



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, March 05, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

1. Minutes from January & February Meetings

Items of Consent

1. Approval of the Orders for 100 Sunset Lane, 112 Moore Street, 115 Front Street, 211 Turner Street & 308 Moore Street – Certificate of Appropriateness
2. Approval of the Orders for 500 Ann Street, 300 Front Street & 410 Front Street – Certificate of Appropriateness

Administration of Oaths

Quasi-Judicial Proceeding

1. Case # 23-34 122 Queen Street - Two-Story Rear Addition
2. Case # 24-08 310 ½ Orange Street - New Single-Family Home
3. Case # 24-09 129 Turner Street - Signage
4. Case # 24-10 316 Moore Street - Demolish House

Commission / Board Comments

Staff Comments

Adjourn



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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, January 24, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the January 24, 2024 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

Roll Call

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

Members Absent: Ian Huckabee

A quorum was declared with six members present.

Staff Present: Town Attorney Jill Quattlebaum, Laurel Anderson, and Deputy Clerk Rachel Johnson

Agenda Approval

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

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

Minutes Approval

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

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

Administration of Oaths

Chair McCune gave the Quasi-Judicial Statement and Deputy Clerk Johnson administered the Oath to Laurel Anderson.

Items of Consent

Vice-Chair Flowers made the motion to approve the Order for Cases #23-30 308 107 Sunset Lane, #23-31 120 & 120A Craven Street, #23-33 100 Sunset Lane, #23-35 121 Craven Street, and Member Hedrick made the second. Chair McCune took a vote that was unanimously approved.

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

Old Business

1. Case #23-07; 307 Moore St – Retaining Wall

Chair McCune introduced Case #23-07 and asked for the Staff Report. Ms. Anderson explained that the request was to build a retaining wall. In March 2023 the Commission approved the construction of a new structure at 308 Moore St. except for the metal roof which was tabled. In October 2023 the Commission approved a Certificate of Appropriateness (COA) to paint the front door color, eliminate the diamond pattern from gable window mullions and garage door, shingle the garage instead of using metal roofing, change the back of garage window to a door (with window), elimination of part of the front yard fence, straighten the walkway from front door to street, and increase the rear privacy fence from 66” to 72”.

Ms. Johnson administered the Oath to Ben Lapsley, property owner, and Craven Gardner, general contractor for the project. Mr. Lapsley noted that the request was for a concrete block retaining wall with no stucco, and as there were low areas between the lots the wall was proposed to help with drainage.

Chair McCune asked if there were any Members who needed to recuse themselves and Member Morris stated that she requested to be recused. Hearing no objections to the recusal, Chair McCune took a vote:

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

Member Hedrick asked about there being no footer for the wall and Mr. Gardner explained that as this was a landscape style wall there would be a stone footing to give weight stability and there would be tiebacks back into the fill.

Vice-Chair Flowers asked if the driveway would be tilted toward the house after the ground was graded out, and Mr. Gardner explained that the water coming from the higher lot next door would partially be absorbed into the grass and the retaining wall would be a factor, along with a ribbon driveway, in stopping any water sheeting into the next lot below.

Member Cummins asked if the lot had been graded for building the new house and Mr. Gardner stated that the lot was at the original grade.

Chair McCune stated that she had no issues with the material and brick color and Mr. Lapsley offered to match the brick in the walkway. Mr. Lapsley showed the Members color photos of another type of wall that could be considered and these photos were entered into evidence. Chair McCune then asked if there were any parties with standing who would like to speak.

Ms. Johnson administered the Oath to Nancy Raines, 310 Moore St. Ms. Raines stated that the retaining wall was for the benefit of all the neighbors, noted that they appreciated the current silt fence, and how grateful the neighbors were that the Lapsley’s were requesting the installation of the retaining wall.

Member Cummins noted that though HPC Guidelines 8.2.4 stated that “such walls should be constructed of brick or concrete block covered with a true sand-finish 3co,” the location and height of the proposed wall should be

taken into consideration. Chair McCune agreed and noted that the original Timberline color appeared to be the best match, and she had no objection to the wall. Member Hedrick also liked the difference in material and felt that it aided in differentiating that the wall was new.

Chair McCune asked for a motion for a Finding of Fact for Case #23-07. Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-07, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Fences and Walls 8.2.4.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-07.

Member Hedrick made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-07 be issued for the proposed work.

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

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

Chair McCune then declared Case #23-07 closed and notified Mr. Lapsley that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

Chair McCune then requested a vote to bring Member Morris back to the board.

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

2. Case #23-33; 100 Sunset Ln – Fencing, Parking & Landscaping

Chair McCune introduced Case #23-33 and asked if any members needed to recuse and hearing none, she asked for the Staff Report. Ms. Anderson noted that the Ruth Little survey showed a house circa 1970 on that site which had been demolished. She explained that at the December 2023 HPC meeting the Commission discussed a revised landscaping and parking plan with the applicant. Since the meeting the applicant has submitted a new plan which includes a detailed fencing plan, shrub species along Sunset Lane, and a new parking area near the structure. The proposed work included installing fencing, new pavers, and exterior lighting & landscaping.

Ms. Johnson administered the Oath to the applicant, Jay Horton, of Filter Design Studio. He explained that since last presented in December, the application was updated to delete some of the pavers by Sunset Lane and make a larger parking area near the house to allow for cars to park off of Sunset Lane and create a safer transition onto the porch. He stated the only changes were to move the fence back and add the pavers near the house, and acknowledged the condition placed in December to exchange the Mary Nell hollies on the west side to Dwarf Yaupon hollies.

Chair McCune asked how large the parking pad would be and Mr. Horton stated it would be approximately 36' x 20' to fit up to four cars. She then asked if there were any parties with standing and there were none.

Chair McCune asked for a motion for a Finding of Fact for Case #23-33. Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-33, move that the Commission conclude that the pending application meets the following design standards

under the Design Guidelines for the Beaufort Historic District and Landmarks: Fences and Walls 8.2.2, 8.2.3, 8.2.6; Off-Street Parking 8.5.1, 8.5.2, 8.5.3, 8.5.4, 8.5.5, 8.5.6, 8.5.7; Landscaping 8.1.1, 8.1.2, 8.1.4, 8.1.6, 8.1.7, 8.1.10.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-33.

Member Hedrick made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #23-33 be issued for the proposed work.

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

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

Chair McCune then declared Case #23-33 closed and notified Mr. Horton that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

New Business

1. Case #24-01 115 Front Street - Dock & Boat Lifts

Chair McCune introduced Case #24-01 and asked if any members needed to recuse themselves and hearing none, she asked for the Staff Report. Ms. Anderson explained that the application requested the installation of a new dock and boat lift at 115 Front Street and noted that the CAMA Permit had been issued and included as part of the application.

Vice-Chair Flowers stated that he did not see where the boat lifts would be installed and asked if other nearby docks had received COA's.

Ms. Johnson administered the Oath to the applicant's contractor, Dillon Rose of D.J. Rose & Sons.

Mr. Rose explained that the boat lifts were shown on the CAMA permit and would be located about halfway down the floating docks. In response to Vice-Chair Flowers' question regarding a gate on the dock, Mr. Rose stated that they would not be adding a gate but they do have an approved COA for a fence.

Member Cummins asked about the 18' x 5' deck to be constructed and Mr. Rose explained it would provide access to access the dock. Member Hunsucker asked if a gazebo would be constructed and the height of the boat lifts and Mr. Rose stated that a gazebo was not requested and the boat lifts were the same height as the dock.

Chair McCune asked if there were any parties with standing, and hearing none and no further questions, asked for a motion for a Finding of Fact for Case #24-01. Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #24-01, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Docks, Piers, and Boardwalks: 8.7.1.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #24-01.

Member Cummins made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #24-01 be issued for the proposed work.

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

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

Chair McCune then declared Case #24-01 closed and notified Mr. Rose that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

2. Case #24-02 122 Craven St – Window Replacement

Chair McCune introduced Case #24-02 and asked if any members needed to recuse themselves. Vice-Chair Flowers stated that he did and Chair McCune asked for a motion to recuse him.

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

Voting yea: Chair McCune, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

Chair McCune asked for the Staff Report. Ms. Anderson explained that the owner requested installing new composite windows to replace wood windows for 122 Craven Street.

Ms. Johnson administered the Oath to the applicant and property owner, Brent Greenberg, and Robert Griffin of Andersen Windows. Mr. Greenberg explained that most of the windows on the house were painted shut and there was also water intrusion from the windows, and he was looking for a long-term solution.

Member Hunsucker pointed out Window and Door Guidelines 6.4.3 and Mr. Greenberg explained that the new Fibrex windows have a much longer life and stated the existing windows and Fibrex windows looked the same.

Member Hedrick noted the windows on the front appeared to have wavy glass signifying they were made in the 19th century and also denoted Guidelines 6.4.3 to maintain historical integrity, and stated that he had restored and reglazed his own windows and had improved efficiency. He asked Mr. Greenberg if he was proposing to change the windows entirely with the Fibrex windows and Mr. Greenberg stated that he was.

Member Cummins added that it would be disappointing to see the windows changed and challenged Mr. Greenberg to find another solution. Mr. Greenberg stated that he and his wife were fighting a losing battle to keep the windows recaulked and reglazed. Member Cummins asked if he had heard of possible tax credits which would help with restoration.

Chair McCune observed that the windows in the front part of the house were quite old and possibly original, and windows were important to keep the integrity of the historic district, and replacing all the windows in the oldest part of the house would be doing himself a disservice in the historic value of the house. She noted when you own a home built in 1830 in the historic district you are a steward of that home. She stated that there were

several options for his application including tabling the item until he had the chance to request advice from the State Historic Preservation Office (SHPO), and there was further discussion regarding tax credits.

Chair McCune asked if there were any parties with standing, and hearing none and no further questions, asked for a motion to table Case #24-02. Member Cummins made a motion to table Case #24-02 and Member Hedrick made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

Chair McCune then declared Case #24-02 closed.

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

Voting yea: Chair McCune, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and Marissa Morris

3. Case #24-03 211 Turner St – Window Addition

Chair McCune introduced Case #24-03 and asked if any members needed to recuse themselves and hearing none, she asked for the Staff Report. Ms. Anderson explained that the application was to replace a single window on the south side of the house with two windows and noted this section of the house appeared to be a newer addition.

Ms. Johnson administered the Oath to the applicants and property owners, Laura and Isaac Adams. Ms. Adams stated that the outside wall was built in the 1950s to enclose a porch and there was no historic siding on that part of the house. The request is to replace the non-historic window in this wall with two windows that match the historically appropriate windows for the house as determined by John Wood, SHPO, during a 2013 renovation. The smaller single window in the middle of the south-facing side of the house will be replaced with a wood, double hung, two-over-two window in same size and location as existing.

Ms. Johnson administered the Oath to Robert Wilson, neighbor at 209 Turner St, who expressed his support of the project.

Chair McCune asked if there were any parties with standing, and hearing none and no further questions, asked for a motion for a Finding of Fact for Case #24-03. Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #24-03, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Windows and Doors: 6.4.1, 6.4.2, 6.4.3, 6.4.7.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #24-03.

Member Morris made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #24-03 be issued for the proposed work.

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

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

Chair McCune then declared Case #24-03 closed and notified Mr. and Mrs. Adams that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

4. Case #24-05 112 Moore St - Landscaping, Gutters, Hardscape Repair

Chair McCune introduced Case #24-05 and asked if any members needed to recuse themselves and hearing none, she asked for the Staff Report. Ms. Anderson explained that the application was to install landscaping with hardscape repair and add gutters to main structure and noted that in August 2012, a COA was issued for the addition of fence to the existing fence in the driveway area, beginning at 4 feet tall and tapering to 5 feet towards the rear of the property.

Ms. Johnson administered the Oath to the applicant, Charles Haskins of Heritage Designs. He explained that there was water intrusion under the house so they were requesting gutters and landscaping to address the deteriorating visible hardscaped paths.

Chair McCune noted that Mr. Haskins had showed the Commission members the gutter material.

Chair McCune asked if there were any parties with standing, and hearing none and no further questions, asked for a motion for a Finding of Fact for Case #24-05. Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #24-05, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Roof Guidelines: 6.1.6; Landscaping Guidelines 8.1.4, 8.1.5, 8.1.10, 8.1.11.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #24-05.

Member Hedrick made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #24-05 be issued for the proposed work.

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

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

Chair McCune then declared Case #24-03 closed and notified Mr. Haskins that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

Commission / Board Comments

- a. Chair McCune mentioned the upcoming 50th anniversary celebration of the town's inclusion on the National Register of Historic Places. She also stated that the Dock House had submitted a Minor Works application to change the cedar shake shingles back to the original asphalt shingles. She discussed the new Resilience Standards

to be included in the new Standards and noted that at tonight’s meeting each member had received a jump drive with the latest draft Standards to begin reviewing.

- b. Member Morris asked about the application process for membership to the HPC and Ms. Johnson explained the deadline had passed and the Board of Commissioners would be voting in February. She then asked about the recusal process and Town Attorney Quattlebaum explained the member should request recusal and the Board would vote to recuse them, and the recused member was automatically restored after the item was concluded.

Staff Comments

- a. Ms. Anderson thanked Ms. Johnson for her support during the meeting. She also discussed the 50th anniversary celebration.
- b. Ms. Johnson gave an update on signage denoting the historic district.

Adjourn

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

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

Chair McCune declared the January 24th, 2024 meeting adjourned at 7:35 p.m.

Chair, Joyce McCune

Board Secretary, Laurel Anderson



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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, February 6, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the February 6, 2024 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

Roll Call

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

Members Absent: Bradley Cummins, Ian Huckabee, Tammy Hunsucker

A quorum was declared with four members present.

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

Agenda Approval

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

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

Election of Officers

Town Attorney Quattlebaum asked for a motion to open the floor for nominations for Chair. Vice-Chair Flowers made the motion and Chair McCune made the second.

Vice-Chair Flowers nominated Joyce McCune for Chair and Member Hedrick made the second. Hearing no further nominations Vice-Chair Flowers made a motion to close the floor for nominations and Member Hedrick made the second. Ms. Quattlebaum took a vote that was unanimously approved.

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

Ms. Quattlebaum took a vote for the nomination of Joyce McCune for Chair that was unanimously approved.

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

Chair McCune asked for nominations for Vice-Chair and John Flowers nominated Bradley Hedrick and Chair McCune made the second.

Hearing no further nominations Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, John Flowers, Bradley Hedrick, and Marissa Morris

Administration of Oaths

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

New Business

1. Case #24-07; 500 & 507 Ann St

Chair McCune introduced Case #24-07 and asked for the Staff Report. Mr. Garner explained that the request was to install a labyrinth at 500 Ann and install Beaufort-style fencing across the frontage of the parking lot at 507 Ann Street. He explained there were no physical samples of the labyrinth or fence but the applicant would show photos.

Secretary Anderson administered the Oath to Diane Gagnon who represented the applicant, and Tom Meyers, 505 Ann St. Ms. Gagnon showed the Board a larger picture of the labyrinth and paver materials and explained the project a little further.

Vice-Chair Hedrick asked about the requested fencing across the street and Ms. Gagnon explained the fence was to make the area more presentable and it would only go across the front of the property with room for a driveway into the lot.

Member Morris noted that labyrinths were usually for meditation purposes and asked if there was another purpose and Ms. Gagnon stated that no houses of worship were open during the week and this would provide a place to go, would be a place for children to play, and would expand the worship area for the congregation.

Chair McCune asked about the small sign for the labyrinth and Ms. Gagnon noted that it would be similar to the one already in place at the butterfly garden.

Mr. Meyers of 505 Ann St asked about the requested fence at 507 Ann St specifically the site plan or survey plat and also asked about the larger existing sign by the proposed labyrinth. Ms. Gagnon stated that the proposed fence at 507 Ann St would go from the edge of the lot and leave the driveway area open, and the large sign across the street would be taken down.

Member Flowers noted that a detailed site plan with more information was usually required in COA applications and also asked if the walkway pavers would be the same as the labyrinth. Ms. Gagnon stated that the new fence would match the existing fence.

Chair McCune asked if there were any other parties with standing and hearing none, asked for a motion for a Finding of Fact for Case #24-07. Member Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #24-07, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Landscaping 8.1.1, 8.1.2, 8.1.8, 8.1.10, 8.1.11; Fences and Walls 8.2.2, 8.2.3, Signs 8.6.1, 8.6.2, 8.6.5, 8.6.7 with the condition that the fence at 507 Ann St is excluded from the Finding of Fact.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #24-07.

Vice-Chair Hedrick made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #24-07 be issued for the proposed work with the exclusion of the property at 507 Ann St.

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

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

Ms. Quattlebaum suggested that the fence at 507 Ann St be tabled.

Vice-Chair Hedrick made a motion to table the fence at 507 Ann St and Member Morris made the second. Chair McCune took a vote that was unanimously approved.

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

Chair McCune then declared Case #24-07 closed and notified Ms. Gagnon they could bring the fence portion of the application back at a later time, and the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

2. Case #24-04; 300 Front Street – Encanto Restaurant - Signage

Chair McCune introduced Case #24-04 and asked if any members needed to recuse and hearing none, she asked for the Staff Report. Mr. Garner explained the request was to install one wall sign totaling 16 square feet and one hanging sign totaling 8 square feet and noted the total was 24 square feet which was significantly lower than that allowed. He noted that the signs had been hung without a COA and when notified, were taken down immediately.

Ms. Johnson administered the Oath to the applicant, Javier Rivera of Encanto Restaurant. He explained that the signs would be installed in the same position as the old signs.

Chair McCune asked for a motion for a Finding of Fact for Case #24-04. Member Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-33, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Signage 8.6.1, 8.6.2, 8.6.3, 8.6.5.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #24-04.

Member Morris made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #24-04 be issued

for the proposed work.

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

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

Chair McCune then declared Case #24-04 closed and notified Mr. Rivera that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

3. Case #24-06; 410 Front Street - Install New Doors & Windows, Signage & Lighting

Chair McCune introduced Case #24-06 and asked if any members needed to recuse themselves and hearing none, she asked for the Staff Report. Mr. Garner explained that the owner would like to install new doors, windows, and signage for the Wind Tide business at 410 Front Street. He noted the building had been built in the 1970's and was not historic. The applicant would be using the existing sign from their original location at 400 Front Street and the new doors will satisfy Americans with Disabilities Act (ADA) compliance.

There was a short discussion regarding the age of the building.

Secretary Anderson administered the Oath to the applicant's contractor, Malcolm Waters of Waters Contracting. Member Flowers noted that there are two doors on the back of the building and Mr. Waters stated that all new doors would match. Vice-Chair Hedrick asked about the windows and Mr. Waters explained that the requested windows are two over two with external mullions and the shutters would be removed.

There was a short discussion and Member Flowers asked Mr. Garner about building codes and ADA compliance. Mr. Garner stated the new doors would be in compliance and an ADA compliant ramp would be discussed with the applicant.

Chair McCune asked if there were any parties with standing, and hearing none and no further questions, asked for a motion for a Finding of Fact for Case #24-06. Member Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #24-06, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Historic Storefront 6.9.1, 6.9.2; Window and Door 6.4.1, 6.4.2, 6.4.3, 6.4.7, 6.4.10; Signage 8.6.1, 8.6.2, 8.6.3, 8.6.5; Exterior Lighting 8.4.1, 8.4.2, 8.4.3.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #24-06.

Vice-Chair Hedrick made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #24-06 be issued for the proposed work.

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

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

Chair McCune then declared Case #24-06 closed and notified Mr. Waters that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

Commission / Board Comments

- a. Chair McCune shared a letter she had received from a previous HPC member, who expressed his appreciation of the good work the HPC was doing. She also mentioned the Town of Beaufort newsletter which mentioned the 50th anniversary celebration of the town being on the National Register of Historic Places. Chair McCune then notified the Board that Member Flowers had not reapplied as a member of the HPC and expressed her disappointment he would no longer be serving and her appreciation for his dedication to the board.
- b. Member Flowers thanked the Board and he had enjoyed working with the staff and the town, and he would be available to serve until a new member was chosen.
- c. Vice-Chair Hedrick also noted the 50th anniversary coming up and asked that former HPC members be specifically invited to the celebration.

Staff Comments

- a. Mr. Garner thanked Member Flowers for his years of service and there was a discussion regarding Mr. Flowers continuing to serve until another member was appointed.
- b. He also reminded the Commission about the upcoming 50th anniversary celebration in April.
- c. Mr. Garner noted the cedar shake shingles at the Dock House were being removed and asphalt shingles matching the existing found under the cedar shingles would be applied, and this was also improving a safety issue as cooking grease on cedar shake shingles could be combustible.
- d. Each HPC member has been given the latest copy of the Standards draft on a flash drive to review.

Adjourn

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

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

Chair McCune declared the February 6th, 2024 meeting adjourned at 7:15 p.m.

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. March 5, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Consent

SUBJECT: Approval of the Orders for 100 Sunset Lane, 112 Moore Street, 115 Front Street, 211 Turner Street & 308 Moore Street – Certificate of Appropriateness

BRIEF SUMMARY:

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

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

REQUESTED ACTION:

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

EXPECTED LENGTH OF PRESENTATION:

0 Minutes (Presentation from Staff)

SUBMITTED BY:

Kyle Garner, AICP Planning Director

BUDGET AMENDMENT REQUIRED:

N/A



Town of Beaufort
701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516
252-728-2141 • 252-728-3982 fax
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March 5, 2024

Jay Horton (Filter Design Studio PLLC)
707 Bridges Street
Morehead City, NC 28557

RE: Case # 23-33 100 Sunset Lane - Fencing, Pavers & Landscaping

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: Sunset Lane Properties, LLC



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 January 24, 2024, to consider a Certificate of Appropriateness (“COA”) application submitted by Jay Horton (Filter Design Studio PLLC) for **CASE # 23-33 100 SUNSET LANE - FENCING, PAVERS & LANDSCAPING** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on January 24, 2024, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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.

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. (SEE OFF-STREET PARKING GUIDELINES for more details)

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.

8.5.5. Integrate pedestrian scale lighting into parking areas to avoid excessive glare and illumination to adjoining properties. See EXTERIOR LIGHTING guidelines and the Beaufort Zoning Ordinance for further details on lighting standards.

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

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

Landscaping Guidelines

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.

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

8.1.6. Palms, banana trees and other tropical type landscape materials should not dominate the landscape palette. Sabal palms may be used as a minor landscape element. Likewise, any use of other tropical style plant materials that can be viewed from the public property should be limited to a minor complementary presence. Traditional plant materials including live oak trees, deciduous shade, and understory trees (service berry or dogwood) and broadleaf evergreen and deciduous shrubs should dominate the landscape.

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

8.1.10. Contemporary edging or border materials, such as exposed landscape timbers, railroad ties, pre-cast concrete, plastic, or other substitute material borders are not appropriate in areas seen from the public view.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 23-33 100 SUNSET LANE - FENCING, PAVERS & LANDSCAPING.**

This the 5th day of March 2024

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

March 5, 2024

Charles Haskins
1601 Hwy 70
Newport, NC 28570

RE: Case # 24-05 112 Moore St - Landscaping, Gutters, Hardscape Repair

Dear Mr. Haskins:

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: Doug & Margaret Abrahams

Mayor Sharon Harker
Commissioner Bucky Oliver • Commissioner Melvin Cooper
Commissioner Paula Gillikin • Commissioner [redacted] LoPiccolo • Commissioner Sarah Spiegler
Town Manager [redacted] 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 January 24, 2024, to consider a Certificate of Appropriateness (“COA”) application submitted by **Charles Haskins** for **Case # 24-05 112 Moore St - Landscaping, Gutters, Hardscape Repair** 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 January 24, 2024, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

Roof Guidelines

6.1.6 Install new gutters without damaging or obscuring architectural features. It is inappropriate to replace concealed, built-in gutter systems with modern exposed gutters. Gutters of all materials except copper shall have a painted finish. Half-round gutters are appropriate for most contributing properties. Wood gutters may be appropriate for certain period restoration projects. Replacement of gutters is usually reviewed as a Minor Works item.

Landscaping Guidelines

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

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

8.1.10. Contemporary edging or border materials, such as exposed landscape timbers, railroad ties, pre-cast concrete, plastic, or other substitute material borders are not appropriate in areas seen from the public view.

8.1.11. Historic sidewalks and other paving materials should be preserved and maintained. New sidewalks shall be compatible in material, detailing, color and finish to existing historic sidewalks.

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 # 24-05 112 Moore St - Landscaping, Gutters, Hardscape Repair**.

This the 5th day of March 2024

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



Town of Beaufort

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

March 5, 2024

Dillon Rose
DJ Rose & Son
216 S. Mayo Street
Rocky Mount, NC 27804

RE: Case # 24-01 115 Front Street - Dock & Boat Lifts

Dear Mr. Rose:

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: Candlewood Investment, LLC



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 January 24, 2024, to consider a Certificate of Appropriateness (“COA”) application submitted by **DJ Rose & Son (Dillon Rose)** for **Case # 24-01 115 Front Street - Dock & Boat Lifts** 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 January 24, 2024, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

Docks, Piers, and Boardwalks Guidelines

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

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 # 24-01 115 Front Street - Dock & Boat Lifts**.

This the 5th day of March 2024

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



Town of Beaufort
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252-728-2141 • 252-728-3982 fax
www.beaufortnc.org

March 5, 2024

Laura Adams
211 Turner Street
Beaufort, NC 28516

RE: Case # 24-03 211 Turner Street - Window Addition

Dear Ms. Adams:

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

Mayor Sharon Harker
Commissioner Bucky Oliver • Commissioner Melvin Cooper
Commissioner Paula Gillikin • Commissioner [redacted] LoPiccolo • Commissioner Sarah Spiegler
Town Manager [redacted] 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 January 24, 2024, to consider a Certificate of Appropriateness (“COA”) application submitted by **Laura Adams** for **Case # 24-03 211 Turner Street - Window Addition** 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 January 24, 2024, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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.

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 # 24-03 211 Turner Street - Window Addition**.

This the 5th day of March 2024

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



Town of Beaufort
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www.beaufortnc.org

March 5, 2024

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

RE: Case # 23-07 308 Moore Street – Retaining Wall

To Whom It May Concern:

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

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

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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate
CC: Ben Lapsley

Mayor Sharon Harker
Commissioner Bucky Oliver • Commissioner Melvin Cooper
Commissioner Paula Gillikin • Commissioner [redacted] LoPiccolo • Commissioner Sarah Spiegler
Town Manager [redacted] 25 [redacted] 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 January 24, 2024, to consider a Certificate of Appropriateness (“COA”) application submitted by **Craven Gardner Design & Build** for **CASE # 23-07 308 MOORE STREET – RETAINING WALL** 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 January 24, 2024, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

Fences and Walls Guidelines

8.2.4. Historic retaining walls should be preserved. New low walls are appropriate only where a sharp change in grade exists and shall not exceed a height of two (2) feet. Such walls should be constructed of brick or concrete block covered with a true sand-finish stucco.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 23-07 308 MOORE STREET – RETAINING WALL**.

This the 5th day of March 2024

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

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

**Town of Beaufort Historic Preservation Commission
6:00 P.M. March 5, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Consent

SUBJECT: Approval of the Orders for 500 Ann Street, 300 Front Street & 410 Front Street – Certificate of Appropriateness

BRIEF SUMMARY:

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

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

REQUESTED ACTION:

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

EXPECTED LENGTH OF PRESENTATION:

0 Minutes (Presentation from Staff)

SUBMITTED BY:

Kyle Garner, AICP Planning Director

BUDGET AMENDMENT REQUIRED:

N/A



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

March 5, 2024

Anna Willis, Chair of Trustees
Ann Street United Methodist Church
417 Ann Street
Beaufort, NC 28516

RE: Case # 24-07 500 Ann Street – Landscaping & Fencing

Dear Ms. Willis:

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

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

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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on February 6, 2024, to consider a Certificate of Appropriateness (“COA”) application submitted by Anna Willis, Chair of Trustees, Ann Street United Methodist Church for **CASE # 24-07 500 ANN 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 *February 6, 2024*, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

Landscaping Guidelines

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.

8.1.10. Contemporary edging or border materials, such as exposed landscape timbers, railroad ties, pre-cast concrete, plastic, or other substitute material borders are not appropriate in areas seen from the public view.

8.1.11 Historic sidewalks and other paving materials should be preserved and maintained. New sidewalks shall be compatible in material, detailing, color and finish to existing historic sidewalks.

Signage Guidelines

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

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

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

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 # 24-07 500 ANN STREET – LANDSCAPING, WITH THE CONDITION THAT THE PORTION OF THE APPLICATION FOR FENCING AT 507 ANN STREET BE EXCLUDED.**

This the 5th day of March, 2024

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

March 5, 2024

Encanto Restaurant
5367 NC Hwy. 24
Bogue, NC 28570

RE: Case # 24-04 300 Front Street – Signage

Dear Encanto Restaurant:

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: John Warrington



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 February 6, 2024 to consider a Certificate of Appropriateness (“COA”) application submitted by Encanto Restaurant for **CASE # 24-04 300 FRONT STREET – SIGNAGE** 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 February 6, 2024, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

Signage Guidelines

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

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

8.6.3. Signs on commercial buildings are preferred to be located in a signboard frieze located above the display windows. In this location the sign serves as a boundary between the upper and lower façade.

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

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 # 24-04 300 FRONT STREET – SIGNAGE**.

This the 5th day of March, 2024.

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



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March 5, 2024

Malcom Waters
Waters Contracting Company
5367 NC Hwy. 24
Bogue, NC 28570

RE: Case # 24-06 410 Front Street – Install New Doors & Windows, Signage & Lighting

Dear Mr. Waters:

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: Wind Tide



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 February 6, 2024 to consider a Certificate of Appropriateness (“COA”) application submitted by Malcom Waters, Waters Contracting Company for **CASE # 24-06 410 FRONT STREET – INSTALL NEW DOORS & WINDOWS, SIGNAGE & LIGHTING** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on February 6, 2024, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

*Historic Store Front
Characteristics*

The primary feature of most downtown commercial buildings is the storefront, with its large plate- glass display windows and entrance door. In Beaufort, most examples usually feature central entrance doors, often recessed, flanked by large display windows—all contained within a brick façade of one or two stories. Most storefront windows rest on low walls or bulkheads of brick or wood, sometimes faced with marble or tile. The large transom above most display windows provided natural daylight for the store interiors—an important feature in the very early days of electric lighting. Often there is a recessed panel in the brickwork above the transom that provides an ideal location for a sign. Many of the town’s historic storefronts have been remodeled during the mid-20th century to give the buildings a “modern” appearance, often achieved by replacing the wood framing around the display windows with aluminum and the closure of the glass transoms to create large sign panels.

Historic Store Front Guidelines

6.9.1. Retain and preserve historic commercial storefronts and building façades, including display windows, entrance configurations, doors, transoms, bulkheads, windows, cornices, parapets, and brickwork.

6.9.2. Replace historic storefront features only when original elements are too deteriorated to repair. Replacement materials should match the originals in design, dimension, texture and color. Identical replacement materials are preferred but substitute materials may be approved on a case-by-case basis.

Windows 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.

Signage Guidelines

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

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

8.6.3. Signs on commercial buildings are preferred to be located in a signboard frieze located above the display windows. In this location the sign serves as a boundary between the upper and lower façade.

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

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.

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 # 24-06 410 FRONT STREET – INSTALL NEW DOORS & WINDOWS, SIGNAGE & LIGHTING.

This the 5th day of March, 2024.

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

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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, March 5, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-34 122 Queen Street - Two-Story Rear Addition
BRIEF SUMMARY:

The owner wishes to add a two-story rear addition to 122 Queen Street

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:
15 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP
Date: February 23, 2024
Case No. 23-34

Request: To demo a rear portion of the existing structure and add a two-story rear addition.

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

Property Information:

Owners: John & Allison McNairy
Location: 122 Queen Street
PIN#: 730617202067000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 122 Queen Street, circa 1843. **Rumley House.** Altered, traditional Beaufort-style, 1 1/2-story, side gable coastal cottage, 4 bays wide, with engaged porch with slender chamfered Doric posts, traditional railing, and decorative bargeboard. 2 gabled dormers with 6/6 sash, 1 replacement exterior brick end chimney, original 9/6 sash, 2/2 and 1/1 replacement sash, replacement front door, and vinyl siding. Said to have been moved to this lot in 1843 by David Rumley, thus house is older than 1843. (Wrenn file)

Proposed work:

Demo a rear portion of the existing structure and add a two-story rear

Material:

See Attached Application

Color:

Additions to Historic Buildings Guidelines

- 7.8.1. Where possible, 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.
- 7.8.5. Vinyl, aluminum, or pressed wood are not appropriate on additions to historic buildings. Other substitute siding may be allowed. (SEE SIDING GUIDELINES)
- 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.

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, standingseam 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.

6.1.4 Retain historic roof-top features such as ornamental eaves, cornices, rake-boards, dormers, gables, chimneys, finials, cresting, steeples, belfries, cupolas, and railings that add to the overall architectural character of a structure. All original and significant later features should be preserved and restored, rather than removed. The design of any new roof features should be based on documentary evidence and are compatible with both the building and surrounding buildings.

6.1.5 Contemporary or non-historic roof features may be installed on areas of the roof not seen from the public view or on other non-character defining secondary roofs. Included are skylights, roof-mounted vents, dormers, chimneys, antennas, and solar collectors. These are not permitted when their installation or later removal would damage or destroy a significant roof feature. In certain instances, new dormers may be permitted on side or rear elevations if their design is compatible with the building and the roofline.

6.1.6 Install new gutters without damaging or obscuring architectural features. It is inappropriate to replace concealed, built-in gutter systems with modern exposed gutters. Gutters of all materials except copper shall have a painted finish. Half-round gutters are appropriate for most contributing properties. Wood gutters may be appropriate for certain period restoration projects. Replacement of gutters is usually reviewed as a Minor Works item.

6.1.7 Ridge vents, where needed, shall be of the low-profile type and shall not diminish the original design of the roof or destroy any character-defining architectural details. Other vents, such as gable vents and roof-mounted vents, should be installed so as not to be visible from the public view where possible. In the event that they must be visible, they should be installed to respect the architectural details and character of the subject building.

6.1.8 It is not appropriate to create a false sense of historical development by making changes to roofs, such as adding conjectural features lacking insufficient historical, pictorial, or physical documentation.

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

6.1.10 Avoid using a substitute material for the replacement of a deteriorated historic element that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

6.1.11 Avoid constructing additional stories resulting in an altered appearance.

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.

6.2.3. Replace historic wood elements only where the original is too deteriorated to repair. If replacement is necessary, use new replacement wood that matches the original as closely as possible in all properties: shape, profile, texture, and detailing. The deteriorated or damaged condition should be documented. Replacement of these features in kind and according to the guidelines does not normally require a COA.

6.2.4. If a portion of a historic wall is deteriorated beyond repair, replace only the damaged portion. In other words, a damaged portion of a wall does not provide an excuse for wholesale replacement.

6.2.5. Prepare surfaces for painting using the gentlest means possible. Low-pressure power-washing should be used only after a test panel of washing has been performed by the contractor and reviewed by the owner for excessive damage. Sandblasting and high-pressure water blasting are not appropriate treatments.

6.2.6. Avoid stripping paint with the object of staining it or leaving it unfinished for a supposedly “natural” appearance when such an appearance cannot be historically documented.

6.2.7. Avoid replacing clapboard siding with shingle siding (or visa versa) or replacing clapboard siding with siding of a different width or profile, particularly if the later siding has gained historic significance in its own right.

6.2.8. It is not appropriate to compromise the architectural integrity of a building by introducing or removing siding, trim or other decorative features, or by concealing or removing decorative details such as cornices, corner boards or brackets.

6.2.9. The use of imitation or pressed wood, vinyl, or aluminum siding is not permitted .

6.2.10. The HPC may allow the replacement of existing substitute siding with new substitute siding (such as cement fiber siding) if the proposed replacement will be more in keeping with the original appearance of the structure. Substitute siding with a simulated wood grain will not be permitted.

6.2.11. The use of fiber cement siding may be approved for new structures, non-historic structures and additions to historic structures not visible from public streets or waterways.

6.2.12. Avoid removing or replacing such features as cornices, brackets, pilasters, door and window moldings, pediments, medallions, dentil and modillion molding, corner boards, and other character-defining architectural trim, particularly from the principal façade.

6.2.13. To avoid creating a false historical appearance, do not use trim salvaged from another building or buildings or stock trim. Likewise, avoid moving or rearranging existing trim to another part of a building without historical evidence to back this up. Do not use stock trim when original trim can be replicated.

6.2.14. Blowned in insulation should be placed in a house so as not to disturb siding.

Brickwork and Masonry Guidelines

- 6.3.1. Retain and preserve historic brick and masonry elements, including walls, chimneys, foundations, and retaining walls. Preserve masonry elements that are character-defining features of the building or property.
- 6.3.2. Repair and restore historic masonry elements, rather than replace. Remove vegetation and vines from masonry to prevent structural or moisture damage.
- 6.3.3. Clean historic masonry only with low-pressure water washing and mild detergents formulated for the specific application. Use chemical cleaners formulated for historic masonry only if water and detergent cleaners are not effective.
- 6.3.4. Sandblasting, high-pressure water blasting, and other abrasive cleaning methods which may damage historic masonry are not appropriate in the historic district.
- 6.3.5. Water-repellant sealers are generally not appropriate because they may trap moisture, causing deterioration or discoloration.
- 6.3.6. For repointing, use only mortars that are compatible with historic mortars in color, strength, and joint finish or surface tooling. Maintain the historic joint width, joint profile, and bond patterns when making repairs. Modern mortars may cause damage to older, softer brick.
- 6.3.7. Use only hand tools to remove deteriorated mortar joints, under the direction of a skilled mason. Do not use power tools or saws to remove mortar joints.
- 6.3.8. When replacing damaged brick or stone, use replacements that match the original units as closely as possible.
- 6.3.9. Avoid painting masonry surfaces that were not painted historically. When painting masonry that has been previously painted, use acrylic latex paints for best durability.

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.

6.4.4. Use storm windows to improve energy efficiency where needed. New storm units should have a finish compatible with the color of the house. Unpainted aluminum is not appropriate. Storm windows for double hung sash shall have horizontal dividers that are in alignment with the horizontal meeting rails of the original upper and lower sashes. Storm windows are usually a Minor Work item.

6.4.5. Replacement of historic windows and doors for the sole purpose of improved thermal performance is not appropriate. Wood, or appropriately painted metal storm windows and doors should be used.

6.4.6. Tinted glass is not appropriate in the historic district in any area visible from public view. Energy-saving or “low-E” glass may be used only if it is not tinted.

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.

6.4.8. Use storm doors to improve energy efficiency where needed. New storm doors should be compatible with the original exterior doors and with the style and period of the structure. Wood storm doors of the full view or large single-pane type are most appropriate because they do not obscure the original doors. Louvered wood doors are also appropriate. Storm doors should be the full-view type and have a paint finish in a color that is compatible with the colors of the structure. The standard “colonial” type storm door with scalloped trim and cross-buck bottom half is not permitted. Wood screen doors should be appropriate for the period and style of the structure.

6.4.9. Preserve and repair original or historic shutters. It is appropriate to add louvered shutters to a historic structure if there is evidence that it once had blinds. All shutters shall be installed so that they will fit the window frame opening if closed and shall be of correct proportions for each window. Blinds shall be provided with operable hardware, consisting of hinges, pintles and holdbacks located in the appropriate positions. Shutters may be operable or fixed. Shutters made of synthetic or substitute materials, that duplicate the look, appearance and patina of wood may be allowed. They should not be nailed or screwed onto the building surface.

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

6.4.11. Avoid the placement of metal awnings over windows and doors. Fabric awnings may be used if the house originally or historically had them. Install awnings in such a manner that they do not conceal architectural features or damage historic building fabric. Choose colors and patterns that harmonize with the building and do not compete with it.

Porches and Entrances Guidelines

6.5.1. Retain and preserve historic porches, entrances and doorways including related features such as railings, posts or columns, ceilings, steps, lattice, flooring, piers, ornamental trim, and other character defining elements.

6.5.2. Repair, rather than replace, historic porch and entrance elements, wherever feasible. Use repair techniques which preserve historic material, including patching, epoxy repair, reinforcing, or splicing-in of new wood in place of deteriorated sections. Replacement elements should match the original in size, shape, pattern, color, and texture.

6.5.3. Use appropriate materials in the repair and restoration of historic porches. Woods that are naturally rot-resistant or treated will provide the greatest durability for exposed elements such as railings, steps, flooring, and floor framing. The use of pressure-treated wood is appropriate when painted within six months. The use of substitute material that duplicates the look and patina, and architectural detail is allowed.

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.

6.5.6. Using indoor-outdoor carpeting to weather-proof a porch floor 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.

6.5.8. Removing a porch that is not repairable and not replacing it, or replacing it with a new porch that does not convey the same visual appearance on contributing historical properties is not permitted.

6.5.10. It is not appropriate to add new porches, entrances, or balconies to primary elevations or other areas of a building that are seen from the public view if none existed historically.

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.

6.6.7. Existing, unpainted historic foundations should not be painted. Previously painted foundations should be repainted an appropriate color. Avoid removing paint from a previously painted foundation (see BRICKWORK AND MASONRY guidelines).

6.6.10. Locate new utilities and mechanical equipment such as package unit furnaces, heat pumps, and air conditioning coils at the rear or other areas not seen from public view. Utilities should never be located at the front of a structure or site. Provide screening with plantings, fences, or plant treatments.

Paint and Exterior Colors Guidelines

6.7.1. Repainting a building in the same color, including minor touch-up painting, and the cleaning of existing painted surfaces do not require a COA, nor does re-lettering a painted sign in the same color.

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

6.7.3. Masonry surfaces that have been previously unpainted, such as brick, stucco, or stone should not be painted if those surfaces are in good condition and if the painting is proposed for the purpose of color change only. The painting of certain masonry surfaces may be appropriate if the surfaces have been patched or marred by damage over time, and if the visual integrity of the surface has been compromised. Paint colors should reflect the base material where possible.

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

Accessibility and Life Safety Guidelines

6.8.2. Introduce new or alternate means of access to the historic building, in ways that do not compromise the appearance of an historic entrance or front porch.

Landscaping Guidelines

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.

8.1.3. Preserve and maintain mature street trees. When removal or replacement is necessary, replace with long lived tree species with large canopies that will provide a similar canopy and form as a street tree. Replacement tree species should be appropriate for the district. Suggested species include: oak, sycamore, pecan, maple, ginkgo (male only), Chinese elm, cedar (j u n i p e r), hickory, Yaupon holly or American holly.

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.

8.1.6. Palms, banana trees and other tropical type landscape materials should not dominate the landscape palette. Sabal palms may be used as a minor landscape element. Likewise, any use of other tropical style plant materials that can be viewed from the public property should be limited to a minor complementary presence. Traditional plant materials including live oak trees, deciduous shade and understory trees (service berry or dogwood) and broadleaf evergreen and deciduous shrubs should dominate the landscape.

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

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

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

8.1.10. Contemporary edging or border materials, such as exposed landscape timbers, railroad ties, pre-cast concrete, plastic, or other substitute material borders are not appropriate in areas seen from the public view.

8.1.11. Historic sidewalks and other paving materials should be preserved and maintained. New sidewalks shall be compatible in material, detailing, color and finish to existing historic sidewalks.

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

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

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

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.

8.3.2. Locate roof ventilators, antennas, solar panels, and satellite dishes in areas not visible from public view. Satellite dishes exceeding 24” in diameter shall not be installed in the historic district.

8.3.3. Paint meter boxes, vents, and other utility fixtures visible from the street in colors that will allow them to blend in with the historic/existing building.

8.3.4. Avoid placing window air-conditioning units on the front façade of the building.

8.3.5. When installing utility fixtures—such as streetlights, signal boxes, or utility poles—in the public right-of-way, take into account the impact of the fixtures on the character of the streetscape and the historic district as a whole. Utility fixtures will be evaluated in terms of location, design, color, scale, and compatibility with surrounding streetscape features, and the overall visual impact on the district.

8.3.6. Install utilities underground whenever possible.

8.3.7. Avoid radically pruning street trees located under utility wires. Such pruning practices permanently damage the form and long-term health of the tree. Refer to LANDSCAPING guidelines for proper tree planting practices.

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.

8.4.4. Use ground-mounted spots or ornamental light fixtures to illuminate signs instead of internal lighting. Screen spots and accent lighting from view.

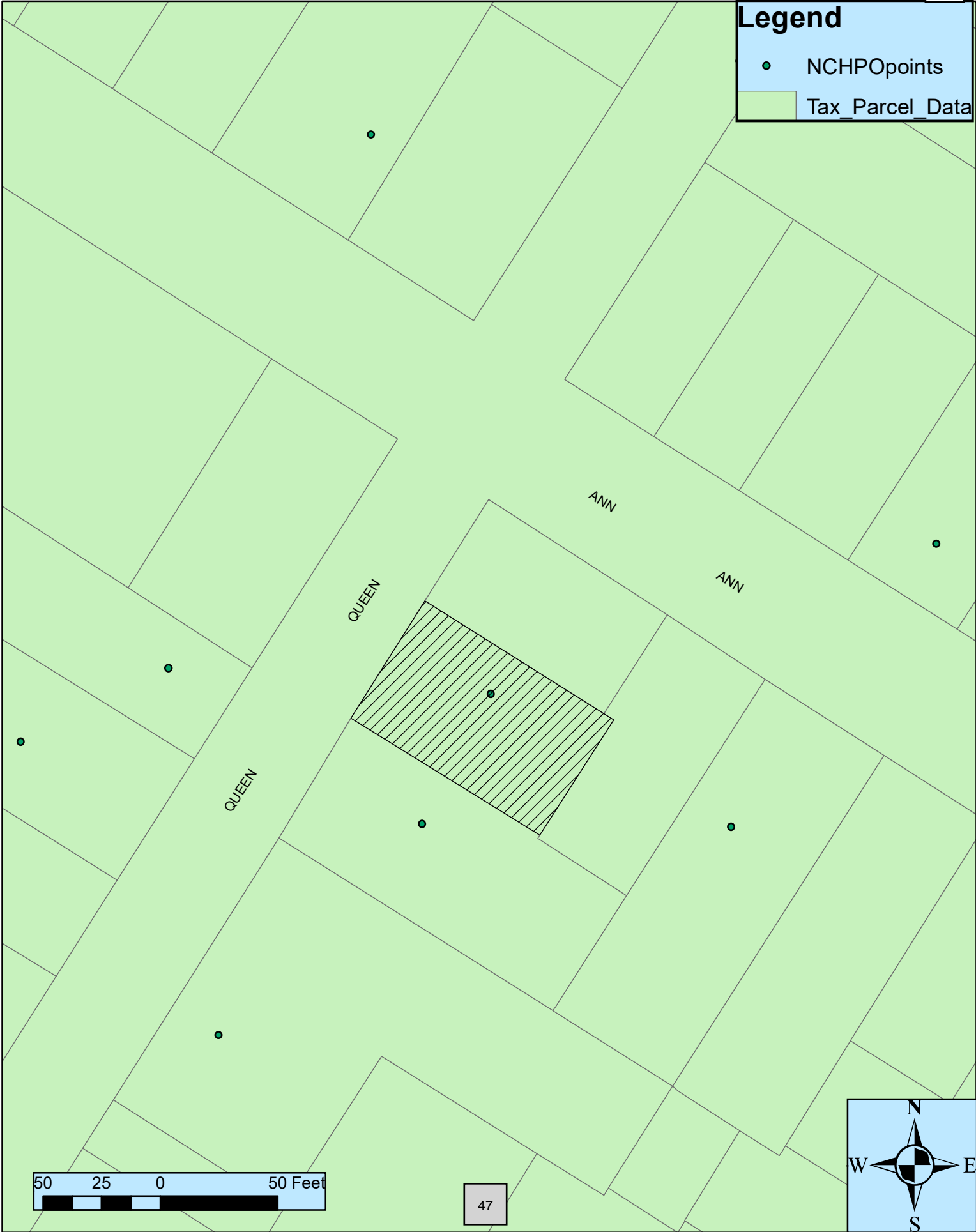
8.4.5. All lighting should be directed toward the property for which it was intended and should not spill over onto adjacent properties.

Case # 23-34 122 Queen Street - Two-Story Rear Addition

1.

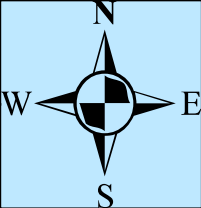
Legend

- NCHPOpoints
- Tax_Parcel_Data



50 25 0 50 Feet

47



<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_Z</u>	<u>MAIL_Z15</u>
GECI,JACKIE B ET VIR HERMAN SR	512	ANN STREET	BEAUFORT	NC		28516
HAWKES,ELIZABETH K	121	QUEEN ST	BEAUFORT	NC		28516
MATTHEWS,ANN W ET VIR DEXTER R	2701	GLENWOOD GARDNS 106	RALEIGH	NC	1397	27608
MCHUGH,KEVIN J ET UX MARGO E	124	QUEEN ST	BEAUFORT	NC		28516
MCNAIRY,JOHN H ET UX ALLISON B	1300	GREENBRIAR ROAD	KINSTON	NC		28501
NEWSOME,HEBER H JR ET AL TRUST	6411	ROSELAWN RD	RICHMOND	VA		23226



HPC Application

Certificate of Appropriateness Application

Proposed Two-Story Addition

Applicant	Filter Design Studio PLLC
Contractor	Eddie Cameron Construction

Table of Contents

1. Certificate of Appropriateness Application
2. Project Description
3. Character Defining Features
4. Project Specifications
5. Guidelines
6. Adjacent Property Owners Information
7. Site Photographs
8. Proposed Materials

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



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$250.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Applications must be deemed complete and accepted before the submittal date. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Jay Horton- Filter Design Studio PLLC

Applicant Address: 707 Bridges Street, Morehead City, NC 28557

Business Phone: 252-622-4119 Email/Cell: jay@filterdesignstudio.com

Property Owner Name: John H. and Allison B. McNairy

Address of Property: 122 Queen Street, Beaufort, NC

Phone Number: _____ Email/Cell: _____

PROJECT INFORMATION


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

The proposed project is a residential rehabilitation project. The proposed project will include the removal of the existing shed, which is located to the rear of the property; and a two-story addition, which will include the removing a portion of the existing roof, on top of the first floor, and located at the rear of the property. A side porch and fireplace are also proposed, which will be located to the east side of the existing property.

* A more detailed description of the proposed project will be included in the additional attached pages.

Estimated Cost of Project: \$ 650,000

Year House Built: 1901


Applicant Signature

02/12/2024
Date

Property Owner Signature (if different than above)

Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

51 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 of all Design Guidelines that apply to the application and a description of how proposed changes are consistent with the *Design Guidelines for the Beaufort Historic District & Landmarks*, which can be found at <https://www.beaufortnc.org/bc-hpc/page/design-guidelines-beaufort-historic-district-landmarks>
- A list of all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- A site plan showing dimensions of both existing and proposed conditions.
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.).

2. Items required as applicable to project:

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

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

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

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

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

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

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

Project Description:

The goal of this project is to provide an aesthetically pleasing and historically appropriate treatment and preservation option for a residential building, located within the historical district at **122 Queen Street, Beaufort, NC, 28516**. This project will take the form of a renovation and addition project and acknowledges and complies with all guidelines set forth by the Beaufort Historical Society, to alter and add to a historic property. The property will continue its use as a residential building and will remain in its original historic nature and character. The alteration and additions of this historic structure will be consistent with the design of the original structure. The proposed project will reflect the characteristic scale, mass, rhythm, proportions, and building traditions of the existing building, as well as its surroundings.

The scope of work of the renovation project includes a proposed two-story residential addition, a fireplace, as well as a side porch. The project also includes the conversion of the existing one-story rear addition to two stories with an additional two-story addition to the rear which mirrors the existing massing of the residence. A new larger side porch with masonry fireplace will be incorporated in the original side porch location of the original rear addition. We will also remove the existing shed, which currently exists at the rear of the historical property.

The proposed renovation is designed using the historical defining features that are part of the residence, while maintaining the historic streetscape. The property will comply with the rules and regulations, and design guidelines put in place by the Beaufort Historical Society. The renovation of **122 Queen Street, Beaufort, NC 28516**, will remain historically appropriate and aesthetically pleasing.

Character Defining Features

The historical character defining features of the existing building include and are as described below:

1. Scroll work detailing at porch beams
2. Gable roof
3. Lower pitch shed porch roof
4. Single double hung windows with operable shutters where possible and 4 over 4 Mutin patterns
5. Flat facias with no gutters
6. Wall infill at end of porches above beam
7. Wood columns and railing details
8. Lap siding

The features listed above are the character defining features of this historic residential property. To meet all requirements and guidelines set forth by the Historic Preservation Commission, all the features have been closely considered and will be included in the renovation project.

Project Specifications:

See drawings and comments within each applicable guideline below.

Guidelines

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.

All the original historic roofs/dormers of the residence are maintained. Existing chimney to be preserved but extended in height as required with matching brick, new roofs to follow the original structure's roof characteristics.

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.

All new roofing materials to match existing roofing materials.

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.

All new roofing materials to match existing roofing materials.

6.1.4 Retain historic roof-top features such as ornamental eaves, cornices, rake-boards, dormers, gables, chimneys, finials, cresting, steeples, belfries, cupolas, and railings that add to the overall architectural character of a structure. All original and significant later features should be preserved and restored, rather than removed. The design of any new roof features should be based on documentary evidence and are compatible with both the building and surrounding buildings.

The existing chimney to be preserved but extended in height as required with matching brick.

6.1.5 Contemporary or non-historic roof features may be installed on areas of the roof not seen from the public view or on other non-character defining secondary roofs. Included are skylights, roof-mounted vents, dormers, chimneys, antennas, and solar collectors. These are not permitted when their installation or later removal would damage or destroy a significant roof feature. In certain instances, new dormers may be permitted on side or rear elevations if their design is compatible with the building and the roofline.

There will be no contemporary or non-historic roof features installed. No additional stories visible from the front elevation, work is done to the rear.

6.1.6 Install new gutters without damaging or obscuring architectural features. It is inappropriate to replace concealed, built-in gutter systems with modern exposed gutters. Gutters of all materials except copper shall have a painted finish. Half-round gutters are appropriate for most contributing properties. Wood gutters may be appropriate for certain period restoration projects. Replacement of gutters is usually reviewed as a Minor Works item.

The existing roof has no gutters; if required, 5" half-round will be used and painted black to match the shutters with round-down spouts.

6.1.7 Ridge vents, where needed, shall be of the low-profile type and shall not diminish the original design of the roof or destroy any character-defining architectural details. Other vents, such as gable vents and roof-mounted vents, should be installed so as not to be visible from the public view where possible. In the event that they must be visible, they should be installed to respect the architectural details and character of the subject building.

Ridge vents are not required; spray-foam will be used. Non-vented attics to be used at new construction to prevent non historic vents at ridge lines and to improve energy efficiency.

6.1.8 It is not appropriate to create a false sense of historical development by making changes to roofs, such as adding conjectural features lacking insufficient historical, pictorial, or physical documentation.

Changes that will be made to the roof will remain true to its original historic nature.

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

The existing roof pitch will not be altered. New construction to use existing roof pitches and proportions.

6.1.10 Avoid using a substitute material for the replacement of a deteriorated historic element that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

The existing roof is asphalt shingles. New construction to be compatible asphalt shingles to match the original structures two-story. The new construction at the additions is designed as a two-story addition to minimize massing and footprint enforcement that's non-conforming with the existing streetscape.

6.1.11 Avoid constructing additional stories resulting in an altered appearance.

The proposed additional story will take place at the rear of the existing property. The appearance of the existing property will not be altered.

Wood Siding, Trim, and Ornament Guidelines

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

The alteration to the original wood siding, trim, ornamentation, and other wood decorative elements will be minimized and restricted to the rear of the historic residence.

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.

All required repairs will be done per the guidelines unless replacement is the only solution. Minimal repair or preservation is expected.

6.2.3. Replace historic wood elements only where the original is too deteriorated to repair. If replacement is necessary, use new replacement wood that matches the original as closely as possible in all properties: shape, profile, texture, and detailing. The deteriorated or damaged condition should be documented. Replacement of these features in kind and according to the guidelines does not normally require a COA.

All required repairs will be done per the guidelines unless replacement is the only solution. Minimal repair or preservation is expected.

6.2.4. If a portion of a historic wall is deteriorated beyond repair, replace only the damaged portion. In other words, a damaged portion of a wall does not provide an excuse for wholesale replacement.

Minimal work to the exterior historic walls is anticipated. The scope of work is limited to the rear of the original residence.

6.2.5. Prepare surfaces for painting using the gentlest means possible. Low-pressure power washing should be used only after a test panel of washing has been performed by the contractor and reviewed by the owner for excessive damage. Sandblasting and high-pressure water blasting are not appropriate treatments.

If any surfaces need to be painted, they will be prepared using the gentlest means possible.

6.2.6. Avoid stripping paint with the object of staining it or leaving it unfinished for a supposedly “natural” appearance when such an appearance cannot be historically documented.

The current white paint color of the body of the house and trim is to be maintained along with the black color of the existing shutters.

6.2.7. Avoid replacing clapboard siding with shingle siding (or vice versa) or replacing clapboard siding with siding of a different width or profile, particularly if the later siding has gained historic significance in its own right.

The original siding at the historic residence shall be maintained with story alterations occurring at the rear. Existing siding removed shall be used for any required repair.

6.2.8. It is not appropriate to compromise the architectural integrity of a building by introducing or removing siding, trim or other decorative features, or by concealing or removing decorative details such as cornices, corner boards or brackets.

The architectural integrity of the existing building will not be compromised. Decorative features and details will remain original and be maintained throughout the addition.

6.2.9. The use of imitation or pressed wood, vinyl, or aluminum siding is not permitted .

Existing siding to be maintained and matched.

6.2.10. The HPC may allow the replacement of existing substitute siding with new substitute siding (such as cement fiber siding) if the proposed replacement will be more in keeping with the original appearance of the structure. Substitute siding with a simulated wood grain will not be permitted.

The existing siding will be matched.

6.2.11. The use of fiber cement siding may be approved for new structures, non-historic structures and additions to historic structures not visible from public streets or waterways.

Fiber cement siding will be smooth, and any new use is to be minimized.

6.2.12. Avoid removing or replacing such features as cornices, brackets, pilasters, door and window moldings, pediments, medallions, dentil and modillion molding, corner boards, and other character-defining architectural trim, particularly from the principal façade.

Minimal existing trim will be used, removed or replaced. Character defining architectural trim will remain in its original state.

6.2.13. To avoid creating a false historical appearance, do not use trim salvaged from another building or buildings or stock trim. Likewise, avoid moving or rearranging existing trim to another part of a building without historical evidence to back this up. Do not use stock trim when original trim can be replicated.

No salvaged materials are planned. Trim to be milled to match as needed where possible.

6.2.14. Blown-in insulation should be placed in a house so as not to disturb siding.

All insulation shall be installed from the interior to minimize disturbance to existing historic siding.

Brickwork and Masonry Guidelines

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

Masonry elements will be retained and preserved. Existing masonry chimney to be extended with matching brickwork and detailing.

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

Existing masonry to be repaired as required and vegetation to be minimized or removed for preservation.

6.3.3. Clean historic masonry only with low-pressure water washing and mild detergents formulated for the specific application. Use chemical cleaners formulated for historic masonry only if water and detergent cleaners are not effective.

Historic masonry will be cleaned only with low-pressure washing and mil detergent formulated for the specific application.

6.3.4. Sandblasting, high-pressure water blasting, and other abrasive cleaning methods which may damage historic masonry are not appropriate in the historic district.

Sandblasting, high-pressure water blasting, or other abrasive cleaning methods will not occur.

6.3.5. Water-repellant sealers are generally not appropriate because they may trap moisture, causing deterioration or discoloration.

Water-repellant sealers will not be used.

6.3.6. For repointing, use only mortars that are compatible with historic mortars in color, strength, and joint finish or surface tooling. Maintain the historic joint width, joint profile, and bond patterns when making repairs. Modern mortars may cause damage to older, softer brick.

New masonry foundation fireplace will match historic brick in texture, bond, and painted color. Repaired masonry to match requirements of 6.3.6.

6.3.7. Use only hand tools to remove deteriorated mortar joints, under the direction of a skilled mason. Do not use power tools or saws to remove mortar joints.

Power tools or saws will not be used to remove mortar joints.

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

The new masonry foundation fireplace will match the original units as closely as possible. Any required repairs will match the original units as closely as possible.

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

Acrylic latex paints will be used for masonry surfaces to ensure the best durability. Existing masonry foundations are currently painted. The proposed new masonry will be painted to match the existing.

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.

Historic windows and doors will be retained and preserved.

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.

The existing historic windows and doors will not be modified in the current design.

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.

New windows will match the appearance of the original historic window elements as closely as possible. They will be factory finished, white fiberglass units by Marvin Windows. Product catalog is provided with selections highlighted.

6.4.4. Use storm windows to improve energy efficiency where needed. New storm units should have a finish compatible with the color of the house. Unpainted aluminum is not appropriate. Storm windows for double hung sash shall have horizontal dividers that are in alignment with the horizontal meeting rails of the original upper and lower sashes. Storm windows are usually a Minor Work item.

Storm windows will not be used.

6.4.5. Replacement of historic windows and doors for the sole purpose of improved thermal performance is not appropriate. Wood, or appropriately painted metal storm windows and doors should be used.

Existing historic windows will be unaltered, new windows to be located on side and rear and will be fiber glass Marvin Windows.

6.4.6. Tinted glass is not appropriate in the historic district in any area visible from public view. Energy-saving or “low-E” glass may be used only if it is not tinted.

New windows/additions are required to meet energy code and as such will require low E and tint unless HBC and building department agree to exempt energy code requirements related to windows and openings. All new windows to be located in the addition on rear and sides behind the original residence.

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.

New windows will match the existing windows in overall size and opening area and will have muntin pattern to match the original.

6.4.8. Use storm doors to improve energy efficiency where needed. New storm doors should be compatible with the original exterior doors and with the style and period of the structure. Wood storm doors of the full view or large single-pane type are most appropriate because they do not obscure the original doors. Louvered wood doors are also appropriate. Storm doors should be the full-view type and have a paint finish in a color that is compatible with the colors of the structure. The standard “colonial” type storm door with scalloped trim and cross-buck bottom half is not permitted. Wood screen doors should be appropriate for the period and style of the structure.

No storm doors will be added.

6.4.9. Preserve and repair original or historic shutters. It is appropriate to add louvered shutters to a historic structure if there is evidence that it once had blinds. All shutters shall be installed so that they will fit the window frame opening if closed and shall be of correct proportions for each window. Blinds shall be provided with operable hardware, consisting of hinges, pintles and holdbacks located in the appropriate positions. Shutters may be operable or fixed. Shutters made of synthetic or substitute materials, that duplicate the look, appearance and patina of wood may be allowed. They should not be nailed or screwed onto the building surface.

Original and historic shutters do not require repair. New shutters to be built out of matching materials and match existing shutters as close as possible. All shutters to be operable and sized correctly.

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.

New window and door openings will not alter the historic character of the building or cause any damage to historic materials or other significant architectural features. The new windows will be detailed and sized to be compatible with the existing structure.

6.4.11. Avoid the placement of metal awnings over windows and doors. Fabric awnings may be used if the house originally or historically had them. Install awnings in such a manner that they do not conceal architectural features or damage historic building fabric. Choose colors and patterns that harmonize with the building and do not compete with it.

No metal awnings will be used.

Porches and Entrances Guidelines

6.5.1. Retain and preserve historic porches, entrances and doorways including related features such as railings, posts or columns, ceilings, steps, lattice, flooring, piers, ornamental trim, and other character defining elements.

Front character defining porch to be maintained. Minimal repair is expected.

6.5.2. Repair, rather than replace, historic porch and entrance elements, wherever feasible. Use repair techniques which preserve historic material, including patching, epoxy repair, reinforcing, or splicing-in of new wood in place of deteriorated sections. Replacement elements should match the original in size, shape, pattern, color, and texture.

Front character defining porch to be maintained. Minimal repair is expected.

6.5.3. Use appropriate materials in the repair and restoration of historic porches. Woods that are naturally rot-resistant or treated will provide the greatest durability for exposed elements such as railings, steps, flooring, and floor framing. The use of pressure-treated wood is appropriate when painted within six months. The use of substitute material that duplicates the look and patina, and architectural detail is allowed.

All repair to meet 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.

All enclosure of existing porches.

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.

All enclosure of existing porches.

6.5.6. Using indoor-outdoor carpeting to weather-proof a porch floor is not permitted.

No carpet to be used in the exterior.

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.

The proposed porch will only use architectural details and ornamentation that are compatible with the style, period, and detailing of the structure.

6.5.8. Removing a porch that is not repairable and not replacing it, or replacing it with a new porch that does not convey the same visual appearance on contributing historical properties is not permitted.

The proposed porch will convey the same visual appearance as the existing historical structure. The proposed porch will be constructed to the side and towards the rear of the existing structure.

6.5.10. It is not appropriate to add new porches, entrances, or balconies to primary elevations or other areas of a building that are seen from the public view if none existed historically.

The proposed porch will be constructed to the side and towards the rear of the existing structure, so it will not be seen from the public view. The new porch is to be entirely within the 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.

Original and historic foundations and related elements will be retained and preserved wherever possible.

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.

Minimal repairs are expected and all repairs are expected to include carefully selected historical materials that match the existing in the best way possible.

6.6.7. Existing, unpainted historic foundations should not be painted. Previously painted foundations should be repainted an appropriate color. Avoid removing paint from a previously painted foundation (see BRICKWORK AND MASONRY guidelines).

Existing foundation is painted and all new foundations will be painted to match.

6.6.10. Locate new utilities and mechanical equipment such as package unit furnaces, heat pumps, and air conditioning coils at the rear or other areas not seen from public view. Utilities should never be located at the front of a structure or site. Provide screening with plantings, fences, or plant treatments.

Utilities and mechanical equipment are located in the back yard behind the existing fence.

Paint and Exterior Colors Guidelines

6.7.1. Repainting a building in the same color, including minor touch-up painting, and the cleaning of existing painted surfaces do not require a COA, nor does re-lettering a painted sign in the same color.

Existing color to be maintained and painting to be done where it is required.

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.

Buildings style and period have been determined and will match existing exterior color.
New wood siding will be milled to match the existing structure.

6.7.3. Masonry surfaces that have been previously unpainted, such as brick, stucco, or stone should not be painted if those surfaces are in good condition and if the painting is proposed for the purpose of color change only. The painting of certain masonry surfaces may be appropriate if the surfaces have been patched or marred by damage over time, and if the visual integrity of the surface has been compromised. Paint colors should reflect the base material where possible.

Paint colors to match existing.

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

Guidelines to be followed.

Accessibility and Life Safety Guidelines

6.8.2. Introduce new or alternate means of access to the historic building, in ways that do not compromise the appearance of an historic entrance or front porch.

New means of access to the historic building will take place in the rear of the existing building, the new means of access will be in approximately the same location as the existing means of egress in the existing renovation.

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.

The proposed project will maintain the existing side and street setbacks. There is a side setback on the drive side of the existing structure that will expand minimally past the existing side stoop. The side addition is not incongruous with the existing neighborhood side setbacks.

7.1.2. Maintain the pattern of building separation and lot coverage that is found on the block and/or side of the street.

The pattern of building separation and lot coverage is similar to other residences on the street.

7.1.3. Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principal building's prominent architectural features or significant site features.

The existing accessory structure will be removed. No new outbuilding or accessory structure will be installed.

7.1.4. Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

Existing one-story addition being converted to two story. The new two-story addition is being added to minimize ground surface area disturbance.

Building Height/Scale

7.2.1. New construction shall not exceed thirty-five feet in height.

The new construction will not exceed thirty-five feet in height. The new construction will be 27' 9 - 5/8."

7.2.2. Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.

The scale of the proposed building will be compatible with the scale of contributing structures on the block or side of the 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.

The proportion of the proposed new building and its architectural elements will be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side 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.

Windows and doors in new construction will be compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block and side of street. See highlighted specifications in window catalog.

Materials

7.3.1. Keep the siding and trim material of the proposed building consistent with the materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles (as typically found in gables of Victorian period residential architecture), and brick, were common sheathing materials and should be used.

The siding and trim material of the proposed building will be consistent with the materials traditionally used on the immediate block and in the historic district. Fiber cement siding will be used to match current siding materials.

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.

Fiber cement siding will be used to match current and existing siding materials.

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.

Materials will be used in traditional ways. New materials will appear as if they were applied in a traditional manner in order to convey the same visual appearance as historically used and applied building materials.

Details

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

The proposed project will use scalloped/scrollwork beam details, railing details, siding, columns, window/door casing, trim, shutters, painted brick masonry, porches, fireplaces, and foundation, in order to 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.

A date brick is placed on the front corner of the new front, side porch.

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 beaded-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.

New construction will provide a similar degree of texture that is found in contributing buildings in the historic district.

Form and Rhythm

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

The new construction will reflect basic shapes and forms on the block and in the historic district. The new construction will have gable forms which are typical of the historical district and block.

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

The new construction will maintain consistency with the same roof pitches as the original existing historical structure, and will remain similar to what can be found on the block and/or side of the street.

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.

Similar percentages and patterns of window and door openings will be maintained and remain consistent with the style of the existing historical structure, as well as its block.

Landscaping

7.7.1. Retain and protect mature trees during construction.

No damage is anticipated to mature trees during construction.

Additions to Historic Buildings Guidelines

7.8.1. Where possible, 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.

The new addition will be located at the side and rear of the existing historical structure, thus having minimal impact on the façade and other primary elevation of the original building and 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.

The proposed structure will be wider than existing structure due to rear setback limitations, but will remain aesthetically pleasing and compatible with overall proportion of the existing building in height, scale, size, and massing; it will not overpower the existing building visually.

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.

All design elements of the proposed addition will be compatible with the existing building in terms of materials, style, color, roof form, massing proportion and spacing of doors and windows, details, surface texture, and location. The proposed addition will reflect all historical details and elements of the existing building in the best way possible.

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.

The additions will be constructed in a way that they can be removed from the original building in the future without causing irreversible damage to significant features.

7.8.5. Vinyl, aluminum, or pressed wood are not appropriate on additions to historic buildings. Other substitute siding may be allowed. (SEE SIDING GUIDELINES)

Vinyl, aluminum, or pressed wood will not be used in the proposed addition. The siding of the proposed addition will be fiber cement to match the existing siding.

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.

The windows for the new addition will be finished white fiberglass units, made by Marvin Elevate Windows with muntin patterns to match the existing windows as close as possible. See highlighted catalog.

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

The roofline of the new addition will be similar and will maintain the 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.

The foundations will be similar to and compatible with the existing foundations in material, color, detailing, and height.

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.

No acquired significance of any additions.

Landscaping Guidelines

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.

We will continue to preserve all front yard landscape of any significance. No scope of work.

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.

We will continue to preserve all landscape of any significance. No scope of work.

8.1.3. Preserve and maintain mature street trees. When removal or replacement is necessary, replace with long lived tree species with large canopies that will provide a similar canopy and form as a street tree. Replacement tree species should be appropriate for the district. Suggested species include: oak, sycamore, pecan, maple, ginkgo (male only), Chinese elm, cedar (juniper), hickory, Yaupon holly or American holly.

We will continue to preserve all front yard landscape of any significance. No scope of work.

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.

All new plant materials that were selected for replanting or new planting in the front yard of the property will be similar to existing plantings and will complement the other plants that are found on site, and the surrounding area of the district.

8.1.6. Palms, banana trees and other tropical type landscape materials should not dominate the landscape palette. Sabal palms may be used as a minor landscape element. Likewise, any use of other tropical style plant materials that can be viewed from the public property should be limited to a minor complementary presence. Traditional plant materials including live oak trees, deciduous shade and understory trees (service berry or dogwood) and broadleaf evergreen and deciduous shrubs should dominate the landscape.

Tropical type landscape materials will not be used.

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

There will be no change between the mass/proportion of the building and open space within the context of the streetscape for new construction, additions and landscape. The relationship will be maintained.

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

New construction and additions will be sited in locations that will not require the removal of mature plantings.

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

No scope of work.

8.1.10. Contemporary edging or border materials, such as exposed landscape timbers, railroad ties, pre-cast concrete, plastic, or other substitute material borders are not appropriate in areas seen from the public view.

No current border materials.

8.1.11. Historic sidewalks and other paving materials should be preserved and maintained. New sidewalks shall be compatible in material, detailing, color and finish to existing historic sidewalks.

No scope of work.

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

Where possible underground utilities will be incorporated.

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

All existing sheds to be removed (non-historic) and no new sheds proposed at this time.

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

No modifications proposed to existing drives.

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.

Existing fence will be retained. No changes proposed to fencing.

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.

All utilities and HVAC equipment will be located within the existing fence and located in the rear yard.

8.3.2. Locate roof ventilators, antennas, solar panels, and satellite dishes in areas not visible from public view. Satellite dishes exceeding 24” in diameter shall not be installed in the historic district.

No roof ventilation required. Roof mounted devices/objects will be installed on the rear, and not visible from public view.

8.3.3. Paint meter boxes, vents, and other utility fixtures visible from the street in colors that will allow them to blend in with the historic/existing building.

The meter box will be painted in a color that allows it to blend in with the historic/existing building.

8.3.4. Avoid placing window air-conditioning units on the front façade of the building.

There will be no window air-conditioning units.

8.3.5. When installing utility fixtures—such as streetlights, signal boxes, or utility poles—in the public right-of-way, take into account the impact of the fixtures on the character of the streetscape and the historic district as a whole. Utility fixtures will be evaluated in terms of location, design, color, scale, and compatibility with surrounding streetscape features, and the overall visual impact on the district.

No scope of work.

8.3.6. Install utilities underground whenever possible.

Underground utilities will be requested. Feasibility to be determined by utility providers.

8.3.7. Avoid radically pruning street trees located under utility wires. Such pruning practices permanently damage the form and long-term health of the tree. Refer to LANDSCAPING guidelines for proper tree planting practices.

No tree pruning is currently proposed for utility requirements.

Exterior Lighting Guidelines

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

Reuse of the original light fixtures proposed. All of the new light fixtures will be located on the side porch and to the rear of the lot.

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.

Lighting sources will generate a soft white light.

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

Fixtures will not obscure or damage character-defining architectural elements or site features. All fixtures will comply with the historical guidelines and complement the original existing historical structure.

8.4.4. Use ground-mounted spots or ornamental light fixtures to illuminate signs instead of internal lighting. Screen spots and accent lighting from view.

No scope of work.

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

All lighting will be directed towards the existing property for which it was intended. The lighting will not spill over onto adjacent properties.

Archaeology Guidelines

8.8.1. Retain and preserve archaeological resources that are important to the history of the site or district.

All guidelines to be met.

8.8.2. Minimize ground-disturbing activities in the historic district to avoid possible damage or destruction to known or unknown archaeological resources.

All guidelines to be met.

8.8.3. Recognize that archaeological resources exist both below ground and below water.

All guidelines to be met.

8.8.4. Preserve archaeological resources intact in their original state and location wherever possible.

All guidelines to be met.

8.8.5. When disturbance of archaeological resources is unavoidable, use qualified archaeologists to employ contemporary methods of investigation and evaluation.

All guidelines to be met.

Adjacent Property Owners

PARCEL NUMBER: 730617202192000
OWNER: MCHUGH,KEVIN J ETUX MARGO E
PHYSICAL ADDRESS: 124 QUEEN ST
BEAUFORT
MAILING ADDRESS: 124 QUEEN ST
BEAUFORT NC 28516
LEGAL DESCRIPTION: PART L58 TOWN OF BEAUFORT
DEED REF: 1524-495
PLAT REFERENCE: -
NEIGHBORHOOD: 590001

PARCEL NUMBER: 730617202033000
OWNER: NEWSOME,HEBER H JR ETAL TRUST
PHYSICAL ADDRESS: 120 QUEEN ST
BEAUFORT
MAILING ADDRESS: 6411 ROSELAWN RD
RICHMOND VA 23226
LEGAL DESCRIPTION: NORTH PT L48 TOWN OF BEAUFORT
DEED REF: 1083-243
PLAT REFERENCE: -
NEIGHBORHOOD: 590003

PARCEL NUMBER: 730617203047000
OWNER: MATTHEWS,ANN W ETVIR DEXTER R
PHYSICAL ADDRESS: 606 ANN ST
BEAUFORT
MAILING ADDRESS: 2701 GLENWOOD GARDNS 106
RALEIGH NC 1397 27608
LEGAL DESCRIPTION: PART L58 TOWN OF BEAUFORT
DEED REF: 1560-77
PLAT REFERENCE: -
NEIGHBORHOOD: 590001

PARCEL NUMBER: 730617203051000
OWNER: MCCUNE,FREDRICK J ETUX JOYCE
PHYSICAL ADDRESS 608 ANN ST
BEAUFORT
MAILING ADDRESS: 608 ANN ST
BEAUFORT NC 28516
LEGAL DESCRIPTION: PARTS L48 L58 - BEAUFORT
DEED REF: 490-300
PLAT REFERENCE: -
NEIGHBORHOOD: 590001

PARCEL NUMBER: 730617201177000
OWNER: GECI,JACKIE B ETVIR HERMAN SR
PHYSICAL ADDRESS 512 ANN ST
BEAUFORT
MAILING ADDRESS: 512 ANN STREET
BEAUFORT NC 28516
LEGAL DESCRIPTION: PART L59 OLD TOWN BEAUFORT
DEED REF: 1644-394
PLAT REFERENCE: -
NEIGHBORHOOD: 590001

PARCEL NUMBER: 730617201111000
OWNER: HAWKES,ELIZABETH K
PHYSICAL ADDRESS 121 QUEEN ST
BEAUFORT
MAILING ADDRESS: 121 QUEEN ST
BEAUFORT NC 28516
LEGAL DESCRIPTION: PART L49 OLD TOWN BEAUFORT
DEED REF: 0731-00792
PLAT REFERENCE: -
NEIGHBORHOOD: 590003

PARCEL NUMBER: 730617200087000
OWNER: BLUE MOON BISTRO LLC
PHYSICAL ADDRESS: 119 QUEEN ST
BEAUFORT
MAILING ADDRESS: 345 WITT STREET
WINSTON SALEM NC 27103
LEGAL DESCRIPTION: PART L49 TOWN OF BEAUFORT
DEED REF: 1747-449
PLAT REFERENCE: -
NEIGHBORHOOD: 590005

PARCEL NUMBER: 730505292914000
OWNER: PECAN TREE INN HOSPITALITY INC
PHYSICAL ADDRESS: 116 QUEEN ST
BEAUFORT
MAILING ADDRESS: 116 QUEEN STREET
C/O STANLEY ETUX CHRISTIN LAMB
BEAUFORT NC 28516
LEGAL DESCRIPTION: PARTS L5 L6 L48 - BEAUFORT
DEED REF: 1507-341
PLAT REFERENCE: 33-271
NEIGHBORHOOD: 590005

Site Photographs:

FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIDE SIDE ELEVATION



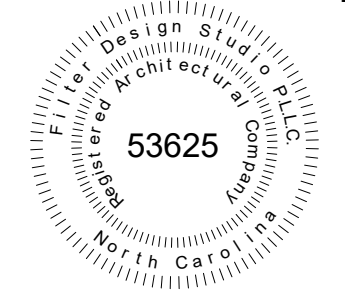
Proposed Materials:

Please see plan set.

Architect Seal



Firm Seal

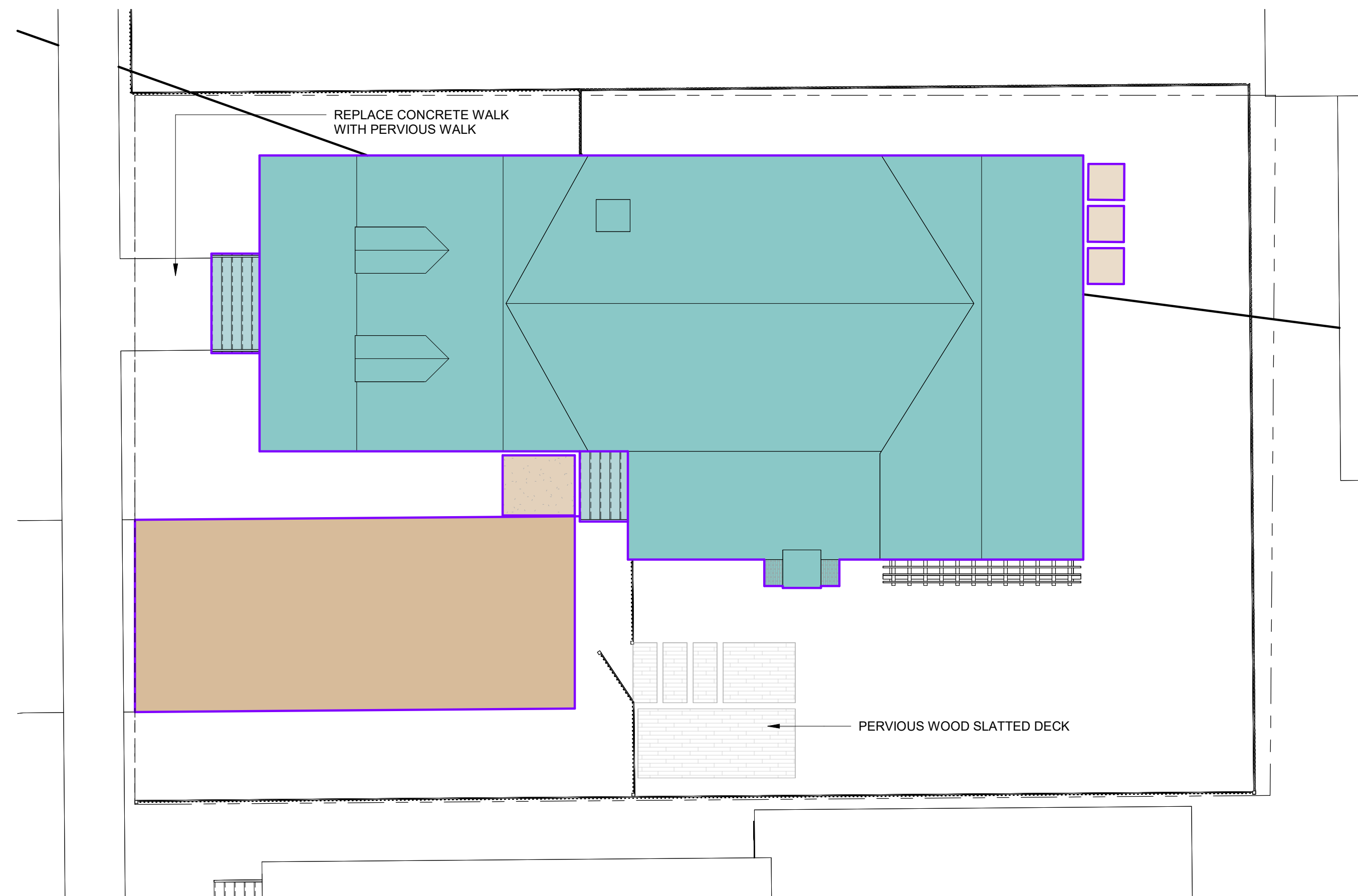


Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com



Impervious Area Legend

- Residence
- Stairs
- Drive
- Concrete
- HVAC

Area Schedule (Impervious Area)	
Name	Area
Residence	2043.13 SF
Stairs	56.50 SF
Drive	585.60 SF
Concrete	30.00 SF
HVAC	26.89 SF
	2742.13 SF

IMPERVIOUS AREA CALCULATIONS:	
LOT AREA:	5,551.46 SQFT
50% ALLOWABLE IMPERVIOUS COVERAGE:	2,775.73 SQFT
PROPOSED IMPERVIOUS AREA:	2,742.13 SQFT
	49.4% COVERAGE

Proposed Renovation

122 Queen St
Beaufort, North Carolina

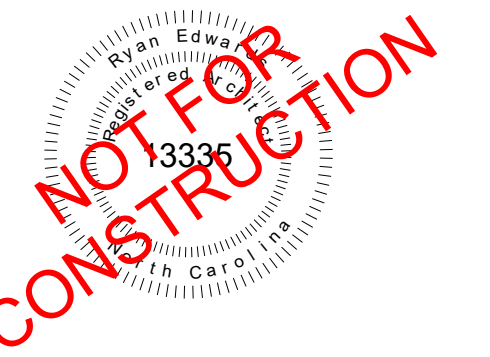
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No.	Description	Date

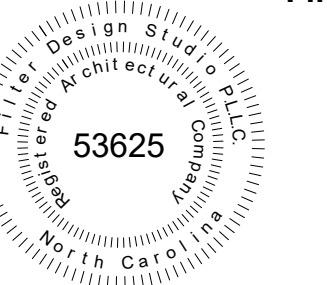
Impervious Area Calculations

Project number	22-041
Date	2023-10-17
<h1>G100</h1>	
Scale	1/8" = 1'-0"

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed Renovation

**122 Queen St
Beaufort, North Carolina**

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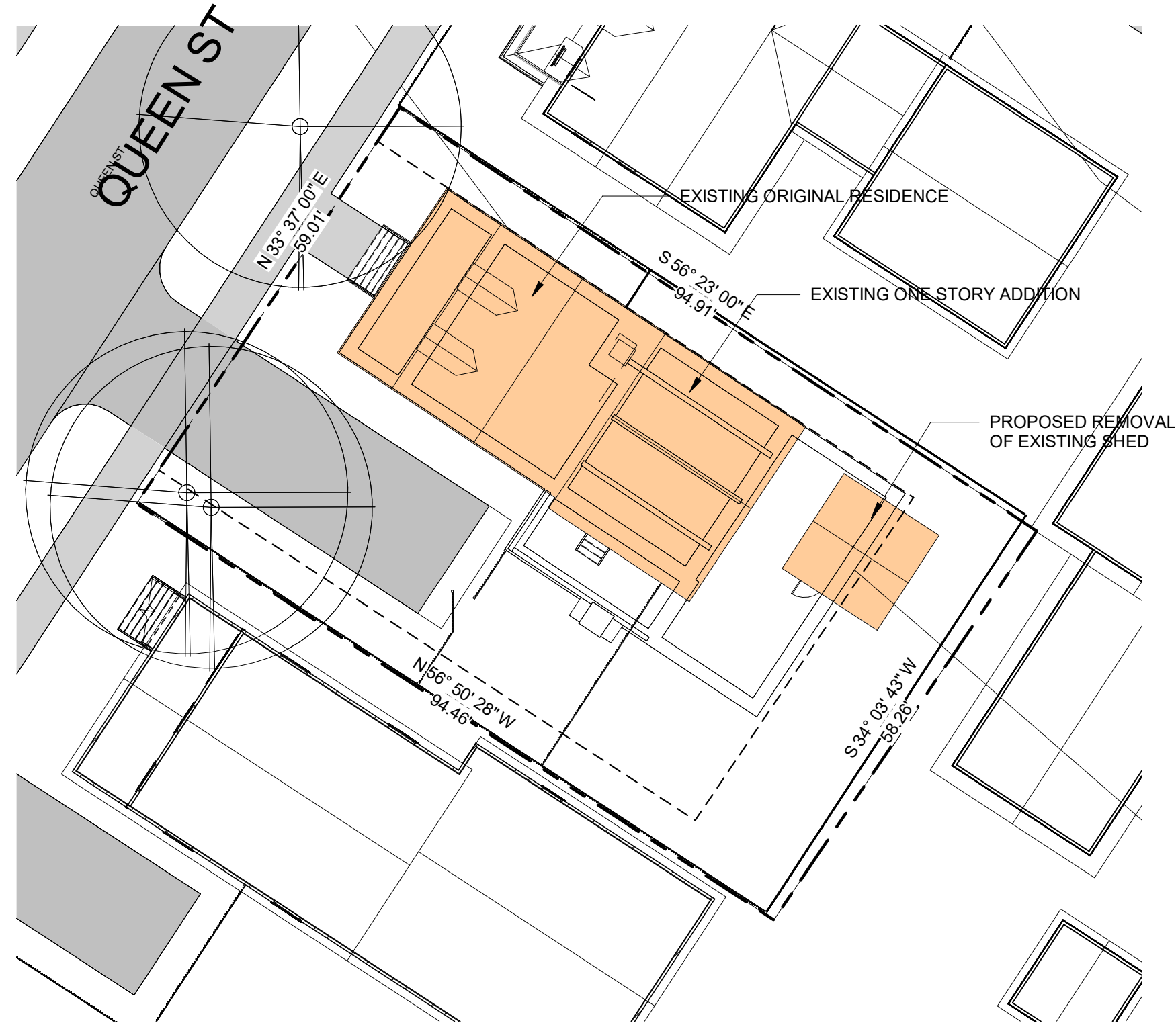
No.	Description	Date

Architectural Site Plan

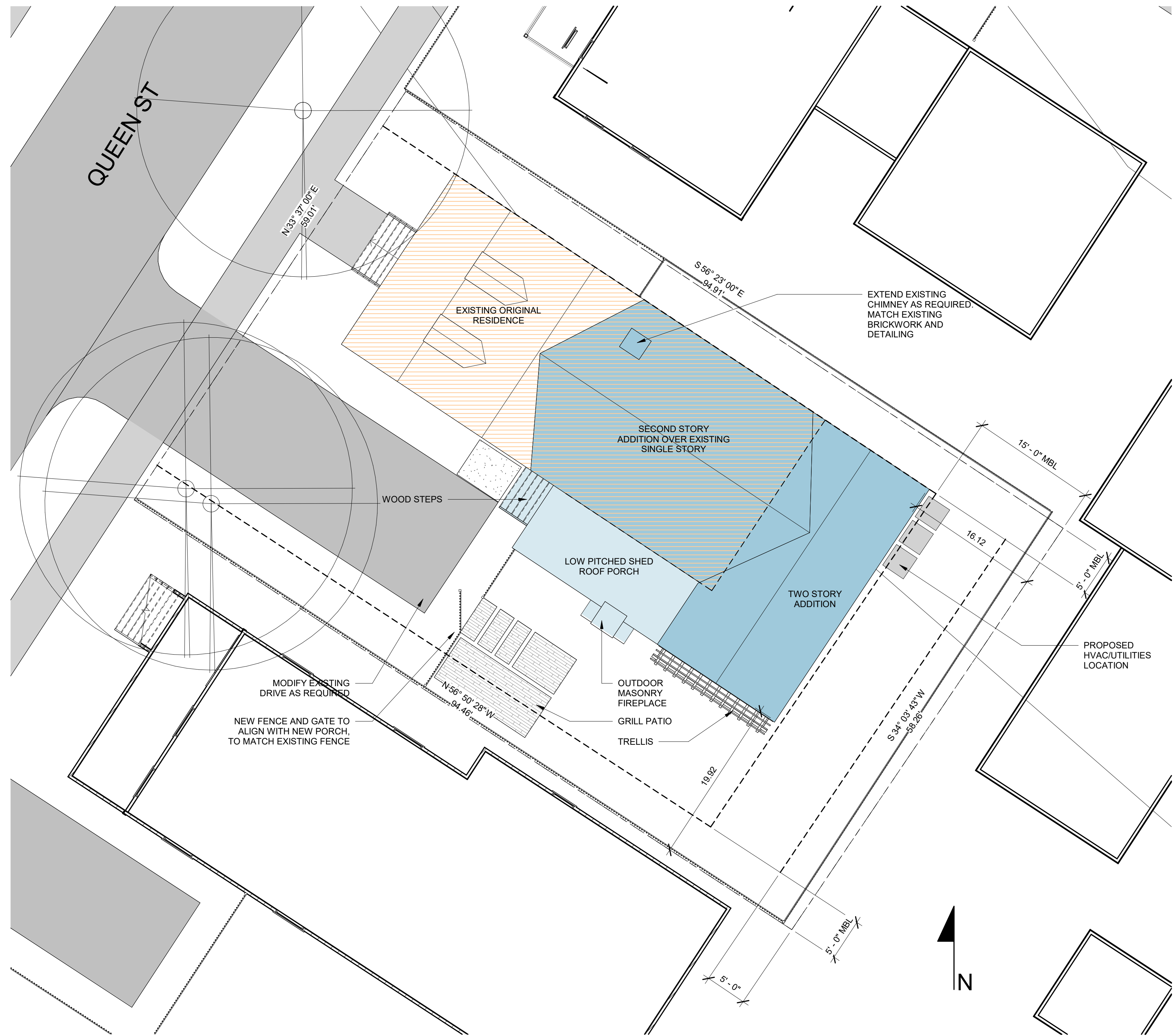
Project number: 22-041
Date: 2023-10-17

A001

Scale: As indicated



2 Existing-Site
1/16" = 1'-0"

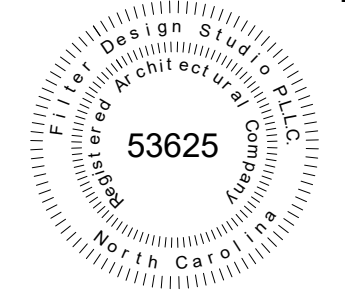


1 00-Site
1/8" = 1'-0"

Architect Seal



Firm Seal

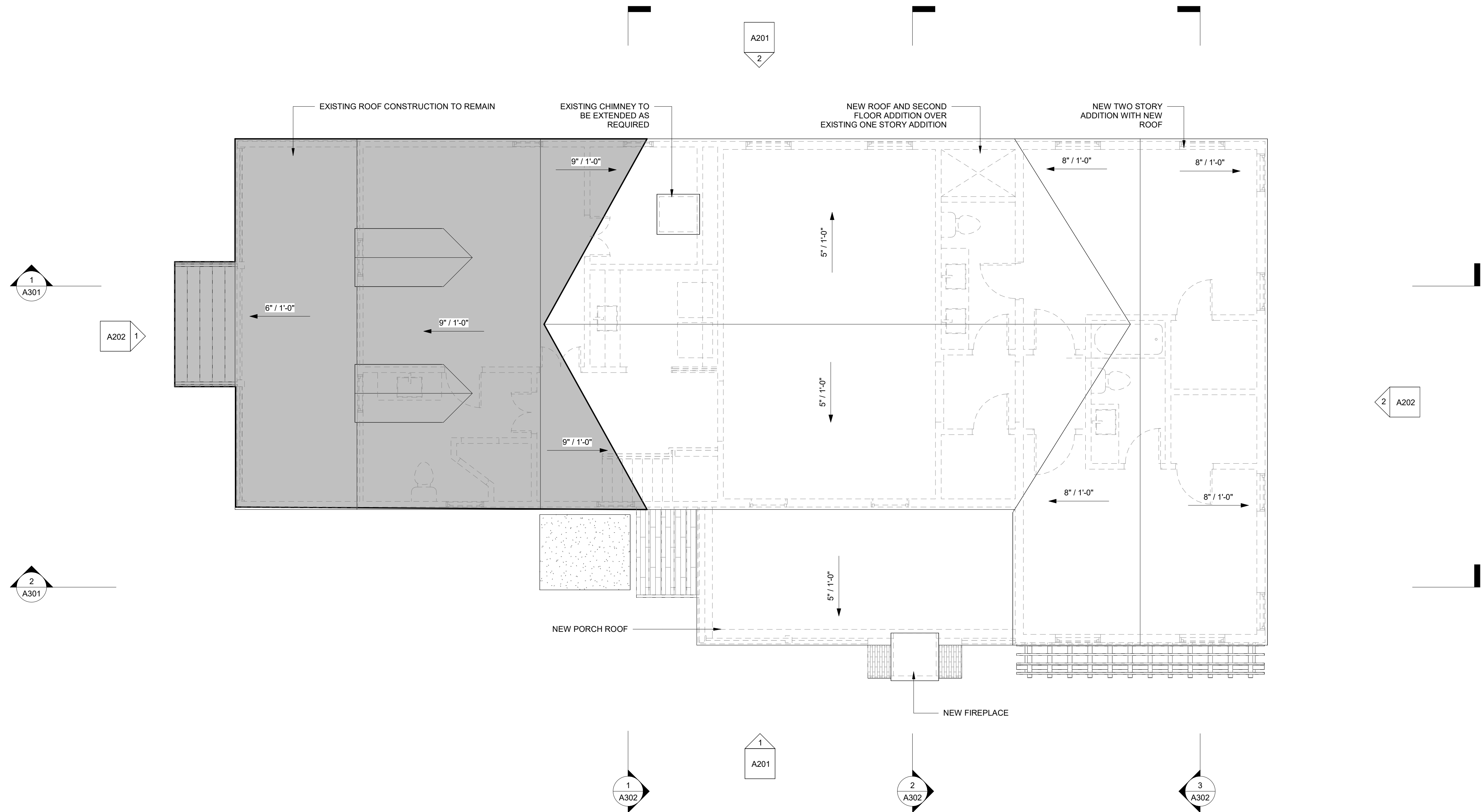


Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
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Proposed Renovation

122 Queen St
Beaufort, North Carolina

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No.	Description	Date

Roof Plan

Project number 22-041
Date 2023-10-17

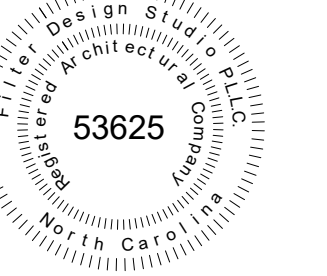
A103

Scale 1/4" = 1'-0"

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

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Proposed Renovation

122 Queen St
Beaufort, North Carolina

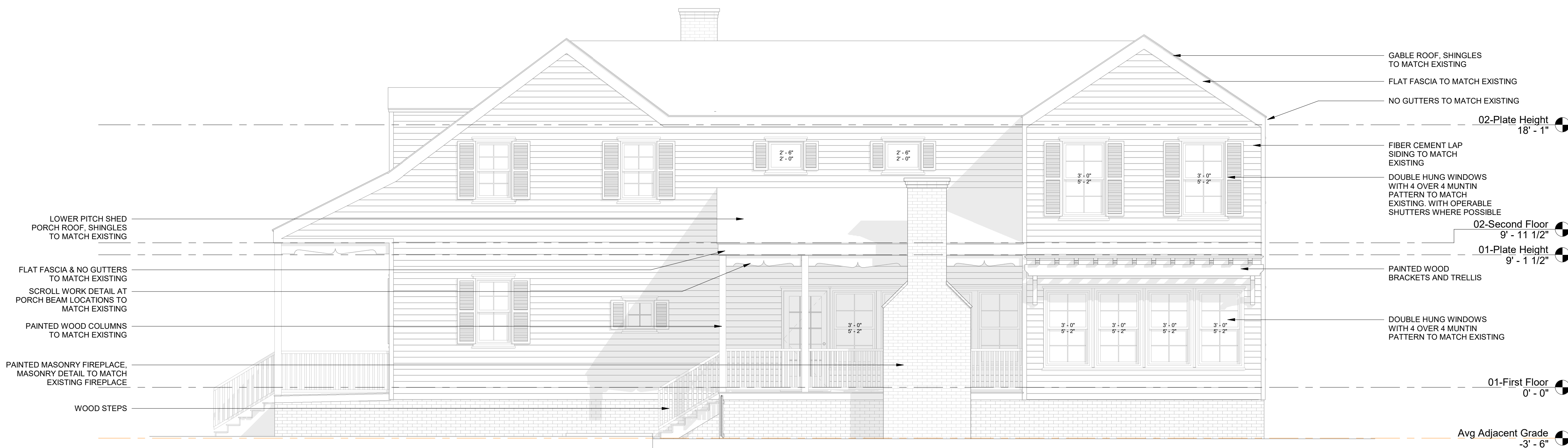
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No.	Description	Date

Exterior Elevations	
Project number	22-041
Date	2023-10-17
A201	
Scale	1/4" = 1'-0"



2 | North
1/4" = 1'-0"



1 | South
1/4" = 1'-0"



2 | East
1/4" = 1'-0"

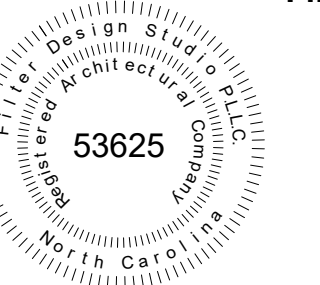


1 | West
1/4" = 1'-0"

Architect Seal



Firm Seal



Architecture
Company: Filter Design Studio, P.L.L.C.
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Proposed Renovation

122 Queen St
Beaufort, North Carolina

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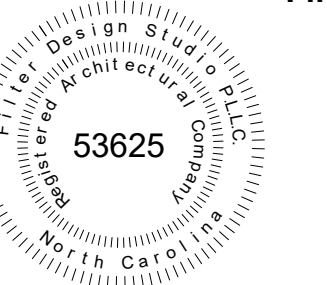
No.	Description	Date

Exterior Elevations	
Project number	22-041
Date	2023-10-17
A202	
Scale	1/4" = 1'-0"

Architect Seal



Firm Seal



Architecture

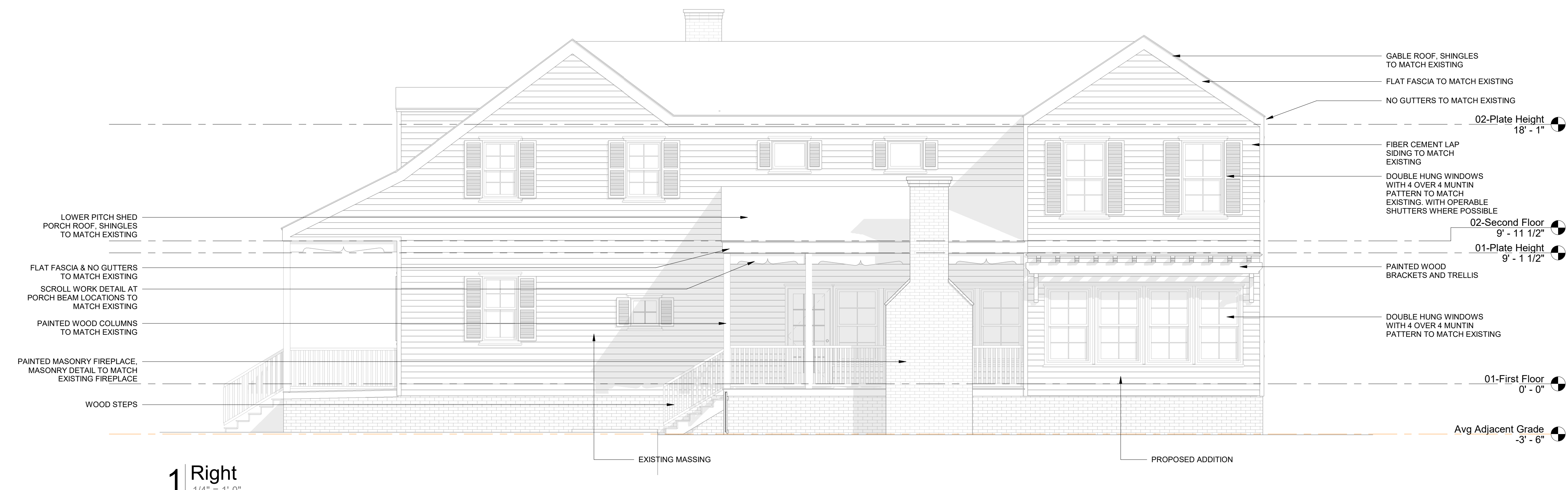
Company: Filter Design Studio, P.L.L.C.
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Address: 707 Bridges Street
Morehead City, NC 28557
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Landscape Architecture

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Landscape Architect: Thomas "Jay" Horton
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Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com



2 | Left
1/4" = 1'-0"



1 | Right
1/4" = 1'-0"

Proposed Renovation

122 Queen St
Beaufort, North Carolina

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No.	Description	Date

Rendered Elevations

Project number: 22-041
Date: 2023-10-17

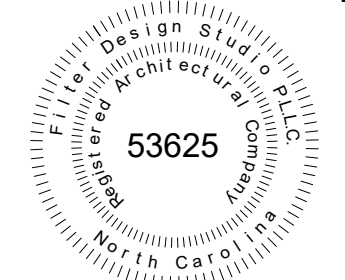
A203

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

Architect Seal



Firm Seal

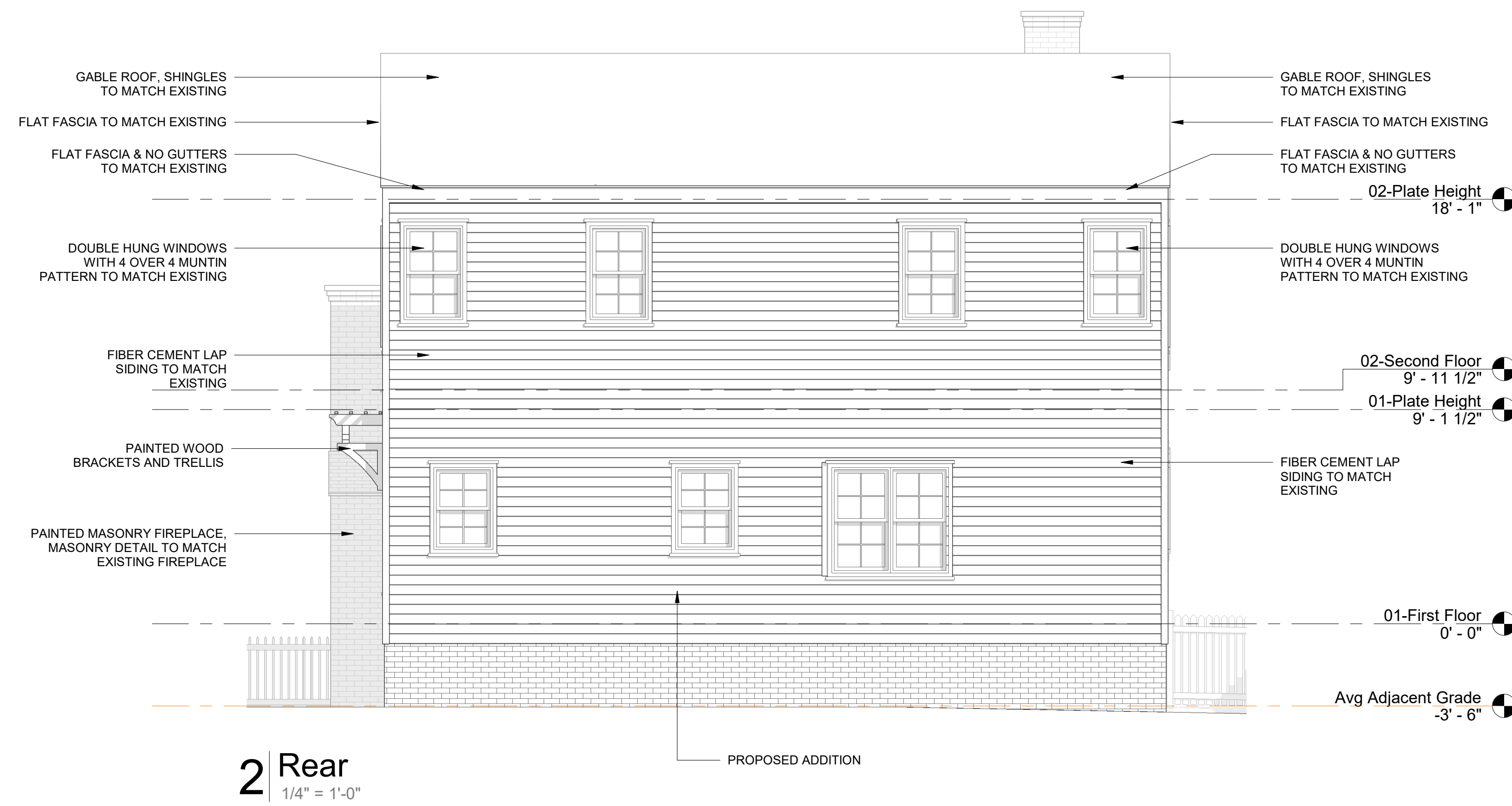


Architecture

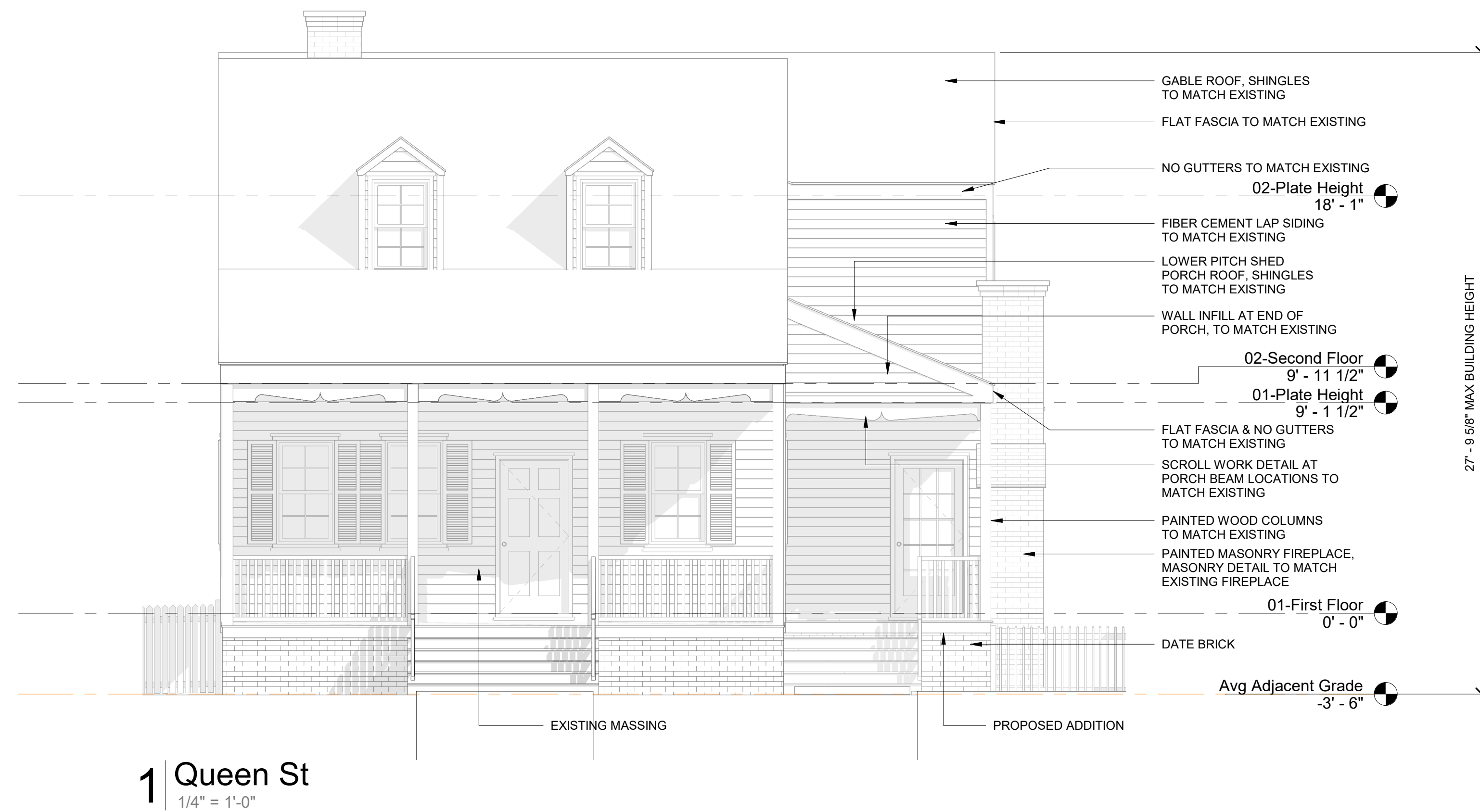
Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape: Thomas "Jay" Horton
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com



2 | Rear
1/4" = 1'-0"



1 | Queen St
1/4" = 1'-0"

Proposed Renovation

122 Queen St
Beaufort, North Carolina

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No.	Description	Date

Rendered Elevations

Project number: 22-041
Date: 2023-10-17

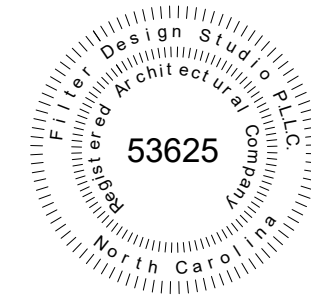
A204

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

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
 Architect: Ryan Edwards
 Address: 707 Bridges Street
 Morehead City, NC 28557
 Phone: 252-622-4119
 Email: ryan@filterdesignstudio.com

Landscape Architecture

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 Landscape Architect: Thomas "Jay" Horton
 Address: 707 Bridges Street
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Proposed Renovation

122 Queen St
 Beaufort, North Carolina

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No.	Description	Date

Exterior Renderings

Project number: 22-041
 Date: 2023-10-17

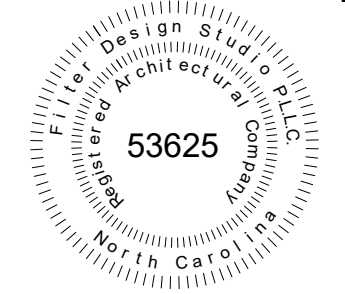
A205

Scale: _____

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
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2 Building Section - Side Porch Entry
1/4" = 1'-0"



1 Building Section - Rear Addition
1/4" = 1'-0"

Proposed Renovation

122 Queen St
Beaufort, North Carolina

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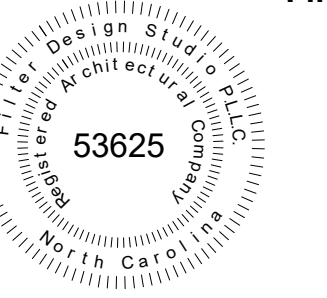
No.	Description	Date

Building Sections	
Project number	22-041
Date	2023-10-17
A301	
Scale	1/4" = 1'-0"

Architect Seal



Firm Seal

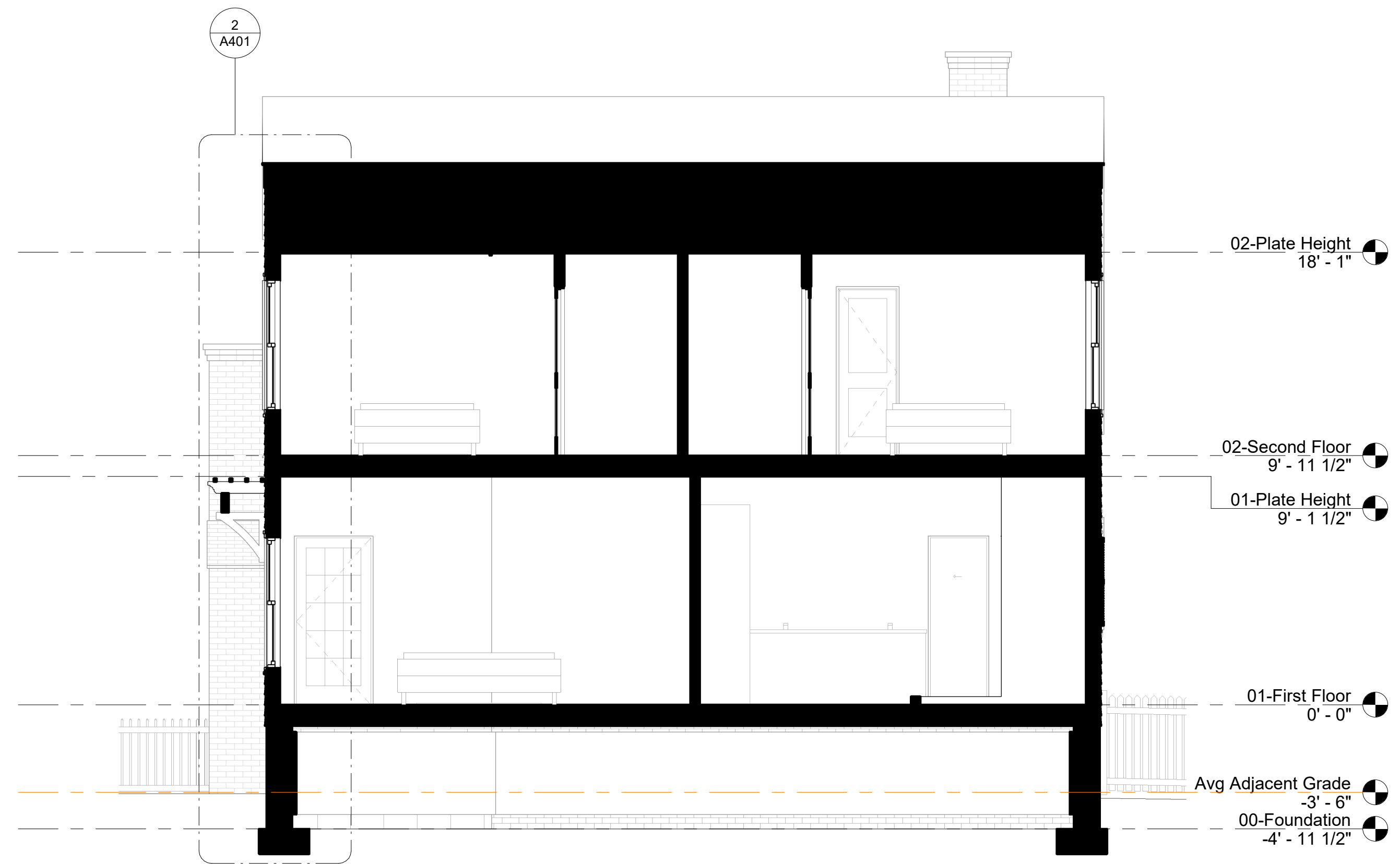


Architecture

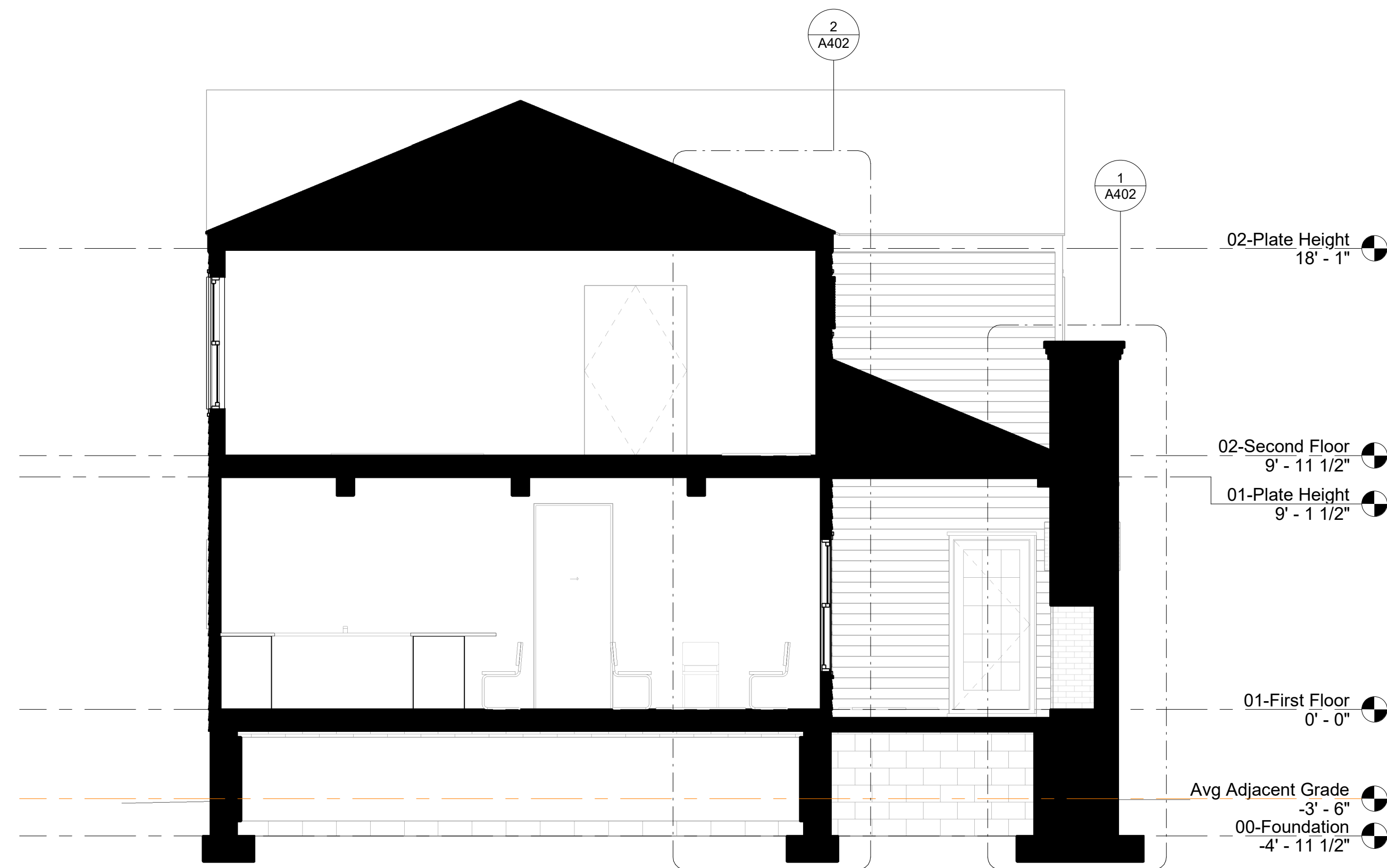
Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

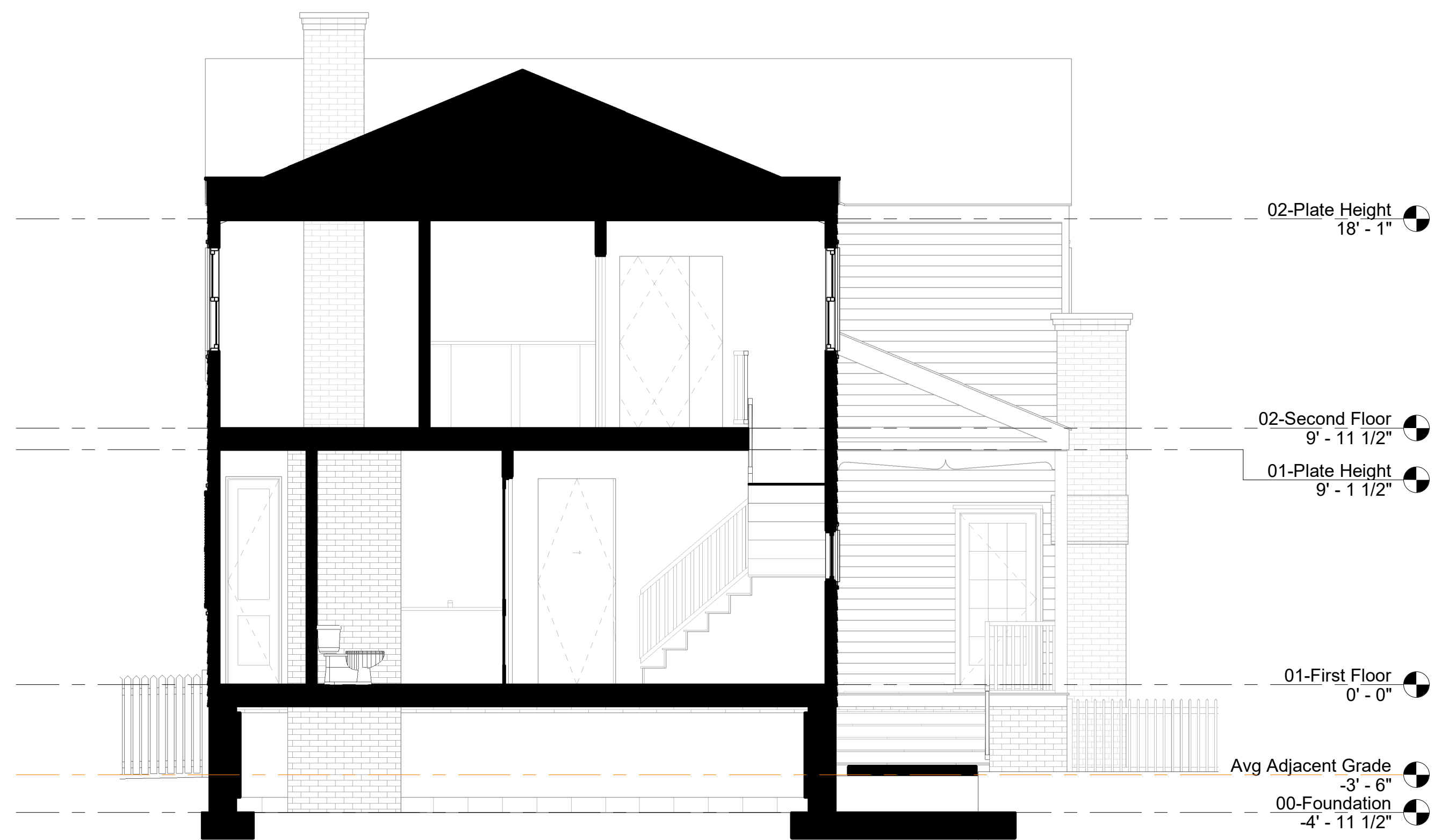
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Landscape Architect: Thomas "Jay" Horton
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Phone: 252-622-4119
Email: jay@filterdesignstudio.com



3 Building Section - Primary Suite
1/4" = 1'-0"



2 Building Section - Outdoor Fireplace
1/4" = 1'-0"



1 Building Section - Powder/Utility
1/4" = 1'-0"

Proposed Renovation

122 Queen St
Beaufort, North Carolina

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No.	Description	Date

Building Sections

Project number: 22-041
Date: 2023-10-17

A302

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



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, March 5, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 24-08 310 ½ Orange Street - New Single-Family Home

BRIEF SUMMARY:
The applicant wishes to construct a new home on a vacant parcel at 310 ½ Orange Street.

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:
10 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: February 16, 2024
Case No. 24-08

Request: New Single-Family Residential Home

Applicant: BMS Partners (Margaret Swartz)
 304 Roslyn Road
 Richmond, Va. 23226

Property Information:

Owners: Same
Location: 310 ½ Orange Street
PIN#: 730617117431000

Project Information:

In 2023 this property received a COA for the demolition of a structure that was previously there. As per the Demolition Guideline 10.1.1 the new structure is to be of the same height, scale, mass, and proportion as the original structure since it was a contributing structure. Based on the information submitted, this guideline has been met in Staff’s opinion as the square footage, building height and scale are similar to the structure that was removed.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

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

New Construction Guidelines

Building Placement

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

Building Height/Scale

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

Materials

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

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

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

Details

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

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

Texture and Color

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

Form and Rhythm

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

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

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

Landscaping

7.7.1 Retain and protect mature trees during construction.

Off-street Parking Guidelines

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

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

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

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

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

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

Outside Utilities Guidelines

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

8.3.6. Install utilities underground whenever possible.

Exterior Lighting Guidelines

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

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

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

Landscaping Guidelines

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

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

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

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

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

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

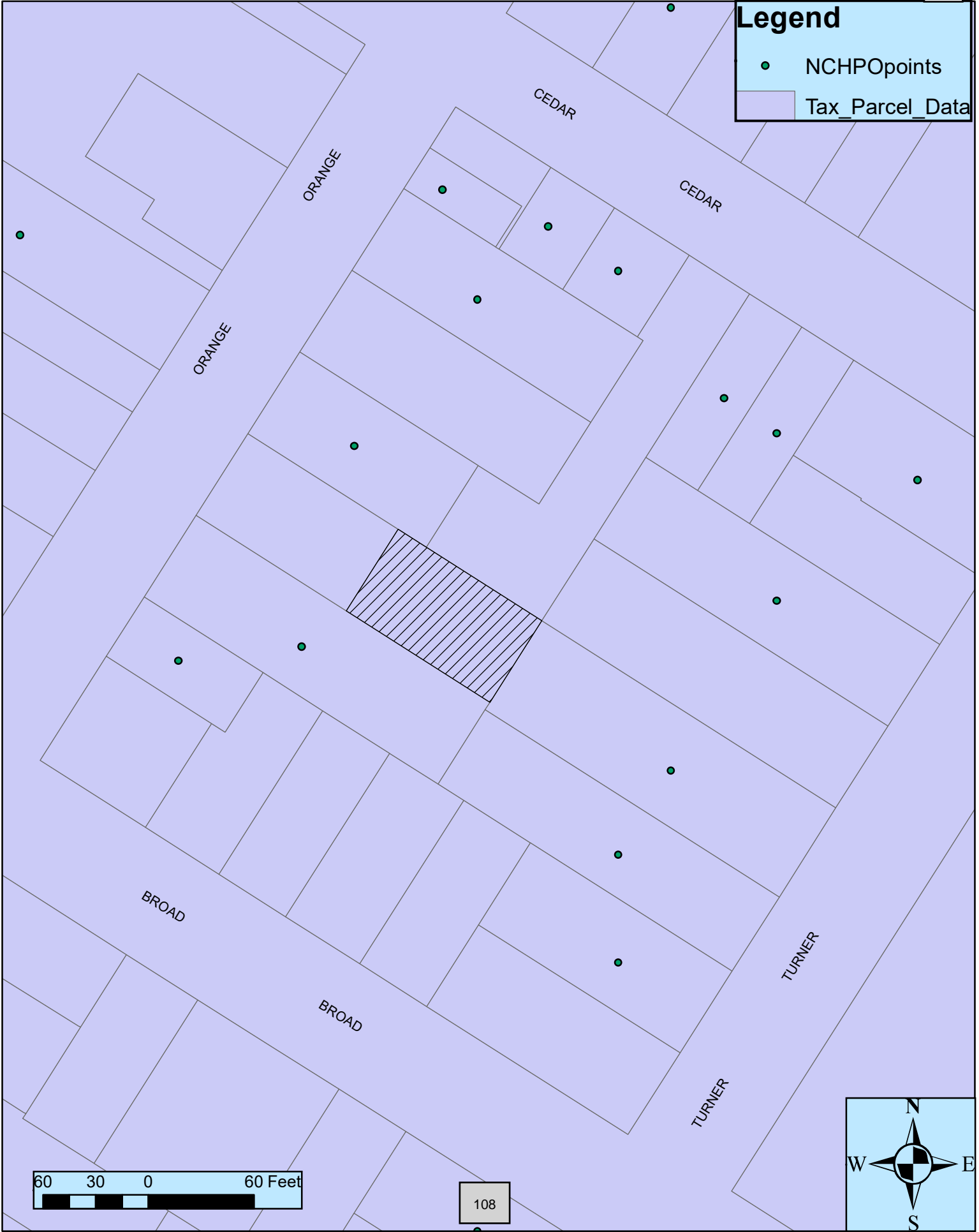
Fences and Walls Guidelines

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.

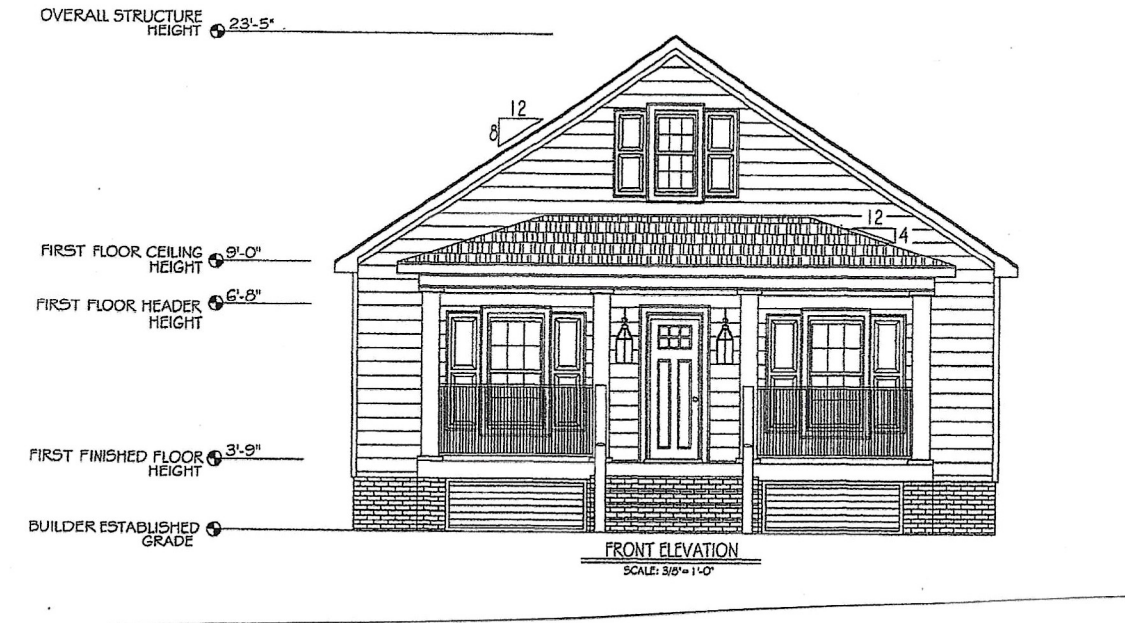
Demolition of Buildings Guidelines

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



<u>OWNER</u>	<u>MAIL_HOUSE</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZIP</u>
BMS PARTNERS LLC	304	ROSLYN RD	RICHMOND	VA	1641 23226
BUSBY,THADDEUS R JR ETUX LAURA	3212	MERRIMAN AVENUE	RALEIGH	NC	27607
DAVIDSON,WENDY ARLENE	307	TURNER STREET	BEAUFORT	NC	28516
DESIRABLE HOMES I LLC ETAL	19622	RIVER FALLS DRIVE	DAVIDSON	NC	28036
FIRST RUNG PROPERTIES LLC	304	ORANGE STREET	BEAUFORT	NC	1821 28516
MCFADYEN,W DAVID JR ETAL	306	CEDAR STREET	BEAUFORT	NC	28516
TOWNSEND,AUDREY ETVIR	4310	BAER HILL ROAD	EFLAND	NC	27243

Introduction



Beaufort Historic Committee

Regarding: 310-1/2 Orange Street, Beaufort, North Carolina

It is our intention to build a 1 story single family home designed to reflect the demolished home's height, scale, and massing to blend in with the historic homes of Beaufort.

We are requesting a review of the design of the home and materials we have chosen for the exterior finishes.

Descriptions of all exterior materials (windows, front door and knob, porch lighting, siding, trim, roofing, brick and paint colors) are included.

The following is the information on design, materials and adjacent property.

Thank you for your consideration,
Bruce and Margaret Swartz

Adjacent Properties

Carteret County

Property Data

Parcel Number: 730617114534000

Inquiry Date: 9/1/2023

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

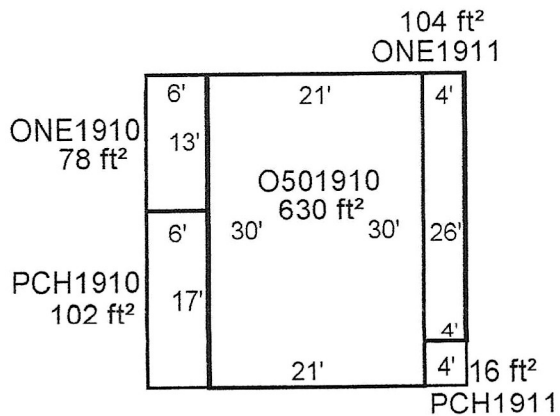
Property Info

PARCEL NUMBER: 730617114534000
OWNER: VICK,WILLIAM TEMPLE
PHYSICAL ADDRESS 307 ORANGE ST
 BEAUFORT
MAILING ADDRESS: 144 NORTH HARBOR DRIVE
 BEAUFORT NC 28516
LEGAL DESCRIPTION: PART L115 TOWN OF BEAUFORT
DEED REF: 1628-270
PLAT REFERENCE: -
NEIGHBORHOOD: 590004
SALE DATE: 01/25/2019
SALE PRICE: \$0
ACREAGE: 0.195
LAND VALUE: \$273,299
EXTRA FEATURE VALUE: \$0

Building Info

BATHS: 2
BEDROOMS: 3
CONDITION: N/A
EXTERIOR WALLS: 12 RES WOOD
FLOOR FINISH: 09 SOFTWOOD
 N/A
FOUNDATION: 01 BRICK
HEAT: 10 HEATPUMP
ROOF COVER: 03 COMP SHNGL
ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 930
YEAR BUILT: 1910
BUILDING VALUE: \$29,936
PARCEL VALUE: \$303,235

Sketches



Carteret County

Property Data

Parcel Number: 730617115603000

Inquiry Date: 9/1/2023

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

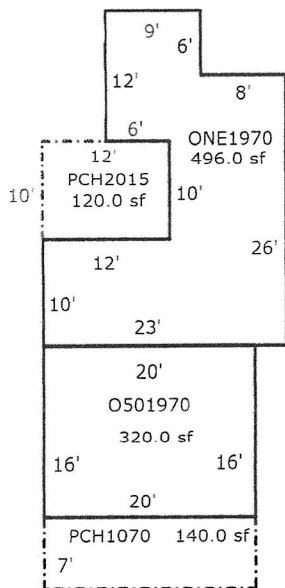
Property Info

PARCEL NUMBER: 730617115603000
OWNER: HAMRICK,RICHARD L ETUX JENNIFE
PHYSICAL ADDRESS 313 ORANGE ST
 BEAUFORT
MAILING ADDRESS: 2234 THE CIRCLE
 RALEIGH NC 1448 27608
LEGAL DESCRIPTION: PART L117 TOWN OF BEAUFORT
DEED REF: 1482-299
PLAT REFERENCE: -
NEIGHBORHOOD: 590004
SALE DATE: 06/27/2014
SALE PRICE: \$115,000
ACREAGE: 0.24
LAND VALUE: \$390,090
EXTRA FEATURE VALUE: \$0

Building Info

BATHS: 1
BEDROOMS: 3
CONDITION: N/A
EXTERIOR WALLS: 12 RES WOOD
 07 ASB SHINGL
FLOOR FINISH: 09 SOFTWOOD
 N/A
FOUNDATION: 02 CONC BLOCK
HEAT: 10 HEATPUMP
ROOF COVER: 01 MINIMUM
ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 1076
YEAR BUILT: 1970
BUILDING VALUE: \$55,397
PARCEL VALUE: \$445,487

Sketches



Carteret County

Property Data

Parcel Number: 730617114670000

Inquiry Date: 9/1/2023

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

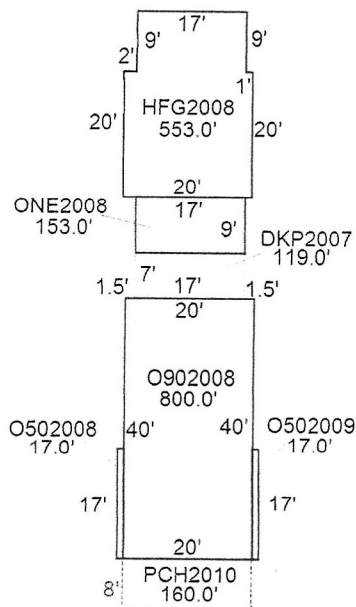
Property Info

PARCEL NUMBER: 730617114670000
OWNER: MILLS,STEPHEN D ETUX ETAL
PHYSICAL ADDRESS 311 ORANGE ST
 BEAUFORT
MAILING ADDRESS: PO BOX 520
 SNOW CAMP NC 27349
LEGAL DESCRIPTION: PART L116 TOWN OF BEAUFORT
DEED REF: 1236-390
PLAT REFERENCE: 1236-390
NEIGHBORHOOD: 590004
SALE DATE: 06/12/2007
SALE PRICE: \$475,000
ACREAGE: 0.118
LAND VALUE: \$194,454
EXTRA FEATURE VALUE: \$9,009

Building Info

BATHS: 3
BEDROOMS: 5
CONDITION: N/A
EXTERIOR WALLS: 32 HARDIBOARD
FLOOR FINISH: 09 SOFTWOOD
 11 CERAMIC
FOUNDATION: 01 BRICK
HEAT: 08 GAS PAK
ROOF COVER: 01 MINIMUM
 03 COMP SHNGL
ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 1819
YEAR BUILT: 1910
BUILDING VALUE: \$141,000
PARCEL VALUE: \$344,463

Sketches



Carteret County

Property Data

Parcel Number: 730617114566000

Inquiry Date: 9/1/2023

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

Property Info

PARCEL NUMBER: 730617114566000
OWNER: MILLS,STEPHEN D ETUX ETAL
PHYSICAL ADDRESS 309 ORANGE ST
 BEAUFORT
MAILING ADDRESS: PO BOX 520
 SNOW CAMP NC 27349
LEGAL DESCRIPTION: PART L115 116 TOWN OF BEAUFORT
DEED REF: 1640-229
PLAT REFERENCE: -
NEIGHBORHOOD: 590004
SALE DATE: 06/11/2019
SALE PRICE: \$140,000
ACREAGE: 0.177
LAND VALUE: \$291,681
EXTRA FEATURE VALUE: \$0

Building Info

BATHS:
BEDROOMS:
CONDITION:

EXTERIOR WALLS:

FLOOR FINISH:
FOUNDATION:
HEAT:
ROOF COVER:
ROOF STRUCTURE:
SQUARE FOOTAGE:
YEAR BUILT:
BUILDING VALUE: \$0
PARCEL VALUE: \$291,681

Sketches

Photos

Empty lot

Carteret County

Property Data

Parcel Number: 730617116581000

Inquiry Date: 9/1/2023

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

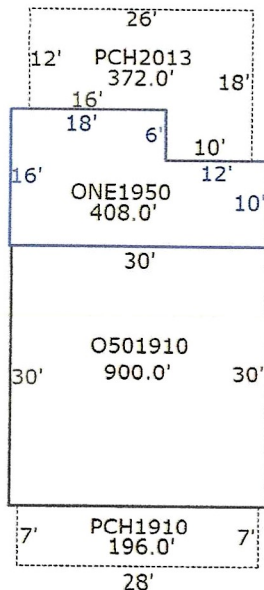
Property Info

PARCEL NUMBER: 730617116581000
OWNER: TOWNSEND,AUDREY ETVIR
PHYSICAL ADDRESS: 314 ORANGE ST
 BEAUFORT
MAILING ADDRESS: 4310 BAER HILL ROAD
 EFLAND NC 27243
LEGAL DESCRIPTION: PART L146 OLD TOWN BEAUFORT
DEED REF: 1397-127
PLAT REFERENCE: -
NEIGHBORHOOD: 590004
SALE DATE: 01/17/2012
SALE PRICE: \$185,000
ACREAGE: 0.158
LAND VALUE: \$281,334
EXTRA FEATURE VALUE: \$8,249

Building Info

BATHS: 1.5
BEDROOMS: 3
CONDITION: N/A
EXTERIOR WALLS: 12 RES WOOD
FLOOR FINISH: 09 SOFTWOOD
 11 CERAMIC
FOUNDATION: 02 CONC BLOCK
HEAT: 10 HEATPUMP
ROOF COVER: 13 GALVMETAL
ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 1876
YEAR BUILT: 1910
BUILDING VALUE: \$75,986
PARCEL VALUE: \$365,569

Sketches



Carteret County

Property Data

Parcel Number: 730617116457000

Inquiry Date: 9/1/2023

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

Property Info

PARCEL NUMBER: 730617116457000
OWNER: BUSBY,THADDEUS R JR ETUX LAURA
PHYSICAL ADDRESS 310 ORANGE ST
 BEAUFORT
MAILING ADDRESS: 3212 MERRIMAN AVENUE
 RALEIGH NC 27607
LEGAL DESCRIPTION: PART L138 TOWN OF BEAUFORT
DEED REF: 1625-342
PLAT REFERENCE: -
NEIGHBORHOOD: 590004

SALE DATE: 12/13/2018
SALE PRICE: \$490,000
ACREAGE: 0.127
LAND VALUE: \$294,559
EXTRA FEATURE VALUE: \$0

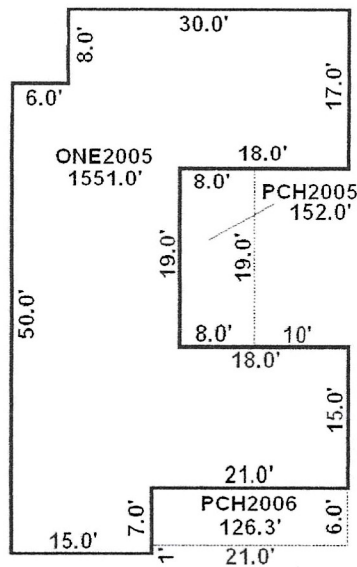
Building Info

BATHS: 2
BEDROOMS: 2
CONDITION: N/A

EXTERIOR WALLS: 29 HARDIPLANK
 12 RES WOOD
FLOOR FINISH: 09 SOFTWOOD
 11 CERAMIC
FOUNDATION: 01 BRICK
HEAT: 10 HEATPUMP
ROOF COVER: 03 COMP SHNGL

ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 1829
YEAR BUILT: 1899
BUILDING VALUE: \$116,582
PARCEL VALUE: \$411,141

Sketches



Sketch by Apex I/S/™

Carteret County

Property Data

Parcel Number: 730617116369000

Inquiry Date: 9/1/2023

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

Property Info

PARCEL NUMBER: 730617116369000
OWNER: FIRST RUNG PROPERTIES LLC
PHYSICAL ADDRESS: 306 ORANGE ST
 BEAUFORT
MAILING ADDRESS: 304 ORANGE STREET
 BEAUFORT NC 1821 28516
LEGAL DESCRIPTION: PART L138 TOWN OF BEAUFORT
DEED REF: 1649-241
PLAT REFERENCE: -
NEIGHBORHOOD: 590004

SALE DATE: 09/17/2019
SALE PRICE: \$535,000
ACREAGE: 0.273
LAND VALUE: \$415,222
EXTRA FEATURE VALUE: \$1,503

Building Info

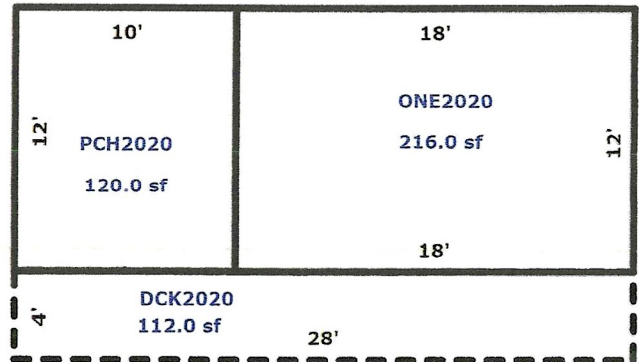
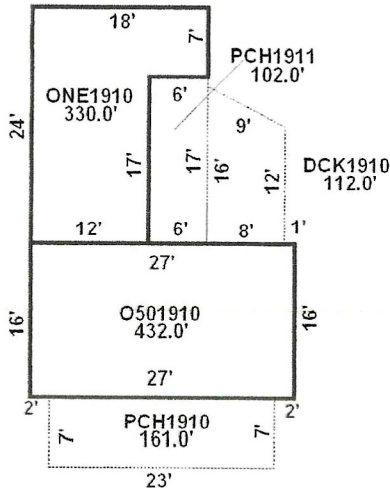
BATHS: 2
BEDROOMS: 3
CONDITION: N/A

EXTERIOR WALLS: 12 RES WOOD

FLOOR FINISH: 09 SOFTWOOD
 N/A
FOUNDATION: 03 POST
HEAT: 01 NONE
ROOF COVER: 13 GALVMETAL

ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 1137
YEAR BUILT: 1910
BUILDING VALUE: \$101,093
PARCEL VALUE: \$517,818

Sketches



Photos

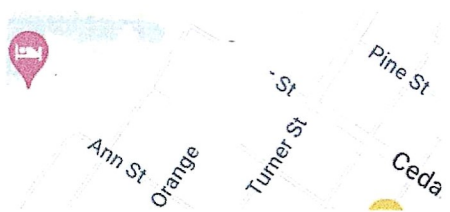
Streetscape

Google Maps 307 Orange St



Beaufort, North Carolina
Google Street View
Dec 2022 See more dates

Image capture: Dec 2022 © 2023 Google



Google Maps 313 Orange St



Beaufort, North Carolina

Google Street View

Dec 2022

See more dates

Image capture: Dec 2022 © 2023 Google



Google Maps 311 Orange St



Beaufort, North Carolina

Google Street View

Dec 2022

See more dates

Image capture: Dec 2022 © 2023 Google



Google Maps 314 Orange St



Beaufort, North Carolina

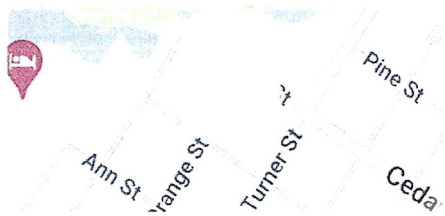
Google Street View

Dec 2022

See more dates

Google

Image capture: Dec 2022 © 2023 Google



Google Maps 311 Orange St



Beaufort, North Carolina

Google Street View

Dec 2022

See more dates

Image capture: Dec 2022 © 2023 Google



Google Maps 306 Orange St



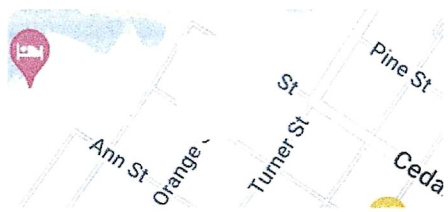
Beaufort, North Carolina

Google Street View

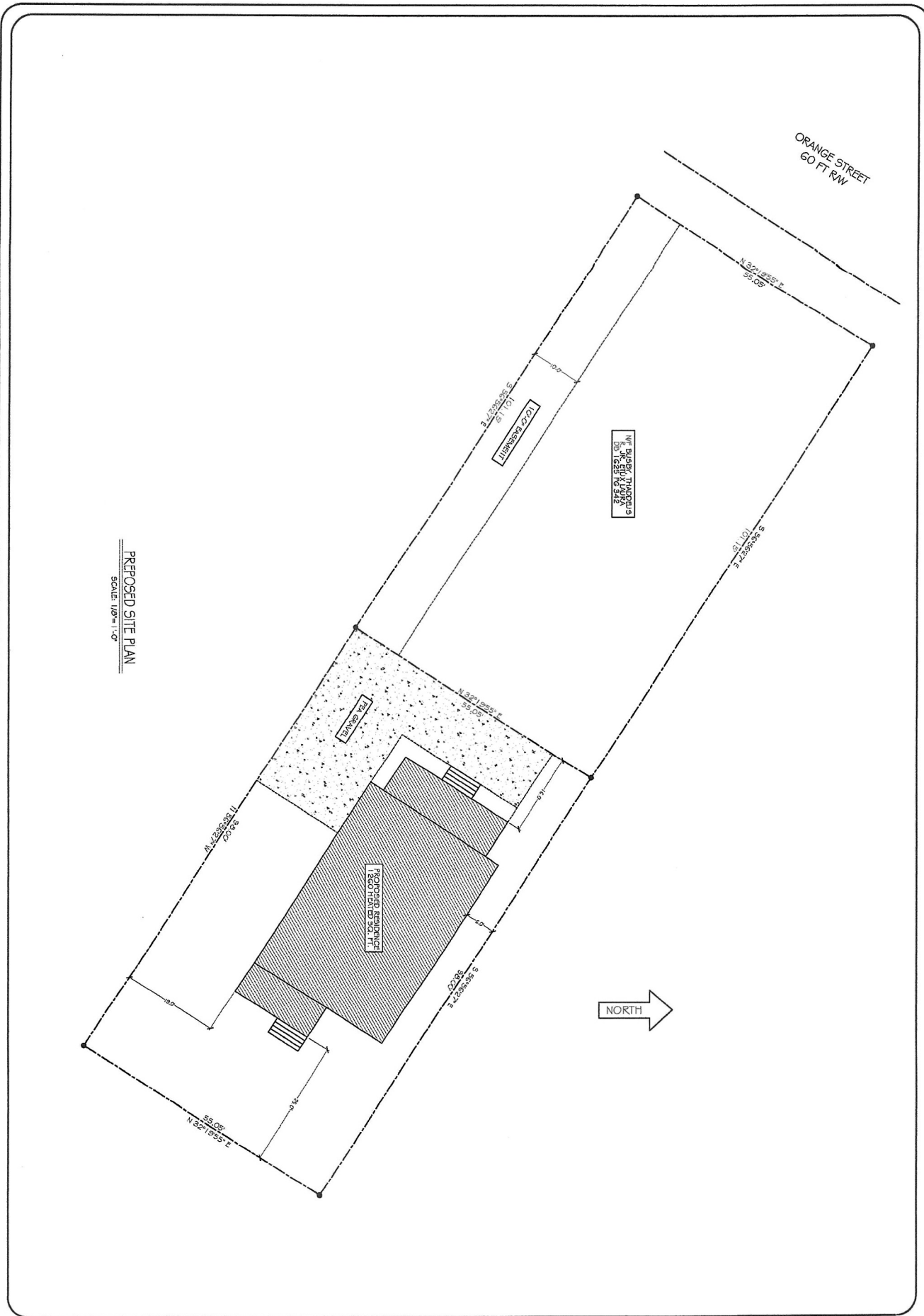
Dec 2022

See more dates

Image capture: Dec 2022 © 2023 Google



Site Plan



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

DRAWING: PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
DATE = 1-13-24
SHEET #3

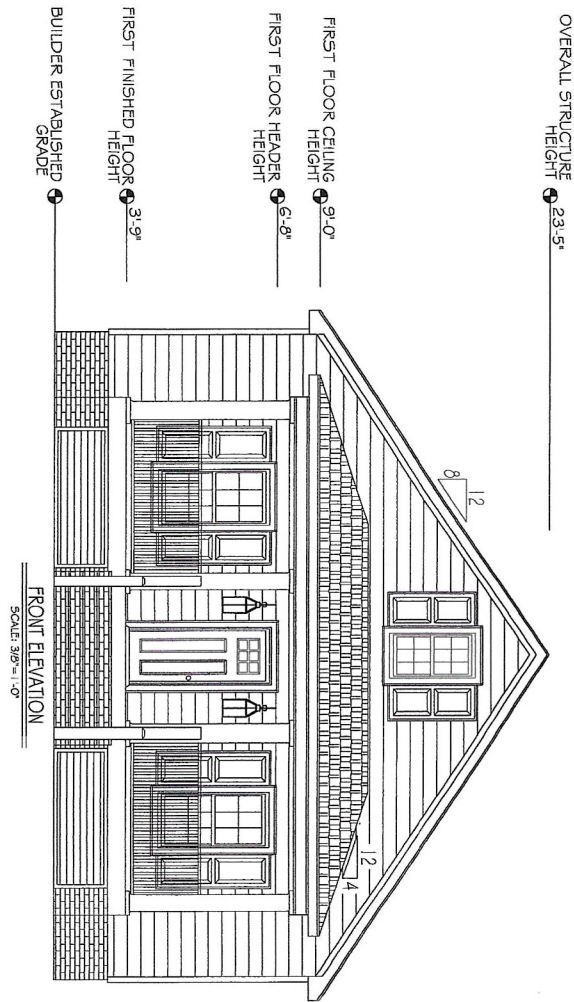

KING'S DRAFTING & DESIGN
 SNOW HILL, NC 252-34

CLIENT: **Swartz Residence**

REVISIONS:

ALL APPLICABLE CODES SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, SPECIFIED OR IMPLIED WHERE SAME ARE IN CONFLICT. DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE BEGINNING WORK.

Elevations



DRAWING: FRONT ELEVATION

SCALE: 3/8"=1'-0"

DATE= 1-09-24

SHEET #4



SNOW HILL, NC

252-341-40

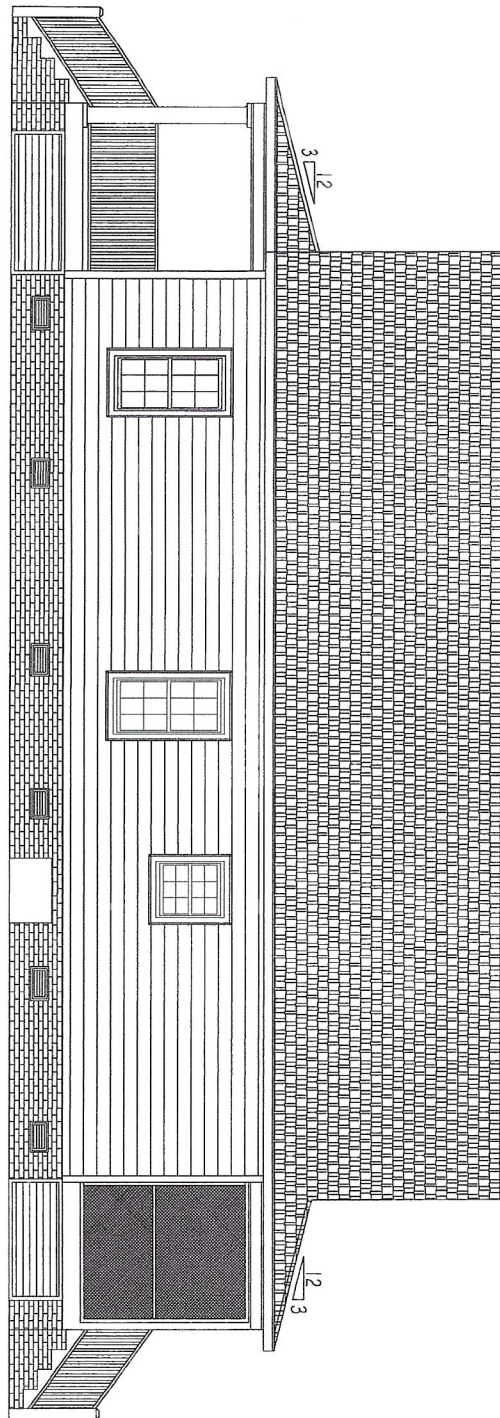
130

CLIENT:

Swartz Residence

REVISIONS:

ALL APPLICABLE CODES SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DISCREPANCY, OR APPLIED WHERE SAME ARE AT VARIANCE. DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE BEGINNING WORK.



RIGHT ELEVATION
SCALE: 3/8" = 1'-0"

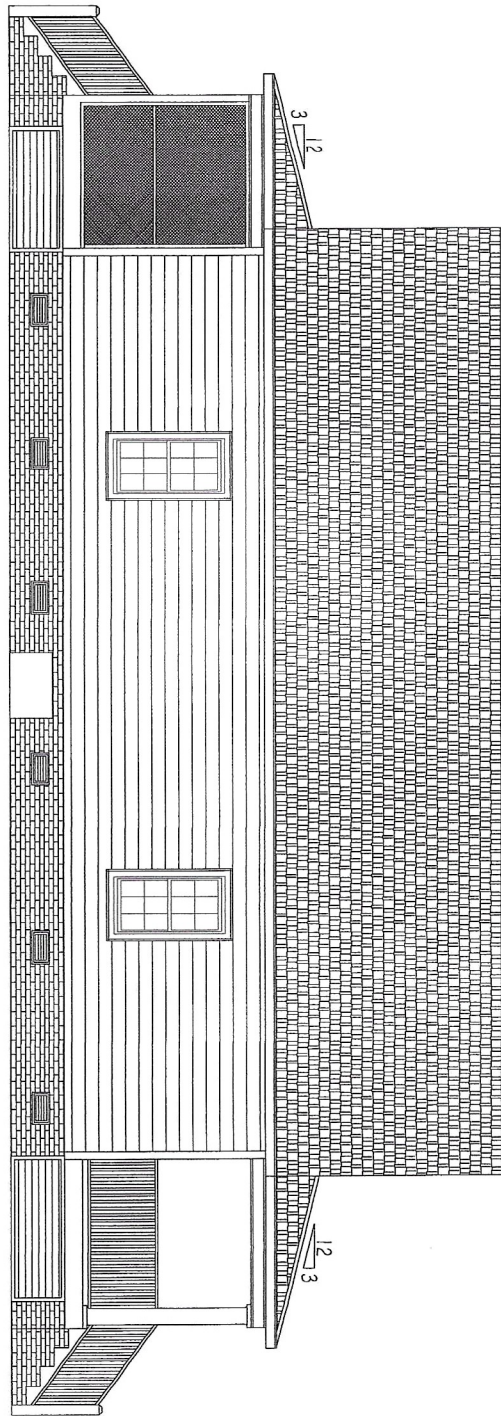
DRAWING: RIGHT ELEVATION
SCALE: 3/8" = 1'-0"
DATE = 1-09-24
SHEET #5

KING'S DRAFTING & DESIGN
SNOW HILL, NC 252-341-40

CLIENT:
131 Swartz Residence

REVISIONS:

ALL APPLICABLE CODES SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR APPLIED WHERE SAME ARE IN CONFLICT. DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE BEGINNING WORK.



LEFT ELEVATION
SCALE: 3/8" = 1'-0"

DRAWING: LEFT ELEVATION

SCALE: 3/8" = 1'-0"

DATE = 1-09-24

SHEET #6



SNOW HILL, NC

252-341-4000

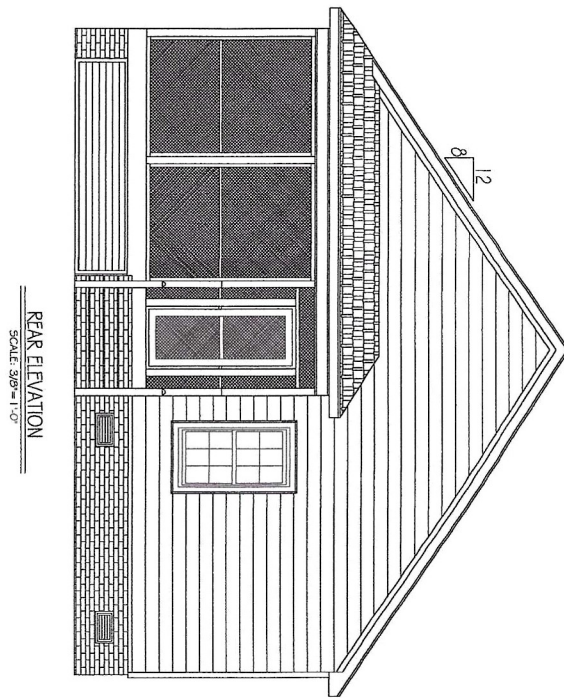
132

CLIENT:

Swartz Residence

REVISIONS:

ALL APPLICABLE CODES SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR APPLIED WHERE SAME ARE IN CONFLICT. DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE BEGINNING WORK.



REAR ELEVATION
SCALE: 3/8" = 1'-0"

DRAWING: REAR ELEVATION

SCALE: 3/8" = 1'-0"

DATE = 1-09-24

SHEET #7



SNOW HILL, NC

252-341-40

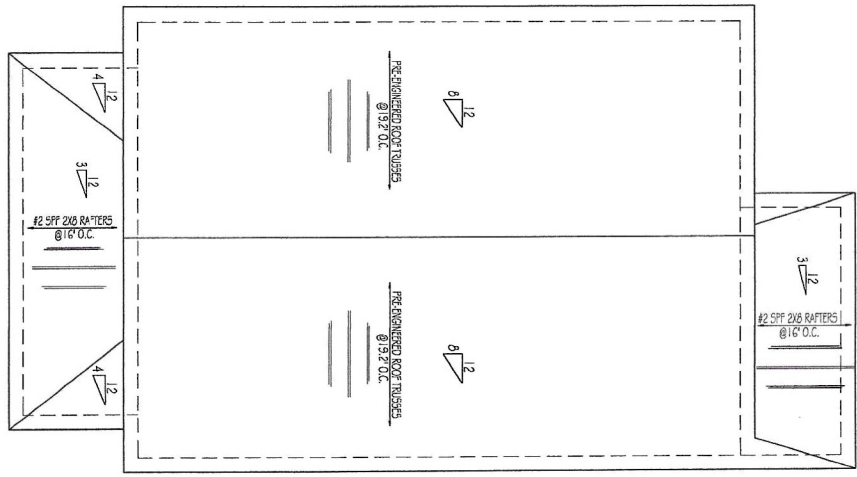
133

CLIENT:

Swartz Residence

REVISIONS:

ALL APPLICABLE CODES SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESIGNED, OR APPLIED WHERE SAME ARE IN CONFLICT. DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SEE CONDITIONS BEFORE BEGINNING WORK.



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

DRAWING: ROOF PLAN
SCALE: 1/4" = 1'-0"
DATE = 1-09-24
SHEET #8



SNOW HILL, NC 252-341-40

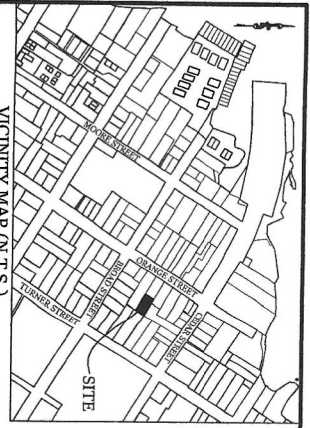
134

CLIENT:
Swartz Residence

REVISIONS:

ALL APPLICABLE CODES SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR APPLIED WHERE SAME ARE IN VARIANCE. DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE BEGINNING WORK.

Old House Site Plan Pictures



VICINITY MAP (N.T.S.)

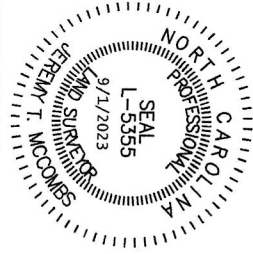
- LEGEND
- PIP= EXISTING IRON PIPE
 - PIP= EX. PINCHED IRON PIPE
 - EIR= EXISTING IRON ROD
 - CP= COMPUTED POINT
 - BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - NON-SURVEYED LINE (PLATTED BY DEED)

NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY. AREA = 5,394.466 FT² OR 0.1244 ACRES OF LAND.
2. ALL BEARINGS AND COORDINATES ARE BASED ON N.C. STATE PLANE COORDINATE SYSTEM; NAD 83 (2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS: US SURVEY FOOT.
4. THIS PARCEL IS ZONED R-8 PER THE TOWN OF BEAUFORT UNITED DEVELOPMENT ORDINANCE. SETBACKS INCLUDE: 25' FRONT, 8' SIDE AND 25' REAR.
5. THIS PROPERTY IS LOCATED IN FLOOD HAZARD AREA DESIGNATION: SHADED X AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM PANEL 3720730600J, DATED 7/16/2003.

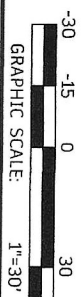
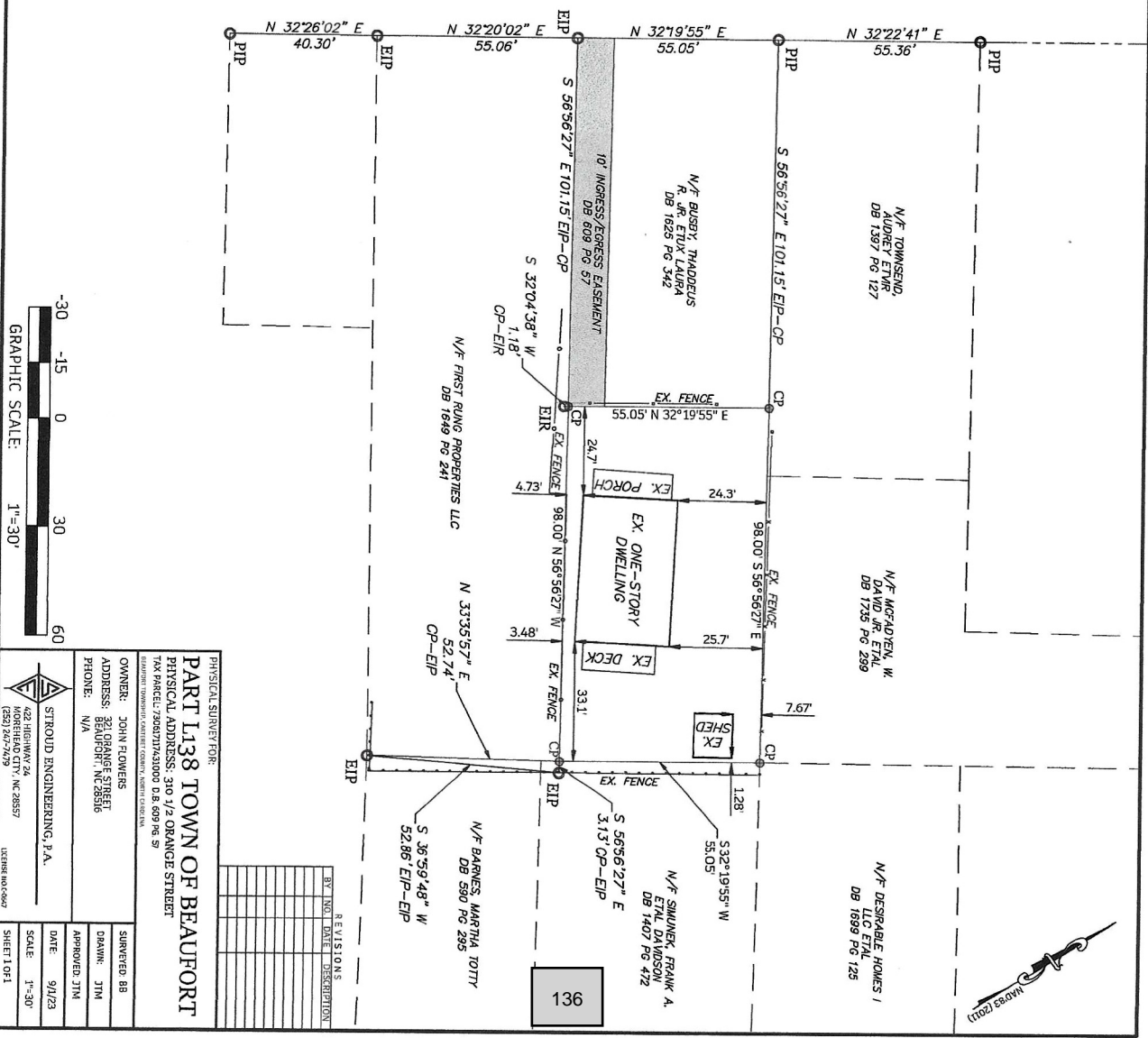
L. JEREMY T. MCCOMBS, CERTIFY THAT THIS MAP WAS COMPLETED UNDER MY DIRECTION AND RESPONSIBLE CHANGE FROM A SURVEY UNDER MY DIRECT SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES HEREBY OF THIS MAP MEETS THE REQUIREMENTS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 1ST DAY OF SEPTEMBER, 2023.
 Designed by:
Jeremy T. McCombs
 PROFESSIONAL LAND SURVEYOR L-5355
 PROJECT NO. 15M487-001
 DRAWING NO. SURVEY



ORANGE STREET
 60' PUBLIC R/W

EX. EDGE OF PAVEMENT



PHYSICAL SURVEYOR:
PART 138 TOWN OF BEAUFORT
 PHYSICAL ADDRESS: 310 1/2 ORANGE STREET
 TAX PARCEL: 73063717A1000 D.B. 609 PG 98 S1
 OWNER: JOHN FLOWERS
 ADDRESS: 32 ORANGE STREET
 BEAUFORT, NC 28516
 PHONE: N/A

STROUD ENGINEERING, P.A.
 422 HIGHWAY 24
 HONOLAND CITY, NC 28557
 (252) 687-7639

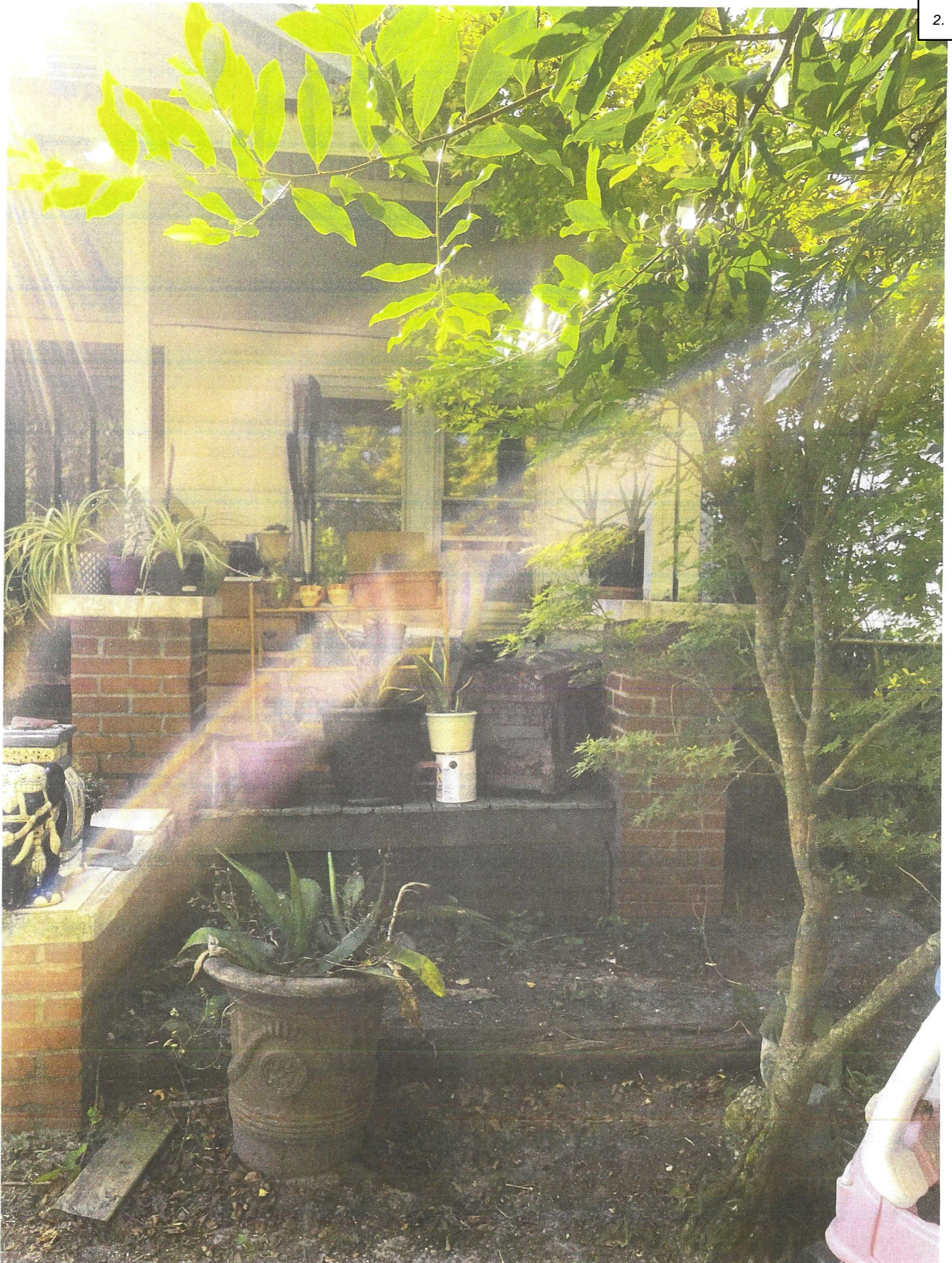
DATE: 9/1/23
 SCALE: 1"=30'
 SHEET 1 OF 1

REVISIONS

BY	NO.	DATE	DESCRIPTION



2.





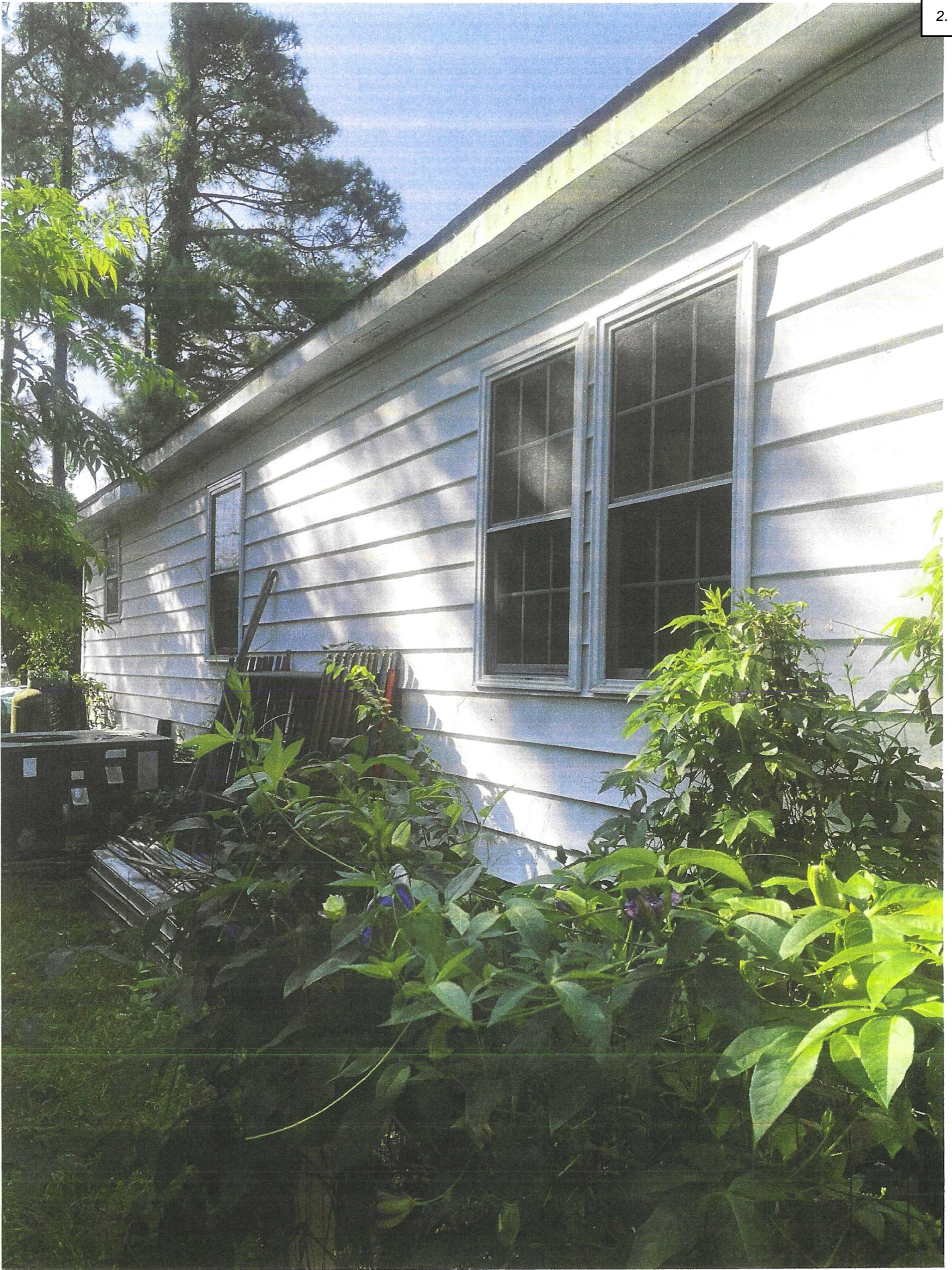








2.



144

Guidelines

Description of Design Guidelines

New Construction Guidelines

Building Placement Guidelines

7.1.1 New build will be moved so the house will now be conforming with zoning setbacks. Setbacks are as follows: 15 feet front, 25 feet rear, 6 feet each side. See survey for new house position.

7.1.2 This is an infill lot, which means it is a lot behind a lot. There is no pattern for an infill lot on the street because this is the only lot like this on the street.

7.1.3 There is no outbuilding or accessory structure planned for the lot.

7.1.4 Will confirm with the contractor to minimize ground disturbance during construction. All unknown archaeological resources will be documented.

Building Height/Scale Guidelines

7.2.1 New building will be 23'- 5" feet in height and not exceed 35 feet

7.2.2 As per Demolition of Building Guideline 10.1.1, new buildings will reflect old buildings height, scale, and massing.

Old building	width 26'-0"	length 56'-0"	height 23'8"
New build	width 30'-0"	length 57'-0"	height 23'-5"

The location of the new building will change to make it conform to zoning setbacks.

7.2.3 New building will have the same proportion as the old house. Architectural elements will be consistent with the old building. See pictures of old building and elevations of new building.

7.2.4 New windows and doors will be compatible in proportion, shape, location, pattern, and size with buildings on the block. See new elevations drawings.

7.2.5 New materials will be used in a traditional way to closely match the old building.

Materials

7.3.1

Siding

Hardie lap smooth side out with 7 inch exposure. Painted Sherwin Williams Extra White SW 7006.

Exterior trim

Standard 1x material for trim. Closed in boxing, with 1x4 trim around windows and doors. Window to have 1-½ inch exterior stool. Painted Sherwin Williams Extra White SW 7006.

Brick

Triangle Portsmouth Brick for foundation and steps.

Windows

Anderson 400 series 6 over 6 with applied ¾ inch chamfer style grills on interior and exterior with spacer between glass. With Low-E glass.

Doors

Therma Tru 3"0" x 6'8" fiber -classic 6 lite. Painted Sherwin Williams Rookwood Shutter Green SW 2809.

Shutters

2 panel working shutters painted Sherwin Williams Rookwood Shutter Green SW 2809.

Light Fixture

Quoizel Lighting, Thorpe Collection in Black. One either side of the front door.

Shingles

Certaiteed Landmark Pro in Georgetown Gray

Front Door Knob

Schlage J series Suttten Handset in Matte Black

Front Porch Ceiling

Tongue and Groove Beadboard. Painted Benjamin Moore Clear Skies 2054-70

7.3.2

All materials will meet new build guidelines with samples provided.

Details

7.4.1

As per guideline 10.1.1, the new building will be designed to reflect the demolished building's height, scale, massing with location moved to make the new building conforming with zoning setbacks.

7.4.2

A engraved date brick with the year the house was built will be installed on the front of the house. Engraved numbers will be painted black so they can be seen.

Texture and Color Guideline

7.5.1

New construction will have a similar degree of texture and color with the contributing buildings on the block. With smooth face hardie siding, traditional 1x boxing and trim painted white, beadboard porch ceiling painted haint blue.

Form and Rhythm Guidelines

7.6.2

New building utilizes a similar form and rhythm to other structures on the block. Straight A roof with front facing gable, hipped front porch roof.

7.6.3

New building will have a center front door with windows on each of the front door matching other houses on the block.

Off-Street Parking Guidelines

8.5.1

New pea gravel parking area will be on the east side of the new building. This is a house behind a house so access to the house is from a 10 foot easement on the east side of the house in front.

8.5.2

Parking area can be seen on the site plan.

8.5.3

Driveway will be on the right side of the lot and turn around in front of the house with parking for 2 cars. See site plan.

8.5.4

No trees or other landscaping will be removed for the new parking area.

8.5.6

No mature trees exist on the lot.

8.5.7

New parking area and turn around will be pea gravel.

Outside Utilities Guidelines

8.3.1

Utilities will be mounted on the side of the house. Should not be seen from the street.

8.3.6

Utilities will be installed underground when possible.

Landscaping Guidelines

8.1.2
There are no mature trees, ornamental trees or hedge rows on the property.

8.1.5
Being this house is behind another house little can be seen from the road.

8.1.12
All utilities will be placed underground when possible. Meter base and outside utility boxes will be painted to match the house.

8.1.13
There are no tool sheds, swimming pools or other modern features planned for this lot.

Roof Guidelines

6.1.3
New roof material will match existing houses that had fiberglass shingles. New shingles are Certainteed Landmark Pro, Color: Georgetown Gray.

6.1.5
Contemporary or non historic roof features will not be installed.

6.1.7
Ridge vent where needed will be of the low profile type.

Window and Door Guidelines

6.4.6

New window glass will be Anderson's Low-E glass. Low-E glass meets the building code for heat gain and heat loss. Total class glass will not meet the building code for heat gain and heat loss. Low-E does have a slight tint.

6.4.7

Windows will match the existing house windows as closely as possible. They will have grills applied to the exterior and interior of the glass with a spacer between the glass.

Fences and Walls Guidelines

8.2.1

There are existing fences around this property. Front fence is on neighbors property covered with vines. Not sure of the condition of the existing fence. If it needs to be replaced it will be replaced with a like fence.

Exterior Lighting Guidelines

8.4.1

Simple style wall mount fixtures are chosen for either side of the front door. See attached illustration for more details.

8.4.2

Bulbs for new lights will be low wattage and soft white.

8.4.3

Lighting will be placed on either side of the front door.

8.4.5

Lighting is on the front porch to light the porch and steps. It is not intended to spill over onto adjacent properties.

Siding and Trim






Siding: Hardie Plank (Smooth)



<https://www.jameshardiepros.com/products/hardieplank-lap-siding#Smooth>

About Hardie® Plank Lap Siding

Sleek and strong, Hardie® Plank lap siding is not just our best-selling product – it's the most popular brand of siding in America. With a full spectrum of colors and textures, Hardie® Plank lap siding sets the standard in exterior cladding.

	Our HZ10 products are formulated for superior performance in areas that experience both strong sunlight and high winds, hurricanes and storms.	
 Resists damage from moisture including cracking, splitting, rotting and swelling	30 30-year limited, transferable warranty	
 With ColorPlus® Technology, offering up to 30% more fade resistance** to high UV levels	 Resists flame spread	
 Complete exterior available in lap, shingle, panel, fascia, trim and soffit		

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S4SSE Protected

S4SSE Traditional

S1S2E Protected

TONGUE & GROOVE BOARDS

T&G Protected

T&G Traditional

SHIPLAP

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Nickel Gap Traditional

MOLDINGS CLASSIC AMERICAN

Classical Colonial

Greek Revival

Classical Craftsman

Colonial Revival

Wainscot Caps & Panel Moldings

Brent Hull

BEADED CASING

EXTERIOR MOLDINGS

CATALOG





WARRANTY



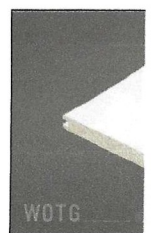
TRADITIONAL V-GROOVE & BEADBOARD FOR WAINSCOTING, WALL CLADDING & MORE

Are you looking for a way to make your project unique? WindsorONE Tongue & Groove Boards are perfect for when you really want people to stop and take notice. Whether you want a beadboard ceiling or add wainscoting to your rooms, WindsorONE Tongue & Groove Boards always highlight your work.

BELOW ARE TRADITIONAL BOARDS. LOOKING FOR PROTECTED TONGUE & GROOVE BOARDS WITH A 30-YEAR WARRANTY? [CLICK HERE.](#)

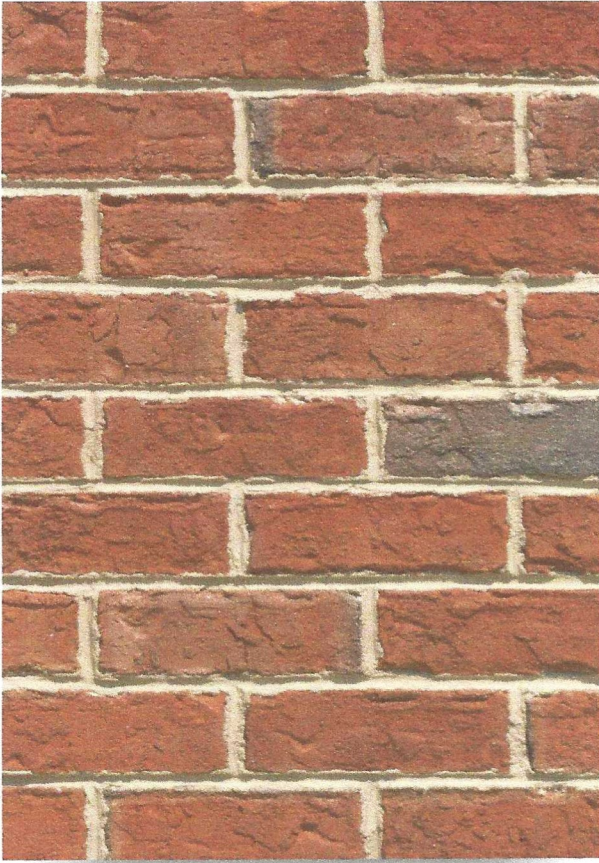
PROFILES	SKUS	NET SIZES	16'
	SPBC4	9/16" x 3-5/16"	✓
	SPBC6	23/32" x 5-1/2"	✓
	WOBC6	3/4" x 5-3/8"	✓
	WOTG	23/32" x 5-1/2"	✓

For detailed profile views, click on the images below:



156

Brick

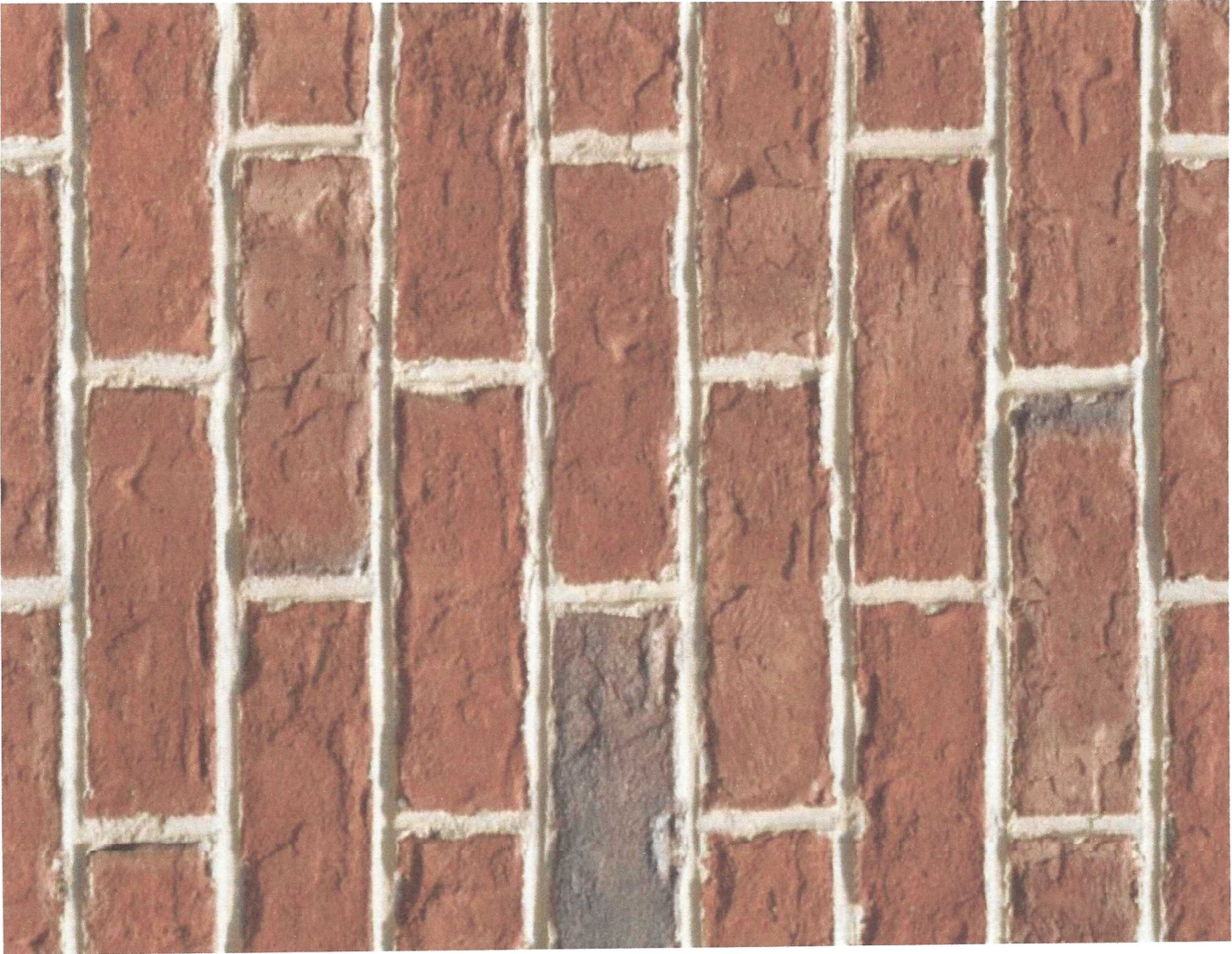


Portsmouth

RED

For the proud patriot.

Set on the coast of New Hampshire, Portsmouth has long boasted a wealth of stunning, classical architecture, much now carefully preserved in the city's historic district. Triangle Brick Company's Portsmouth brick is reminiscent of the Colonial-era handmade brick made in the days of this now historic seaport's thriving trade economy. Portsmouth features a bright, dark red base brick with charcoal accents. Like the rich tones of the Portsmouth brick, but want a modern application? Try our Williamsburg brick.



Windows

Anderson 400 series
6 over 6 ✓





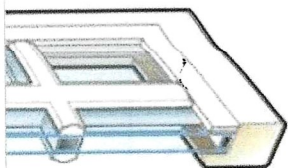
Windows & Doors

Inspiration

Parts & Support

For Pros

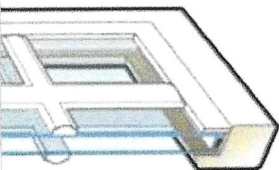
Request a Quote



Full Divided Light

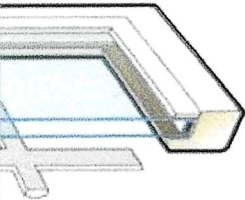
Give your window an authentic look with grilles that are permanently applied to the interior and exterior of your window with an aluminum spacer between the glass.

An Energy Spacer option is available to improve the energy efficiency of A-Series windows with full divided light (FDL) grilles. This narrow spacer bar design minimizes the transfer of heat and cold to the interior surface, improving the overall thermal performance.



Simulated Divided Light

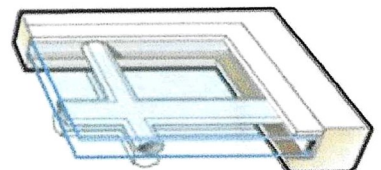
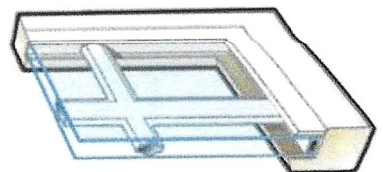
Simulated divided light offers permanent grilles on the exterior and a choice of permanent or removable wood interior grilles, with no spacer between the glass.



Removable Interior Grille

Removable interior wood grilles are secured via a fastener or grille clip and can be removed enabling you to easily clean the glass surface.

Not available on 100 Series products.



We're here to help. <



panes of glass, allowing you to easily clean both the inside and outside of your windows and doors.

Windows & Doors

Inspiration

Parts & Support

For Pros

Request a Quote

interior windows and patio door glass easier to clean. Permanent grilles on the exterior provide architectural style and detail.

Available on 100 Series products only.

How to apply grilles

Applying Interior Grilles for 400 & 200 Series Patio Doors

PLAY VIDEO

Grille profiles

Exterior grilles and Finelight™ grilles are made of our Fibrex® composite material and will match the exterior color of your window or door. Interior wood grilles are available in unfinished or stained pine, oak or maple, or prefinished white.

Grilles are available in widths ranging from 5/8" to 3-1/2". See your local dealer for availability.

Traditional grille styles



Chamfer

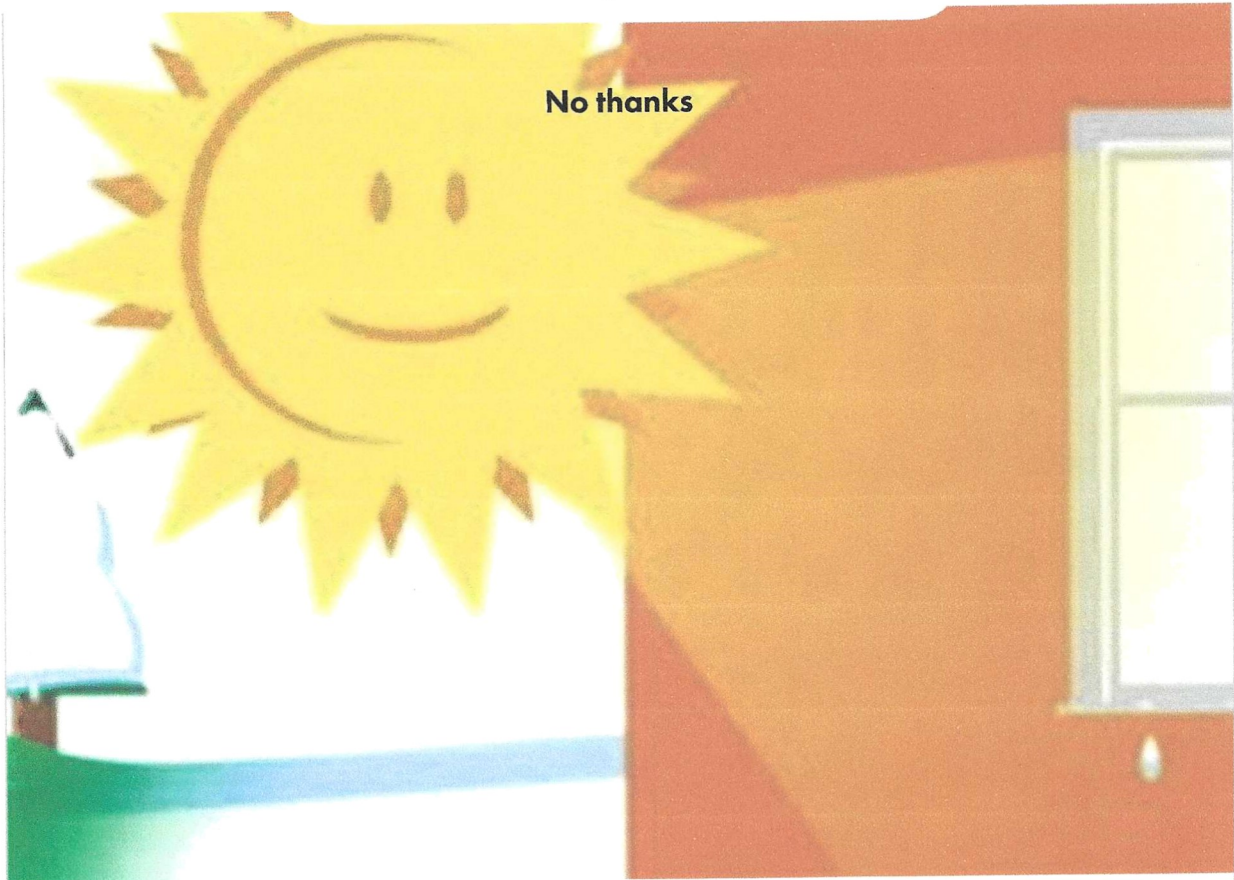
Ovolo

Finelight™
Contoured

We're here to help. <



Yes, please



Low-E / Low-E4® Glass

Most people can enjoy optimal energy performance and comfort with Low-E/Low-E4® glass. Low-E glass reflects heat in the summer and helps keep heat inside in the winter, making this a good choice in climates where both heating and cooling costs are a concern.

Ideal for: All Climates

Available on: Low-E glass is available on all Andersen products.



Front Door and Knob

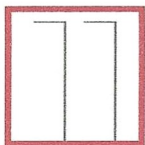
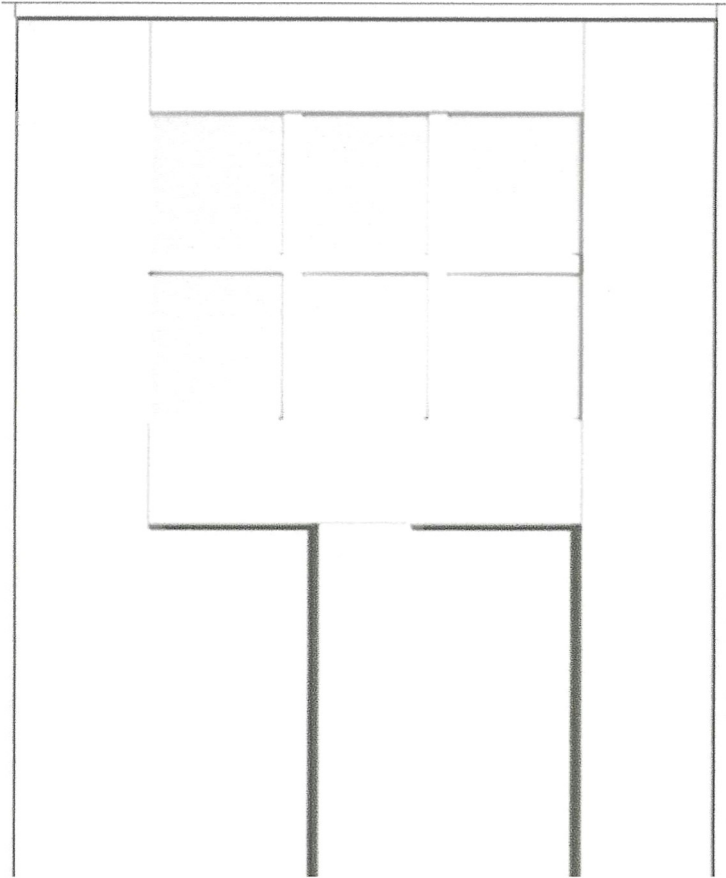


Smooth-Star®

Style No. S4816XE | Craftsman Lite 2 Panel Shaker Flush-Glazed | Glass Name: Satin Etch 6 Lite 3Wx2H Divided Lite



3.0 (10) [Write a review](#)



PAINT OPTIONS



SHARE PRINT

J Series Sutton Handleset

JH58 SUT 622

Save

Save



Finish: Matte Black



Find a Retailer

TAP TO ENLARGE

FEATURES

SPECIFICATIONS

- Applications: Residential single- and multi-family doors
- Backset: Universal, fits either 2-3/8" or 2-3/4" backset
- Certifications:
 - Commercial Standard Certification:ANSI/BHMA A156.36-2010 Grade 3
- Door thickness range: 1-3/8" to 1-3/4" standard
- Keying: 5-pin, C keyway with two keys
- UL Listed: Single cylinder deadbolt/handleset,box pack only
- Warranty: Lifetime Mechanical Warranty and 5-Year Finish Warranty

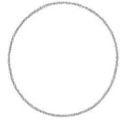
In accordance with California PROP65 -- --
⚠ WARNING: Cancer & Reproductive Harm www.P65Warnings.ca.gov

HOW-TO CENTER

REVIEWS



[Contact](#) [About](#) [FAQ](#) [Find a retailer](#)

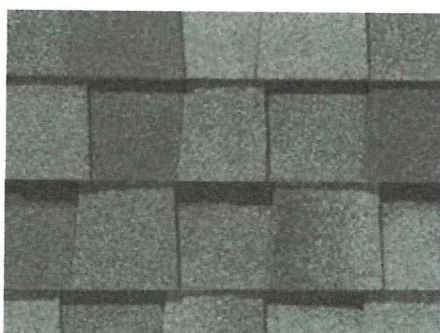


Roofing

LANDMARK® PRO COLOR PALETTE



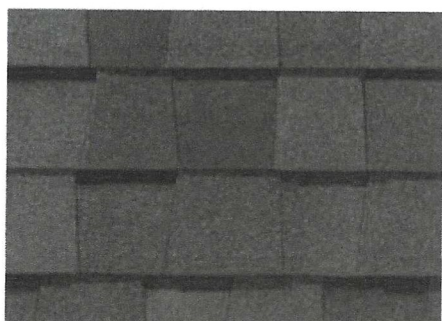
Max Def Burnt Sienna



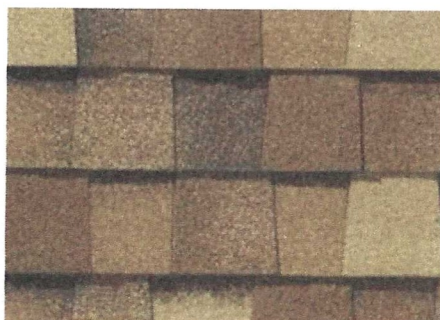
Max Def Georgetown Gray



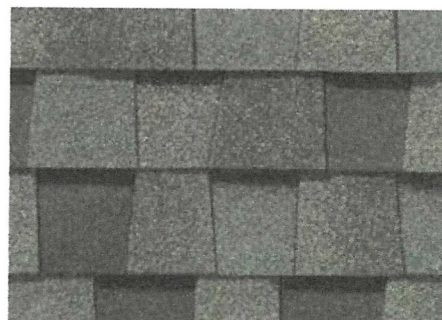
Max Def Heather Blend



Max Def Moiré Black



Max Def Resawn Shake



Max Def Weathered Wood



Solaris Silver Birch
CRR Product ID 0668-0072



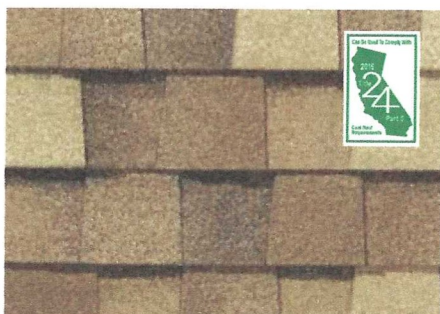
Solaris Max Def Georgetown Gray
CRR Product ID 0668-0122



Solaris Max Def Heather Blend
CRR Product ID 0668-0123



Solaris Max Def Moiré Black
CRR Product ID 0668-0130



Solaris Max Def Resawn Shake
CRR Product ID 0668-0124



Solaris Max Def Weathered Wood
CRR Product ID 0668-0125

Max Def Colors

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.

Landmark Pro Solaris Silver Birch is an ENERGY STAR® rated product and may qualify for a federal tax credit.

LANDMARK[®] PRO

The Expert's Choice



Shown in Max Def Weathered Wood



Introducing More Value

Landmark® Pro is designed specifically for the professional roofing contractor that takes pride in providing more to their customer.

Landmark® Pro improves upon the CertainTeed Landmark shingle, a leading consumer publication's "Best Buy" for the past five years.

We started by adding more weathering asphalt to the industry's toughest fiberglass mat to provide more protection. Then we incorporated our Maximum Definition color blend technology to give the product more vibrancy on the roof. Included is the proven performance of our NailTrak™ feature, enabling faster installation.

Landmark Pro offers the industry's strongest warranty. Protecting your reputation and safeguarding homeowners from manufacturing and aesthetic defects.

LANDMARK PRO STANDARD WARRANTY

- Lifetime Limited Warranty
- 10-years of SureStart™ protection
- 15-year 110 MPH wind warranty (Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.)
- Select colors are rated by the Cool Roof Rating Council (CRRC) for cool roofs and can be used to comply with the 2016 California Title 24 Part 6 Cool Roof Requirements



Add it all up and what you get is the opportunity to offer a lot of additional value for the money... and today that means more than ever.

LANDMARK® PRO



Landmark Pro specifications:

- 270 lbs/square
- Premium Max Def color palette
- NailTrak™ for faster installation
- Lifetime limited warranty
- 10-year SureStart protection includes:
 - Materials, labor, tear off and disposal cost
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

LANDMARK®



Landmark specifications:

- 226 lbs/square
- Traditional color palette
- NailTrak for faster installation
- Lifetime limited warranty
- 10-year SureStart protection includes:
 - Materials and labor costs
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

Exterior Lighting

Front Porch Lights: One Light Outdoor Wall Mount in Mottled Black by Quoizel from the Thorpe collection



<https://coastallightinggallery.lighting/quoizel/tpe8408mb/one-light-outdoor-wall-mount>

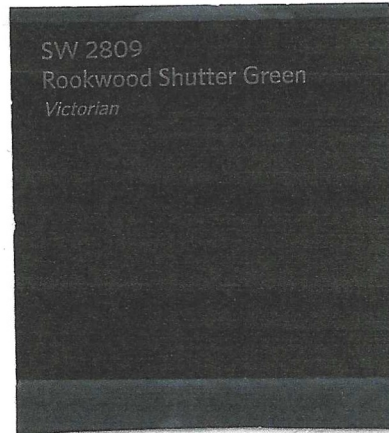
Width / Diameter:	8.00"
Height:	20.00"
Extension:	10.00"
Weight:	7.33 lb
Wire:	6"
Canopy:	5.000" x 9.000"
UPC:	611728335222
Glass:	Clear Tempered Glass
Connection:	Hardwire
Safety Rating:	Wet
Safety Listing:	ETL
Material:	Coastal Armour Aluminum
Room:	Outdoor

Paint

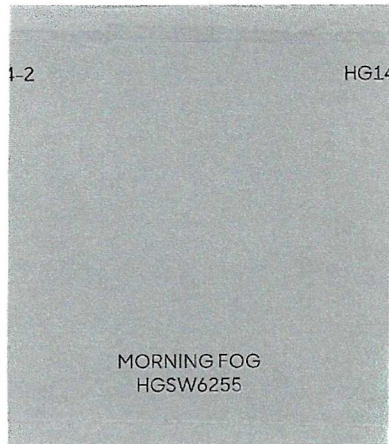
Siding and Trim

EXTRA WHITE
HGSW7006

Front Door and Shutters



Front Porch Deck



Porch Ceiling

Clear Skies

2054-70

2054-70



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, March 5, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business

SUBJECT: Case # 24-09 129 Turner Street - Signage

BRIEF SUMMARY:

The owner wishes to install a new hanging signage for 129 Turner Street

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP
Date: February 23, 2024
Case No. 24-09

Request: Install one hanging sign totaling 4.16 sq. ft. (20" X 30')
Applicant: Christie Watson
P.O. Box 5603
Emerald Isle, NC 28594

Property Information:
Owners: OLD CAUSEWAY THOROUGHFARE LLC
Location: 129 Turner Street
PIN#: 730617103421000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 129 Turner Street, circa 1945. **Commercial Building.** Heavily altered, 1-story, stuccoed cinder block building, 5 bays wide, with a flat roof, wooden shingle awning, and replacement storefront. Built between 1941 and 1950. (SM).

Proposed work:
Install one hanging sign totaling 4.16 sq. ft.)

Material:
Metal Composite

Color:

Signage Guidelines:

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

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

8.6.3. Signs on commercial buildings are preferred to be located in a signboard frieze located above the display windows. In this location the sign serves as a boundary between the upper and lower façade.

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

Case # 24-09 129 Turner Street - Signage

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>AIL_Z1</u>	<u>AIL_ZI5</u>
AB CAUSEWAY LLC	5206	HOLLY COURT	MOREHEAD CITY	NC		28557
BEAUFORT HISTORICAL ASSOCIATIO	150	TURNER STREET	BEAUFORT	NC		28516
OLD CAUSEWAY THOROUGHFARE LLC	4737F	ARENDELL STREET	MOREHEAD CITY	NC		28557
STATE OF NORTH CAROLINA	1321	MAIL SERVICE CENTER	RALEIGH	NC	1321	27699

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



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$250.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Applications must be deemed complete and accepted before the submittal date. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Christie Watson
Applicant Address: PO Box 5603 Emerald Isle NC 28594
Business Phone: 252-241-1814 Email/Cell: christie4464@gmail.com
Property Owner Name: Wynn Hartley dba Old Causeway Thoroughfare LLC
Address of Property: 129 Turner St Beaufort NC 28516
Phone Number: 252-241-~~1814~~ 9321 Email/Cell: same
(owners)

PROJECT INFORMATION

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

Attach (1) aluminium double sided oval sign measuring 23" h x 30" w to overhang in front of storefront window area in same manner as example photo for "Isle" boutique. Also to attach 18" h x 24" w aluminium oval sign to left of store door on bl.
* See attached photos.
Estimated Cost of Project: \$ 500.- Year House Built: 1945

Christie Watson Date 10/29/23
Applicant Signature Date
W. Hartley Date 1-3-24
Property Owner Signature (if different than above) Date

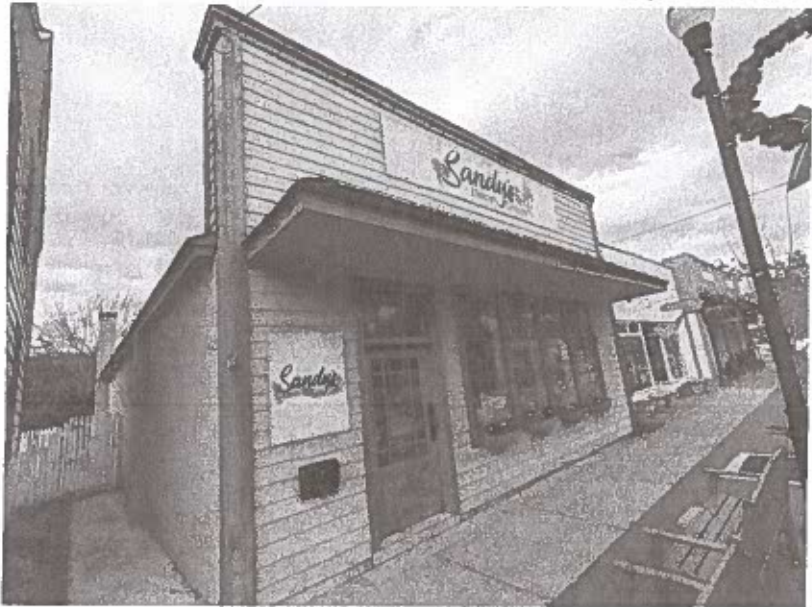
An application fee of \$250.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by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

OFFICE USE ONLY

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

* Red circles indicate areas of proposed placement. Larger size under covered area with slightly smaller size to left of door.





Carteret County

Property Data

Parcel Number: 730617103421000

Inquiry Date: 1/17/2024

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

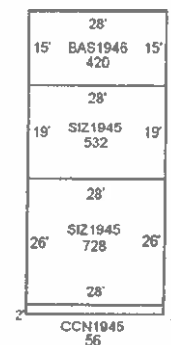
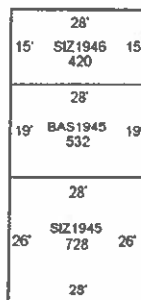
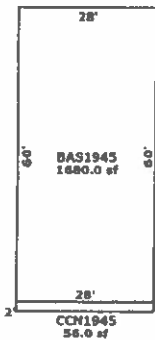
Property Info

PARCEL NUMBER: 730617103421000
OWNER: OLD CAUSEWAY THOROUGHFARE LLC
PHYSICAL ADDRESS: 129 TURNER ST
 BEAUFORT
MAILING ADDRESS: 4737F ARENDELL STREET
 MOREHEAD CITY NC 28557
LEGAL DESCRIPTION: PART L19 20 TOWN OF BEAUFORT
DEED REF: 1290-110
PLAT REFERENCE: 1-93
NEIGHBORHOOD: 590005
SALE DATE: 11/04/2008
SALE PRICE: \$400,000
ACREAGE: 0.1
LAND VALUE: \$350,757
EXTRA FEATURE VALUE: \$0

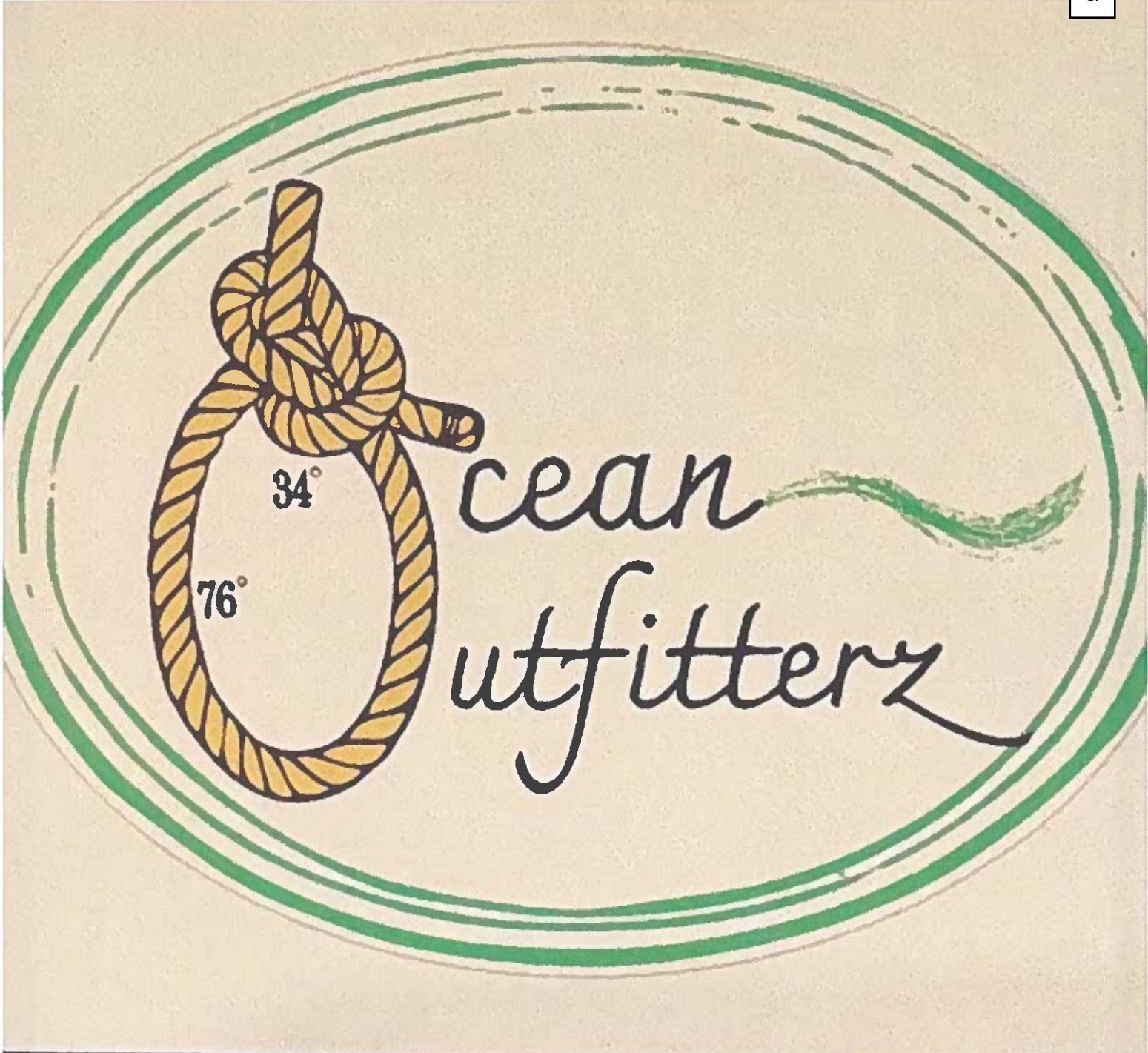
Building Info

BATHS: 1
BEDROOMS: 0
CONDITION: N/A
EXTERIOR WALLS: 11 STUCCO
 N/A
FLOOR FINISH: 14 CARPET
 08 SHT VINYL
FOUNDATION: 07 SLAB/GRADE
HEAT: 14 HEATPUMP
ROOF COVER: 03 COMP SHNGL
 N/A
ROOF STRUCTURE: 03 GABLE/HIP
SQUARE FOOTAGE: 1736
YEAR BUILT: 1945
BUILDING VALUE: \$94,977
PARCEL VALUE: \$445,734

Sketches



Photos





↑ actual sign.



Carteret County

Property Data

Parcel Number: 730617103446000

Inquiry Date: 1/17/2024

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

Property Info

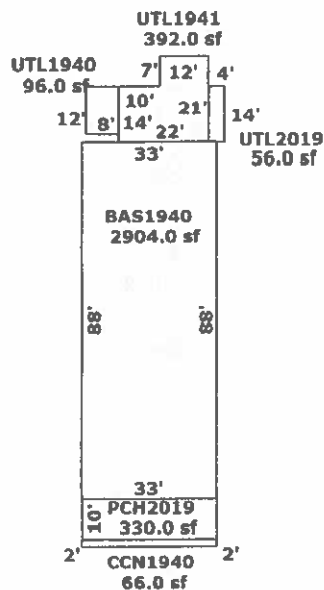
PARCEL NUMBER: 730617103446000
OWNER: BEAUFORT INVESTMENTS LLP
PHYSICAL ADDRESS 133 TURNER ST
 BEAUFORT
MAILING ADDRESS: 608 ANN STREET
 BEAUFORT NC 28516
LEGAL DESCRIPTION: LOT TOWN OF BEAUFORT
DEED REF: 1573-256
PLAT REFERENCE: 1-93
NEIGHBORHOOD: 590005

SALE DATE: 04/18/2017
SALE PRICE: \$425,000
ACREAGE: 0.116
LAND VALUE: \$255,312
EXTRA FEATURE VALUE: \$0

Building Info

BATHS: 3
BEDROOMS: 0
CONDITION: N/A
EXTERIOR WALLS: 08 CONC BLOCK
 N/A
FLOOR FINISH: 14 CARPET
 03 CONC FINSH
FOUNDATION: 07 SLAB/GRADE
HEAT: 14 HEATPUMP
ROOF COVER: 04 BUILT-UP
 N/A
ROOF STRUCTURE: 01 FLAT
SQUARE FOOTAGE: 3844
YEAR BUILT: 1940
BUILDING VALUE: \$225,250
PARCEL VALUE: \$480,562

Sketches



Sketch by Acon Sketch

Photos



Carteret County

Property Data

Parcel Number: 730617103318000

Inquiry Date: 1/17/2024

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

Property Info

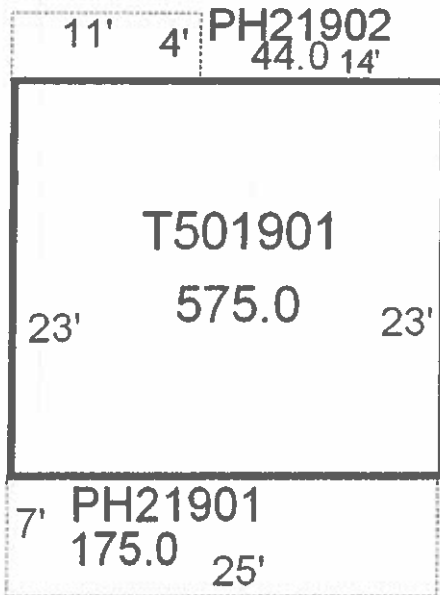
PARCEL NUMBER: 730617103318000
OWNER: BEAUFORT HISTORICAL ASSOCIATIO
PHYSICAL ADDRESS 125 TURNER ST
 BEAUFORT
MAILING ADDRESS: 150 TURNER STREET
 BEAUFORT NC 28516
LEGAL DESCRIPTION: PART L19 / L20 JOHN C MANSON HOUSE
 TOWN OF BEAUFORT
DEED REF: 255-348
PLAT REFERENCE: -
NEIGHBORHOOD:
 590003

SALE DATE:
SALE PRICE: \$0
ACREAGE:
LAND VALUE: \$0
EXTRA FEATURE VALUE: \$0

Building Info

BATHS: 1
BEDROOMS: 2
CONDITION: N/A
EXTERIOR WALLS: 12 RES WOOD
 .
FLOOR FINISH: 09 SOFTWOOD
 N/A
FOUNDATION: 06 STONE
HEAT: 11
 CNTRLHT&AC
ROOF COVER: 10
 WOODSHINGL
 .
ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 794
YEAR BUILT: 1901
BUILDING VALUE: \$113,689
PARCEL VALUE: \$113,689

Sketches



Sketch by Apex IV™

Photos





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, March 5, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business

SUBJECT: Case # 24-10 316 Moore Street - Demolish House

BRIEF SUMMARY:

The owner wishes to demo the existing house located at 316 Moore Street

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP
Date: February 23, 2024
Case No. 24-10

Request: To demolish the existing structure at 316 Moore Street
Applicant: Craig Hamilton
 316 Moore Street
 Beaufort, NC 28516

Property Information:

Owners: Craig Hamilton
Location: 316 Moore Street
PIN#: 730617113861000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 316 Moore Street, circa 1970.
House. 1-Story, 4-bay, side gable double wide or modular home on a cinder block foundation with 2/2 sash, picture window, and vinyl siding.

The applicant has also submitted a letter from John Wood, formerly of the State Historic Office, to Mr. Tom Owens supporting the demolition. This is included in the Applicants Application

Proposed work:

- Demolition and removal of existing house.

Material:

Color:

Demolition of Buildings Guidelines

- 10.1.1. Choose demolition only as a last resort. Property owners of contributing buildings should design the replacement building to reflect the demolished building's height, scale, massing and location. Applicants will have a heavy burden to demonstrate to the HPC that a replacement building with different height, scale, massing as the previously existing building is congruous with the Historic District.
- 10.1.2. Document the historic resource prior to demolition. Documentation shall take the form of black and white photographs, and color digital photographs of the building, structure, or site's principal elevations, architectural elements (both in exterior and interior), and special features. Measured drawings of the resource may also be required. The HPC shall determine on a case-by-case basis the extent of documentation required and the parties responsible for producing such documentation. The documentation shall be submitted to the HPC and become a permanent record of the Town of Beaufort.
- 10.1.3. Salvage architectural features and building materials for reuse or study. Contact antique dealers and used building supply establishments to arrange for removal. Consider donations of items to interested non-profit organizations or museums or the NC-SHPO.
- 10.1.4. Minimize ground-disturbing activities during demolition to avoid damage to potential unknown Archaeological resources.
- 10.1.5. Retain mature trees on site.
- 10.1.6. Clean the site thoroughly of all building debris and leave the lot properly graded and seeded.

•

Case # 24-10 316 Moore Street - Demolish House

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HOUSE</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>STATE</u>	<u>MAIL_ZIP</u>	<u>MAIL_ADD2</u>
BEAUFORT PARTNERS LLC			NEW BERN	NC	28561	PO BOX 14165
BEAUFORT TCS LLC	PO BOX 867		NEW BERN	NC	28561	
HAMILTON,JULIAN CRAIG	795	SEASHORE DRIVE	ATLANTIC	NC	28511	
HAUS,THOMAS REILLY ETUX MARY B	801	OAKLAWN AVE	WINSTON SALEM	NC	27104	

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



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$250.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Applications must be deemed complete and accepted before the submittal date. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: JULIAN "CRAIG" HAMILTON

Applicant Address: 316 Moore St., Beaufort, NC 28516

Business Phone: Same As Cell Email/Cell: 252-714-6858

Property Owner Name: JULIAN "CRAIG" HAMILTON

Address of Property: 316 Moore St., Beaufort, NC 28516

Phone Number: Same As Cell Email/Cell: 252-714-6858

PROJECT INFORMATION

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

Request to demolish the "front" house at 316 Moore Street. I would like to begin the demolition on 01 Nov 2024, so that I can begin construction of a Historic District approved house in its place -

Estimated Cost of Project: \$10,000 (wild guess) Year House Built: ~1967

Julian Craig Hamilton
Applicant Signature

07 Feb 2024
Date

Property Owner Signature (if different than above)

Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

- A list of all Design Guidelines that apply to the application and a description of how proposed changes are consistent with the *Design Guidelines for the Beaufort Historic District & Landmarks*, which can be found at <https://www.beaufortnc.org/bc-hpc/page/design-guidelines-beaufort-historic-district-landmarks> *See attached letter from John Woo*
- A list of 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. *N/A*
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.). *N/A*

2. Items required as applicable to project:

- A description of any planned demolition.
- An indication of all trees to be replaced and/or removed. *No trees to be removed*
- A landscaping plan indicating major planting materials.
- Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only.
- All types of building material samples.
- If a project involves the reconstruction of an earlier feature of a historic structure, documentation of the prior existence of such feature.

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

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

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

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

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

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



North Carolina Department of Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Pat McCrory, Governor
 Susan W. Kluttz, Secretary

Office of Archives and History
 Kevin Cherry, Deputy Secretary

December 8, 2014

Mr. Tom Owens
 Owens Construction, Inc.
 109 Sherwood Blvd.
 Beaufort, NC 28516

Re: National Register Status: 316 Moore Street, Beaufort, Carteret Co.

Dear Mr. Owens,

Per our November 13 and 21, 2014 telephone conversations below please find our assessment of the house at 316 Moore Street in Beaufort, Carteret County.

316 Moore Street, Beaufort, Carteret Co: According to our survey files and photographs of the building, the house at 316 Moore Street in Beaufort is a one-story, side-gable, modular home of frame construction covered with vinyl siding. The house was constructed circa 1970 and replaced an earlier one-story dwelling on the site. The existing building is a non-contributing structure within the National Register-listed Beaufort Historic District. No historic structures are present on the lot.

The demolition of the house at 316 Moore Street will have no adverse effect on the National Register-listed Beaufort Historic District. Please note that the proposed demolition of this building and designs for any proposed new construction on the site must be reviewed by the Beaufort Historic Preservation Commission.

Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,

John P. Wood
 Preservation/Restoration Specialist

cc: Kyle Garner, Beaufort Planning Department

Carteret County GIS

2023 Tax Parcel Census 2022

Parcel ID	Address	Owner	Year Built	Area	Volume	Value	Category	Notes
001000001	1159 CEDAR STREET	REARPORT PARTNERS LLC	1994	0.15	15000	15000	Commercial	
001000002	1159 CEDAR STREET	REARPORT PARTNERS LLC	1994	0.15	15000	15000	Commercial	
001000003	1159 CEDAR STREET	REARPORT PARTNERS LLC	1994	0.15	15000	15000	Commercial	
001000004	1159 CEDAR STREET	REARPORT PARTNERS LLC	1994	0.15	15000	15000	Commercial	
001000005	1159 CEDAR STREET	REARPORT PARTNERS LLC	1994	0.15	15000	15000	Commercial	
001000006	1159 CEDAR STREET	REARPORT PARTNERS LLC	1994	0.15	15000	15000	Commercial	
001000007	1159 CEDAR STREET	REARPORT PARTNERS LLC	1994	0.15	15000	15000	Commercial	
001000008	1159 CEDAR STREET	REARPORT PARTNERS LLC	1994	0.15	15000	15000	Commercial	
001000009	1159 CEDAR STREET	REARPORT PARTNERS LLC	1994	0.15	15000	15000	Commercial	
001000010	1159 CEDAR STREET	REARPORT PARTNERS LLC	1994	0.15	15000	15000	Commercial	

Map Labels: MOORE STREET, CEDAR STREET, ORANGE STREET

Map Controls: Zoom In (+), Zoom Out (-), Street View (Pegman), Layers, Legend, Scale, Full Screen, Print, Home

North and East side of Property (208 Cedar Street / 319 Orange Street)

Beaufort Partners
PO BOX 14165
NEW BERN NC 28561

The screenshot displays the Currituck County GIS web application. The browser address bar shows the URL: arcgisweb/currituckcounty.gov/map/. The page title is "Currituck County GIS".

On the left side, there is a search bar with the text "Type here to search". Below it are buttons for "Zoom In", "Zoom Out", "Property Record Card", and "Show/Hide Owners".

The main area features a map of a residential street grid. A specific property at 100 Cedar Street is highlighted with a blue border. The map shows several other properties with yellow markers and labels like "110", "111", "112", "113", "114", "115", "116", "117", "118", "119", "120", "121", "122", "123", "124", "125", "126", "127", "128", "129", "130", "131", "132", "133", "134", "135", "136", "137", "138", "139", "140", "141", "142", "143", "144", "145", "146", "147", "148", "149", "150", "151", "152", "153", "154", "155", "156", "157", "158", "159", "160", "161", "162", "163", "164", "165", "166", "167", "168", "169", "170", "171", "172", "173", "174", "175", "176", "177", "178", "179", "180", "181", "182", "183", "184", "185", "186", "187", "188", "189", "190", "191", "192", "193", "194", "195", "196", "197", "198", "199", "200".

At the top right, there is a table titled "Currituck County Parcel" with the following data:

Parcel ID	Owner	Address	Parcel Area	Parcel Value	Parcel Type	Parcel Status	Parcel Date
2027 704	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 705	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 706	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 707	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 708	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 709	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 710	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 711	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 712	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 713	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 714	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 715	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 716	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 717	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 718	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 719	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 720	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 721	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 722	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 723	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 724	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 725	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 726	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 727	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 728	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 729	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 730	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 731	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 732	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 733	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 734	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 735	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 736	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 737	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 738	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 739	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 740	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 741	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 742	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 743	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 744	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 745	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 746	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 747	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 748	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 749	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027
2027 750	Beaufort TCS LLC	100 CEDAR STREET	0.236	370,200	Residential	Active	2027

West Side of Property (100 Cedar Street (across Moore Street))

Beaufort TCS LLC
PO BOX 867
NEW BERN NC 28561

Cartersville County GIS Website

Cartersville County GIS

2023 Tax Parcel Data 2022 change

CPWV1K	HAUS, THOMAS REBECCA ETUX MARY B
Address	314 MOORE STREET
Pin	79611577000
Parcel Id#	0171-1372-0242022
Parcel Id#	
Assessed Area	0.162
Assessed Area	31.01947
Size Type	3232.800
Land Value	6234.197
Structure Value	3277.740
Other Value	3002
Total Val	2773.238
County	3128 BEAUFORT
City	BEAUFORT
Neighborhood	30000 TOWN OF BEAUFORT
Pre-Parcel	BEAUFORT RESCUE
Rescue District	SAT PT 118 TOWN OF BEAUFORT
Legal Desc	BEAUFORT ELEMENARY
1 Secondary School	BEAUFORT MIDDLE
1 Middle School	SAT CARTER HIGH
High School	
Classroom	Class 8
Classroom	
Activity	

Map Scale: 1 inch = 30 feet
 Longitude: -79.009 Longitude: 34.722
 Latitude: 34.722 Longitude: 34.722

South Side of Property (314 Moore Street)

Thomas and Mary Haus
 801 Oaklawn Ave
 Winston Salem, NC 27104

House to be demolished at 316 Moore Street (picture 1 of 3)

The screenshot displays the Carteret County GIS website interface. The top navigation bar includes the county logo and the text "Carteret County GIS". Below this, a search bar and a list of browser tabs are visible. The main content area is divided into two sections: a data table on the left and a map on the right.

Data Table:

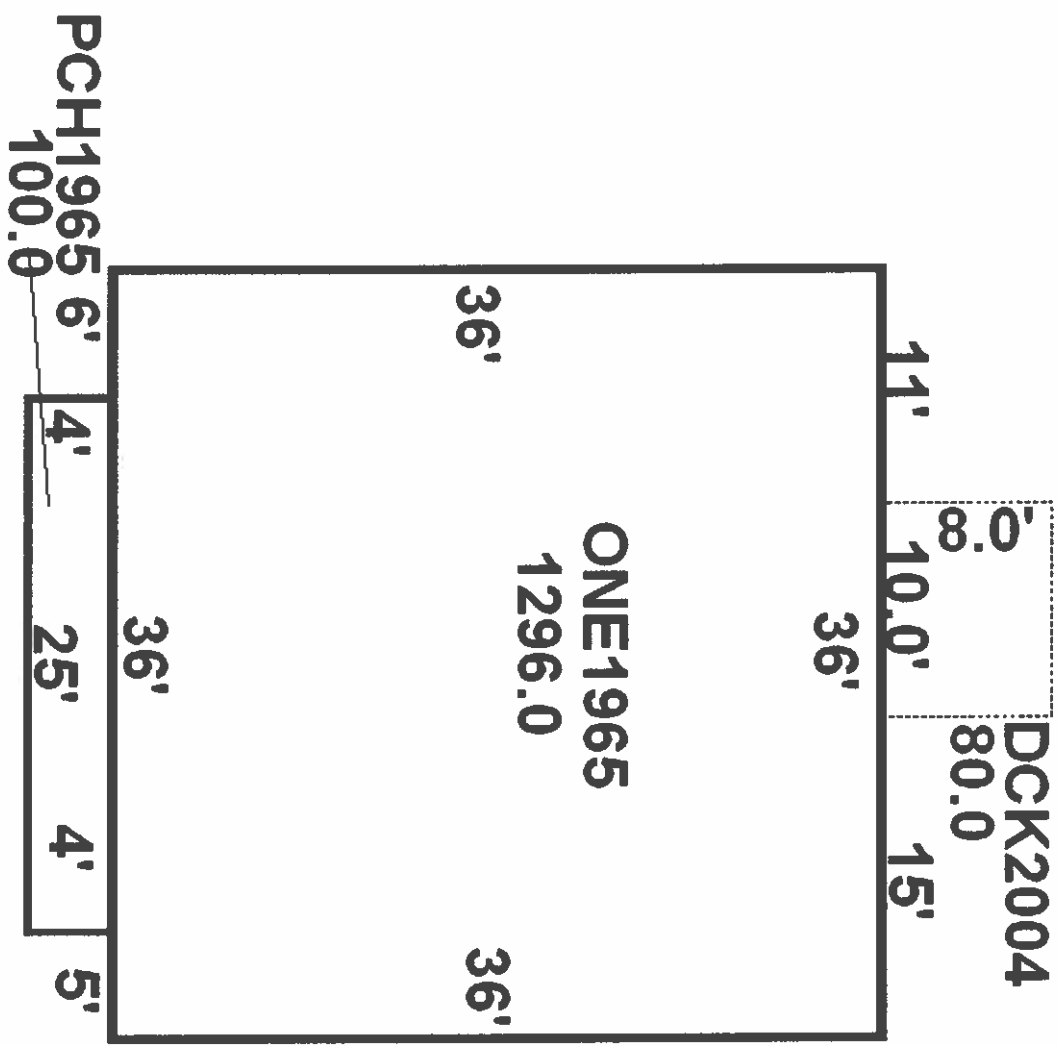
Carteret County Parcel	
Parcel ID:	0157
2023 Tax Parcel County 2022 Owner:	MALCOLM JUDAH CRAIG
Address:	316 MOORE STREET
Pin:	728111281000
Deed Ref:	1497-228 W020215
Full Ref:	
Assessed Area:	0.157
C Assessed Area:	0.19228
Sq. Feet:	3153.500
Land Value:	\$222,380
Structure Value:	\$150,277
Other Value:	\$0
Total Inv:	\$472,657
County:	0
City:	1189 BEAUFORT
Neighborhood:	BEAUFORT
Subdivision:	880004 TOWN OF BEAUFORT
Legal Description:	BEAUFORT RESCUE
Legal Use:	PART 1118 TOWN OF BEAUFORT
Elementary School:	BEAUFORT ELEMENTARY
Middle School:	BEAUFORT MIDDLE
High School:	EAST CATEBET HIGH
Commissioner:	District 5
Map:	Map
Map Layer:	Map Layer
Map Style:	Map Style
Map Layer:	Map Layer
Map Layer:	Map Layer
Map Layer:	Map Layer

Map Section:

The map shows a residential street grid. The street shown is Moore Street, which runs north-south. A red dot on the map indicates the location of the house to be demolished at 316 Moore Street. The map includes a scale bar (50 ft), a north arrow, and various map controls. The parcel at 316 Moore Street is highlighted in yellow. Other nearby parcels are labeled with their addresses, such as 314, 312, 310, 308, 306, 304, 302, 300, 298, 296, 294, 292, 290, 288, 286, 284, 282, 280, 278, 276, 274, 272, 270, 268, 266, 264, 262, 260, 258, 256, 254, 252, 250, 248, 246, 244, 242, 240, 238, 236, 234, 232, 230, 228, 226, 224, 222, 220, 218, 216, 214, 212, 210, 208, 206, 204, 202, 200, 198, 196, 194, 192, 190, 188, 186, 184, 182, 180, 178, 176, 174, 172, 170, 168, 166, 164, 162, 160, 158, 156, 154, 152, 150, 148, 146, 144, 142, 140, 138, 136, 134, 132, 130, 128, 126, 124, 122, 120, 118, 116, 114, 112, 110, 108, 106, 104, 102, 100, 98, 96, 94, 92, 90, 88, 86, 84, 82, 80, 78, 76, 74, 72, 70, 68, 66, 64, 62, 60, 58, 56, 54, 52, 50, 48, 46, 44, 42, 40, 38, 36, 34, 32, 30, 28, 26, 24, 22, 20, 18, 16, 14, 12, 10, 8, 6, 4, 2, 0.

Buttons at the bottom of the map section include "Route Map", "Terrain", and "Photographic".

House to be demolished at 316 Moore Street (picture 2 of 3)



Sheets by: Anne R. M.

House to be demolished at 316 Moore Street (picture 3 of 3)

