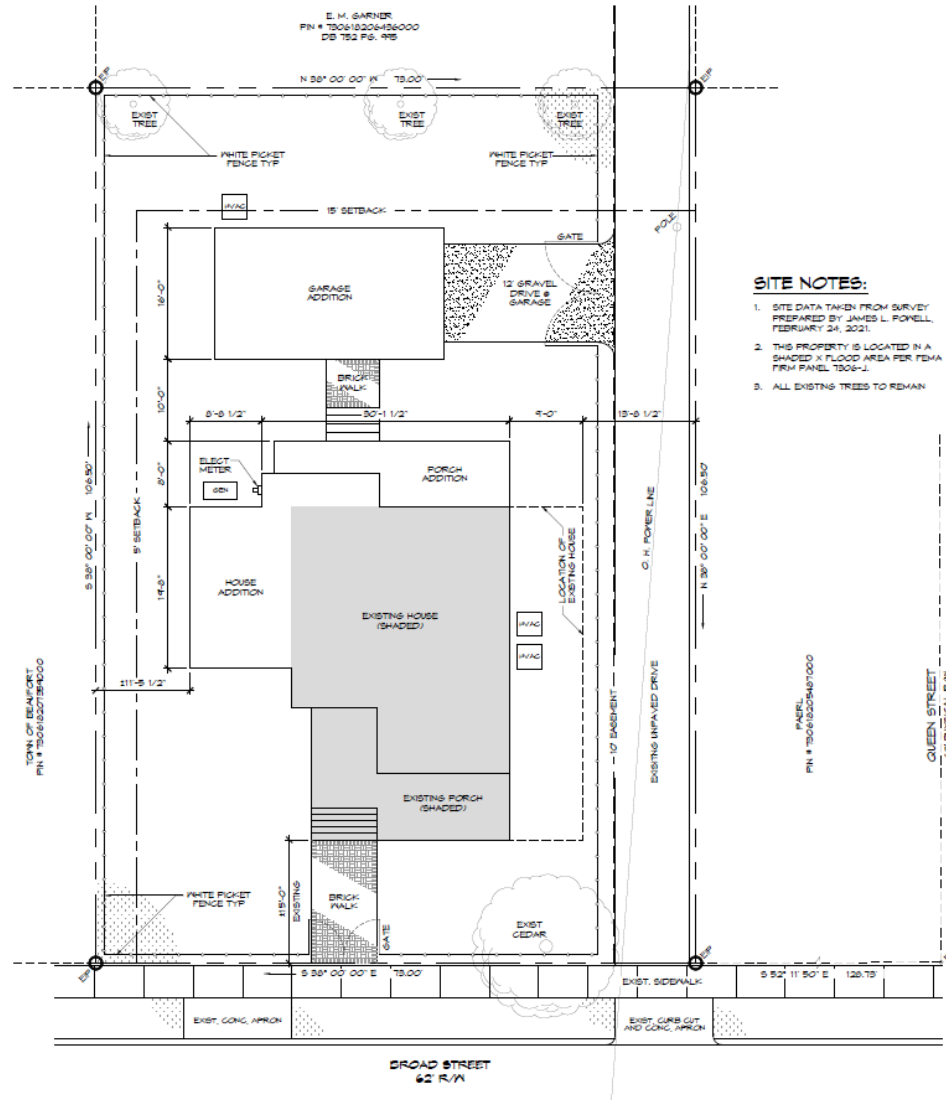


# Current house on property



- SITE NOTES:**
1. SITE DATA TAKEN FROM SURVEY PREPARED BY JAMES L. POWELL, FEBRUARY 24, 2021.
  2. THIS PROPERTY IS LOCATED IN A SHADDED FLOOD AREA PER FEMA FIRM PANEL 13004-L.
  3. ALL EXISTING TREES TO REMAIN.

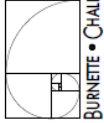
- House is moving over about 9' to center it on lot



**SITE NOTES:**

1. SITE DATA TAKEN FROM SURVEY PREPARED BY JAMES L. POWELL, FEBRUARY 24, 2021.
2. THIS PROPERTY IS LOCATED IN A SHADED X FLOOD AREA PER FEMA FIRM PANEL 1206-J.
3. ALL EXISTING TREES TO REMAIN.

1 SITE PLAN  
SCALE: 1/8"=1'-0"



**BURNETTE • CHALK ARCHITECTURE & PLANNING, P.A.**  
 100 BANK STREET • WYOMING CITY, NORTH CAROLINA 28577 252.726.5387 252.726.3999 FAX 252.726.2250 NCOR 041



CONSULTANTS

REVISIONS

EXISTING CONDITIONS - RODDEWIG RESIDENCE  
 608 BROAD STREET  
 BEAUFORT, NORTH CAROLINA 28516  
 SITE PLAN

PROJECT # 21003  
 DRAWN: CTM  
 CHECKED: \*  
 APPROVED: \*  
 PHASE: SD  
 DATE: 13 SEPT 2021

**PROGRESS SET**

**AS101**



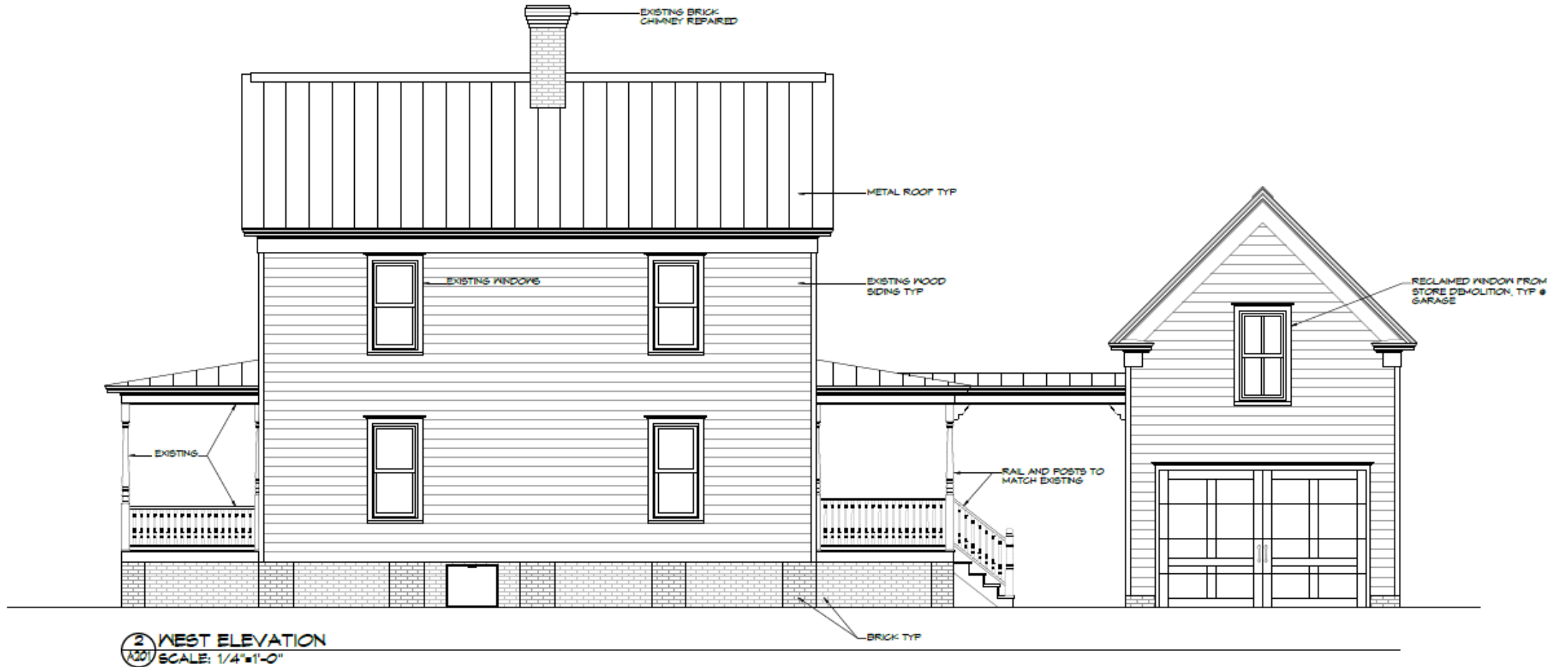
# Façade Front



1 NORTH ELEVATION  
A201 SCALE: 1/4"=1'-0"

- Seen from Broad St.

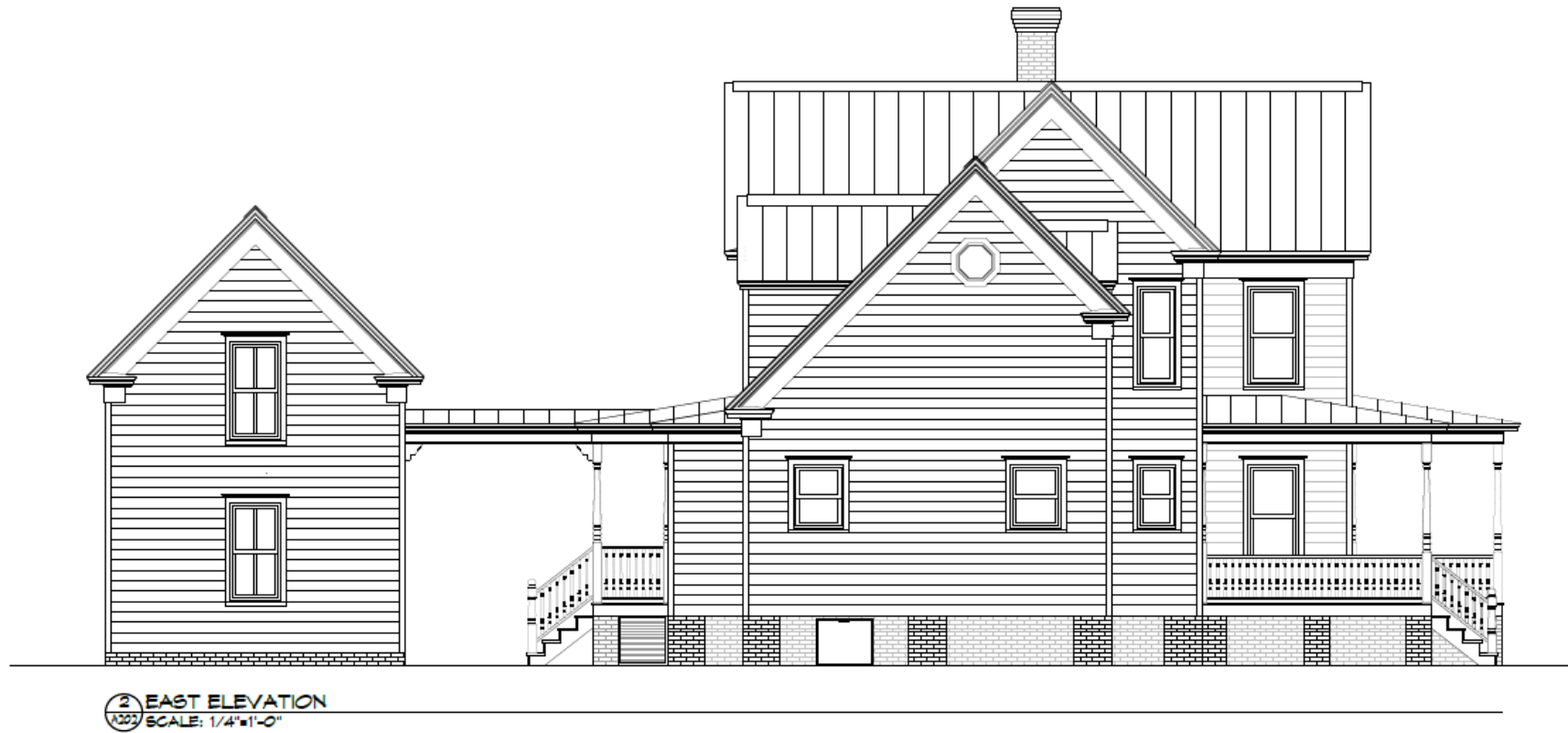
# Façade Right



- Windows in garage are reclaimed from Peterson's Grocery



# Façade Left



**PROGRESS SET**

THESE DRAWINGS AND SPECIFICATIONS REPRESENT AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN IN OWNERSHIP WITH THE ARCHITECT. USE OR REPRODUCTION BY ANY MEANS, IN WHOLE OR IN PART, WITHOUT THE ARCHITECT'S CONSENT, IS PROHIBITED.

- Reclaimed windows in garage

# Description of all building materials summary

- Addition and garage will reuse siding, windows and doors from Grocery store that was deconstructed at 608 Broad St. where possible
- Siding will be wood siding
- Windows will be matched to existing house in front and back
- Trim to match existing house trim and window trim
- This store dates to approximately 1885 so materials are appropriate for the house circa 1905



# Building Materials cont'd

## Siding



- Wood siding used for addition and garage
  - Where possible reclaimed wood siding from Grocery store

# Building materials cont'd

- Windows matching existing wood double hung windows front and back
- Grocery store windows being restored for use in garage



# Building materials cont'd

- Wood doors matching other historic structures
  - Wood Entry door in front
  - Wood French doors in back



# Building materials cont'd

- Roofing
  - Replacing metal roof with metal roof, silver



Example of silver metal roof at 209 Orange St.

# New foundation

- Pier and window foundation with filled windows
  - Brick piers
  - Painted gray or left natural brick



Example foundation from 209 Orange St.

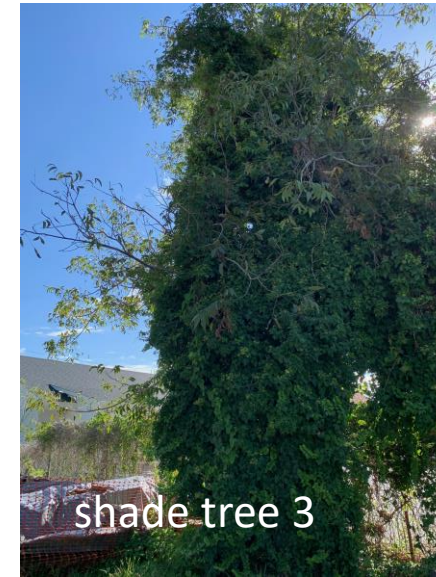
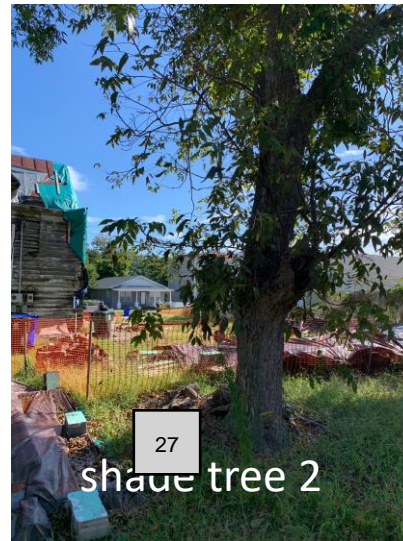
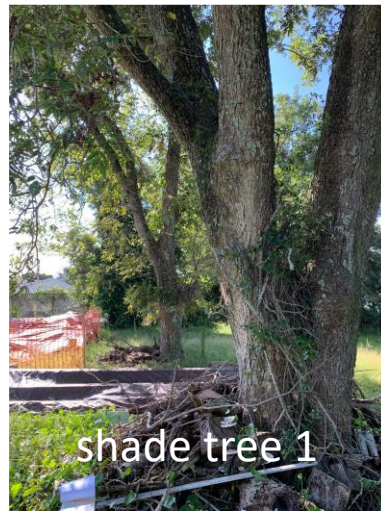
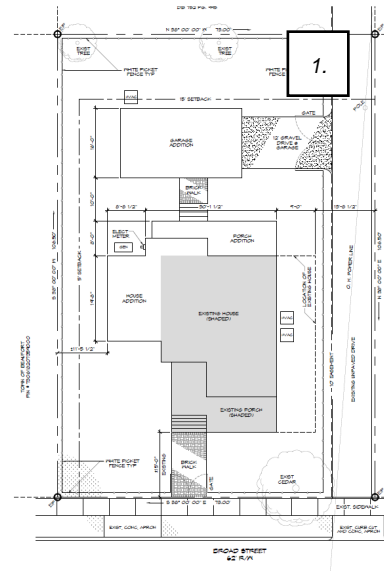
# Solar arrays on back of house and garage roof



- South facing, not seen from street which sees north façade/roof
- Part of a solar system with battery storage

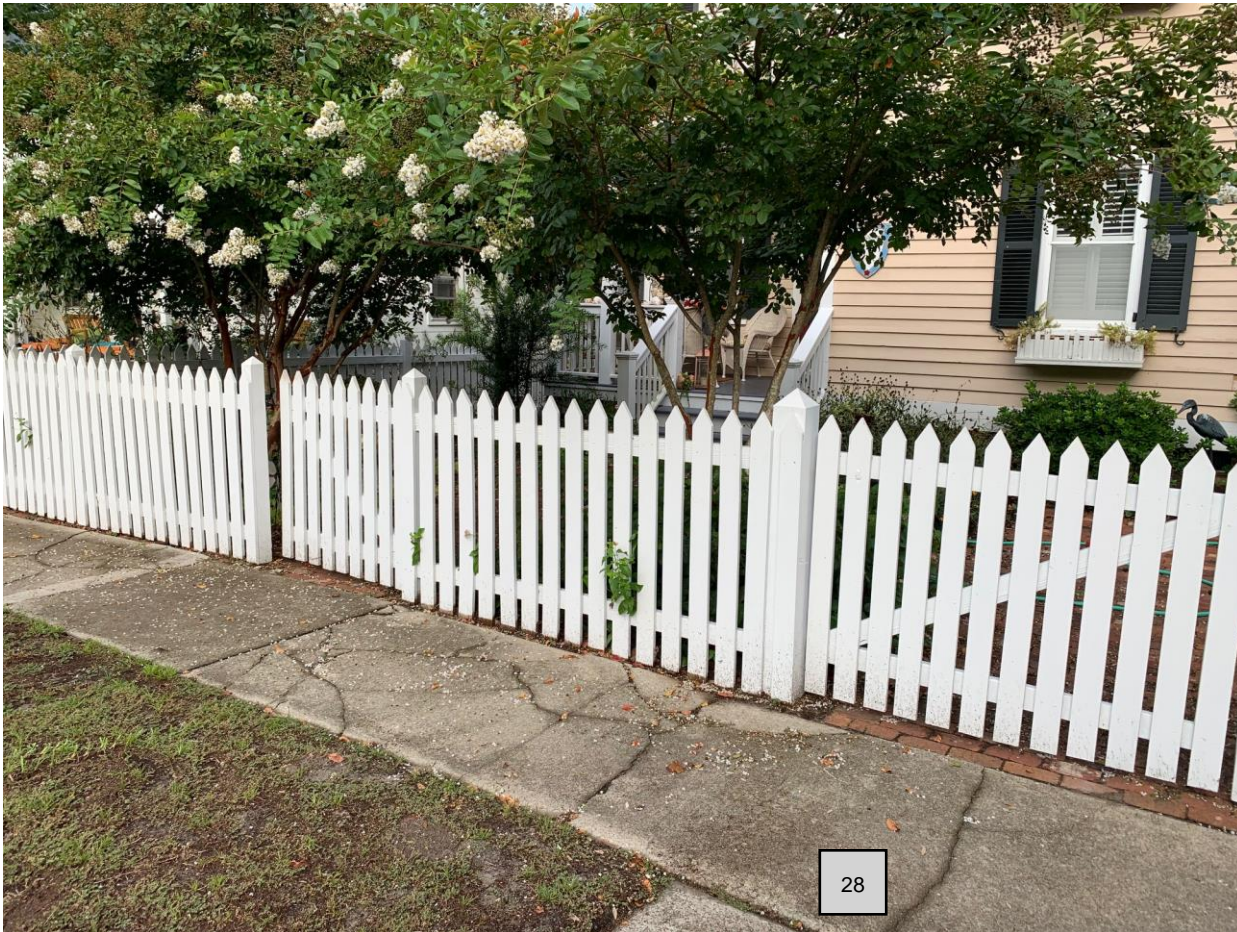
# Landscaping

- Existing trees will remain
  - Cedar in front and three shade trees in back
- Bricks salvaged from 1880's store will be used in front walk
- Gravel driveway apron for garage



# Fence

- White wood picket fence will enclose property and garage

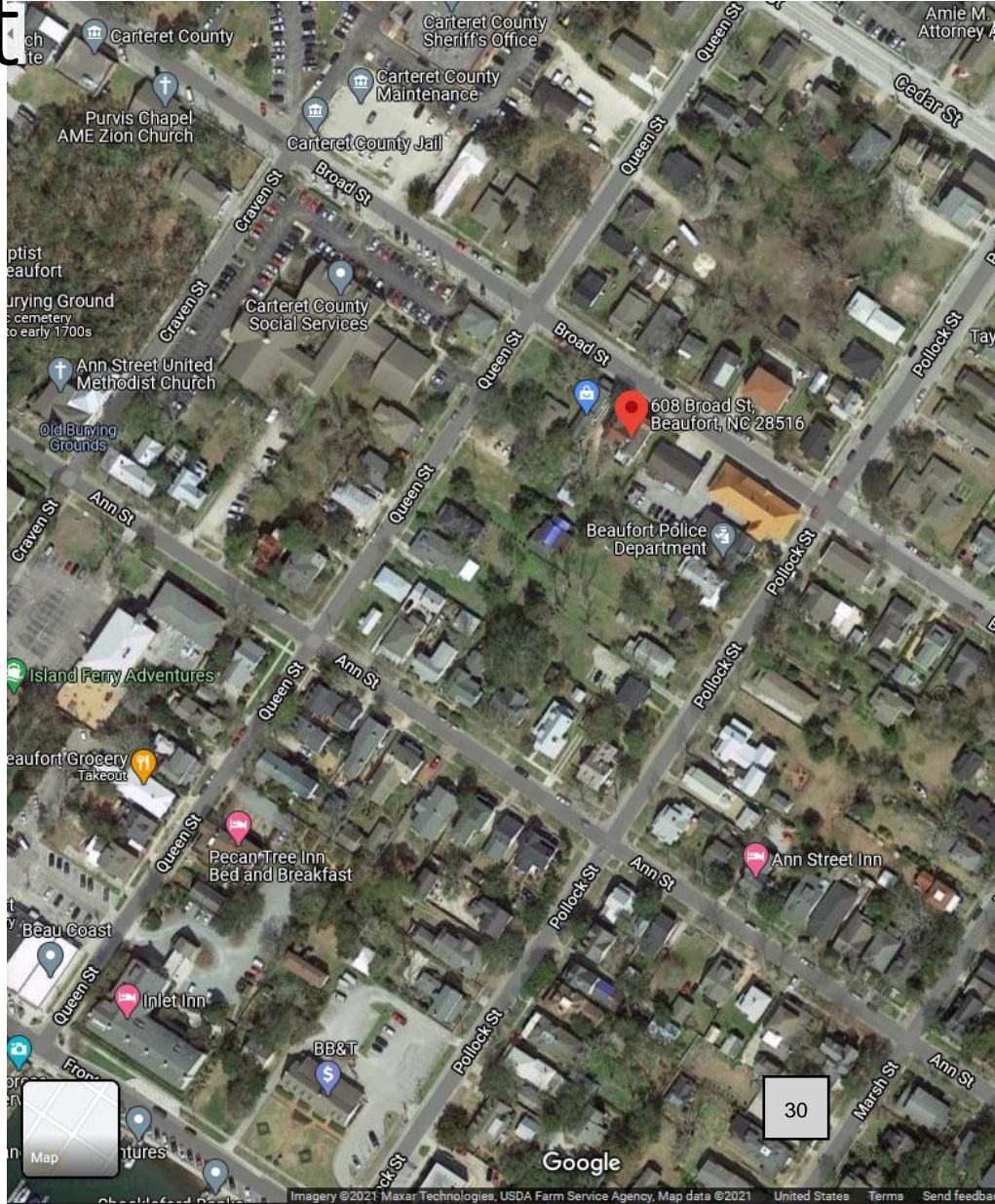


# Colors

- White painted wood siding, posts, porch rails, house trim
- White windows
- Silver metal roof
- Gray porch decking
- Blue ceilings



# Location of property in Beaufort Historic District



# Team for restoration of house

- Beaufort property expert Lenore Meadows, Eddy Myers Realty
- Architect Kenneth Burnette, Chalk and Burnette Architects
- Builder and restoration expert Billy Tickle, Superior Structures
- Working closely/receiving assistance from Kyle Garner and Jeremy Ganey (town of Beaufort)



*"Worst-case scenario? The renovation goes three years and two million dollars over budget, one of you bludgeons me to death with my own hammer, and you both get the electric chair."*

# Listing of adjacent neighbors

Address	Name	notes
606 Broad St.	Simon Hill	Bakery owner
605A	Notice hand bill delivered	Would not open door
609 Broad St	Jonathan Aycock	
611 Broad St	Manda Holden	
608B Broad St	Gene Garner	
610, 614 Broad St.	Beaufort Police Dept.	
603 Broad St.	Neal	Also owns 611 Broad St.

# Summary

- We are seeking approval of COA for moving the house, construction of addition and construction of garage at 608 Broad St.



# Appendix

- Structural engineer report recommending that both house and store should be demolished
- Principals guiding our restoration and renovation
- Review of previously approved Deconstruction
  - Grocery store that was previously attached to house
  - Deconstructed after COA approval by the BPC
  - Windows, hardwood floors, beams, doors, beadboard all salvaged for reuse

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

1.

**Civil/Structural Engineering**

**608 Broad Street - Engineering Report**

**PURPOSE:** At 608 Broad Street, Beaufort, NC, conduct a visual structural inspection and provide an opinion regarding the building's structural integrity.

**OBSERVATIONS:** March 17, 2021

The structure at the above address is a two story wood framed residence on a crawl space foundation. According to Carteret County Tax Records, the original structure was built in 1905. The structure is split into two separate sections. The right half is two levels with an interior stairway between the levels. The left half is two levels, with no interior stair between the levels. The upper level of the left half is accessible from a rear exterior stairway. There is a common interior wall separating the two halves, running from the front to the rear of the structure.

The floor framing, wall framing and roof framing in the left section are severely deteriorated and damaged from water infiltration as a result of being exposed to the elements. The floors are severely buckling. Much of the siding is deteriorated.

The right section has also been exposed to the elements with some deterioration, but is not as bad as the left side. A portion of the roof has been jeopardized and is currently tarped. Extensive structural improvements will be required to bring it up to current standards.

**COMMENTS/RECOMMENDATIONS:**

In my professional opinion, the left section of the structure is beyond repair and should be demolished. With the common interior wall between the sections, demolition of the left section may cause additional damage and harm to the right section. This, along with the structural improvements required for the right side, may make it cost prohibitive to retain/improve the right section. In this case I would recommend complete demolition of the structure.

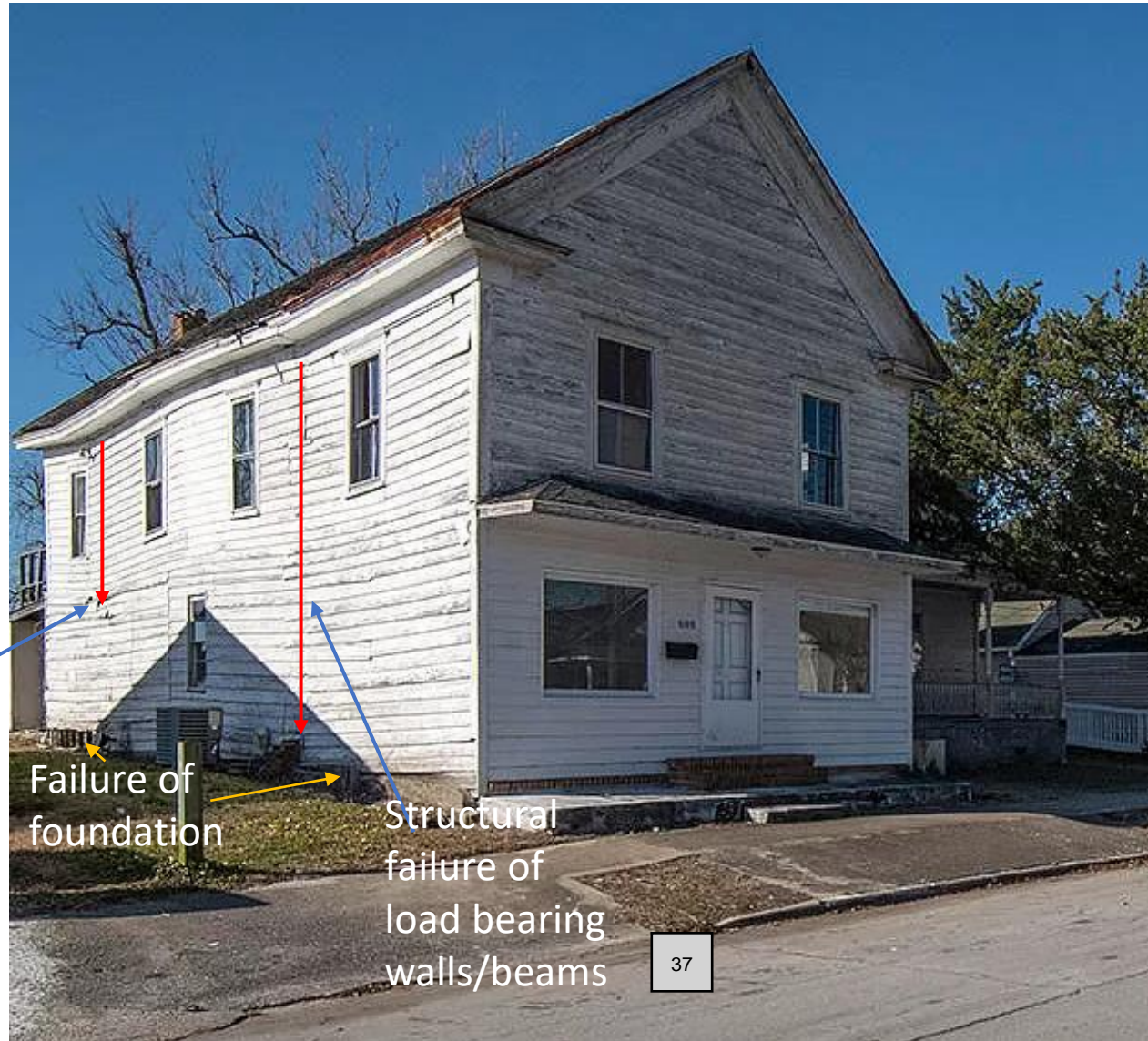


03/22/2021

# Principals guiding restoration and renovation

- **1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- **2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
- **3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
- **4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
- **5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
- **6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
- **7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
- **8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
- **9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
- **10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

# Visible structural issues with East half (store)



Site of wall bowing out due to structural failure

Failure of foundation

Structural failure of load bearing walls/beams

# From chapter 10 of the design guidelines for the historic district landmarks

- In reviewing requests for demolition, both the property owner and the commission should carefully consider the following questions:
- 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?
  - **Age, yes. Architecture, association with events or individuals, none known.**
- Is demolition proposed for reasons of fire or weather damage, structural deterioration, or economic hardship?
  - **Deconstruction is proposed for reasons of weather damage and structural failure. Also safety.**
- Does the building possess structural integrity so rehabilitation is feasible?
  - **No according to Town of Beaufort, Structural Engineer, Home Inspector and Builder.**
- 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.
  - **The proposed owner does not need a store. Property is not zoned for store. We have been advised by architect Ken Burnett, Licensed house inspector Brooks Stephenson and builder Billy Tickle that the answer to comparable new construction is also no.**
- 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?
  - **Not applicable.**
- What will be the impact of the building's demolition on surrounding properties and on the district as a whole?
  - **The impact of this project as a whole including this removal of store will be extremely positive for the surrounding properties and has been met with relief from the adjacent neighbors. It will also protect anyone using the sidewalk from injury.**
- If all other possible options are exhausted, can the building be moved to another location in the historic district?
  - **No. Building lacks the structural integrity to stand on its current foundation and will not survive an attempt to move it.**

# Guidelines were followed in deconstruction of store

- 10.1.1 Demolition is the only option and is a last resort.
- 10.1.2 Historic documentation will be done as it can be without endangering personnel (house is severely structurally compromised and injury from failing floors and walls is very possible).
- 10.1.3 Salvage of old growth wood flooring, siding, beadboard walls, windows systems and ceilings and timbers will be done as safely as possible. These will be used to repair/restore house 1 and build other structures on property.
- 10.1.4 Deconstruction will minimize ground disturbing activities and help preserve structural integrity of house 1.
- 10.1.5 All trees on site will be retained.
- 10.1.6 Site cleaned before and after deconstruction as it currently has metal roofing, broken glass and trash curbside and over all property. Landscaping will be presented in subsequent presentation and COA.

# Interior view of structural failure (store 2<sup>nd</sup> floor) 1.



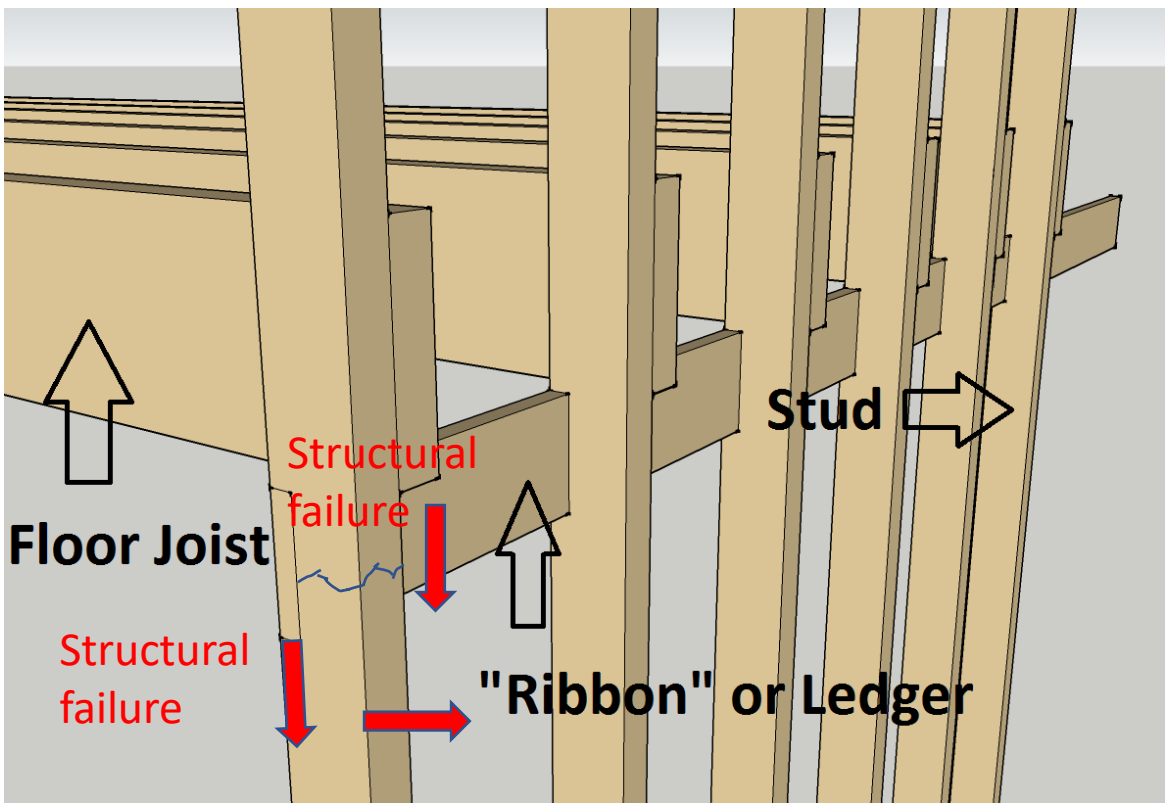
# Interior of store (to be removed)



# Interior of store contd



# Balloon frame construction as it relates to store structural failure



- Failure of framing stud and or notch for Ribbon allows Floor joist and Ribbon to move down, stud breaks out of wall
- This appears to be happening at load bearing points in store in multiple locations on East wall

# notes



**Town of Beaufort, NC**

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

**Town of Beaufort Historic Preservation Commission Regular Meeting  
6:00 PM Tuesday, October 5, 2021 – Via Zoom**

---

**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case 21-36 313 Ann Street- Screened Porch & Roof

**BRIEF SUMMARY:** The applicant wishes to convert a garage to a screened porch with metal roof.

**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:** September 28, 2021  
**Case No.** 21-36

**Request:** Garage Conversion to Screen Porch & Metal Roof

**Applicant:** Ian & Tracy Huckabee  
 313 Ann Street  
 Beaufort, NC 28516

**Property Information:**

Owner: Same  
 Location: 313 Ann Street

**Project Information:**

In the District Survey, updated by Ruth Little, the house at 313 Ann is described as **HOUSE** c. 1910. 2-Story, 3-bay, Colonial house with deck-on-hip roof. Front cross gable, plain siding, boxed eaves, interior brick chimney. And 1/1 sash. 1-story Doric front porch. Appears on Sanborn’s 1913 map, but does not on the 1908 Map.

*In July of this year the Commission approved a Historic Plaque for 313 Ann Street.*

**Material:**

- See Application

**Attachments:**

- Vicinity Map
- Adjacent Property Owners list
- COA Application

**Guidelines:**

**Porches and Entrances Guidelines**

6.5.4. The enclosure or other alteration of original or historic front porches is not appropriate in the historic district. The enclosure of porches at the rear, or other areas not seen from the public view, is appropriate if the enclosure is designed and constructed in a manner that preserves the historic character and features of the porch.

6.5.5. Covering a porch with non-historic material such as vinyl or metal siding, or “winterizing” a screened porch by permanently attaching plastic sheeting is not permitted.

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

**Roof Guidelines**

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

6.1.9 Avoid altering the existing roof pitch or introducing a new roof pitch.

# BHPC Case 21-36 313 Ann Street - Screen Porch



<u>OWNER</u>	<u>AIL_HOU:</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>AIL_ZMAIL_ZI:</u>	<u>MAIL_ADD2</u>
BRENNAN,DAVID ETUX SHELLY	207	TURNER STREET	BEAUFORT	NC	28516	
COLLINS,RICHARD A JR	2533	LAUREL CHERRY STREET	RALEIGH	NC	27612	
GROTHER,SANDRA F	125	WHIMBREL WAY	BEAUFORT	NC	28516	
LOUDEN,FLORA LEA	101	STURBRIDGE ROAD	RALEIGH	NC	1551 27615	C/O JAMES W ANKENY
MOSIER,DAVID W JR ETAL	305	ANN STREET	BEAUFORT	NC	28516	
TAYLOR,NELSON W III ETUX PATRI	311	ANN ST	BEAUFORT	NC	28516	

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



### **Instructions:**

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

### APPLICANT/OWNER INFORMATION

*Please print!*

Applicant Name: GO Architectural Design, PLLC - Sarah Afflerbach, AIA

Applicant Address: 1202A Pollock Street, New Bern, NC 28560

Business Phone: 252-633-0322 Email/Cell: sarah@goarchdesign.com  
252-349-7806

Property Owner Name: Ian & Tracy Huckabee

Address of Property: 313 Ann Street, Beaufort, NC 28516

Phone Number: 919-768-2512 Email/Cell: tracybhuckabee@gmail.com

### PROJECT INFORMATION

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

Owners request Committee authorization to change the structure behind the kitchen from a one-car garage to a new screened porch in the same footprint. The owners will also replace the existing metal roof with a new, standing seam metal roof in metallic silver to match the rest of the home. The garage was not original to the home.

Estimated Cost of Project: \$ 60,000

Year House Built: 1910

Sarah Afflerbach  
Applicant Signature

7/21/2021  
Date

Ian B. Huckabee  
Property Owner Signature (if different than above)

09/10/21  
Date

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

#### OFFICE USE ONLY

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

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](mailto:j.ganey@beaufortnc.org).*

**Adjacent Property owners to 313 Ann Street**

MOSIER,DAVID W JR ETAL  
307 ANN STREET  
BEAUFORT, NC 28516

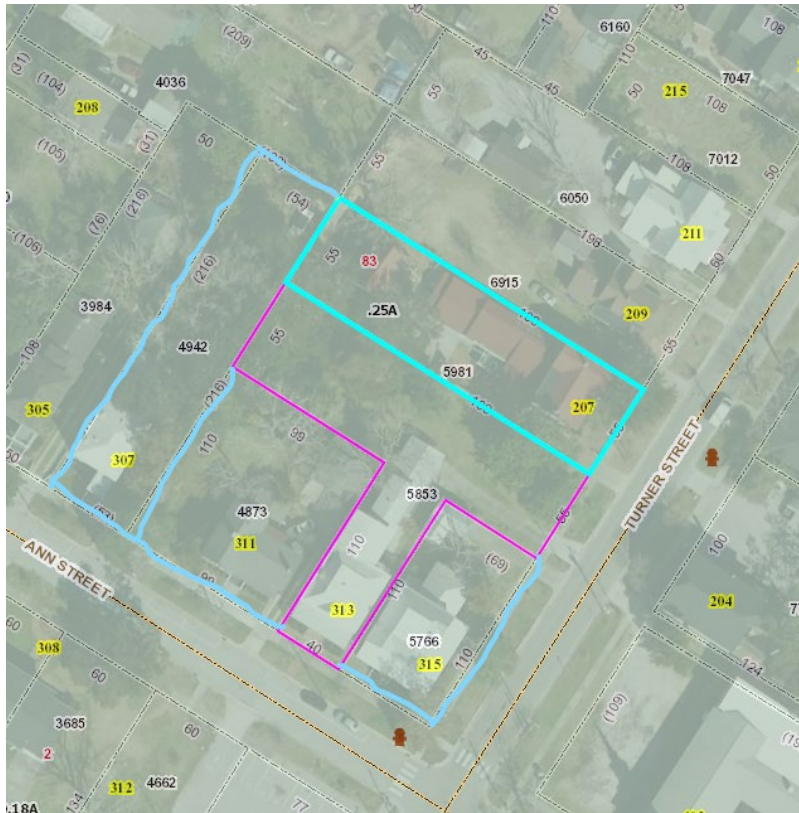
GROTHEER,SANDRA F  
312 ANN STREET  
BEAUFORT, NC 28516

TAYLOR,NELSON W III ETUX PATRI  
311 ANN STREET  
BEAUFORT, NC 28516

First Baptist Church  
(parking lot, 314 Ann St)  
403 Ann Street  
Beaufort NC 28516

COLLINS,RICHARD A JR  
315 ANN STREET  
BEAUFORT, NC 28516

BRENNAN,DAVID ETUX SHELLY  
207 TURNER STREET  
BEAUFORT, NC 28516



Subject Property outlined in purple.  
Adjacent property owners outlines in blue.

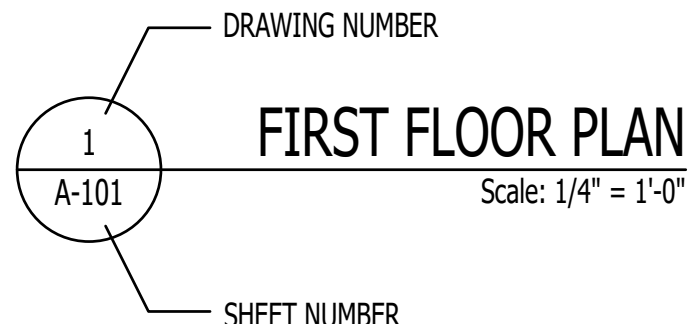
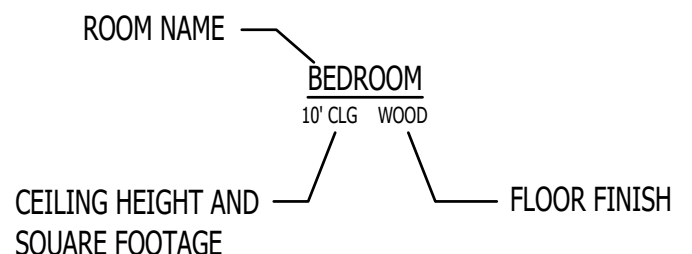
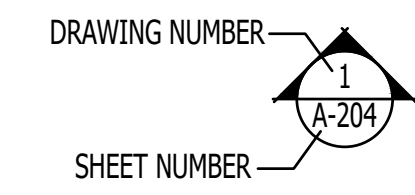
# HUCKABEE RENOVATION



## KEYS & SYMBOLS

DOOR & WINDOW SIZE KEY  
2<sup>6</sup> = 2'-6" WIDE (ASSUME STANDARD DOOR HEIGHT OF 6'-8" UNLESS NOTED)

2060 = 2'-0" WIDE X 6'-0" HIGH



- RECEPTACLE
- FLOOR RECEPTACLE
- GFCI RECEPTACLE
- WATER PROOF RECEPTACLE
- SWITCH
- 3 WAY SWITCH
- FAN / LIGHT
- SECURITY LIGHT
- CEILING MOUNT
- WALL SCONCE
- CEILING PENDANT
- FAN / LIGHT
- 6" RECESSED CAN
- FLUORESCENT
- UNDER-COUNTER
- CABLE
- TELEPHONE

## SHEET SCHEDULE

- G-101 TITLE SHEET
- AD-101 DEMO FIRST FLOOR PLAN
- AD-102 DEMO SECOND FLOOR PLAN
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR PLAN
- A-201 ELEVATIONS
- A-202 ELEVATIONS
- A-203 ELEVATIONS AND SHED PLANS
- A-204 INTERIOR ELEVATIONS
- A-401 PORCH SECTION

## SQUARE FOOTAGE

NEW SCREENED PORCH 400SF



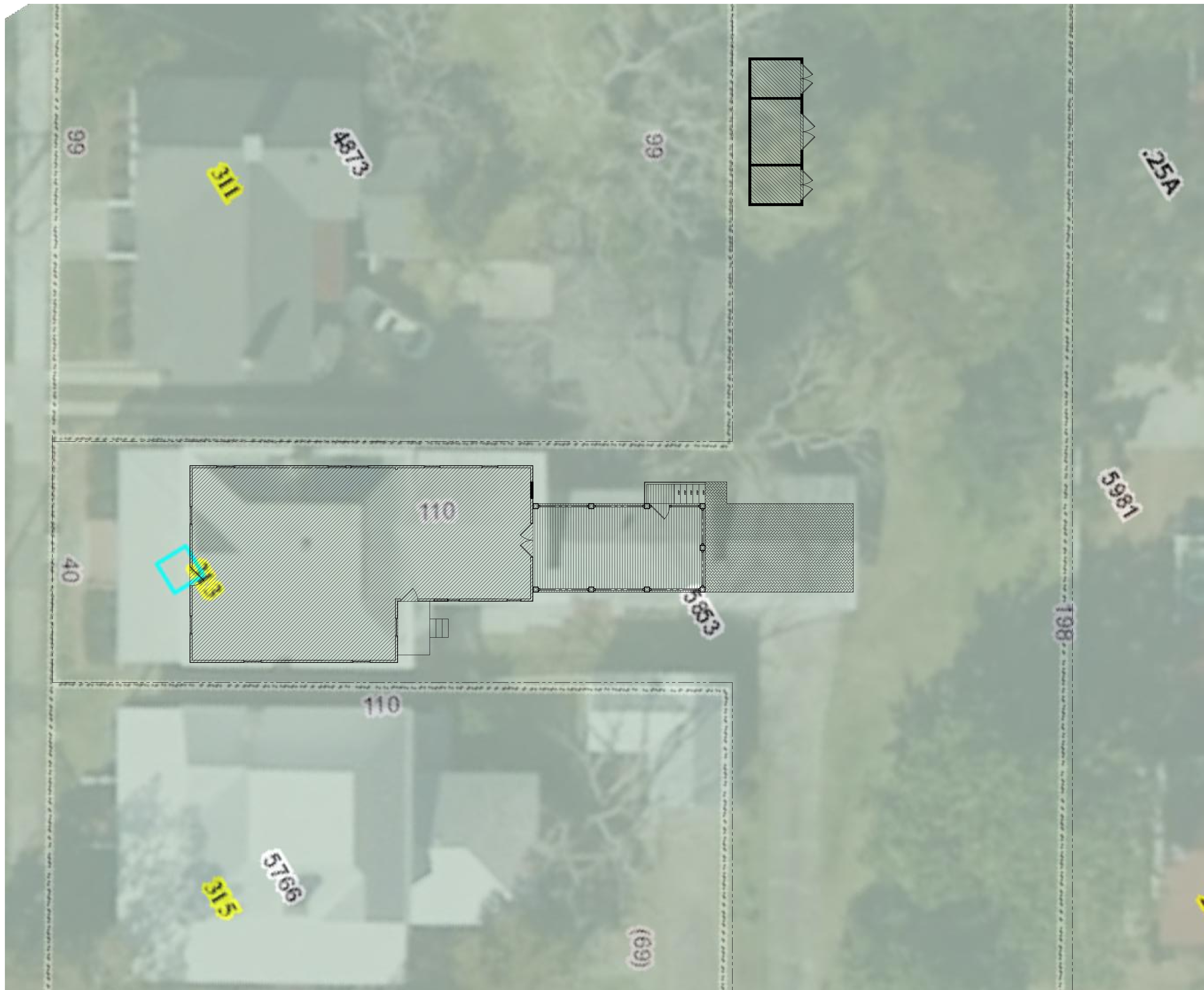
1202-A Pollock Street  
New Bern, NC 28560  
252-633-0322  
www.goarchdesign.com

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**HUCKABEE RENOVATION**  
313 ANN STREET, BEAUFORT, NC 28516

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. VERIFY COMPLIANCE WITH ALL LOCAL CODES. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER. TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.

**G-101**  
TITLE SHEET  
09.16.2021  
HUCKABEE - 313 ANN ST



1  
C-101

**SITE PLAN**  
Scale: 1/8" = 1'-0"



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# HUCKABEE RENOVATION

313 ANN STREET, BEAUFORT, NC 28516

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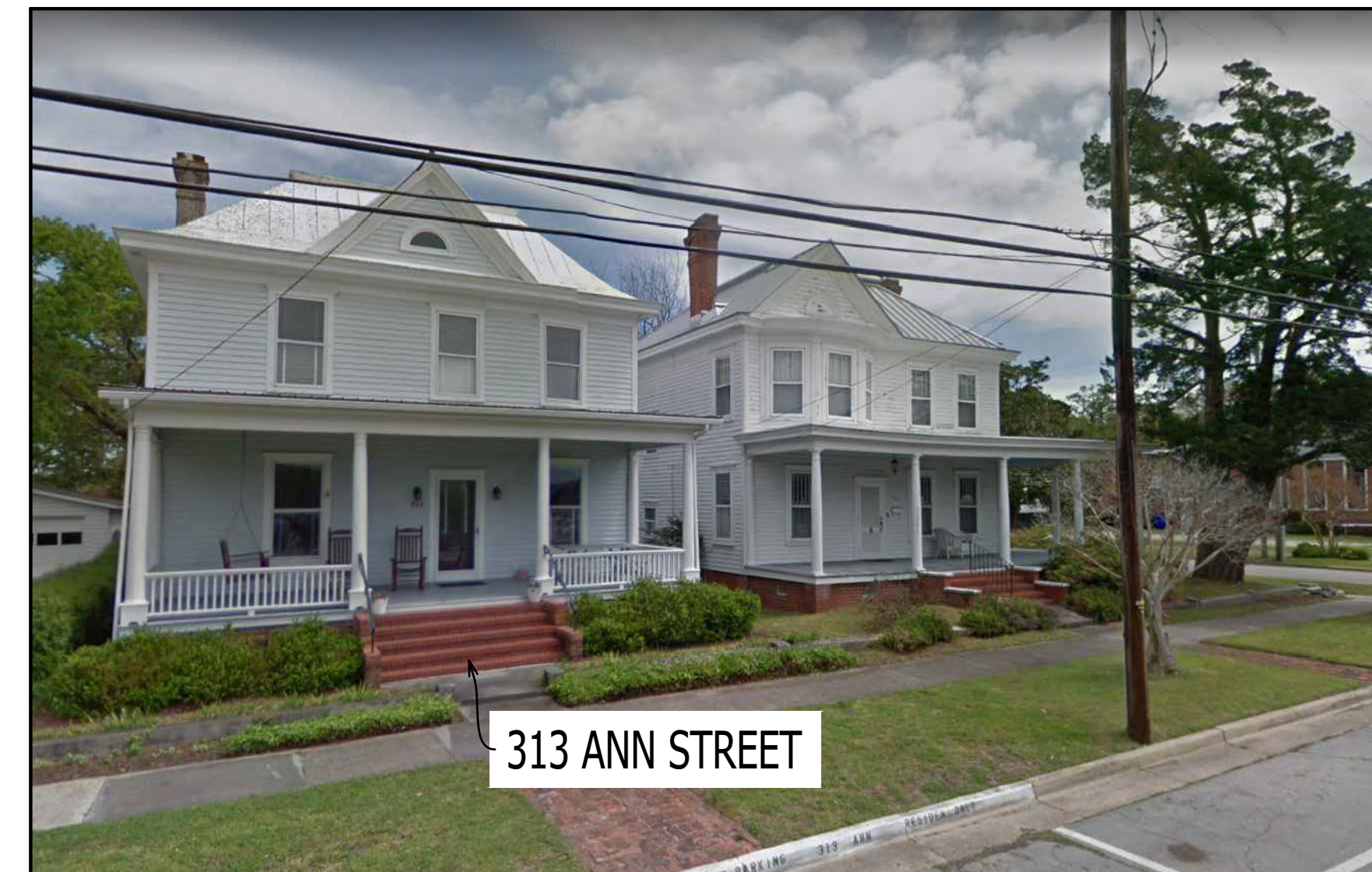
**C-101**

SITE PLAN

09.16.2021  
HUCKABEE - 313 ANN ST



313 ANN STREET



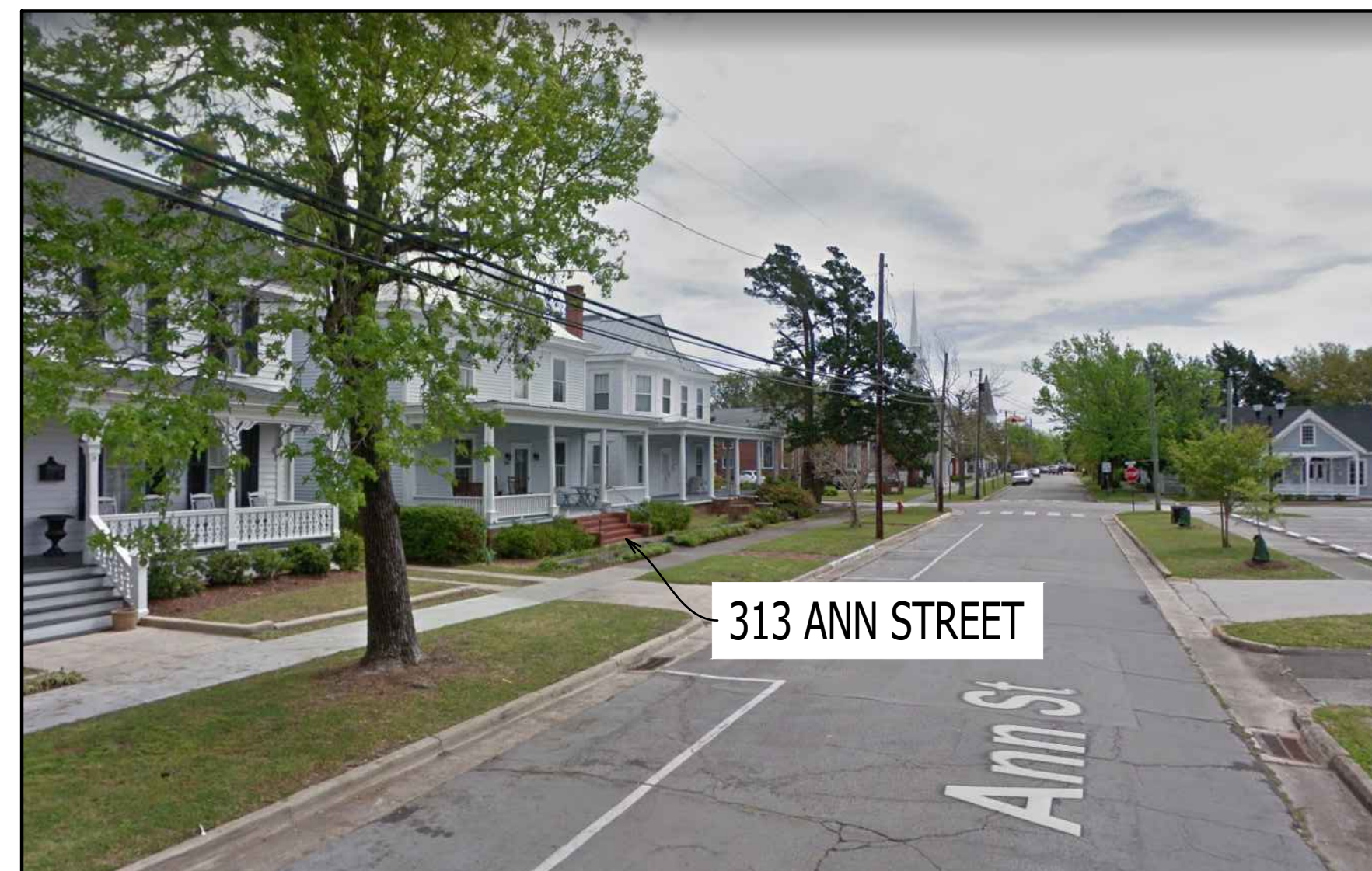
313 ANN STREET



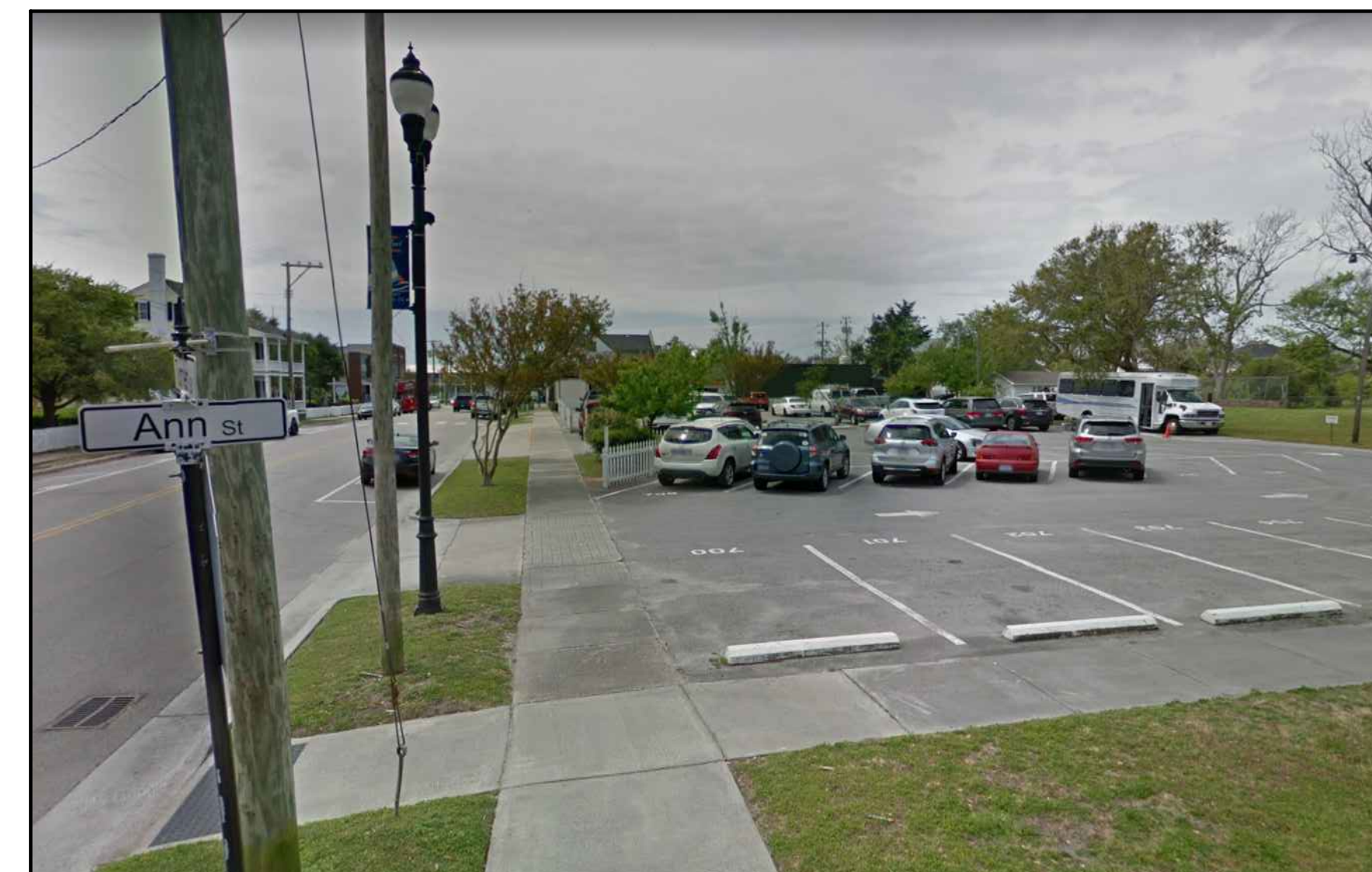
313 ANN STREET



313 ANN STREET



313 ANN STREET



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# HUCKABEE RENOVATION

313 ANN STREET, BEAUFORT, NC 28516

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## PHOTO

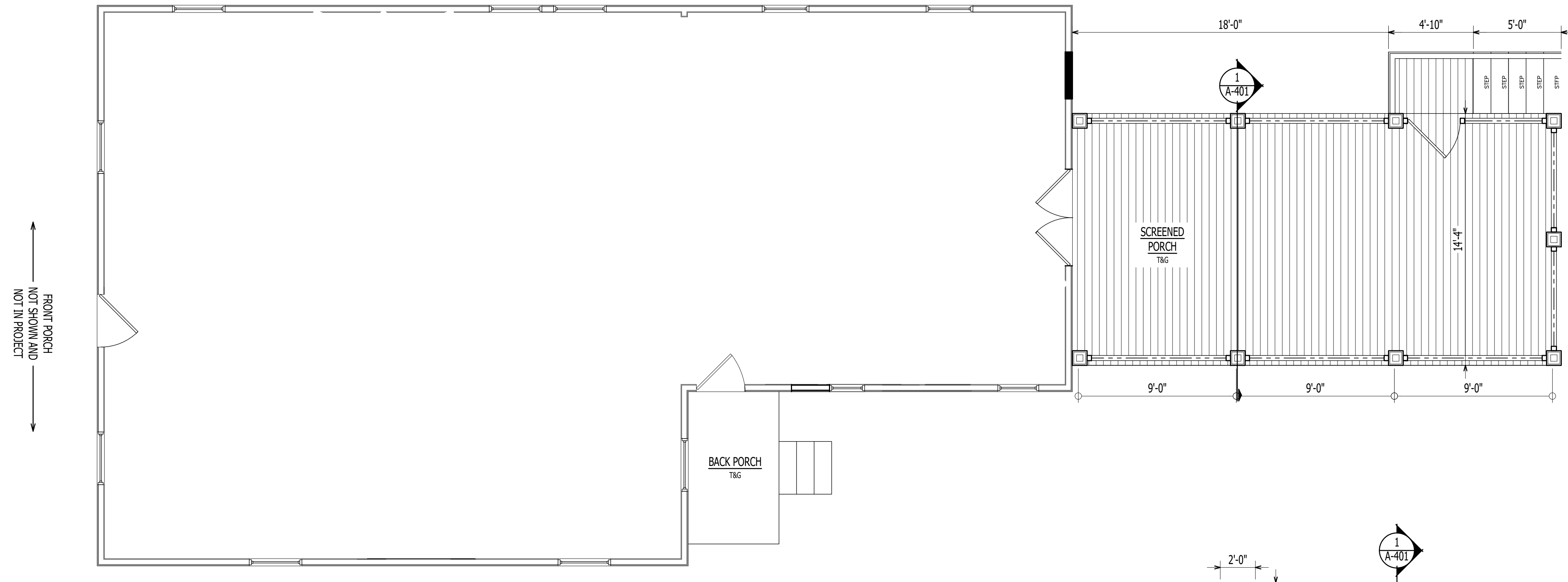
09.16.2021  
HUCKABEE - 313 ANN ST

# Existing garage 313 Ann

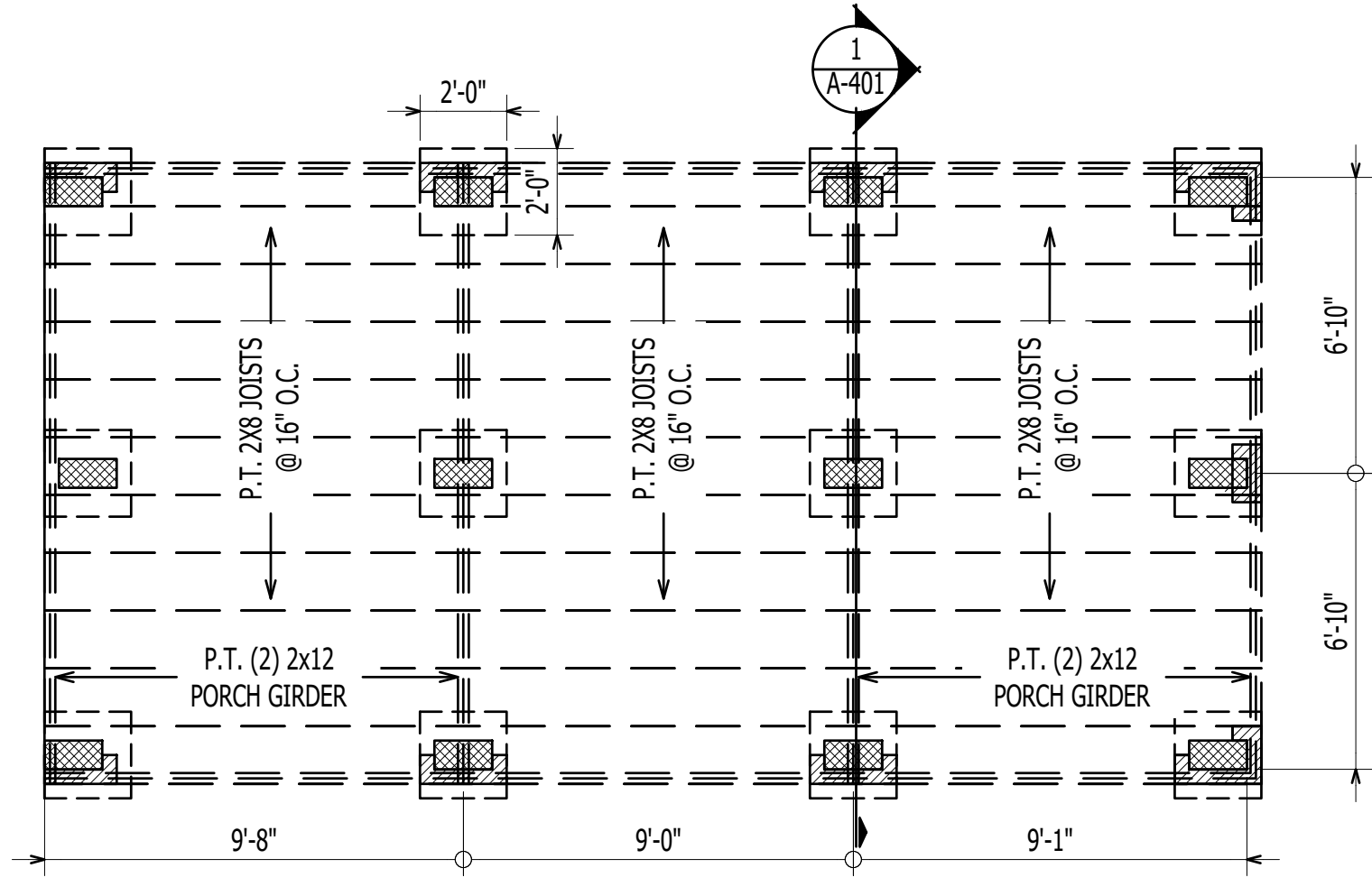
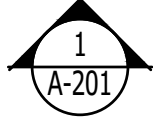




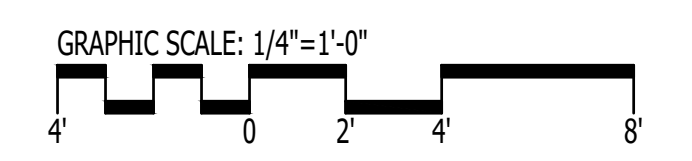
Proposed screened porch shown below.



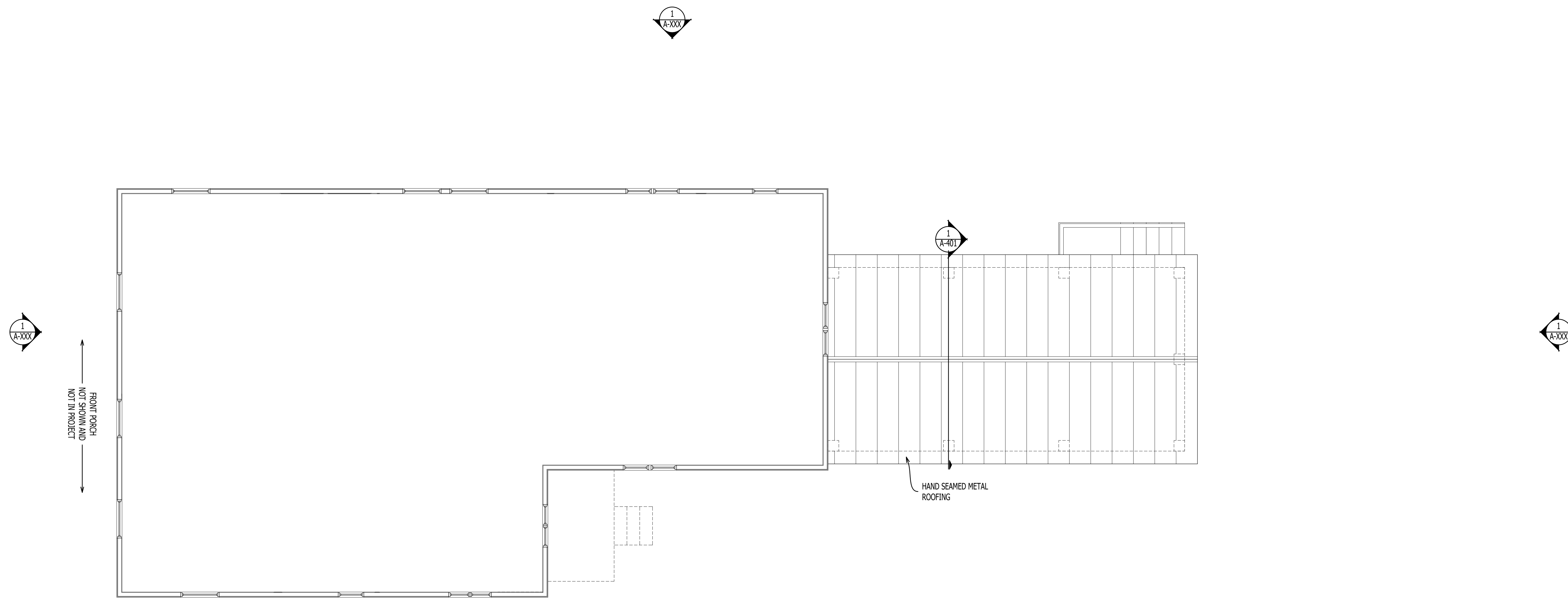
1 A-101 NEW FIRST FLOOR PLAN Scale: 1/4" = 1'-0" NORTH



2 A-101 PORCH FOUNDATION PLAN Scale: 1/4" = 1'-0" NORTH



	<p>1202-A Pollock Street New Bern, NC 28560 252-633-0322 www.goarchdesign.com</p>	<p><b>COPYRIGHT NOTE:</b> THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.</p>	<h2 style="text-align: center;">HUCKABEE RENOVATION</h2> <p style="text-align: center;">313 ANN STREET, BEAUFORT, NC 28516</p>	<p><small>THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. VERIFY COMPLIANCE WITH ALL LOCAL CODES. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. HVAC &amp; PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER. TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.</small></p>	<h1 style="text-align: center;">A-101</h1> <p style="text-align: center;">NEW FIRST FLOOR PLAN</p>	<p style="text-align: center;">09.16.2021 HUCKABEE - 313 ANN ST</p>
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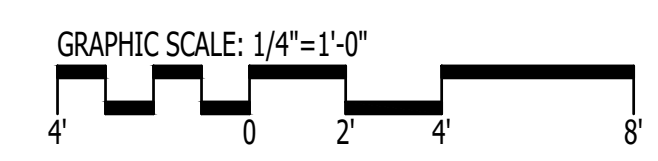


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A-102

**NEW SECOND FLOOR PLAN**

Scale: 1/4" = 1'-0"

NORTH



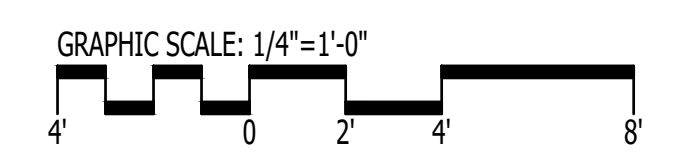
	<p>1202-A Pollock Street New Bern, NC 28560 252-633-0322 www.goarchdesign.com</p>	<p><b>COPYRIGHT NOTE:</b> THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.</p>	<p align="center"><b>HUCKABEE RENOVATION</b> 313 ANN STREET, BEAUFORT, NC 28516</p>	<p><small>THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. VERIFY COMPLIANCE WITH ALL LOCAL CODES. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. HVAC &amp; PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER. TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.</small></p>	<p align="center"><b>A-102</b> NEW SECOND FLOOR PLAN</p>	<p align="center">09.16.2021 HUCKABEE - 313 ANN ST</p>
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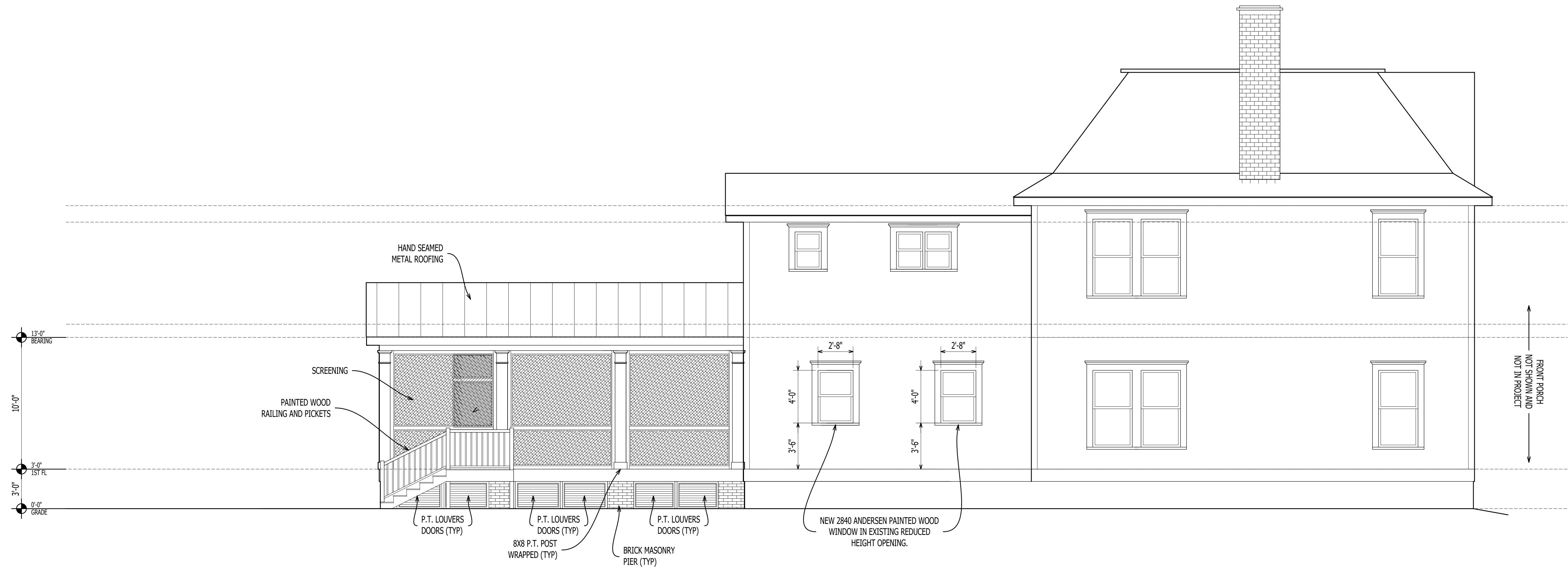
1  
A-201  
**EXTERIOR ELEVATION**  
Scale: 1/4" = 1'-0"



EXISTING BRICK FOUNDATION

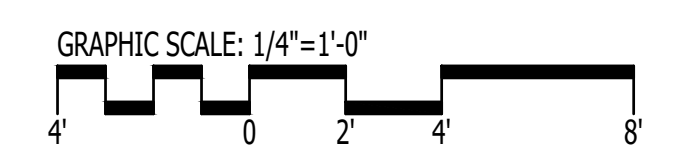


	<p>1202-A Pollock Street New Bern, NC 28560 252-633-0322 www.goarchdesign.com</p>	<p><b>COPYRIGHT NOTE:</b> THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.</p>	<h2>HUCKABEE RENOVATION</h2> <p>313 ANN STREET, BEAUFORT, NC 28516</p>	<p>THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. VERIFY COMPLIANCE WITH ALL LOCAL CODES. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. HVAC &amp; PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER. TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.</p>	<h1>A-201</h1> <p>ELEVATIONS 09.16.2021 HUCKABEE - 313 ANN ST</p>
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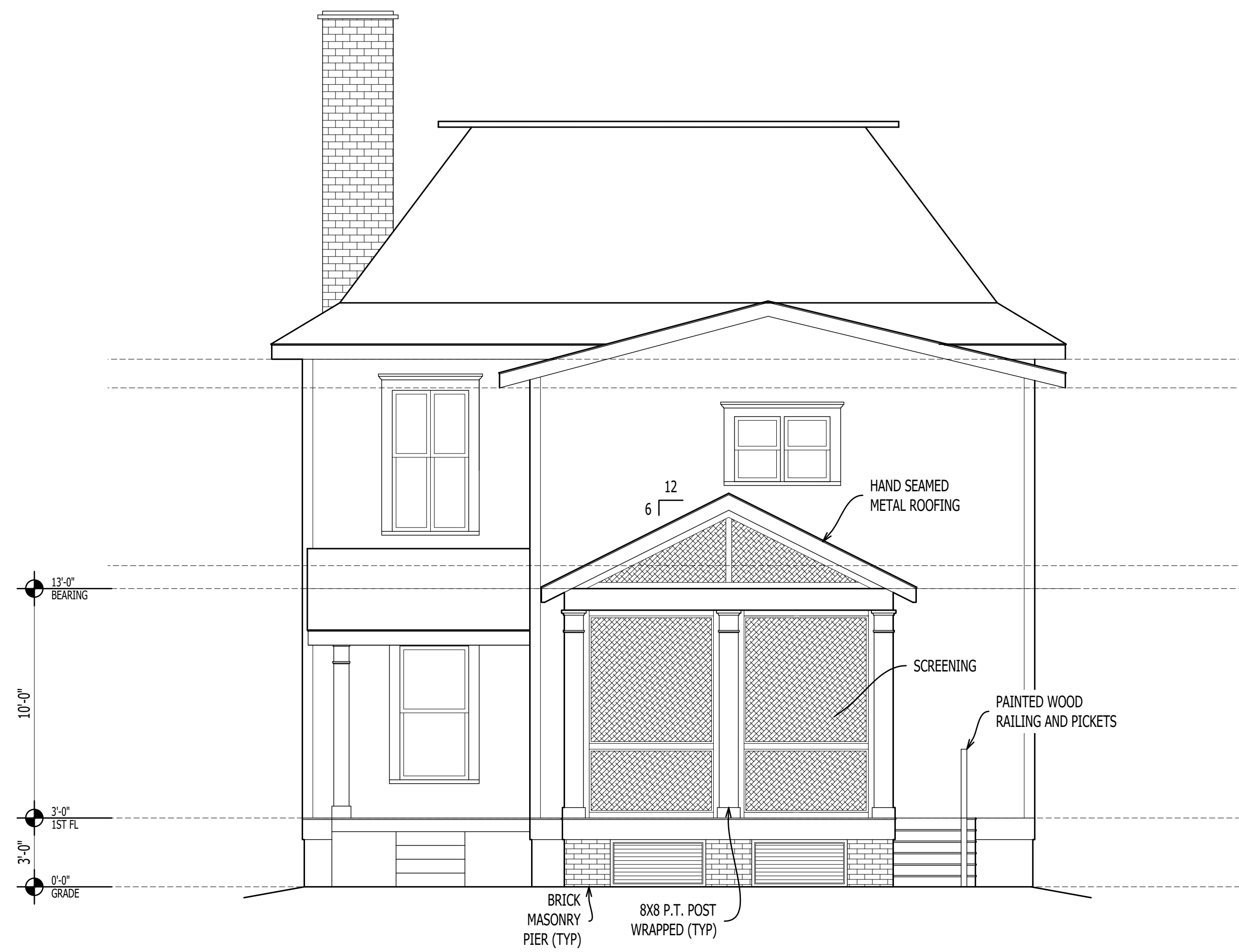


1  
A-102

**EXTERIOR ELEVATION**  
Scale: 1/4" = 1'-0"



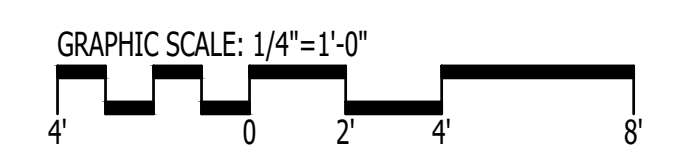
	<p>1202-A Pollock Street New Bern, NC 28560 252-633-0322 www.goarchdesign.com</p>	<p><b>COPYRIGHT NOTE:</b> THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.</p>	<h2 style="margin: 0;">HUCKABEE RENOVATION</h2> <p style="margin: 0;">313 ANN STREET, BEAUFORT, NC 28516</p>	<p>THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. VERIFY COMPLIANCE WITH ALL LOCAL CODES. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. HVAC &amp; PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER. TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.</p>	<h1 style="margin: 0;">A-202</h1> <p style="margin: 0;">ELEVATION</p> <p style="margin: 0;">09.16.2021 HUCKABEE - 313 ANN ST</p>
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Metal roof color: silver metallic A&D Roofing  
 Paint color: Benjamin Moore Chantilly Lace (white)  
 Brick piers will match the existing brick foundation.



1  
A-203  
**EXTERIOR ELEVATION**  
Scale: 1/4" = 1'-0"



	<p>1202-A Pollock Street          New Bern, NC 28560          252-633-0322  <a href="http://www.goarchdesign.com">www.goarchdesign.com</a></p>	<p><b>COPYRIGHT NOTE:</b>          THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.</p>	<h2 style="margin: 0;">HUCKABEE RENOVATION</h2> <p style="margin: 0;">313 ANN STREET, BEAUFORT, NC 28516</p>	<p>THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. VERIFY COMPLIANCE WITH ALL LOCAL CODES. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. HVAC &amp; PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER. TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.</p>	<h2 style="margin: 0;">A-203</h2> <p style="margin: 0; font-size: 8px;">ELEVATION AND SHED PLANS</p> <p style="margin: 0; font-size: 8px;">09.16.2021 HUCKABEE - 313 ANN ST</p>
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# Materials and Colors

Metal Roof:	Hand seamed metal roof (color: Metallic Silver, from A-D's Metal Roofing Co., to match main house)
Foundation:	Brick masonry piers (red, to match existing foundation on house) and pressure treated louvers (color: Chantilly Lace)
Screen panels:	Metal framed screen panels (color: white, to match main house)
Columns:	8x8 pressure treated posts, wrapped (color: Chantilly Lace)
Ceiling:	Bead board (color: Chantilly Lace)
Porch surface:	Pressure treated decking
Exterior stairs:	Pressure treated decking, pressure treated risers (color: Chantilly Lace)
Stair railing:	Painted wood railing and pickets (color: Chantilly Lace)

# Existing Garage Removal

The existing garage will be disassembled and the concrete slab will remain in place under the new screen porch. Sections of the slab will be cut to add reinforcement footings for piers.



**Town of Beaufort, NC**

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

**Town of Beaufort Historic Preservation Commission Regular Meeting  
6:00 PM Tuesday, October 5, 2021 – Via Zoom**

---

**AGENDA CATEGORY:** Old Business  
**SUBJECT:** Case 21-37 111 Moore Street- New Construction

**BRIEF SUMMARY:**

1,726 sq. ft. New Single-family Dwelling In September of 2020 this property has been before the Board of Adjustment and received a variance for this property. Which is attached showing the reduced setbacks for the front and rear.

**REQUESTED ACTION:**

Conduct Quasi- Judicial Hearing

**EXPECTED LENGTH OF PRESENTATION:**

10 Minutes

**SUBMITTED BY:**

Kyle Garner

**BUDGET AMENDMENT REQUIRED:**

N/A

**TOWN OF BEAUFORT**  
701 Front Street, P.O. Box 390  
Beaufort, N.C. 28516  
(252) 728-2141, (252) 728-3982 fax  
www.beaufortnc.org

October 8, 2020

Mr. John Duncan  
115 Moore Street  
Beaufort, NC 28516

Dear Mr. Duncan:

At their September 28, 2020 meeting, the Board of Adjustment considered and approved a request for a variance that would allow for you to place a proposed structure within four (4) feet of the rear property line and four (4) feet from the front property line for 111 Moore Street. This property is identified as (PIN # 730617005991000) outlined in the enclosed *Order Approving this Variance*.

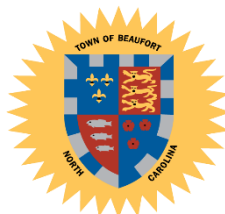
Enclosed is your copy of the *Order*.

Please call our office or email town staff if you have any questions or concerns about your project.

Sincerely,

Kyle Garner, AICP  
Town Planner  
252-728-2142  
[k.garner@beaufortnc.org](mailto:k.garner@beaufortnc.org)

CC: Enclosure(s)



Mayor Everette "Rhett" Newton  
Commissioner Sharon Harker   Commissioner Marianna Hollinshed   Commissioner John Hagle  
Commissioner Ann Carter   Commissioner Charles McDonald  
Town Manager John Day

TOWN OF BEAUFORT  
ORDER APPROVING A VARIANCE

The Board of Adjustment for the Town of Beaufort, having held a public hearing on September 28, 2020, to consider Case # 20-02, submitted by John Duncan, a request for a four foot front setback to be measured from the front porch and a rear setback of two feet for property located at 111 Moore Street, PIN # 730617005991000, Beaufort, NC, in a manner not permissible under the literal terms of the Town’s *Land Development Ordinance* (hereby known as “the *Ordinance*”), and having heard all of the evidence and arguments presented at the hearing, makes the following **FINDINGS OF FACT** and draws the following **CONCLUSIONS**:

- 1. It is the Board’s **CONCLUSION/FINDING OF FACT** after hearing testimony and reviewing the staff report and exhibits that denial of the requested variance **would** result in an unnecessary hardship due to “insufficient depth of property, that is front to rear, necessitates a variance in order to construct a dwelling practical to inhabitation”.
- 2. It is the Board’s **CONCLUSION/FINDING OF FACT** after hearing testimony, reviewing the staff report and exhibits that “unlike neighboring properties, this subject property offers minimal depth, approximately 36 to 38 feet in depth, note that R8 sets backs are 25 feet in front and 25 feet in the rear. It is zoned R8 but is has minimal depth” that the hardship of which the applicant complains **does** result from a conditions peculiar to the applicant’s property.
- 3. It is the Board’s **CONCLUSION/FINDING OF FACT** after hearing testimony and reviewing the staff report and exhibits that “evidence has been presented that indicates that the applicant/owner purchased the property in its present configuration” therefore the hardship of which the applicant complains **did not** result from the applicant’s own actions.
- 4. It is the Board’s **CONCLUSION/FINDING OF FACT** after hearing testimony and reviewing the staff report and exhibits that “granting this variance would enable the property to be used for what it is presently zoned, ie. Residential” and **would** be consistent with the general spirit, purpose and intent of the *Ordinance*.

Therefore, on the basis of all the foregoing, **IT IS ORDERED** that the application for a **VARIANCE** be **APPROVED AS AMMENDED AND AGREED BY THE APPLICANT MR. JOHN DUNCAN DURING THE HEARING TO A FRONT SETBACK OF FOUR (4) FEET MEASURED FROM THE PROPERTY LINE TO THE FRONT PORCH AND A REAR SETBACK OF FOUR (4) FEET MEASURED FROM THE PROPERTY LINE TO THE REAR OF THE STRUCTURE OR ANY APPURTENANCES, THRERETO, INCLUDING, BY WAY OF EXAMPLE AND NOT LIMITATION, DECKS, PORCHES, AND STEPS:**

Ordered this 8<sup>th</sup> day of October, 2020

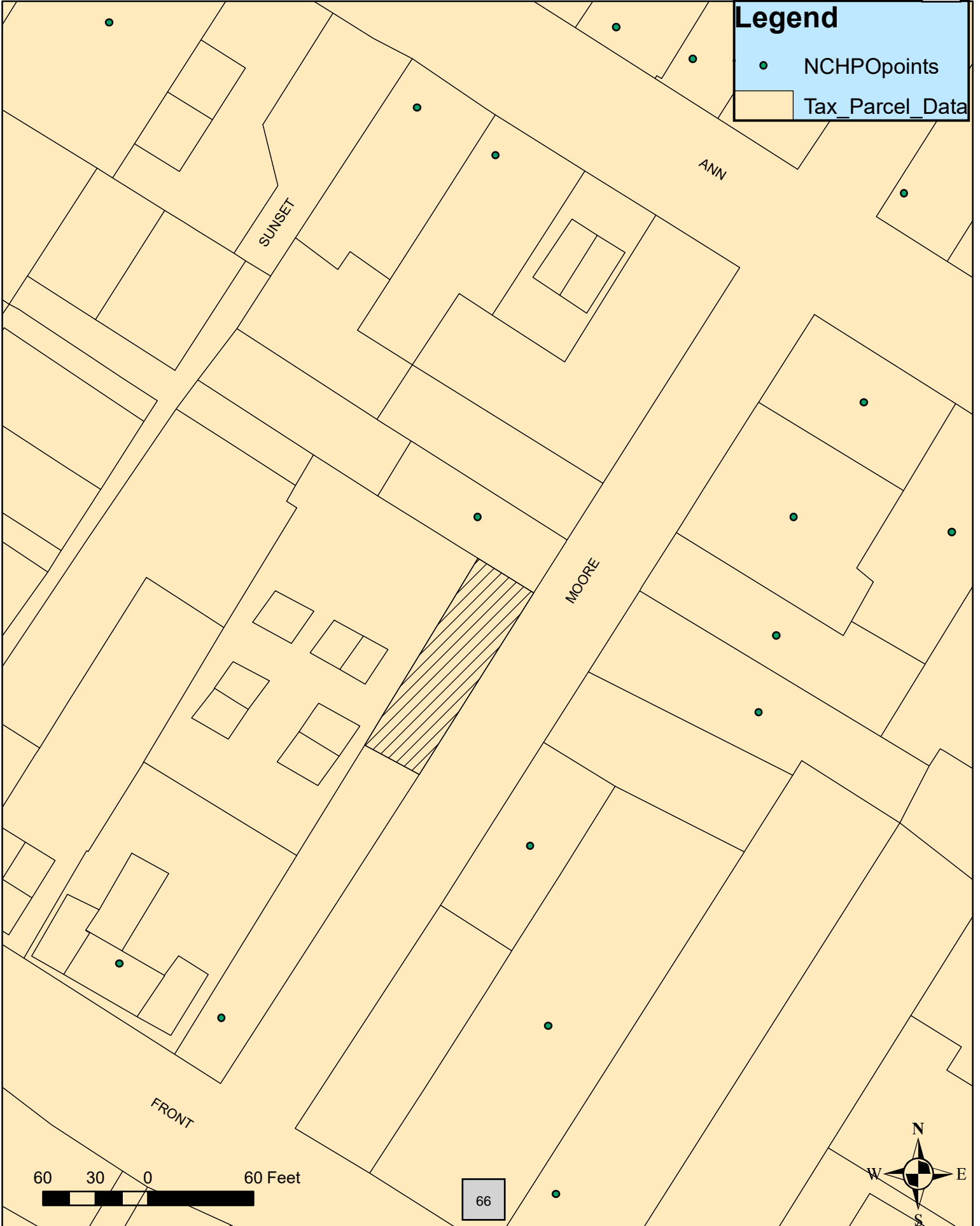
\_\_\_\_\_  
Charles Davis  
Chairman

\_\_\_\_\_  
Denice Winn  
Board Secretary

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Clerk of Superior Court of Carteret County within thirty (30) days after the date this order is served on you. See Section 21-M of the Town of Beaufort’s *Land Development Ordinance*.

**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>AIL_Z</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
ADAMS,JUDITH E ETVIR ETAL			BEAUFORT	NC		28516	PO BOX 1057
ALLEN,DANNY C	6114	DODSONS CROSSROADS	HILLSBOROUGH	NC		27278	
BEACON STREET BRADLEY LLC	3126	SUSSEX RD	RALEIGH	NC		27607	
HUBBEL,JOHNNIE BRITT ETVIR	112	MOORE STREET	BEAUFORT	NC		28516	
LOVOY,ANNE MCKINLEY	103	MOORE STREET UNIT 3	BEAUFORT	NC		28516	
MOORE,NANCY WASHINGTON	113	MOORE STREET	BEAUFORT	NC	2128	28516	
ODOM,KELLY ETVIR BRIAN ENGLISH	2640	DAVIS STREET	RALEIGH	NC	2030	27608	
POST,CHARLOTTE	108	MOORE STREET	BEAUFORT	NC		28516	
RAJKOVICH LVG TR DT 09/09/1999	110	MOORE STREET	BEAUFORT	NC		28516	
SANDERS,SUSAN RAY			BEAUFORT	NC	0565	28516	PO BOX 565
WELBORN,DARRELL ETUX PAT LYNN	3903	PAYNE ROAD	HIGH POINT	NC		27265	



# BHPC STAFF REPORT



**To:** BHPC Members  
**From:** Kyle Garner, Planning Director  
**Date:** September 20, 2021  
**Case No.** 21-37

**Request:** 1,726 sq. ft. New Single-family Dwelling  
**Applicant** Danny Allen  
 6114 Dodson’s Crossroad’s  
 Hillsborough, NC 27278

**Property Information:**

**Owners:** Same  
**Location:** 111 Moore Street  
**Parcel Id #** 730617005991000

**Project Information:**

In September of 2020 this property has been before the Board of Adjustment and received a variance for this property. Which is attached showing the reduced setbacks for the front and rear.

**Proposed Work:**

- Construct a new 1,726 sq. ft. New Single-family Dwelling Unit

**Material:**

- See Attached Exhibit for Details

**Color:**

- See Attached Exhibit from Applicant for Details

**Attachments:**

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

## New Construction Guidelines

### Building Placement

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

### Building Height/Scale

- 7.2.1 New construction shall not exceed thirty-five feet in height.
- 7.2.2 Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.
- 7.2.3 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.
- 7.2.4 Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.

### Materials

- 7.3.1 Keep the siding and trim material of the proposed building consistent with materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles, and brick, were common sheathing materials and should be used.
- 7.3.2. The use of substitute products such as vinyl, aluminum and pressed board siding and other modern day products marketed to imitate traditional building materials are not allowed. Smooth fiber cement siding may be used on a case by case basis. Use of fiber-cement lap siding may be approved for use on new structures. In all circumstances every effort shall be made to ensure that new structures and the application of modern day products achieve compatibility with existing historic buildings that define the character of the Beaufort Historic District.
- 7.3.3 Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

## Details

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

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

## Texture and Color

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

## Form and Rhythm

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

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

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

## Landscaping

7.7.1 Retain and protect mature trees during construction.

## Off-street Parking Guidelines

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

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

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

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

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

### Outside Utilities Guidelines

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

8.3.6. Install utilities underground whenever possible.

### Exterior Lighting Guidelines

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

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

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

### Landscaping Guidelines

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

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

### Fences and Walls Guidelines

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

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

**Application for a  
CERTIFICATE OF APPROPRIATENESS  
111 MOORE ST**



Applicant: Danny Allen  
Designer: Front Street Designs, Scott Hobgood

**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: DANNY ALLEN

Applicant Address: 6114 DODSONS CROSSROADS, HILLSBOROUGH N.C. 27278

Business Phone: 919-606-5803 Email/Cell: dca244@bellsouth.net

Property Owner Name: DANNY ALLEN

Address of Property: 111 MOORE ST. BEAUFORT, N.C. 28516

Phone Number: 919-606-5803 Email/Cell: dca244@bellsouth.net

**PROJECT INFORMATION**

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

**BUILDING NEW HOUSE AT 111 MOORE ST  
SEE ATTACHED PACKAGE**

Estimated Cost of Project: \$ 300,000

Year House Built: \_\_\_\_\_

Danny Allen  
Applicant Signature

9/13/2021  
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](http://www.beaufortnc.org). The Commission meets regularly on the first Tuesday of the month unless it is a holiday.*

**OFFICE USE ONLY**

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

Reviewed for Completeness: \_\_\_\_\_

Date: \_\_\_\_\_

Date Deemed Completed and Accepted: \_\_\_\_\_

# Certificate of Appropriateness Checklist

## **REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS**

All new construction or projects valued at \$10,000.00 or more require a pre-application meeting with two or three members of the Historic Preservation Commission and Town Staff. Please contact Town Staff if your project meets any or all of these criteria. Pre-application meetings are held prior to the regular Historic Preservation Commission meetings.

---

**Please provide the following (14 sets of copies where applicable), as well as this checklist form, with the Certificate of Appropriateness 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 impacted.
- A site plan showing dimensions of both existing and proposed conditions.
- Description of all building/landscaping materials (siding, roofing, windows, doors, signs, etc.).

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

- Description of any planned demolition.
- Indication of all trees to be replaced and/or removed.
- Landscaping plans indicating major planting materials.
- Exterior paint color sample(s) for projects involving any change in exterior color(s).
- 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.
- If a project involves replacing existing features of a historic structure, justification for replacement and a description and/or sample of the new material(s) to be used.
- A copy of any associated state or federal permits (CAMA, ACOE), as required.

**3. Additional items required only for Signs:**

- A drawing indicating the dimensions of the sign, lettering type, and overall design.
- Sample of color(s) to be used.

4. At least **14 sets of copies** of any material(s) where color is to be evaluated should be submitted with this application. If it is not possible to submit copies, an electronic file of the work dealing primarily with color changes, should be submitted. An electronic copy may be requested by Town Staff on such matters.

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 a representative to be present at the assigned meeting, please contact Town Staff as soon as possible.

The Certificate of Appropriateness is valid for a period of six (6) months from the date of issuance. Failure to obtain a [building permit](#) within the six-month period will be considered as a failure to comply with the Certificate deeming the Certificate invalid. If a building permit is not required for the project, the work authorized by the Certificate must be completed within six months after the Certificate is issued. The Certificate is considered issued once the Commission approves the application at their regular meeting.

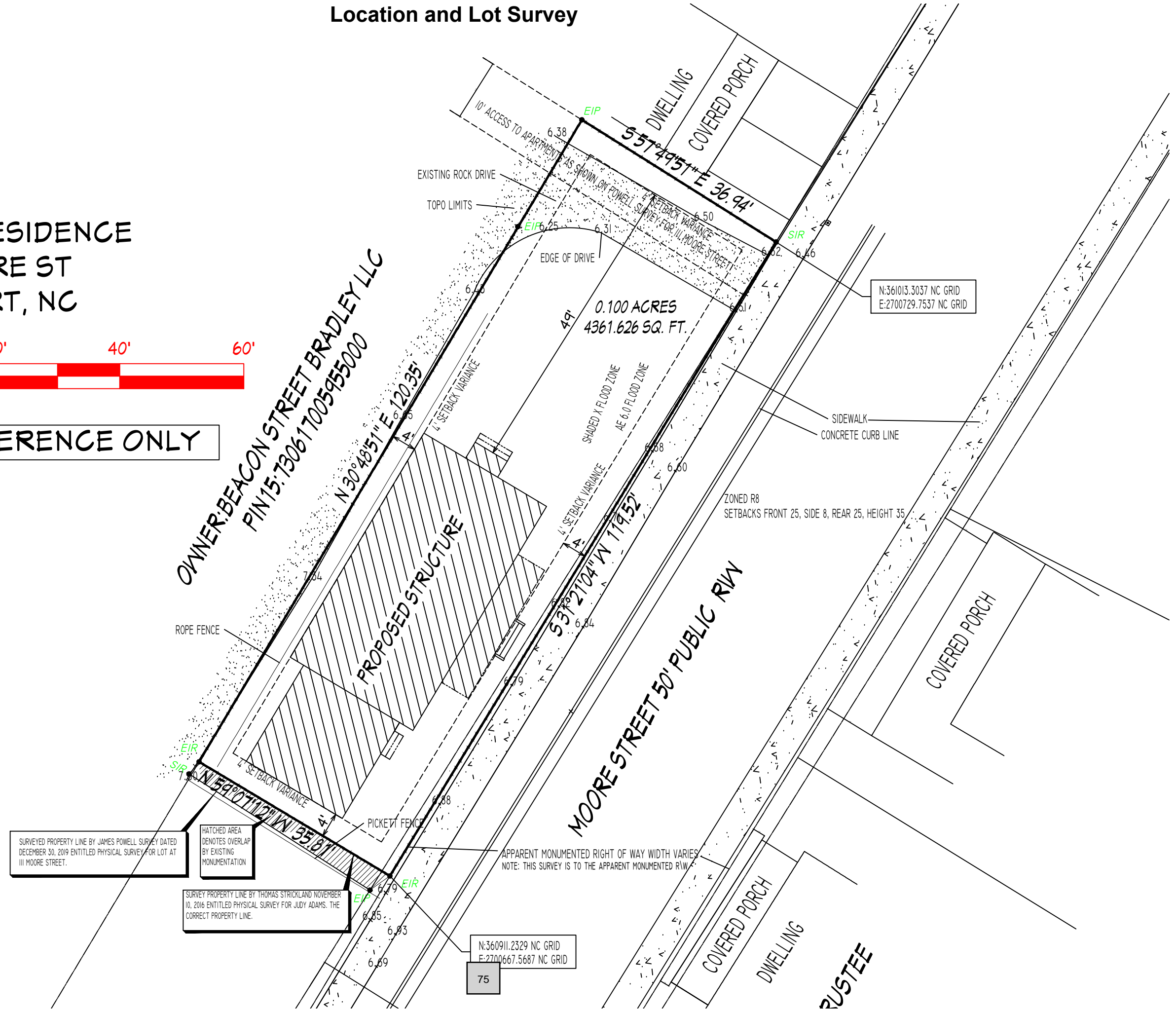
If there are questions regarding what should be included with this application, please contact Town Staff at [bftplanner@beaufortnc.org](mailto:bftplanner@beaufortnc.org) or at 252-728-2141.

# Location and Lot Survey

ALLEN RESIDENCE  
111 MOORE ST  
BEAUFORT, NC



FOR REFERENCE ONLY



SURVEYED PROPERTY LINE BY JAMES POWELL SURVEY DATED DECEMBER 30, 2019 ENTITLED PHYSICAL SURVEY FOR LOT AT III MOORE STREET.

HATCHED AREA DENOTES OVERLAP BY EXISTING MONUMENTATION

SURVEY PROPERTY LINE BY THOMAS STRICKLAND NOVEMBER 10, 2016 ENTITLED PHYSICAL SURVEY FOR JUDY ADAMS, THE CORRECT PROPERTY LINE.

APPARENT MONUMENTED RIGHT OF WAY WIDTH VARIES NOTE: THIS SURVEY IS TO THE APPARENT MONUMENTED R/W.

N:360911.2329 NC GRID  
E:2700667.5687 NC GRID

N:361013.3037 NC GRID  
E:2700729.7537 NC GRID

75

# Vicinity map for 111 Moore Street



## Proposed Size and Scale

Lot is 4,712 Sq Ft [124 Ft Wide X 38 Ft Deep]

House:                   1st Floor Heated: 966 Sq Ft.  
                              2nd Floor Heated: 308 Sq Ft.

Total Heated: 1274 Sq Ft.

Unheated:               Front Porch: 120 Sq Ft.  
                              Side Porch: 324 Sq Ft.  
                              Stoop: 18 Sq Ft

Total Unheated: 452 Sq Ft

## Adjacent Property Owners

Judy Adams  
127 Front St  
Beaufort, NC 28516



Rod Rajkovich  
110 Moore St  
Beaufort, NC 28516



Charlotte Post  
108 Moore St  
Beaufort, NC 28516



The Bradley House  
103 Moore St  
Beaufort, NC 2816



Nancy Moore  
113 Moore St  
Beaufort, NC 28516



# Photos of Streetscape Proposed Site

View of Lot from Moore Street



**View of House that is Similar to Proposed Design**  
122 Front Street  
Beaufort, NC 28516



# House Plans And Elevations

## ALLEN RESIDENCE 111 MOORE STREET BEAUFORT. NC

Before starting any masonry or other work, each contractor shall verify all measurements and shall be responsible for the location of items. No other means of construction will be allowed on projects such as masonry, etc. The contractor shall verify all measurements before proceeding with the work. While every attempt has been made to provide information on this plan to assist the contractor in proper construction, the contractor is to be held responsible for the accuracy of the information. It is the contractor's responsibility to verify all dimensions and specifications and to inspect the work of an engineer or architect licensed in the jurisdiction. Make sure that all building regulations or codes apply. The contractor is responsible for checking and verifying all dimensions before starting work.



These drawings have NOT been reviewed or certified by a Licensed Engineer or Architect. Front Street Home Designs, Inc. is not a licensed architect or engineer and makes no warranties regarding the design, structural integrity or construction of the proposed structure. The client is advised to consult with a Licensed Architect, Licensed Engineer, and/or Licensed General Contractor as well as the governing Building Code Official before starting construction.

FRONT STREET HOME DESIGNS, INC. COPYRIGHT 2021

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDING AND/OR STRUCTURES AS REQUIRED BY NORTH CAROLINA UNIFORM BUILDING CODE, LOCAL AGENCIES, LOCAL GOVERNMENTS, AND LOCAL REGULATORY BODIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

**AI**  
**BD**  
Professional Member

**Front Street Home Designs, Inc**  
Beaufort, NC 28516  
(252) 725-1956

**ALLEN RESIDENCE**  
111 MOORE STREET  
BEAUFORT, NC

DRAWN: RHM	CHECKED: RHM
DATE: 4/10/2021	
SCALE: 1/4" = 1'	
JOB NO: DS-ALLEN	
SHEET 1 OF 4	
COVER SHEET	



**FOUNDATION PLAN**  
SCALE: 3/8" = 1'

**PRELIMINARY  
NOT FOR CONSTRUCTION**

THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF FRONT STREET HOME DESIGNS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THIS DRAWING IS STRICTLY PROHIBITED. © 2021 FRONT STREET HOME DESIGNS, INC. ALL RIGHTS RESERVED.

**FRONT STREET HOME DESIGNS, INC. CONTRACTOR 2021**

**NOTES:**

1. DO NOT ORDER MATERIALS OR PERFORM ANY FOUNDATION WORK UNTIL TRUSS DESIGN HAS BEEN COMPLETED. CONTRACTOR SHALL VERIFY THAT FOUNDATION PLAN HAS APPROPRIATE SUPPORT FOR FINAL TRUSS DESIGN.
2. Site locate all stair, landing and deck pilings.
3. Any specific information regarding Engineered floor trusses, roof trusses, LVL's, or framing are only suggestions. Final design, spacing, direction, certification and framing methods will come from the truss mfg and or the contractor. If additional foundation supports are required for truss or LVL support stop all work and contact FRONT STREET HOME DESIGNS, INC to modify foundation plan PRIOR to proceeding with ordering any material or performing ANY work.
4. All construction shall meet or exceed all state and local codes.
5. All construction shall be in accordance with the following codes and regulations: NORTH CAROLINA STATE BUILDING CODE FOR RESIDENTIAL CONSTR.
6. Lowest finished floor of structure shall meet Base Flood Elevation (BFE) as required by the Governing Inspection/Planning Department.
7. Any enclosed area below BFE will be required to have flood vents in accordance with FEMA guidelines.
8. Site locate all foundation anchors. Sized & spaced per Chptr 45 of NCSBC.
9. Final window and door schedule to be provided by builder/owner.
10. Contractor to verify that windows provided for all bedrooms meet egress code. If there are any discrepancies between the size shown on these plans and a Manufacturer's egress rating, the Manufacturer's rating takes precedence and the Contractor must adjust accordingly.
11. Contractor/Owner verify ALL dimensions.

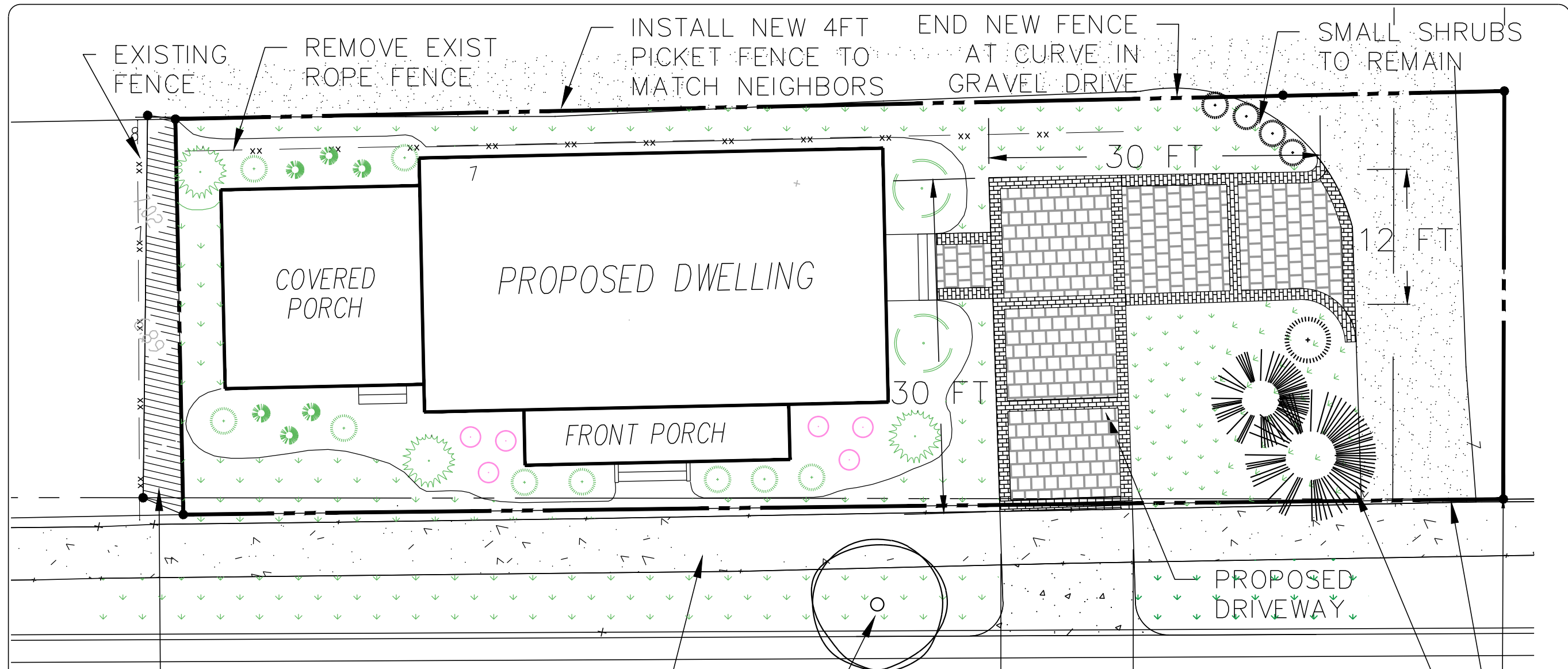
**SECTION A-A**  
SCALE: 3/8" = 1'

**ALLEN RESIDENCE**  
111 MOORE STREET  
BEAUFORT, NC

DRAWN: RSH	CHECKED: RSH
DATE: 4/10/2021	
SCALE: 1/4" = 1'	
JOB NO: 021-ALLEN	
SHEET 4 OF 4	
FOUNDATION PLAN	
SECTIONS	

**AI BD.**  
Professional Member

**Front Street Home Designs, Inc**  
Beaufort, NC 28516  
(252) 725-1956



EXISTING VARIABLE PEDESTRIAN ACCESS

EXIST SIDEWALK

EXIST OAK TREE TO REMAIN

12 ft WIDE

LARGE CRAPE MYRTLES AND BUSH TO REMAIN

EXISTING 10 FT GRAVEL ACCESS EASEMENT FOR BRADLEY HOUSE

MOORE STREET 50' PUBLIC R\W

**LEGEND**

	COMMON NAME	QTY
	CRAPE MYRTLE- WHITE	2
	NELLIE STEVENS HOLLY	3
	INDIAN BALLERINA HAWTHORNE	9
	PINK MUHLY GRASS	6
	KNOCKOUT ROSE-RED	6

10609 OLD PINE CT  
919-669-3637  
calien@allencc.com

**ALLEN CONSULTING, PLLC**

LANDSCAPE PLAN

**ALLEN RESIDENCE**  
111 MOORE STREET BEAUFORT, NC

REVISIONS:

SCALE:

1"=10'

DRAWN BY:  
CTA

DATE:  
9.10.21

PROJECT NO.

SHEET  
**L1**  
OF

**Fence:** Fence to match neighbors shown in Photo below

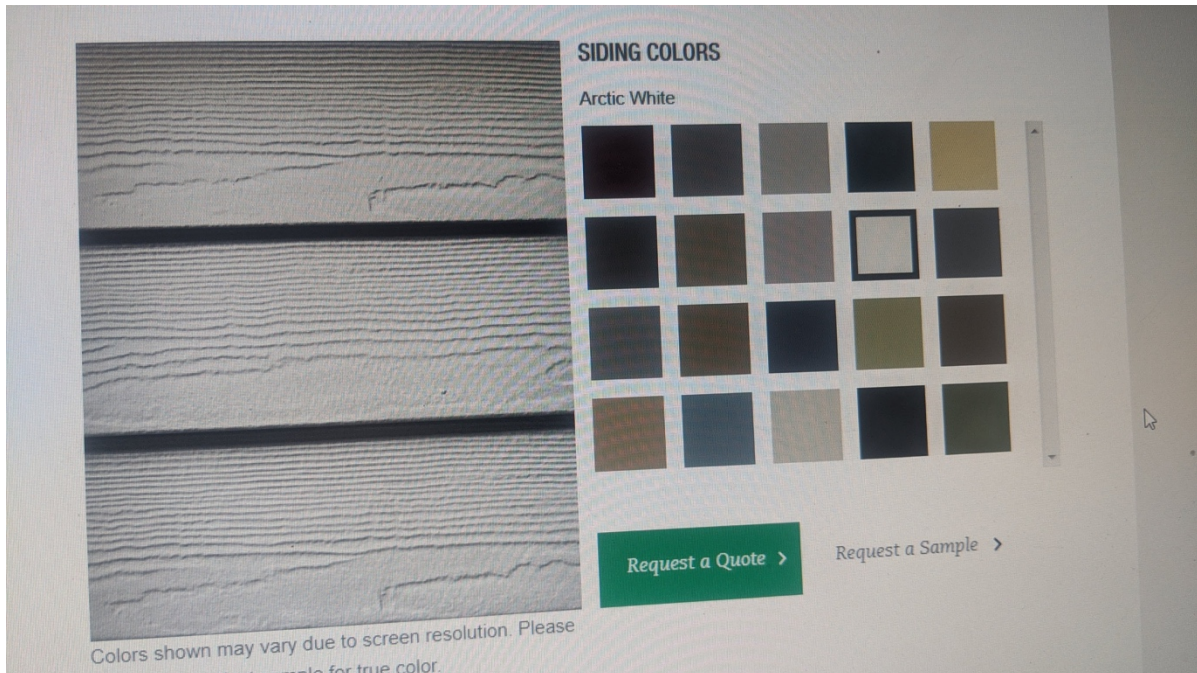


## Materials and Colors

- Siding:** Hardie Plank Select Cedar mill  
Color: Benjamin Moore OC-117 Simply White
- Trim:** Hardee Trim Board  
Color: Benjamin Moore OC-117 Simply White
- Roof:** House: CertainTeed Shingle Landmark-Driftwood  
Standing Seam to be Mechanically Seamed  
Porch Roofs: Metal Standing Seam-Mustang Brown  
Front Dormer: Metal Standing Seam-Mustang Brown  
Stoop: Metal Standing Seam-Mustang Brown
- Foundation:** Stucco-Color Benjamin Moore OC-117 Simply White  
Brick Porch Piers- Safrits-Savannah Brick  
Covered/Side Porch- Raised slab with Safrits-Williamsburg  
Brick Picture Frame
- Windows:** Anderson 400 Series, 1 over 1 in all Locations  
Color-White
- Doors:** **Front:** Anderson 334 Straightline Glass-White No grids  
**Side Entry:** Anderson 178 Straightline Full Panel- White
- Columns:** Wooden- Color Benjamin Moore  
OC-117 Simply White
- Shutters:** Louvered-Color Black
- Front  
Porch Ceiling:** 1X6 Bead Board-Benjamin Moore  
HC-147 Woodlawn Blue
- Front  
Porch Surface:** Trex Decking (or Equal)- Pebble Gray
- Fence:** 4ft White Picket Fence

## Materials and Colors

**Siding :** Hardie Plank Select Cedar Mill  
Color: Benjamin Moore OC-117 Simply White

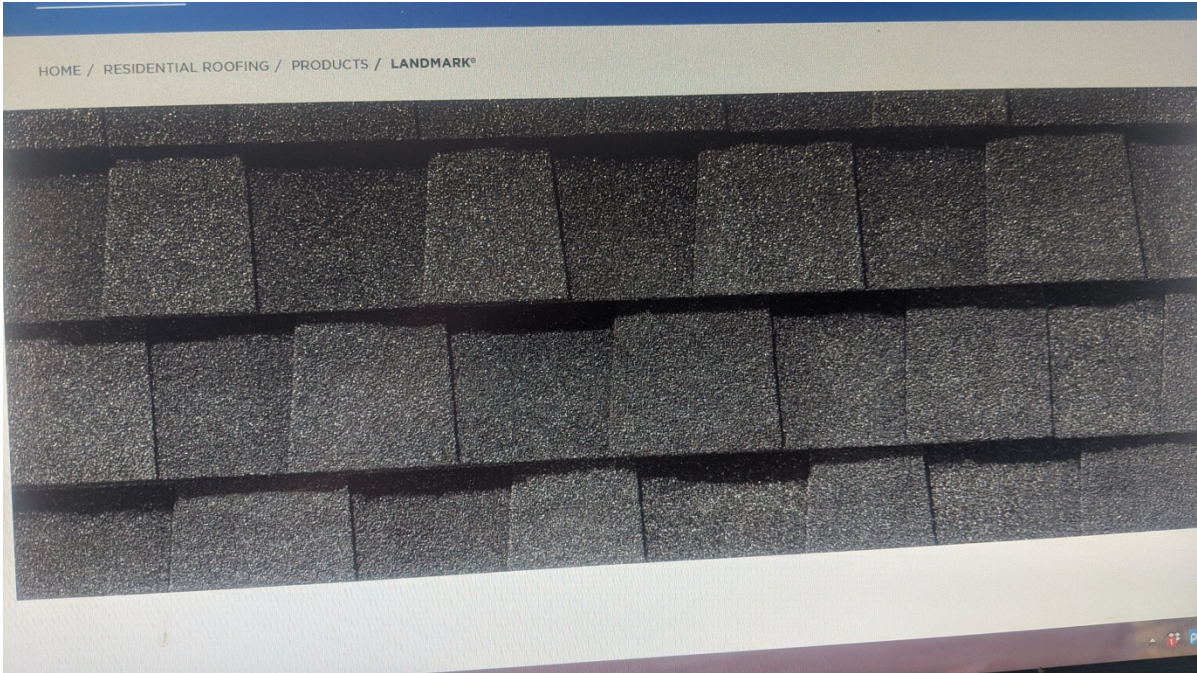


**Siding and Trim:** Hardie Plank Select Cedar mill  
Color: Benjamin Moore OC-117 Simply White



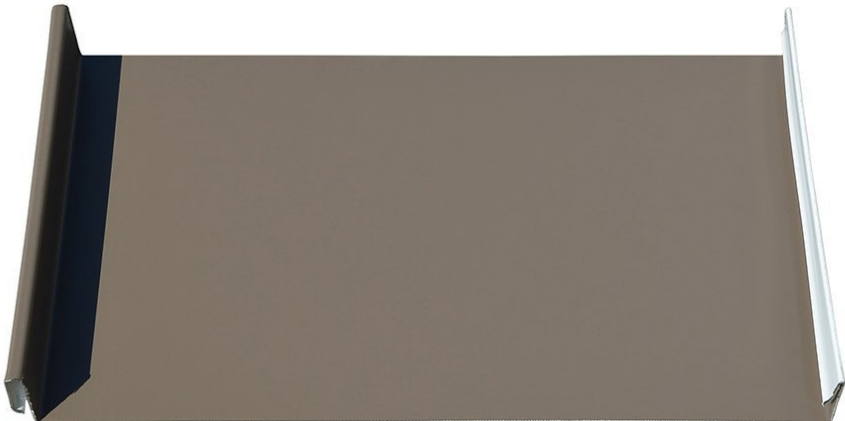
Simply White  
OC-117

**Shingles : CertainTeed Shingle  
Landmark-Driftwood**



**Standing Seam Metal Mechanically Seamed**

- Porch Roofs: Metal Standing Seam-Mustang Brown
- Front Dormer: Metal Standing Seam-Mustang Brown
- Stoop: Metal Standing Seam-Mustang Brown

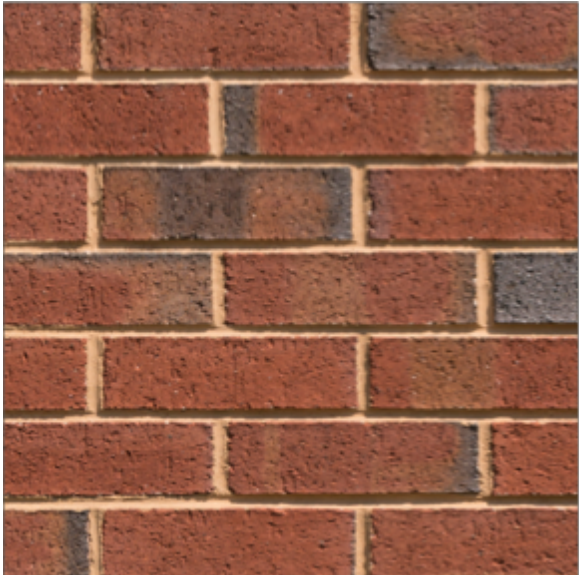


**Foundation:** Brick Porch Piers-Safrits-Savannah Brick  
Covered/Side Porch- Raised slab with Safrits-Williamsburg  
Brick Picture Frame

**Savannah**



**Williamsburg**



**Windows-** Anderson 400 Series, 1 over 1 in all Locations  
Color-White



**Front Door : Anderson 334**  
Straightline Glass  
White No grids



**Rear Door : Anderson 178**  
Straightline Full Panel



**Patio Door : Anderson 102**  
Straightline Glass  
White No grids



**Front  
Porch Ceiling:**

1X6 Bead Board-Benjamin Moore  
Benjamin Moore HC-147 Woodlawn Blue



**Shutters:**

Louvered-Color Black



**Front Porch Decking:** Trex Decking- Pebble Grey

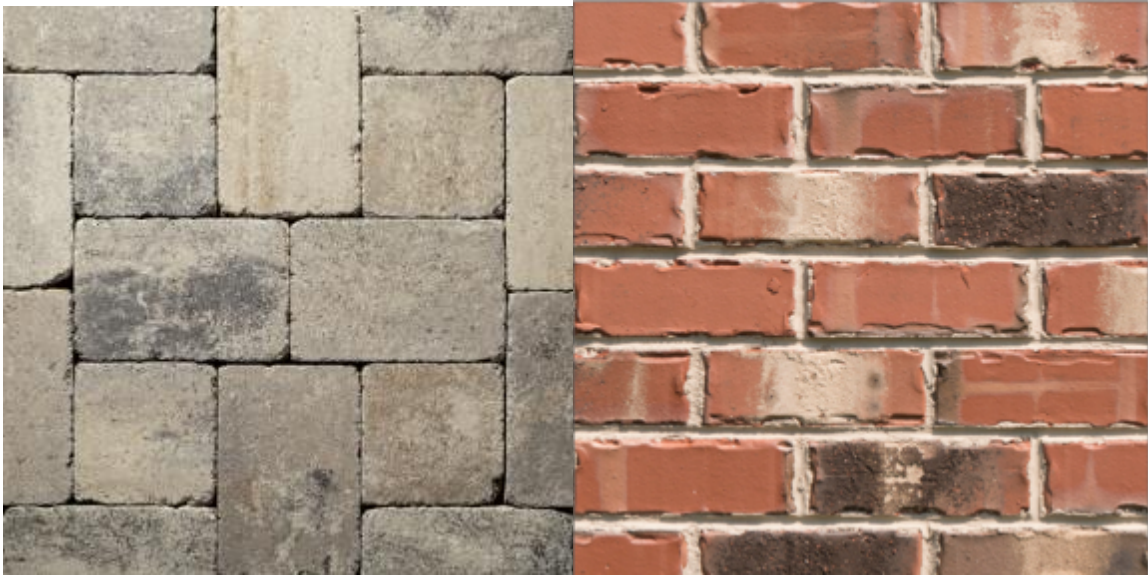


**Date Brick:** Date brick to be installed in foundation piers  
With completion date of structure  
(anticipated to be 2022)



**Driveway:**

Impervious Pavers  
Color: Gray with red picture frame





**Town of Beaufort, NC**

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

**Town of Beaufort Historic Preservation Commission Regular Meeting  
6:00 PM Tuesday, October 5, 2021 – Via Zoom**

---

**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case 21-38 509 Front Street- Privacy Fence

**BRIEF SUMMARY:**

*The applicant wishes to install a privacy fence in the rear of the property that can be seen from public view.*

**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:** September 28, 2021  
**Case No.** 21-38

**Request:** Privacy Fence

**Applicant:** Harborside Suites – Sam Williams  
 509 Front Street  
 Beaufort, NC 28516

**Property Information:**

Owner: Same  
 Location: 509 Front Street

**Project Information:**

In the District Survey, updated by Ruth Little, the commercial property at 509 Front is described as Commercial Building c. 1945. Linear, 2-Story, Modern-style, cinder block building with brick veneer has a horizontal curtain wall of windows on the second story façade, recessed glass and metal storefronts, and concrete roof line coping and exterior window trim.

**Material:**

- See Application

**Attachments:**

- Vicinity Map
- Adjacent Property Owners list
- COA Application

## Guidelines:

### Fences and Walls Guidelines

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

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

8.2.7. Contemporary or utilitarian fence materials are not appropriate for fences in the public view. Inappropriate materials include: plastic, vinyl, chain link, wire, and all other modern materials. The use of modern fencing is permitted for rear yards only, in areas not seen from the public view, using vinyl-coated chain link (dark green or black), standard chain link or heavy wire (“hog wire”). Use plantings such as ivy, climbing roses, jasmines, or other vines to hide wire fences.

BHPC Case 21-38 509 Front Street - Rear Fence

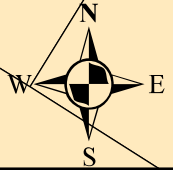
**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data



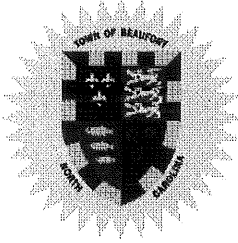
80 40 0 80 Feet

101



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>AIL_ZI</u>	<u>MAIL_ADD2</u>
950 CAPITAL GROUP LLC	530	SENSATION WEIGH	BEAUFORT	NC	7672 28516	
BEAUFORT FLATS LLC	608	ANN STREET	BEAUFORT	NC	1143 28516	
BRICKELL,SCOTT ETUX DONNA	2604	KITTRELL DRIVE	RALEIGH	NC	27608	
CARNELL,LOIS A ETAL MAYNOR	5916	NOB HILL RD	DURHAM	NC	27704	
HALL,JEFFREY M ETUX JULIE W	95	OGLETHORPE AVE	CLAYTON	NC	27527	
HINES,LAURA MATHEWS BREGLER	6518	ZACK ROAD	OAK RIDGE	NC	27310	
HISTORIC HOLDINGS LP	2205	SAINT MARY'S ST	RALEIGH	NC	27608	
OWENS,NELSON N ETUX PATRICIA A	723	COMET DRIVE	BEAUFORT	NC	28516	
SANTORO,DINA CHARLENE TRUSTEE	120	CRAVEN STREET	BEAUFORT	NC	28516	
SUZUKI-OWENS LLC	120	GOODWIN LAMP RD	BEAUFORT	NC	28516	
THREE L'S LLC			BEAUFORT	NC	28516	PO BOX 407
WILLIAMS INVEST PROPERTIES LLC	205	PLAZA DRIVE STE #A	GREENVILLE	NC	27858	

# 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: Sam Williams

Applicant Address: 2692 Lennoxville Rd, Beaufort, NC 28516

Business Phone: 252-714-3160 Email/Cell: williamssam@ec.rf.com

Property Owner Name: Harborside Suites

Address of Property: 509 Front Street, Beaufort, NC 28516

Phone Number: 252-714-3160 Email/Cell: williamssam@ec.rf.com

### PROJECT INFORMATION

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

See attached Addendum 1

Estimated Cost of Project: \$ 3,000.00 Year House Built: NA

Sam C. Williams, Vice President 9-12-21  
 Applicant Signature Harborside Suites HOA 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](http://www.beaufortnc.org). The Commission meets regularly on the first Tuesday of the month unless it is a holiday.*

### OFFICE USE ONLY

Received by: JG Reviewed for Completeness: JG  
 Date: 09/14/2021 Date Deemed Completed and Accepted: 09/20/2021

# 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). *See attached Addendum 2*
- Photographs of the streetscape, the site, and existing buildings to be impacted. *See Addendum 3*
- A site plan showing dimensions of both existing and proposed conditions. *See Addendum 4*
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.). *See Addendum 1*

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

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

### 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](mailto:j.ganey@beaufortnc.org).*

**Addendum 1**

(Description of Proposed Project)

This application is for approval to replace a 22 foot section of a 95 foot fence that, according to the property developers, has existed on the eastern border of our property for more than 20 years. The section of fence to be replaced was removed at the request of a neighbor to assist with a construction project on his property. The section of fence to be replaced will match the existing and prior fence section in style, size and all dimensions. The fence section will be replaced with one and one half inch square pickets ranging in height from 72 inches to 67.5 inches and scalloped to match the existing and prior fence sections. All lumber will be treated and unpainted, as is the existing fence section and was the section of fence removed. A three foot locked gate will have the same picket pattern and dimensions. Pickets will be installed on both sides of the fence. Four by four posts with two by six cross members will provide the substructure. A survey will be conducted to insure the fence replacement and existing fence is within our property boundary.

Thank you,

Sam Williams

Vice President

Harborside Suites

509 Front St, Beaufort, NC 28516

**Addendum 2**  
(Adjacent Property Owners)

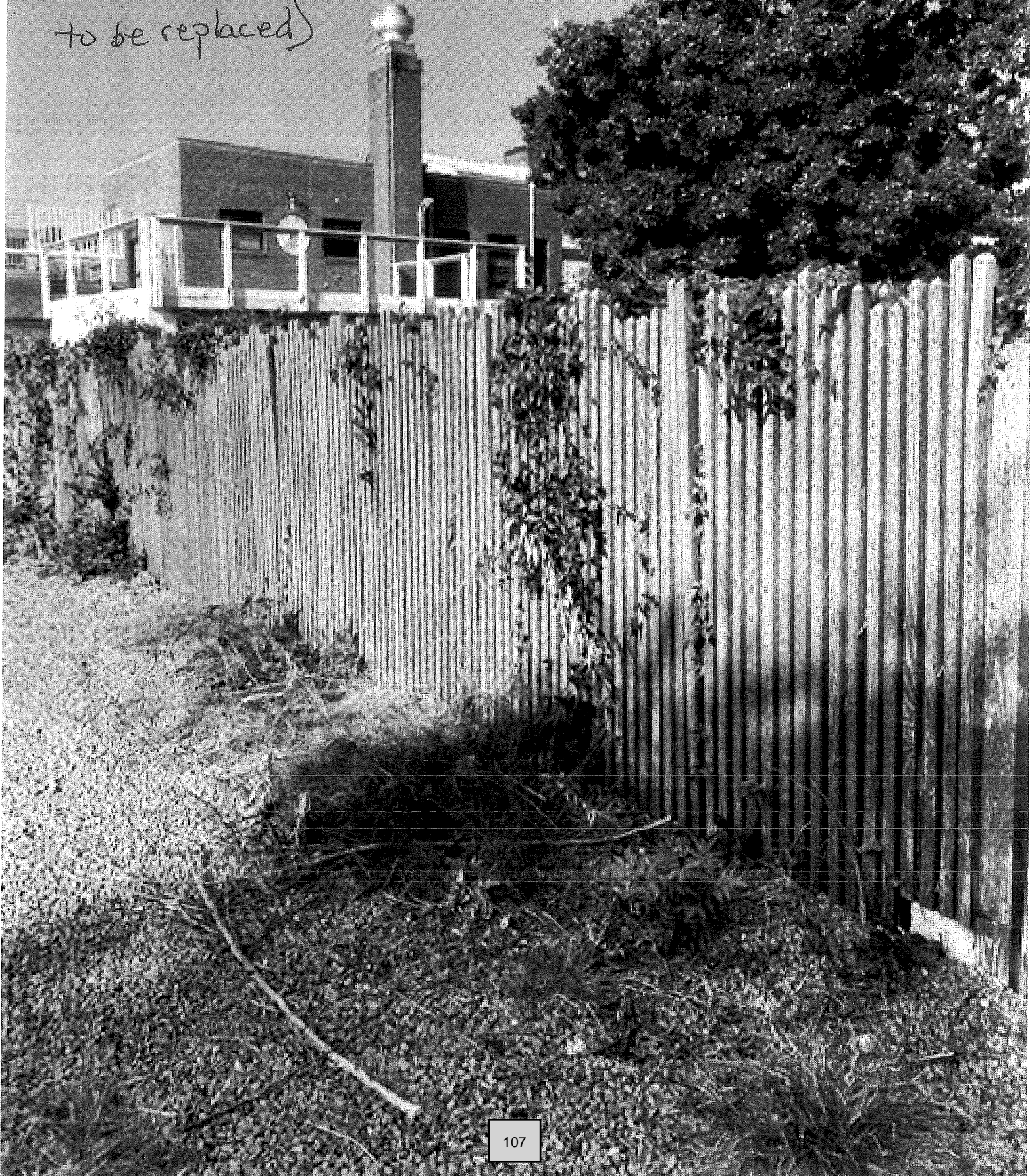
1) Scott Brickell  
2604 Kittrell Drive  
Beaufort, NC 28516

2) Dina Charlene Santoro  
120 Craven St  
Beaufort, NC 28516

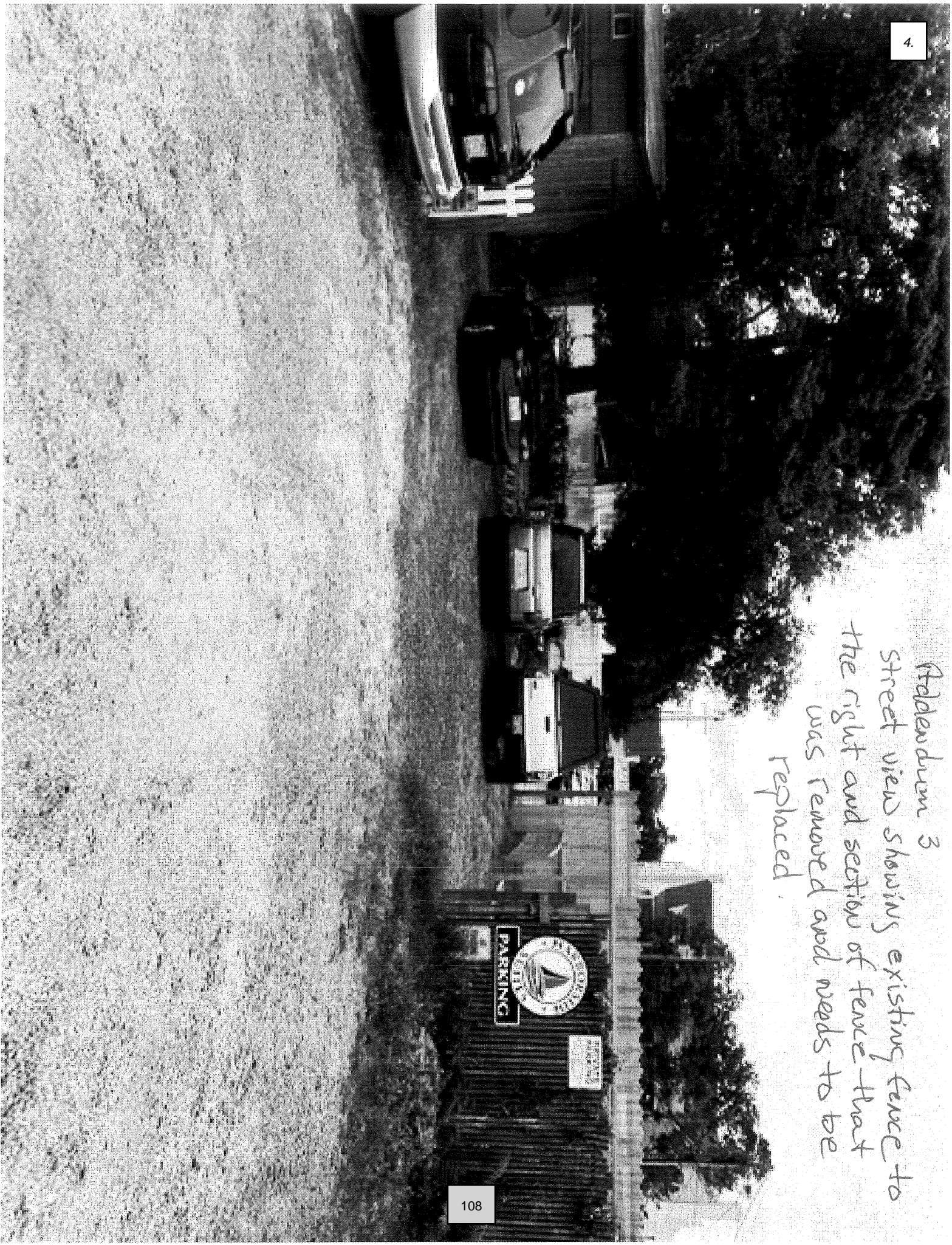
3) Beaufort Flats, LLC  
118 Craven St  
Beaufort, NC 28516

4) Nelson Owens  
723 Comet Drive  
Beaufort, NC 28516

Addendum 3  
Existing fence section  
(to be replicated in section  
to be replaced)



Appendix 3  
Street view showing existing fence to  
the right and section of fence that  
was removed and needs to be  
replaced.



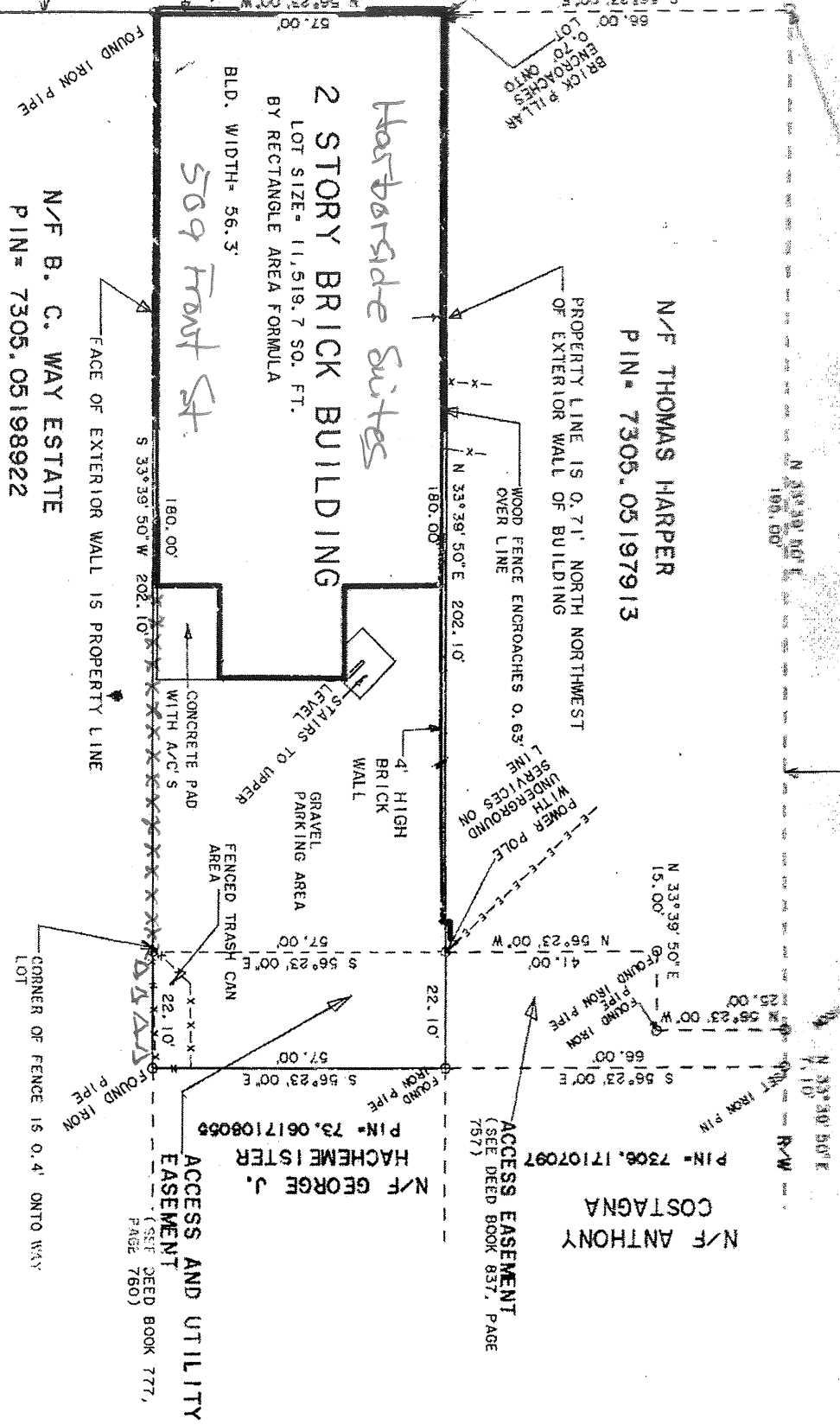
Addendum 4  
Site plan

INDIVIDUAL AND SHOWN ON  
ARCHITECTURAL DRAWINGS  
SEE DEED BOOK 777, PAGE  
98  
SEE DEED BOOK 837, PAGE  
757  
CITY WATER AND SEWER  
BY D. D. BK. 777, PAGE

NOTES:

Legend  
x = existing fence  
△ = section to be replaced

JAMES L. POWELL,  
PROFESSIONAL LAND SURVEYOR NO. 11531  
CERTIFY THAT THIS MAP WAS  
DRAWN UNDER MY DIRECT SUPERVISION,  
AND THAT THE RATIO OF PARTS  
CALCULATED BY WITNESS MY  
1:20,000.  
THIS IS DAY OF FEBRUARY 1988  
JAMES L.



N/F B. C. WAY ESTATE  
PIN = 7305.05198922

N/F THOMAS HARPER  
PIN = 7305.05197913

N/F ANTHONY  
COSTAGNA  
PIN = 7308.17107097

N/F GEORGE J.  
HACHEMISTER  
PIN = 73.0617108058

ACCESS AND UTILITY  
EASEMENT  
(SEE DEED BOOK 777,  
PAGE 760)

ACCESS EASEMENT  
(SEE DEED BOOK 837, PAGE  
757)