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, September 01, 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

1. HPC Draft Minutes 080426

Administration of Oaths

Quasi-Judicial Proceeding

1. Case # 26-24 105 Front Street – Fence and Landscaping
2. Case # 26-26 326 Front Street – Addition to Extended Deck and Dock
3. Case # 26-27 217 Broad Street – Update Paint Color, Doors, Add Shed Dormer, Windows, and Fence
4. Case # 26-28 217 Turner Street – Demo rear of house, add new rear addition, and convert shed to ADU.
5. Case # 26-29 201 Broad Street – 12’ x 19’ Side Screen Porch Addition

Public Comment

Presentations

Items of Consent

1. HPC - 105 Front Street - Pool and Roof
2. Case #26-23 200 Craven Street -Proposed fence addition, landscaping adjustments, and exterior lighting

Public Hearing

Items for Discussion and Consideration

Old Business

New Business

Commission / Board Comments

Staff Comments

Adjourn

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

Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, August 4th 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the August 4th, 2026 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

Roll Call

Members Present: Joyce McCune, Chair; Bradley Hedrick, Vice-Chair; Bradley Cummins; Kris Davis, Tina Proctor, Jessica Sabiston; Tyler Tennant

Members Absent: None

A quorum was declared with seven members present.

Staff Present:

Mr. Kyle Garner, Planning Director
Mr. Charlie Rocci, Senior Planner
Mr. Brad Fockler, Code Enforcement Officer
Ms. Jill Quattlebaum, Town Attorney
Ms. Laurel Anderson, Board Secretary

Agenda Approval

Chair McCune noted one addition to the agenda: Commission / Board Comments, to be added just above Staff Comments.

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

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Jessica Sabiston, Tina Proctor, Tyler Tennant

Minutes Approval

1. HPC Draft Minutes 070726

Vice-Chair Hedrick made the motion to approve the Minutes as presented and Member Davis made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Jessica Sabiston, Tina Proctor, Tyler Tennant

Administration of Oaths

Chair McCune gave the Quasi-Judicial Statement as follows: This hearing is a quasi-judicial evidentiary hearing. That means it is like a court hearing. State law sets specific procedures and rules concerning how this board must make its decision. The board must base its decision upon competent, relevant and substantial evidence in the record. It is a decision constrained by the standards in the ordinance and based on the facts presented. All applications for Certificates of Appropriateness must be consistent with the Design Guidelines for the Beaufort Historic District & Landmarks; however, regardless of compliance with these Design Guidelines, the HPC will not approve a COA that is not congruous with the special nature of the Beaufort Historic District as a whole. If you will be speaking as a witness, please focus on the facts and standards, not personal preference or opinion. Participation is limited. This meeting is open to the public. Everyone is welcome to watch. Parties with standing have rights to participate fully. These parties may present evidence, call witnesses and make legal arguments. Parties are limited to the applicant, the local government and individuals who can show they will suffer special damages. Parties are limited to those individuals with standing as set forth in North Carolina general statutes 160D-406 and 160D-1402. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. For certain topics, this board may hear opinion testimony from expert witnesses. Individuals providing expert opinion must be qualified as experts and provide the factual evidence upon which they base their expert opinion. Witnesses must swear or affirm their testimony.

Secretary Anderson then administered the Oath to Kyle Garner and Charlie Rocci.

Items of Consent

1. Approval of the Orders for 525 Front Street – Certificate of Appropriateness

Vice-Chair Hedrick made the motion to approve the Orders as presented and Member Tennant made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Jessica Sabiston, Tina Proctor, Tyler Tennant

Presentation

Planning Director Kyle Garner presented a request for the Commission's endorsement to allow the owners of 200 Craven Street, Joe and Natalie Kennedy to submit an application to the State Historic Preservation Office (SHPO) in Raleigh for local landmark designation of the property, currently known as the Joel H. Davis House.

Mr. Garner provided background on the property, noting it was built approximately in 1835 and that the Kennedys are only the fourth owner family since that time. He outlined the landmark designation process: if the owners receive an endorsement from the HPC, they would compile and submit a report to Certified Local Government (CLG) Coordinator Kristi Brantley, who would forward it to Division Chair Ramona Bartos at SHPO for review and opinion. That opinion would then be returned to the applicants and subsequently to the town, whereupon the Commission—potentially jointly with the Board of

Commissioners—would hold a public hearing before any official designation could be made. Mr. Garner noted that if designated, an official resolution would be recorded with the Carteret County Register of Deeds and filed with the town clerk, building inspector, and tax office. He highlighted that landmark status is a higher tier than a historic plaque and carries potential local tax reduction benefits.

Vice-Chair Hedrick asked whether the 1970 Tony Wrenn survey had been previously submitted to the state, and Mr. Garner confirmed it is in state archives as part of the original national district application and lists this structure as contributing. A commissioner noted a 2011 report by the Colonial Williamsburg Foundation documenting the structure's architectural significance. Member Cummins inquired about any additional covenants or restrictions that would result from landmark status; Mr. Garner clarified that while SHPO may offer commentary on interior aspects, this is not required, and that the property already falls under local district standards. He confirmed that tax benefits, though those are separate from this application, are among the primary incentives for structures of potential landmark status.

Secretary Anderson then administered the Oath to Joe and Natalie Kennedy, applicants and owners of the property.

Joe Kennedy testified on behalf of himself and his wife Natalie, explaining their commitment to historically accurate restoration and their intention to use the property as a law office. He emphasized that the local landmark designation would help incentivize future owners of similar historic properties by providing a degree of financial relief to offset the significant costs of proper restoration, including foundation work and electrical upgrades. Chair McCune asked about the property's name change from the "Dr. James Manney House" to the "Joel H. Davis House," and Natalie Kennedy clarified that research indicated Davis was the original builder of the structure.

Commissioners expressed enthusiasm for the application, with multiple members commending the thoroughness of the research presented.

Member Cummins made the motion to endorse the submission for Local Landmark status and Member Sabiston made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Jessica Sabiston, Tina Proctor, Tyler Tennant

Quasi-Judicial Proceeding

1. Case #26-23 200 Craven Street – Fence Extension, Landscaping, and Lighting

Chair McCune introduced Case #26-23 and asked if there were any members who needed to recuse themselves. Hearing none, Mr. Rocci presented the case on behalf of the applicant, Joe and Natalie Kennedy of Ready Five Holdings. The proposed scope of work included: improvements to street-facing landscaping with specified plant materials; extension of the existing white picket fence around the corner of Craven and Ann Streets back to the house; addition of a hardscape patio in the rear yard using salvaged and new brick materials; and exterior lighting improvements including replacement of outdoor sconces on the front door, addition of recessed lighting on the second-floor porches, and accent landscape lighting in the front yard.

Applicant Presentation

During testimony, the Kennedys clarified several details. The fence extension would run along Ann Street to the edge of the driveway and connect back to the house, matching the height and undulating profile of the existing fence. The rear patio would be flush (non-elevated) and uncovered, using a modern brick paver in a red brick color consistent with the property; the existing historic brick walkways would be replaced in-kind using matching historic brick from a supplier. The applicants also confirmed that no concrete edging shown in renderings was being requested.

Commission Discussion

Chair McCune asked if there were any parties with standing who wished to comment or witnesses and there were none.

Regarding lighting, significant discussion arose around the proposed recessed lights on the second-floor porch ceiling. Vice-Chair Hedrick expressed reservations, noting the Commission had previously declined to approve recessed lighting on a historic structure and raising concern that three recessed lights, two ceiling fans, and a coach light on the second-floor Craven Street porch constituted a very busy ceiling. The applicants explained that the low ceiling height precluded hanging fixtures and that recessed lights on a dimmer would provide safe, uniform ambient lighting. They clarified that no recessed lighting was proposed for the first-floor porches—only sconces—and that the renderings showing lighting on the lower porch were an AI-generated representation and not indicative of their intentions. Member Tennant raised the question of whether the office use of the property might change how lighting needs are assessed, but Chair McCune noted this was outside the Commission's purview, and the attorney confirmed that use is a planning and inspections matter. Mr. Garner confirmed that SHPO had been directly consulted on the lighting question and that Ms. Brantley explicitly stated lighting is a local decision and would not affect the landmark designation application. Member Davis noted that recessed lighting, while not historically accurate, serves to highlight the structure, and that such issues will become increasingly common. Several commissioners noted the Commission's guidelines call for lighting to be unobtrusive and not directed toward property lines.

Chair McCune also raised Design Guideline 8.1.13, which states that swimming pools, tool sheds, and other modern yard features should be located away from public view, in the context of the proposed rear patio. After reviewing page 83 of the application showing substantial existing vegetation screening, the Commission was satisfied that this concern was adequately addressed.

Findings of Fact

After discussion, the Commission reached a general consensus to proceed with approval, acknowledging the absence of a specific guideline prohibiting recessed lights and ceiling fans, and that the application was otherwise consistent with design guidelines.

Chair McCune asked for a motion for a Finding of Fact for Case #26-23. Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #26-23, move that the Commission concludes that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Landscaping Guidelines 8.1.1, 8.1.2, 8.1.3, 8.1.5, 8.1.6, 8.1.7, 8.1.8, 8.1.10, 8.1.11; Fences and Walls Guidelines 8.2.1, 8.2.2, 8.2.3, 8.2.5, 8.2.7; Exterior Lighting Guidelines 8.4.1, 8.4.2, 8.4.3, 8.4.4, 8.4.5; Archeology Guidelines 8.8.2, 8.8.4.

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

Voting yea:, Chair McCune, Bradley Cummins, Kris Davis, Jessica Sabiston, Tina Proctor, Tyler Tennant

Voting nay: Vice-Chair Hedrick

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #26-23.

Member Davis made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the Commission conclude 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 #26-23 be issued for the proposed work.

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

Voting yea:, Chair McCune, Bradley Cummins, Kris Davis, Jessica Sabiston, Tina Proctor, Tyler Tennant

Voting nay: Vice-Chair Hedrick

Chair McCune thanked the applicants and advised them that their COA would be issued at the September 1, 2026 meeting.

The case was then closed.

2. Case #26-24 105 Front Street – Pool and Roof

Chair McCune introduced Case #26-24 and asked if there were any members who needed to recuse themselves. Hearing none, Mr. Rocci presented the case on behalf of applicant Jay Horton of Filter Design Studio, representing owners William and Margaret Ann Wooten. He requested all written and verbal testimony be included in the record. The application requested a COA for the installation of a concrete swimming pool and a covered pool terrace on the western side of the property at 105 Front Street (the Duncan House), with the terrace attached to the existing garage structure at the rear of the lot adjacent to the waterway. Mr. Rocci noted the project would be subject to a CAMA minor permit for development within the Estuarine Area of Environmental Concern, that the pool is located in the AE-7 flood zone (with proposed maps moving it to AE-8), and that under guidelines a CAMA permit should be in hand prior to building permit application.

Vice-Chair Hedrick confirmed the applicant did not currently have the CAMA permit. Mr. Rocci explained the CAMA permit was dependent on the Commission determining the location of the pool.

Secretary Anderson then administered the Oath to Jay Horton, Filter Design Studio, applicant for the property.

Applicant Presentation

Mr. Horton testified that the pool location is a prerequisite to finalizing the CAMA minor permit application, as permit calculations are location dependent. He confirmed the pool would be within the 75-foot AEC but not encroaching on the 30-foot buffer, and that coverage would remain well under the 30% threshold. The pool structure itself would be a Gunite concrete pool positioned approximately two feet above existing grade to achieve the required base flood elevation of 7.0 feet, with a one-foot freeboard, in anticipation of future flood map changes to AE-8. All mechanicals would be at or above base flood elevation. A four-foot galvanized powder-coated black metal fence with vertical rails (no horizontal members, per state code) would be installed around the pool perimeter at final grade, with the interior pool deck slightly elevated. The covered terrace roof would be copper with ten-inch square columns.

Vice-Chair Hedrick inquired about prior disturbance to the proposed pool area and whether archeological survey would be required, given the inclusion of archeology guidelines. Mr. Horton confirmed that no deep excavation had previously occurred in that location beyond surface grading, and that excavation depth would be approximately two to three feet. The Commission confirmed archeological compliance conditions would apply. The applicant noted that helical piers may be used for structural support, though final means and methods had not been determined.

Commission Discussion

Discussion turned to Design Guideline 8.1.13 regarding the visibility of pool features from public view. Chair McCune expressed concern given the property's corner location and proximity to the public right-of-way. Mr. Horton noted the intent was to provide fully opaque evergreen screening around the pool area. However, no detailed landscaping plan or specific fence profile had been included in the application. Member Cummins noted the pool is situated well back from

the road - estimated at approximately 100 feet - and characterized it essentially as a rear yard feature. Several commissioners concurred that while the location was generally acceptable, more detail was needed on the fence specifications and landscaping plan before those elements could be approved.

Chair McCune asked if there were any parties with standing or witnesses who wished to comment and there were none.

After discussion, the Commission agreed to bifurcate the application: approving the pool location and structural elements, while tabling the fence and landscaping portions to the September 1, 2026 meeting to allow the applicant to return with complete material specifications and a detailed planting plan.

Findings of Fact

Member Davis made the motion to table landscaping and fence details until the September 1st meeting and Member Tennant made the second. Chair McCune took a vote that was approved

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Tina Proctor, Tyler Tennant

Voting nay: Jessica Sabiston

Chair McCune asked for a motion for a Finding of Fact for Case #26-24. Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #26-24, move that the Commission concludes that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Materials 7.3.1, 7.3.2, 7.3.3; Details 7.4.1, 7.4.2; Texture and Color 7.5.1; Form and Rhythm 7.6.1; Landscaping 7.7.1; Outside Utilities Guidelines 8.3.1, 8.3.2, 8.3.3, 8.3.4, 8.3.6; Exterior Lighting Guidelines 8.4.1, 8.4.2, 8.4.3, 8.4.4, 8.4.5; Archeology Guidelines 8.8.1, 8.8.2, 8.8.3, 8.8.4, 8.8.5.

The motion originally included but was amended to exclude all Landscaping Guidelines.

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

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Tina Proctor, Jessica Sabiston, Tyler Tennant

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #26-24.

Member Davis made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the Commission conclude 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 #26-24 be issued for the proposed work.

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

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Jessica Sabiston, Tina Proctor, Tyler Tennant

Chair McCune advised Mr. Horton that the COA for the pool location would be issued at the September 1, 2026 meeting, and that he should return to that meeting with detailed fence profiles and a landscaping plan for Commission review. The fence and landscaping portion of Case #26-24 will be continued as the same case at the September meeting, with a second COA to be issued upon approval of those elements.

The case was then closed.

Commission / Board Comments

Member Tennant asked if the new Standards would include professional offices as they may include features not found on residential properties. Chair McCune explained that the Commission's purview is historic preservation and appearances so offices would not need an exception. Member Cummins noted that ADA compliance can't be regulated by the Commission and Chair McCune agreed that applicants would bring those items to the HPC and state that they must be done for ADA compliance.

Chair McCune shared that the Beaufort Historic District had recently been named the most quintessentially "North Carolina" place by a Canadian real estate survey, with Oakwood in Raleigh and Montford in Asheville placing second and third respectively. She used this recognition to underscore the importance of the Commission's preservation work and thanked the Commission members for their dedication.

Chair McCune reported that she, Member Proctor, Mr. Rocci, and Ms. Anderson had attended CLG training with SHPO in Wilmington the previous Friday. She noted the Commission continues to work on updated standards with the subcommittee.

Chair McCune also highlighted two significant legislative developments. The first, House Bill 162, relates to parking requirements for mixed-use developments in nationally registered historic districts, exempting such properties from local parking minimums. The second, Senate Bill 876, arose from Southport's attempt to establish a new local historic preservation commission, which the state denied on the grounds that it would impose restrictions. Chair McCune expressed gratitude that Beaufort's HPC is already established and urged vigilance, noting that the state's current legislative direction presents challenges to the creation or expansion of local historic districts.

Chair McCune also formally recognized Planning Director Kyle Garner, who is retiring at the end of August 2026. She provided an extensive tribute to his contributions to historic preservation in Beaufort over his tenure since 2008, including his involvement in developing SHPO-sponsored flood resilience guidance materials with the UNC School of Government, his coordination of the 50th anniversary celebration of Beaufort's listing on the National Register of Historic Places, and his hands-on participation in leading the project to clean historic headstones at the Old Burying Ground. She noted the high regard in which SHPO staff hold Mr. Garner and expressed confidence in incoming planner Charlie Rocci. She expressed how much he would be missed by the Commission.

Vice-Chair Hedrick also personally thanked Mr. Garner for his advocacy for Beaufort at the state level and the help and guidance he had given the Commission.

Mr. Garner reflected on his nearly two decades with the Commission, noting he had overseen between 600 and 700 cases. He expressed pride in the collaborative nature of the Commission's work and its consistent commitment to preserving Beaufort's historic character for future generations. Commissioners presented Mr. Garner with a token of appreciation.

Staff Comments

There were no staff comments.

Adjourn

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

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Jessica Sabiston, Tina Proctor, Tyler Tennant

Chair McCune declared the August 4th, 2026 meeting adjourned at 7:50 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 Regular Meeting
6:00 PM Tuesday, September 1, 2026 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business

SUBJECT: Case # 26-24 105 Front Street – Fence and Landscaping

BRIEF SUMMARY:

Jay Horton of Filter Design Studio has submitted additional information for his COA application to include details on a fence and landscaping around a pool at 105 Front Street, Beaufort.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

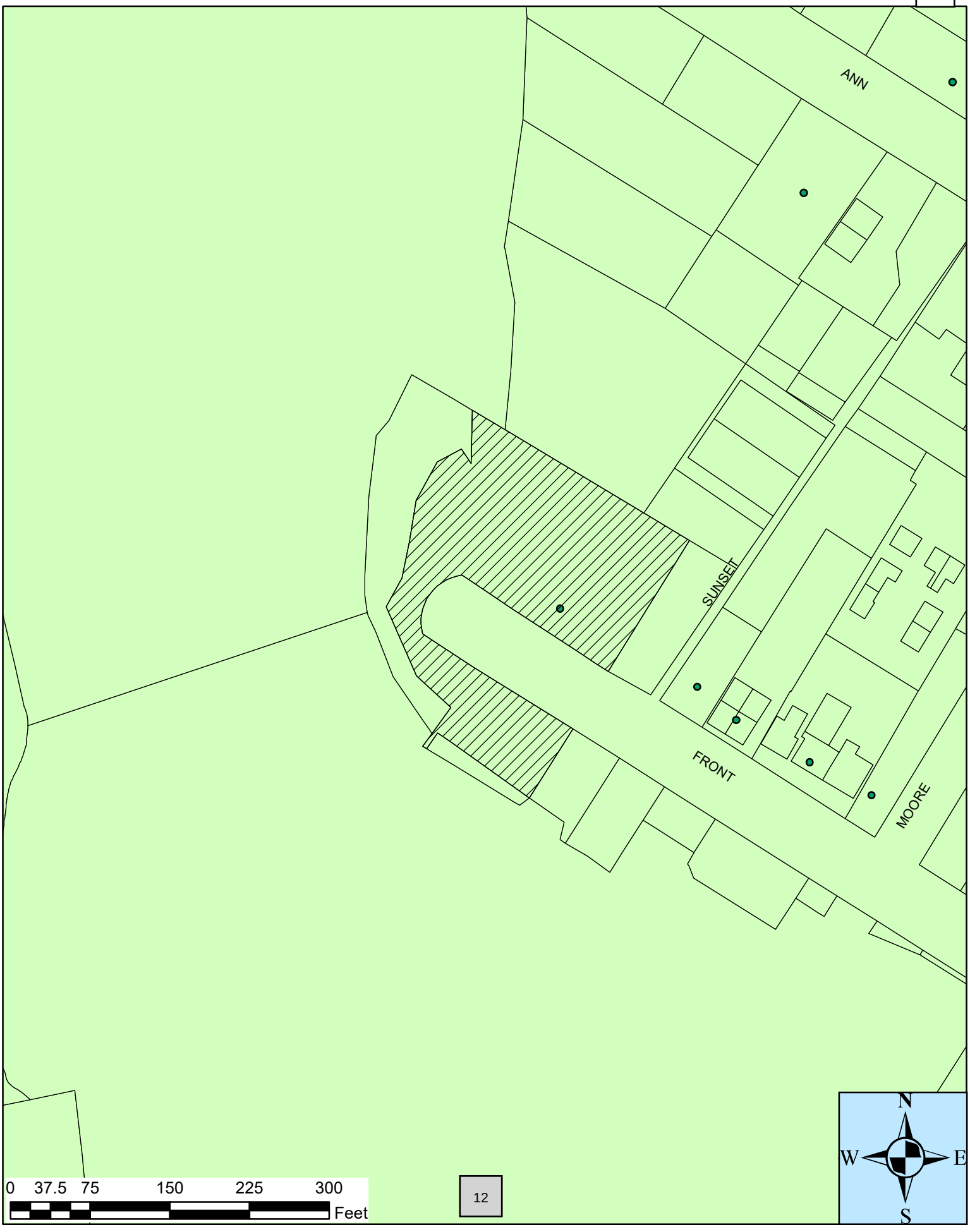
SUBMITTED BY:

Charles Rocci

BUDGET AMENDMENT REQUIRED:

N/A

#26-24 - 105 Front Street - Pool and Roof



BHPC STAFF REPORT

To: BHPC Members

From: Charles Rocci

Date: August 4, 2026

Case No. Case # 26-24 105 Front Street – Pool and Roof

Request: Proposed new construction of a residential swimming pool and roof off existing garage

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

Property Information:

Owners: William B. Wooten and Margaret Ann Wooten
Location: 105 Front Street
PIN#: 730617001940000

Project Information:

This is an addition to the ongoing rebuild of the Duncan House following the fire in December of 2025. This project will include the addition of a new concrete swimming pool, surrounding pool deck, masonry retaining wall, copper roof extending off of existing garage, and security fencing as required by North Carolina Building Code on the northwest corner of the property.

Proposed work:

See Attached Application & Narrative

Material:
See Attached Description and Photos

New Construction Guidelines

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.

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 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 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.

Form and Rhythm

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

Landscaping

7.7.1. Retain and protect mature trees during construction.

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.

8.1.10. 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.

8.1.12. 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

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

8.2.2. Design new fences that are compatible with the associated building, sit,e 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.

8.2.4. 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.

8.2.5. The use of false historical details or other non-original architectural embellishments on existing fences is not appropriate.

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

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.

8.3.6. 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.

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.

Archaeology Guidelines

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

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

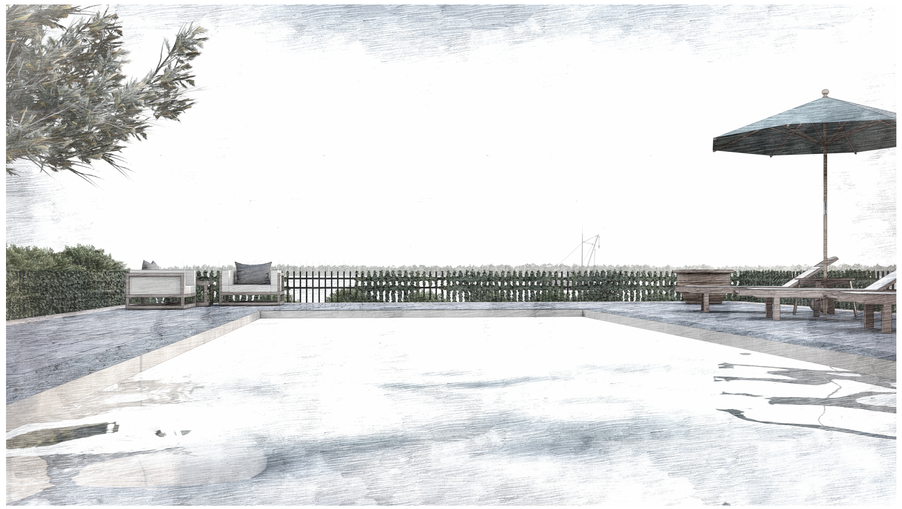
8.8.3. Recognize that archaeological resources exist both below ground and below water.

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

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













filter
DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayetteville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayetteville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed pool and Terrace

105 Front Street

Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date

Exterior Renderings

Project number	26-004
Sheet Issue Date	07/13/26
Print Date	8/18/2026 6:58:24 AM

R201

Scale

8/18/2026 6:58:24 AM



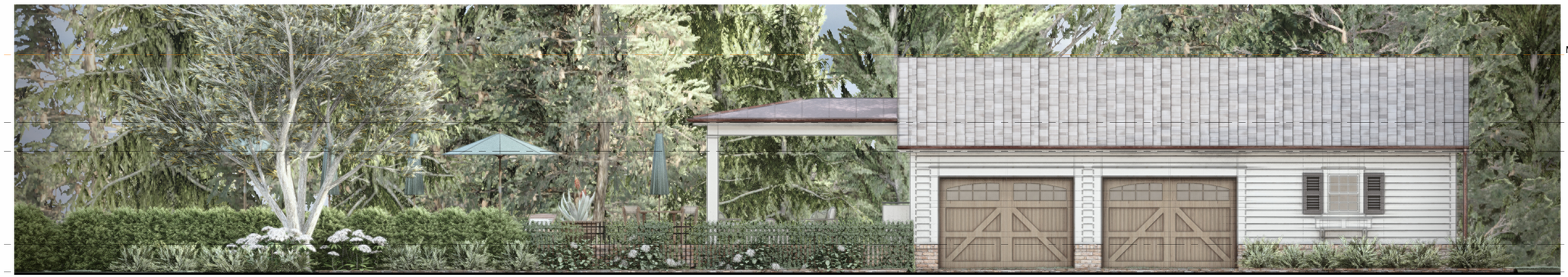
4 Rendered - Rear
1/4" = 1'-0"



3 Rendered - Left
1/4" = 1'-0"



2 Rendered - Right
1/4" = 1'-0"



1 Rendered - Front
1/4" = 1'-0"

filter DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Architect Seal

Ryan Edwards Registered Architect 13335 North Carolina

FOR PERMIT REVIEW ONLY

Firm Seal

Filter Design Studio for Architecture, P.L.L.C. 53625 Raleigh North Carolina

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed pool and Terrace

105 Front Street

Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date

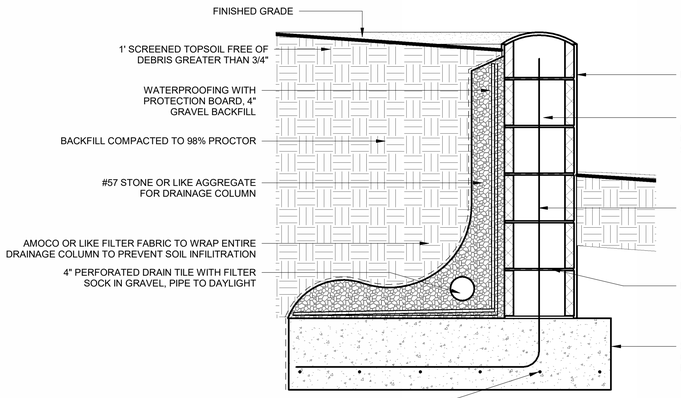
Rendered Elevations

Project number	26-004
Sheet Issue Date	07/13/26
Print Date	8/18/2026 6:58:28 AM

R202

Scale 1/4" = 1'-0"

8/18/2026 6:58:28 AM

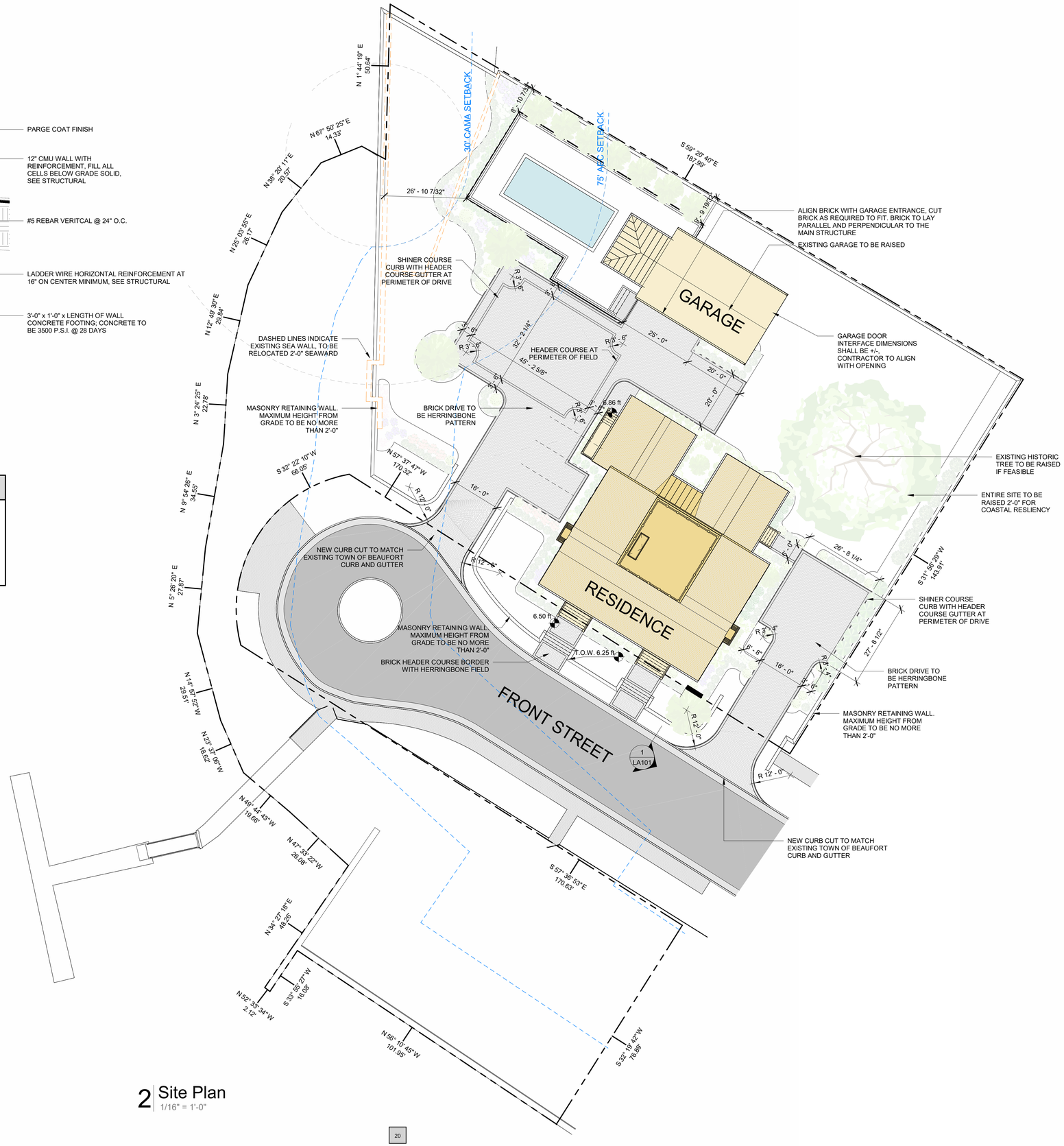


1 Site Wall Detail
1" = 1'-0"

FLOOD ZONE

FLOOD ZONE AE

BASE FLOOD ELEVATION:	8'-0"
LIMWA AREA:	YES
COUNTY:	CARTERET
POLITICAL AREA:	TOWN OF BEAUFORT
CID:	375346
PANEL:	7306
MAP NUMBER:	3720730600K
PANEL EFFECTIVE DATE:	3/28/2024



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

filter DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Landscape Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300 Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300 Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Duncan House
105 Front Street
Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date

Site Plan

Project number	26-004
Sheet Issue Date	2026-06-23
Print Date	8/18/2026 6:56:27 AM

LA101

Scale: As indicated

8/18/2026 6:56:27 AM



filter
DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Landscape Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Duncan House
105 Front Street
Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date

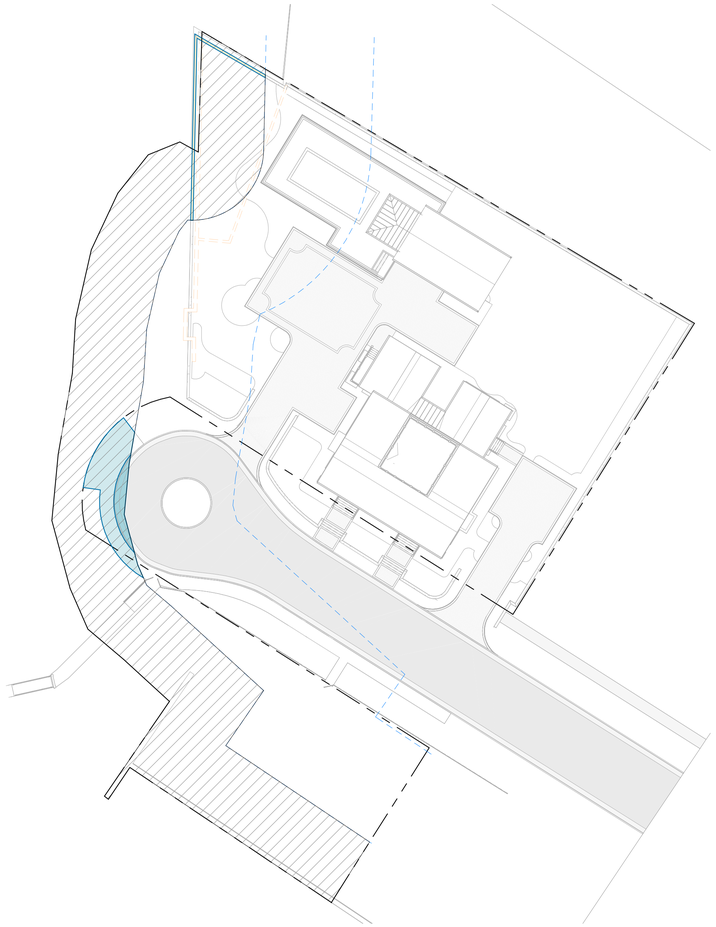
Planting Plan

Project number	26-004
Sheet Issue Date	2026-06-23
Print Date	8/18/2026 6:56:55 AM

LA102

Scale 1/16" = 1'-0"

8/18/2026 6:56:55 AM



2 Impervious Area in CAMA Setback
1" = 30'-0"

Impervious Area Legend

- Site Walls
- Drives/Walks
- Road

PROPOSED IMPERVIOUS AREA

105 FRONT STREET, BEAUFORT NORTH CAROLINA

PARCEL ID # 730617001940000

PROPOSED CONDITIONS SITE DATA

TOTAL AREA IN LOT 43,830.33 SQFT
LOT AREA FOR CALCULATIONS BASED SURVEY DATED 09-21-2022 BY JAMES I. PHILLIPS LAND SURVEYING

IMPERVIOUS IN AEC
LOT AREA IN AEC 29,556.33 SQFT

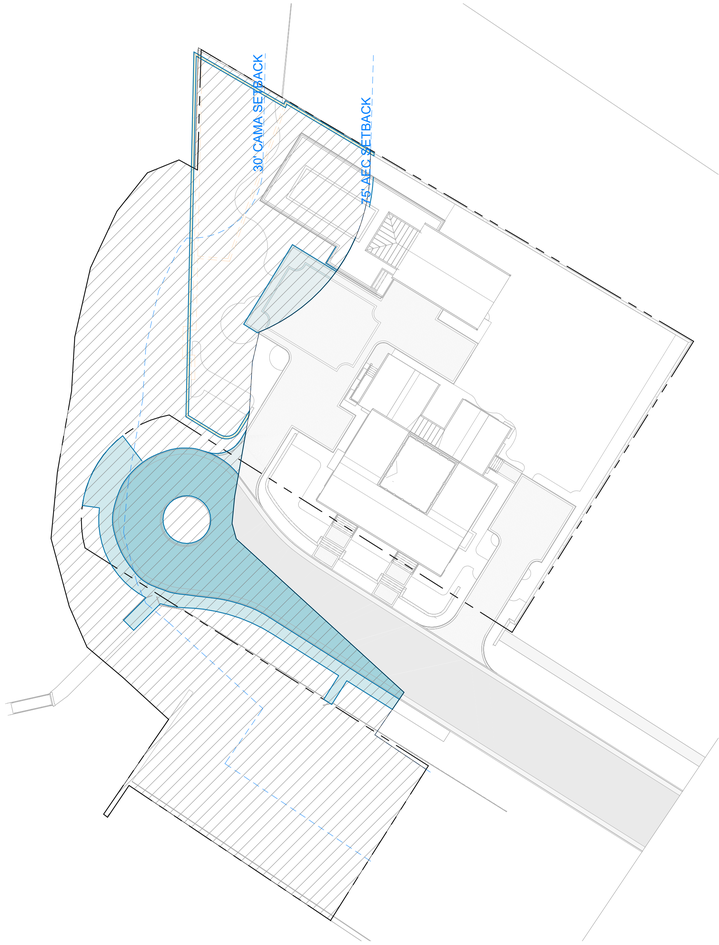
Impervious Area in AEC	
Name	Area
Drives/Walks	2117 SF
Road	3400 SF
Site Walls	288 SF
	5804 SF

IMPERVIOUS AREA IN AEC 5,804 SQFT
TOTAL % COVERAGE IN AEC 19.64%

IMPERVIOUS IN CAMA
LOT AREA IN 30' CAMA 12,959.59 SQFT

Impervious Area in CAMA	
Name	Area
Drives/Walks	587 SF
Road	144 SF
Site Walls	113 SF
	844 SF

IMPERVIOUS AREA IN 30' CAMA 844 SQFT
TOTAL % COVERAGE IN 30' CAMA 6.51%



1 Impervious Area in AEC Setback
1" = 30'-0"

filter DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Landscape Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Duncan House
105 Front Street
Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date

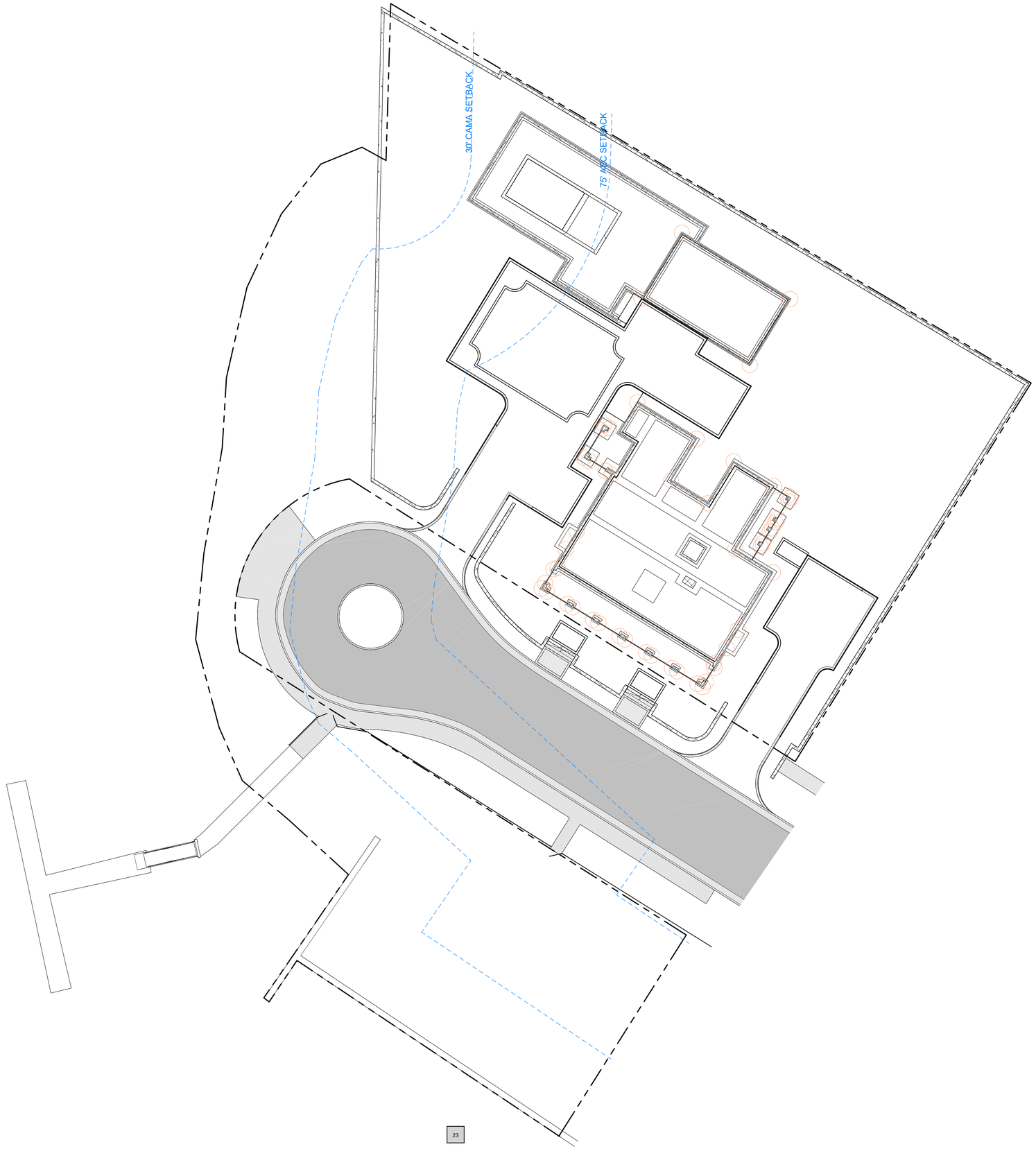
Site Calculations

Project number	26-004
Sheet Issue Date	2026-06-23
Print Date	8/18/2026 6:56:56 AM

LA103

Scale As indicated

8/18/2026 6:56:56 AM



filter
DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Landscape Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Duncan House
105 Front Street
Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date

Site Staking Plan

Project number	26-004
Sheet Issue Date	2026-06-23
Print Date	8/18/2026 6:56:57 AM

LA104

Scale 1/16" = 1'-0"

8/18/2026 6:56:57 AM



filter
DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Landscape Architect Seal

Thomas J. Horton
1538
North Carolina
FOR PERMIT REVIEW ONLY

Firm Seal

Filter Design Studio, PLLC
C-573
Raleigh, Wilmington
North Carolina

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Duncan House
105 Front Street
Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction modifications require express permission

No.	Description	Date

Pool Planting Plan

Project number	26-004
Sheet Issue Date	2026-06-23
Print Date	8/18/2026 6:57:09 AM

LA105

Scale 1/8" = 1'-0"

8/18/2026 6:57:09 AM



2 Perspective View



1 Site Elevation - Front Street
1/8" = 1'-0"

filter DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Landscape Architect Seal

Thomas J. Horton
1538
North Carolina
FOR PERMIT REVIEW ONLY

Firm Seal

Filter Design Studio, PLLC
C-573
North Carolina

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Duncan House
105 Front Street
Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date

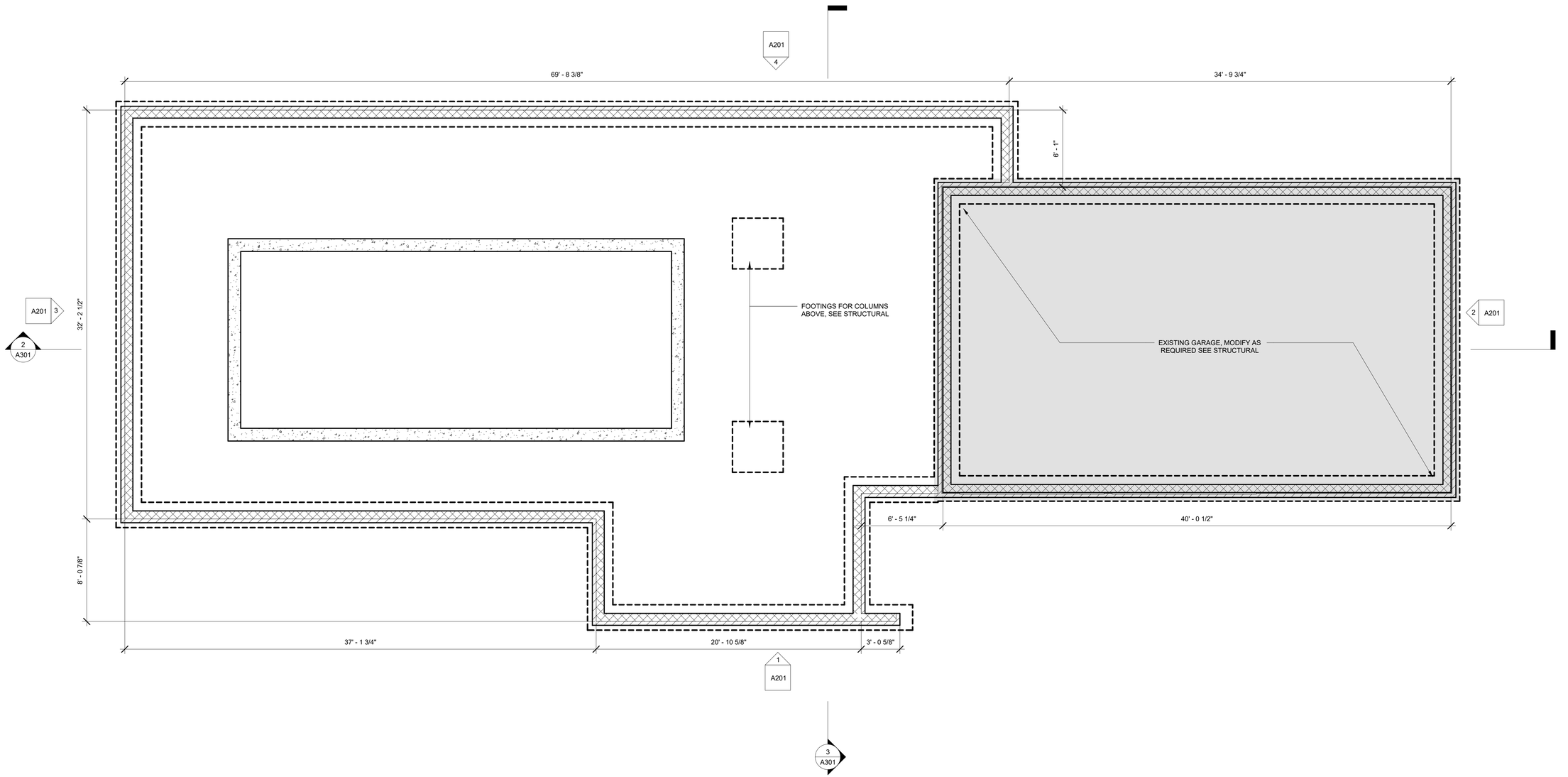
Site Elevations

Project number	26-004
Sheet Issue Date	2026-06-23
Print Date	8/18/2026 6:57:13 AM

LA201

Scale 1/8" = 1'-0"

8/18/2026 6:57:13 AM



filter
DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Architect Seal

Ryan Edwards
Registered Architect
13335
North Carolina

FOR PERMIT REVIEW ONLY

Firm Seal

Filter Design Studio, P.L.L.C.
Registered Firm for Architecture
53625
North Carolina

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed pool and Terrace

105 Front Street

Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date

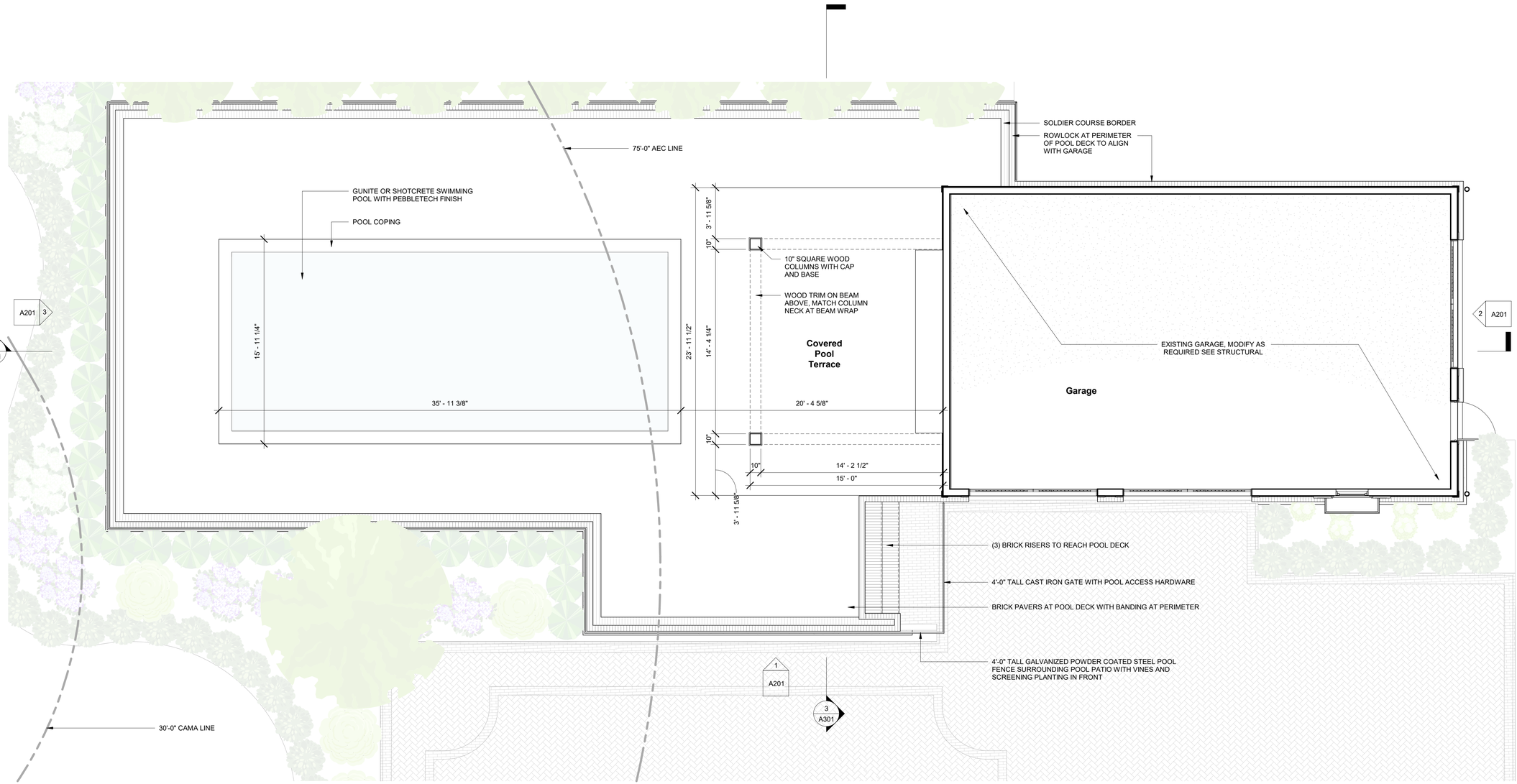
Architectural Foundation Plan

Project number	26-004
Sheet Issue Date	07/13/26
Print Date	8/18/2026 6:58:28 AM

A100

Scale 1/4" = 1'-0"

8/18/2026 6:58:28 AM



filter DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Architect Seal

Ryan Edwards
Registered Architect
13335
North Carolina
FOR PERMIT REVIEW ONLY

Firm Seal

Filter Design Studio, P.L.L.C.
Registered Architecture Company
53625
North Carolina

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed pool and Terrace
105 Front Street
Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

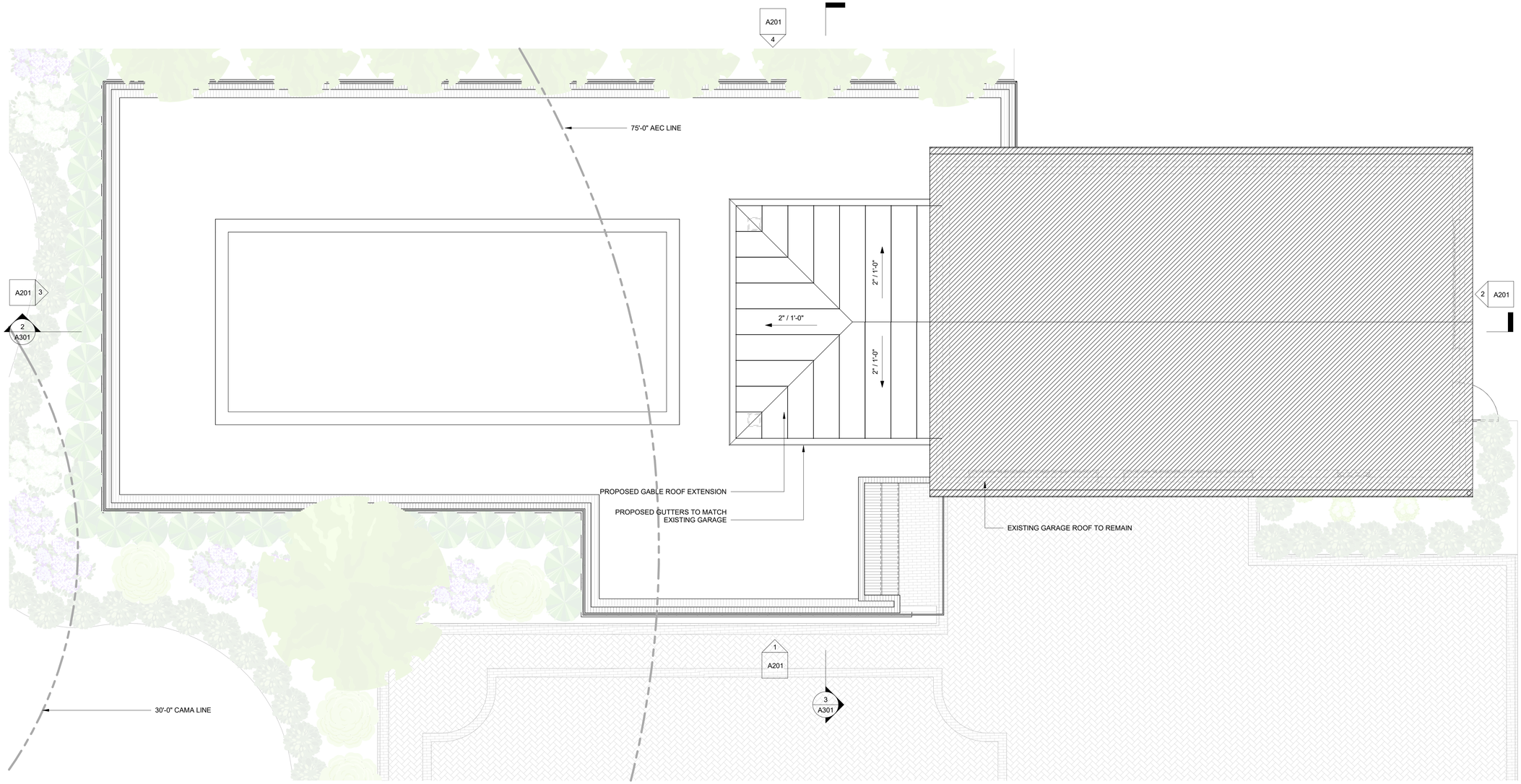
No.	Description	Date

Garage and Pool Deck Plan

Project number	26-004
Sheet Issue Date	07/13/26
Print Date	8/18/2026 6:58:40 AM

A101

Scale 1/4" = 1'-0"



filter
DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Architect Seal

Ryan Edwards
13335
North Carolina
FOR PERMIT REVIEW ONLY

Firm Seal

Filter Design Studio, P.L.L.C.
53625
Raleigh North Carolina

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed pool and Terrace

105 Front Street

Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date

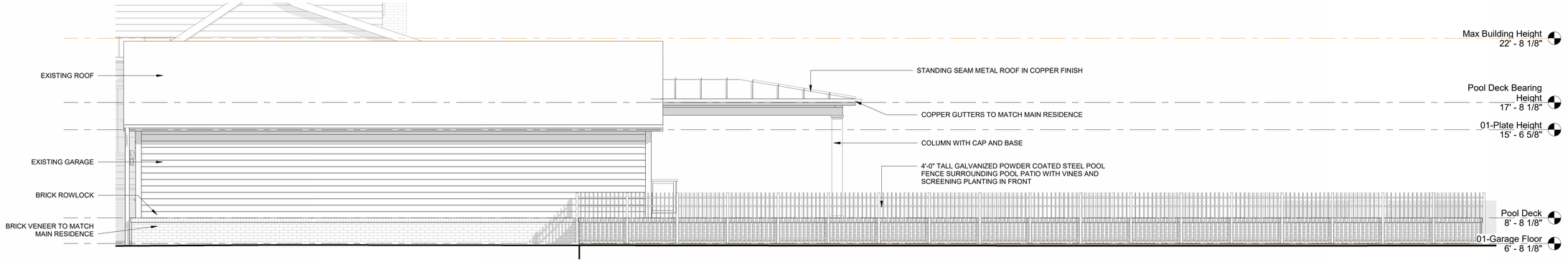
Garage Roof Plan

Project number	26-004
Sheet Issue Date	07/13/26
Print Date	8/18/2026 6:58:50 AM

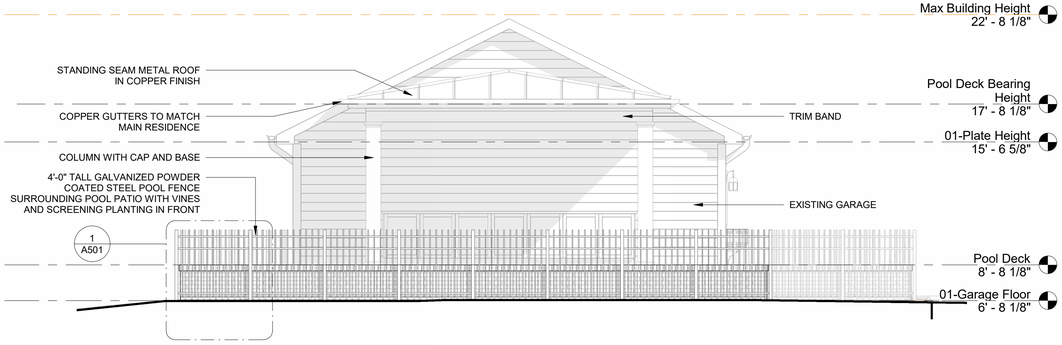
A102

Scale 1/4" = 1'-0"

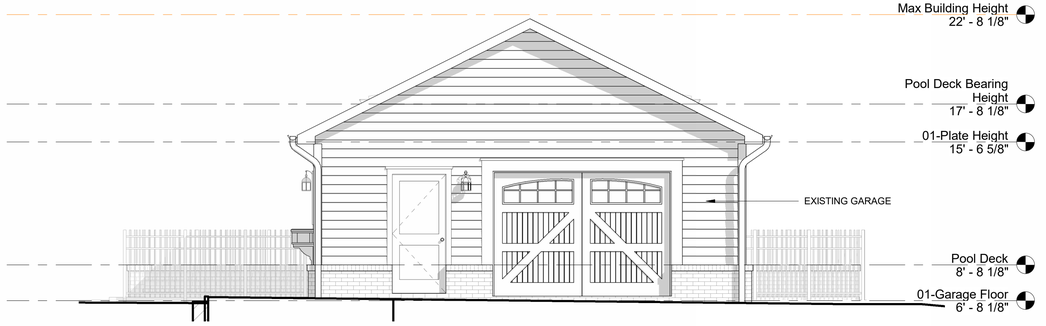
8/18/2026 6:58:50 AM



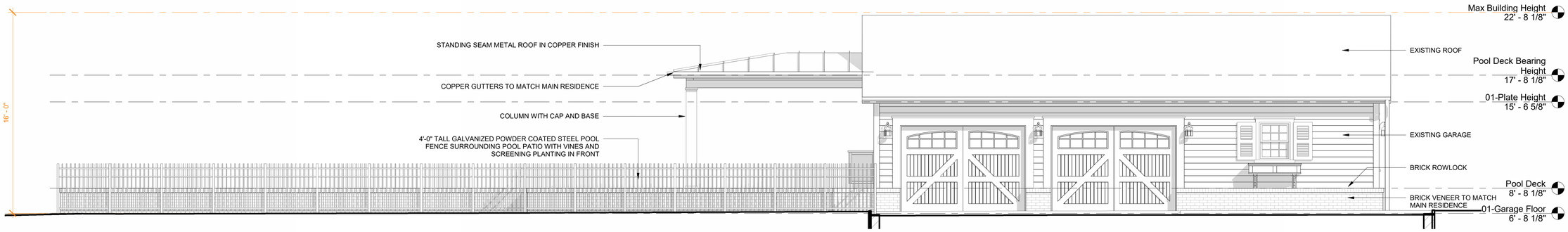
4 Rear
1/4" = 1'-0"



3 Left
1/4" = 1'-0"



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



1 Front
1/4" = 1'-0"

filter DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Architect Seal

Ryan Edwards
Registered Architect
13335
North Carolina
FOR PERMIT REVIEW ONLY

Firm Seal

Filter Design Studio, P.L.L.C.
Registered Architecture Company
53625
North Carolina

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed pool and Terrace

105 Front Street

Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date

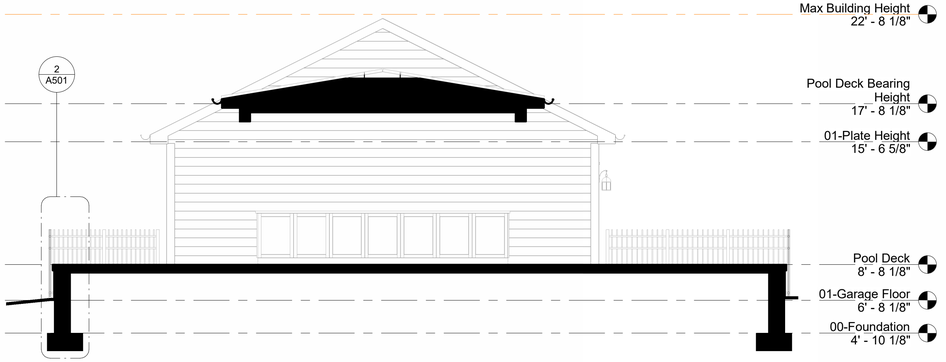
Exterior Elevations

Project number	26-004
Sheet Issue Date	07/13/26
Print Date	8/18/2026 6:58:54 AM

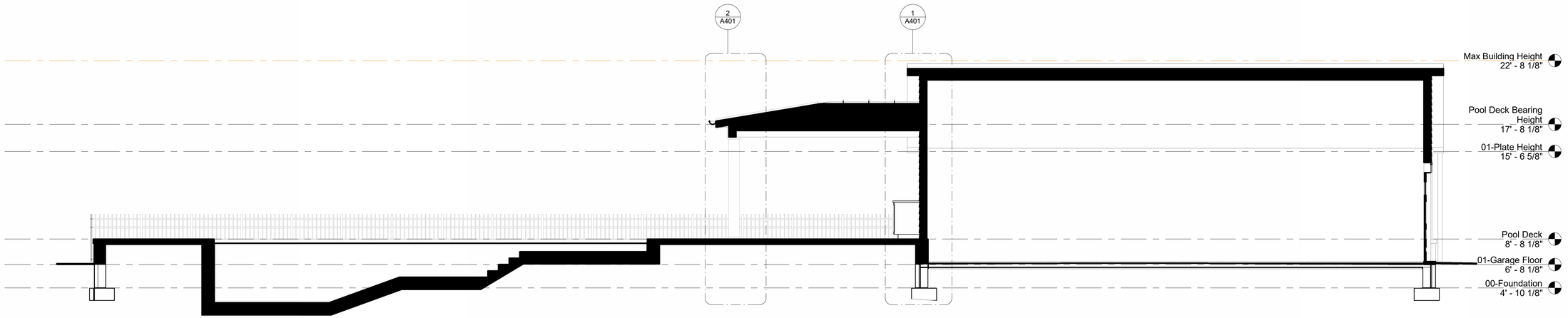
A201

Scale 1/4" = 1'-0"

8/18/2026 6:58:54 AM



3 Building Section - Covered Pool Deck
1/4" = 1'-0"



2 Building Section - Garage
1/4" = 1'-0"

filter DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Architect Seal

Ryan Edwards
Registered Architect
13335
North Carolina
FOR PERMIT REVIEW ONLY

Firm Seal

Filter Design Studio, P.L.L.C.
Registered Architecture Company
53625
North Carolina

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed pool and Terrace

105 Front Street

Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date

Building Sections

Project number	26-004
Sheet Issue Date	07/13/26
Print Date	8/18/2026 6:58:55 AM
A301	
Scale	1/4" = 1'-0"

8/18/2026 6:58:55 AM

filter
DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

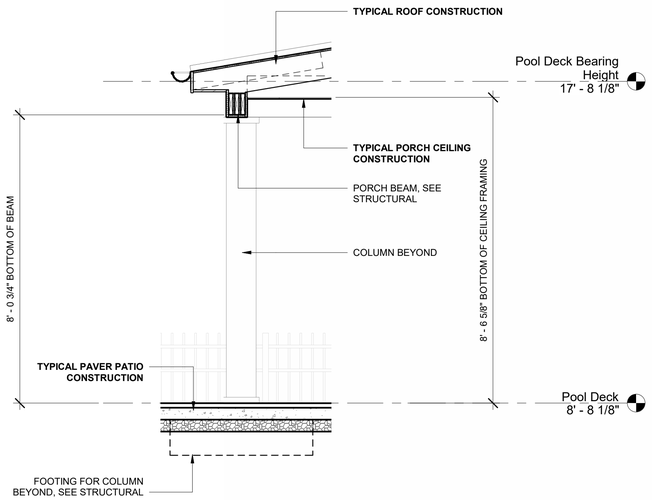
Proposed pool and Terrace

105 Front Street

Beaufort, North Carolina

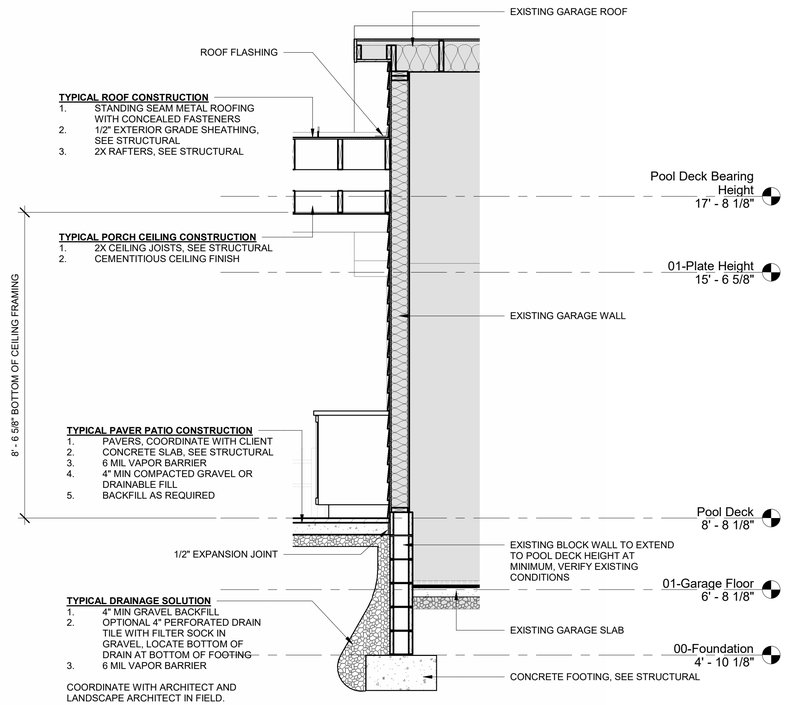
All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date



2 Wall Section - Porch Beam

1/2" = 1'-0"



1 Wall Section - Connection to Garage

1/2" = 1'-0"

Wall Sections

Project number	26-004
Sheet Issue Date	07/13/26
Print Date	8/18/2026 6:58:57 AM

A401

Scale 1/2" = 1'-0"

8/18/2026 6:58:57 AM

filter
DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed pool and Terrace

105 Front Street

Beaufort, North Carolina

All drawing and designs are protected by commonlaw copyright and exclusively belong to Filter Design Studio, P.L.L.C. All use, printing, construction and modifications require express permission

No.	Description	Date

2 Pool Fence - Section
1" = 1'-0"

1 Pool Fence - Elevation
1" = 1'-0"

Pool Fence Details

Project number	26-004
Sheet Issue Date	07/13/26
Print Date	8/18/2026 6:58:58 AM

A501

Scale 1" = 1'-0"

8/18/2026 6:58:58 AM

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, September 1, 2026 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business

SUBJECT: Case # 26-26 326 Front Street – Addition to Extended Deck and Dock

BRIEF SUMMARY:

John Stephens has submitted a COA application to have a longer gangway and floating dock installed on the soundside of Moonrakers Restaurant.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

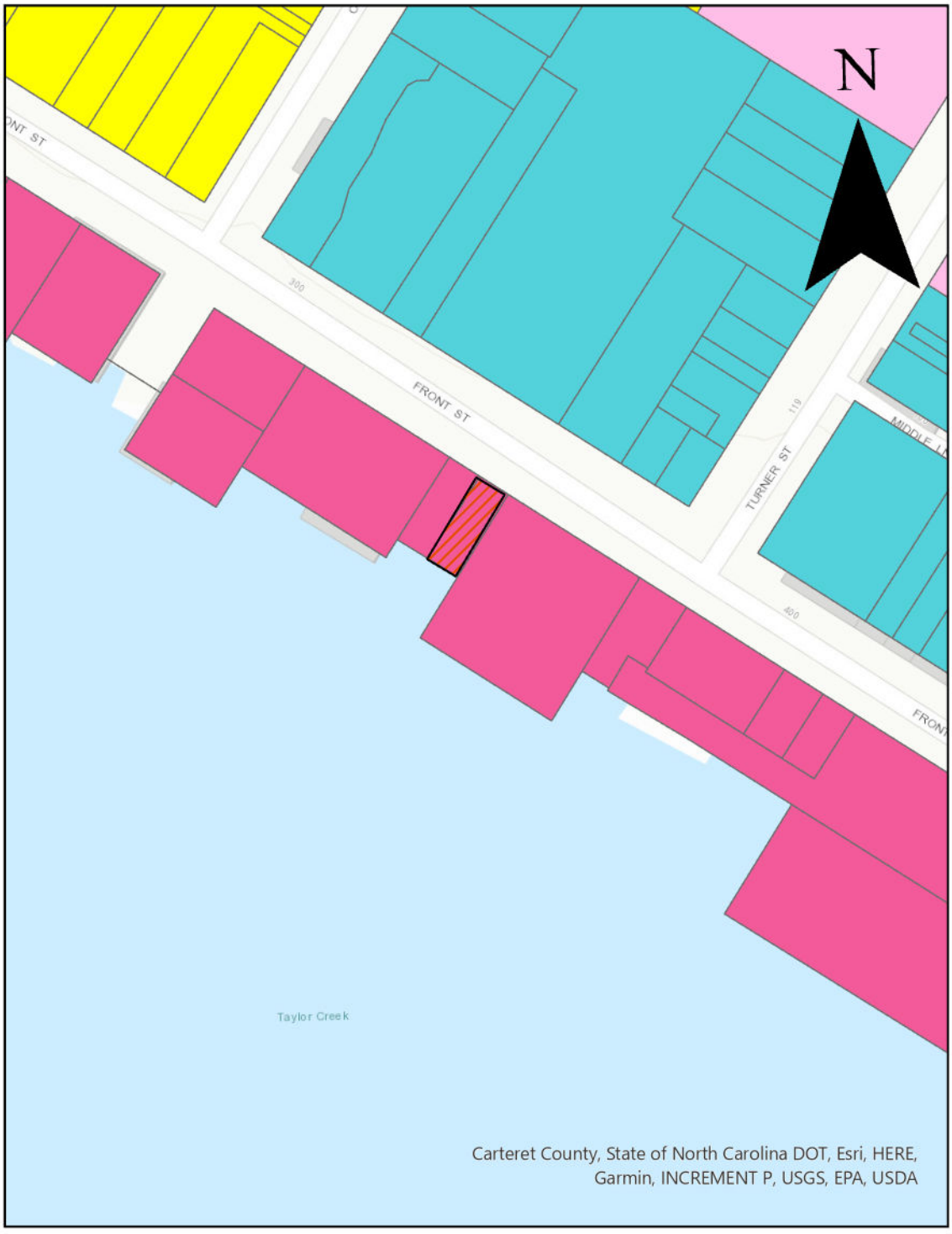
SUBMITTED BY:

Charles Rocci

BUDGET AMENDMENT REQUIRED:

N/A

Case #26-26
326 Front Street
Certificate of Appropriateness



BHPC STAFF REPORT

To: BHPC Members

From: Charles Rocci

Date: September 1, 2026

Case No. Case # 26-26 326 Front Street – New Addition to Extended Deck and Dock at Moonrakers

---

Request: Extend gangway and install floating dock to allow for transient boat access at the Moonrakers Restaurant.

Applicant:
Taylor's Creek Group LLC
1107 Ann Street
Beaufort NC 28516

Property Information:

Owners: John Stephens
Location: 326 Front Street Beaufort NC
PIN#: 730617100154000

Project Information:

The applicant is proposing to extend the existing gangways and floating docks to their previous location prior to Hurricane Arthur in 2014. Currently, the proposed transient boat access and staging area is vacant. The proposed addition will be ADA compliant during all tide heights. The project has an approved CAMA General Permit and authorization from the United States Army Corps of Engineers (USACE).

Proposed work:
See Attached Application & Narrative

Material:
See Attached Description and Photos

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 non-historic features that extend above the deck floor line, unless required by law for safety reasons. Avoid lighting fixtures that are too prominent or that are not utilitarian and functional in appearance.

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

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: Taylor's Creek Group, LLC

Applicant Address: 1107 Ann Street Beaufort, NC 28516

Business Phone: 919-961-5456 Email/Cell: see below

Property Owner Name: John Stephens jstephens @moonrakersbeaufort.com

Address of Property: 326 Front Street Beaufort, NC 28516

Phone Number: 919-961-5456 Email/Cell: same

PROJECT INFORMATION

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

TRANSIENT ACCESS & STAGING AREA W/ DOCKING

Estimated Cost of Project: $ 90,000 Year House Built: _____

Applicant Signature

08/04/2026
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: _____ 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.

Taylor's Creek Group, LLC
326 Front Street
Beaufort, NC

Project Description

Transient Access and Staging Area with Docking Plan

The Moonrakers Restaurant Transient Access and Staging Area with Docking plan will be located on the Beaufort waterfront, between the NC Maritime Museum's WaterCraft Center and Finz restaurant. This area is currently vacant of pier or dock but will encompass the exact footprint of the previous structures located here before hurricane Arthur in 2014.

Other commercial and residential structures in this area exhibit a variety of sizes, forms and materials. The new structure will begin with a short pier adjacent to the existing deck at its southeast corner. Designed to tear away if necessary, it will have a short gangway for ADA access from the existing structure to the new and then a longer gangway to the deck and dock structure. This design feature, although not required is in order to accomplish all ADA guidelines during all tide heights.
Outer most piles along the Army Core of Engineer set back line will be of steel for strength. All others will be of the typical solid wood pile type and capped in white. A composite decking will be used that has become popular in Beaufort's and the State's newer waterfront structures. It will be attached to wooden framing and not aluminum. There are no painted structures planned at this time. Treated lumber, aluminum gangways and a few steel piles make up the majority of the materials list. Any fencing or gates will be of marine grade aluminum and stainless cable style.

ADJACENT PROPERTY OWNERS:

NC Maritime Museum WaterCraft Center
315 Front Street
Beaufort, NC 28516
252-728-71638

Finz Grill & Eatery
330 Front Street
Beaufort, NC 28516
252-728-7453

Design Guidelines for the Beaufort Historic District & Landmarks

Guidelines: Docks, Piers, and Boardwalks

The docks, piers, and boardwalks of Beaufort's waterfront are symbols of the town's historic relationship to the water. Throughout Beaufort's history, the water has been a source of the town's livelihood and pleasure, influencing ultimately the character of its architecture and waterfront. The water's edge, in particular, has always been the focus of activity and the many docks and piers that have fingered into the harbor have served as a backdrop to the town's many notable historic buildings. Traditional docks and piers were built of simple post-and-lintel construction, using wood pilings, cross-members, and decking. The vulnerable location of these features during frequent coastal storms made them an ever- changing component of the townscape. The ongoing construction of docks, piers, and boardwalks thus continues the long tradition of man's interaction with the water—maintaining the strong link between the people of Beaufort and the sea.

The impact of new docks and other water-related structures in the historic district can be positive, provided such features are sited and detailed to be compatible with the character of the district. New docks should continue the tradition of simple, functional, utilitarian design. It is not appropriate for new docks and piers to incorporate built-in elements such as benches or roofed structures such as pavilions, gazebos, screened rooms, or other structures that extend above the floor level and interfere with the public view and enjoyment of waterfront vistas.

IMPORTANT: All applicants for new docks, piers, or boardwalks (or for substantial repairs to existing docks) should consult with the local CAMA office to determine if a CAMA permit is also required for such work. The Town of Beaufort and the HPC encourage all applicants for docks and piers to consult with CAMA and any other applicable federal, state, and local agencies prior to submitting their COA application. This is necessary as other governmental requirements will influence the design of these waterfront structures and the HPC's decision. The Commission may choose to delay consideration of an application to consult with such agencies and with the North Carolina Historic Preservation Office.

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 non-historic features that extend above the deck floor line, unless required by law for safety reasons. Avoid lighting fixtures that are too prominent or that are not utilitarian and functional in appearance.

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

The Taylor's Creek Group, LLC team wishes to continue the strong link between the people of Beaufort and it's visitors to the sea. Our design feature presents a gathering and staging area that puts the public within nearly a foot of the water with any given tide. The impact its water level view provides will be rememberable and in contrast with the access to the elevated views from the Sky Deck above at Moonrakers. Two primary guidelines have been followed in its design.

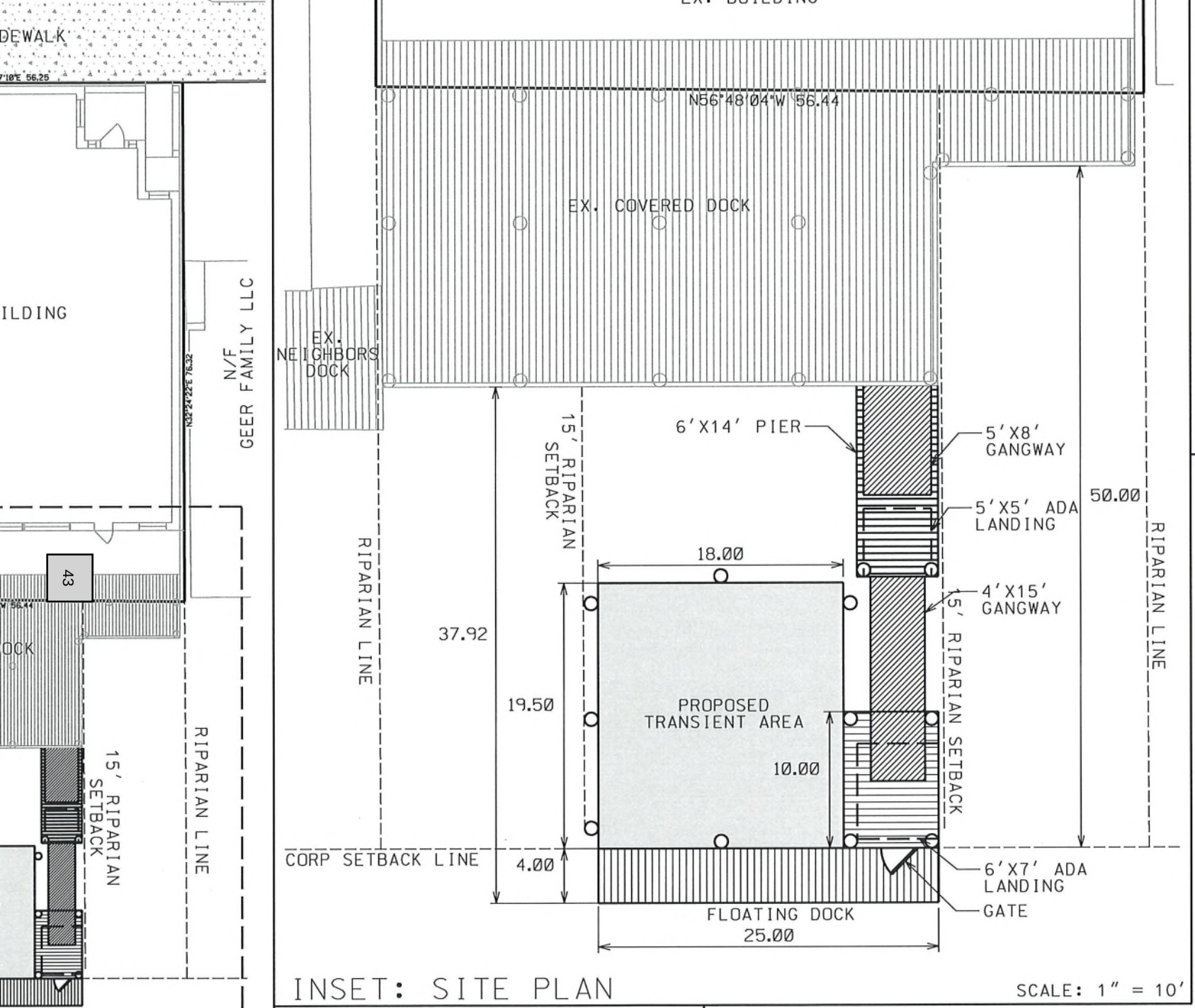
Guideline 8.7.1 *Use a design that is simple, functional, and utilitarian. Traditional docks were built of post- and-lintel construction, using wood pilings, cross-members, and decking. Avoid the use of railings or other non-historic features that extend above the deck floor line, unless required by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

Our design is simple, it is ADA compliant with the exception of the low end of "King Tides" and compatible with the character of the district. It will have full access to the public during operational hours of the Moonrakers Restaurant.

We will be using wood pilings and those of steel on the outer perimeter parallel to the channel. Steel pilings are in the design for strength to help weathering the storms common to the Beaufort waterfront. Both are typical to the Beaufort Docks area. The framing will be of marine grade treated lumber using galvanized fasteners. This is a transient and gathering area for all ages as well as having handicap accessibility generating the necessity of fencing along the perimeter. A safety feature to help keep persons out of the water. Fence design is both nautical and constructed to minimize being seen. Materials in the fence are stainless steel cable with marine grade aluminum rail and post. This style matches the fencing materials used on the current Sky Deck. There isn't any lighting in the design other than down lights on some of the fence post to help designate the structures perimeters. A built in safety feature for night time visits.

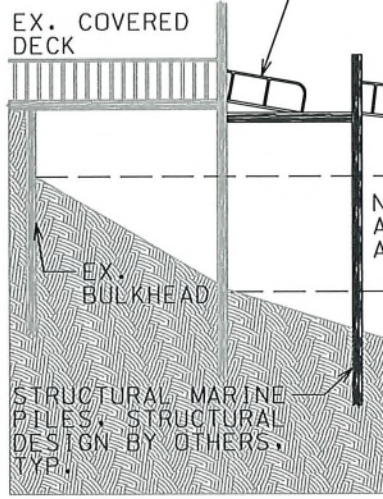
Guideline 8.7.2. *Built in features such as pavilions, gazebos, screened rooms or other types of roofed structures such as boat sheds are not appropriate.*

None of the features described in guideline 8.7.2 are proposed or planned.



INSET: SITE PLAN

SCALE: 1" = 10'



SECTION VIEW

ALLOWABLE SHADED IMPACT
8SF/LF OF SHORELINE 8SF X 56.44LF = 451.52 SF FLOATING DOCK EXCLUDING 6' PIER 4' X 25' = 100 SF TRANSIENT AREA EXCLUDING 6' PIER 19.5' X 18' = 351 SF TOTAL SHADING IMPACT

PROPOSED TRANSIENT A
STAGING AREA WITH DO

2.

BEAUFORT TOWNSHIP

0 40

Permit Class
MODIFICATION/MAJOR

Permit Numbe 2.
44-19

STATE OF NORTH CAROLINA
Department of Environmental Quality
and
Coastal Resources Commission

Permit

for

__X__ Major Development in an Area of Environmental Concern pursuant to NCGS 113A-118

____ Excavation and/or filling pursuant to NCGS 113-229

Issued to **Taylors Creek Group LLC., 709 Parkridge Dr., Clayton, NC 27527**

Authorizing development in Carteret County adj to Taylors Creek, at 326 Front Street, in Beaufort, as requested in the permittee's application submitted electronically (PA-1219) on 10/26/23 including attached workplan drawings (2), Moonrakers dtd 10/26/23 and 2018 Aerial dtd 10/11/23.

This permit, issued on **February 7, 2024**, is subject to compliance with the application (where consistent with the permit), all applicable regulations, special conditions and notes set forth below. Any violation of these terms may be subject to civil or criminal penalties; or may cause the permit to be null and void.

Docking Facility Reconfiguration

1) This permit authorizes only the docks, piers, and other structures and uses located in or over the water that are expressly and specifically set forth in the permit application. No other structure, whether floating or stationary, shall become a permanent part of this marina without permit modification. No non-water dependent uses of structures shall be conducted on, in or over Public Trust waters without permit modification.

2) No permanent portion of the docking facility shall extend waterward into the U.S. Army Corps of Engineers channel setback. The floating structure authorized within the U.S. Army Corps of Engineers channel setback shall be removable per U.S. Army Corps of Engineers specifications.

(See attached sheets for additional conditions)

This permit action may be appealed by the permittee or other qualified persons within twenty (20) days of the issuing date.

This permit must be accessible on-site to Department personnel when the project is inspected for compliance.

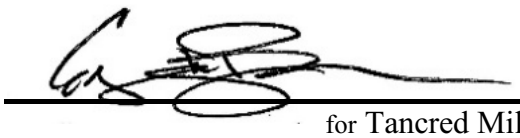
Any maintenance work or project modification not covered hereunder requires further Division approval.

All work must cease when the permit expires on

February 7, 2029

In issuing this permit, the State of North Carolina agrees that your project is consistent with the North Carolina Coastal Management Program.

Signed by the authority of the Secretary of DEQ and the Chair of the Coastal Resources Commission.



for Tancred Miller, Director
Division of Coastal Management

This permit and its conditions are hereby accepted.

Signature of Permittee

ADDITIONAL CONDITIONS

3) This permit authorizes a maximum of three (3) formalized boat slips. [07J .0202(c)]

4) The pier and associated structures shall have a minimum setback distance of 15 feet between any parts of the structure and the adjacent property owner's area of riparian access. [07H .0208(b)(6)(I)]

5) This permit does not authorize the interference with any existing or proposed Federal project, and the permittee shall not be entitled to compensation for damage to the authorized structure or work, or injury which may be caused from existing or future operations undertaken by the United States in the public interest. [G.S. 113-229(a)]

As-Built Survey

6) An as-built survey shall be performed on the docking facility and show the U.S. Army Corps of Engineers setback and associated delineations, and copies of the survey provided to the U.S. Army Corps of Engineers and Division of Coastal Management, within 30 days of completion of construction of these portions of the project. [G.S. 113A-120(b)]

General

7) All mechanized equipment will be regularly inspected and maintained to prevent contamination of waters and wetlands from fuels, lubricants, hydraulic fluids, or other toxic materials. In the event of a spill of petroleum products or any other hazardous waste, the permittee shall immediately report it to the National Response Center at (800) 424-8802 and provisions of the North Carolina Oil Pollution and Hazardous Substances Control Act will be followed. [07H.0208(a)(2)(B)]

8) This permit shall not be assigned, transferred, sold, or otherwise disposed of to a third party without the written approval of the Division of Coastal Management. [07K.0406(b)]

9) The permittee and/or their contractor shall meet with a representative of the Division prior to project initiation. [07J.0209(a)]

10) All construction debris associated with the removal or construction of the permitted docking facilities shall be contained within the authorized project area and disposed of in an approved upland location. [07J.0209(a) & G.S.113A-120(b)]

NOTE: This Major Modification shall be attached to the original Permit No. 137-11, which was issued on 11/17/11, as well as all subsequent renewals, refinements, and modifications, and copies of all documents must be readily available on site when Division personnel inspect the project for compliance.

11) All conditions and stipulations of the active permit remain in force, under this Major Modification, unless specifically altered herein. [07J .0209(a)]

NOTE: This permit does not eliminate the need to obtain any additional state, federal or local permits, approvals or authorizations that may be required, including but not limited to any Certificate of Appropriateness from the Beaufort Historic Preservation Commission.

ADDITIONAL CONDITIONS

NOTE: The N.C. Division of Water Resources has authorized the proposed project under General Water Quality Certification No. 4497 (DWR Project No. 2023-1523).

NOTE: The U.S. Army Corps of Engineers authorized the project by way of Regional General Permit 197800056 (Action ID SAW-2019-00593).

NOTE: An application processing fee of $400 was received by DCM for this project.

DEPARTMENT OF THE ARMY
WILMINGTON DISTRICT, CORPS OF ENGINEERS
69 DARLINGTON AVENUE
WILMINGTON, NORTH CAROLINA 28403-1343

January 3, 2024

Regulatory Division

Action ID No. SAW-2019-00593 General Permit No. 197800056

John Stephens
709 Parkridge Drive
Clayton, NC 27527
jstephens@moonrakers.com

Dear Mr. Stephens:

Through coordination with the North Carolina Division of Coastal Management we have learned of your request to expand/modify an existing docking facility, by adding a 3 slip L-shaped floating docking facility (for transient boats), within waters adjacent to Taylors Creek, at 326 Front Street, in Beaufort, Carteret County, North Carolina.

On January 1, 2022, we renewed general permit No. 197800056, (copy enclosed), that authorizes the maintenance, repair, construction and installation of piers, docks, boathouses and boat shelters, mooring piles, dolphins, jetties, and breakwater structures in navigable waters of the United States in the State of North Carolina pursuant to Section 10 of the Rivers and Harbors Act of 1899. The Department of the Army (DA) permit will expire December 31, 2026.

Your work is authorized provided it is accomplished in strict accordance with your submitted plans, and the enclosed general conditions.

Please read the enclosed permit to prevent an unintentional violation of Federal law. As this Department of the Army regional general permit does not relieve you of the responsibility to obtain any other required approvals, you should contact appropriate State and local agencies before beginning work.

Thank you for your cooperation. If you have questions, please contact Liz Hair, of the Wilmington Regulatory Field Office, email: sarah.e.hair@usace.army.mil.

Sincerely,

Liz Hair

Liz Hair Project Manager
Wilmington Regulatory Field Office

Enclosure:
GP 56 conditions
Manatee Guidelines
Plans dated 10/26/2023.

Electronic Copy Furnished:
NC DCM- Gregg Bodnar/Amanda Cannon
NC DWR- Michael Meilinger
Agent- The Cullipher Group, PA

DEPARTMENT OF THE ARMY
Wilmington District, Corps of Engineers
69 Darlington Avenue
Wilmington, North Carolina 28403-1343
http://www.saw.usace.army.mil/Missions/RegulatoryPermitProgram.aspx

General Permit No. 197800056
Name of Permittee: General Public
Effective Date: January 1, 2022
Expiration Date: December 31, 2026

DEPARTMENT OF THE ARMY
REGIONAL GENERAL PERMIT (RGP)

A RGP to perform work in or affecting navigable waters of the U.S. and waters of the U.S., upon recommendation of the Chief of Engineers, pursuant to Section 10 of the Rivers and Harbors Act of March 3, 1899 (33 U.S.C. 403), and Section 404 of the Clean Water Act (33 U.S.C. 1344), is hereby modified and renewed by authority of the Secretary of the Army by

District Engineer
U.S. Army Engineer District, Wilmington
Corps of Engineers
69 Darlington Avenue
Wilmington, North Carolina 28403-1343

TO MAINTAIN, REPAIR, CONSTRUCT AND INSTALL PIERS, DOCKS, BOATHOUSES AND BOAT SHELTERS, PILINGS, MOORING BOUYS, DOLPHINS, JETTIES, GROINS, AND BREAKWATER STRUCTURES IN NAVIGABLE WATERS OF THE U.S. IN THE STATE OF NORTH CAROLINA.

Projects must be constructed in conformance with the following standards in order to be authorized by this RGP.

1. All piers, docks, boathouses, and boat shelters will be pile-supported or floating structures.

2. Pilings, dolphins, jetties, and breakwater structures may be constructed of wood, metal, or pre-cast concrete. Groins may be constructed of wood, pre-cast concrete, or rock riprap.

3. Breakwater structures will be designed to provide for adequate water circulation landward of the structures.

This RGP does not authorize dredging or excavation, or the discharge of dredged, excavated, or fill material within waters of the U.S., except for the placement of

structures for jetty, breakwater, or groin construction. This RGP does not authorize any work on Atlantic Ocean beaches.

The following definitions will be used for purposes of this RGP:

a. Mean high water mark (MHWM): The line on the shore, in tidal water, reached by the plane of the mean (average) high water. The precise determination of the actual location of the line can be established by survey with the reference to the available tidal datum, preferably averaged over a period of 18.6 years. A less precise method, such as observation of the apparent shoreline, which is determined by reference to physical markings, lines of vegetation, may be used for the purpose of this permit.

b. Ordinary High Water Mark (OHWM): The line on the shore, in non-tidal waters, established by the fluctuations of water indicated by physical characteristics such as clear, natural line impressed on the bank; shelving changes in the soil; destruction of terrestrial vegetation; the presence of litter and debris; or other appropriate means that consider the characteristics of the surrounding areas.

Special Conditions

a. Authorized structures located on or adjacent to Federally authorized waterways will be constructed in accordance with the latest setback criteria established by the Wilmington District Engineer. You may review the setback policy at http://www.saw.usace.army.mil/Missions/Navigation/Setbacks.aspx. This RGP does not authorize the construction of hardened or permanently fixed structures within the Federally Authorized Channel Setback, unless the activity is approved by the Corps. The Permittee must submit the information described in General Condition "y" and obtain approval from the Corps prior to the construction of any structures within the Federally Authorized Channel Setback.

b. Floating structures installed within the Federally Authorized Channel Setback must be designed to be removable. No utilities or infrastructure shall be permanently fixed/attached to floating structures located within the Federally Authorized Channel Setback. The Permittee must submit the information described in General Condition "y" and obtain approval from the Wilmington District Corps of Engineers (Corps) prior to the construction of any structures within the Federally Authorized Channel Setback.

c. This RGP does not authorize construction across or into any natural or manmade channel or waterbody in any manner that may adversely affect navigation by the general public.

d. Piers, docks, boathouses, boat shelters and piles authorized by this RGP may be extended or be located up to 400 feet waterward of the Mean High Water Mark (MHWM) elevation contour (tidal areas), or the Ordinary High Water Mark (OHWM) elevation contour (non-tidal areas), or one-third (1/3) the width of a waterbody,

whichever is closer to the shoreline, except as otherwise governed by the presence of a Federally maintained channel.

e. The width of any pier will not exceed six (6) feet, unless the Corps determines, in writing, that a greater width is necessary for safe use, to improve public access, or to support a water dependent use that cannot otherwise occur.

f. The total square footage of shaded impact for docks and mooring facilities (excluding the pier) allowed shall be 8 square feet per linear foot of shoreline with a maximum of 800 square feet. In calculating the shaded impact, uncovered open water slips shall not be counted in the total. The maximum size of any individual component of the docking facility (excluding the pier) authorized by this RGP shall not exceed 400 square feet unless the Corps determines, in writing, that a greater width is necessary for safe use, to improve public access, or to support a water dependent use that cannot otherwise occur.

g. Boathouses and boat shelters will not be enclosed and will not exceed 400 square feet. Boatlifts will be open and will not exceed 400 square feet.

h. Boathouses, boatlifts, boat shelters and will not be constructed over Federally jurisdictional wetlands.

i. Docks and piers extending over wetlands will be elevated sufficiently (minimum of 3 feet) above the wetland substrate to prevent total shading of vegetation, substrate, or other elements of the aquatic environment.

j. Groins, jetties, or breakwater structures shall not be constructed in wetlands, seagrasses, and other submerged aquatic vegetation.

k. Piers and docking facilities located over submerged aquatic vegetation may be constructed without prior consultation from the National Marine Fisheries Service if the following two conditions are met:

1) Water depth at the docking facility location is equal to or greater than two feet at mean low water level: and

2) The pier and docking facility are located to minimize the area of submerged aquatic vegetation under the structure.

l. Floating piers and docking facilities located over submerged aquatic vegetation shall be allowed if the water depth between the bottom of the proposed structure and the substrate is at least 18 inches at mean low water level.

m. Jetties will not extend farther than 100 feet waterward of the MHWM (tidal areas), or the OHWM elevation contours.

n. This RGP does not authorize the installation of fueling facilities on authorized structures.

o. Riprap groins shall not exceed a base width of 10 feet.

p. Riprap groins must be constructed of clean rock or masonry material and be of sufficient size to prevent displacement by wave or current action.

q. No groin shall extend more than 25 feet waterward of the mean high water or normal water level elevation contour.

r. Groins and jetties shall not be located within primary nursery areas.

s. No jetty shall be constructed during the period between April 1 and September 30 unless the activity is approved by NCDMF and the NMFS.

t. Floating structures will be supported by material that will not become waterlogged or sink when punctured, will be installed to provide for fluctuations in water elevation, will be designed so that the structure will not rest on the bottom of the waterbody at any time, and will be secured in such manner as to not break away.

u. Breakwater structures will be no longer than 500 feet. They will have a minimum of one-inch openings between standard width (6 to 12-inch) sheathing boards and at least one, five-foot wide opening for each 100 linear feet of structure.

v. Breakwater structures may not be constructed so as to prohibit access to estuarine waters or public trust areas.

w. It is possible that the authorized structure may be damaged by wave wash from passing vessels. The issuance of this permit does not relieve the Permittee from taking all proper steps to ensure the integrity of the permitted structure and the safety of moored boats. The Permittee will not hold the US liable for any such damage.

x. This RGP does not authorize habitable structures or any structure or associated facility for non-water related use.

y. Structures and their attendant utilities, authorized by this RGP, located on lands subject to an easement in favor of the US for the operation, maintenance, improvement, and enlargement of the Atlantic Intracoastal Waterway (AIWW), will be removed at the expense of the Permittee, in the event that, in the judgment of the U.S. Army Corps of Engineers acting on behalf of the US, the lands are needed at any time for any purpose within the scope of the easement. Permanent buildings will not be constructed within the easement.

z. This RGP does not apply to structures within existing or proposed marinas as defined by North Carolina Administrative Code, Title 15, Subchapter 7H.0208(b)(5).

aa. Should all or part of a proposed development activity be located in an Area of Environmental Concern (AEC) as designated by the North Carolina Coastal Resources Commission, a Coastal Area Management Act (CAMA) permit is required from the North Carolina Division of Coastal Management before the onset of the proposed activity. Should a Federal activity within any of North Carolina's twenty coastal counties or which could affect a coastal use or resource in any of North Carolina's twenty coastal counties be proposed by a Federal agency, a consistency determination pursuant to Subpart "C" of 15 CFR 930 must be prepared and submitted by that Federal agency to the North Carolina Division of Coastal Management before the onset of the proposed activity.

General Conditions.

a. Except as authorized by this RGP or any Corps approved modification to this RGP, no excavation, fill or mechanized land-clearing activities shall take place within waters or wetlands, at any time in the construction or maintenance of this project. This permit does not authorize temporary placement or double handling of excavated or fill material within waters or wetlands outside the permitted area. This prohibition applies to all borrow and fill activities connected with this project.

b. Authorization under this RGP does not obviate the need to obtain other federal, state, or local authorizations.

c. All work authorized by this RGP must comply with the terms and conditions of the applicable Clean Water Act Section 401 Water Quality Certification for this RGP issued by the North Carolina Division of Water Resources.

d. The Permittee shall employ all sedimentation and erosion control measures necessary to prevent an increase in sedimentation or turbidity within waters and wetlands outside the permit area. This shall include, but is not limited to, the immediate installation of silt fencing or similar appropriate devices around all areas subject to soil disturbance or the movement of earthen fill, and the immediate stabilization of all disturbed areas. Additionally, the project must remain in full compliance with all aspects of the Sedimentation Pollution Control Act of 1973 (North Carolina General Statutes Chapter 113A Article 4).

e. The activities authorized by this RGP must not interfere with the public's right to free navigation on all navigable waters of the U.S. No attempt will be made by the Permittee to prevent the full and free use by the public of all navigable waters at or adjacent to the authorized work for a reason other than safety.

f. The Permittee understands and agrees that, if future operations by the US require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his/her authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the

navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the US. No claim shall be made against the US on account of any such removal or alteration.

g. The Permittee, upon receipt of a notice of revocation of the permit for the verified individual activity, may apply for an individual permit, or will, without expense to the US and in such time and manner as the Secretary of the Army or his/her authorized representative may direct, restore the affected water of the US to its former conditions.

h. This RGP does not authorize any activity that would conflict with a federal project's congressionally authorized purposes, established limitations or restrictions, or limit an agency's ability to conduct necessary operation and maintenance functions. Per Section 14 of the Rivers and Harbors Act of 1899, as amended (33 U.S.C. 408), no project that has the potential to take possession of or make use of for any purpose, or build upon, alter, deface, destroy, move, injure, or obstruct a federally constructed work or project, including, but not limited to, levees, dams, jetties, navigation channels, borrow areas, dredged material disposal sites, flood control projects, etc., shall be permitted unless the project has been reviewed and approved by the appropriate Corps approval authority. The Permittee must submit the information described in General Condition "y" and obtain approval from the Wilmington District Engineer prior to the initiation of any activity that has the potential to modify or conflict with a federally authorized project.

i. The Permittee shall obtain a Consent to Cross Government Easement from the Wilmington District's Land Use Coordinator prior to any crossing of the Corps easement and/or prior to commencing construction of any structures, authorized dredging or other work within the right-of-way of, or in proximity to, a federally designated disposal area. The Land Use Coordinator may be contacted at: CESAW-OP-N, 69 Darlington Avenue, Wilmington, North Carolina 28403-1343, email: SAWWeb-NAV@usace.army.mil.

j. The Permittee will allow the Wilmington District Engineer or his/her representative to inspect the authorized activity at any time deemed necessary to assure that the activity is being performed or maintained in strict accordance with the Special and General Conditions of this permit.

k. This RGP does not grant any property rights or exclusive privileges.

l. This RGP does not authorize any injury to the property or rights of others.

m. This RGP does not authorize the interference with any existing or proposed federal project.

n. In issuing this RGP, the Federal Government does not assume any liability for the following:

(1) Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

(2) Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the US in the public interest.

(3) Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this RGP.

(4) Design or construction deficiencies associated with the permitted work

(5) Damage claims associated with any future modification, suspension, or revocation of this RGP.

o. Authorization provided by this RGP may be modified, suspended, or revoked in whole or in part if the Wilmington District Engineer, acting for the Secretary of the Army, determines that such action would be in the best public interest. The term of this RGP shall be five (5) years unless subject to modification, suspension, or revocation. Any modification, suspension or revocation of this authorization will not be the basis for any claim for damages against the US Government.

p. No activity may occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, unless the appropriate Federal agency with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic designation or study status. Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency responsible for the designated Wild and Scenic River or "study river" (e.g., National Park Service, U.S. Forest Service, etc.)

q. This RGP does not authorize any activity within, or directly affecting, a marine sanctuary established by the Secretary of Commerce under authority of Section 302 of the Marine Protection, Research and Sanctuaries Act of 1972, unless the Permittee provides the Corps with a certification from the Secretary of Commerce that the proposed activity is consistent with the purposes of Title III of the Marine Protection, Research and Sanctuaries Act. Information on marine sanctuaries may be obtained at http://sanctuaries.noaa.gov/#MN. Permittees may not begin work until they provide the Corps with a written certification from the Department of Commerce.

r. In cases where the Wilmington District Engineer determines that the activity may affect properties listed, or eligible for listing, in the National Register of Historic Places and its codified regulations, the National Historic Preservation Amendment Acts of 1980 and 1992, the Abandoned Shipwreck Act of 1987 and the Native American Graves Protection and Repatriation Act, the activity is not authorized, until the requirements of Section 106 of the National Historic Preservation Act (NHPA) have been satisfied. Permittees must submit the information described in General Condition "y" to the Corps if any properties subject

to the above criteria may be affected by the proposed project. The Permittee may not begin work until notified by the Corps that the requirements of the NHPA have been satisfied and that the activity is authorized.

s. If you discover any previously unknown historic, cultural or archeological remains and artifacts while accomplishing the activity authorized by this permit, you must immediately notify the Wilmington District Engineer of what you have found, and to the maximum extent practicable, avoid construction activities that may affect the remains and artifacts until the required coordination has been completed. The Wilmington District Engineer will initiate the Federal, tribal, and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

t. No activity is authorized under this RGP which is likely to directly or indirectly jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act (ESA), or which will directly or indirectly destroy or adversely modify the critical habitat of such species. No activity is authorized under any RGP which "may affect" a listed species or critical habitat, unless Section 7 consultation addressing the effects of the proposed activity has been completed*. Information on threatened and endangered species and their critical habitat can be obtained directly from the Corps field offices, the USFWS field offices or at the following web addresses: http://www.fws.gov/ or http://www.fws.gov/ipac/ or http://www.noaa.gov/fisheries.html. Permittees must submit the information described in General Condition "y" to the Corps if any listed species or designated critical habitat may be affected by the proposed project. Permittees may not begin work until notified by the Wilmington District Engineer that the requirements of the ESA have been satisfied and that the activity is authorized.

*Note - Section 7 consultation has been completed for the West Indian Manatee and if the activity may affect the manatee, the Permittee does not have to submit the information in General Condition "y" to the District Engineer as long the Permittee complies with General Condition "u". Section 7 consultation has been completed for the Northern long-eared bat and the Permittee must submit the information described in General Condition "y" to the District Engineer prior to commencing the activity if the project meets the criteria in General Condition "v".

u. In order to further protect the endangered West Indian Manatee (*Trichechus manatus)*, the Permittee must implement the USFWS' Manatee Guidelines, and strictly adhere to all requirements therein. The guidelines can be found at https://www.fws.gov/raleigh/pdfs/ManateeGuidelines2017.pdf.

v. The Wilmington District, U.S. Army Corps of Engineers (Corps) has consulted with the US Fish and Wildlife Service (Service) in regard to the threatened Northern long-eared bat (NLEB) (*Myotis septentrionalis*) and Standard Local Operating Procedures for Endangered Species (SLOPES) have been approved by the Corps and the Service. This condition concerns effects to the NLEB only and does not address effects to other federally listed species and/or to federally-designated critical habitat.

A. Procedures when the Corps is the lead federal* agency for a project:

The Permittee must comply with (1) and (2) below when:

• The project is located in the western 41 counties of North Carolina, to include non-federal aid North Carolina Department of Transportation (NCDOT) projects, OR;

• The project is located in the 59 eastern counties of North Carolina and is a non-NCDOT project.

*Generally, if a project is located on private property or on non-federal land, and the project is not being funded by a federal entity, the Corps will be the lead federal agency due to the requirement to obtain Department of the Army authorization to impact waters of the U.S. If the project is located on federal land, contact the Corps to determine the lead federal agency.

(1) A Permittee using a RGP must check to see if their project is located in the range of the NLEB by using the following website: http://www.fws.gov/midwest/endangered/mammals/nleb/pdf/WNSZone.pdf. If the project is within the range of the NLEB, or if the project includes percussive activities (e.g., blasting, pile driving, etc.), the Permittee is then required to check the appropriate website in the paragraph below to discover if their project:

• Is located in a 12-digit Hydrologic Unit Code area ("red HUC" - shown as red areas on the map), AND/OR;

• Involves percussive activities within 0.25 mile of a red HUC.

Red HUC maps - for the western 41 counties in NC (covered by the Asheville Ecological Services Field Office), check the project location against the electronic maps found at: http://www.fws.gov/asheville/htmls/project_review/NLEB_in_WNC.html. For the eastern 59 counties in NC (covered by the Raleigh Ecological Services Field Office), check the project location against the electronic maps found at: https://www.fws.gov/raleigh/NLEB_RFO.html.

(2) A Permittee must submit a pre-construction notification (PCN) to the district engineer, and receive written authorization from the district engineer, prior to commencing the activity, if the activity will involve either of the following:

• Tree clearing/removal, construction/installation of wind turbines in a red HUC, AND/OR;

• Bridge removal or maintenance, unless the bridge has been inspected and there is no evidence of bat use, (applies anywhere in the range of the

NLEB), AND/OR:

- Percussive activities in a red HUC, or within 0.25 mile of a red HUC.

The Permittee may proceed with the activity without submitting a PCN to either the Corps or the USFWS, provided the activity complies with all applicable RGP terms and general and special conditions, and if the Permittee's review under A.(1) and A.(2) above shows that the project is:

- Located outside of a red HUC (and there are no percussive activities), and the activity will NOT include bridge removal or maintenance, unless the bridge has been inspected and there is no evidence of bat use, OR;

- Located outside of a red HUC and there are percussive activities, but the percussive activities will not occur within 0.25-mile of a red HUC boundary, and the activity will NOT include bridge removal or maintenance, unless the bridge has been inspected and there is no evidence of bat use, OR;

- Located in a red HUC, but the activity will NOT include tree clearing/removal; construction/installation of wind turbines; bridge removal or maintenance, unless the bridge has been inspected and there is no evidence of bat use, and/or; any percussive activities.

B. Procedures when the Corps is not the lead federal agency:

For projects where another federal agency is the lead federal agency - if that other federal agency has completed project-specific ESA Section 7(a)(2) consultation for the NLEB, and has (1) determined that the project would not cause prohibited incidental take of the NLEB, and (2) completed coordination/consultation that is required by the Service (per the directions on the respective Service office's website), that project may proceed without notification to either the Corps or the Service, provided all RGP general and special conditions are met.

The NLEB SLOPES can be viewed on the Corps website at the following World Wide Web Page: http://www.saw.usace.army.mil/Missions/Regulatory-Permit-Program/Agency-Coordination/ESA/. Permittees who do not have internet access may contact the Corps at (910) 251- 4633.

w. The Wilmington District, USFWS, NCDOT, and the FHWA have conducted programmatic Section 7(a)(2) consultation for a number of federally listed species and habitat, and programmatic consultation concerning other federally listed species and/or habitat may occur in the future. The result of completed programmatic consultation is a Programmatic Biological Opinion (PBO) issued by the USFWS. These PBOs contain mandatory terms and conditions to implement the reasonable and prudent measures that are associated with "incidental take" of whichever species or critical habitat is covered by a specific PBO. Authorization under this RGP is conditional upon

the permittee's compliance with all the mandatory terms and conditions associated with incidental take of the applicable PBO (or PBOs), which are incorporated by reference in this RGP. Failure to comply with the terms and conditions associated with incidental take of an applicable PBO, where a take of the federally listed species occurs, would constitute an unauthorized take by the permittee, and would also constitute permittee non-compliance with the authorization under this RGP. If the terms and conditions of a specific PBO (or PBOs) apply to a project, the Corps will include this/these requirements in any RGP verification that may be issued for a project. The USFWS is the appropriate authority to determine compliance with the terms and conditions of its PBO, and with the ESA. All PBOs can be found on our website at: https://www.saw.usace.army.mil/Missions/Regulatory-Permit-Program/Agency-Coordination/ESA/

x. If the Permittee discovers or observes any live, damaged, injured or dead individual of an endangered or threatened species during construction, the Permittee shall immediately notify the Wilmington District Engineer so that required coordination can be initiated with the U.S. Fish and Wildlife Service and/or National Marine Fisheries Service.

y. For activities that require approval from the Corps prior to initiating any work, the Permittee must submit the following information to the appropriate Corps Regulatory Field Office. You may apply online at https://edocs.deq.nc.gov/Forms/Pre-Construction_Notification_Form.

1. Name, address, email and/or telephone number of the prospective Permittee.

2. Location of the proposed project, including waterbody, nearest community, and county.

3. A detailed description of the proposed project, including applicable project details such as width, height, length of structures or fills, piling span, distance from the shoreline, type of materials, location of structure(s), and the amount of proposed impact to waters and/or wetlands. The description must be sufficiently detailed to allow the Wilmington District Engineer to determine that the adverse effect of the project will be minimal and to determine the need for compensatory mitigation. Project drawings must be provided when necessary to show that the activity complies with the terms of the RGP. (Drawings usually clarify the project and when provided results in a quicker decision. Drawings must contain sufficient detail to provide an illustrative description of the proposed activity (e.g., a conceptual plan), but do not need to be detailed engineering plans).

z. Permittees are advised that development activities in or near a floodway may be subject to the National Flood Insurance Program that prohibits any development, including fill, within a floodway that results in any increase in base flood elevations.

This RGP does not authorize any activity prohibited by the National Flood Insurance Program.

aa. The Permittee must install and maintain, at his/her expense, any signal lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, on authorized facilities. For further information, the Permittee should contact Coast Guard Sector North Carolina at (910) 772-2191 or email Coast Guard Fifth District at cgd5waterways@uscg.mil.

bb. The Permittee must maintain any structure or work authorized by this permit in good condition and in conformance with the terms and conditions of this permit. The Permittee is not relieved of this requirement if the Permittee abandons the structure or work. Transfer in fee simple of the work authorized by this permit will automatically transfer this permit to the property's new owner, with all of the rights and responsibilities enumerated herein. The Permittee must inform any subsequent owner of all activities undertaken under the authority of this permit and provide the subsequent owner with a copy of the terms and conditions of this permit.

cc. At his sole discretion, any time during the processing cycle, the Wilmington District Engineer may determine that this RGP will not be applicable to a specific proposal. In such case, the procedures for processing an individual permit in accordance with 33 CFR 325 will be available.

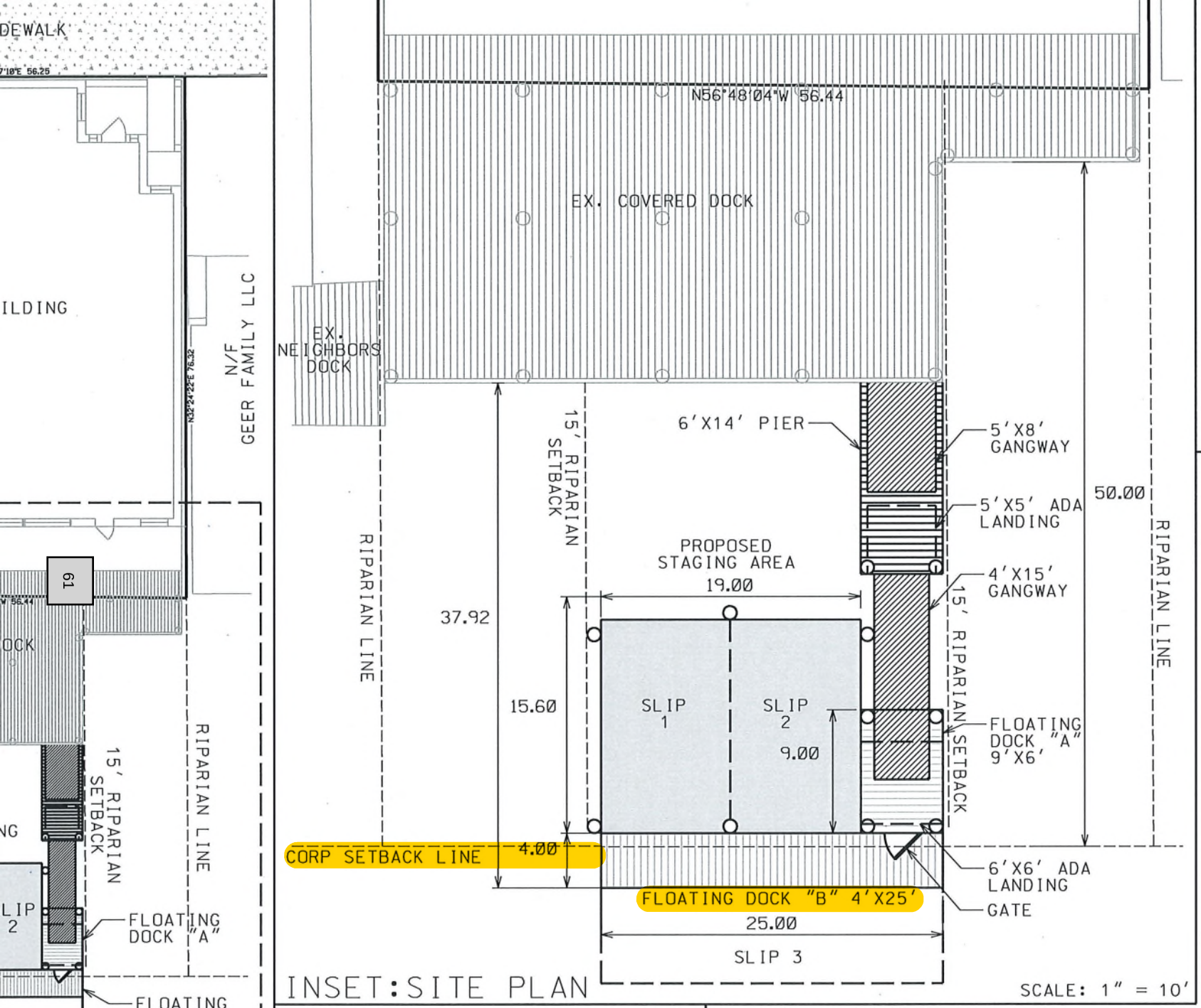
dd. Except as authorized by this RGP or any Corps approved modification to this RGP, all fill material placed in waters or wetlands shall be generated from an upland source and will be clean and free of any pollutants except in trace quantities. Metal products, organic materials (including debris from land clearing activities), or unsightly debris will not be used.

ee. Except as authorized by this RGP or any Corps approved modification to this RGP, all excavated material will be disposed of in approved upland disposal areas.

ff. Activities which have commenced (i.e., are under construction) or are under contract to commence in reliance upon this RGP will remain authorized provided the activity is completed within twelve months of the date of the RGP's expiration, modification, or revocation. Activities completed under the authorization of this RGP that were in effect at the time the activity was completed continue to be authorized by the RGP.

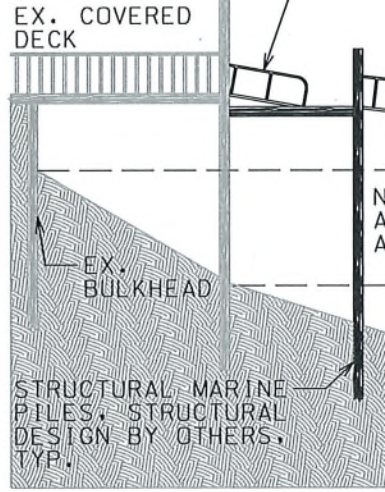
BY AUTHORITY OF THE SECRETARY OF THE ARMY:

Benjamin A. Bennett
Colonel, U.S. Army
District Commander



INSET: SITE PLAN

SCALE: 1" = 10'



SECTION VIEW

ALLOWABLE SHADED IMPACT
8SF/LF OF SHORELINE 8SF X 56.44LF = 451.52 SF FLOATING DOCK "A" 6' X 9' = 54 SF FLOATING DOCK "B" 4' X 25' = 100 SF STAGING AREA

PROPOSED TRANSIENT AC
STAGING AREA WITH DOC

BEAUFORT TOWNSHIP

NORTH CAROLINA PROFESSIONA

THE CULLIPHER



GANGWAY &
BUMPER



GANGWAY &
DECKING STYLE



PIER & GANGWAY



WOODEN FRAMING
BUMPER STYLE



CLEATS



STEEL PILES



WOODEN PILES



PILE CAPS



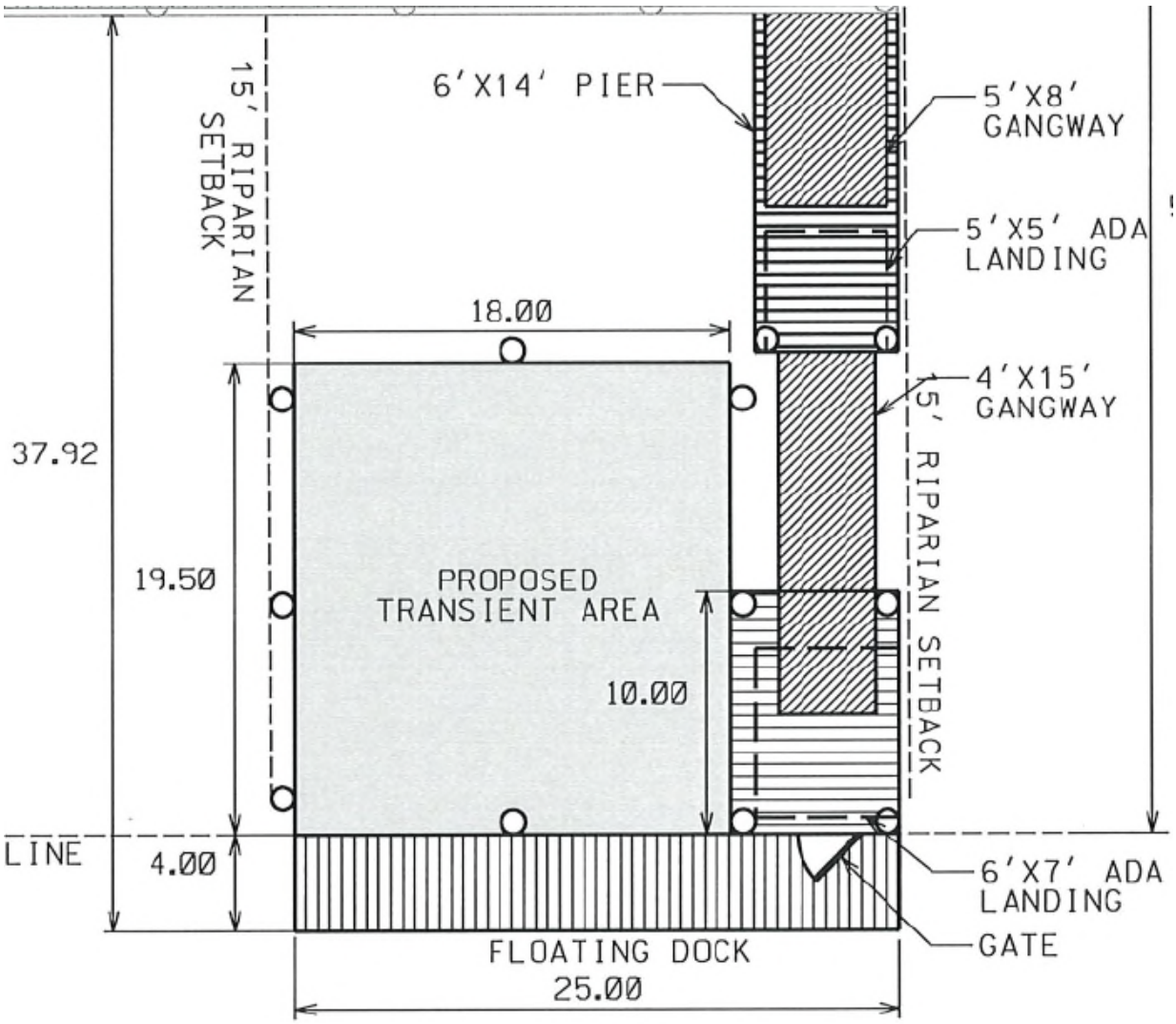
DECK SURFACE



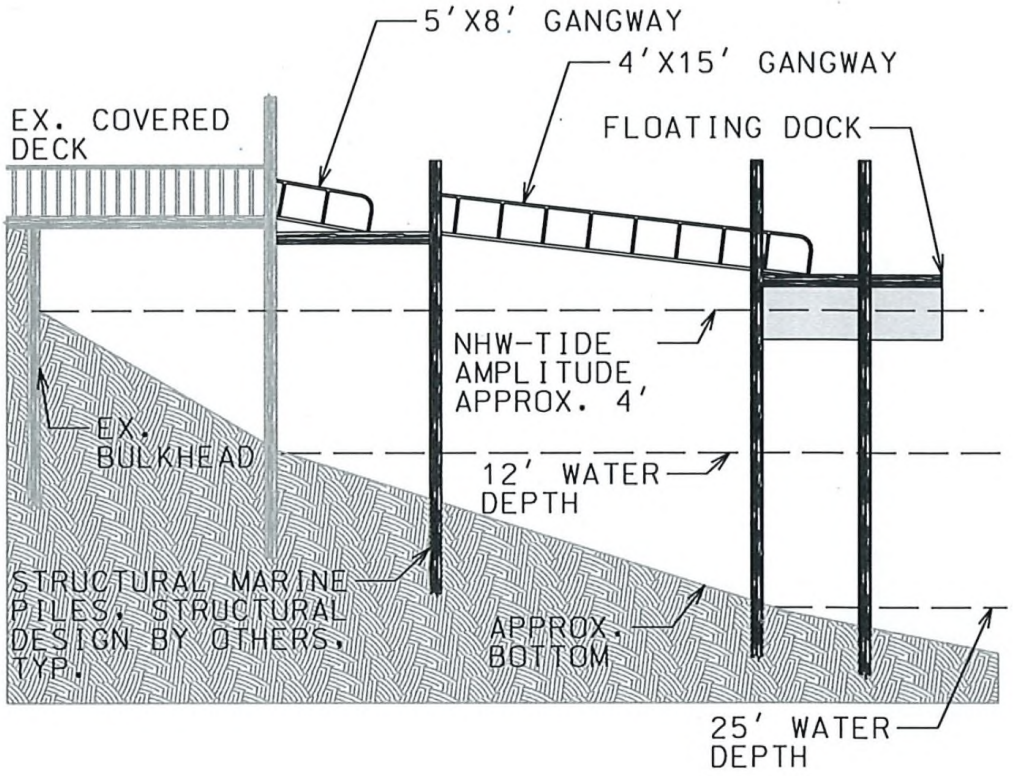
ASSEMBLY AREA FENCING STYLE



WATER SCAPE IN LIEU OF STREET SCAPE



TRANSIENT ACCESS & STAGING AREA W/ DOCK



WEST ELEVATION

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, September 1, 2026 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business

SUBJECT: Case # 26-27 217 Broad Street – Update Paint Color, Doors, Add Shed Dormer, Windows, and Fence

BRIEF SUMMARY:

Ian and Tracy Huckabee have submitted a COA application for several exterior site modifications, and architectural renovation to the upstairs bathroom.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

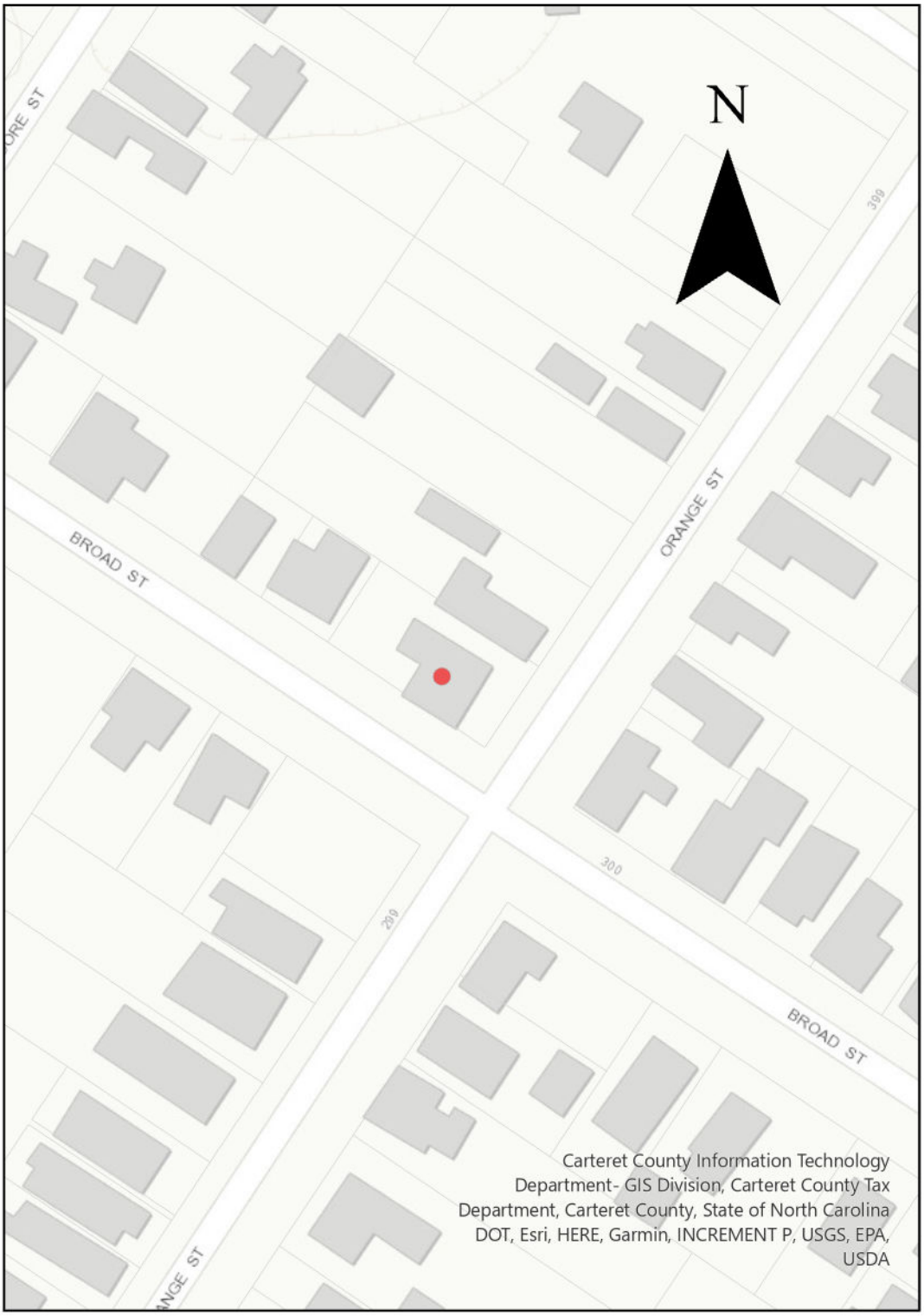
SUBMITTED BY:

Charles Rocci

BUDGET AMENDMENT REQUIRED:

N/A

Case #26-27
217 Broad Street
Certificate of Appropriateness



BHPC STAFF REPORT

To: BHPC Members

From: Charles Rocci

Date: September 1, 2026

Case No. Case # 26-27 217 Broad Street – Update Paint Color, Doors, Add Shed Dormer, Windows, and Fence

---

Request:

Exterior modifications to the house paint color, replacement of several doors and windows, the addition of a privacy fence, and structural roof modification for upstairs bathroom.

Applicant:

Ian and Tracy Huckabee
8030 Rosemont Pkwy
Durham, NC 27713

Property Information:

Owners: Ian and Tracy Huckabee
Location: 217 Broad Street
PIN#: 730617114422000

Project Information:

The applicant is proposing exterior modifications to the house paint color, replacement of several doors and windows, the addition of a privacy fence, a pergola in the rear yard, two new sconces on either side of the garage door, and structural roof modification for upstairs bathroom.

217 Broad St.
C
c. 1900, c. 1930

House. 1½-Story, 3-bay, Craftsman bungalow with a wide shed dormer, exposed rafter tails, elbow brackets, 1 exterior brick chimney, and 1/1 sash. Fully engaged porch has paneled Craftsman posts on brick piers and plain railing. Area first mapped in 1908; house appears on map with attached store. Apparently remodeled in Craftsman style c. 1930. (SM)

Proposed work:
See Attached Application & Narrative

Material:
See Attached Description and Photos

Guidelines for Rehabilitation of Individual Landmarks and Buildings in the Beaufort Historic District

Roof Guidelines

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

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

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

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.

Wood Siding, Trim, and Ornament Guidelines

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

6.2.3. 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.

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.

6.4.5. 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.

6.4.7. 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 dimentional 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.

Paint and Exterior Colors Guidelines

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

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

New Construction Guidelines

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.

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 over power 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.

Setting in the Beaufort Historic District

Fences and Walls Guidelines

822. Design new fences that are compatible with the associated building, sit,e 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.

823. 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.

Exterior Lighting

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.

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: Ian and Tracy Huckabee

Applicant Address: 3322 Ocotea St, Raleigh, NC 27607

Business Phone: ianhuckabee@gmail.com Email/Cell: 919-619-6119

Property Owner Name: Ian and Tracy Huckabee

Address of Property: 217 Broad Street, Beaufort, NC 28516

Phone Number: ianhuckabee@gmail.com Email/Cell: 919-619-6119

PROJECT INFORMATION

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

We are seeking approval from the Town of Beaufort's Historical Preservation Commission to return the exterior color to white; replace the broken main front door (historical); replace the connector porch entry door unit (not historical) with doors to match the front door; change the garage door and add sconces; add a shed dormer onto the rear of the house; add additional kitchen window; add a third-floor bedroom window; add a pergola not visible from the street; add a 6-foot privacy fence at the back of the home.

Estimated Cost of Project: $ 150,000 Year House Built: 1909

Ian Huckabee 8/4/26

Applicant Signature Date

Tracy Huckabee 8/4/26

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

   ☑ 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.

Design Guidelines for the Beaufort Historic District & Landmarks, *1994, Revised 2008*

Huckabee 217 Broad Street COA Application

Guidelines for Rehabilitation of Individual Landmarks and Buildings in the Beaufort Historic District

Roof Guidelines

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

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

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

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.

Wood Siding, Trim, and Ornament Guidelines

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

6.2.3. 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.

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.

6.4.5. 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.

6.4.7. 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 dimentional 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.

Paint and Exterior Colors Guidelines

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

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

New Construction and Additions in the Beaufort Historic District

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.

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 over power 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.

7.8.9. 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.

Setting in the Beaufort Historic District

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.

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.

Adjacent Property Owners

Adjacent Address	Owner	Mailing Address
213 BROAD STREET	ROBERT G ULRICH AND LISA B YETTER ULRICH REVOCABLE TRUST	213 BROAD ST BEAUFORT, NC 28516-2110
305 ORANGE STREET	THE DAVE LEACH LIVING TRUST	212 FULFORD ST BEAUFORT, NC 28516-2016
304 ORANGE STREET	THE WALTER J SLIVA JR REV TR, THE LAURA J S BENSON REV TR	304 ORANGE ST BEAUFORT, NC 28516-1821
301 BROAD STREET	CANNON EDWIN KEITH, RUSSELL ASHLEY-NICOLE	301 BROAD ST BEAUFORT, NC 28516-2112
216 ORANGE STREET	MAGOWAN STEVEN F ETUX JOANNE O	216 ORANGE ST BEAUFORT, NC 28516-2135
214 BROAD STREET	BOWEN MARY ELIZABETH WARD	590 NEW WAVERLY PL SUITE 120 CARY, NC 27518-7407
212 BROAD STREET	SOUTHGATE MANAGEMENT LLC	305 MOORE STREET BEAUFORT, NC 28516

Application for Certificate of Appropriateness

217 Broad Street Restoration and Renovation

Applicant: Ian and Tracy Huckabee
Designer: Sarah Afflerbach, GO Architectural Design

217 Broad Street tells its story in its architecture. The original part of the home, the eastern portion with its right side against Orange Street, was built in 1909 and is best described as a vernacular Craftsman cottage with Colonial Revival influences. The central part of the home, serving as a connector, was added in the 50s. The left garage wing and large front gable were added in 2008 in a style intended to echo the original house, but with larger proportions and more contemporary detailing.



Painting the home. We'd like to return the exterior color to white. A picture of the home as it was before is included below. The paint brand will be Benjamin Moore and we request the colors Chantilly Lace for the siding and trim, Edgecomb Gray (solid stain) for the front porch decking, and Clear Skies for the porch ceiling. These colors have been selected in accordance with Guideline 6.7.2. Application of all paint will be in accordance with Guideline 6.7.4. All paint color samples, manufacturer, and color names are included in the Materials section of this application.



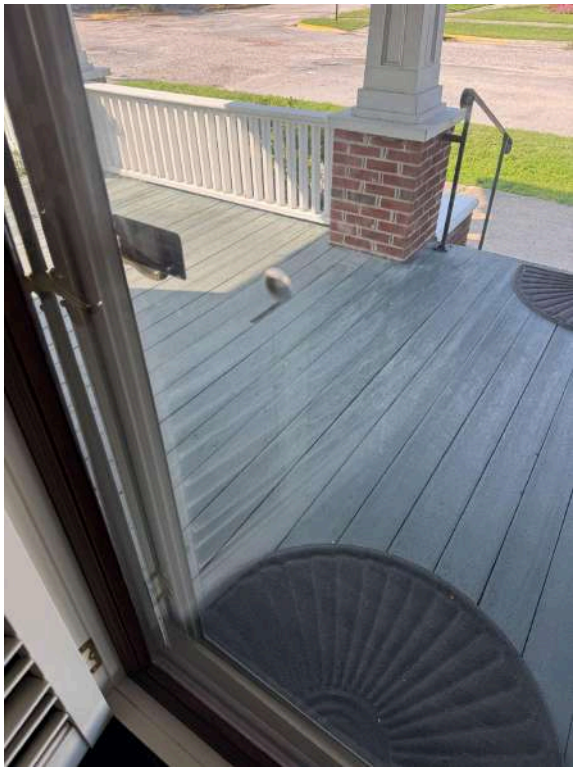
Front door. The front door leading into the original 1909 part of the home is original. It's a 3/4-lite stained wood door. Most parts of the door are broken: top rail, bottom rail, lock stile, door lock, and glass (there is a bullet hole). Please see the images below. The door is scared with some indentations, it no longer closes properly, and presents safety concerns with regards to use and intrusion. We propose replacing it with a custom door from DSA Master Crafted Doors (Raleigh), a door that matches the original in all dimensions, materials, and detailing as closely as possible in accordance with Guideline 6.4.3. Please see the included selection and elevation drawings.











Connector door. The door from the front porch into the connector addition of the home is not a historic element. Please see the picture below. This door was added to the connector section when the bonus room and garage were added to the home in 2008. It's a single 3-0 full-lite fiberglass door, painted rich aqua blue (green?) with a long transom across the top covering the door and two vinyl windows/sidelights that flank the door with framed mullions. This contemporary detailing doesn't match any part of the house. We'd like to replace this configuration with a double 3-0 6-8 door that will continue to provide the same amount of light but that will contain door slabs that match the original main front door in all dimensions, materials, and detailing as closely as possible in accordance with Guideline 6.4.3. The door, a custom door from DSA Master Crafted Doors (Raleigh), will match the front door and will help make the connector section of the home work better with the original section.



Garage door. The garage door, a faux multi-panel garage door with small windows, would be replaced with a carriage house style garage door similar to others found in the historic area. The garage door will be a traditional carriage-house-inspired sectional steel garage door with clean lines from the Clopay Canyon Ridge® Elements collection. Please see the included selection and elevation drawings.

Garage sconce. We request to add two sconces, one on each side of the garage door, in compliance with Guidelines Guidelines 8.4.1, 8.4.2, and 8.4.3. These sconces, the Somerset 26" Candelabra from St. James Lighting, have been approved previously, for 310 Ann St, case no. 21-23. Please see the included selection and elevation drawings.

New shed dormer. While the property is listed as a three-bathroom home, the two second-floor bathrooms aren't really functional by modern living standards. Similar to 112 Orange St, case 25-22, due to the severe roof pitch and low ceiling height—probably the result of a previous retrofit into historic closet or rafter space—neither bathroom permits comfortable standing clearance at the toilet or sufficient headroom for a standard shower. The proposed rear shed dormer, with exposed rafter tails and windows in the style of the front shed dormer, modestly increases the roofline in this non-primary area, providing the necessary vertical clearance to make these existing facilities safe, usable, and compliant, while maintaining the historic integrity of the home.

The new shed dormer would be at the back of the house. Since the house sits on a corner lot, it has a side elevation exposed to Orange Street. The view from Orange is an obscured side elevation, obscured by a large Live Oak tree or the house itself, depending on where the viewer is standing. Please see the images below. The shed dormer will expand the bathrooms while keeping the original historic structure as the primary focus.

The shed dormer will preserve original roof forms and maintain historic roofing details and materials in accordance with Guidelines 6.1.1, 6.1.2, and 6.1.4. The roofing material will be an architectural shingle matching the existing shingle on the house (Certainteed Landmark Cobblestone Gray) in accordance with Guideline 6.1.3. The windows, Sierra Pacific Premium

Double Hung, will match the existing historic windows and muntins as closely as possible in accordance with 6.4.3. Please see the images below and the elevation drawings.











Kitchen windows. The kitchen exists in the connector part of the house, the center, that was added in the 1950s. It is situated at the back west side of the house, farthest from Orange Street. We are reconfiguring the kitchen as shown in the architectural plans included here and request to remove the current kitchen's two vinyl corner windows and cracked bathroom-like vinyl transom window (added in 2008) and instead install a new triple window centered as indicated on the elevation drawings. Please see the images below. One corner window is not visible from the street; all three will be closed up with siding and trim material consistent with the home's existing materials in accordance with Guidelines 6.2.1, 6.2.3, 6.2.4, and 6.25. The new triple window unit will be all wood, a Sierra Pacific Premium Double Hung, in accordance with Guidelines 6.4.7 and 6.4.10. Please see the included window selection and the elevation drawings for placement.





Bedroom 3 upstairs window. We request to add a window to the left upstairs bedroom. The bedroom is cut up in an “L” shape and the back receives very little light. The new window will be difficult to see from the street, if at all, and the opening will not alter the historic character of the building or cause damage to historic materials or other significant architectural features in accordance with Guideline 6.4.10. The window, Sierra Pacific Premium Double Hung, will match the existing historic elements as closely as possible in accordance with Guideline 6.4.3. Please see the included selection and elevation drawings for placement.



Pergola. We'd like to add a pergola to the back of the house, in the corner behind the garage and next to the kitchen. Only the very corner of this pergola would be seen from Orange Street, and it will be installed in accordance with Guidelines 7.8.1, 7.8.2, 7.8.3, and 7.8.4. Please see the Materials section for our example and the elevation drawings.

Privacy fence. We request to replace a chain link fence with a privacy fence with transition. Currently there is a chain link fence on the property line behind the house. It ties into a Beaufort style fence on the end of that property line. The Beaufort style fence then wraps around the property line to the right of the home, and then along a portion of the front of the home (see picture below). We request to replace the chain link fence with a 6-foot white privacy fence, transitioning from 6 feet in height to the existing Beaufort style fence in accordance with Guidelines 8.2.2 and 8.2.3. Please see the selection included.





Photographs of the streetscape, the site, and existing buildings to be impacted





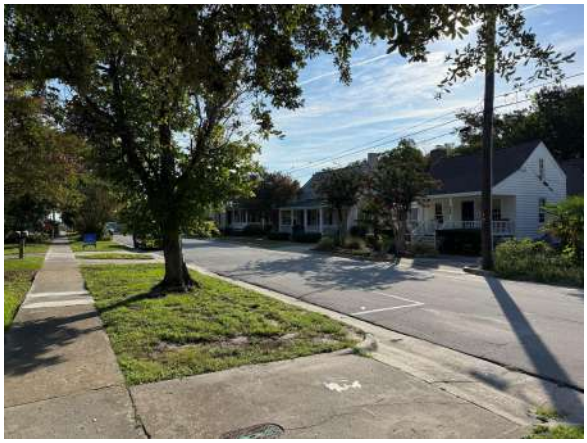












North on Orange Street



Across Orange Street, 301 Orange



SW corner of Orange Street, 216 Orange



Across Broad Street, 214 Broad



Across Broad Street, 214 and 212 Broad



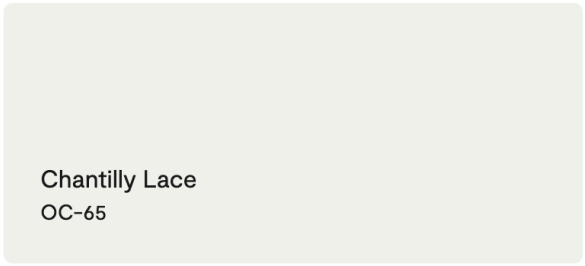
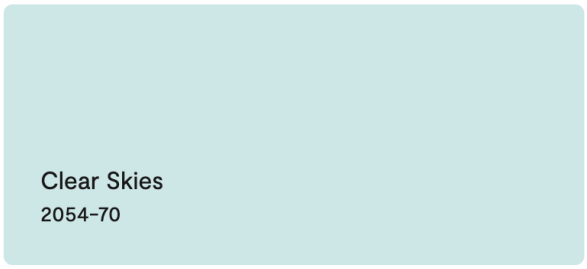
212 Broad



Next door, 213 Broad Street

Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only

Paint brand: Benjamin Moore

House color (siding, trim, pergola):	Chantilly Lace  *Used on 316 More St, case 26-10*
Porch ceiling color:	Clear Skies  *Used on 316 More St, case 26-10*
Decking color:	Edgecomb Gray (solid deck stain) 

A description of all building and/or landscaping materials

Painted wood lap siding Painted wood fascia	
Open rafter soffits with exposed roof decking, all painted wood Painted wood knee braces as decorative brackets	

Painted wood casing Painted wood corner boards	
Double-hung all-wood windows	Sierra Pacific Premium Double Hung 

Replica wood entry doors by DSA Master Crafted Doors (Raleigh)

Roasted Chestnut stain:

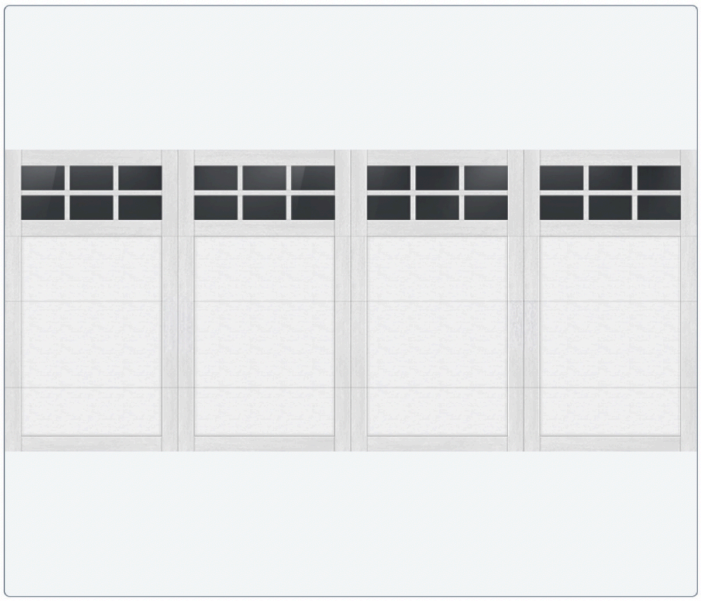


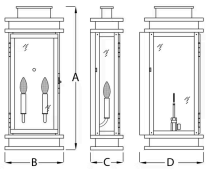
Current front door. Replica will be made from this:



Color will be similar to 316 Moore St:



Door hardware	
Garage door	Clopay Canyon Ridge® Elements collection 

Garage sconces	Same as 310 Ann St, case no. 21-23:  *Shown with optional powder coat black finish. SOMERSET **Open Flame:** Natural Gas or Propane Gas **Electric:** Candelabra or Edison Base **Automatic Ignition (Optional):** Either Natural Gas or Propane Gas, requires 120 line voltage and allows you to operate your gas lantern with a switch or other device. *Electric lanterns come standard with Single Edison Socket or Single Candelabra Socket. All lanterns can be upgraded to a Dual, Triple, or Quad candelabra cluster.* Finish Options › Mounting Options ›  A B C (Electric.) D (Gas) Mini 16 7 5 N/A Small 19 8 5 8 ¾ Medium 22 9 5 9 ¾ Large 26 11 5 11 ¾ Grande 31 ¼ 13 ¼ 5 15 ¼ *Mini is only available in electric * Electric comes with open bottom
Architectural Asphalt Shingle	Certainteed Landmark Cobblestone Gray (currently on the rest of house) 

Treated lumber pergola	Sample design, painted white 
Treated 6 ft privacy fencing	6-inch fencing on a 2 x 4 frame, painted white Same as from 313 Ann Street: 

A Timeless Classic With Timely Updates.

By themselves, they make a timeless statement. When configured with other Sierra Pacific windows, Sierra Pacific Premium Double Hung windows can turn an ordinary wall into an extraordinary vision.

Available in low maintenance aluminum clad exteriors and a gorgeous all-wood version, our Premium Double Hungs have two easy-tilt sashes for easy cleaning.





Premium Jambliners Are Standard

Many other windows use an ugly vinyl jambliner. By using real wood, our jambliners become a concealed, fully-integrated part of the wood window interior.





Shown with custom simulated archtop.

©CarolynBates.com

107



Exterior Trim

Group A on page 17

Shown: 2" Brickmould

Premium Sash

Premium double hung windows feature easy tilt-in sash for even easier cleaning.



Hardware

3.



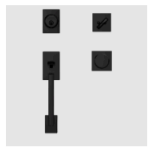
*Special order. Extended lead-time.



Optional sash lift handle.







(0) Write a review

Custom Single Cylinder Handleset and Bowery Knob with Collins Trim

CENTURY TRIM | FC60 CEN 622 BWE COL

FINISH: MATTE BLACK

The ultimate in entryway style, this Schlage Custom Single Cylinder Exterior Handleset includes a matching interior passage door knob or lever. Coordinate the style and finish of your home's door hardware inside and out by pairing with Schlage Custom interior door hardware. Schlage Custom Door Hardware is our top-of-the-line offering that allows you to create the perfect customized look to elevate your home's style. Offering premium construction and industry-leading warranty, this handleset is the perfect choice for style and security you can trust. Trust your home to Schlage, makers of high-quality, innovative door hardware for over 100 years.

Your Door Configuration

Canyon Ridge® Elements

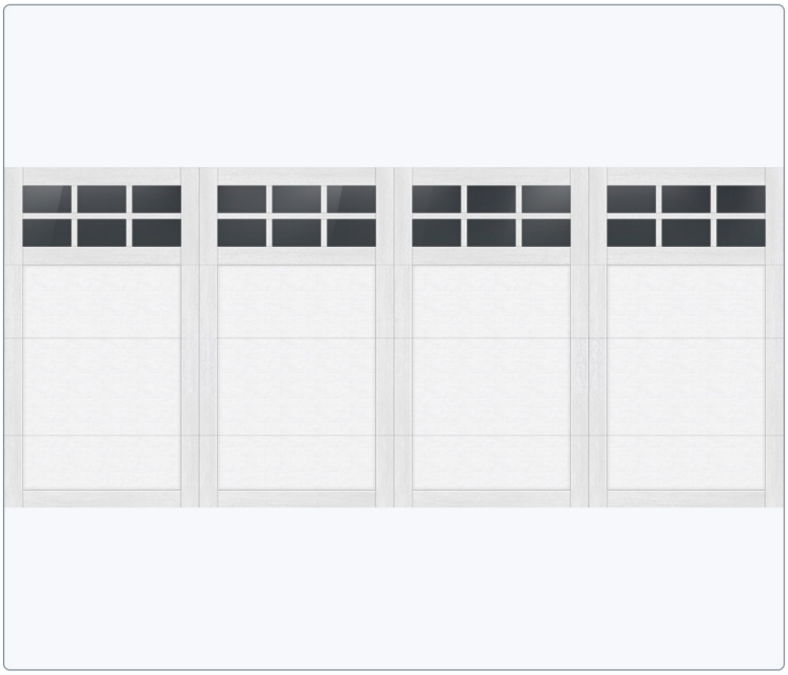
*Additional options available, please contact your local dealer. Based upon your Zip Code, you may require a WindCode® configuration. +Configuration values recommended by EZDoor.

Door - 1

Size	: 16'0" x 7'0"	Windcode *	: W0
Model	: CED111	Design	: Design11
Construction	: 4-layer 1 3/8" Polystyrene Insulation R-value 6.5	Base Color	: Standard White
Overlay Color	: Standard White	Top Section	: Sq23
Glass Type	: Dsb Strength Clear Glass (non-insulated)	Spring +	: Coated Torsion
Track Size +	: 2" Assembled	Track Type +	: Standard
Mount Type +	: Bracket	Track Radius +	: 15
Handles	: Cast Aluminum Spear Lift Handles X2	Hinges	: No Hinge X0
Step Plates	: Standard Step Plate Included	Lock +	: No Lock
Lock Options +	: No Lock Hole (Std with no lock and inside slide lock optional on #1 & #3)		

CUSTOMIZE GET COLOR SAMPLES

Preview



VIEW FULL SCREEN



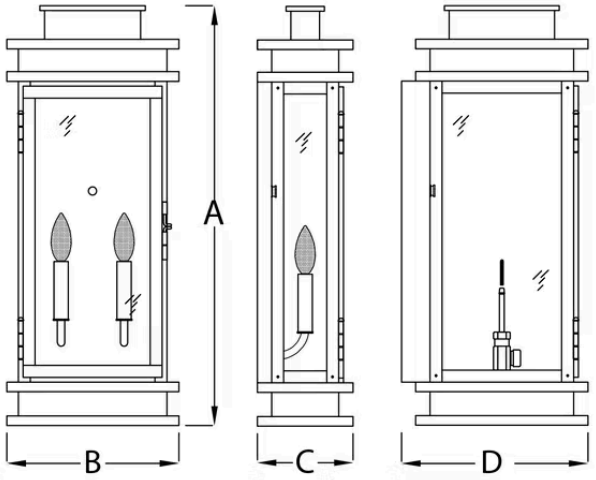
SOMERSET

Open Flame:
Natural Gas or Propane Gas

Electric:
Candelabra or Edison Base

Automatic Ignition (Optional):
Either Natural Gas or Propane Gas, requires 120 line voltage and allows you to operate your gas lantern with a switch or other device.

Electric lanterns come standard with Single Edison Socket or Single Candelabra Socket. All lanterns can be upgraded to a Dual, Triple, or Quad candelabra cluster.



	A	B	C Electric.	D Gas
Mini	16	7	5	N/A
Small	19	8	5	8 ¾
Medium	22	9	5	9 ¾
Large	26	11	5	11 ¾
Grande	31 ¼	13 ¼	5	15 ¼

*Mini is only available in electric
* Electric comes with open bottom

Finish Options ›

Mounting Options ›

*Shown with optional powder coat black finish.

certainteed
SAINT-GOBAIN



Cobblestone Gray





Screen settings may not accurately depict colors.

HUCKABEE RENOVATION

1. ALL PRODUCTS LISTED BY ICC/N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE AN ICC APPROVED EVALUATION REPORT(S) OR BE APPROVED.
2. MISCELLANEOUS SITE STRUCTURES, POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS MAY REQUIRE SEPARATE PERMITS.
3. ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. (310.1.4)
4. DOORS LEADING INTO HOUSE FROM GARAGE SHALL BE 20 MINUTE RATED OR EQUAL, SELF-CLOSING, SELF-LATCHING. (R302.5.1 AMEND.).
5. EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE CAULKED. (R307.6)
6. LUMBER SHALL BEAR AN APPROVED GRADING STAMP (R502.1).
7. BOTTOM WOOD SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL. EXTERIOR WALL BOTTOM SILL PLATES SHALL BEAR/EXTEND MINIMUM 6 INCHES ABOVE FINISH GRADE. (R317.1, NO. 3).
8. FIRE BLOCKING SHALL COMPLY WITH (R602.8).
9. MASONRY BED AND HEAD JOINTS SHALL BE 3/8 INCH-THICK, THE THICKNESS OF THE BED JOINT OF THE STARTING COURSE PLACED OVER FOUNDATIONS SHALL NOT BE LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. MORTAR JOINT THICKNESS SHALL BE WITHIN THE FOLLOWING TOLERANCES FROM THE SPECIFIED DIMENSIONS: 1. BED JOINT: + 1/8 INCH. 2. HEAD JOINT: 1/4 INCH + 3/8 INCH. 3. COLLAR JOINTS: 1/4 INCH + 3/8 INCH. (R607.2.1).
10. WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE SHALL HAVE THE LOWEST PART OF CLEAR OPENING OF THE WINDOW TO BE MINIMUM 24 INCHES ABOVE THE FLOOR IN WHICH IT SERVES. (R312.2.1).
11. GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE LABELED 1/2" SAG-RESISTANT GYPSUM CEILING BOARD. TABLE R702.3.5 (D).
12. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. (P2708.3).
13. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MFGRS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS (R702.4.2).
14. PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: WATER CLOSETS-TANK TYPE 1.6 GAL. /FLUSH. SHOWER HEADS- 2.5 GAL. /MINUTE. FAUCETS- 2.2 GAL. /MINUTE, PROVIDE AERATOR. (TABLE P2903.2.).
15. WATER TREATMENT SYSTEMS- SHALL BE EQUIPPED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SHUTOFF TO PREVENT CONTINUOUS FLOW WHEN NOT IN USE. (N1103.4.1).
16. DOMESTIC DISHWASHING MACHINES CONNECTED TO A DISPOSER SHALL HAVE THE DISCHARGE INSTALLED AS HIGH AS POSSIBLE. (P2717.3).
17. STORAGE-TANK TYPE WATER HEATERS SHALL BE INSTALLED WITH A DRAIN PAN AND DRAIN LINE. (P2801.5.1-.2).
18. THE HOT WATER CIRCULATING SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL ON SWITCH AND A TEMPERATURE SENSOR ACTIVATED SHUT-OFF THAT CAN AUTOMATICALLY TURN OFF THE HOT-WATER CIRCULATING PUMP WHEN THE SET TEMPERATURE IS REACHED. N1103.4.1 AMENDED.
19. PROVIDE ROOF/ATTIC VENTILATION UNLESS INSULATION IS APPLIED DIRECTLY TO UNDERSIDE OF ROOF SHEATHING OR THE DIMENSION IS 24 INCHES OR LESS BETWEEN THE CEILING AND BOTTOM OF ROOF SHEATHING. (R806.1 AMENDED).
20. PROVIDE MINIMUM R-3 INSULATION ON HOT WATER PIPES. (N1103.4).
21. SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM R-8. DUCTS IN FLOOR TRUSSES, MINIMUM R-6. (N1103.2.1).
22. REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.
23. DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS (M1502.4.5 AMENDED), M1502.4.1 THRU M1502.4.6.
24. EXHAUST AIR FROM KITCHENS, BATHROOMS AND TOILET ROOMS SHALL NOT BE RE-CIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT, SHALL NOT DISCHARGE INTO AN ATTIC AND/OR CRAWL SPACE AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. (M1507.2).
25. 2ELECTRICAL FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATION. (E4003.9).
26. PROVIDE A WALL MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY. (E3901.6).
27. 15- AND 20-AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES AND GRADE-LEVEL PORTIONS OF UNFINISHED ACCESSORY BUILDINGS USED FOR STORAGE OR WORK AREAS, AND INSTALLED OUTDOORS SHALL HAVE GFCI PROTECTION FOR PERSONNEL. (E3902.1-.3).
28. ALL BRANCH CIRCUITS THAT SUPPLY 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (E3902.12).
29. IN AREAS SPECIFIED IN SECTION E3901.1, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT. (E4002.14).
30. PROVIDE SMOKE ALARMS IN NEW AND EXISTING AREAS OF HOME. (R314).
31. APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. (R315).
32. PROVIDE A SWITCH FOR THE STAIRWAY WHEN THERE ARE 6 OR MORE RISERS. (R303.7.1).
33. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH. (E3901).
34. PROVIDE A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING/BREAKFAST. (E3703.2).
35. PROVIDE A CONCRETE ENCASED GROUNDING ELECTRODE OF NOT LESS THAN 20 FEET OF #4 BARE COPPER. (E3608.1.2).
36. PROVIDE BONDING TO THE WATER PIPING, GAS AND METAL BUILDING SYSTEMS. (E3606.9, E3609.7).
37. ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE HYDRO MASSAGE TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER, INSULATED, COVERED, OR BARE, NOT SMALLER THAN NO. 8 SOLID. (E4209).
38. A MINIMUM OF 95 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1).
39. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE IC-RATED, LABELED WITH AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM... SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).
40. PROVIDE OUTSIDE COMBUSTION AIR TO ALL INDOOR FIREPLACES, WITH AIR INTAKE LOCATED NOT HIGHER THAN THE FIREBOX. (R1006.2).
41. WHERE A LISTED DECORATIVE APPLIANCE IS INSTALLED, THE FIREPLACE DAMPER SHALL BE AFIXED OPEN AND SHALL COMPLY WITH THE LISTED DECORATIVE APPLIANCE MANUFACTURE'S INSTALLATION INSTRUCTIONS. (G2434, G2435, G2453.1).
42. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. (N1103.1).
43. THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF SECTION M1507 OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING. (N1103.5).
44. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. (N1102.4.1.2).
45. DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1, (N1103.2.2). DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:

A. POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

B. ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 FT2 OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.



KEYS & SYMBOLS

DOOR & WINDOW SIZE KEY

2668 = 2'-6" WIDE (ASSUME STANDARD DOOR HEIGHT OF 6'-8" UNLESS NOTED)

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

DRAWING NUMBER / SHEET NUMBER — 1 / A-101 — FIRST FLOOR PLAN — Scale: 1/4" = 1'-0"

DRAWING NUMBER / SHEET NUMBER — 1 / A-204

ROOM NAME — BEDROOM — 10' CLG, WOOD — CEILING HEIGHT AND SQUARE FOOTAGE / FLOOR FINISH

0'-0" GRADE — ELEVATION HEIGHT

HB — FROST PROOF HOSE BIB

ELECTRIC

- RECEPTACLE
- PARTIALLY SWITCHED RECEPTACLE
- FL FLOOR RECEPTACLE
- GF GFCI RECEPTACLE
- WP WATER PROOF RECEPTACLE
- $ SWITCH
- $3 3 WAY SWITCH
- FAN / LIGHT
- SECURITY LIGHT
- CEILING MOUNT
- WALL SCONCE
- CEILING PENDANT
- FAN / LIGHT
- 6" RECESSED CAN
- LED TUBE LIGHTING
- UNDER-COUNTER
- CABLE
- STAIR RISER LED ON A PHOTOCELL

SHEET SCHEDULE

G-101	TITLE SHEET
C-101	SITE PLAN
AD-101	DEMO FIRST FLOOR PLAN
AD-102	DEMO SECOND FLOOR PLAN
A-101	NEW FIRST FLOOR PLAN
A-102	NEW SECOND FLOOR PLAN
A-103	RENDERINGS
AD-201	DEMO ELEVATION
AD-202	DEMO ELEVATIONS
AD-203	DEMO ELEVATIONS
A-201	NEW ELEVATION
A-202	NEW ELEVATIONS
A-203	NEW ELEVATION

SQUARE FOOTAGE

EXISTING HEATED & COOLED

FIRST FLOOR	1,615 SF
SECOND FLOOR	448 SF
FROG	441 SF
TOTAL	**2,544 SF**

EXISTING UNHEATED/UNCOOLED

FRONT PORCH	466 SF
GARAGE	554 SF
DECK	200 SF
TOTAL	**1,220 SF**

NEW HEATED & COOLED

DORMER SPACE	60 SF
TOTAL	**60 SF**

NEW UNHEATED/UNCOOLED

PATIO	863 SF
TOTAL	**863 SF**

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

COPYRIGHT NOTE:
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

HUCKABEE RENOVATION

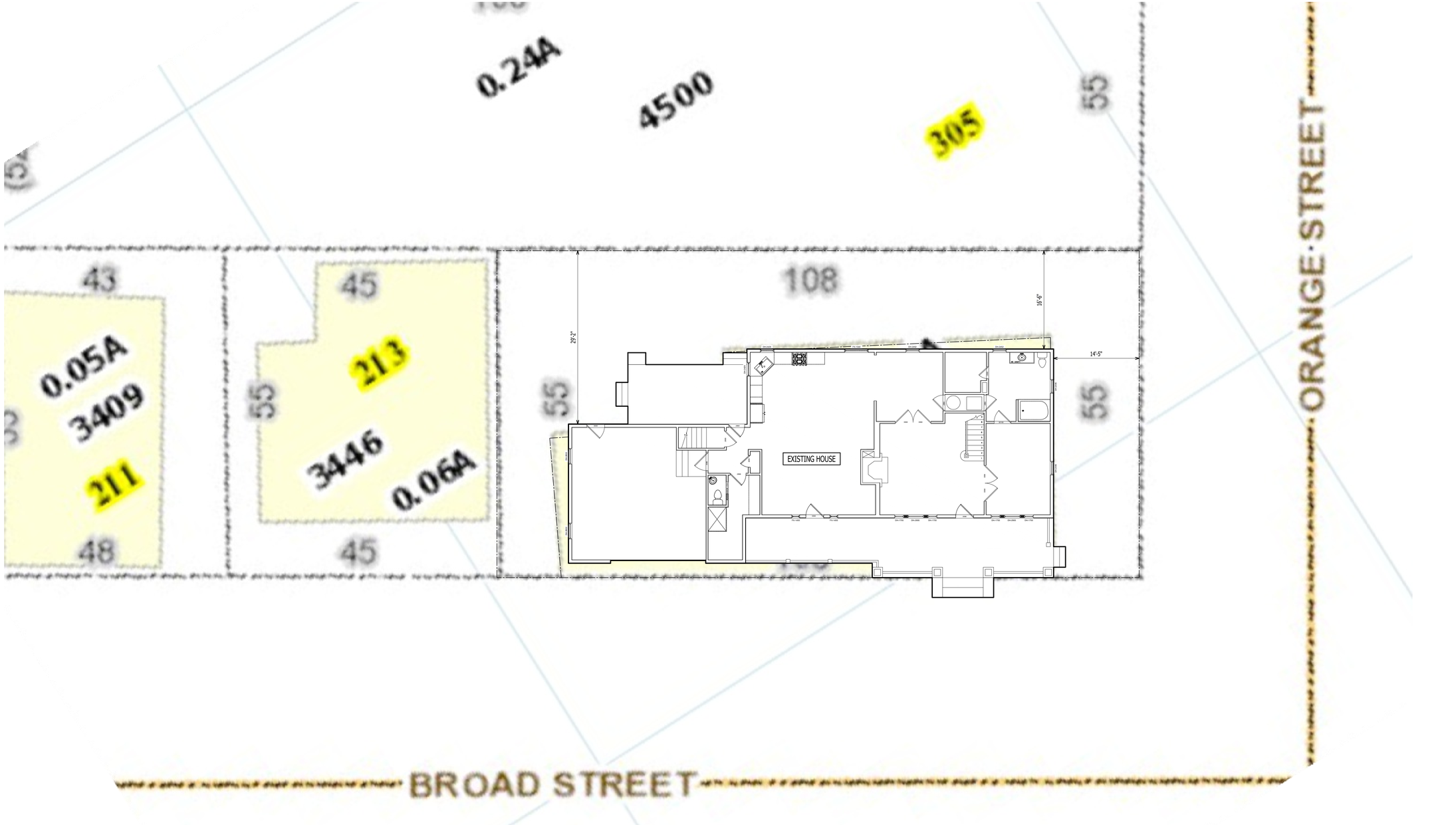
217 BROAD STREET, BEAUFORT, NC 28516

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

G-101

TITLE SHEET

08.05.2026
217 BROAD STREET



1 / C-101 — SITE PLAN
Scale: 1/8" = 1'-0"

NORTH

GRAPHIC SCALE: 1/8"=1'-0"
8' 0 4' 8' 16'

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

COPYRIGHT NOTE:
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

HUCKABEE RENOVATION

217 BROAD STREET, BEAUFORT, NC 28516

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

C-101

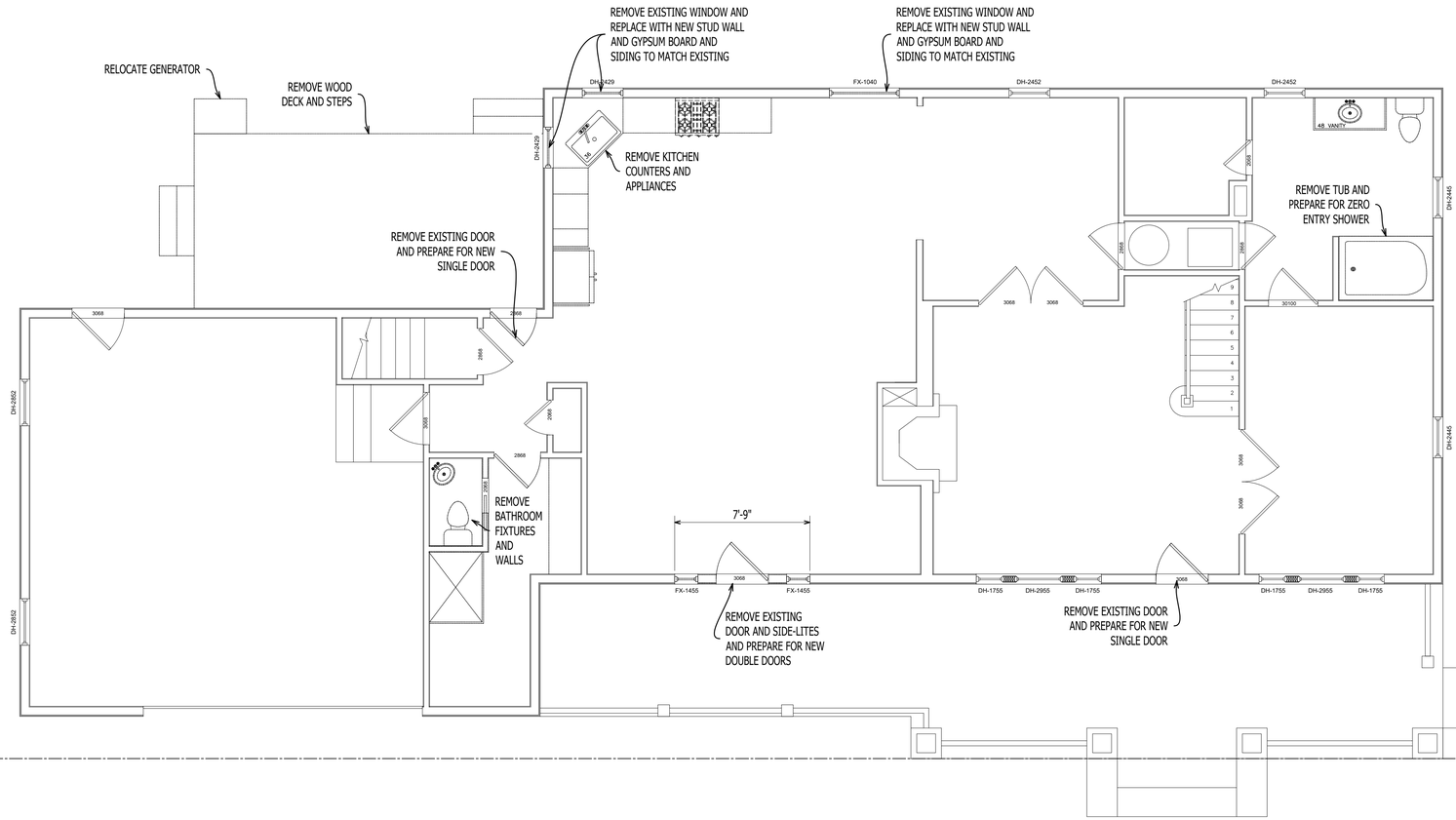
SITE PLAN

08.05.2026
217 BROAD STREET

1 AD-203

2 AD-202

3 AD-202



1 AD-201

1 AD-101 FIRST FLOOR DEMO PLAN

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

NORTH

GRAPHIC SCALE: 1/4"=1'-0"

4' 0 2' 4' 8'

ARCHITECTURAL DESIGN PLLC

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

COPYRIGHT NOTE:

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

HUCKABEE RENOVATION

217 BROAD STREET, BEAUFORT, NC 28516

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

AD-101

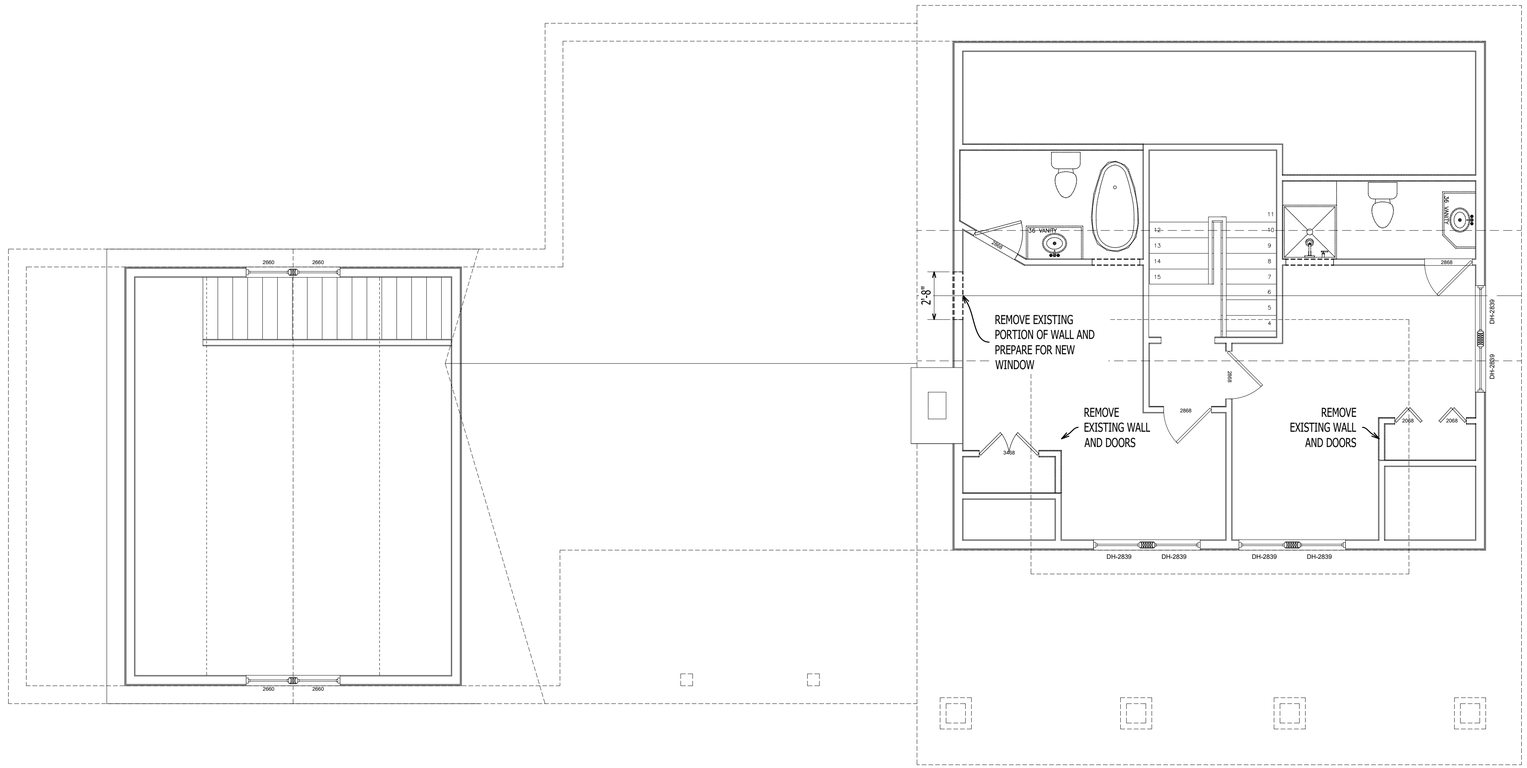
FIRST FLOOR
DEMOLITION PLAN

08.05.2026
217 BROAD STREET

1
AD-203

2
AD-202

3
AD-202



1
AD-201

1 / AD-102 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'

ARCHITECTURAL DESIGN PLLC

1202-A Pollock Street
New Bern, NC 28560
2 5 2 - 6 3 3 - 0 3 2 2
www.goarchdesign.com

C O P Y R I G H T N O T E :

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL P R O S E C U T I O N A N D P E N A L T I E S.

HUCKABEE RENOVATION

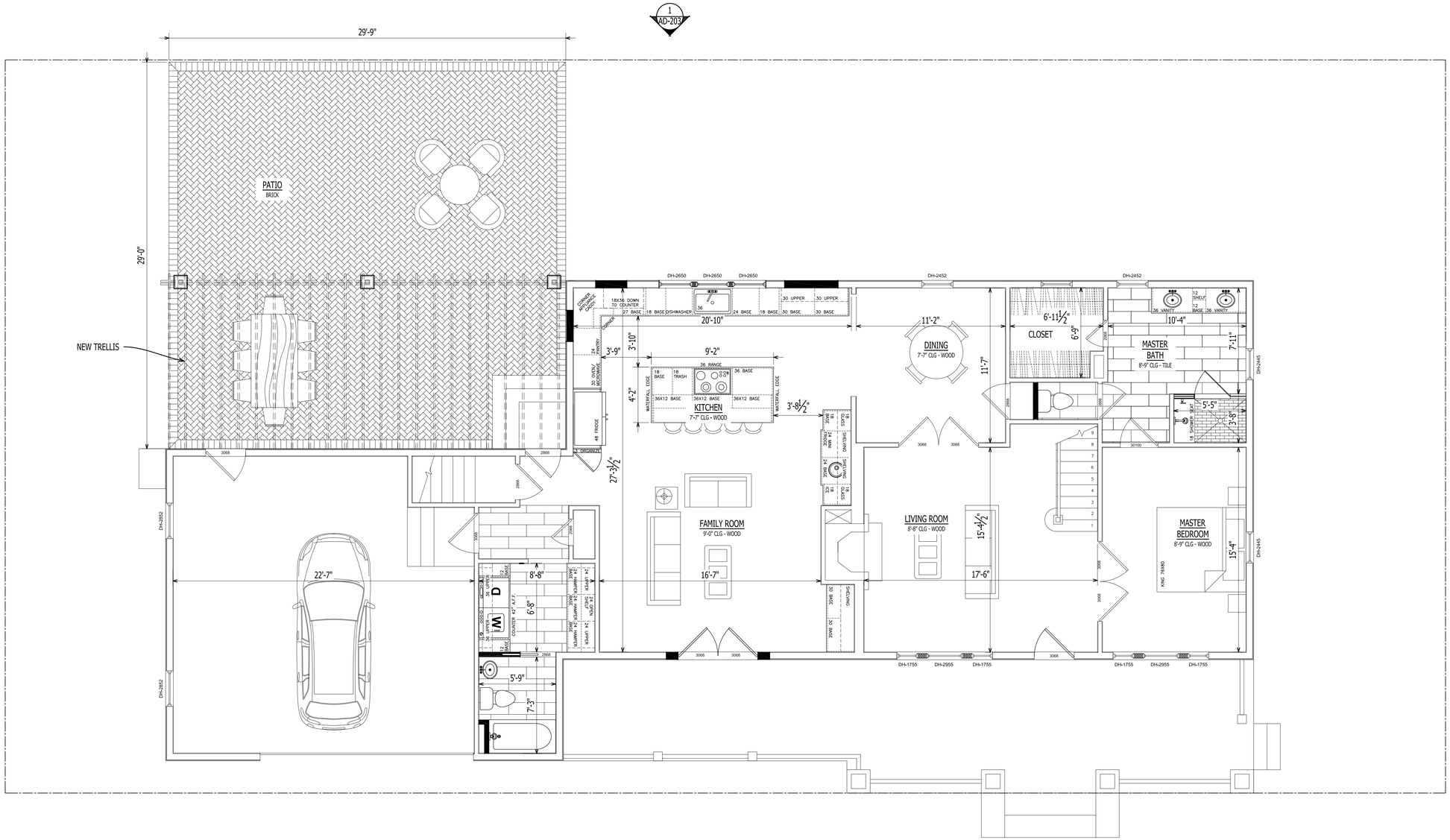
217 BROAD STREET, BEAUFORT, NC 28516

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

AD-101

SECOND FLOOR
DEMOLITION PLAN

08.05.2026
217 BROAD STREET



1 AD-101 **FIRST FLOOR PLAN**
Scale: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'

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

COPYRIGHT NOTE:
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

HUCKABEE RENOVATION

217 BROAD STREET, BEAUFORT, NC 28516

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

A-101

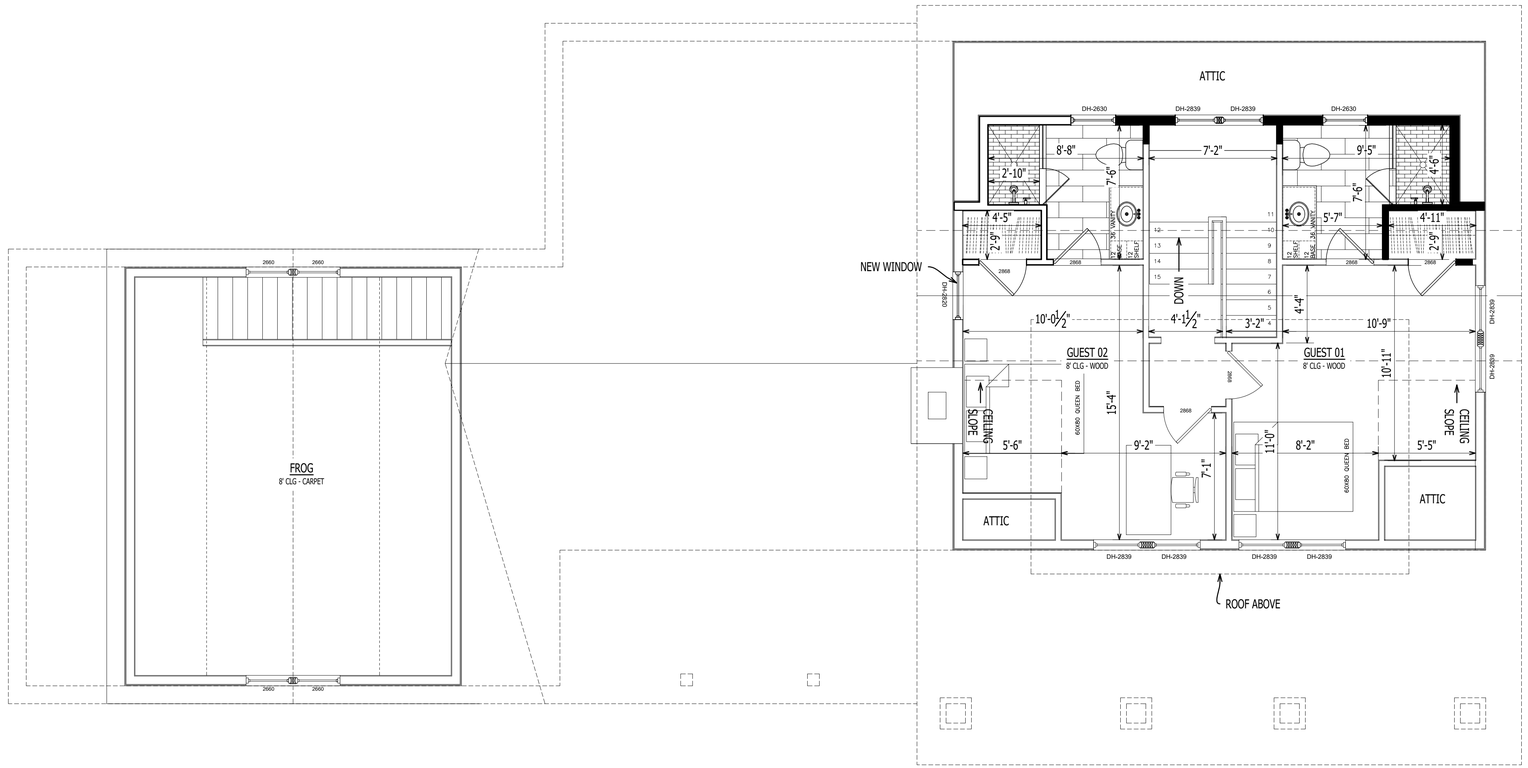
FIRST FLOOR
NEW PLAN

08.05.2026
217 BROAD STREET

1 AD-203

2 AD-202

3 AD-202



1 AD-201

1 AD-101 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'

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

COPYRIGHT NOTE:
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

HUCKABEE RENOVATION

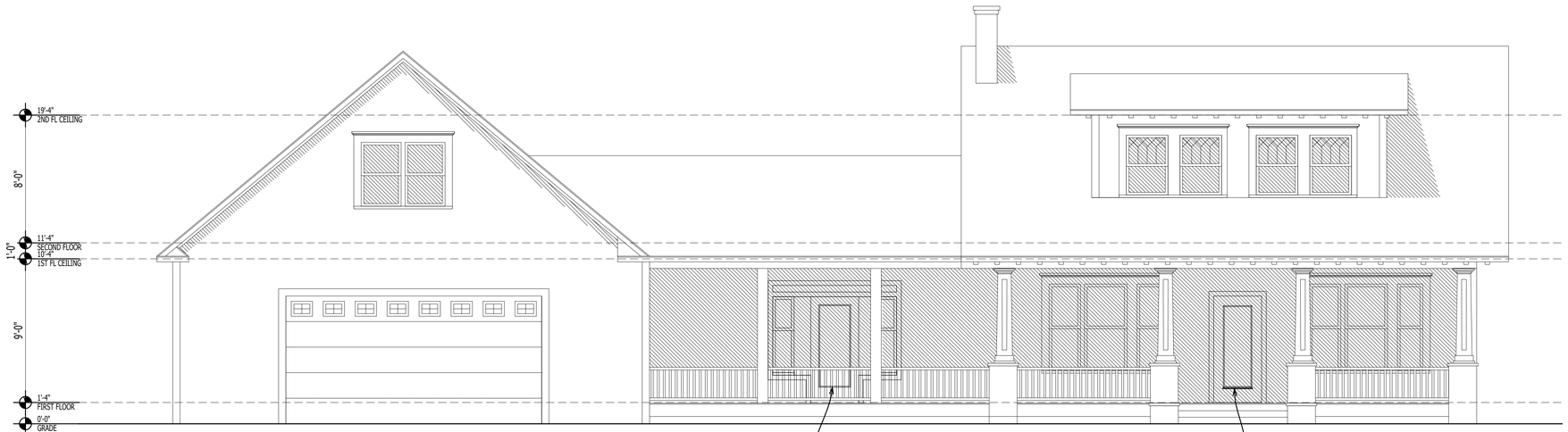
217 BROAD STREET, BEAUFORT, NC 28516

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

A-102

SECOND FLOOR
NEW PLAN

08.05.2026
217 BROAD STREET



1
AD-201

EXISTING ELEVATION

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

GRAPHIC SCALE: 1/4"=1'-0"

4' 0 2' 4' 8'

ARCHITECTURAL DESIGN PLLC

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

COPYRIGHT NOTE:

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

HUCKABEE RENOVATION

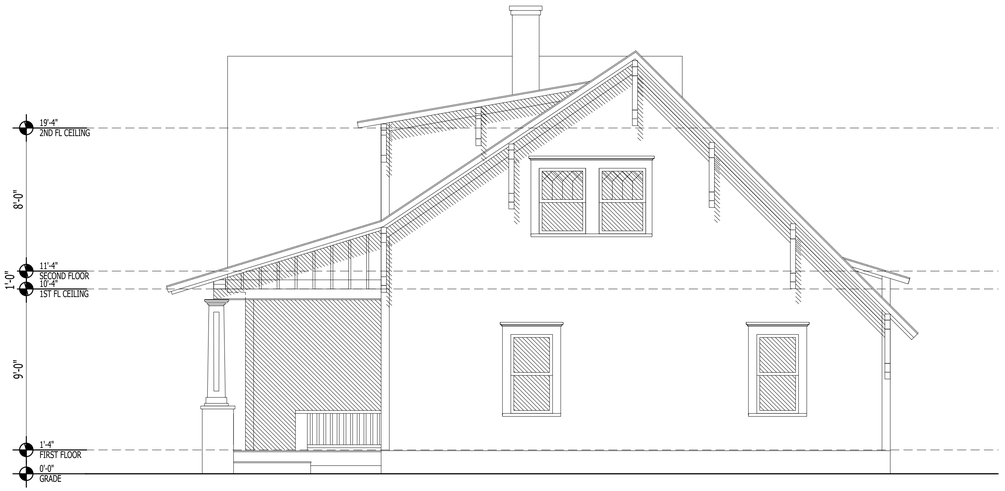
217 BROAD STREET, BEAUFORT, NC 28516

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

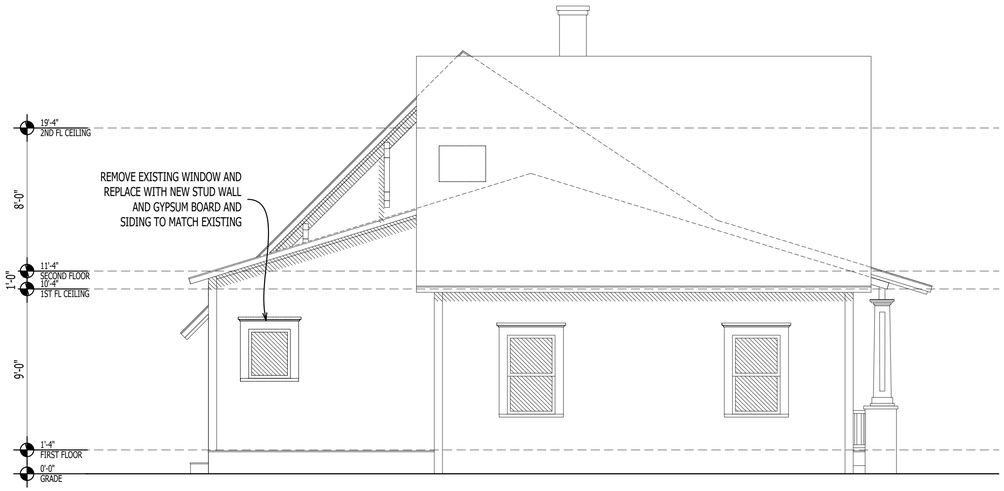
AD-201

ELEVATION

08.05.2026
217 BROAD STREET



1 AD-202 EXISTING ELEVATION
Scale: 1/4" = 1'-0"



2 AD-202 EXISTING ELEVATION
Scale: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'

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

COPYRIGHT NOTE:
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

HUCKABEE RENOVATION

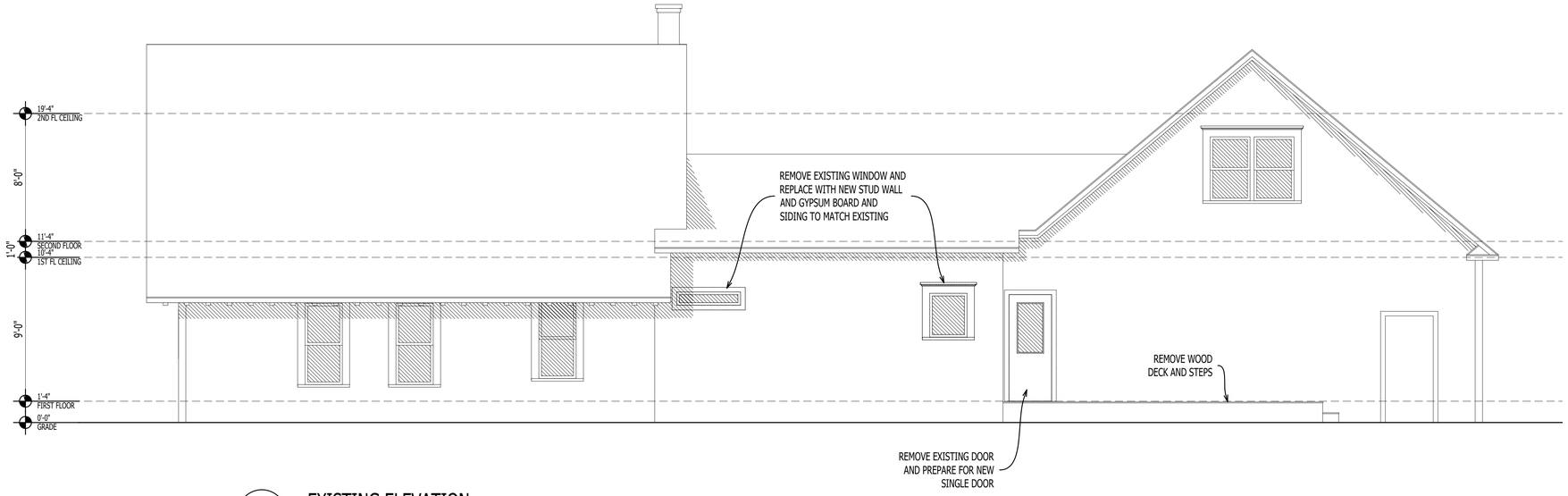
217 BROAD STREET, BEAUFORT, NC 28516

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

AD-202

ELEVATION

08.05.2026
217 BROAD STREET



1
AD-203

EXISTING ELEVATION

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

GRAPHIC SCALE: 1/4"=1'-0"

4' 0 2' 4' 8'

ARCHITECTURAL DESIGN PLLC

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

COPYRIGHT NOTE:

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

HUCKABEE RENOVATION

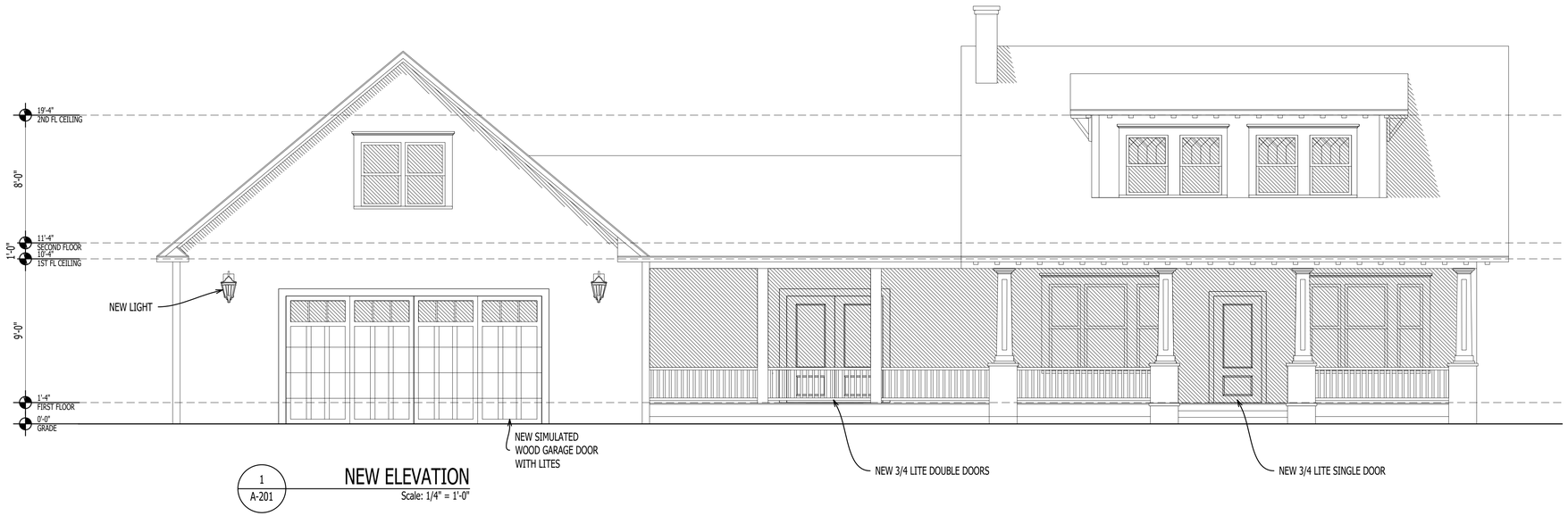
217 BROAD STREET, BEAUFORT, NC 28516

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

AD-203

ELEVATION

08.05.2026
217 BROAD STREET



1
A-201

NEW ELEVATION

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

GRAPHIC SCALE: 1/4"=1'-0"

4' 0 2' 4' 8'

ARCHITECTURAL DESIGN PLLC

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

COPYRIGHT NOTE:

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

HUCKABEE RENOVATION

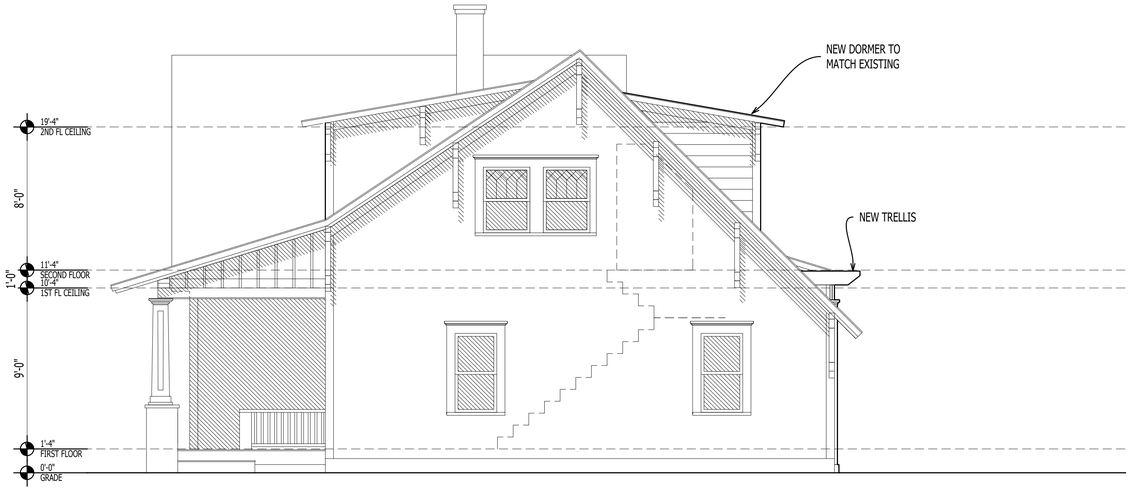
217 BROAD STREET, BEAUFORT, NC 28516

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

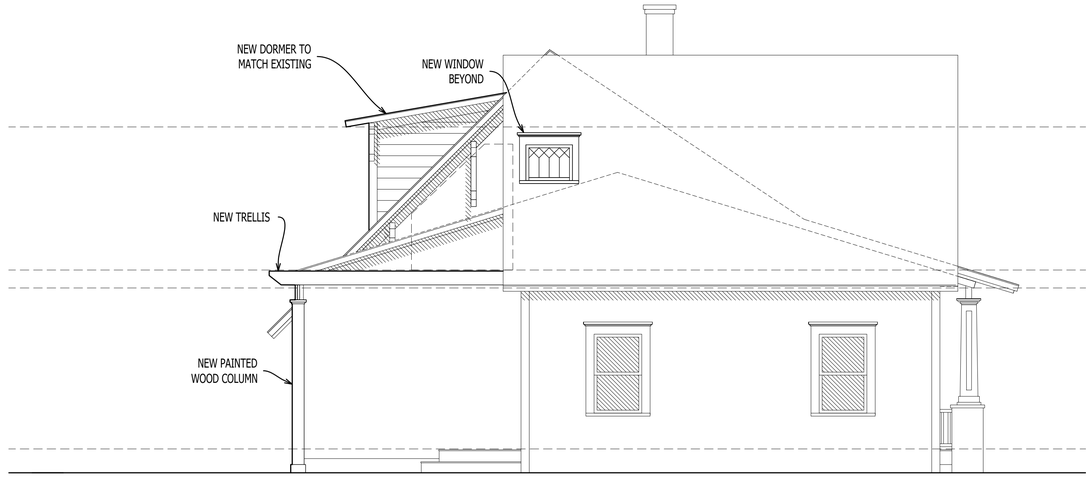
A-201

NEW ELEVATION

08.05.2026
217 BROAD STREET



1 A-202 NEW ELEVATION
Scale: 1/4" = 1'-0"



2 A-202 NEW ELEVATION
Scale: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'

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

COPYRIGHT NOTE:
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

HUCKABEE RENOVATION

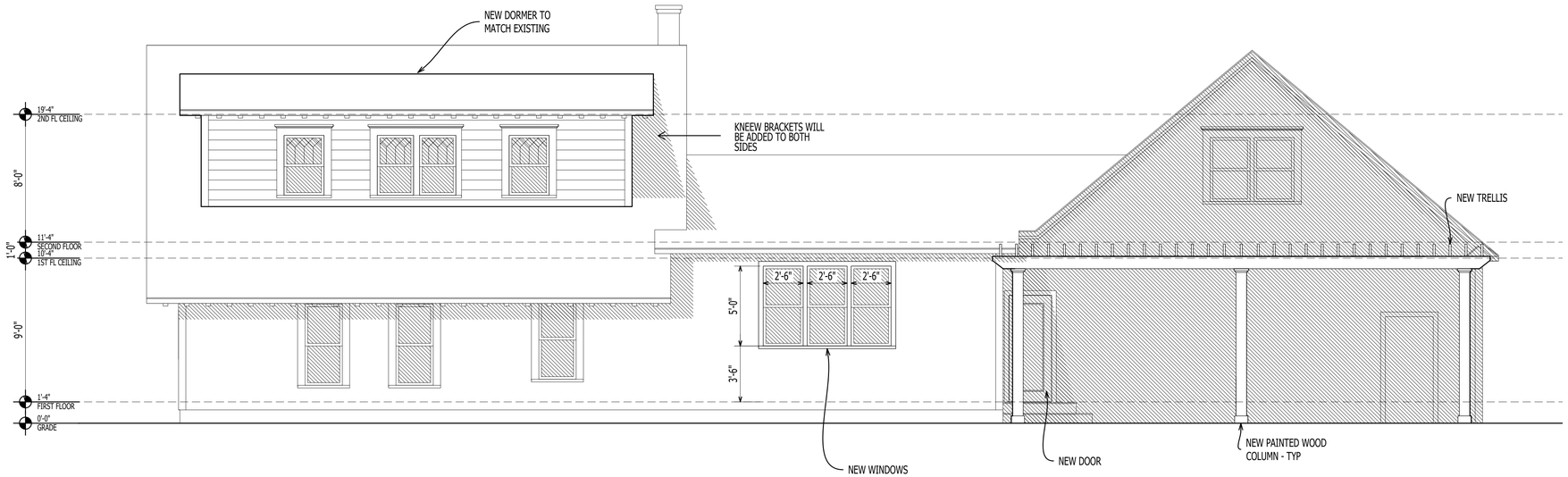
217 BROAD STREET, BEAUFORT, NC 28516

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

A-202

NEW ELEVATION

08.05.2026
217 BROAD STREET



1
A-203

NEW ELEVATION

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

GRAPHIC SCALE: 1/4"=1'-0"

4' 0 2' 4' 8'

ARCHITECTURAL DESIGN PLLC

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

COPYRIGHT NOTE:

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

HUCKABEE RENOVATION

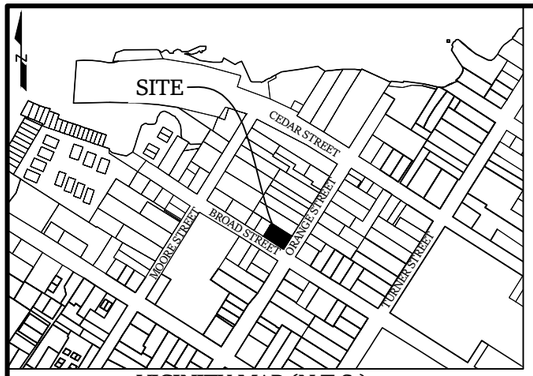
217 BROAD STREET, BEAUFORT, NC 28516

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

A-203

ELEVATION

08.05.2026
217 BROAD STREET



VICINITY MAP (N.T.S.)

LEGEND

ECM= EXISTING CONCRETE MONUMENT	□
EIP= EXISTING IRON PIPE	○
EIR= EXISTING IRON ROD	◎
CP= COMPUTED POINT	○
BOUNDARY LINE	———
RIGHT-OF-WAY LINE	———
NON-SURVEYED LINE (PLATTED BY DEED)	———
MINIMUM-BUILDING LINE	- - - - -

NOTES

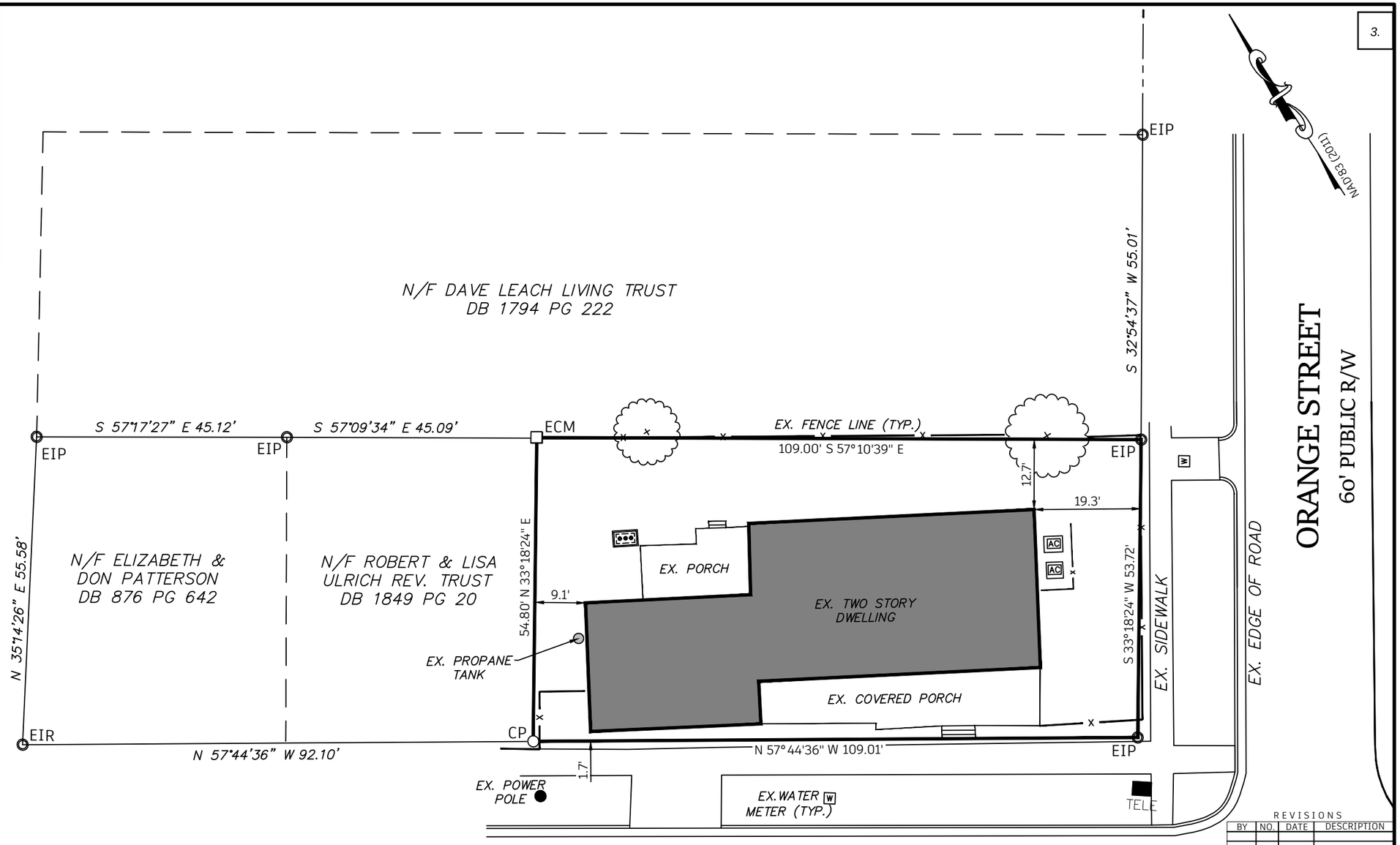
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY. AREA = 5,914.049 FT^2 OR 0.136± ACRES OF LAND.
2. ALL BEARINGS AND COORDINATES ARE BASED ON N.C. STATE PLANE COORDINATE SYSTEM; NAD 83 (2011). VERTICAL DATUM.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS: US SURVEY FOOT.
4. THIS PARCEL IS ZONED R-8 PER THE TOWN OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCES. 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.

I, JEREMY T. MCCOMBS ,CERTIFY THAT THIS MAP WAS COMPLETED UNDER MY DIRECTION AND RESPONSIBLE CHARGE FROM A SURVEY UNDER MY DIRECT SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES HEREON; THAT 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 13TH DAY OF AUGUST, 2026.

DocuSigned by:
Jeremy T. McCombs
E4A11AADBD1742E...

NORTH CAROLINA PROFESSIONAL SEAL L-5355 8/13/2026 LAND SURVEYOR JEREMY T. MCCOMBS

PROFESSIONAL LAND SURVEYOR L- 5355
PROJECT NO.: LSM790~001
DRAWING NO.: SURVEY



REVISIONS

BY	NO.	DATE	DESCRIPTION

BOUNDARY SURVEY FOR:

PART L113 TOWN OF BEAUFORT

PHYSICAL ADDRESS: 217 BROAD STREET, BEAUFORT
TAX PARCEL: 730617114422000 D.B. 1878 PG. 277
BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

OWNER: PAULA TAYLOR
ADDRESS: 118 PINE VIEW BOULEVARD BEAUFORT, NC 28516
PHONE: N/A

STROUD ENGINEERING, P.A.
422 HIGHWAY 24
MOREHEAD CITY, NC 28557
(252) 247-7479
LICENSE NO.C-0647

SURVEYED: BRB
DRAWN: JTM
APPROVED: JTM
DATE: 8/13/2026
SCALE: 1"=20'
SHEET 1 OF 1

-20 -10 0 20 40
GRAPHIC SCALE: 1"=20'

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, September 1, 2026 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business

SUBJECT: Case # 26-28 217 Turner Street – Demo rear of house, add new rear addition, and convert shed to ADU.

BRIEF SUMMARY:

George and Debbie Aiken are proposing modifications to the principal structure by demolishing a portion on the rear of the structure and replacing it with an addition that would add about 100 square feet of footage. They also propose modifying shed by converting it to an ADU compliant with an approved special use permit and changing the roof of the structure.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

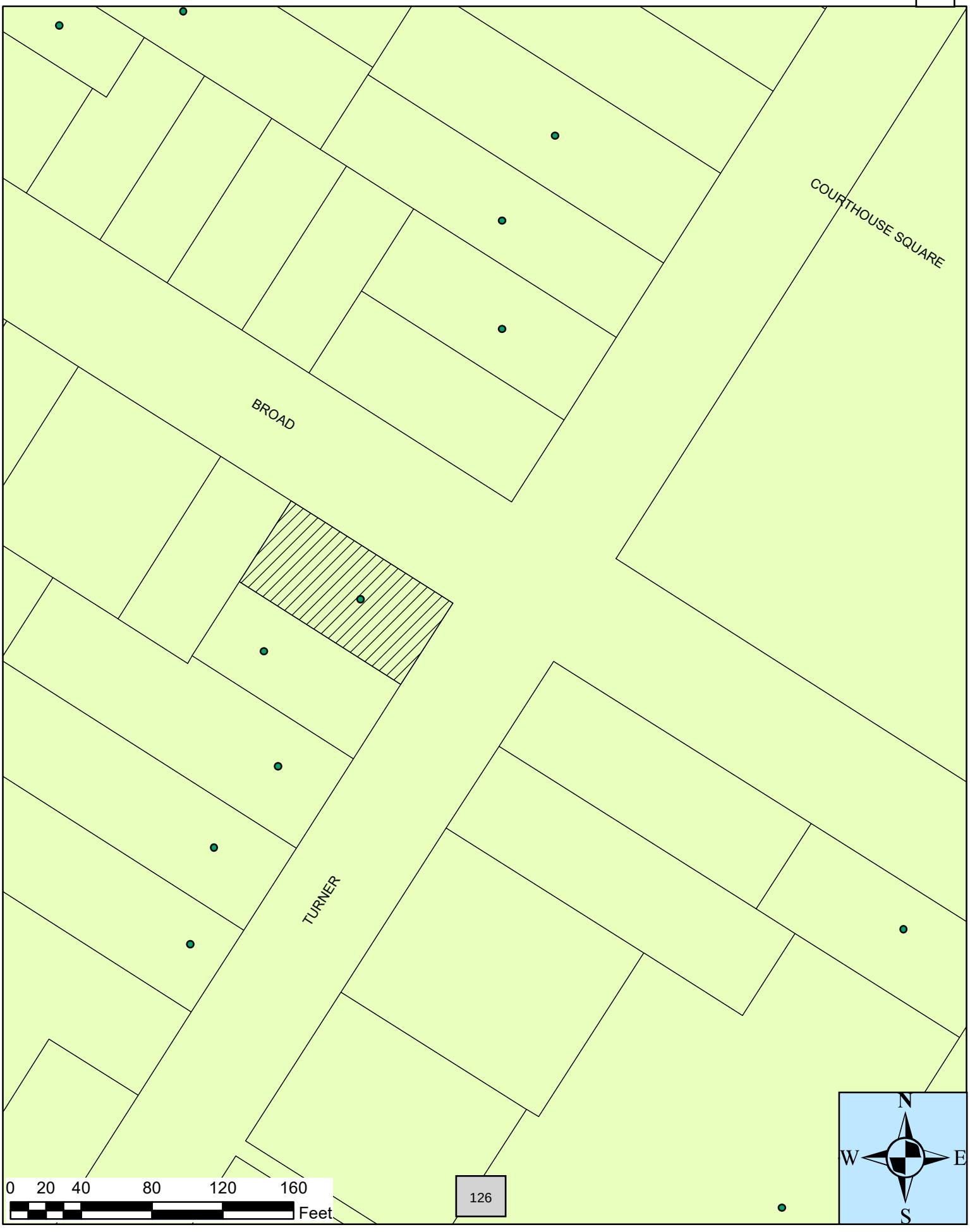
SUBMITTED BY:

Charles Rocci

BUDGET AMENDMENT REQUIRED:

N/A

Case #26-28 217 Turner Street - Demo Rear of House and Add New Rear Addition



BHPC STAFF REPORT

To: BHPC Members

From: Charles Rocci

Date: September 1, 2026

Case No. Case # 26-28 217 Turner Street – Demo rear of house, add new rear addition, and convert shed to ADU.

Request:

For the Beaufort Historic Preservation Commission to approve COA for the demolition and addition to the main structure at 217 Turner Street as well as the conversion of an existing storage shed at the back of the property to be an Accessory Dwelling Unit.

Applicant:

George and Debbie Aiken
600 Broad Street
Oriental, NC 28571-9776

Property Information:

Owners: George and Debbie Aiken
Location: 217 Turner Street
PIN#: 730617117047000

Project Information:

The applicant is proposing to demolish a section of the rear portion of the house and replace it with a new section that will add 100 square feet to the rear of the house. No portion of the new addition will encroach into a setback. The shed in the back yard will be converted into an accessory living unit (ADU) and has been approved by the Planning Board and Board of Commissioners in Case #26-12. The special use permit approve does not preempt the requirement to receive a Certificate of Appropriateness from the HPC.

217 Turner St. C C. 1866

Gibble-Delamar House. 2-Story, 3-bay, side gable house has boxed eaves with returns, plain siding, replacement exterior brick end chimney, 2/2sash, and gabled 2-story porch with chamfered columns. According to the plaque, this was remodeled in 1927. C Garage. c. 1945. Side gable, front gable garage with vertical siding

Proposed work:

See Attached Application & Narrative

Material:
See Attached Description and Photos

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 over power 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.

TOWN OF BEAUFORT
ORDER APPROVING A SPECIAL USE PERMIT

The Board of Commissioners for the Town of Beaufort, having held an evidentiary hearing on June 8, 2026, to consider Case # 26-14, a request from George and Debbie Aiken, property owners of 217 Turner Street, to establish an Accessory Dwelling Unit in the existing accessory structure, and having heard all of the evidence and arguments presented at the hearing, makes the following **FINDINGS OF FACT** and draws the following **CONCLUSIONS**:

In accordance with Section 20 of the Town's Land Development Ordinance, the Board **FINDS** as follows: a) The proposed use is an allowable special use in the zoning district it is being located within; b) The application is complete; c) the location and character of the use will be in conformity with the Town's Comprehensive and CAMA Land Use Plan and other comprehensive planning elements; d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use; e) The proposed special use will not substantially injure the value of adjoining or abutting properties; f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and, g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.

Therefore, on the basis of all the foregoing, **IT IS ORDERED** that the application for a **SPECIAL USE PERMIT** be **APPROVED TO ALLOW ESTABLISHMENT OF AN ACCESSORY DWELLING UNIT AT 217 TURNER STREET.**

Ordered this 13th day of July, 2026.

Sharon E. Harker, Mayor

Elizabeth Lewis,
Clerk to the Board

SEAL OF TOWN OF BEAUFORT • NORTH CAROLINA
TOWN OF BEAUFORT
17 22
North Carolina
INC. 1722

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: George and Debbie Aiken

Applicant Address: 217 Turner Street, Beaufort, NC 28516

Business Phone: 919-279-3213 Email/Cell: georgeaiken2018@gmail.com

Property Owner Name: George and Debbie Aiken

Address of Property: 217 Turner Street, Beaufort, NC 28516

Phone Number: 919-279-2313 Email/Cell: georgeaiken2018@gmail.com

PROJECT INFORMATION

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

Please see Attached supporting documentation

Estimated Cost of Project: $ – $200,000

Year House Built: 1866 with several additions

George G. Aiken

Applicant Signature

August 11, 2026

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: _____ 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.

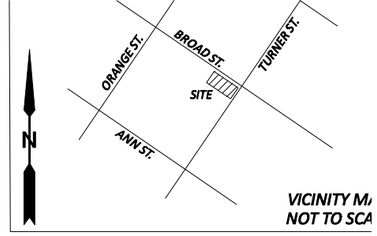
If there are questions regarding what should or should not be included with this application, please contact Town Staff at 252-728-2142 or at k.garner@beaufortnc.org.

right-of-ways. The surveyor is NOT an Attorney at Law and it is advised that the owner of this property consult with a Licensed Attorney at Law to perform a complete title examination to confirm all known encumberances and reveal any potential encumberances or title issues associated with this property. This survey was performed without the benefit of a title commitment report. The surveyor does not claim that all matters of record which may or may not affect this property are shown hereon.

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, BUFFERS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD.

NOTE: THIS LOT IS SUBJECT TO ANY AND ALL ADDITIONAL RESTRICTIONS SHOWN ON RECORDED PLATS AND RESTRICTIVE COVENANTS AND ANY RESTRICTIONS APPLIED BY ANY LOCAL, STATE OR FEDERAL LAWS OR RULES.

NOTE: THE SURVEYOR DOES NOT TAKE ANY RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. ALL UTILIY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.



VICINITY MA
NOT TO SCA

NOTE: THE FLOOD LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY FROM THE REFERENCED FIRM AND CARTERET COUNTY GIS.

NOTE: THIS LOT IS LOCATED IN FLOOD ZONE X (SHADED) AS SHOWN PER F.I.R.M. 3720730600 J EFFECTIVE DATE: 7-16-2003.

NOTE: THE PROPERTY LINES SHOWN HEREON AR SHOWN ACCORDING TO THE EXISTING CORNERS FOUND AND CURRENT DEED DESCRIPTIONS. AN ATTORNEY SHOULD BE CONSTULTED TO DETERMINE THE TRUE EXTENT AND NATURE OF PROPERTY OWNSHIP WHERE POTENTIAL OVERLAPS O GAPS EXIST AS SHOWN AND CONCERNING THE LOCATIONS OF POSSESSION LINES.

NOTE: THE PARCEL OR PARCELS OF LAND SHOWN HEREON HAVE NOT BEE CHECKED FOR WETLANDS OR FLOOD HAZARD SOILS UNLESS OTHERWISE CERTIFIED OR SHOWN HEREON. THIS PARCEL IS SUBJECT TO ALL NC DEPARTMENT OF ENVIRONMENT, HEALTH AND NATURAL RESOURCES, DIVISION OF WATER QUALITY REGULATIONS AND ANY OTHER FEDERAL, STA OR LOCAL REGUALTION OF ANY NATURE. PORTIONS OF THIS PARCEL MAY CONTAIN WETLANDS.

NOTE: THE SURVEYOR DOES NOT TAKE ANY RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. 811 SHOULD BE CONTACTED TO LOCATE THE UTILITIES ON THIS PROPERTY. ALL UTILIY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

GRID NORTH
NAD 83 (2011)

NOTE: PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.

NOTE: NO TITLE SEARCH, OPINION OR COMMITMENT WAS PROVIDED TO THE SURVEYOR, NOR WAS ANY TITLE SEARCH PERFORMED BY THE SURVEYOR AT THE TIME OF THIS SURVEY. AN ATTORNEY SHOULD BE CONSULTED TO CONDUCT AN OFFICIAL TITLE SEARCH. THIS SURVEY WAS PERFORMED USING THE DEED AND MAP INFORMATION SHOWN HEREON.

NOTE: BEAUFORT PLANNING SHOULD BE CONTACTED TO DETERMINE BUILDING SETBACKS AND ANY OTHER DEVELOPMENT RESTRICTIONS.

THE FOLLOWING INFORMATION WAS USED TO PERFORM A GNSS GRID TIE.
Class of Survey: Class A
Positional Accuracy: 0.05 feet
Type of GPS field procedure: RTK VRS
Dates of survey: 3-8-2022
Datum/Epoch: NAD83(2011)/ Epoch 2010.0000
Published/Fixed-control used: NC GNSS RTN
Geoid model: GEOID18
Combined grid factor: 0.99993357 & 0.99993329
Units: US SURVEY FEET

I, LINWOOD E. BYRD, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 1598, PG 188); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS REFERENCED ON THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1 : 10,000+ ; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)

THIS THE 3rd DAY
OF NOVEMBER, 202 5

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, SALES OR CONSTRUCTION

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4662

LEGEND

	LINES SURVEYED (SUBJECT PROPERTY)
	LINES NOT SURVEYED
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROAD
EIP	EXISTING IRON PIPE FOUND
WM	EXISTING WATER METER
CC	CONTROL CORNER
EIS	EXISTING IRON STAKE FOUND
NIS	5/8" NEW IRON STAKE SET FLUSH
R/W	RIGHT-OF-WAY
DB	DEED BOOK
PG	PAGE
PP	EXISTING POWER POLE
OHEL	EXISTING OVERHEAD ELECTRICAL LINE
CP	COMPUTED POINT
EX. MAG	EXISTING MAG NAIL FOUND
A. G.	ABOVE GROUND
U. G.	UNDERGROUND
MB	MAP BOOK
MBSL	MINIMUM BUILDING SETBACK LINE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE

SURVEY REFERENCES
217 TURNER ST.
BEAUFORT, NC 28516
DEED BOOK 1598, PAGE 18

"LOT SURVEY"
"THIS MAP IS NOT FOR RECORDING"

ACREAGE COMPUTED BY COORDINATE METHOD
NOTE: ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE NOTED

GRAPHIC SCALE
0' 20' 40' 60'

SURVEYED FOR
GEORGE C. AIKEN
DEBORAH M. AIKEN

TOWNSHIP: BEAUFORT	COUNTY: CARTERET
CITY/TOWN: BEAUFORT	STATE: NORTH CAROLINA
ZONE:	PIN: 730617117047000

BYRD SURVEYING, P.A.
PROFESSIONAL LAND SURVEYING
5058 US 70 WEST, SUITE N-
MOREHEAD CITY, NC 28557
PHONE: 252-515-103
www.byrdsurvey.cor
C-0719 ©

DATE: 11-3-2025	SURVEYED BY: LEBJ	FIELD BOOK SEE FILE
SCALE: 1" = 20'	DRAWN BY: LEBJ	DRAWING NC
CHECKED & CLOSURE BY: LEBJ		25-073

EXHIBIT A



217 TURNER STREET
Delamar Gibble House 1866

George G. Aiken

Georgeaiken2018@gmail.com
919-279-2313

August 11, 2026

Mr. Kyle Garner
Planning and Inspections Director
Town of Beaufort, NC

RE 217 Turner Street Special Use Permit

Dear Mr. Garner

Today I am submitting the application for a CERTIFICATE OF APPROPRIATNESS (COA) for; (a) The Proposed Addition to the existing main house at 217 Turner, and (b) The Proposed conversion of an existing storage shed on the property to and ADU. The Special Use Permit has been tentatively approved by the Town of Beaufort.

I am enclosing:

(a) A Competed Signed Application Form FOR COA
(b) List of Adjacent Property Owners
(c) Narrative in support of Application for COA
(d) 217 TURNER SITE SURVEY DRAWINGS FOR COA
(e) 217 TURNER SITE PHOTOGRAPH DRAWINGS FOR COA
(f) 217 TURNER ARCHITECTURAL DRAWINGS FOR COA-Main Structure
(g) 217 TURNER ARCHITECTURAL DRAWINGS FOR COA-ADU

Thank you for your assistance. Please contact me if you have any questions.

George G. Aiken

Sincerely,

Narrative Supporting the Application for a CERTIFICATE OF APPROPRIATENESS (COA)

The homeowner is requesting a CERTIFICATE OF APPROPRIATENESS (COA) for the construction of:

(a) Demolition and Addition to the main structure at 217 Turner
(b) Conversion of and existing Storage Shed at the back of the property into and ADU

The existing main structure at 217 Turner Street is the historic Delamar Gibble house. The front portion of the home consisting of a two-story rectangular structure (29' x 30' (865 sf x 2)) was built in 1866. The rear portions of the home have been constructed over the years, adding a modernized kitchen and a series of exterior porches, which have been enclosed over the years. The single-story rear portion of the home consists of a kitchen, bathroom, laundry room and bedroom and sitting room is approximately (23'x34' (765 sf)). This 765 sf space will be remodeled. The footprint of the main structure will be enlarged by (100 sf) at the rear of the house.

Additionally, the existing shed in the back yard will be converted to an Auxiliary Dwelling Unit "ADU" (previously approved by the zoning board).

Design of the Proposed Addition/Renovation

In the design of the proposed construction The Design Guidelines for the Beaufort Historic District were carefully considered:

Specifically, 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 is contained below:

Chapter 7- Additions to Historic Buildings Guidelines.

7.8.1 The addition and the existing storage shed are located at the rear of the building and cannot be seen from the "primary elevation" on Turner Street.

7.8.2 The overall proportions of the new addition are compatible with the existing building and will conform the concept of "additive massing". The original two story structure will remain dominant, and the proposed one story will remain single story and subordinate the existing additions are today.

7.8.3 The design elements of the proposed addition will be compatible with the existing buildings for the proposed addition and for the ADU conversion in terms of materials, style, color, roof forms, massing proportion and spacing of doors and windows. As instructed by the Town of Beaufort, Planning, the geometry of the proposed addition and the existing storage shed within the 20 setback off Broad street will not noticeably change. The new

roof on the proposed addition and on the ADU will be essentially the same pitch and proportion. Lap siding and matching trim of the same color as existing will be used on the Addition. The vertical batten siding on the ADU will be maintained and repaired. Window, size, spacing and style will be consistent with the original 1866 house.

7.8.4. The proposed Addition is within a separate footprint and on a separate foundation from the original 1866 building. The 1866 structure will not be damaged, and any future changes or removal could be accomplished with no impacts on the original 1866 structure.

7.8.5 No Vinyl, aluminum, or pressed wood will be used on the Addition or the ADU The proposed construction will contain modern Fiber Cement siding and trim materials. The rear porch will be trimmed with Azek ™ and fiber cement.

7.8.6 Windows and doors will be of modern low maintenance materials, but will be of a style and proportion consistent with the historic structure. *All new windows will be Anderson Series 100 Single Hung Windows. A New Exterior Door will be Therma-Tru*.

7.8.7 The Roof lines and pitches will remain unchanged within the 20 setbacks from Broad Street as instructed by the Town of Beaufort Planning. The overhands, soffit and facia will be constructed to match the existing 1866 house.

7.8.8 The foundation of the existing 1866 house is a brick masonry pier and curtain configuration. This foundation as well as the existing chimneys has been painted white at some point over the past 160 years. The proposed foundation will be constructed of CMU and brick to “match” the existing sole plate height and will be painted white to match the existing foundation color.

7.8.9 The rear portion of the house has been added in a staged manner over the last 100 years or so. The historic information provided by the Town of Beaufort Planning regarding the house is as follows:

> Gibble-Delamar House. 2-Story, 3-bay, side gable house has boxed eaves with returns, plain siding, replacement exterior brick end chimney, 2/2sash, and gabled 2-story porch with chamfered columns.
>
> According to the plaque, this was remodeled in 1927.
>
> C Garage. c. 1945. Side gable, front gable garage with vertical siding

As indicated in the photographs provided. It appears the rear (1 story) part of the house was as series of porch structures that have been enclosed over time. On page C.04 of this submission there is a 1980’s photograph showing the existing enclosed lower level family room as a screened porch. Given the hodgepodge nature of these rear structures, “Enclose existing porch, add new porch, enclose existing porch, add new porch and so on” The

proposed design intends simplify, make more elegant and improve the aesthetics of what is there today. The proposed roof overhands, sofit and facia attempts to match the original 1866 style. The existing "garage" which is described as built in 1945 will be converted to an ADU. There will be an addition of a gable to the back portion of the roof. This gable will be in a style complementary to the existing structure.

7.8.9 The proposed Addition is not on the Beaufort Waterfront.

No significant trees will be removed as part of the proposed construction. The overall footprint of the house will be marginally expanded by (100 sf). The existing landscaping on

Proposed Construction

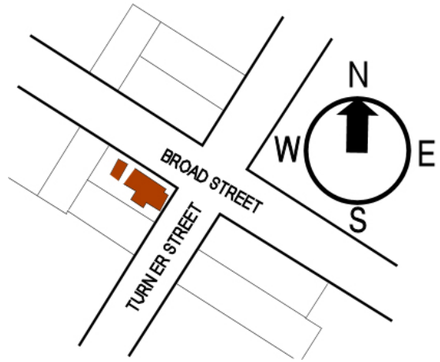
The construction will commence in the left rear left area of the previous addition. This area is an at grade exterior porch that was enclosed to make the existing Sitting room and Laundry. This 15' x 15' area will be isolated from the raised portion of the existing addition Owners Suite, Kitchen and Bath, with a temporary exterior wall. The roof, foundation and the rear steps will be demolished, and a new raised foundation will be installed.

The next phase will be the interior demolition of the Owners Suite and Kitchen. At this time the remodeling of the ADU will commence as some of the or the fixtures, appliances, cabinets and counter tops will be used in the construction of the ADU. The existing electrical service panel currently located in the rear wall of the kitchen will be lowered and reinstalled in an area which will be covered by a new kitchen island.

Following interior demolition, the existing roof over the kitchen will be demolished and new framing will commence with the new roof and ceiling framing to close in the entire house as quickly as possible. Interior finish work in the proposed first floor New Kitchen and Family Room.

PROPOSED ADDITION TO THE DELAMAR GIBBLE HOME (ca 1866)

ARCHITECTURAL DRAWINGS FOR SUBMISSION TO THE TOWN of BEAUFORT, NC
AS PART OF AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS (COA)





FRONT OF HOME (TURNER STREET)



FRONT VIEW (217 TURNER STREET)

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

CLIENT
Aiken

PROJECT
217 Turner Street
September 2, 2026
HPC Submission

ISSUE DATE
08.11.2026

DATE
August 9, 2026

DrawnBy:
GGA

138

COA Cover Page

217 TURNER_HPC_SUBMISSION-2026-08-11.layout



EXISTING ISO DRAWING
1/8" = 1'-0"



PROPOSED ISO DRAWING
1/8" = 1'-0"

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 Turner Street
September 2, 2026
HPC Submission

ISSUE
08.11.2026
Date: August 9, 2026

TURNER-BROAD STREET ISO DRAWING

A.01



EXISTING ISO DRAWING
1/8" = 1'-0"



PROPOSED ISO DRAWING
1/8" = 1'-0"

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 Turner Street
September 2, 2026
HPC Submission

ISSUE
08.11.2026
Date:
August 9, 2026

BROAD STREET ISO DRAWINGS

A.02



EXISTING VIEWS
1/8" = 1'-0"



PROPOSED VIEWS
1/8" = 1'-0"

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 Turner Street
September 2, 2026
HPC Submission

ISSUE
08.11.2026
Date: August 9, 2026

BROAD STREET VIEWS

A.03



EXISTING SW (REAR) VIEW
1/8" = 1'-0"



PROPOSED SW (REAR) VIEW
1/8" = 1'-0"

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 Turner Street
September 2, 2026
HPC Submission

ISSUE
08.11.2026
Date:
August 9, 2026

REAR VIEWS

A.04



EXISTING SE (SIDE YARD) VIEW
1/8" = 1'-0"



PROPOSED SE (SIDE YARD) VIEW
1/8" = 1'-0"

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

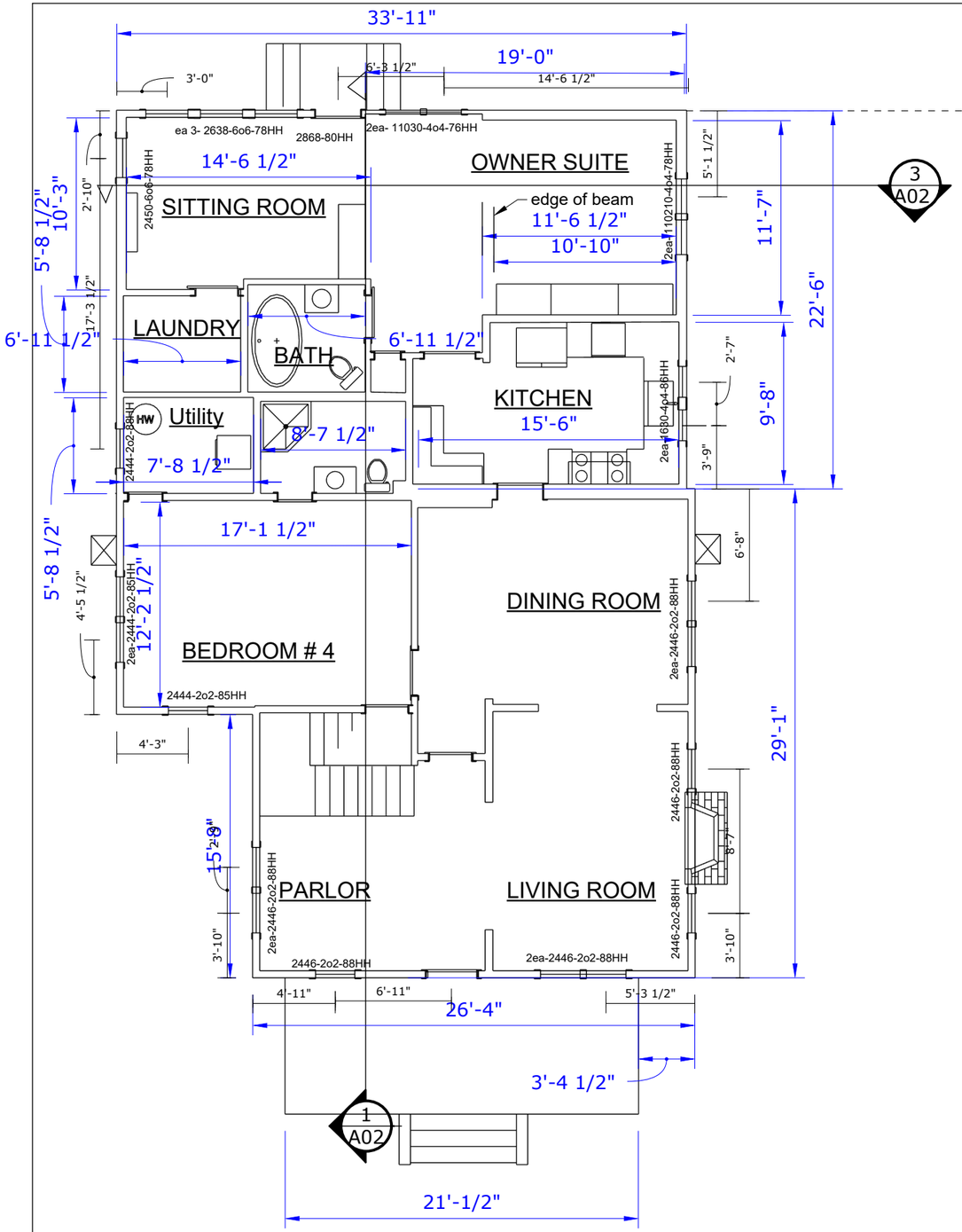
CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 Turner Street
September 2, 2026
HPC Submission

ISSUE
08.11.2026
Date:
August 9, 2026

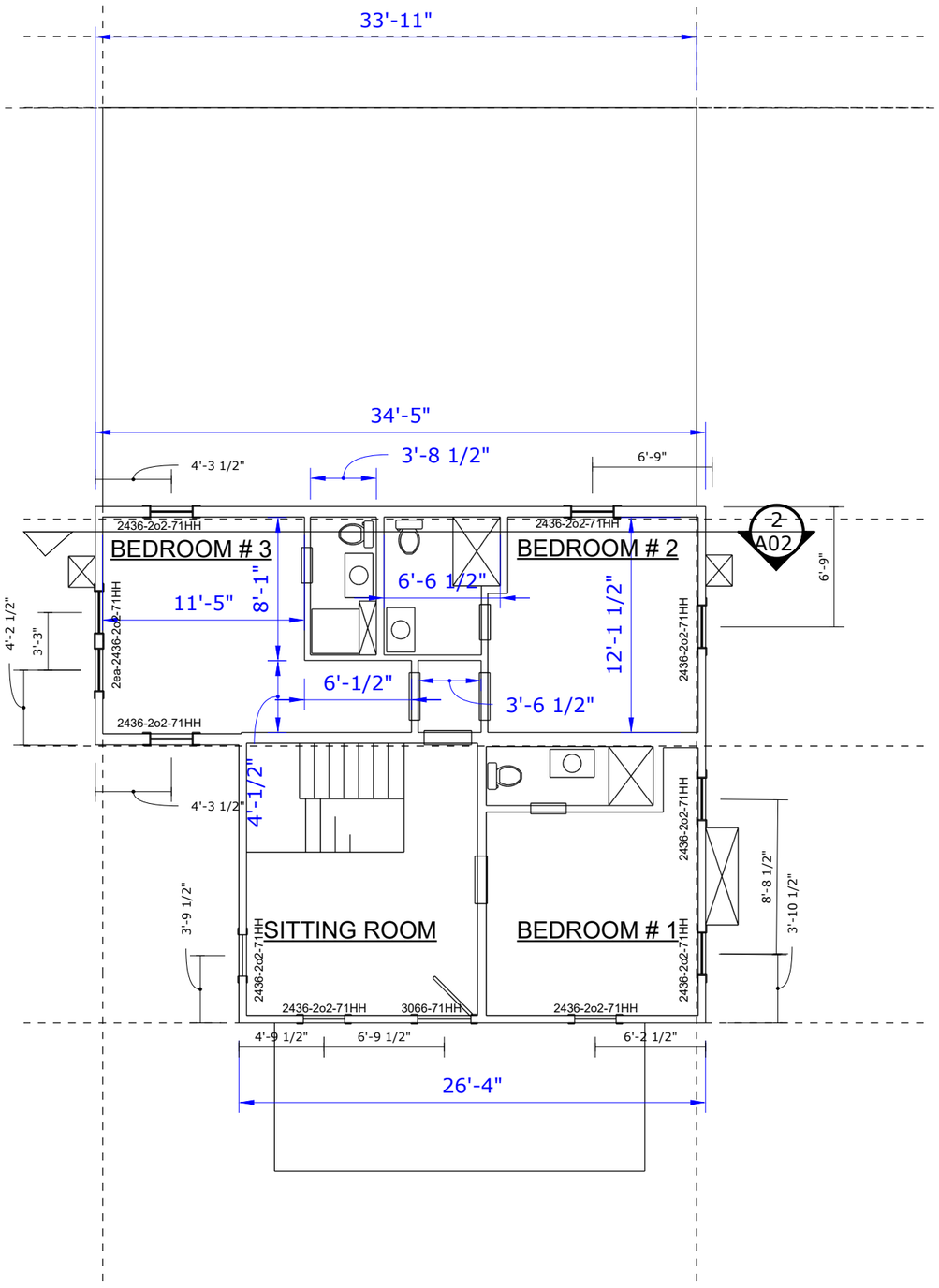
SIDE YARD VIEWS

A.05



EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

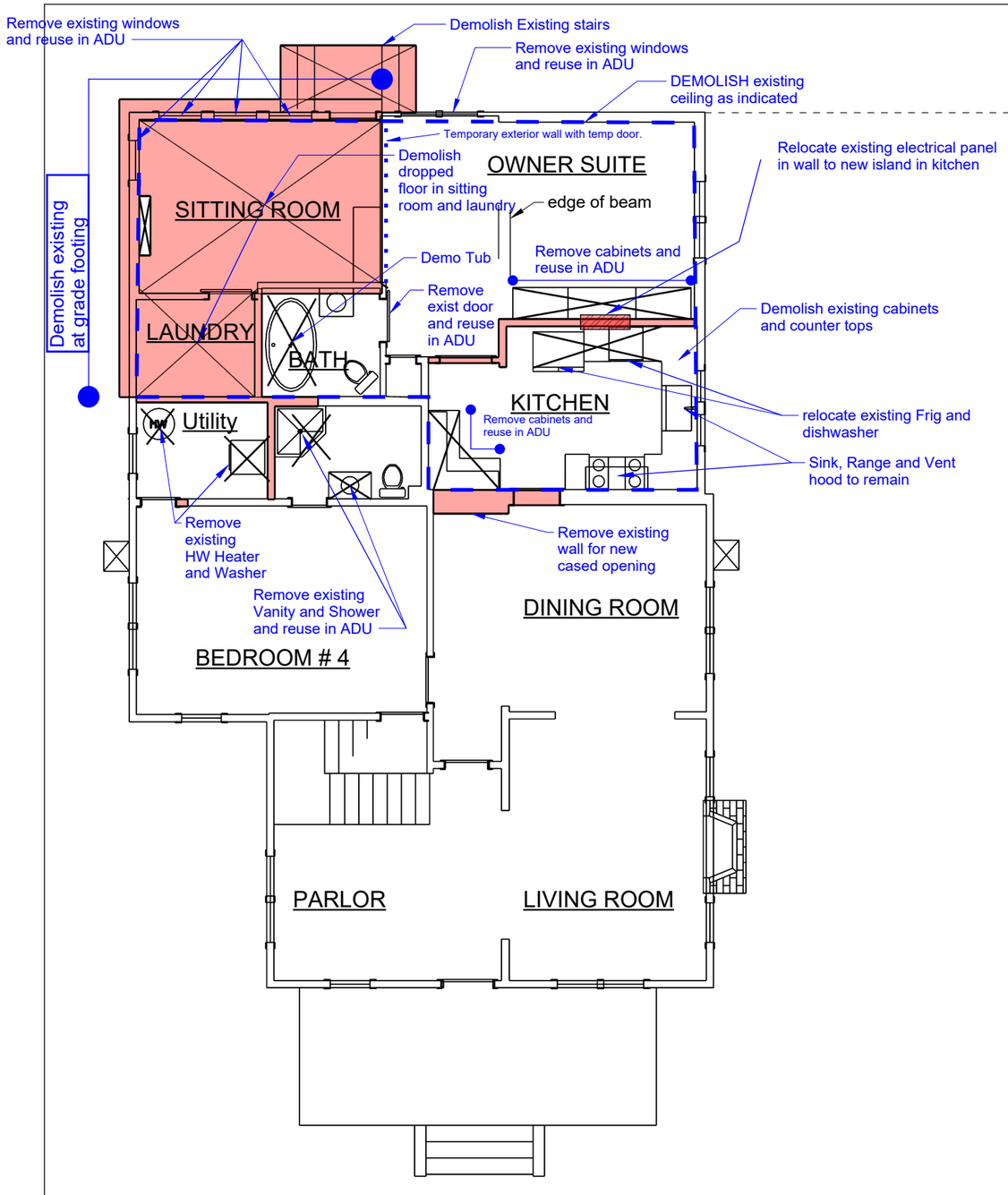
CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 Turner Street
September 2, 2026
HPC Submission

ISSUE
08.11.2026
Date:
August 9, 2026

EXISTING FLOOR PLANS

A.06



EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

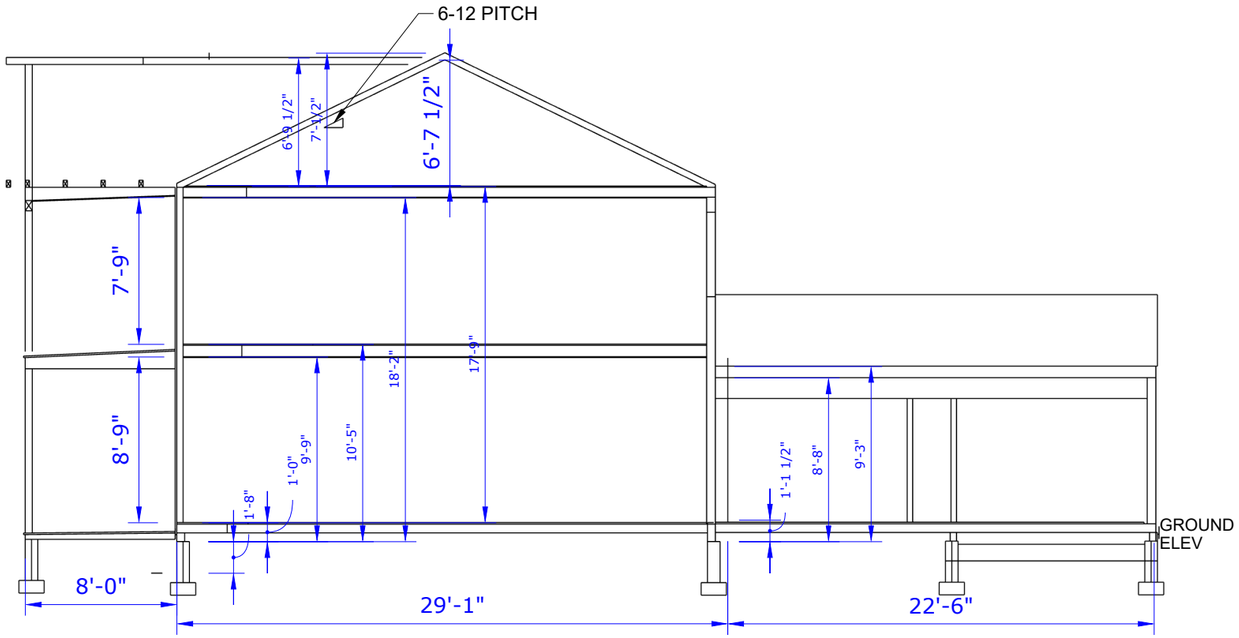
CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 Turner Street
September 2, 2026
HPC Submission

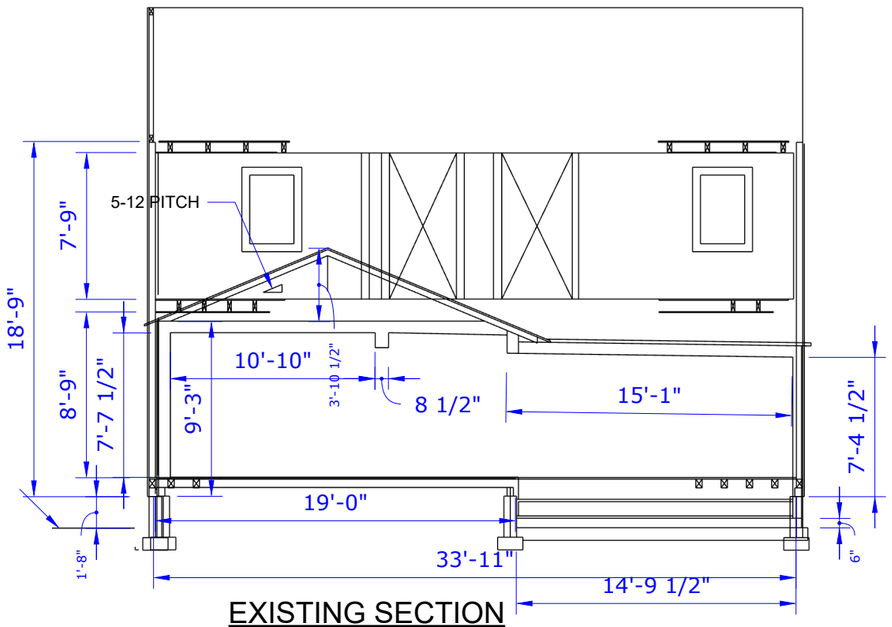
ISSUE
08.11.2026
Date:
August 9, 2026

DEMOLITION PLAN

A.07



EXISTING SECTION



EXISTING SECTION

1/8" = 1'-0"

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

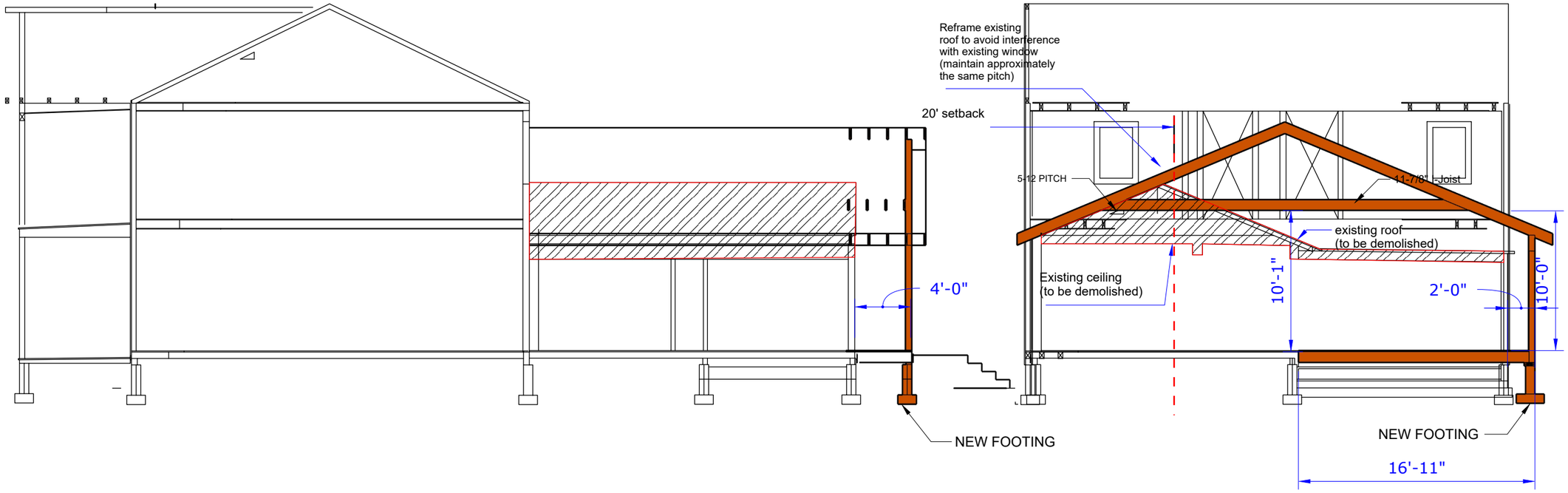
CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 Turner Street
September 2, 2026
HPC Submission

ISSUE
08.11.2026
Date:
August 9, 2026

EXISTING SECTIONS

A.08



1/4" = 1'-0"

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 Turner Street
September 2, 2026
HPC Submission

ISSUE
08.11.2026
Date:
August 9, 2026

PROPOSED SECTIONS

A.09

16'-10"
5'-10 1/2"
3'-6"
3'-6"
3'-11 1/2"
18'-6 1/2"
20' setback
New Steps
WINDOW ABOVE CABINETS
APPROXIMATELY 780 sf
Demolition and Construction
4'-0"
7'-0"
10'-3"
NEW FOUNDATION
NEW FAMILY ROOM
5'-3 1/2"
BAR w/
wine cooler
and Icemaker
New Pantry/Utility
53 x 36 Openiing 77 OFF
(existing to remain)
Mini Split 13 x 42 - reinstall 72" off FFE
5'-3"
5'-3 1/2"
2'-7 1/2"
21'-1"
16'-9"
44 X 114 ISLAND
NEW FIRST FLOOR COUNTER TOPS
2'-4"
20x24 vanity
(existing to remain)
36 x 29 FRIG
(reuse existing)
24 DISHWASHER
24 DISHWASHER
21'-8"
LAUNDRY
3'-6"
WASHER DRYER STACK
New Shower
3'-8"
Existing
Bathroom
existing toilet
to remain
6'-9"
NEW KITCHEN
Sink
(reuse existing)
22 x 36 Opening 85 OFF
6'-4"
3'-7"
2'-1"
New Kitchen countertops
throughout
6'-2"
8'-6"
REMODLED BATH
BR#4
3'-6"
23|X 39 RANGE
(reuse existing)
CLOSET
2'-0"
New Vanity
Existing
Toilet to
remain
3'-5"
Fill in existing opening
2'-8"
Fill in existing opening
New Cased Opening

1/4" = 1'-0"

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

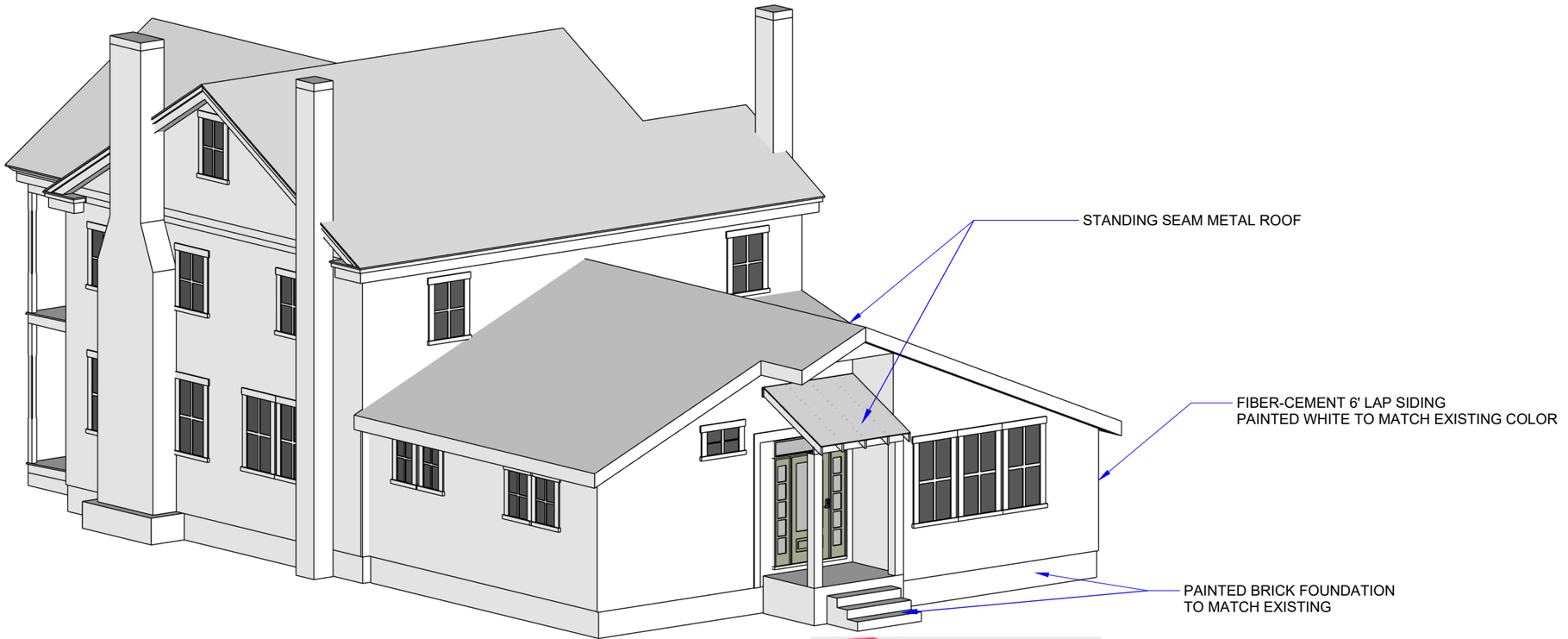
CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 Turner Street
September 2, 2026
HPC Submission

ISSUE
08.11.2026
Date:
August 9, 2026

PROPOSED FIRST FLOOR PLAN

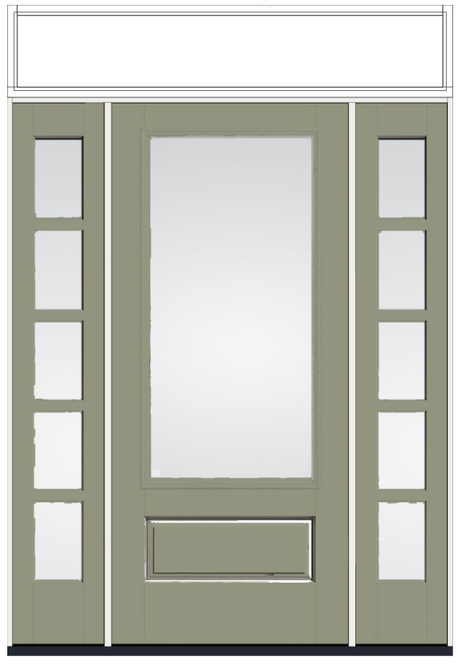
A.10



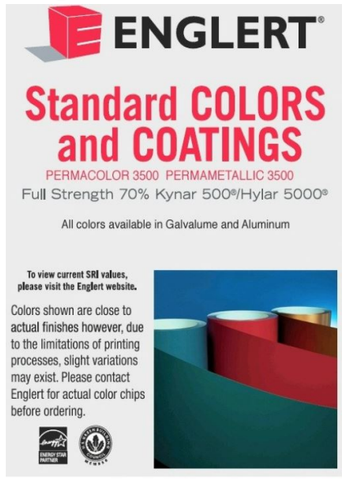




Anderson Single hung
Series 100 Windows



ThermaTru Rear Door 3068 w/
sidelights and tansom
CYPRESS color





Standing seam metal roofing
"Dove Gray"

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

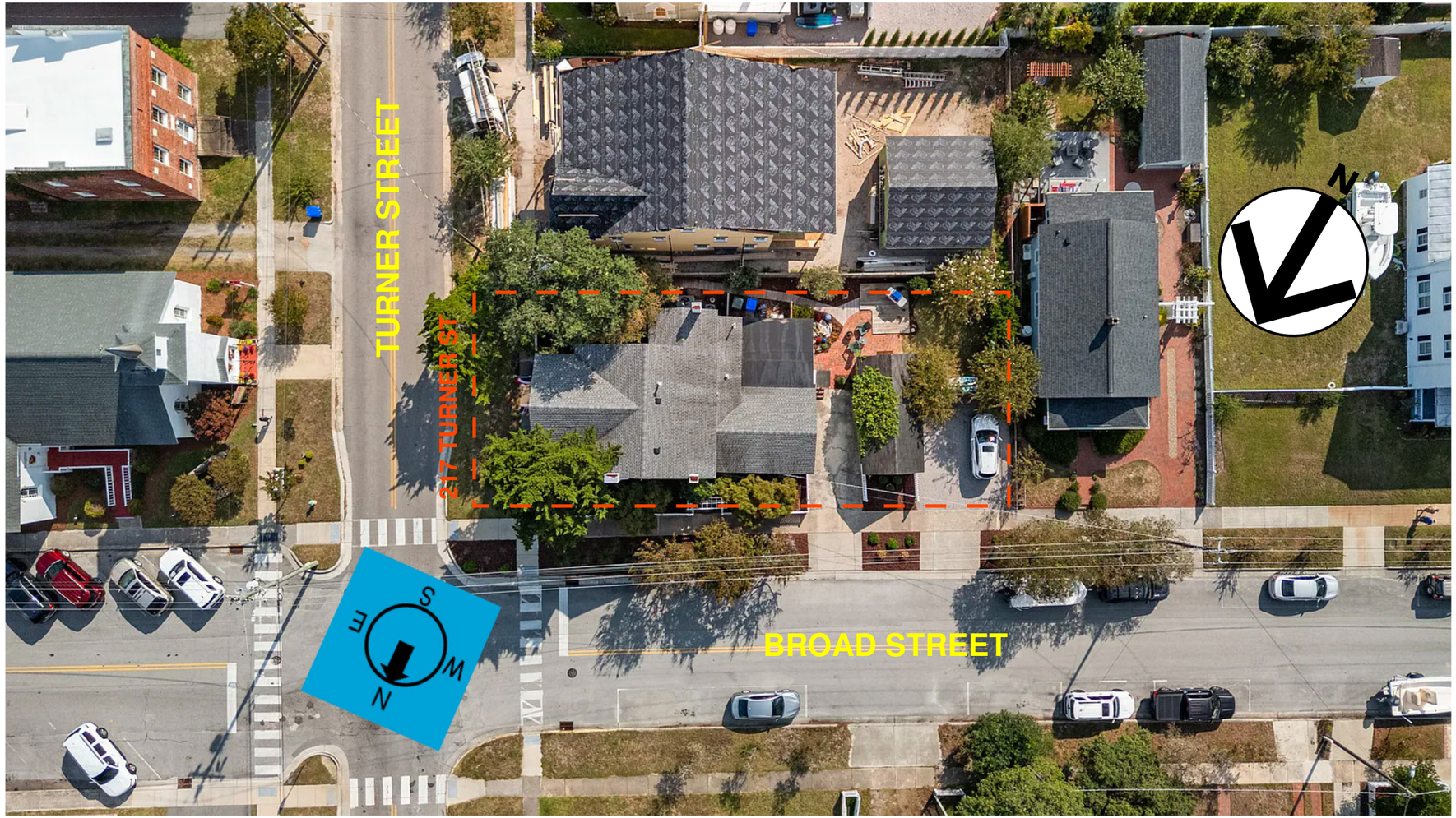
CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 Turner Street
September 2, 2026
HPC Submission

ISSUE
08.11.2026
Date:
August 9, 2026

PROPOSED MATERIALS

A.11



217 Turner Street Neighbor listing As of 7/19/26

311 Broad Street – Gabrielle and Addison Dascomb

312 Broad Street – Sharon and Charles Kralick

301 Turner Street – Benjamin and Grace Brown

214 Turner Street – County of Carteret

215 Turner Street – Hovey and Josephine Aiken

211 Turner Street – Mark C Benyunes

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 FRONT STREET ADDITION

ISSUE
MM.DD.YY

PHOTOGRAPHS OF THE STREET SCAPE

C.01

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 FRONT STREET ADDITION

ISSUE
MM.DD.YY

AIREAL PHOTOGRAPHS

C.02

EXISTING WEST VIEW

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 FRONT STREET ADDITION

ISSUE
MM.DD.YY

AIREAL PHOTOGRAPHS

C.03



BROAD STREET STREETSCAPE



TURNER STREET STREETSCAPE



SIDE LOT (SW) VIEW (approx. 1980's)

George G. Aiken, PE
411 Johnson Street
New Bern, NC, 28560
Tel:919.279.2313

CLIENT
Aiken
217 Turner Street
Beaufort, NC, 28516
Tel: 704.763.3386

PROJECT
217 FRONT STREET ADDITION

ISSUE
MM.DD.YY

STREET SCAPE PHOTOGRAPHS

C.04



EXISTING VIEW FROM BROAD STREET



PROPOSED VIEW FROM BROAD STREET

CLIENT
George G. Aiken

PROJECT
COA Submission for ADU
217 Turner Street

DRAWN BY
GGA

ISSUE
08.11.26

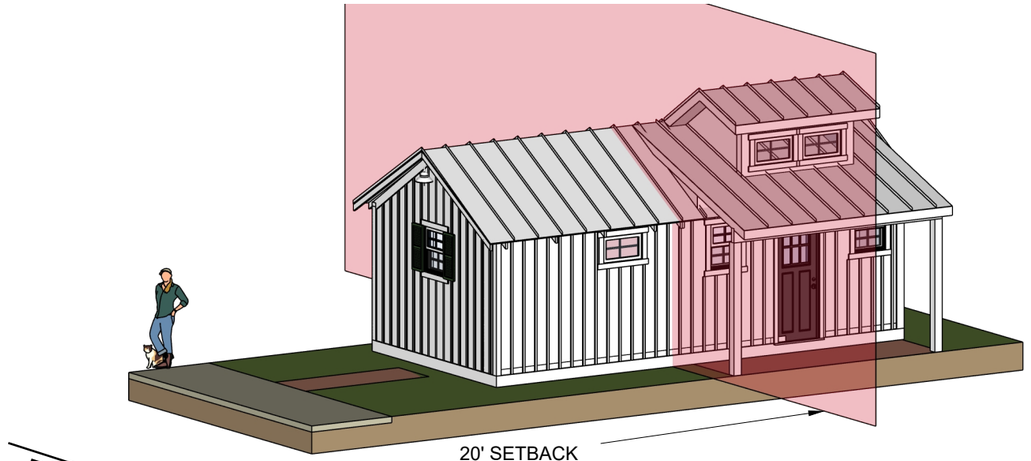
2026-08-11 ADU for COA.layout

Application for a COA
ADU for Delamar Gibble House ca 1866
217 Turner St.

EXISTING VIEW FROM BROAD STREET



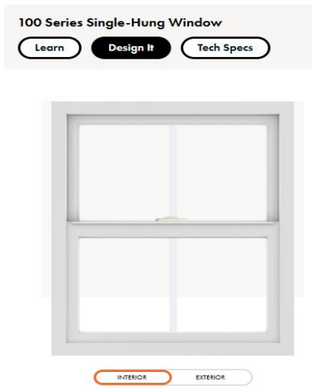
PROPOSED VIEW FROM BROAD STREET



PROPOSED MATERIALS



Therma-Tru 2868 - S262 Exterior Door



Anderson Series 100 Single Hung Windows



ENGLERT Metal Roofing from A-D Roofing (Dove Grey)

Comments in Support of Findings Required

We considered below the findings required per Section 20 of the Land Development Ordinance:

Compatibility Standards for Special Uses in Residential Zones:
In deciding whether the architectural elements of the proposed special use in a residential zone will be compatible with the adjoining buildings, the BOC shall review said proposal in reference to the following architectural elements:

a) Size (footprint); *The existing building footprint (approx. 12' x 25') will remain the same with the addition of a brick paver porch (4' x 13') will be added to the southwest rear side of the structure. Note: no changes to the building dimensions.*

b) Height; *The existing structure is approximately 12' high, a dormer will be added to the rear half of the structure which will be approximately 14' High. Note: no changes to the roof height will be done within the 20' corner setback.*

c) Proportion and scale; *No significant changes will be made to the geometry of the existing structure.*

d) Roof shape(s); *A shed porch and shed dormer will be added outside the 20 corner setback. The Northernmost 5' of the existing roof will be rebuilt as it has settled approximately 3-1/2" and has deteriorated. The pitch of the main roof will remain the same (approximately 8:12). There will be no material geometric changes to the existing roof structure within the 20' corner setback.*

e) Setbacks; *217 Turner is on a the corner of Turner and Broad and has a 20' setback, which does tot allow significant changes within this setback.*

f) Location, size, and number of openings (doors and windows); *Are indicated on this document.*

g) Materials; *The existing 1945 structure was build using standard 2x4 and 2x6 studs and rafters. The structure has been repaired over the years with similar materials. The structure is sheathed with 1x8 vertical siding with 1x2 vertical battens. Rafters will be repaired with like materials. Some rafters will be "sistered" 2x6 or 2x8 as required. New Rafters on the dormer will be 2x6 and 2x8.*

h) Color; and, *the existing structure is white and will be repainted with matching paint. The new standing seam metal roof will be "Dove Gray".*

i) Texture**.** *The existing board and batten texture will be repaired and maintained. The existing shingle roof material will be replaced with standing seam metal.*

George Aiken, PE
217 Turner Street
Beaufort, NC
Tel: 919.279.2313

CLIENT
George G. Aiken
217 Turner St.
Beaufort, NC 28516
Tel: 919.279.2313

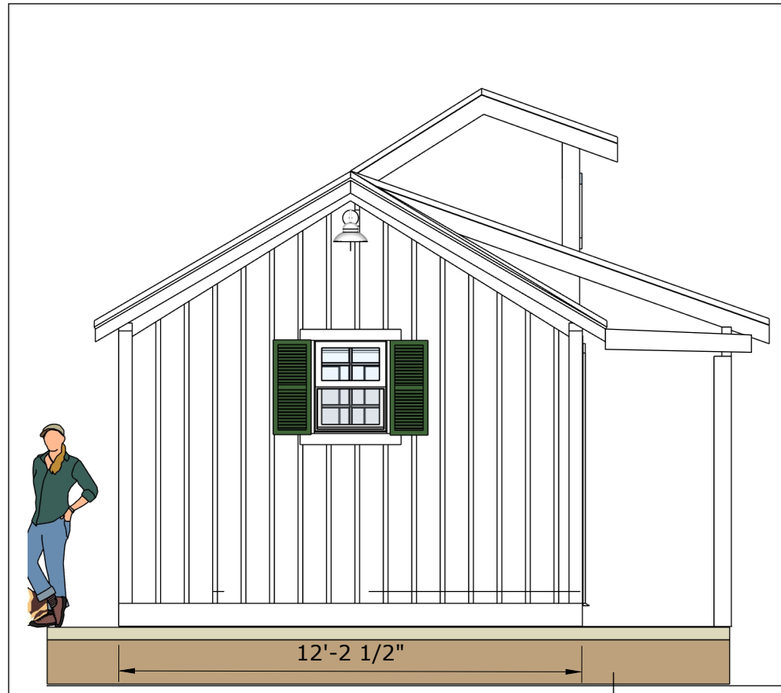
PROJECT
COA Submission for ADU
217 Turner Street

ISSUE
08.11.26

DRAWN BY
GGA

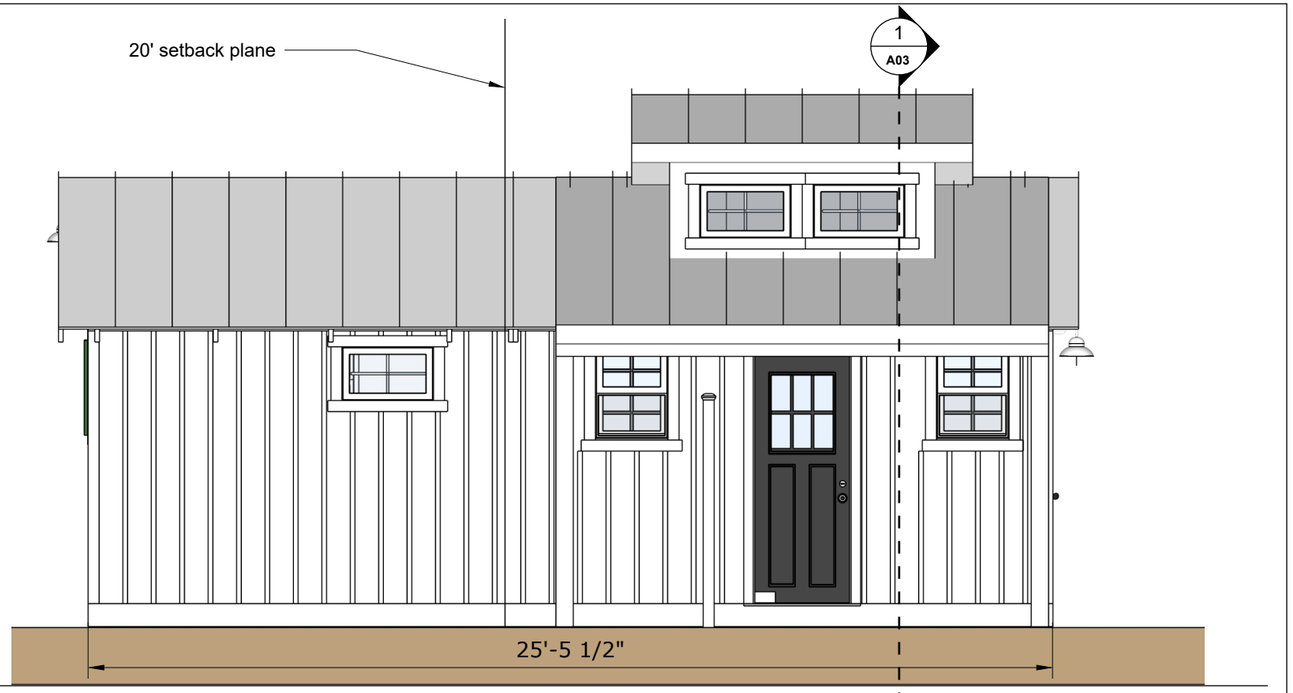
NE Isometric & Materials

A.01

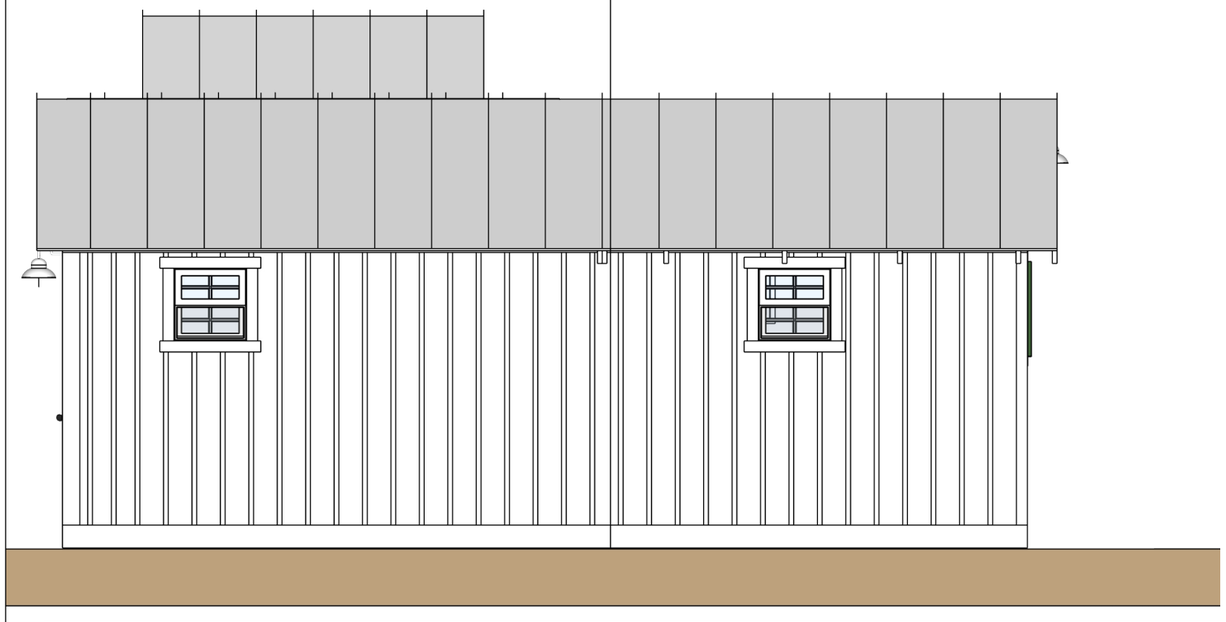


12'-2 1/2"

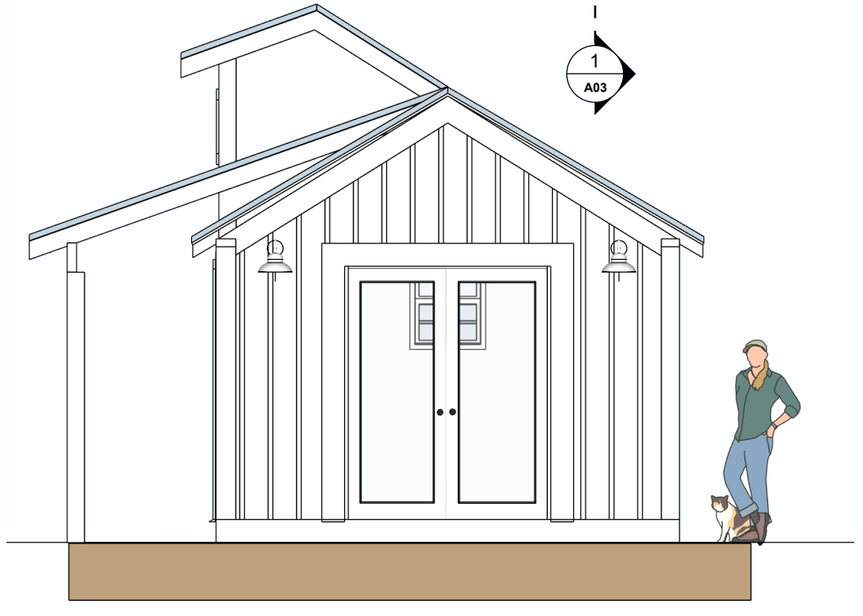
FRONT VIEW
(1/4" = 1'-0")



RIGHT VIEW
(1/4" = 1'-0")



LEFT VIEW
(1/4" = 1'-0")



REAR VIEW
(1/4" = 1'-0")

George Aiken, PE
217 Turner Street
Beaufort, NC
Tel: 919.279.2313

CLIENT
George G. Aiken
217 Turner St.
Beaufort, NC 28516
Tel: 919.279.2313

PROJECT
COA Submission for ADU
217 Turner Street

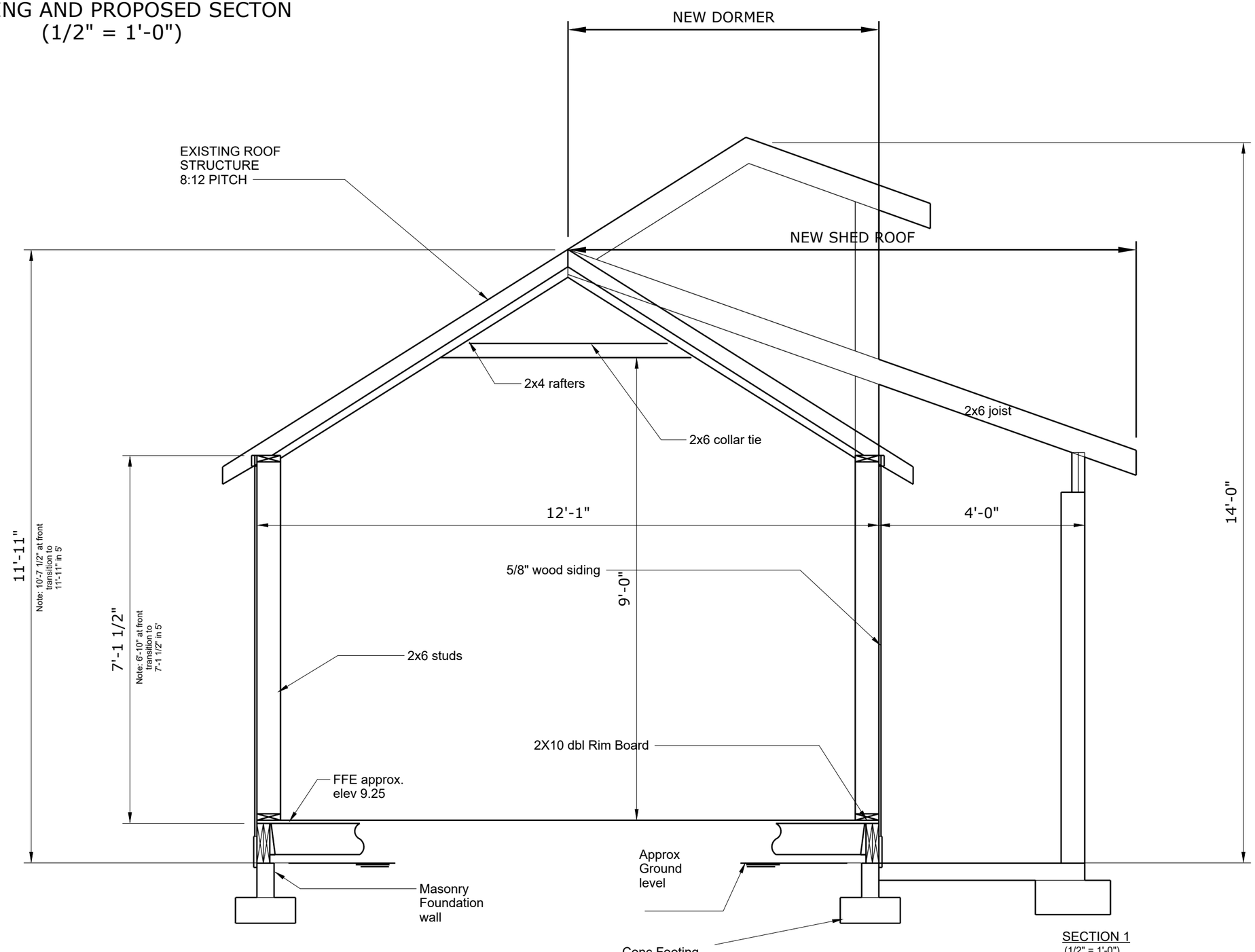
ISSUE
08.11.26

DRAWN BY
GGA

Views

A.02

EXISTING AND PROPOSED SECTON
(1/2" = 1'-0")



SECTION 1
(1/2" = 1'-0")

George Aiken, PE
217 Turner Street
Beaufort, NC
Tel: 919.279.2313

CLIENT
George G. Aiken
217 Turner St.
Beaufort, NC 28516
Tel: 919.279.2313

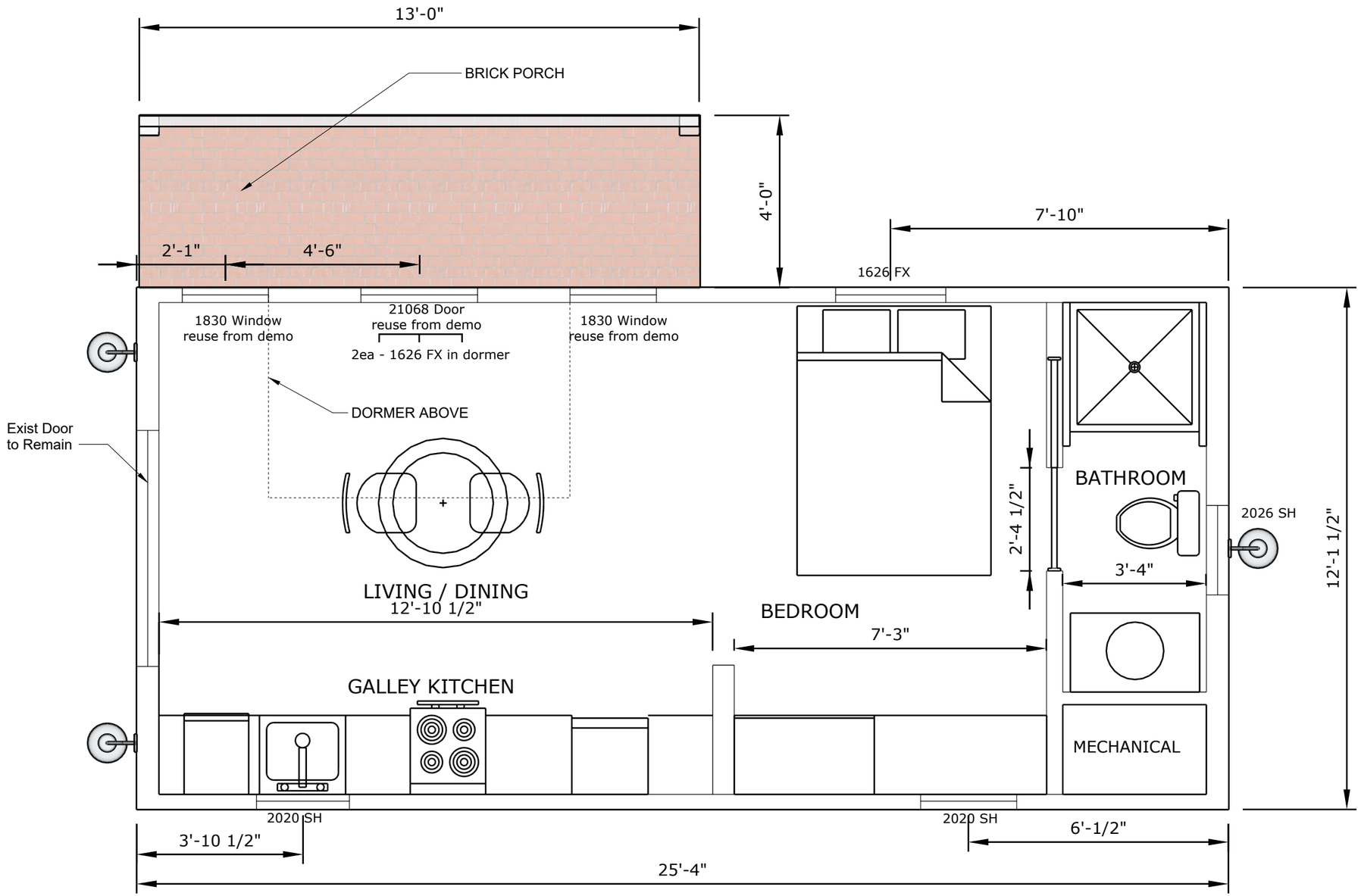
PROJECT
COA Submission for ADU
217 Turner Street

ISSUE
08.11.26

DRAWN BY
GGA

SECTION

A.03



PRELIMINARY FLOOR PLAN
(3/8" = 1'-0")

George Aiken, PE
217 Turner Street
Beaufort, NC
Tel: 919.279.2313

CLIENT
George G. Aiken
217 Turner St.
Beaufort, NC 28516
Tel: 919.279.2313

PROJECT
COA Submission for ADU
217 Turner Street

ISSUE
08.11.26

DRAWN BY
GGA

A.04

217 Turner Street Neighbor listing

As of 7/19/26

311 Broad Street – Gabrielle and Addison Dascomb

312 Broad Street – Sharon and Charles Kralick

301 Turner Street – Benjamin and Grace Brown

214 Turner Street – County of Carteret

215 Turner Street – Hovey and Josephine Aiken

211 Turner Street – Mark C Benyunes

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, September 1, 2026 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business

SUBJECT: Case # 26-29 201 Broad Street – 12’ x 19’ Side Screen Porch Addition

BRIEF SUMMARY:

Jay Tervo and Barbara McKenzie-Tervo are proposing a 12’x19’ side screen porch addition to 201 Broad Street. The addition would be visible from the Broad Street side of the corner lot, and the addition will be compliant with the required lot setbacks.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

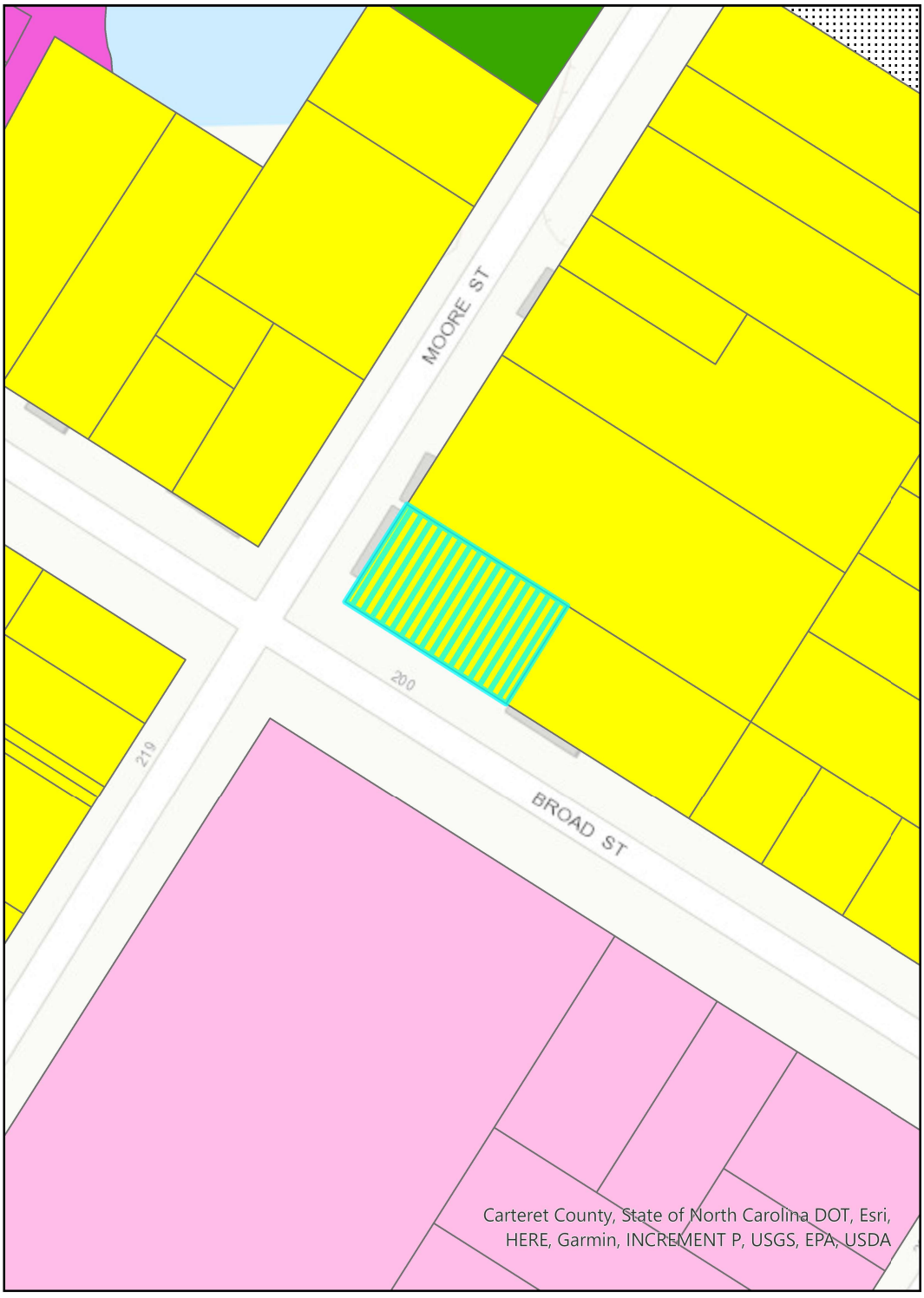
SUBMITTED BY:

Charles Rocci

BUDGET AMENDMENT REQUIRED:

N/A

Case # 26-29
201 Broad Street
Certificate of Appropriateness



BHPC STAFF REPORT

To: BHPC Members

From: Charles Rocci

Date: September 1, 2026

Case No. Case # 26-29 201 Broad Street – 12’ x 19’ Side Screen Porch Addition

---

Request:

For the Beaufort Historic Preservation Commission to approve a COA for a screen porch addition on the eastern side of the building located at 201 Broad Street.

Applicant:

Jay Tervo and Barbara Mckenzie-Tervo
103A Seaview Street
Beaufort NC 28516-48615

Property Information:

Owners: Jay Tervo and Barbara McKenzie-Tervo
Location: 201 Broad Street
PIN#: 730617111568000

Project Information:

The applicant is proposing to add a 12’ x 19’ screened overed porch on the eastern side of the corner lot visible from Broad Street. The existing door and windows will be replaced by six French doors and a new set of stairs. The gable roof will be parallel to the existing roof line. Porch deck columns, railings and pickets will match the existing features on the front of the house. The house was built in 2006 according to Carteret County Tax Records, and the house mentioned in the Ruth Little Survey does not match the description of the existing structure. In our research, we have not found records verifying the demolition of the previous structure.

201 Broad St.
C
c. 1900

John Noe House. Interesting vernacular Queen Anne style 1-story, 3-bay, side gable house with center hall plan. Unusual wrap-around porch configuration with central front gable porch roof and flanking hipped roofs appears original, as do the chamfered posts with a variation of Doric capitals. Gable ends have 4/4 sash and Gothic ventilators. West elevation has a bay window with 4/4 sash, aprons, moulded cornice, and decorative brackets. Front entrance has transom and side lights. Asbestos siding.
Area first mapped by Sanborn in 1908; house appears on this map. (SM, interview with neighbor)

Proposed work:
See Attached Application & Narrative

Material:
See Attached Description and Photos

New Construction Guidelines

Building Placement

7.1.1. Maintain a similar front, side, and rear yard set back to other contributing historic buildings on the block and/or side of the street.

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

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

Building Height/Scale

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

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

7.2.3. Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.

7.2.4. Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.

Materials

7.3.1. Keep the siding and trim material of the proposed building consistent with 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.

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.

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.

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 b[illegible]-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 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.

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.

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: Barbara McKenzie-Tervo and Jay Tervo

Applicant Address: 103 Seaview Street

Business Phone: 910-367-3496 Barbara's Cell Email/Cell: barbaramckenzie2008@gmail.com

Property Owner Name: (Applicants)

Address of Property: 201 Broad Street Beaufort, NC

Phone Number: 910-367-3495 Jay's Cell Email/Cell: Jay@InsiderInfo.US

PROJECT INFORMATION

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

Estimated Cost of Project: $ 30,000

Year House Built: 2006

Applicant Signature

August 10, 2026
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: _____

Date: _____

Reviewed for Completeness: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. **Items required for ALL projects:**

- ☐ A list 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.

201 BROAD STREET PROJECT DESCRIPTION FOR HPC/COA APPLICATION

8.10.26
Barbara McKenzie-Tervo & Jay Tervo, owners

We are applying for approval from the HPC/Planning Dept. for a 12' x 19' side screen porch addition to our new property at 201 Broad Street. The house is 20 years old and sits at the North East Corner of Broad at Moore.

The house was built in 2006, and has Nachiha “cedar” cement board siding on all exterior sides. The windows are 6/6 Andersons.

Currently the east side of the house has an exterior door, a stoop and set of stairs and 2 exterior windows. One window, the stoop/stairs, and existing door will be replaced by 6 French doors, a new set of stairs and entrance and a screened in porch.

The porch meets all required set backs.

This addition will have a gable roof parallel to the existing roofline. A row of French doors will replace the eastern wall from the living room room onto the porch. These doors will be either mahogany or painted white wood. The ceiling will have exposed rafters.

The porch deck, columns, railing and pickets will all be of the same materials and match those currently on the front of the house.

The deck will be 5/4" x 6 treated pine deck boards eventually painted the same gray color as the current front porch.

The railings will be 2”x 6" treated pine.

Pickets will be 1 1/2" x 1 1/2" treated pine to match those on the first and second floor verandas.

Piers and lattice will be built to match the existing piers on the Broad St. side of the house. (stuccoed block and painted gray like first floor veranda).

Shingles will be black, same materials, to match the existing roof.

The interior ceiling will be 1"x6" TNG pine.

Landscape and Garden

The east facing courtyard garden is one of the nice features of this property. We will do everything we can to preserve the garden's current plants, brick and stone pathways and patios and trees. There is a small crepe myrtle tree at the current stoop that will be removed and relocated to the far NE corner. The small flower bed will be reconfigured to fit the new design space using the same plant selections for shade gardens. Brick and stone pavers will be reused and reconfigured to fit the addition.

MCKENZIE ADDITION

1. ALL PRODUCTS LISTED BY ICC/N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE AN ICC APPROVED EVALUATION REPORT(S) OR BE APPROVED.
2. MISCELLANEOUS SITE STRUCTURES, POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS MAY REQUIRE SEPARATE PERMITS.
3. ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. (310.1.4)
4. DOORS LEADING INTO HOUSE FROM GARAGE SHALL BE 20 MINUTE RATED OR EQUAL, SELF-CLOSING, SELF-LATCHING. (R302.5.1 AMEND.).
5. EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE CAULKED. (R307.6)
6. LUMBER SHALL BEAR AN APPROVED GRADING STAMP (R502.1).
7. BOTTOM WOOD SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL. EXTERIOR WALL BOTTOM SILL PLATES SHALL BEAR/EXTEND MINIMUM 6 INCHES ABOVE FINISH GRADE. (R317.1, NO. 3).
8. FIRE BLOCKING SHALL COMPLY WITH (R602.8).
9. MASONRY BED AND HEAD JOINTS SHALL BE 3/8 INCH-THICK, THE THICKNESS OF THE BED JOINT OF THE STARTING COURSE PLACED OVER FOUNDATIONS SHALL NOT BE LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. MORTAR JOINT THICKNESS SHALL BE WITHIN THE FOLLOWING TOLERANCES FROM THE SPECIFIED DIMENSIONS: 1. BED JOINT: + 1/8 INCH. 2. HEAD JOINT: 1/4 INCH + 3/8 INCH. 3. COLLAR JOINTS: 1/4 INCH + 3/8 INCH. (R607.2.1).
10. WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE SHALL HAVE THE LOWEST PART OF CLEAR OPENING OF THE WINDOW TO BE MINIMUM 24 INCHES ABOVE THE FLOOR IN WHICH IT SERVES. (R312.2.1).
11. GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE LABELED 1/2" SAG-RESISTANT GYPSUM CEILING BOARD. TABLE R702.3.5 (D).
12. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. (P2708.3).
13. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MFGRS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS (R702.4.2).
14. PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: WATER CLOSETS-TANK TYPE 1.6 GAL. /FLUSH. SHOWER HEADS- 2.5 GAL. /MINUTE. FAUCETS- 2.2 GAL. /MINUTE, PROVIDE AERATOR. (TABLE P2903.2.).
15. WATER TREATMENT SYSTEMS- SHALL BE EQUIPPED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SHUTOFF TO PREVENT CONTINUOUS FLOW WHEN NOT IN USE. (N1103.4.1).
16. DOMESTIC DISHWASHING MACHINES CONNECTED TO A DISPOSER SHALL HAVE THE DISCHARGE INSTALLED AS HIGH AS POSSIBLE. (P2717.3).
17. STORAGE-TANK TYPE WATER HEATERS SHALL BE INSTALLED WITH A DRAIN PAN AND DRAIN LINE. (P2801.5.1-.2).
18. THE HOT WATER CIRCULATING SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL ON SWITCH AND A TEMPERATURE SENSOR ACTIVATED SHUT-OFF THAT CAN AUTOMATICALLY TURN OFF THE HOT-WATER CIRCULATING PUMP WHEN THE SET TEMPERATURE IS REACHED. N1103.4.1 AMENDED.
19. PROVIDE ROOF/ATTIC VENTILATION UNLESS INSULATION IS APPLIED DIRECTLY TO UNDERSIDE OF ROOF SHEATHING OR THE DIMENSION IS 24 INCHES OR LESS BETWEEN THE CEILING AND BOTTOM OF ROOF SHEATHING. (R806.1 AMENDED).
20. PROVIDE MINIMUM R-3 INSULATION ON HOT WATER PIPES. (N1103.4).
21. SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM R-8. DUCTS IN FLOOR TRUSSES, MINIMUM R-6. (N1103.2.1).
22. REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.
23. DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS (M1502.4.5 AMENDED), M1502.4.1 THRU M1502.4.6.
24. EXHAUST AIR FROM KITCHENS, BATHROOMS AND TOILET ROOMS SHALL NOT BE RE-CIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT, SHALL NOT DISCHARGE INTO AN ATTIC AND/OR CRAWL SPACE AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. (M1507.2).
25. 2ELECTRICAL FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATION. (E4003.9).
26. PROVIDE A WALL MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY. (E3901.6).
27. 15- AND 20-AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES AND GRADE-LEVEL PORTIONS OF UNFINISHED ACCESSORY BUILDINGS USED FOR STORAGE OR WORK AREAS, AND INSTALLED OUTDOORS SHALL HAVE GFCI PROTECTION FOR PERSONNEL. (E3902.1-.3).
28. ALL BRANCH CIRCUITS THAT SUPPLY 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (E3902.12).
29. IN AREAS SPECIFIED IN SECTION E3901.1, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT. (E4002.14).
30. PROVIDE SMOKE ALARMS IN NEW AND EXISTING AREAS OF HOME. (R314).
31. APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. (R315).
32. PROVIDE A SWITCH FOR THE STAIRWAY WHEN THERE ARE 6 OR MORE RISERS. (R303.7.1).
33. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH. (E3901).
34. PROVIDE A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING/BREAKFAST. (E3703.2).
35. PROVIDE A CONCRETE ENCASED GROUNDING ELECTRODE OF NOT LESS THAN 20 FEET OF #4 BARE COPPER. (E3608.1.2).
36. PROVIDE BONDING TO THE WATER PIPING, GAS AND METAL BUILDING SYSTEMS. (E3606.9, E3609.7).
37. ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE HYDRO MASSAGE TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER, INSULATED, COVERED, OR BARE, NOT SMALLER THAN NO. 8 SOLID. (E4209).
38. A MINIMUM OF 95 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1).
39. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE IC-RATED, LABELED WITH AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM... SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).
40. PROVIDE OUTSIDE COMBUSTION AIR TO ALL INDOOR FIREPLACES, WITH AIR INTAKE LOCATED NOT HIGHER THAN THE FIREBOX. (R1006.2).
41. WHERE A LISTED DECORATIVE APPLIANCE IS INSTALLED, THE FIREPLACE DAMPER SHALL BE AFIXED OPEN AND SHALL COMPLY WITH THE LISTED DECORATIVE APPLIANCE MANUFACTURE'S INSTALLATION INSTRUCTIONS. (G2434, G2435, G2453.1).
42. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. (N1103.1).
43. THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF SECTION M1507 OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING. (N1103.5).
44. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. (N1102.4.1.2).
45. DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1, (N1103.2.2). DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:

A. POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

B. ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 FT2 OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.



KEYS & SYMBOLS

DOOR & WINDOW SIZE KEY

2668 = 2'-6" WIDE (ASSUME STANDARD DOOR HEIGHT OF 6'-8" UNLESS NOTED)

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

DRAWING NUMBER
1
A-101
SHEET NUMBER

FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

DRAWING NUMBER
1
A-204
SHEET NUMBER

ROOM NAME
BEDROOM
10' CLG WOOD
CEILING HEIGHT AND SQUARE FOOTAGE
FLOOR FINISH

0'-0" GRADE
ELEVATION HEIGHT

HB ▷ FROST PROOF HOSE BIB

ELECTRIC

- RECEPTACLE
- PARTIALLY SWITCHED RECEPTACLE
- FL FLOOR RECEPTACLE
- GF GFCI RECEPTACLE
- WP WATER PROOF RECEPTACLE
- $ SWITCH
- $3 3 WAY SWITCH
- FAN / LIGHT
- SECURITY LIGHT
- CEILING MOUNT
- WALL SCONCE
- CEILING PENDANT
- FAN / LIGHT
- 6" RECESSED CAN
- LED TUBE LIGHTING
- UNDER-COUNTER
- CABLE
- STAIR RISER LED ON A PHOTOCELL

SHEET SCHEDULE

G-101 TITLE SHEET
C-101 SITE PLANS
A-101 NEW FLOOR PLAN & ELEVATION

SQUARE FOOTAGE

UNHEATED/UNCOOLED

SCREENED PORCH	232 SF
TOTAL	**232 SF**

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

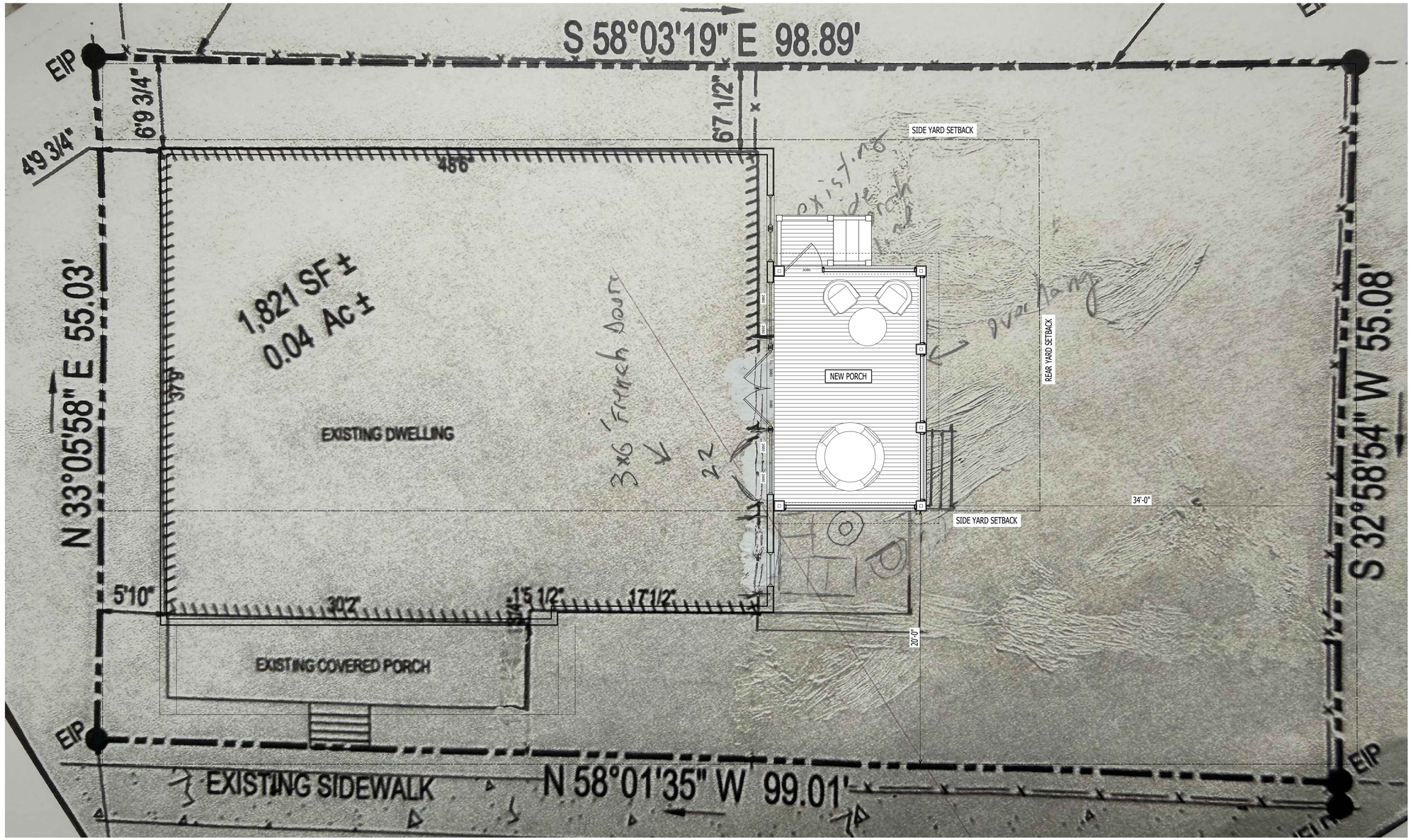
COPYRIGHT NOTE:
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

MCKENZIE ADDITION

201 BROAD ST, BEAUFORT, NC 28516

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

G-101
TITLE SHEET
08.09.2026
201 BROAD ST



1 / C-101 SITE PLAN
Scale: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'

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

COPYRIGHT NOTE:
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

MCKENZIE ADDITION

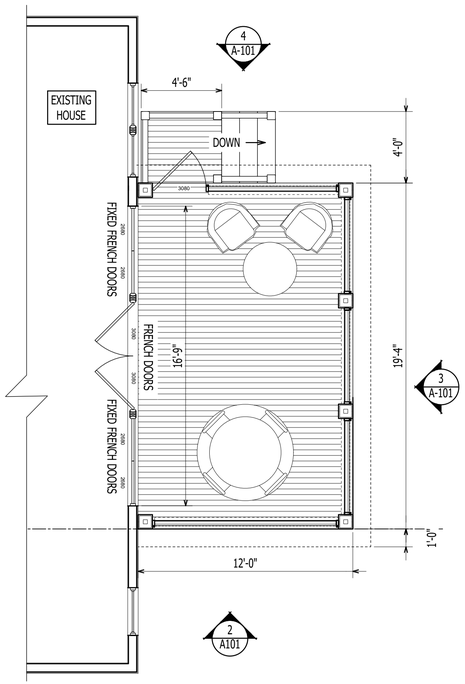
201 BROAD ST, BEAUFORT, NC 28516

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

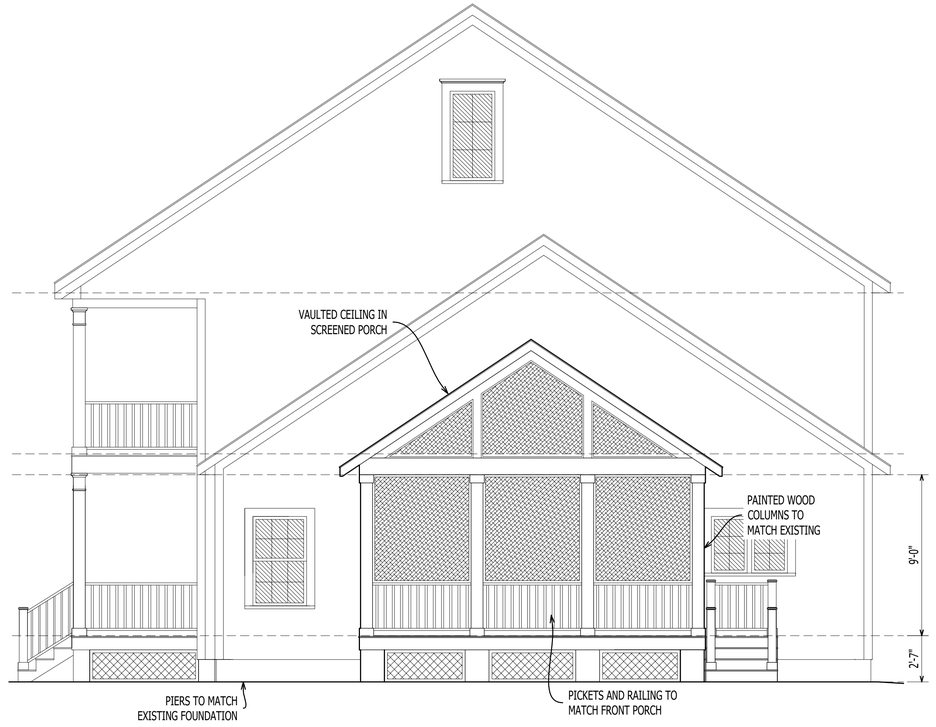
C-101

SITE PLAN

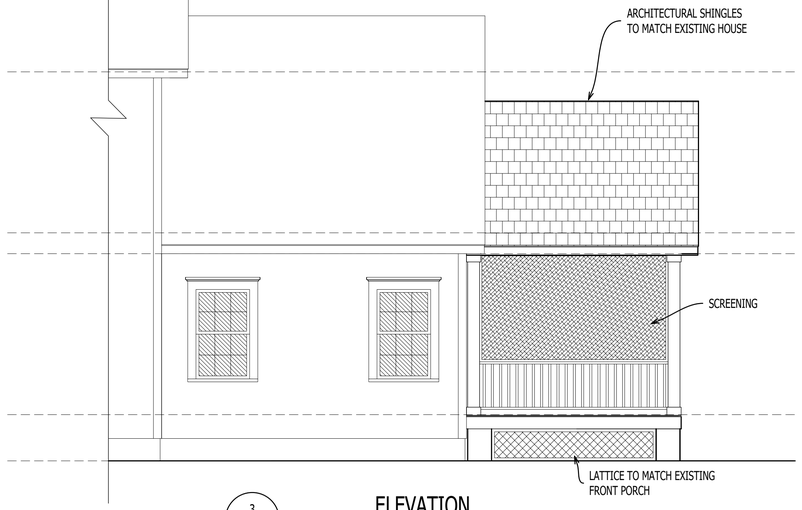
08.09.2026
201 BROAD ST



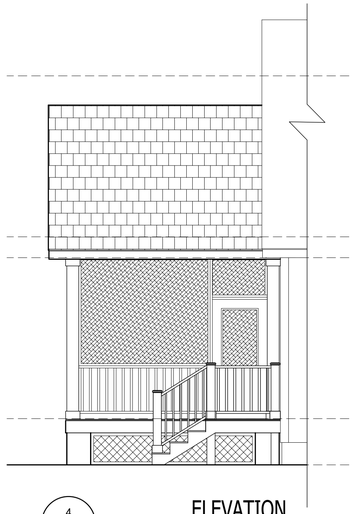
1 A-101 **FIRST FLOOR PLAN** — Scale: 1/4" = 1'-0"



2 A-101 **ELEVATION** — Scale: 1/4" = 1'-0"



3 A-101 **ELEVATION** — Scale: 1/4" = 1'-0"



4 A-101 **ELEVATION** — Scale: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4"=1'-0"

4' 0 2' 4' 8'

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD
2. ALL EXTERIOR WALLS - 2X6 WOOD STUD @ 16" O.C.
3. ALL INTERIOR WALLS - 2X4 WOOD STUD @ 16" O.C.
4. ½" PAINTED GYPSUM BOARD ON ALL WALLS AND CEILING
5. BATHROOMS TO RECEIVE ½" MOISTURE RESISTANT GYPSUM BOARD ON ALL SURFACES
6. SEAL ALL JOINTS AND OPENINGS WITH CONTINUOUS SILICONE CAULKING
7. INTERIOR DOORS TO PAINTED MASONITE
8. WOOD FLOORING TO BE COMPOSITE LAMINATE WITH HDF CORE, 4"+ WIDTH, AND 6MM THICKNESS MIN.
9. EXTERIOR COLUMNS TO BE 12" COMPOSITE SQUARE
10. PORCH DECKING TO BE 1X4 T&G KILN DRIED PAINTED OR STAINED DECKING
11. RAILING TO BE CABLE RAIL SYSTEM
12. SHOWER - MOSAIC TILE FLOOR, TILE WALLS, FRAME-LESS GLASS ENCLOSURE
13. CONFIRM ALL COLOR AND MATERIAL CHOICES WITH OWNER BEFORE ORDERING

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

COPYRIGHT NOTE:
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THESE PLANS CONTAIN PROPRIETARY INFORMATION OF GO ARCHITECTURAL DESIGN, PLLC. THEY ARE SUBJECT TO FEDERAL COPYRIGHT AND OTHER APPLICABLE FEDERAL AND STATE PROPERTY, TRADE AND RELATED LAWS. THESE PLANS, INCLUDING THE INFORMATION CONTAINED WITHIN, SHALL NOT BE SHARED, REPRODUCED, DISTRIBUTED OR USED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT. ANY FAILURE TO OBTAIN SUCH CONSENT IS A VIOLATION OF LAW, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PROSECUTION AND PENALTIES.

MCKENZIE ADDITION

201 BROAD ST, BEAUFORT, NC 28516

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

A-101

FIRST FLOOR PLANS AND ELEVATIONS

08.09.2026
201 BROAD ST



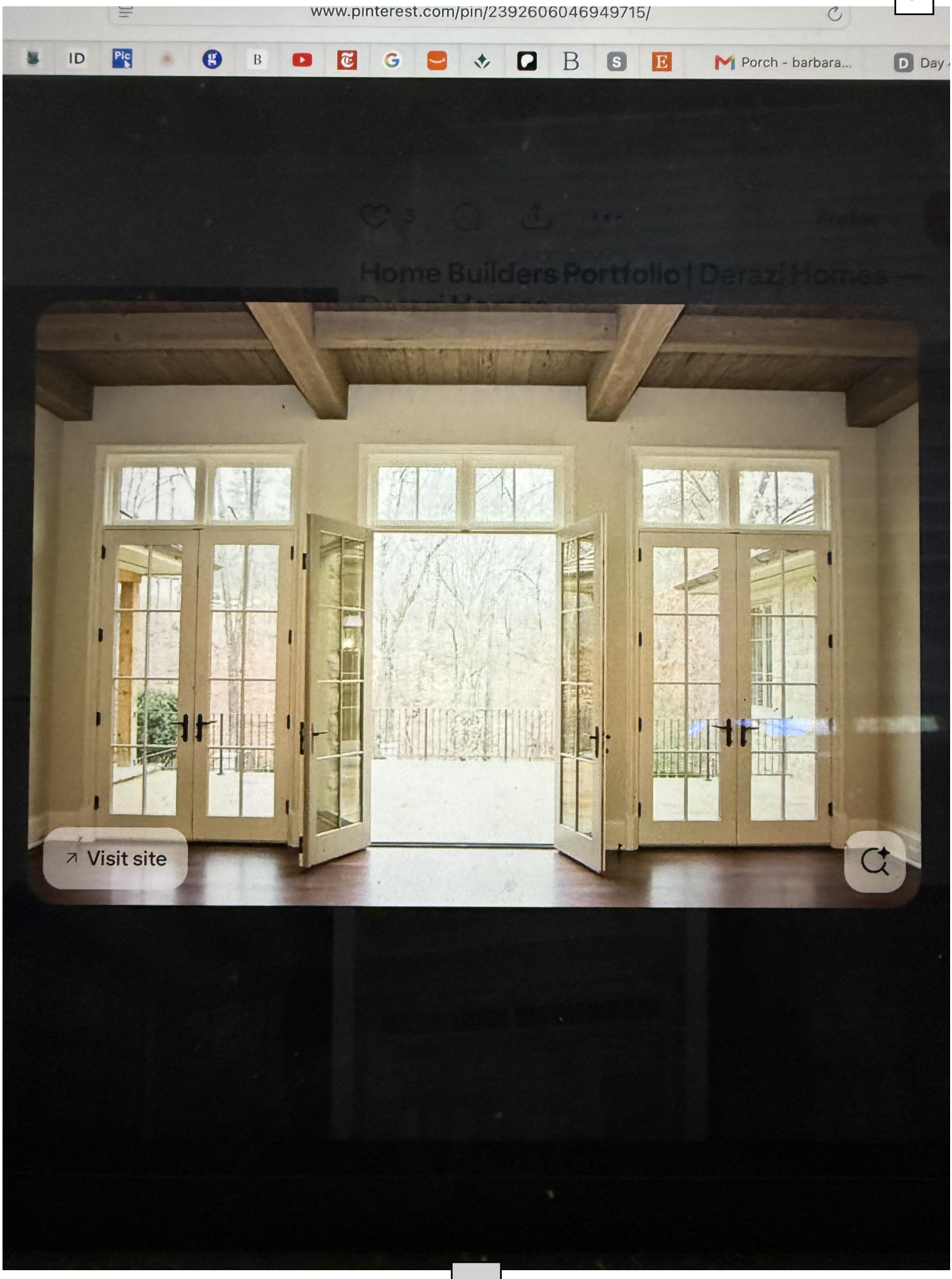








www.pinterest.com/pin/2392606046949715/



201 Broad Street Neighbors

Jeff and Sandra Pickering
203 Broad Street
Beaufort, NC
+1 (919) 810-2046 c.

Mamre Marsh Wilson
302 Moore Street
Beaufort, NC
(has recently moved to Pruitt Health according to neighbors)

DESIGN GUIDELINES for the BEAUFORT HISTORIC DISTRICT

201 BROAD STREET@ MOORE STREET HOUSE

The applicants are aware of the HPC/Planning Department requirements and are planning to following the guidelines as outlined below:

A pre-application review of new construction was held by phone August 10 with Kyle Garner and others in the Planning Dept.

In addition…..the design features will adhere to the principle that they are secondary structures and will not overwhelm the main building or call overt attention to themselves.

Placement

This request is for a screened in porch located on the back side (East) of the house.

7.1.1. Maintain a similar front, side, and rear yard set back to other contributing historic buildings on the block and/or side of the street.

- 7.1.3. Place outbuildings and accessory structures in side and rear yards……
- 7.1.4. Minimize ground disturbance during new construction….

Building Height/Scale

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

- 7.2.4. Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.

Materials

All materials will match existing build materials including, siding, shingles, wood railings, flooring, decking, supporting beams, foundation piers, etc., as well as recycled brick and stone pavers.

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.

Chapter 7. New Construction and Additions in the Beaufort Historic District Beaufort Historic Design Guidelines

- 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

We will match the house's "cedar" siding, which NACHIHA FIBER CEMENT SIDING which was used in the original build.

We will match the current house's design and building materials including: railings, posts, trim, roofing flooring and piers.

- 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.

Texture and Color

We do not plan to change the color of the house which is white. We will match the white paint 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.

Form and Rhythm

Will imitate the historic features of the house and its neighbors in the build.

- 7.6.1. Design new construction that reflects the basic shapes and forms on the block and in the historic district.
- 7.6.2. Maintain consistency with style of buildings and contributing structures found on the block and/or side of 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.

- 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

One small crepe myrtle will be removed and relocated into the NE corner of the lot. No mature trees will be moved or disturbed during the build process.

7.7.1. Retain and protect mature trees during construction.

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

September 1, 2026

Jay Horton
Filter Design Studios
707 Bridges Street
Morehead City, NC 28557

RE: Case # 26-24– Proposed new construction of a residential swimming pool and roof off existing garage

Dear Sir/Madam:

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, with the exception of the fencing and landscaping. 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

CC: William and Margaret Ann Wooten
Enclosed: COA Certificate

Mayor Sharon Harker
Commissioner Melvin Cooper • Commissioner Paula Gillikin
Commissioner John LoPiccolo • Commissio[illegible]er Matthews • Commissioner Sarah Spiegler
Town Ma[illegible]att Zapp

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 August 4th, 2026 to consider a Certificate of Appropriateness ("COA") application submitted by Ready Five Holdings for **CASE # 26—PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL SWIMMING POOL AND ROOF OFF EXISTING GARAGE** 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 August 4, 2026, we find that the application submitted (with the exception of the fencing and landscaping) meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

New Construction Guidelines

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.

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 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 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.

Form and Rhythm

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

Landscaping

7.7.1. Retain and protect mature trees during construction.

Outside Utilities Guidelines

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

8.3.2. 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.

8.3.6 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.

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.

Archaeology Guidelines

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

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

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

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

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

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 (with the exception of the fencing and landscaping) is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 26-24 – PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL SWIMMING POOL AND ROOF OFF EXISTING GARAGE.**

This the 1st day of September, 2026.

_____

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

September 1, 2026

Ready Five Holdings
200 Craven Street
Beaufort, NC 28516

RE: Case # 26-23– Proposed fence addition, landscaping adjustments, and exterior lighting

Dear Sir/Madam:

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 Melvin Cooper • Commissioner Paula Gillikin
Commissioner John LoPiccolo • Commissio[illegible]er Matthews • Commissioner Sarah Spiegler
Town Ma[illegible]att Zapp

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 August 4th, 2026 to consider a Certificate of Appropriateness ("COA") application submitted by Ready Five Holdings for **CASE # 26-23 -PROPOSED FENCE ADDITION, LANDSCAPING ADJUSTMENTS, AND EXTERIOR 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 August 4, 2026, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

New Construction Guidelines

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.

8.1.10 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.

Fences and Walls Guidelines

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

8.2.2 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.

8.2.5. The use of false historical details or other non-original architectural embellishments on existing fences is not appropriate.

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

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.

Archaeology Guidelines

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

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

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 26-23 – PROPOSED FENCE ADDITION, LANDSCAPING ADJUSTMENTS, AND EXTERIOR LIGHTING.**

This the 1st day of September, 2026.

_____

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.