



Town of Beaufort, NC

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

Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, June 07, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) HPC Draft Minutes 5.3.22

Administration of Oaths

Items of Consent

- [1.](#) Approval of the Orders for 113 Front Street, 411 Front Street & 105 Front Street – Certificates of Appropriateness

Old Business

- [1.](#) Case 22-13 113 Broad Street – Historic Plaque

New Business

- [1.](#) Case 22-17 308 Ann Street- Doors & Paint
- [2.](#) Case 22-18 310 Ann Street- Landscaping

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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

Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, May 03, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Chair Joyce McCune called the May 3, 2022 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

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

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

Agenda Approval

Chair McCune asked if there were any changes to the Agenda. Member Hedrick requested updating the Agenda to include a presentation on Tony P. Wrenn and the Chair asked for a motion.

Chair McCune made the motion to approve the amended Agenda and Member Stephens made the second. Chair McCune took a vote that was unanimous.

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

Presentation

Member Hedrick commemorated local historian Tony P. Wrenn, A.I.A., who had passed away the previous week. Mr. Wrenn was an architectural historian who surveyed the Beaufort historical district in 1969 and 1970 and was pivotal in Beaufort being included in the National Register of Historic Places.

Minutes Approval

1. HPC Draft Minutes for 4.5.22

Chair McCune asked if there were any changes or corrections to the April 5, 2022 Meeting Minutes. Hearing none, Chair McCune asked for a motion to accept the minutes as written.

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

Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner and applicants Page Littlewood and Jay Horton.

New Business

1. Case 22-12 113 Front Street- Landscaping & Fencing

Chair McCune introduced Case 22-12 and asked if there were any members who needed to recuse themselves. Mr. Garner then gave an overview of the request by George & Page Littlewood to add new landscaping and fencing including the riparian lot across the street. Mrs. Littlewood explained her landscaping and fencing request further and answered questions from the Board, including a discussion about the six-foot height of the gate. Chair McCune then asked for a motion for a Finding of Fact for Case 22-12.

Member Stephens made the motion for the Finding of Fact to include: 8.1.1, 8.1.2, 8.2.2, 8.2.3, 8.2.7 with the understanding and agreement that beginning on the west side with the 6' high gate that will transition to remain at 6' moving in a northerly direction until it terminates into the block CMU wall which is also 6' high.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case 22-12.

Member Stephens made the motion for the Certificate of Appropriateness to include the provision that the aforementioned guidelines under Fences and Walls be met for the height of the fence to continue at 6' and moving north to the block wall. Member Hedrick made the second. Chair McCune took a vote that was unanimous.

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

Chair McCune then declared Case 22-12 approved and closed.

2. Case 22-13 113 Broad Street – Historic Plaque

Chair McCune introduced Case 22-13 and asked if the applicant was present. The applicant not being present, Chair McCune asked for a motion to table the discussion of Case 22-13 for 30 days.

Vice-Chair Flowers made the motion to table discussion of Case 22-13 for 30 days and Member Stephens made the second. Chair McCune took a vote that was unanimous.

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

3. Case # 22-14 105 Front Street - Fencing & Parking

Chair McCune introduced Case 22-14 and asked if there were any members who needed to recuse themselves. There being none, Mr. Garner then gave an overview of the request by Willport, LLC and stated that the owners wish to install new bollard fencing and Beaufort-style scallop fencing for the property as well as install brick pavers for the parking area. He also noted that the current survey and previous surveys appear to show the roundabout is partially in the applicant's property. The applicant, Billy Wooten, and designer Jay Horton of Filter Design Studio PLLC then discussed their application, explaining safety concerns and designation of public and private property. The Board expressed some concerns that the

proposed height of the wooden scallop fence might block some views of the water. Mr. Wooten was sworn in and explained that he would not be adding any vegetation on either side of the fence and stated his willingness to work with the Board.

Chair McCune then asked for a motion for a Finding of Fact for Case 22-14.

Member Stephens made the motion for the Finding of Fact to include: 8.2.2, 8.2.3, 8.2.6, and 8.5.7 with the understanding and agreement that the applicant will provide detailed sketches of the scallop-style fence stating or showing the height and width of the sections of fence to include a maximum height of 40 inches and a minimum height of 30-32 inches. The motion was amended to withdraw the requirement for the detailed sketches be provided to the Board.

Vice-Chair made the second. Chair McCune took a vote that was unanimous.

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case 22-14.

Member Stephens made the motion for the Certificate of Appropriateness with the understanding that the scallop-style fence will have a maximum height of 40 inches and a minimum height of 30-32 inches. Member Cummins made the second. Chair McCune took a vote that was unanimous.

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

Chair McCune then declared Case 22-12 approved and closed.

4. Case 22-15 411 Front Street- Fencing, Landscaping, Doors & Windows

Chair McCune introduced Case 22-15 and asked if there were any members who needed to recuse themselves. Mr. Garner then gave an overview of the request by Filter Design Studio, PLLC for Flybridge Ventures, LLC. The owner wishes to install new doors, windows, fencing and landscaping creating a courtyard effect for the former First Citizens Bank building at 411 Front Street. Mr. Garner stated that the Town staff was requesting a condition be placed on the COA that prior to the installation of the northern wall for the applicant to meet with the Town engineer. He also wanted to go on the record to let the applicant know that the Town may be making changes to the northern wall in the future. Mr. Garner also wanted to add to the record that the sign style, lettering, and size would be submitted at a later date.

After Board discussion, Chair McCune then asked for a motion for a Finding of Fact for Case 22-15.

Member Stephens made the motion for the Finding of Fact to include Window and Door Guidelines only: 6.4.3, 6.4.7, 6.4.10.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case 22-15 with approval of the Windows and Door Guidelines only, with all other requests not approved at this time.

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

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

Chair McCune then declared Case 22-15 approved and closed.

Commission / Board Comments

Chair McCune asked if there were any Board comments, during which Member Stephens thanked the Town staff for getting some infractions cleared up, Member Hedrick thanked the Board for allowing his presentation on Tony Wrenn, Member Flowers requested larger plans to review, and Member Cummins thanked Member Hedrick for his presentation.

Staff Comments

Mr. Garner suggested looking at the original survey Mr. Wrenn completed with the supporting documentation. He also gave updates on infractions in the Historic District including signage. He thanked the Town Attorneys for the training session they had given two weeks before.

Adjourn

Chair McCune asked for a motion to adjourn the meeting.

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

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

Vice-Chair McCune declared the May 3, 2022 meeting adjourned.

Chair, Joyce McCune

Board Secretary, Laurel Anderson



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission
6:00 P.M. June 7, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Consent
SUBJECT: Approval of the Orders for 113 Front Street, 411 Front Street & 105 Front Street – Certificates of Appropriateness

BRIEF SUMMARY:

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

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

REQUESTED ACTION:

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

EXPECTED LENGTH OF PRESENTATION:

0 Minutes (Presentation From Staff)

SUBMITTED BY:

Kyle Garner, AICP Planning Director

BUDGET AMENDMENT REQUIRED:

N/A



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

June 7, 2022

Filter Design Studio, PLLC
Mr. Jay Horton
707 Bridges Street
Morehead City, North Carolina 28557

RE: Case # 22-14 105 Front Street - Fencing & Parking

Dear Mr. Horton:

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

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



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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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

Mayor Sharon Harker
Commissioner John Hagle • Commissioner Marianna Hollinshed
Commissioner Bucky Oliver • Commissioner  win Cooper • Commissioner Bob Terwilliger
Town Manager  Todd Clark



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on May 3, 2022 to consider a Certificate of Appropriateness (COA) application submitted by Filter Design Studio, PLLC (Mr. Jay Horton) for **CASE # 22-14 105 FRONT STREET - FENCING & PARKING** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence and record before the HPC on May 3, 2022, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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

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

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

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

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the historic district as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 22-14 105 FRONT STREET - FENCING & PARKING**.

This the 7th day of June 2022

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



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

June 7, 2022

George & Page Littlewood
211 Moore Street
Beaufort, North Carolina 28516

RE: Case # 22-12 113 Front Street - Landscaping & Fencing

Dear Mr. & Mrs. Littlewood:

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

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

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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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

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



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on May 3, 2022 to consider a Certificate of Appropriateness (COA) application submitted by George & Page Littlewood for **CASE # 22-12 113 FRONT STREET - LANDSCAPING & FENCING** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence and record before the HPC on May 3, 2022, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

8.1.1. Preserve and maintain historic public and private landscapes that contribute to the character of the historic district, including open spaces, streetscapes, and yards.

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

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

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

8.2.7. 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.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the historic district as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 22-12 113 FRONT STREET - LANDSCAPING & FENCING WITH THE FOLLOWING CONDITION: THAT THE FENCE ON THE NORTHWEST SIDE OF THE PROPERTY, GOING NORTH BE EXTENDED FROM THE 6 FOOT HIGH GATE AT A HEIGHT OF 6 FEET TO THE CONCRETE FOUNDATION WALL.**

This the 7th day of June 2022

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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

1.



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

June 7, 2022

Filter Design Studio, PLLC
Mr. Jay Horton
707 Bridges Street
Morehead City, North Carolina 28557

RE: Case # 22-15 411 Front Street - Fencing, Landscaping, Doors & Windows

Dear Mr. Horton:

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

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

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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on May 3, 2022 to consider a Certificate of Appropriateness (COA) application submitted by Filter Design Studio, PLLC (Mr. Jay Horton) for **CASE # 22-15 411 FRONT STREET - FENCING, LANDSCAPING, DOORS & WINDOWS** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence and record before the HPC on May 3, 2022, we find that the application submitted currently only meets the window and door guidelines of the Local Historic District based on the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008] and that the fencing and landscaping portions of the request need to be revised prior to further consideration for approval:

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.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project as it relates to windows and doors is congruous with the special character of the historic district as a whole and that a Certificate of Appropriateness be **ISSUED** for CASE # 22-15 411 FRONT STREET - DOORS & WINDOWS ONLY WITH A CONDITION THAT THE LOWER WINDOWS ON THE WEST SIDE OF THE BUILDING MATCH IN SIZE AND SHAPE OF THE UPPER WINDOWS AND THAT THE APPLICANT REVISE THEIR FENCING & LANDSCAPE PLAN FOR RECONSIDERATION BY THE COMMISSION.

This the 7th day of June 2022

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, June 7, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 22-13 113 Broad Street – Historic Plaque

BRIEF SUMMARY:

Request for a Historic Plaque at 113 Broad Street – The Applicant has not requested the name or year for the Plaque. At the May meeting this item was tabled due a representative not being present.

This property was brought into the Local Historic District in 2006 and has retained its vinyl siding as mentioned in Ruth Little’s Survey (See Photos).

There are no COA applications for this property on file.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

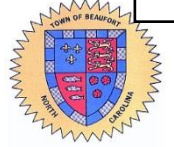
Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: April 18, 2022
Case No.: 22-13

Request: Request for a Historic Plaque at 113 Broad Street

Applicants: Thomas & Carol Beard
 113 Broad Street
 Beaufort, NC 28516

Property Information:

Owners: Same
 Location: 113 Broad Street
 PIN: 730617110628000

Project Information:

In the District Survey, updated by Ruth Little, the house at 113 Broad is described as **House** c. 1905. 1-story gable and wing Queen Anne house has 1/1 replacement sash, vinyl siding, replacement front door with side lights and transom, and front gable pedimented with bay window and sawn bargeboard. Porch has turned post, plain railing, and sawn brackets. Extensive exterior alterations have compromised its architectural integrity. House was built by Charles Owens in 1905.

- This property was brought into the Local Historic District in 2006 and has retained its vinyl siding as mentioned in Ruth Little’s Survey (See Photos).
- There are no COA applications for this property on file.

Proposed work:

- Request for a Historic Plaque

Attachments:

- Vicinity Map
- List of Adjacent Property Owners
- Plaque Application & Information Submitted by the applicant

Eligibility:

1. Structure must be at least 100 years old.
2. Structure must not be subjected to extensive exterior remodeling nor be so altered that the architectural integrity of the structure no longer remains.

Documentation:

The documentation must be produced by the applicant. It is the responsibility of the applicant to do so or have done all the research necessary to provide the documentation to the Historic Preservation Commission. Included in the document should be:

Written proof of the date of construction, or the earliest date of reference in the tax records, to show that the structure existed. Any records can be used to substantiate the existence of the structure, including early maps of the area, or other comparable documentation (with verification by outside sources if necessary) at the Historic Preservation Commission’s discretion. In addition, there must be visible evidence of construction methods of the period. Other information to be included: photos of each side of the outside, photos of interior features used in determining age, scaled map of the lot on which the structure stands indicating all changes in lot by deed(s).

Plaque Guidelines:

4.2.1

If the request to obtain a plaque is granted, the applicant will receive written permission from the Beaufort Historic Preservation Commission. This permission will state the earliest name and date as determined by the Beaufort Historic Preservation Commission. No other information may be placed on the plaque.

4.2.2

The applicant will be responsible for all expenses of obtaining the plaque and its maintenance. Once a plaque is received by the applicant, it is the responsibility of the owner not to make changes that would alter the architectural integrity of the structure.

4.2.3

The plaque should be to the exact specifications of the Historic Preservation Commission. If future changes not appropriate to the original documentation which govern the issued plaque occur, the Commission has the right to request the removal of the plaque.

BHPC Case 22-13 113 Broad Street - Historic Plaque

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HOUSE</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZIP</u>
BEAIRD,TOM ETUX CAROL	113	BROAD STREET	BEAUFORT	NC	2108 28516
BEAIRD,TOM ETUX CAROL	113	BROAD STREET	BEAUFORT	NC	2108 28516
BONAVENTURA,JOSEPH	114	BROAD STREET	BEAUFORT	NC	28516
CURRIER,ANNE R	115	BROAD ST	BEAUFORT	NC	28516
GRIFFIN,DALTON EARL ETAL TIMOT	1106	BROADMOOR DR	COCOA	FL	32922
HAUS,THOMAS REILLY ETUX MARY B	801	OAKLAWN AVE	WINSTON SALEM	NC	2221 27104

APPLICATION FOR STRUCTURE HISTORIC PLAQUES

DIRECTIONS: "USING THE GUIDELINES FOR OBTAINING PLAQUES"
PLEASE ANSWER THE FOLLOWING QUESTIONS AND
GIVE PERTINENT INFORMATION.

1. Property Owner(s)

Thomas + Carol Beard

Address

113 Broad St. Beaufort

Telephone number

919-868-9636

2. Address of Property

113 Broad St. Beaufort

3. Year building/structure was built

1903-1905

4. Builder's name (if known)

Charles Edward Owens (1869-1941)

5. Architect's name (if known)

6. First Owner (if known)

Charles + Mary Jewel Owens

7. Describe architectural style of building

Victorian Style - turn of twentieth
century - 1 story gable-and-wing Queen
Anne - front-gabled pedimented wing

8. Important or interesting facts about the building/structure (can be
answered on a sheet of paper.)

10 foot ceilings / 3 different roofs in
the attic / oak floors

9. Please attach documentation regarding age and style of structure as well as current pictures of the front. If an early picture of the building/structure is available, please include it.

see attached

10. What visible evidence of construction methods of the period can be found?

see attached

11. What records can be used to substantiate the existence of this structure?

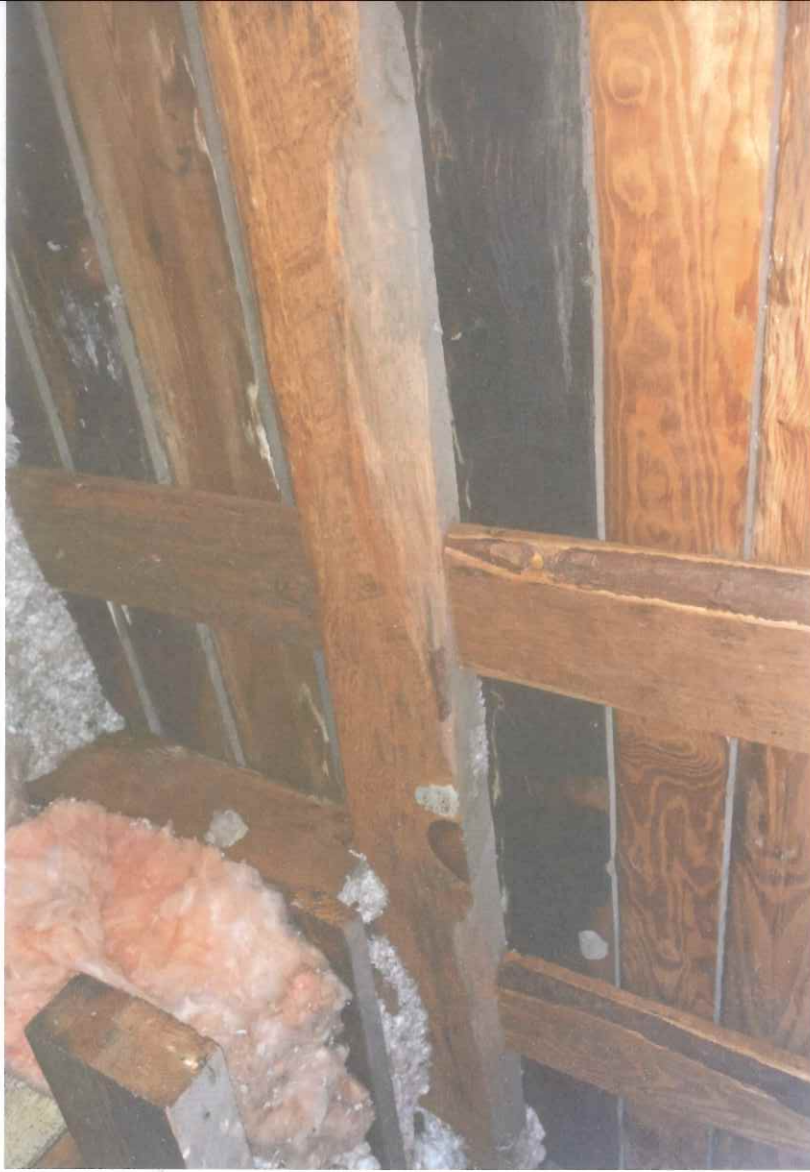
see attached



Taken in 1918

#9

#10a



Uncovered hand-hewn beams,
square nails.

#106



Original Outer back wall revealed
when removing interior wall between
Kitchen + dining room.

#11

BROAD STREET – NORTH SIDE


113 Broad Street
OWENS HOUSE 1905

In 1891, Charles Edward Owens (1869–1941), son of Thomas W. Owens and Mary F. Mason, married Mary Julia Chaplain (1873–1940), daughter of Mathias Chaplain and Martha Jackson (114 Moore).

Charles Owens was noted on censuses as a fisherman, purse seiner and boat keeper. He and Mary Julia were parents of: Evelyn Wells,

Matthew Thomas, Charles Edward Jr., John Allen, Clyde Montague, Derwood Dawson and Thelma Louise Owens. The 1940 census found newly-widowed Charles Owens Sr. 70, John 37 and Derwood 31. At the time, son Clyde, wife and four children were living in the small cottage behind the house, built in 1930; Charles E. Owens Jr., wife and seven children were next door at 111 Broad.

1997 Survey: 1-story gable-and-wing Queen Anne has front-gable pedimented wing with bay window and sawn bargeboard. Porch has turned posts, plain railing and sawn brackets.

From Mary
 Warsaw's book

Historic Beaufort
 North Carolina


115 Broad Street
***WALPOOLE HOUSE**
circa 1778 – plaqued

Robert Walpoole purchased this property three times before building a structure. The 1777 inventory of the estate of Richard Blackledge Esq, of Craven County, included "1/6 of a Brigg now building at Beaufort by Peter Nowe and Robert Walpoole." "Galland's" Channel bordered the lot,

making Walpoole's choice of location ideal for his work as a shipwright.

Robert and Jane Walpoole had one child, Mary "Polly" (1775–1848). In 1792, Miss Walpoole married Barnabas Chadwick (1765–1835), son of Gayer Chadwick and grandson of whaler Samuel Chadwick. Mary "Polly" and Barnabas Chadwick were parents of Jane, John, Gayer, Isaiah, Elizabeth, Mary, Barnabas and Simeon.

About 1905, Hugh Vance Longest (1876–1944) purchased the house for \$500. Son of fisherman Francis Floyd Longest and Laura Ellen Congleton, Hugh married Lollie Alice Merrill (1885–1969) in 1903. Noted in 1910 as a "fireman on a steam vessel," the 1930 and 1940 censuses noted Hugh as "bridge tender–state highway." Hugh and Lollie were parents of Francis Gordon (1907–1967), twins Vida (1909–1975) and Vera (1909–1984), and Florence Carolyn Longest (1912–1963).

1997 Survey: Early coastal cottage with center hall plan, gable end stuccoed chimneys, engaged porch with chamfered posts and Craftsman-style roof. Rear kitchen has been attached to the main house. House was remodeled in the 1930s.

ADJACENT PROPERTY OWNERS

Name: Gerry and Anne Carrier
Address: 115 Broad St.
Phone: 252-515-4994

Name: Tom + Molly Haus
Address: 111 Broad St
Phone: 336-971-9084

Name: Bob + Reva Brown
Address: 109 Broad St.
Phone: 252-714-5245 / 252-717-6248

Name: Clay + Adah Shields
Address: 108 Broad St.
Phone: 252-532-4835

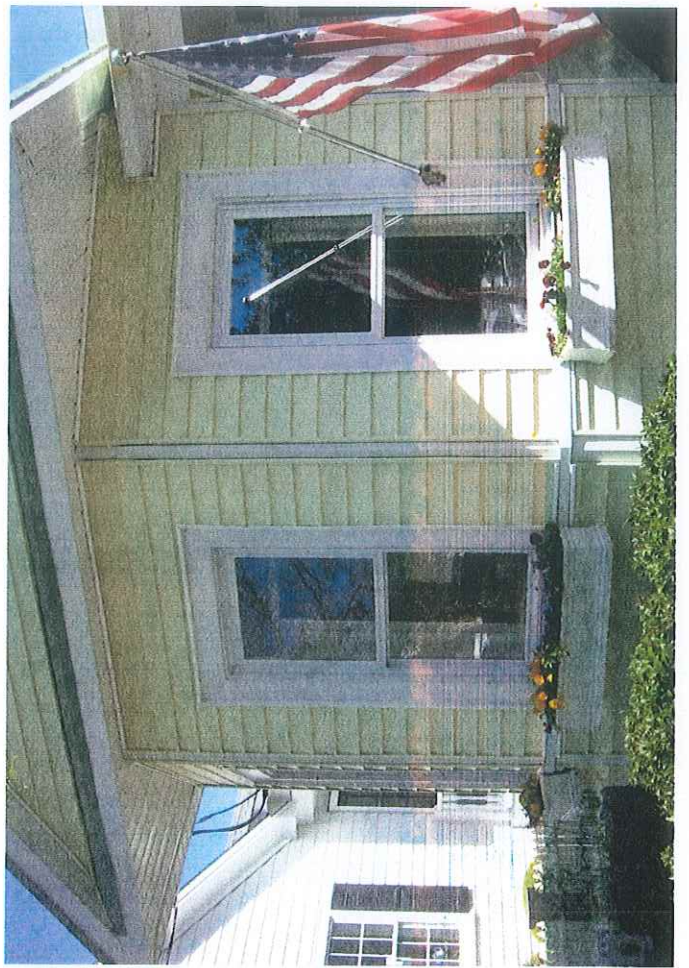
Name: _____
Address: _____
Phone: _____

Name: _____
Address: _____
Phone: _____

Current photo
of house @ 113









Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, June 7, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 22-17 308 Ann Street- Doors & Paint

BRIEF SUMMARY:

- This is a revision from Mr. Davidson’s COA approval from December 2021.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: May 23, 2022
Case No. 22-17

Request: New Front Door & Paint Color revision to 308 Ann Street

Applicant Scott Davidson
 308 Ann Street
 730617103546000

Property Information:

Owners: Same
 Location: 308 Ann Street
 Parcel Id #: 730617103546000

Project Information:

This is a revision from Mr. Davidson’s COA approval from December 2021.

Proposed Work:

- See Attached Landscape Plan from Applicant.

Planting Material:

- See Attached Landscape Plan from Applicant.

Attachments:

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

Window and Door Guidelines

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

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

Paint and Exterior Colors Guidelines

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

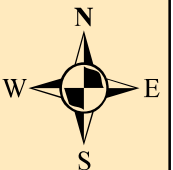
Legend

- NCHPOpoints
- Tax_Parcel_Data



60 30 0 60 Feet

32



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST/MAIL_ZI</u>	<u>MAIL_ADD2</u>
DAVIDSON,ARIAIL SCOTT			ASPEN	CO 81612	PO BOX 5141
EMRICH,MEGAN B ETVIR SAMUEL	2413	RIDGE ROAD	RALEIGH	NC 27612	
FIRST BAPTIST CHURCH BEAUFORT	403	ANN STREET	BEAUFORT	NC 28516	
HARRIS,STEPHEN W JR ETUX MARGE	2816	CHELSEA CIRCLE	DURHAM	NC 27707	
MOSIER,DAVID W JR ETAL	305	ANN STREET	BEAUFORT	NC 28516	
MOSIER,WILLIAM H ETUX LAURA R	305	ANN STREET	BEAUFORT	NC 28516	
THE '04 THOMAS O HOLLINSHED TR	100	S RIDGE STREET	SOUTHERN PINES	NC 28387	

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$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: Scott Davidson

Applicant Address: PO Box 5141 Aspen CO 81612

Business Phone: (970) 948 - 4800 Email/Cell: scott@christiesaspenre.com

Property Owner Name: Scott Davidson

Address of Property: PO Box 5141 Aspen CO 81612

Phone Number: (970) 948 - 4800 Email/Cell: scott@christiesaspenre.com

PROJECT INFORMATION

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

Modify Case # 21-40 308 Ann St

Replace the mahogany entry and french doors with smooth fiberglass ThermoTru doors.

Paint the side lights and french doors arctic white.

Paint the entry door De Nimes Farrow and Ball No 299

Estimated Cost of Project: \$ 944,000

Year House Built: 2022

05-12-22

Applicant Signature _____

Date _____

Scott Davidson

5/12/22

Property Owner Signature (if different than above) _____

Date _____

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

- A list all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- NA 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:

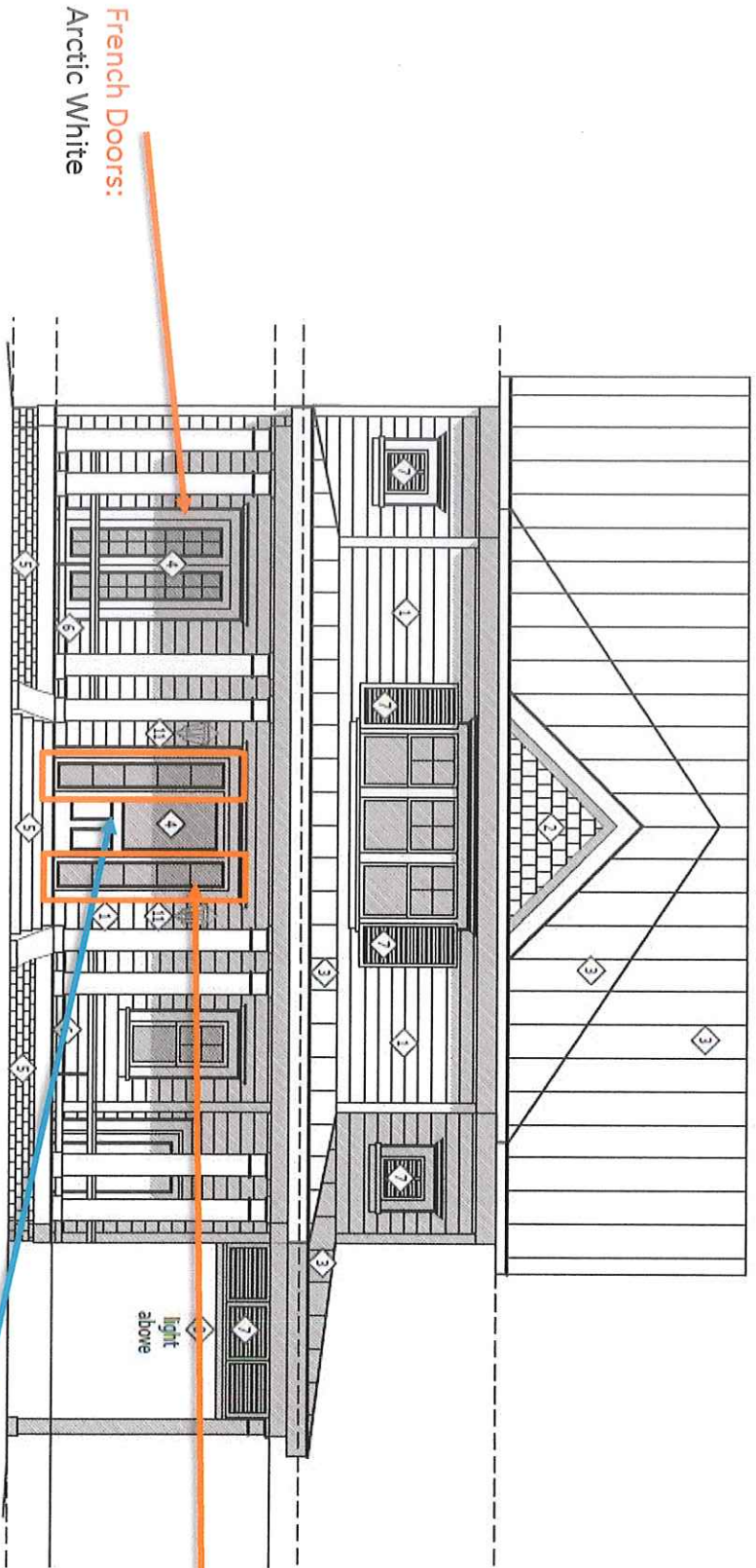
- A drawing or true likeness of the new sign indicating the dimensions of the sign (and any supporting post or hanging apparatus if applicable). The lettering style and colors of the sign should also be on the drawing or likeness.
- A paint sample/color swatch of all color(s) to be used both on the sign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



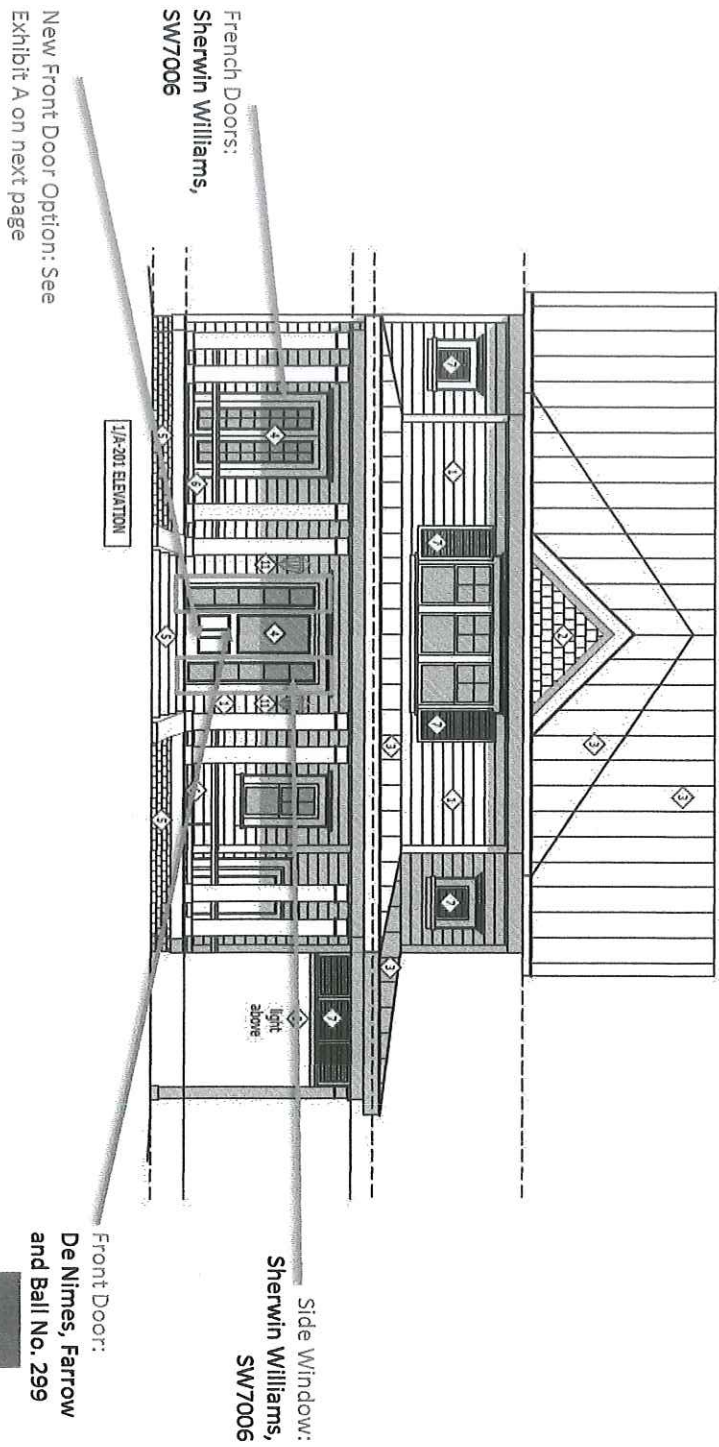
French Doors:
Arctic White

1/A-201 ELEVATION

Side Window:
Arctic White

Front Door:
De Nimes, Farrow
and Ball No. 299

PAINT UPDATES
FIBERGLASS DOORS



PAINT + DOOR UPDATES
FIBERGLASS DOORS



EXHIBIT A, NEW FRONT DOOR
6-LIGHT UPPER FRONT DOOR

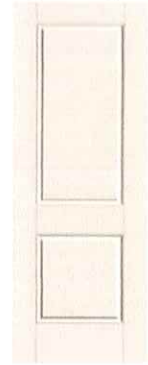


NEW 8'0" Doors with Elevated Bottom Rail

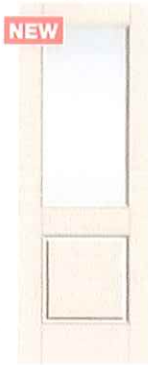
Ideal for both single- and multi-family new construction and remodeling, the 8'0" Smooth-Star 2-panel square top door has been redesigned with an elevated bottom rail to meet ADA requirements. The redesign also accommodates 22" x 47" glass inserts to create the half-lite over 1-panel door style, starting on page 159.

Therma-Tru Doors

2 Panel Square Top



Half Lite 1 Panel



Elevated
U1: 10-7/8"
Book / Hybrid: 10-7/8"

 WBDR / HVHZ Options*

 Fire-Rated Options*

Doors with an elevated bottom rail feature a minimum 10" net smooth surface as measured from the bottom of the slab to the beginning of the panel detail. Look for the (E) symbol.

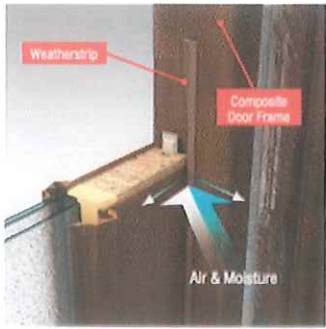
Glass Options:
Decorative, Privacy & Textured, Specialty, Low-E, Clear

Engineered to Work Together

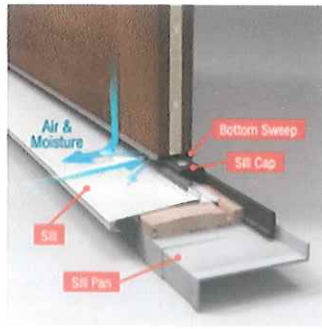
Therma-Tru Doors

Our complete door systems feature doors, glass and components engineered to work together to resist leaks and drafts, and help maintain energy efficiency and weather resistance.

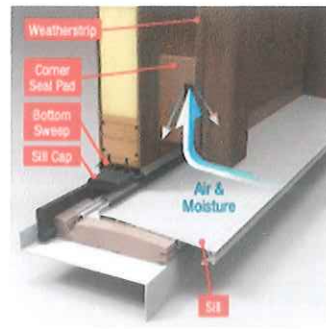




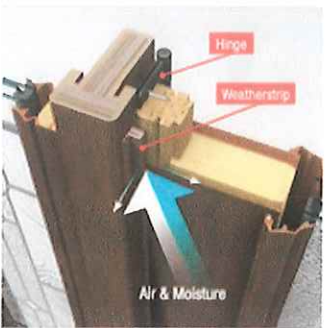
1 Weatherstrip is engineered in a variety of profiles to provide the best possible fit with our door systems, helping to deliver a precise seal between the door and frame. In addition, a rot-free Therma-Tru composite door frame* delivers extra protection from the damaging effects of moisture.



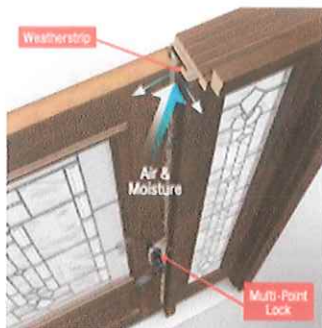
2 Sill and bottom sweep form a tight seal against wind-driven moisture infiltration at the bottom of the door system and help channel moisture away from the home. Sill pan (recommended) adds an extra layer of protection to help keep moisture away from the subfloor.



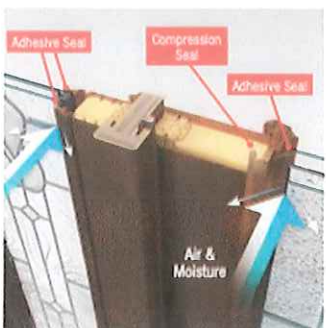
3 Corner seal pads (inswing only) complete the seal between the sill cap, bottom sweep and weatherstrip to help block potential pathways where wind-driven moisture can infiltrate the bottom corner of the door system.



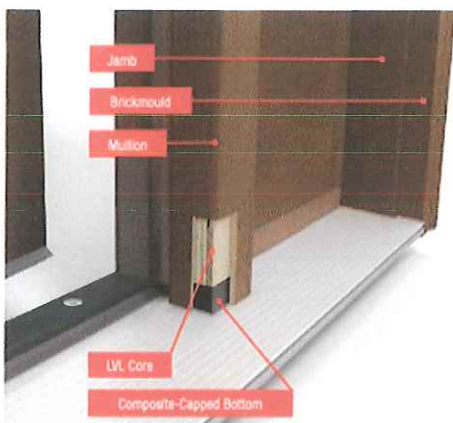
4 Hinges position the door to properly compress the weatherstrip to help form a tight, even seal against air and moisture infiltration when the door closes.



5 Multi-point locking system (recommended) engages the door and frame at three points from top to bottom, helping to preserve the weatherstrip's seal even under wind pressure.



6 Lip-lite frame (shown right) features a compression seal against weather on the outside of the door and an adhesive seal against weather on the outside of the glass. Flush-glazed glass (shown left) is built directly into the door without a Lip-lite frame, featuring a high-performance adhesive weather seal inside and out.



Composite Door Frame* featuring Tru-Guard Composite Technology

Therma-Tru composite door frame featuring Tru-Guard composite technology provides a rot-free solution engineered to work together with rot-resistant Therma-Tru doors and components.



Fiber-Classic® & Smooth-Star®

Simulated Divided Lites (SDLs) with Grilles Between Glass (GBGs)

Choose wood-grained or smooth-textured SDL bars layered over flat bronze GBG bars to achieve the most authentic divided lite look.

Look for the (   ) icons.

Shown with flat bronze GBGs, recommended.





Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, June 7, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 22-18 310 Ann Street- Landscaping

BRIEF SUMMARY:

- This item is before the HPC as the orientation and size of the pool area has changed.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: May 23, 2022
Case No. 22-18

Request: Landscaping – Revision to Pool area in rear yard
Applicant Walker Harris
 2816 Chelsea Circle
 Durham, NC 27707

Property Information:

Owners: Same
 Location: 310 Ann Street
 Parcel Id # 730617103685000

Project Information:

In July 2021 a COA was issued for a new single-family dwelling except for the roof portion which was tabled until the next meeting.

In August 2021 a COA was issued for the roof portion of new Single Family Dwelling.

This item is before the HPC as the orientation and size of the pool area has changed.

Proposed Work:

- See Attached Landscape Plan from Applicant.

Planting Material:

- See Attached Landscape Plan from Applicant.

Attachments:

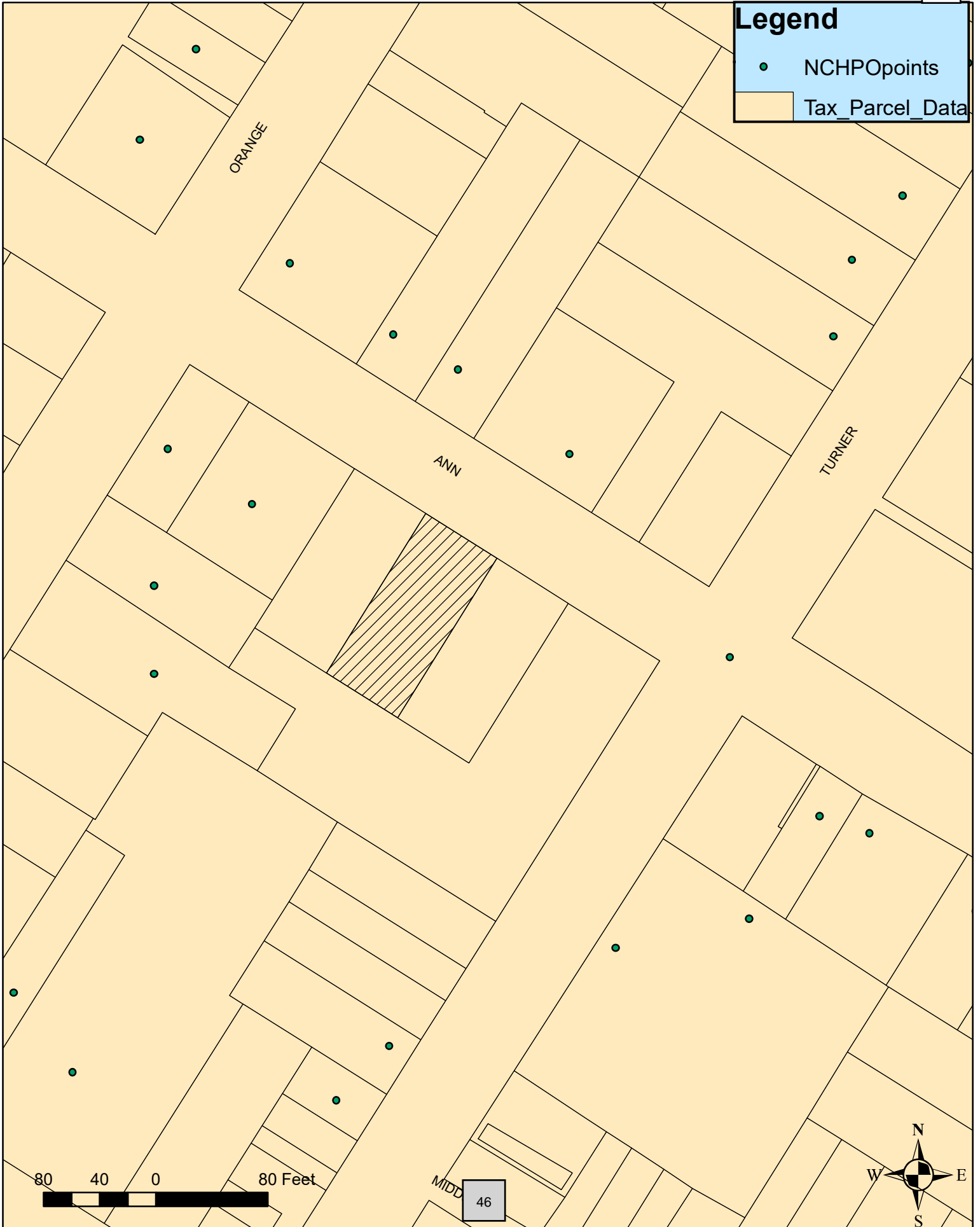
- Vicinity map
- Adjacent property owners information
- COA application materials from Applicant (including attached exhibit)

Landscaping Guidelines

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

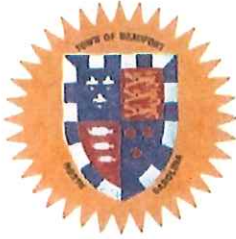
8.1.13. New tool sheds, swimming pools and other modern yard features should be located in areas not seen from public view.

BHPC Case 22-18 310 Ann Street - Landscaping



<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_ST</u>	<u>MAIL_ZIP</u>	<u>MAIL_ADD2</u>
DAVIDSON,ARIAIL SCOTT			ASPEN	CO	81612	PO BOX 5141
FIRST BAPTIST CHURCH BEAUFORT	403	ANN STREET	BEAUFORT	NC	28516	
GROTHER,SANDRA F	125	WHIMBREL WAY	BEAUFORT	NC	28516	
HARRIS,STEPHEN W JR ETUX MARGE	2816	CHELSEA CIRCLE	DURHAM	NC	27707	
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: Walker & Peggy Harris

Applicant Address: 310 Ann St Beaufort NC 28516

Business Phone: 919-291-2715 Email/Cell: Walkerharris6@gmail.com

Property Owner Name: Same as Above

Address of Property: _____

Phone Number: _____ Email/Cell: _____

PROJECT INFORMATION

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

modification to previously approved COA on same address/project.

- 1) rotating pool and adding additional decking*
- 2) revised landscape plan*
- 3) removed ribbon driveway in backyard*

Estimated Cost of Project: \$ N/A Year House Built: 2022 CO

[Signature] Date: 5/20/22

Property Owner Signature (if different than above) _____ Date _____

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

OFFICE USE ONLY

Received by: _____ Reviewed for Completeness: _____

Date: _____ Date Deemed Completed and Accepted: _____

**Application for Revision to
CERTIFICATE OF APPROPRIATENESS
310 Ann Street**



**Applicant: Walker and Peggy Harris
Designer: Karen Barton Architects
Builder: Chase Building Company**

Certificate of Appropriateness Checklist

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 l.ganey@beaufortnc.org.

Lot Location and Survey

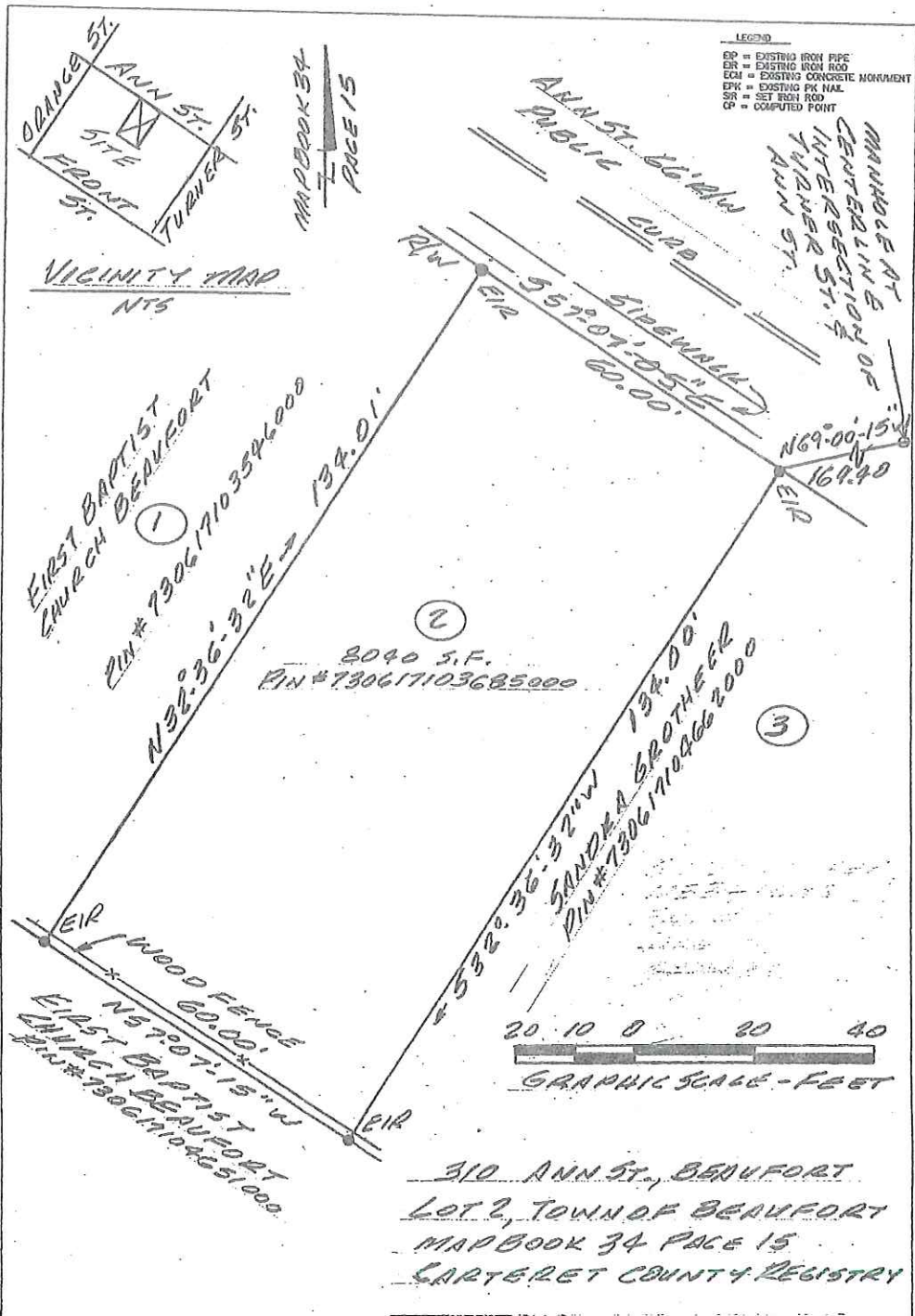
Vicinity Map for 310 Ann Street



VICINITY MAP N.T.S.



**Site Plan
and
Proposed Size & Scale**



I, JAMES L. POWELL, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LANDS HEREIN SHOWN. THE SURVEYING INSTRUMENTS USED WERE CALIBRATED AND FOUND TO BE ACCURATE. THE POSITIONAL ACCURACY AS CLAIMED ON THIS PLAT WAS NOT PREPARED IN ACCORDANCE WITH THE REQUIREMENTS FOR PLATS. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF APRIL A.D. 2021

JAMES L. POWELL
 PROFESSIONAL LAND SURVEYOR
 L-1531

SURVEY FOR
STEPHEN WALKER HARRIS, JR.
& MARGARET H. HARRIS
 BEAUFORT TOWNSHIP
 CARTERET COUNTY, N.C.

JAMES L. POWELL, PROFESSIONAL LAND SURVEYOR
 3516 PLANTATION ROAD
 MOREHEAD CITY, N.C. 28557
 (252) 726-7077

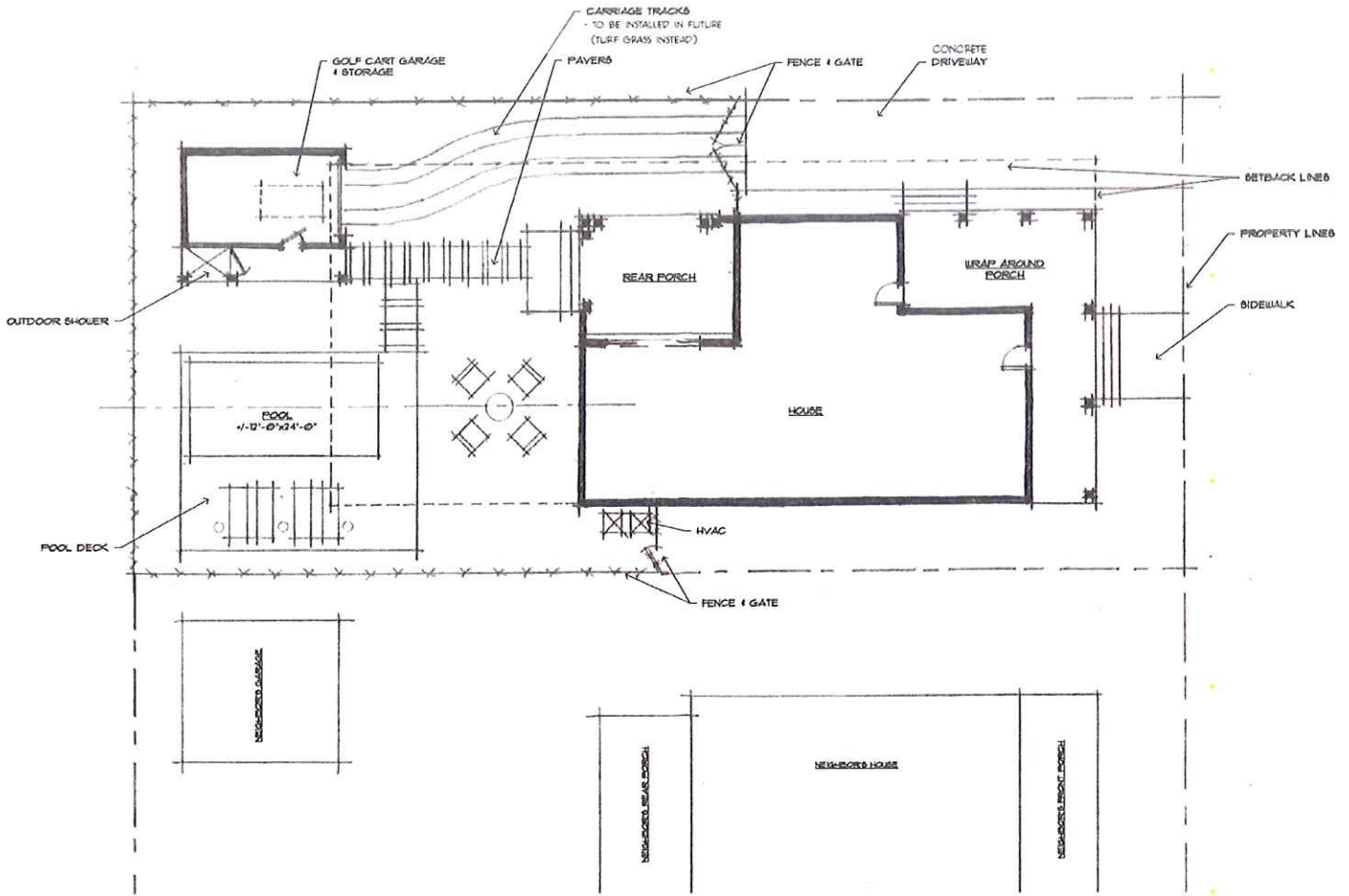
SCALE
 1" = 20'

DATE
 5-3-21

Previously Approved Pool Layout

NOTES:

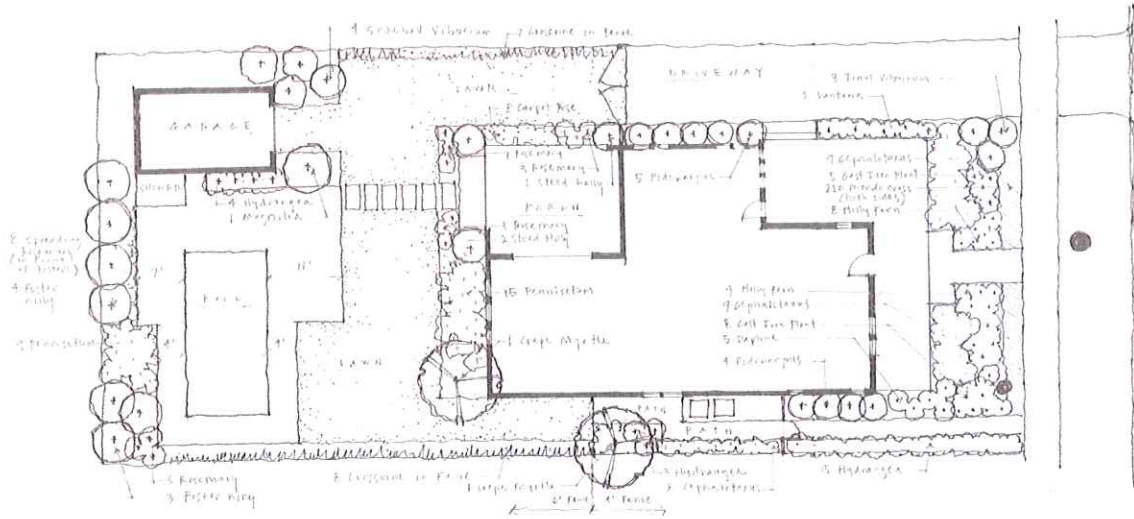
- 1. FENCE TO MATCH EXISTING WOOD FENCE ON REAR PROPERTY LINE.
- 2. FENCE WILL BE 6' TALL, WOOD, AND PAINTED



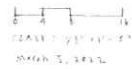
1 SCHEMATIC D - SITE PLAN I
SCALE: 1/16" = 1'-0"



Proposed Pool Layout



HARRIS RESIDENCE
371 ANN STREET
REAR LOT 116



Previously Approved Size & Scale

Lot is 8,040 Sq Ft (60' Wide x 134' Deep)

House 1 st Floor Heated:	1,480 Sq Ft
2 nd Floor Heated:	1,591 Sq Ft

Total Heated	3,071 Sq Ft
--------------	-------------

Unheated

Porch - 1 st Floor Front:	485 Sq Ft
Porch - 1 st Floor Back:	315 Sq Ft
Garage - 12x20	240 Sq Ft
Pool / Decking	630 Sq Ft
Proposed Additional Pool Decking	168 Sq Ft

Total Unheated	1838 Sq Ft
----------------	------------

Previously Approved "Footprint": 3150 Sq Ft , ~39% of lot size

Proposed "Footprint": 3318 Sq Ft , ~41% of lot size

Adjacent Property Owners
and
Mailing Addresses

Adjacent Property Owners:

First Baptist Church Beaufort (Surrounding Parking Lot)
403 Ann Street
Beaufort, NC 28516

Sandra F Grotheer
312 Ann Street
Beaufort, NC 28516

Scott Davidson (308 Ann Street)
PO Box 5141
Aspen, CO 81612

The '04 Thomas O Hollinshed TR (306 Ann Street)
100 S Ridge Street
Southern Pines, NC 28387

Mrs. Nelson W III Taylor (311 Ann Street, primary residence)
311 Ann Street
Beaufort, NC 28516

**Streetscape, Site
and
Adjacent Homes**

Photos of Streetscape, Site and Adjacent Homes:

View of the house from Ann Street:



308 Ann St – First Baptist Church, foundation directly adjacent to the west



312 Ann Street – Sandra F Grotheer, house directly to the east



306 Ann Street – Closest adjacent home on same side of Ann St.
Separated by foundation lot at 308 Ann St.



311 Ann Street – Home across Ann St.

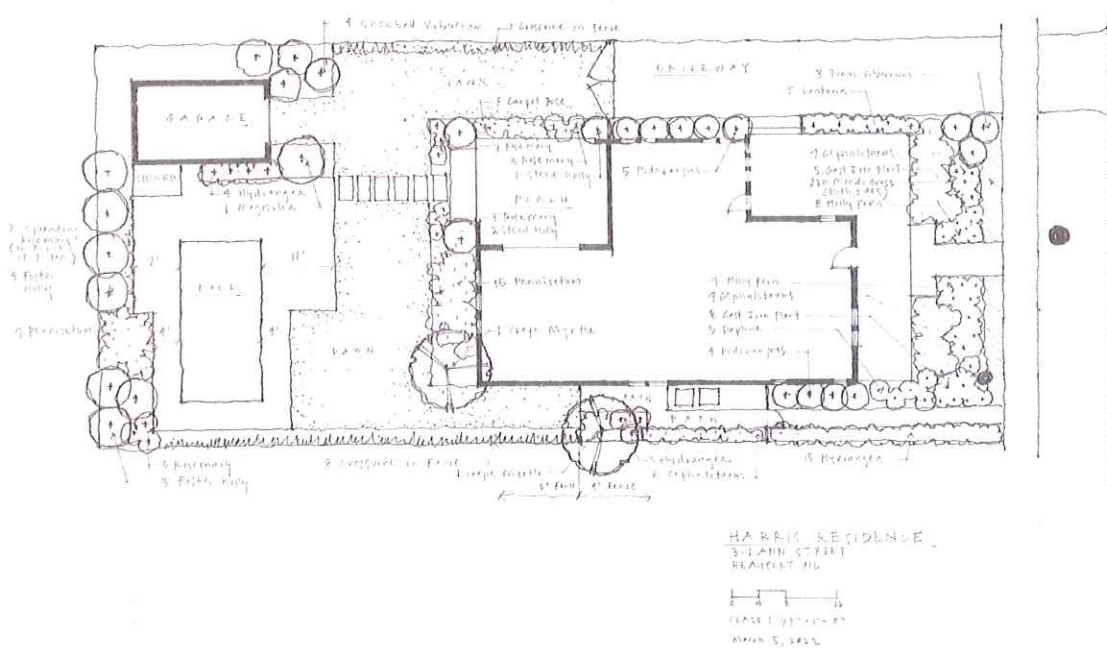


Proposed Pool Layout and Landscaping

Previously Approved Pool Layout and Landscaping Plan



Proposed Pool Layout and Landscaping Plan



Plant List Harris House 301 Ann Street
March 5, 2022

- 7 Foster Holly - at least 6' ht. I like multi-stem but could be single stem - all should be the same
- 24 Pennisetum 'Karly Rose'- wait until warm weather to plant
- 8 Spreading Rosemary
- 12 Rosemary (not spreading)
- 22 All Summer Beauty Hydrangea
- 1 Alta Magnolia
- 4 Snowball Viburnum
- 3 Steeds Holly - 2 1/2' if possible, should be a nice size
- 8 Carpet Rose
- 2 Natchez Crepe myrtle 10' ht.
- 15 Crossvine (Bignonia capreolata 'Tangerine Beauty')
- 26 Cephalotaxus (Cephalotaxus harringtonia 'Prostrata')
- 17 Holly Fern (Crytomium falcatum)
- 9 Podocarpus (Podocarpus macrophyllus) 3' ht, more if possible
- 13 Cast Iron Plant (Aspidistra elation)
- 5 Daphne
- 3 Tinus Viburnum
- 220 Mondo Grass, 4" pots at 8" o.c.
- 5 Lantana (Lantana camera 'Athens Rose')

310 Ann Street Backyard Photos



