



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, April 06, 2021 - Held Electronically via Zoom due to the COVID-19 Pandemic Monthly Meeting

Call to Order

Roll Call

- 1) Roll Call
- 2) Election of Officers

Agenda Approval

1. Agenda Approval for the April 6, 2021 Meeting

Minutes Approval

1. Minutes Approval for the March 2, 2021 Meeting

Administration of Oaths

1. 1) Documents Used for Consideration/Deliberation (see attached list)
2) Quasi-Judicial Statement
3) Swearing/Affirming of Staff and Witnesses

Old Business

1. Case # 20-17 204 Turner Street - Demolition

New Business

1. Case 21-06 120 Moore Street – Accessory Structure
2. Case # 21-11 608 Broad Street - Demolition
3. Case # 21-12 214 Broad Street - Fence, Door, Porch & New Addition
4. Case # 21-13 97&99 Sunset Lane - Rear Addition, Parking & Patio
5. Case # 21-14 405 Ann Street - Screening & Walkway
6. Case # 21-15 124 Ann Street - Addition, Paint & Windows
7. Case # 21-16 500 Ann Street - Fencing

Public Comment

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, March 02, 2021 - Held Virtually due to the COVID-19 Pandemic
Minutes**

Call to Order

Chair Terwilliger called the March 2, 2021 meeting to order at 6:00pm.

Roll Call

A roll call was conducted by Secretary Winn. Present for the meeting were Robert Terwilliger, Laura Sicklin, Joyce McCune, Heather Poling and John Stephens. A quorum was declared. Not present were Janet Woodward and James Taylor.

Also present for the meeting were staff, Kyle Garner, Jeremy Ganey, Denice Winn, Town Attorney Jill Quattlebaum and Commissioners Ann Carter and Marianna Hollinshed.

Agenda Approval

Chair Terwilliger started off by stating that the applicant for Case 21-06, 120 Moore Street - Accessory Building, had requested that their item be removed from the Agenda and that item would not be covered.

Chair Terwilliger asked for a motion to approve the Agenda as it was amended. Vice Chair Poling made the motion to approve the Agenda as it was amended. Board Member McCune made the second. A roll call vote was conducted and the Agenda was unanimously approved by the members that were present.

Minutes Approval

Chair Terwilliger asked for a motion to approve the January 5, 2021 minutes as they were presented. Vice Chair Poling made the motion. Board Member Stephens made the second. A roll call vote was conducted and the January 5, 2021 minutes were unanimously approved by the members that were present.

Chair Terwilliger asked for a motion to approve the February 2, 2021 minutes as they were presented. Vice Chair Poling made the motion. Board Member Stephens made the second. A roll call vote was conducted and the February 2, 2021 minutes were unanimously approved by the members that were present.

Administration of Oaths

Chair Terwilliger stated that before getting to the Administration of Oaths he wanted to point out that the documents used for consideration/deliberation are on page 10 in the packet.

Chair Terwilliger then read the following statement: 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. A quasi-judicial decision is not a popularity contest. 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. 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. Other individuals may serve as witnesses when called 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 proved the factual evidence upon which they base their expert opinion. Witnesses must swear or affirm their testimony. Chair Terwilliger stated that the Agenda is full even with removing an item. He said the meeting would take longer than normal and if a break was needed that could be done.

Chair Terwilliger asked Secretary Winn to administer the oath to staff, Mr. Kyle Garner and Mr. Jeremy Ganey and also to the witness in the first matter, Mr. Dillion Rose. Mr. Garner, Mr. Ganey and Mr. Rose were all administered the Oath.

Old Business

- 1. Case # 20-28 218 Front St - Revised

Chair Terwilliger opened Case 20-28, 218 Front Street. Mr. Garner presented the staff updated report.

Mr. Garner shared that since the December 1, 2020 meeting the applicant decided to remove the covered shelter and install an uncovered deck and remove the two foot masonry wall and build a four foot tall Beaufort style wood fence along Front Street. Mr. Garner stated that the applicant has also supplied materials of the dock and landscaping plans. The included drawings, plans for the decking, dock type and stain coloring that will be used.

Dillon Rose spoke and stated that they had revised the application as stated by Mr. Garner.

Chair Terwilliger stated that from the December meeting the concerns were the height of the fence, the covering and the type of hardware that would be used. He poled the Commission for questions or concerns. Board Member McCune wanted clarification on the fence height. Mr. Rose stated that it would be four feet along Front Street and six feet along the East and West side per the Guidelines.

Chair Terwilliger asked for a motion for findings of fact. Board Member Stephens made the following motion, having reviewed the record and having considered all evidence submitted and oral testimony for case #20-28, I move that the Commission conclude the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks; Landscaping 8.1.5 and 8.1.10; Fences and Walls 8.2.1 and 8.2.2; Docks and Piers 8.7.1. Vice Chair Poling made the second. A roll call vote was conducted and the vote was unanimous in favor of the findings of facts by the members who were present.

Chair Terwilliger made the motion for the COA as follows; based upon the foregoing findings of fact I move that the proposed project is not incongruous with the special character of

the historic district as a whole and that at Certificate of Appropriateness for case 20-28 be issued for the proposed work. Vice Chair Poling made the second. A roll call vote was conducted and the vote was unanimous in favor to approve the COA by the members who were present.

Chair Terwilliger closed case 20-28.

New Business

- 1. Case # 20-17 204 Turner Street - Demolition

Chair Terwilliger opened case 20-17, 204 Turner Street. Secretary Winn administered the Affirmation to Mr. Jim Bailey.

Mr. Garner shared his screen to present the information. Mr. Garner stated that this item is unique and it has taken quite significant in that it is the Masonic Lodge. He stated that staff began the process of determining if the property was of Statewide Significance per Section 23-J of the Land Development Ordinance (LDO). Mr. Garner said staff contacted Mr. John Wood of the State Historic Preservation Office as well as conferring with the Town Attorney on this matter. Staff contacted ten consultants with only one responding, Cynthia de Miranda of MdM Historical Consultants and it was determined that the Lodge would not likely meet the Statewide Significance Criteria. Mr. Garner stated that the Commission would be able to hear the request and would then have to decide to approve the demolition or delay the demolition for a period of one year. Mr. Garner included photos of the lodge and the Guidelines. Mr. Garner stated that staff met all criteria to follow the process. Ms. Quattlebaum agreed and stated that the matter could proceed. Mr. Garner stated that there were two options, delay the demolition or proceed with the demolition.

Chair Terwilliger asked Mr. Bailey if he wanted to add anything and he stated no but would be happy to answer any questions. Chair Terwilliger stated he wanted to reiterate what Mr. Garner has said about the options that the Board has and that the Guidelines as currently structured do not allow us to prevent demolition.

Board Member Sicklin had a question for Mr. Bailey, she asked if there was something wrong with the building on the inside because it looked sound on the outside and she stated she also saw that it is for sale. Mr. Bailey said that it was structurally sound and that the reason for the request is it has been on the market for a while and the interest has been more in the land, because people cannot figure out what to do with the building. Mr. Bailey stated that he felt the property was worth more without the building than with the building. Board Member McCune, Ms. Loudon put the year as 1910, but it is older than that. She stated she has been in the building and understands about the use but this is an old building in the town. Vice Chair Poling stated that it is disappointing to hear about it being demolished. Board Member Stephens, stated that he was going to go to the Guidelines, Demolition Guideline, 10.1.1, use demolition only as a last resort and then the property owner of the contributing building should design a replacement building to reflect the demolished buildings height, scale, massing and location. This would be a hard task. He stated it is being asked that we completely ignore the first Guideline. Board Member Stephens stated that his very first questions was the condition of the building. He stated that Guideline 10.1.1 should be carefully considered. Chair Terwilliger shared the sentiments of the other members. He stated that this is a challenge. Chair Terwilliger stated that he applauds Mr. Garner and staff for trying to see if it had Statewide significance.

William J. Ankeny, son of the owner, wanted to add something for the history. Chair Terwilliger asked that Mr. Ankeny be sworn or affirmed. Secretary Winn administered the Affirmation to Mr. Ankeny. Mr. Ankeny stated that the building was originally purchased with the intent for a community arts center type thing. He stated that did not support the building, taxes and expenses and it has created a hardship. He stated that the church demolished their parsonage and restructured their land and it created more value in the land. Mr. Ankeny stated that this gives more options for a parking lot or what is on Sunset Lane. He said the property does not fit the needs of the community as it is and it is a hardship. Board Member Sicklin asked Mr. Bailey if potential buyers understand that they are going to have to rebuild to the exact size and mass. Mr. Bailey stated that everyone he has shown it to cannot wrap

their mind around how to change it to make it work. He said the cost associated with it is too much. Board Member Sicklin wanted to know if potential buyers had brought in contractors and Mr. Bailey said that there had been contractors in there. Vice Chair Poling stated that it is a shame that this building can be torn down when the Town went outside of our district to preserve a building that is already falling down on the other side of Cedar Street and there is a buyer for everything. Board Member McCune, stated she believed that there is a contributing structure to the historic nature of the Town. She stated it would be very hard to vote for demolition of this building. Chair Terwilliger stated that he feels that it is quite obvious that the members of the Commission do not want the building torn down but they are hamstrung by the Guidelines. He stated that they have two options, one is to table it and come back next month, and the other option is to make a motion and vote, either vote yes or no, which would delay it up to 365 days. Board Member Stephens stated several things come to mind. He said it has been compared to the church property on Ann Street, where three lots were created, that was not an historical building that came down, it had no historical relevance at all. Board Member Stephens stated that he felt that it hadn't been looked at well enough. Chair Terwilliger stated that he didn't disagree. He stated he is trying to find a path to move forward and he felt that the Board owes it to the applicant to give them a decision. Ms. Quattlebaum wanted to make a comment on the procedure. She stated that Mr. Garner presented information from his investigation and based on information received from the State Historic Preservation that it does not appear that this property is one of Statewide significance but this has not been submitted to the State Historical Preservation Office for an actual determination of that based on the information received. The HPC has the discretion at this point to table the matter and hear from John Wood next month due to hearing that the historical significance is an issue. Mr. Ankeny stated that his understanding from a July 6th conversation that we thought that had happened last year as we were given an option to do that or the Town would do it. He stated it is not the desire to take the building down but to give the potential buyers the option. Chair Terwilliger stated that he understands where Mr. Ankeny was coming from but they are tasked with the responsibility to check out every option. Chair Terwilliger stated that they thought that Mr. Wood would be present but he is not. Chair Terwilliger asked the Commission if they would like to table and have Mr. Wood at the next meeting. Board Member McCune stated that she didn't want delaying this to cause harm to the owner but she did believe that this is a contributing building to the Historic District. Board Member Sicklin stated she would like to hear from Mr. Wood and his guidance and that she wants to give this building a chance. Flora Lea Loudon was administered the Affirmation. She said she has been the owner since the early 2000's and that she has been trying to make it work since then but has not been successful. She stated that if the HPC would like to help with this that would be welcomed but she doesn't know what that help would look like. Vice Chair Poling asked Mr. Garner if Preservation North Carolina would like to help. Mr. Garner stated that they had been contacted and are not interested. Mr. Bailey stated that the building has been marketed for several years and he doesn't know what the delay will do for this. Board Member McCune asked about moving the building and Ms. Loudon stated it was cost prohibitive.

Chair Terwilliger asked if anyone could make a motion for a finding of fact. Board Members Stephens asked if it would be findings of facts against this. Chair Terwilliger stated it would have to be finding it incongruous. Mr. Ankeny asked how that could be and Chair Terwilliger explained that the challenge is taking down a historical building and replacing it with something new. Chair Terwilliger said that they were here to protect the historic nature of Beaufort. He said the church parsonage was not of historic nature. Board Member Stephens stated that the only historic building that that have approved was one eaten by termites that wasn't even standing. Ms. Loudon stated that she had another option, move it to Gallants Channel and make it a community building. Board Member Sicklin asked if that is where the Beaufort Picture Show is. Mr. Ankeny stated that conversation had been had and they wanted money to make sure it was taken care of indefinitely. Ms. Quattlebaum wanted to answer an earlier question. She said that procedurally they would have to table it to get John Wood to be present for the State's position on the Statewide significance or vote based on the LDO with the ability to table for 365 days.

Board Member Stephens stated that he would like to make a motion that the Commission table this application, 20-17, for a period of 30 days giving us an appropriate amount of time

for John Wood be contacted to get his recommendation on this application. Vice Chair Poling made the second. A roll call vote was conducted and it was a unanimous vote by the members present to table this matter until the next meeting.

Ms. Louden requested a letter stating this. Chair Terwilliger stated he would get with Secretary Winn to compose a letter.

Chair Terwilliger closed discussion on case 20-17, 204 Turner Street.

2. Case # 21-01 105 Front Street – Elevation of Existing Structure & Renovations.

Chair Terwilliger opened case 21-01, 105 Front Street. Secretary Winn swore in Jay Horton and Ryan Edwards for their testimony. Mr. Garner requested that anyone else who was present and may testify be sworn. Mr. Horton stated that the owners were present. Mr. Billy Wooten and his wife Margaret Ann, owners, were sworn for their testimony.

Mr. Garner presented the staff report for this matter. He stated that the request is to raise this structure and do some renovations. He stated that this building is of Statewide significance and that was accomplished in August of 2012. Mr. Garner stated that flood elevation maps were provided in the packet along with renderings showing the current and proposed. An outline has been provided for the proposed work to be done. Filter Design Studio has provided proposed renderings of the completed project. Mr. Garner stated that Mr. Horton and the owners have met with Mr. John Wood twice because this is of Statewide significance and that they have made changes twice to get the State's approval. He stated that they are only asking to raise the building a few feet and that this would actually preserve a historic structure. Mr. Garner stated that Mr. Horton has done his due diligence on this.

Chair Terwilliger asked Mr. Garner what the role of the Commission was in this matter due to the State already approving the design. Mr. Garner stated that their role is to approve what has been submitted and he stated that the State approves of the changes that Mr. Wooten and Mr. Horton have submitted. Mr. Garner said that it would maintain its Statewide significance with those changes. Chair Terwilliger asked if anyone else would like to speak. Jay Horton stated that the finished floor is on this project is 5.1 and that base flood is currently at 6. He stated that they wanted to raise only wanted it a few feet to save and preserve the integrity of the building. He explained how they intended to raise the sidewalk slightly to keep the look of the lower profile.

Chair Terwilliger opened it to the Commissioners to ask questions. Board Member Sicklin stated her concern with raising the side walk was making it a smooth transition. Mr. Horton explained that the house to the east is about 14 inches above the Duncan house and goes up as you go east, he stated that there wouldn't be a transition based off of that. Mr. Horton stated that there wouldn't be trip hazards as the sidewalk ends at the Duncan House driveway. Board Member Sicklin stated her other concern was in the median between the sidewalk and street there are mature trees, can you do that without damaging them. Mr. Horton stated they have looked into that. He said those trees are not original but if they can be moved they will. Board Member Sicklin stated that she wanted the trees to be saved or replaced. Mr. Horton stated that is their plan to save or replace. Board Member McCune stated the Duncan House is a special place for Beaufort and she appreciates the time put into this project. She stated she agrees with Mr. Garner in that this is probably going to save this house. Board Member McCune stated she also agrees with Board Member Sicklin about the trees and that is also in the Guidelines. Board Member Stephens and Vice Chair Poling stated that the package was a well put together package and the both appreciate the time and effort put in to this. Chair Terwilliger echoed the other members.

Chair Terwilliger asked for a motion for a finding of fact. Board Member Stephens made the following motion for finding of fact; having reviewed the record and having considered all evidence submitted and oral testimony for case #21-01, I move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks; Roof Guideline 6.1.1, 6.1.3, 6.1.6; Brickwork and Masonry Guidelines 6.3.1, 6.3.6, 6.3.7, 6.3.8; Window and Door Guidelines 6.4.3, 6.4.9; Porches and Entrances Guidelines 6.5.1, 6.5.2, 6.5.7; Foundations Guidelines 6.6.1, 6.6.2, 6.6.4, 6.6.5, 6.6.6, 6.6.9; Landscaping Guidelines 8.1.1, 8.1.2, 8.1.3, 8.1.4, 8.1.5, 8.1.9, 8.1.14; Mature Tree Guideline 8.1.3, there were assurances about the

Crepe Myrtles; Fences and Walls Guidelines 8.2.2, 8.2.3, 8.2.6; Exterior Lighting Guidelines 8.4.1, 8.4.2, 8.4.3; Off-street Parking Guidelines 8.5.1, 8.5.2, 8.5.3, 8.5.4, 8.5.6, 8.5.7; Archaeology Guidelines 8.8.1, 8.8.2, 8.8.3, 8.8.4, 8.8.5; Demolition of Buildings 10.1.3, 10.1.4, 10.1.5, 10.1.6. Vice Chair Poling made the second. A roll call vote was conducted and the vote was unanimous in favor of the findings of facts by the members who were present.

Chair Terwilliger made the following motion for approval of the COA, 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 # 21-01 be issued for the proposed work. Vice Chair Poling made the second. A roll call vote was conducted and the vote was unanimous in favor to issue the COA for the proposed project by the members who were present.

Chair Terwilliger closed case 21-01.

3. Case 21-05 312 Ann Street- New Construction

Chair Terwilliger opened case 21-05, 312 Ann Street. Secretary Winn administered the Affirmation to Sandy Grotheer, Eddie Myers, George Aiken and Jason Broom.

Chair Terwilliger disclosed that Ms. Grotheer is a long time family friend that he has known about 30 years. He stated there had been no discussion and that he felt he could make a fair and impartial decision on this matter.

Mr. Garner presented the staff report for 312 Ann Street. This is a request from Ms. Grotheer to build a new single family structure. This is lot number three of three new lots that have been divided. Elevation drawings were provided showing the structure and materials as well as the proposed garage and landscaping. She is requesting to remove the old Pecan Tree but keep the Live Oak Tree and replace the three Crepe Myrtles. There is a letter from Styron's Tree Service as to the need to remove the Pecan Tree.

Board Member Sicklin stated that Pecan Trees are very temperamental and that Pecan Tree does not look happy, so she understands removing. She stated everything seems appropriate on this. The rest of the members agreed this is a good project that was well done and follows the Guidelines.

Chair Terwilliger asked for a motion for findings of fact. Board Member Stephens made the following motion, having reviewed the record and having considered all evidence submitted and oral testimony for case #21-05, I move that the Commission conclude the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks; Building Placement 7.1.1, 7.1.2, 7.1.3, 7.1.4; Building Height/Scale 7.2.1, 7.2.2, 7.2.4; Materials 7.3.1, 7.3.2, 7.3.3; Details 7.4.1, 7.4.2; Texture and Color 7.5.1; Form and Rhythm 7.6.1, 7.6.2, 7.6.3; Landscaping 7.7.1; Off-street Parking Guidelines 8.5.1, 8.5.2, 8.5.3, 8.5.4, 8.5.7; Outside Utilities Guidelines 8.3.1, 8.3.6; Exterior Lighting Guidelines 8.4.1, 8.4.2, 8.4.3; Landscaping Guidelines 8.1.12, 8.1.13; Fences and Walls Guidelines 8.2.2, 8.2.3. Chair Terwilliger wanted to make one clarification for Ms. Grotheer, 7.4.2 requests a date brick or other exterior date identification marker on the base of the house for a record of when the house was built and he asked Ms. Grotheer if she was in agreement with that. Ms. Grotheer stated she was and that she gave Mr. Garner a document showing that. Vice Chair Poling made the second. A roll call vote was conducted and the vote was unanimous in favor of the findings of facts by the members who were present.

Chair Terwilliger made the motion for the COA as follows, 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 # 21-05 be issued for the proposed work. Vice Chair Poling made the second. A roll call vote was conducted and the vote was unanimous in favor to issue the COA for the proposed project by the members who were present.

Chair Terwilliger closed case 21-05.

4. Case 21-06 120 Moore Street – Accessory Structure

This matter was removed from the Agenda at the request of the applicant. There was not a new date set.

5. Case 21-07 109 Broad Street – Rear Enclosure

Chair Terwilliger opened case # 21-07. Bob Brown, applicant, was affirmed for his testimony. Molly Haus was also affirmed for her testimony.

Mr. Garner gave the staff report for 109 Broad Street. He stated that this is a request for a portion of the carport to be enclosed. Mr. Garner shared that in January of 2018 this site was approved for a Single-Family Dwelling that included an open carport. He said that a Certificate of Occupancy was issued to Mr. Brown on November 26, 2018. Mr. Garner said the applicant provided a survey of the property showing the area that he wishes to enclose. Exterior drawings showing the final product were also enclosed. Pictures of the carport showing the back of the house were also included in the packet. Mr. Garner stated that this is not a historical property. Mr. Brown stated that they were not going to increase the height and tie in to the porch. He said they needed to install an elevator and would like more storage. There were no questions or objections from the members of the Board.

Molly Haus stated that she understood the reason for the carport but when it was built it blocked some of her views of the water. She feels that closing in the carport would block the breeze and view. She stated the porch addition did not bother her. Chair Terwilliger asked Mr. Garner if the Town had researched this and he stated that it met the requirements.

Chair Terwilliger asked for a finding of fact. Board Member Stephens made the following motion for a finding of fact; having reviewed the recorded and having considered all evidence submitted and oral testimony for case # 21-07, I move that the Commission conclude the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks; Building Placement 7.1.1, 7.1.4; Building Height/Scale 7.2.1, 7.2.4; Materials 7.3.1, 7.3.2, 7.3.2; Form and Rhythm 7.6.2, 7.6.3. Board Member McCune made the second. A roll call vote was conducted and the vote was unanimous in favor of the findings of facts by the members who were present.

Chair Terwilliger made the following motion for the COA, 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 # 21-07 be issued for the proposed work. Vice Chair Poling made the second. A roll call vote was conducted and the vote was unanimous in favor to issue the COA for the proposed work by the members who were present.

Chair Terwilliger closed case 21-07.

6. Case 21-08 301 Front Street – Deck over existing maintenance area.

Chair Terwilliger opened case # 21-08. Jay Tervo, applicant and Patricia Sheppard were affirmed for their testimony.

Mr. Garner presented the staff report. He stated that drawings were provided to staff that were not included in the packet. Mr. Garner stated that the Inlet Inn is requesting to place a deck/covering over the existing maintenance areal in the side/rear of the property. He stated that this building was replaced in the 1980's and that this building replaces the old Inlet Inn which used to stand on the opposite corner of the block. Mr. Garner shared several photos of the property, one which included a view from the second or third story deck looking down onto the maintenance area. Mr. Garner shared the renderings of what the area would look like with the proposed deck. Mr. Garner said that this would meet the setback requirements.

Jay Tervo stated that he and his wife bought the building in May of 2019 and that they got an amazing building with no storage. He stated that they are trying to do a couple of things with one project. He said that the photo shows what the guests look down upon for at least half a year and there is no way to improve it because there is always being worked on. He stated that they are trying to do two things, cover and hide the maintenance area to reduce notice and give a place for guest to sit and get a breeze.

Board Member Sicklin stated she understood the logic but she was concerned on how it would affect the trees. Mr. Tervo stated that it would not affect any trees. Board Member McCune asked about painting the structure and what the plan was for that. Mr. Tervo stated that they planned to stain it but they didn't know what color as yet. Board Member McCune asked about events on the deck and Mr. Tervo stated no, just relaxing. Vice Chair Poling stated page 225 of the packet the case is 21-09 not 21-08. Ms. Quattlebaum stated for clarification this is 601 Front Street, case # 21-08. Board Member Stephens asked that the presentation be put back on the screen. He stated that he did not receive them in his packet and Chair Terwilliger stated that they were given to Mr. Garner after. Board Member Stephens wanted to know the height of the deck. Mr. Tervo stated this rendering is not to scale and that the height would be about eight feet. Board Member Stephens was questioning the siding. Mr. Tervo stated that it was representative of "Board and Batten". Board Member Stephens stated that he wanted to see what the color representation was going to be and that the color will matter. Chair Terwilliger stated he would echo Board Member Stephens thoughts on the color and that it doesn't seem to fit in with it this color. Chair Terwilliger stated that the overall height was also a concern and wanted to know if it could be built a little lower. Mr. Tervo stated that they could certainly paint it the color of the building. Chair Terwilliger stated that he felt making the boards like the motel with the same coloring. Chair Terwilliger asked Mr. Tervo if he would be willing to come back with more specifics on the coloring and scale of the structure. Board Member Sicklin stated she understood the height, it would make it hard for a maintenance man to work in there. She said maybe seven feet, but yes, she wanted to see more on the coloring. Board Member McCune stated that they were not only talking about a deck but also a storage building and she agreed with the paint question and the type of wood. Mr. Tervo stated it would be 1x8 pine. Board Member McCune did not have an issue with moving forward. Board Member Sicklin stated she would not have a problem moving forward with the assurance that it would match the motel. Vice Chair Poling agreed. Board Member Stephens stated he wasn't sure how to move forward. He questioned about doing a finding of fact with an understanding of color or is it tabled to find out what the color will be.

Patricia Sheppard spoke and wanted to know about lighting and whether or not it would be used for a venue of sorts and whether there would be increased traffic. Chair Terwilliger asked Ms. Sheppard about the height and she stated she had a visualization problem with how it was down.

Chair Terwilliger stated that his thoughts were to table it as Mr. Tervo stated that he did not have an issue with tabling it until the next meeting.

Chair Terwilliger made the following motion, he moved to table the matter until the next meeting in order for Mr. Tervo to address the following, 1) color of the structure, and 2) Specific look and feel of the structure proportionally to the rest of the building that is there, so how does it fit in with the motel. Board Member McCune stated that she felt that they should address Ms. Sheppard's concern over the lighting. Chair Terwilliger stated that he would amend his motion to include 3) description of the lighting that will be included in the final design of the structure and the deck itself. Board Member Stephens made the second. A roll call vote was conducted and it was unanimous vote by the members present to table the motion until the next meeting.

Chair Terwilliger thanked Mr. Tervo for his flexibility on this. Chair Terwilliger closed discussion on case 21-08.

7. Case 21-09 113 Front Street – Exterior Renovations

Chair Terwilliger opened case 21-09. George and Page Littlewood were affirmed for their testimony. Rodney Ward was also affirmed for his testimony.

Mr. Garner presented the staff report for 113 Front Street. He stated that George and Page Littlewood had just recently purchased the house. Mr. Garner said that this house was built in 1995. He said that the Littlewood's are requesting some exterior renovations. Mr. Garner shared pictures, elevation drawings and the list what they propose to do with the structure. Mr. Garner said that this property is next door to the Duncan House.

Mr. Littlewood stated that they are excited about the house and they want to improve its appearance.

Board Member Sicklin stated that she walked this area and stated that this home needs the repairs. She stated she agreed with moving the door and the paint colors they have chosen, the white and Beaufort green, would fit in better. The other board members were in agreement with this helping the house to blend in better with the historic district.

Chair Terwilliger asked for a motion for a finding of fact. Board Member Stephens made the following motion for a finding of fact, having reviewed the record and having considered all evidence submitted and oral testimony for case # 21-09, I move that the Commission conclude the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks; Siding 6.2.10, 6.2.11; Chimney 6.3.9; Doors & Windows 6.4.7, 6.4.9, 6.4.10; Porches and Entrances Guidelines 6.5.1, 6.5.3, 6.5.10; Foundations Guidelines 6.6.6, 7.4.1; Paint and Exterior Colors Guidelines 6.7.2. Vice Chair Poling made the second. A roll call vote was conducted and the vote was unanimous in favor of the findings of facts by the members who were present.

Chair Terwilliger made the motion for the COA, 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 # 21-09 be issued for the proposed work. Vice Chair Poling made the second. A roll call vote was conducted and the vote was unanimous to issue the COA for the proposed work by the members who were present.

Chair Terwilliger closed case 21-09.

8. Case 21-10 620 Front Street – Addition to Existing Ticket Booth

Chair Terwilliger opened case 21-10. Vice Chair Poling stated she needed to recuse herself from this matter as she is employed by Mr. Aswad and his company. Board Member McCune made the motion, Chair Terwilliger made the second, a roll call vote was conducted and it was unanimous by the members present to allow Vice Chair Poling to recuse herself from this matter. George Aswad was affirmed for his testimony.

Mr. Garner presented the staff report for this matter. Mr. Garner stated that even though Vice Chair Poling had to recuse herself the board still had a quorum. Mr. Garner stated that this is a request from Mr. Aswad, Island Express Ferry at 620 Front Street. He stated that this has been running since before 2015. Mr. Garner shared that in 2020 a COA was granted for signage related to the pirate ship operation at the same location. Mr. Garner said that Mr. Aswad provided drawings showing the booth with the proposed changes and photos that also show those proposed changes. Mr. Garner said that this is not a historic structure.

George Aswad spoke and stated that the back wall is deteriorating from the weather right where the recycle and garbage can is and they would like to replace that. He said it is small and they would like to make it a little bigger. He no materials would be changed and they would be using the same window. Chair Terwilliger asked for clarification on where the wall would be. Mr. Aswad stated he had missed a line and explained. Board Member Sicklin asked about the garbage cans. Mr. Aswad explained where they were going to put the garbage cans. Board Member Sicklin wanted to make sure it was wide enough and Mr. Aswad said it was a four foot minimum. Board Member McCune asked for verification of the roof. Mr. Aswad said it was a flat roof, same as what was there. Board Member Stephens stated he wanted to expand on the roof part, he said it looks like a bunch of skeletal structures. Mr. Aswad stated that there is only a certain amount of square footage for signage and we are not putting up anymore signage. Board Member Stephens said that currently it isn't pleasing to look at and you could put a piece of plywood up there because it looks like something under construction. Chair Terwilliger said that his questions and concerns have been addressed.

Chair Terwilliger asked for a motion for a finding of fact. Board Member Stephens made the following motion for a findings of fact for 21-10, having reviewed the record and having considered all evidence submitted and oral testimony for Case # 21-10, I move that the Commission conclude the pending application meets the following design standards under

the Design Guidelines for the Beaufort Historic District and Landmarks; Decks on Historic Buildings Guidelines 7.9.1, 7.9.2, 7.9.4, 7.9.5; New Construction Guidelines 7.1.3, 7.1.4, 7.2.1, 7.3.1, 7.3.3. Chair Terwilliger made the second. A roll call vote was conducted and the vote was unanimous in favor of the findings of facts by the members who were present.

Chair Terwilliger made the following motion for the COA; 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 # 21-10 be issued for the proposed work. Board Member Stephens made the second. A roll call vote was conducted and the vote was unanimous to issue the COA for the proposed work by the members who were present.

Board Member Stephens made a motion to bring Vice Chair Poling back on. Chair Terwilliger made the second. The vote was unanimous to bring Vice Chair Poling back into the meeting.

Chair Terwilliger closed case 21-10.

Public Comment

There were no public comments.

Commission / Board Comments

Chair Terwilliger opened Commission Board Comments. Board Member McCune stated that the Methodist Church had torn down some walls and that they didn't come before the HPC. Mr. Garner stated that they had and that a minor works had been issued for the work. Vice Chair Poling stated that she wanted to thank Mr. Garner, Mr. Ganey and Ms. Winn for all of their hard work over the last few months. She said all you have to do is call or email them and they would help you. Board Member Stephens stated that an update is needed on 300 Front Street, the blade sign that was installed without approval and a conversation about Sunset Lane and the length of time for the large structure and it is past the one year mark. He said that the application needs to be shared so that there can be a better understanding. Chair Terwilliger stated that he had nothing.

Staff Comments

Chair Terwilliger opened staff comments. Mr. Garner stated that they are waiting for the owner to get back from his vacation so he can sign the application for the blade sign. He said as to Sunset Lane they can get the information together and that staff will confer with counsel on this matter. He stated that there are four items on for the next meeting and that cutoff is not until March 16th. Chair Terwilliger asked for an update on the Guidelines. Mr. Garner suggested that Chair Terwilliger ask Mr. Wood next month what the delay has been.

Adjourn

Chair Terwilliger made the motion to adjourn. Board Member Stephens, Board Member McCune, Board Member Sicklin and Vice Chair Poling all made the second. Chair Terwilliger stated due to no dissenting votes the meeting was adjourned.

Robert Terwilliger, Chair

Denice Winn, Board Secretary

- The Beaufort National Register Historic District Comprehensive Survey (A Resurvey of the 1970 Survey) compiled by Ruth Little, 1997
- Beaufort An Album Of Memories by Jack Dudley
- The Design Guidelines for The Beaufort Historic District & Landmarks (1994, Revised 2008)
- The Town Of Beaufort Land Development Ordinance (Adopted 2013)
- The 2018 North Carolina Existing Building Code Chapter 12, Historic Buildings
- The Town Of Beaufort Comprehensive Plan Update, prepared by the East Carolina Council Of Governments (Adopted 2012)



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, April 6, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: Old Business
SUBJECT: Case # 20-17 204 Turner Street - Demolition

BRIEF SUMMARY:

At last month’s meeting this item was tabled in an effort to receive more information and to ask Mr. John Wood of SHPO the issue of Statewide Significance. Since the March meeting the building has gone under contract. After speaking with the potential buyer’s agent the building would not be demolished. However, the current applicant does not wish to withdraw their application for demolition. After discussions with Mr. Wood and the Town Attorney staff recommends that the Board delay demolition for the 365 day period. It is anticipated that we will receive a new COA in the next few months for the renovation of 204 Turner Street from the new owner.

On July 31, 2020 this application was paid for and Staff began the process of determining if the property was of Statewide Significance per Section 23-J of the Land Development Ordinance. Staff immediately contact Mr. John Wood of the State Historic Preservation Office as well as conferring with the Town Attorney and Mr. Wood on this matter together. Staff then contacted ten (10) consultants to see if they were interested in conducting research as to the Statewide Significance criteria as a woman’s seminary/academy and only one responded, Cynthia de Miranda of MdM Historical Consultants, who through research determined that there was another woman’s academy in Tarboro, NC (Email November 2020). Based on this information and again discussing with Mr. Wood, the Franklin Lodge is not likely to meet the Statewide Significance Criteria and therefor the Commission can hear the request and decide to approve the demolition or delay for a period of one year.

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: January 13, 2021
Case No. 20-17

Request: Demolition of the Masonic Lodge Building at 204 Turner Street.

Applicant: Flora Lea Louden
 2020 Travianna Court
 Raleigh, NC 276029

Property Information:

Owner: Same
 Location: 204 Turner Street

Project Information:

In the District Survey, updated by Ruth Little, the structure at 204 Turner Street is described as the Franklin Masonic Lodge N. 109 – Large 2-story building, 3-bays wide, with a front clipped gable roof and raised stuccoed foundation. Plain siding, molded eave returns, molded cornice with decorative brackets, unusual sawnwork cornice, and decorative gable end rake board. 1 exterior replacement chimney, and 6/6 sash. Greek Revival entrance with double-leaf 6-panel doors, Doric pilasters, molded cornice with frieze, sidelights and transom. I-story hipped porch with chamfered post and traditional railing.

On Gray’s 1882 map this building was the Beaufort Academy. By 1885 the building was a seminary, by 1898 a public hall, and by 1908 a Masonic Hall, which it still is.

On July 31, 2020 this application was paid for and Staff began the process of determining if the property was of Statewide Significance per Section 23-J of the Land Development Ordinance. Staff immediately contact Mr. John Wood of the State Historic Preservation Office as well as conferring with the Town Attorney and Mr. Wood on this matter together. Staff then contacted ten (10) consultants to see if they were interested in conducting research as to the Statewide Significance criteria as a woman’s seminary/academy and only one responded, Cynthia de Miranda of M&M Historical Consultants, who through research determined that there was another woman’s academy in Tarboro, NC (Email November 2020). Based on this information and again discussing with Mr. Wood, the Franklin Lodge is not likely to meet the Statewide Significance Criteria and therefor the Commission can hear the request and decide to approve the demolition or delay for a period of one year.

Material:

- Photos of 204 Turner Street

Attachments:

- Vicinity Map
- Adjacent Property Owners list
- COA Application
- John Wood Emails
- Cynthia de Miranda Email

Staff Findings:

Demolition of Buildings Guidelines

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

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

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

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

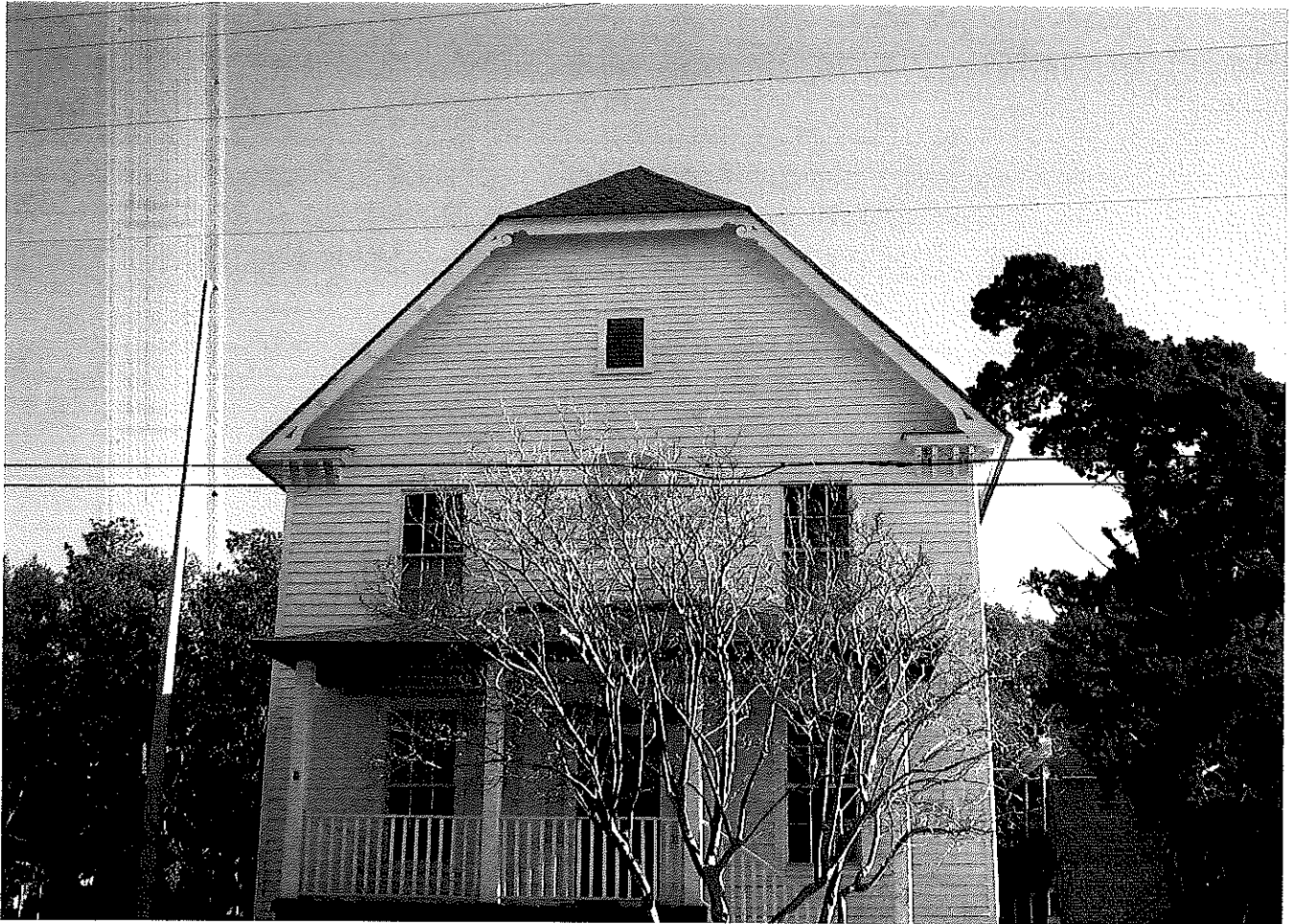
10.1.5. Retain mature trees on site.

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

BHPC Case 20-17 204 Turner Street - Demolition



<u>OWNER</u>	<u>MAIL_HOL</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>L_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
AQUADRO,CHARLES ETUX GERALD	3	PINEWOOD AVE	SAVANNAH	GA	31406	
BRENNAN,DAVID ETUX SHELLY	207	TURNER STREET	BEAUFORT	NC	28516	
CARTERET COUNTY	302	COURTHOUSE SQUARE	BEAUFORT	NC	28516	SUITE 200
FIRST BAPTIST CHURCH BEAUFORT	403	ANN STREET	BEAUFORT	NC	28516	
LOUDEN,FLORA LEA	101	STURBRIDGE ROAD	RALEIGH	NC	1551 27615	C/O JAMES W ANKENY
WILSON,ROBERT MANTON L/T	209	TURNER ST	BEAUFORT	NC	28516	



CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Louden, Flora Lea

Applicant Address: 2020 Travianna Court Raleigh NC 27609

Business Phone: 252 528 8643 Email/Cell: forsale.info@gmail.com

Property Owner Name: Louden, Flora Lea

Address of Property: 204 Turner St Beaufort NC 28516

Phone Number: 252 528 8643 Email/Cell: forsale.info@gmail.com

PROJECT INFORMATION

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

Removal of existing building

Estimated Cost of Project: \$ 30,000

Year House Built: 1910

Flora Lea Louden
Applicant Signature

7/3/2020
Date

Property Owner Signature (if different than above)

Date

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

OFFICE USE ONLY

Received by: _____
Date: _____

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

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

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

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

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

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

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

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

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

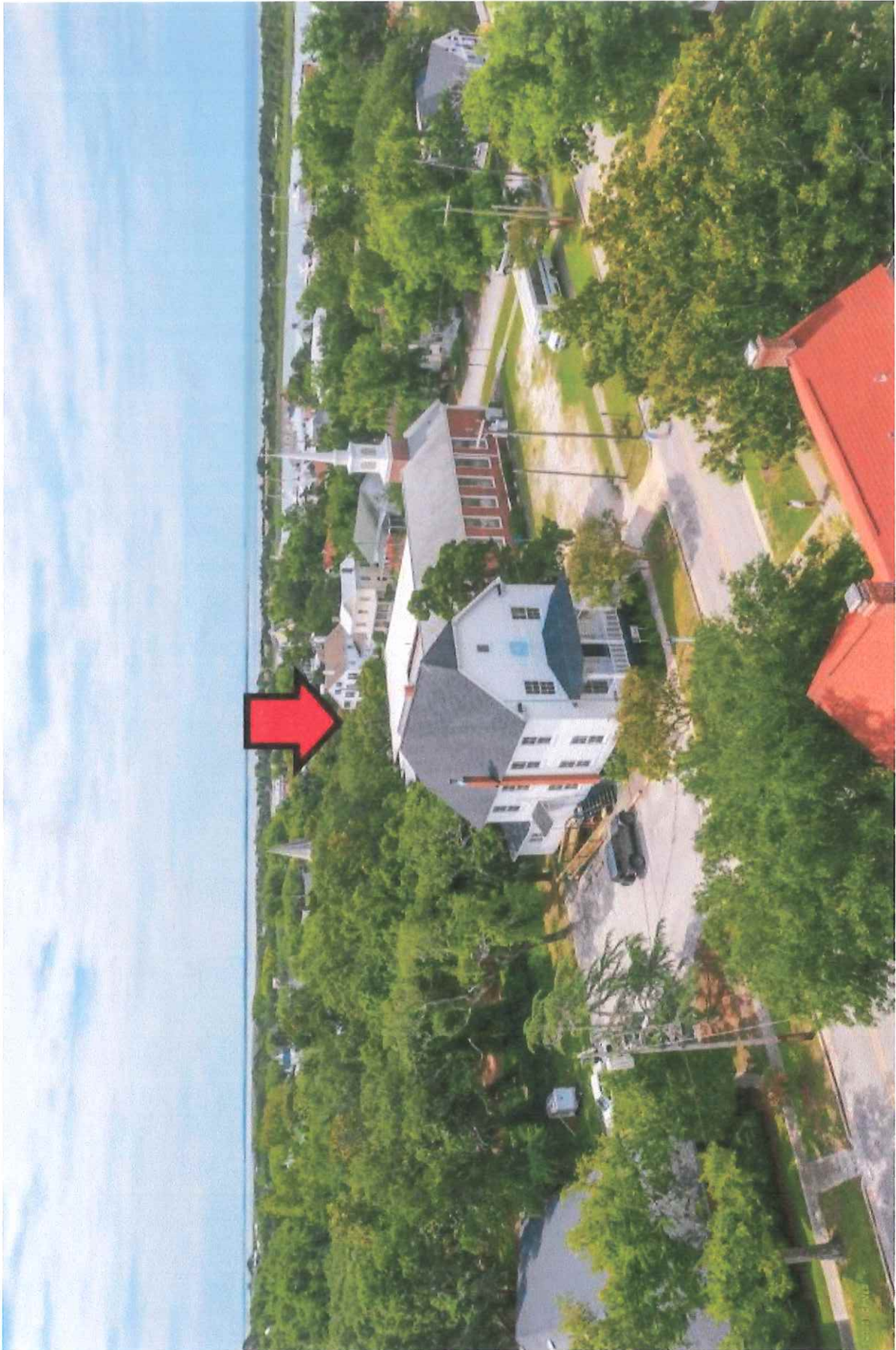
Adjacent property owners:

PARCEL NUMBER: 730617108836000
OWNER: CARTERET COUNTY
PHYSICAL ADDRESS 210 TURNER STREET (Old Library)
302 COURTHOUSE SQUARE
MAILING ADDRESS: SUITE 200
BEAUFORT NC 28516
LEGAL DESCRIPTION: PART LOT 92 BEAUFORT LIBRARY BUILDING

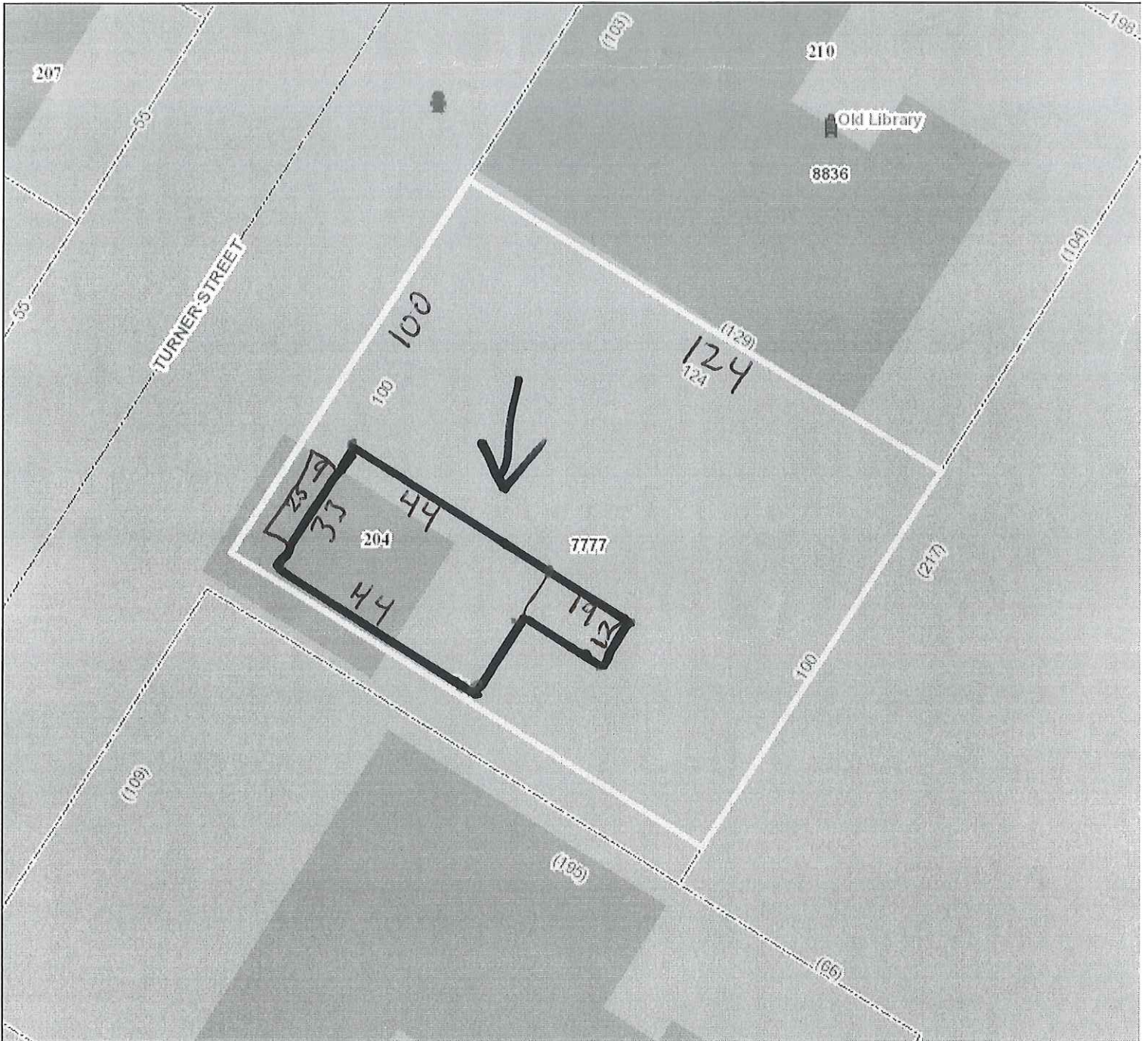
PARCEL NUMBER: 730617109762000
OWNER: OLD TOWN CEMETERY
PHYSICAL ADDRESS 411 ANN ST
BEAUFORT
MAILING ADDRESS:
LEGAL DESCRIPTION: PT L71 L82 L92 L101 OLD TOWN CEMETERY BEAUFORT

Alley (12'?) owned by town or county to connect to Cemetery closer to Ann street

Turner Street Proper 200 block



Carteret County, N.C.



July 5, 2020

Description:

Demolition of building at 204 Turner street. No planned removal of trees unless demolition requires it. Basic grading of lot as needed with existing soil. Seed with Rye. Possibly perimeter posts with cable for non trespassing.

Kyle Garner

From: Cynthia de Miranda <cynthia@mdmhc.com>
Sent: Monday, November 16, 2020 2:54 PM
To: Kyle Garner
Cc: Wood, John
Subject: Masons meeting in Tarboro Female Academy

Hello, Kyle—

I have not heard from you since letting you know that your project schedule and my work schedule for the Beaufort Female Academy Statewide Significance report do not mesh. I presume that you did receive it.

I'm writing today because while working on another project, I came across this source that mentions that a lodge in Tarboro met in the Tarboro Women's Academy Building for about 50 years in the first half of the 19th century.

<https://digital.lib.ecu.edu/16920#?c=0&m=0&s=0&cv=0&xywh=-772%2C-234%2C4542%2C4663>

From what I can tell, the Tarboro Women's Academy Building is not extant, but I'm not certain about that.

Regardless, this will be helpful info for whoever does prepare the report.

Best,
Cynthia

Kyle Garner

From: Jill R. Quattlebaum <jrquattlebaum@nclawyers.com>
Sent: Tuesday, July 21, 2020 3:56 PM
To: Kyle Garner
Subject: RE: 204 Turner Street Certificate of Appropriateness for Demolition - Town of Beaufort, NC

Hi Kyle,

Looks good. Please keep us posted.

Thanks!

Jill

Jill R. Quattlebaum | Attorney

DRC Certified Mediator

 Sumrell Sugg | nclawyers.com
T: (252) 633-3131 | M: (252) 670-6208
416 Pollock Street | P.O. Drawer 889
New Bern, North Carolina
jrquattlebaum@nclawyers.com

From: Kyle Garner [mailto:k.garner@beaufortnc.org]
Sent: Tuesday, July 21, 2020 3:45 PM
To: forsale.info@gmail.com
Cc: Jill R. Quattlebaum; Wood, John
Subject: 204 Turner Street Certificate of Appropriateness for Demolition - Town of Beaufort, NC

Ms. Louden,

I am writing you this email in regards to your application for a Certificate of Appropriateness to demolish 204 Turner Street.

While reviewing your application I noticed that you had not submitted a determination from the State Historic Preservation Officer as to if the structure was considered of Statewide Significance or not. This is found in Section 23-J (Historic Preservation Commission) of the Town of Beaufort Land Development Ordinance which is attached.

Based on this information not being included you have a couple of options which are:

- Withdraw you application, in writing, and decide that you would seek a determination from the State Historic Preservation Officer. When such a determination is made then you could reapply if determined the structure is not of Statewide Significance. I have included in this email a representative from the State Historic Preservation Office, Mr. John Wood, who is familiar with the history of this property and is willing to share what information he has on it. You can reach him via the email address above or via phone at 919-268-0318.

- Another option, is to decide that you wish to proceed with your application as submitted, in which case the Town of Beaufort would seek a determination from the State Historic Preservation Officer as to if the structure is of Statewide Significance then submit an application requesting it be considered for Statewide Significance if recommended by the Officer. This entire process could take up to 180 Days which means you might not have an answer for several months. If the structure is found to be of Statewide Significance then the structure shall NOT be demolished according to State Law.

I understand that this is a lot to consider at the moment, however I will need an answer by close of business this Friday, July 24, 2020 as to which option you wish to go with. I am also available to answer any questions you may have or provide clarification on anything mentioned above.

It is my desire to work with you to resolve this issue as soon as possible.

Sincerely,

Kyle Garner, AICP

STATE HISTORIC PRESERVATION OFFICE
 OFFICE OF ARCHIVES AND HISTORY
 NORTH CAROLINA DEPARTMENT OF NATURAL AND CULTURAL RESOURCES
 NATIONAL REGISTER CONSULTANTS

July 2020

The following consultants have successfully completed National Register nominations according to National Park Service and State Historic Preservation Office standards *between January 2017 and April 2020* and have requested to be included on this list. Successful completion is defined as the timely submission in three or fewer drafts of a complete and correct nomination package that is approved by the Keeper of the National Register with the National Park Service, Washington, D. C. upon first submission. Titles of successful consultant nominations and the dates of listing are indicated. All nomination files are available for inspection at the Survey and National Register Branch of the Historic Preservation Office (HPO) located at the North Carolina State Archives and Library Building, Second Floor, 109 East Jones Street, Raleigh, North Carolina and all properties listed in the National Register are posted on the HPO website: <https://www.ncdcr.gov/about/history/division-historical-resources/state-historic-preservation-office/architectural-3>

NOTE: This list is provided as a service to individuals, organizations, and agencies planning to have a historic property nominated to the National Register of Historic Places. (For a list of archaeological consultants, please contact the Office of State Archaeology, 919/814-6552.) *The State Historic Preservation Office does not attest to personal or corporate qualifications of these or any other consultants, whose level of experience and fees vary.* Contracting individuals, organizations, and agencies are encouraged to ask any consultant for references and recent work samples. Questions about this list should be directed to the Survey and National Register Branch of the Historic Preservation Office (919/814-6587).

Consultant	Listing date (month/year), Nomination
Sybil Argintar Southeastern Preservation Services 166 Pearson Drive Asheville, NC 28801 828.230.3773 sybil.argintar@yahoo.com	5/17, Otto King House, Henderson County
Jaime L. Destefano, MSHP JLD Preservation Consulting, LLC Nashville, TN 37206 404.697.0004 JLD.PreservationConsulting@gmail.com	4/20, Mooresville Historic District (Boundary Increase), Iredell County 4/20, Reid Memorial Presbyterian Church, Iredell County
Jamie Dail 401 N. Heritage St. Kinston, NC 28501 252.527.5972 jamie@dunndalton.com	4/17, Imperial Tobacco Co. Office Building, Lenoir County

Consultant

Listing date (month/year), Nomination

<p>Heather Fearnbach Fearnbach History Services, Inc. 3334 Nottingham Road Winston-Salem, NC 27104 Phone: 336.765.2661 Fax: 336.768.8166 heatherfearnbach@bellsouth.net</p>	<p>9/17, Granite Mill, Alamance County 9/17, J. M. Bernhardt Planing Mill & Box Factory, Caldwell County 9/17, Lenoir Cotton Mill / Blue Bell, Inc. Plant, Caldwell County 9/17, Highland Park Mill No. 1, Mecklenburg County 1/18, Magnolia Place (Boundary Decrease), Burke County 1/18, Caswell County Training School, Caswell County 1/18, North Carolina Industrial Home for Colored Girls, Orange County 1/18, East Spencer Graded School, Rowan County 5/18, Flynt House, Forsyth County 6/18, Haywood County Hospital, Haywood County 1/19, Stamey Company Store, Cleveland County 1/19, The Meadows (Boundary Decrease), Henderson County 5/19, Lexington Industrial Historic District, Davidson County 8/19, Taylorsville Milling Company Roller Mill, Alexander County 8/19, Carolina & Northwestern Railway Freight Station, Caldwell Co. 8/19, T. Austin & Ernestine L. Finch House, Davidson County 8/19, Bunyan S. & Edith W. Womble House, Forsyth County 8/19, Caromount Mills, Inc.,-Burlington Industries, Inc. Plant, Nash Co. 4/20, Granite-Cora-Holt Mills Historic District, Alamance County 4/20, Schley Grange Hall, Orange County</p>
<p>Clay Griffith Acme Preservation Services 825C Merriman Avenue #345 Asheville, NC 28804 828.281.3852 cgriffith.acme@gmail.com</p>	<p>5/17, Foster’s Log Cabin Court, Buncombe County 1/18, James Madison and Leah Arcouet Chiles House, Buncombe Co. 1/18, Windover, Haywood County 5/19, Henry River Mill Village Historic District, Burke County</p>
<p>Mary Ruffin Hanbury Hanbury Preservation Consulting P.O. Box 6049 Raleigh, NC 27628 919.828.1905 maryruffin@hanburypreservation.com</p>	<p>5/17, Berry O’Kelly Historic District, Wake County (with Jeffrey A. Harris) 8/19, Gem Theatre, Cabarrus County 12/19, Warren Place, Northampton County 12/19, St. Ambrose Episcopal Church, Wake County</p>
<p>Martha B. and Michael O. Hartley Hartley & Hartley Consultants P.O. Box 834 King, NC 27021 336.287.1387 michael.orion.hartley@gmail.com mahartley@oldsalem.org</p>	<p>12/19, Evergreen Farm, Forsyth County</p>

Consultant	Listing date (month/year), Nomination
<p>M. Ruth Little, Ph.D. Longleaf Historic Resources 2312 Bedford Avenue Raleigh, NC 27607 919.412.7804 mruthlittle@gmail.com www.longleafhistoricresources.com</p>	<p>9/18, Oak Grove Cemetery, Wake County 9/18, Oberlin Cemetery, Wake County</p>
<p>Richard Mattson, Ph.D. and Frances Alexander Mattson, Alexander and Associates, Inc. 2228 Winter Street Charlotte, NC 28205 704.376.0985 – R. Mattson 704.358.9841 – F. Alexander rlmattson1@gmail.com fpalexander@att.net</p>	<p>9/17, Depot Historic District (Boundary Increase), Wake County</p>
<p>Jennifer F. Martin and Cynthia de Miranda MdM Historical Consultants, Inc. P.O. Box 1399 Durham, NC 27702-1399 Physical Address: 808 Parker Street Durham, NC 27701 919.368.1602 – Jennifer F. Martin 919.906.3136 – Cynthia de Miranda jennifer@mdmhc.com cynthia@mdmhc.com</p>	<p>9/18 – Minneola Manufacturing Co. Cloth Warehouse, Guilford Co. -JM 12/18, Asheville School, Buncombe Co. (Additional Documentation) -CdM 4/20, Cedar Grove School, Orange County -JM</p>
<p>Michelle Michael 204 Woodburn Road Raleigh, NC 27605 910.257.3047 historybydesign@aol.com</p>	<p>1/19, Bethlehem Baptist Church, Hertford County 4/20, Colerain Historic District, Bertie County</p>
<p>J. Daniel Pezzoni Landmark Preservation Associates 6 Houston Street Lexington, VA 24450 540.464.5315 gilespezzoni@rockbridge.net www.danpezzoni.com</p>	<p>5/19, Oakwood Historic District (Boundary Increase), Catawba County 12/19, Ridge Westfield Elementary School, Surry County 12/19, Ben and Barbara Graves House, Surry County 12/19, Mount Carmel Presbyterian Church & Cemetery, Richmond County and Montgomery County</p>

Consultant **Listing date (month/year), Nomination**

<p>Laura A. W. Phillips 59 Park Boulevard Winston-Salem, NC 27127 336.727.1968 lawp@bellsouth.net</p>	<p>4/17, Rock Spring Camp Ground (Additional Documentation and Boundary Increase), Lincoln County</p>
<p>Eric Plaag, Phd Carolina Historical Consulting, LLC 703 Junaluska Rd. Boone, NC 28607 828.773.6525 ericplaag@gmail.com</p>	<p>9/18, Cicero Pennington Farm, Ashe County</p>
<p>Heather M. Wagner Slane hmwPreservation 54 Citation Drive Durham, NC 27713 336.207.1502 heather@hmwpreservation.com</p> <p>Heather M. Wagner Slane and Cheri Szcodronski</p>	<p>5/18, Concord School, Franklin County 9/18, William H. & Sarah H. Speas House, Forsyth County <i>with Sunny Stewart</i> 5/19, West Chapel Hill Historic District (Boundary Increase), Orange County</p> <p>4/17, Little River High School, Durham County 1/18, West Martin School, Martin County 5/18, Allen Grove School, Halifax County 5/18, Mars Hill School, Madison County 5/18, Canetuck School, Pender County 6/18, Castalia School, Nash County 9/18, Bladen County Training School, Bladen County 9/18, Lincoln Heights School, Wilkes County 1/19, College Heights Historic District, Durham County 1/19, Cleveland School, Rowan County 8/19, Sanford Tobacco Co. Redrying Plant & Warehouse, Lee County</p>



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, April 6, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case 21-06 120 Moore Street – Accessory Structure

BRIEF SUMMARY:

- Construct a 270 sq. ft. accessory structure in the rear yard of 120 Moore Street.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: January 19, 2021
Case No. 21-06

Request: Construct a 270 sq. ft. accessory Structure in the rear yard of 120 Moore Street

Applicant: David & Adeline Talbot

Property Information:

Owners: Same
 Location: 120 Moore Street
 PIN#: 730617018034000

Project Information:

In November 2019 the HPC approved a COA for an addition to 120 Moore Street. Since the meeting the applicants have working on the house to meet the requirements of their COA.

Attachments:

- Vicinity Map
- Adjacent Property Owners list
- Application
- Elevation Drawings

Landscaping Guidelines

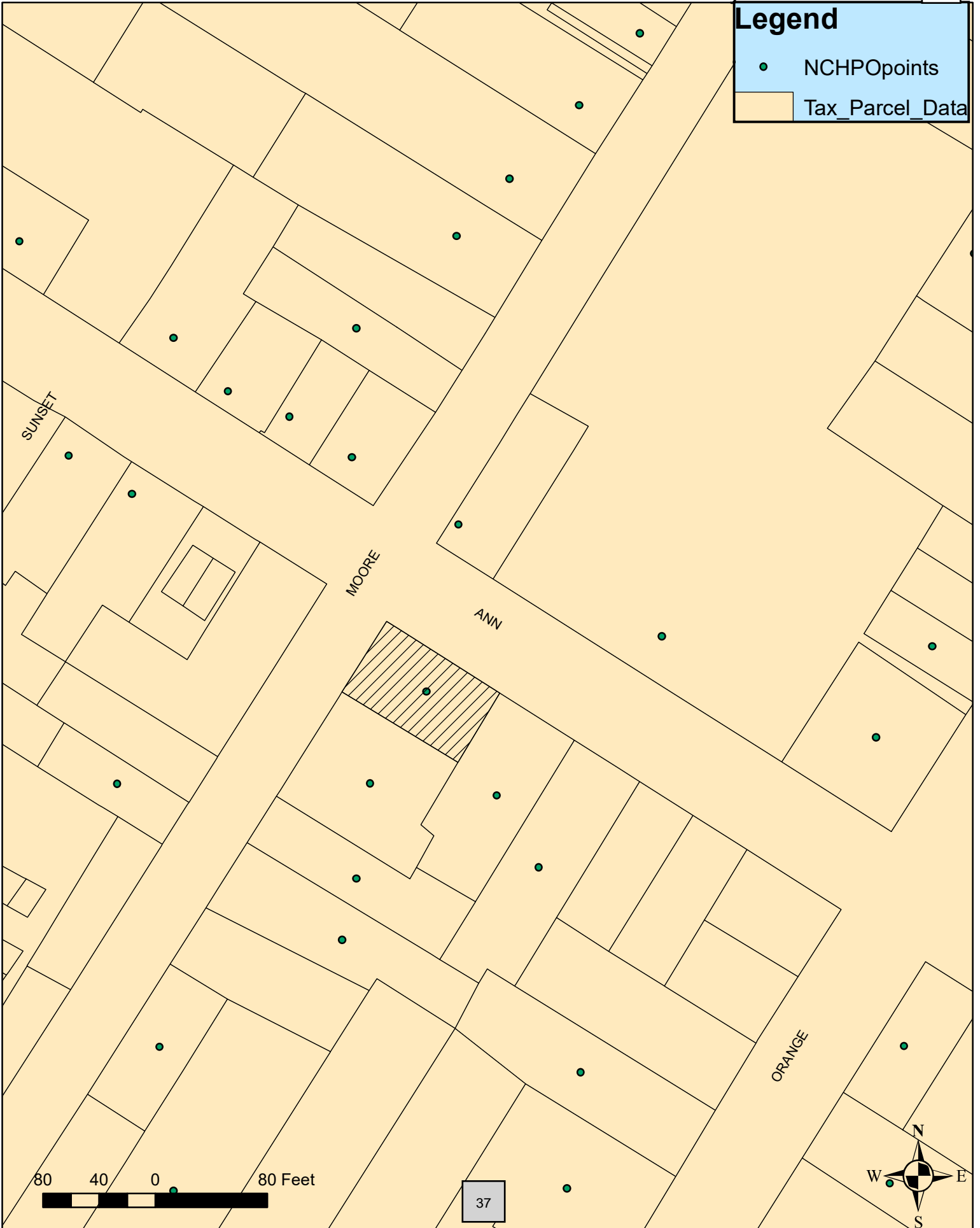
8.1.13. New tool sheds, swimming pools and other modern yard features should be located in areas not seen from public view.

Roof Guidelines

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

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL HOI</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>L ST</u>	<u>MAIL ZI</u>	<u>MAIL ZI</u>
COSTLOW,VIRGINIA HERRMAN MASON	201	ANN STREET	BEAUFORT	NC		28516
JOHNSON,ZACKARY I ETAL HUNT	206	ANN STREET	BEAUFORT	NC		28516
PAUL,ALLAN	403	GLASCOCK ST	RALEIGH	NC		27604
RISSER,MARGARET PINER	118	MOORE STREET	BEAUFORT	NC	2129	28516
ST PAULS EPISCOPAL CHURCH	209	ANN STREET	BEAUFORT	NC		28516
TALBOT,DAVID C ETUX ADELINE C	120	MOORE STREET	BEAUFORT	NC		28516
TUTAK,CHRISTOPHER N ETUX HEIDI	131	ANN STREET	BEAUFORT	NC		28516

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



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: DAVID AND ADELINE TALBOT

Applicant Address: 913 ANN ST, BEAUFORT NC 28576

Business Phone: 336-543-6879 Email/Cell: talbotdavid50@gmail.com

Property Owner Name: DAVID AND ADELINE TALBOT

Address of Property: 120 MOORE STREET BEAUFORT

Phone Number: 336-543-6879 Email/Cell: talbotdavid50@gmail.com

PROJECT INFORMATION

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

SEE ATTACH.

Estimated Cost of Project: \$ 30,000.00

Year House Built: (1816, 1855 est.)

Applicant Signature [Signature]

Date 1/14/21

Property Owner Signature (if different than above)

Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
120 MOORE STREET
BEAUFORT NC**

APPLICANT/OWNER INFORMATION

APPLICANT: David and Adeline Talbot
913 Ann Street
Beaufort NC 28516

TELEPHONE: David Talbot: 336-543-6879
Adeline Talbot: 336-312-5654

EMAIL: David Talbot: talbotdavid50@gmail.com

PROPERTY OWNER: David and Adeline Talbot

ADDRESS OF PROPERTY: 120 Moore Street, Beaufort NC 28516

PROJECT INFORMATION

The owners propose to build an outbuilding in the yard behind the home that will serve as a storage and utility shed. The structure will be wood framed, on a slab foundation with brick edging at base to match the main house. Siding will be clapboard using hardie board, with white color to match the main house. Roofing of asphalt shingles also to match the front portion of the main house.

Dimensions, site plan, a drawing of the proposed building, and images of the proposed windows, doors, and shingles are attached. Photographs of the yard and proposed construction site are also attached. The proposed outbuilding placement will be within appropriate setbacks for this corner lot, as indicated on the site plan.

No changes to the landscaping are planned at this time. A small and derelict shed in the back yard will be removed from the property.

Images of the shingles and paint color are attached, and both will match the materials recently approved in the COA for reconstruction of the main house which have been used in the reconstruction project.

Images of the door and window type to be used are attached

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

- A list all adjacent property owners (with mailing addresses). (A1) (A2)
- Photographs of the streetscape, the site, and existing buildings to be impacted. (A3-A6)
- A site plan showing dimensions of both existing and proposed conditions. (A7)
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.). (A8) (8-9)

2. Items required as applicable to project:

- A description of any planned demolition. N/A
- An indication of all trees to be replaced and/or removed. N/A
- A landscaping plan indicating major planting materials. N/A.
- Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only. (A10) (A11)
- All types of building material samples. (A12) (A13) (A14)
- If a project involves the reconstruction of an earlier feature of a historic structure, documentation of the prior existence of such feature. N/A

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

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

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

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

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

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

(A1)

1.



Margaret Kisser; 118 Moore Street



Christopher & Heidi Tatuk; 131 Ann Street



Virginia Costlow and Mason Herrman; 201 Ann Street

A2

1.



Zackery Johnson; 206 Ann Street



St Paul's Episcopal Church
205 & 209 Ann Street

Please note that the lot directly across Moore St has no built structures

A3

1.

VIEWS OF 120 MOORE STREET



VIEWS, NAMES & ADDRESSES OF ADJACENT PROPERTIES



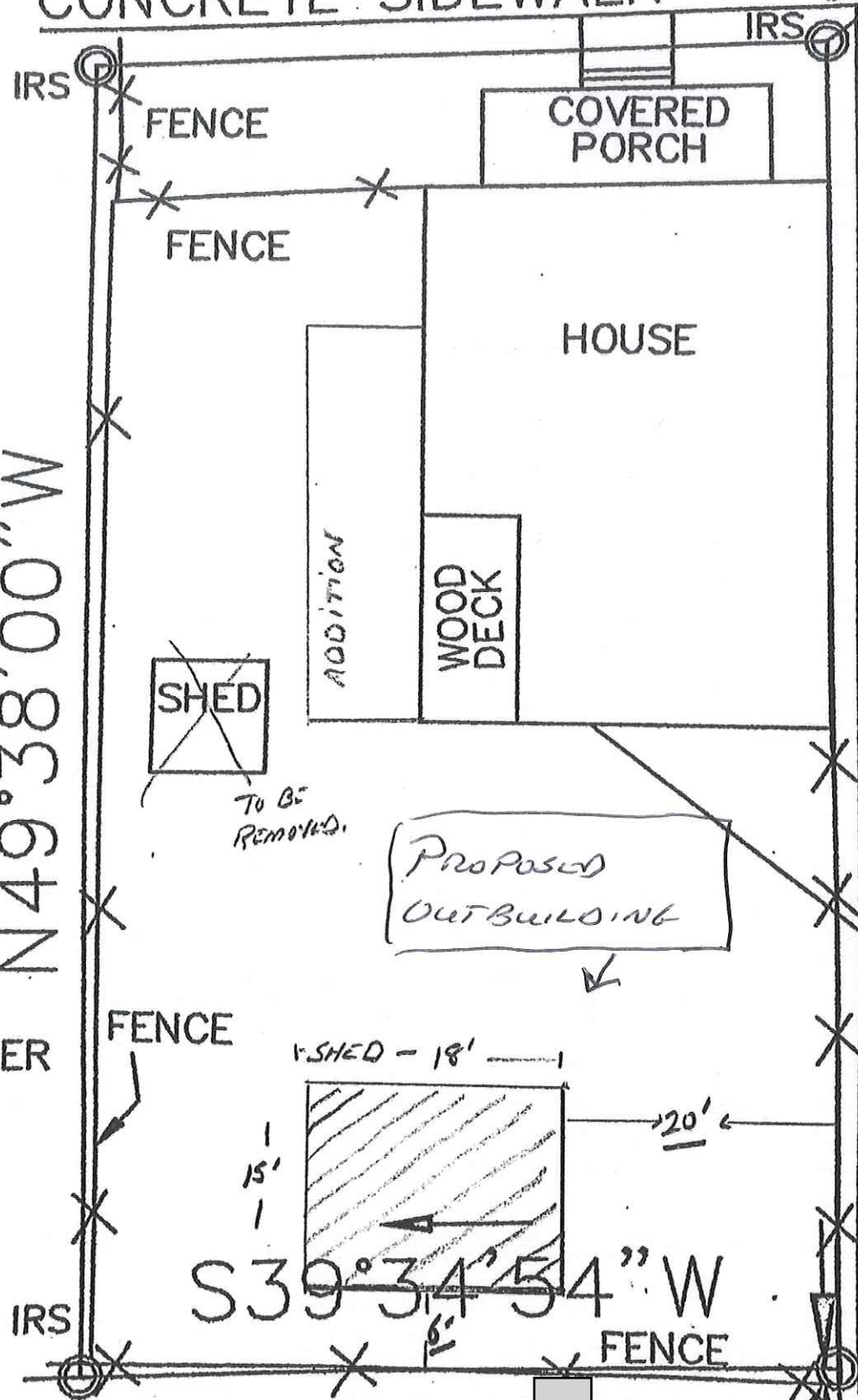




(PUBLIC) N39°34'54"E

CONCRETE SIDEWALK

S03°54'



CONCRETE SIDEWALK

S49°38'00"E

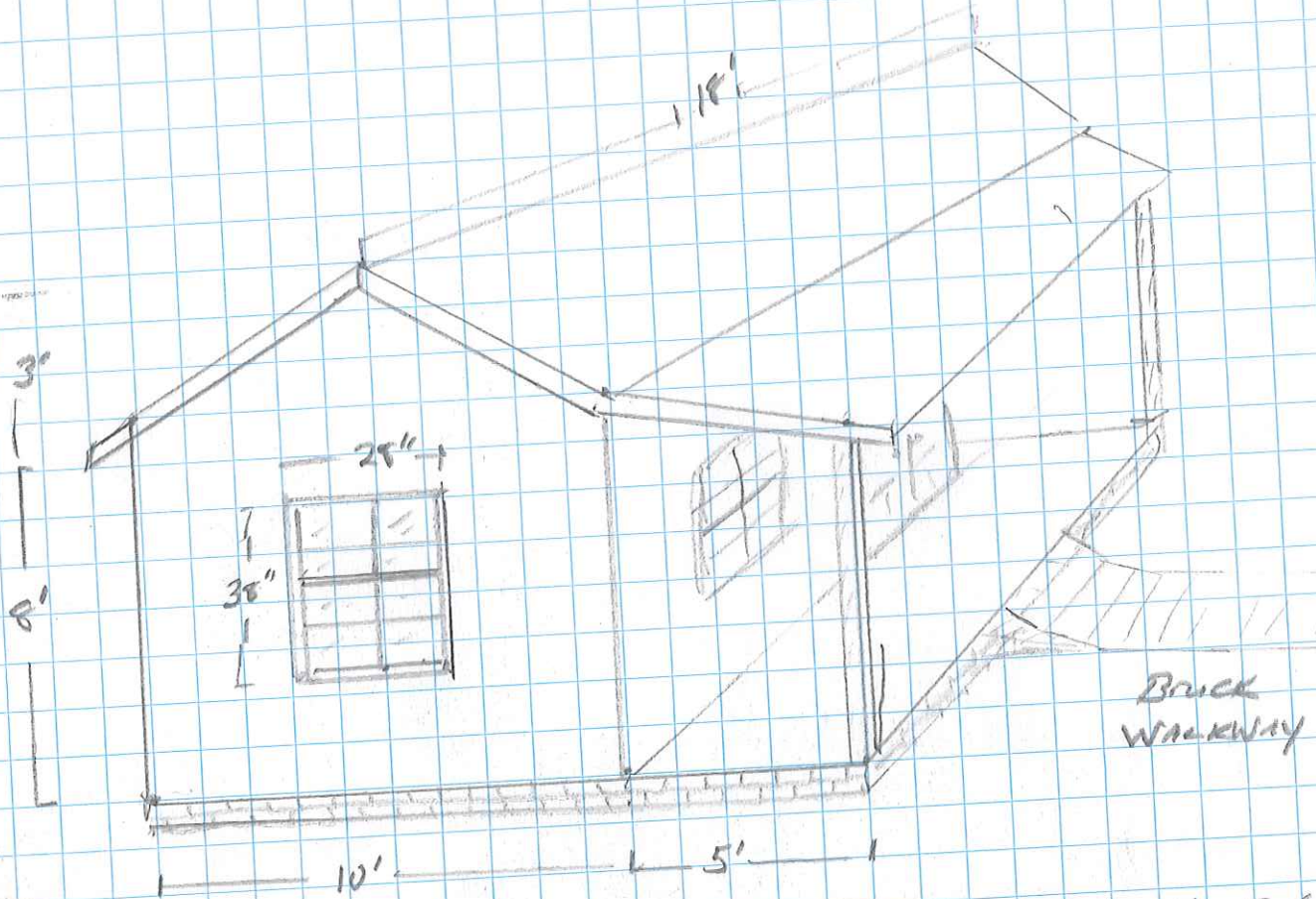
OOON

T PINER 379

TREET (PUBLIC)

A8

120 MOORE STREET
PROPOSED OUTBUILDING



WHITE GLAZED SOME - HARDIE BOARD - MATCHING HOUSE EAVE
 SLAB FOUNDATION WITH BRICK EDGING.
 ASPHALT SHINGLES MATCHING ROOF OF MAIN HOUSE
 WINDOWS WHITE VINYL FOL

(ANN ST)

(A9)

124 MOORE STREET
PROPOSED OUTBUILDING

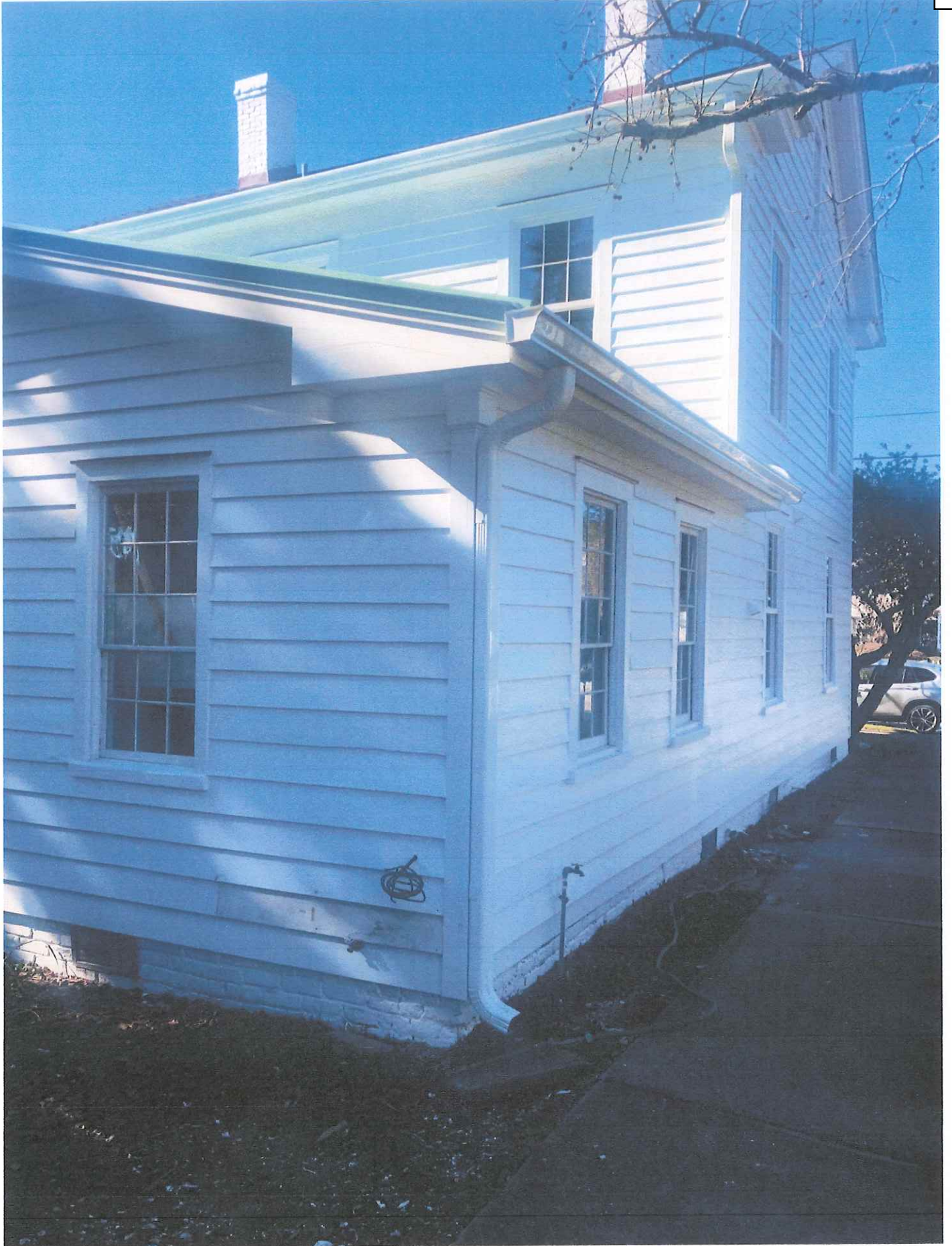


WINDOWS 24" x 36" VINYL WHITE FOL
DOORS VINYL WHITE

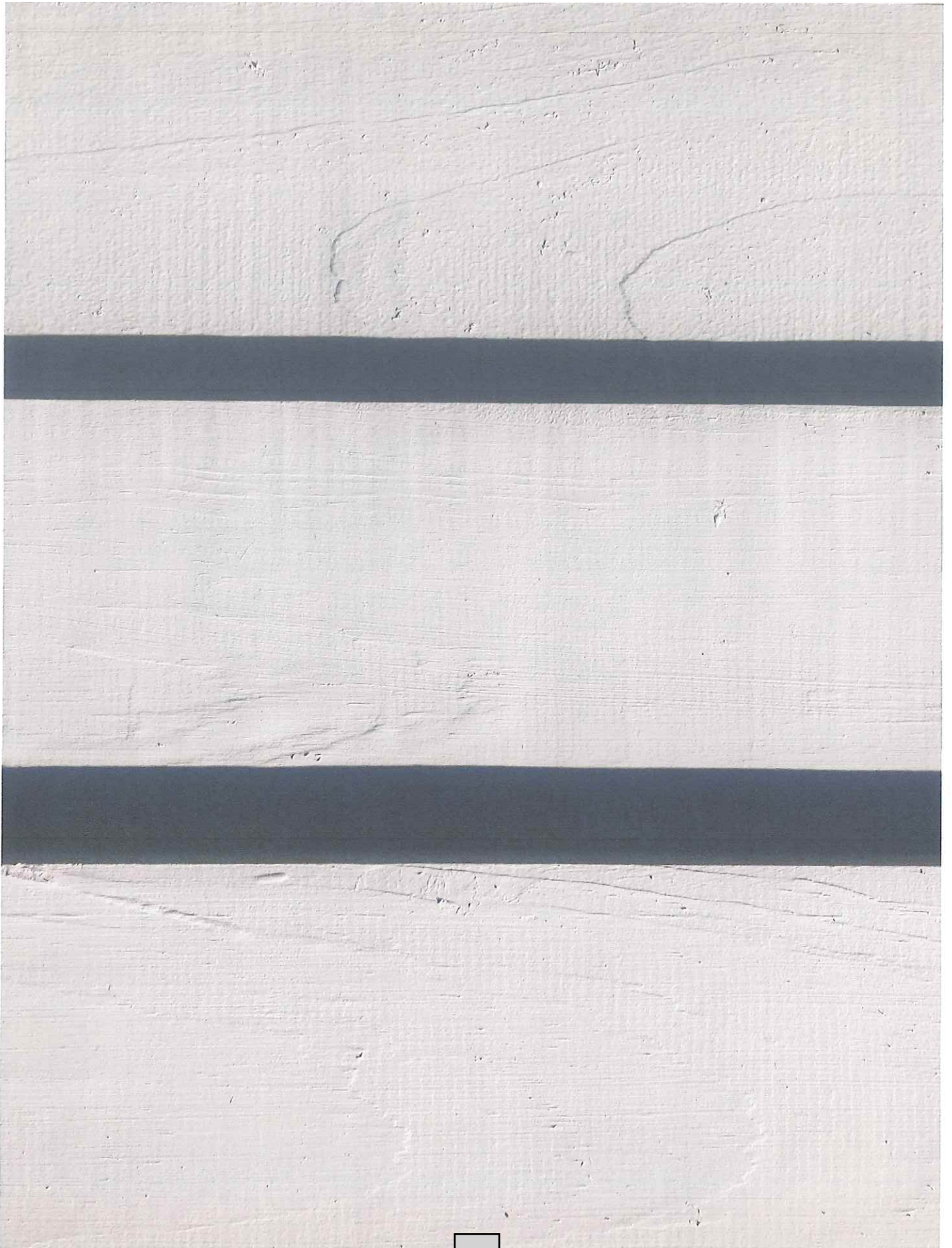
NEED BRICK
WALKWAY TO
HOUSE.

← ANN STREET

A10



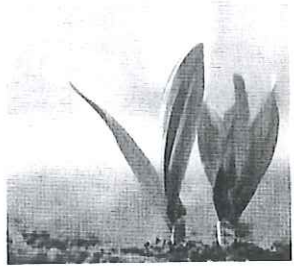
A11



A12

1.



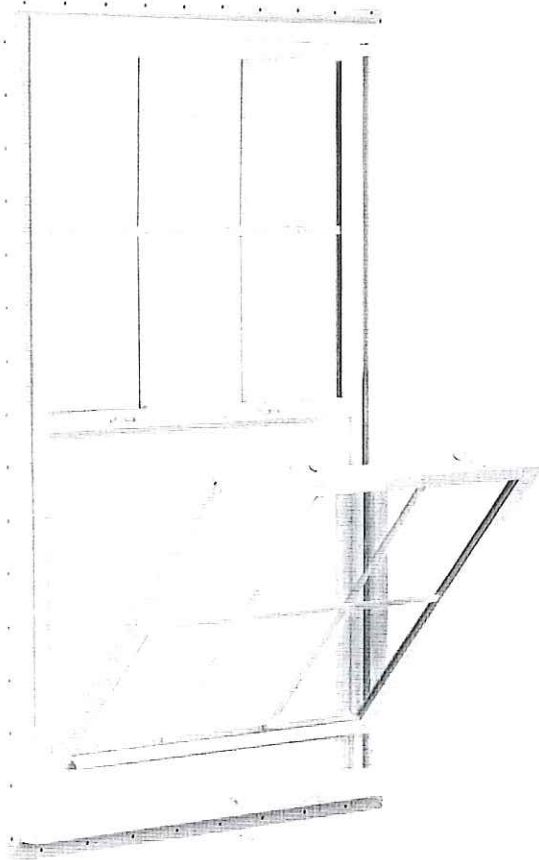


(A13)

1.

SERIES 150 SINGLE HUNG WINDOWS FOR NEW CONSTRUCTION

Single hung, picture windows and architectural shapes



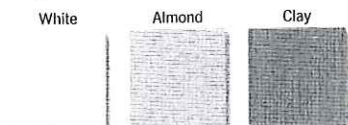
- + Beautiful, true brick mould exterior frame perimeter
- + Bottom sash tilts in for easy cleaning
- + Fully welded frame and sash corners
- + Sloped sill for easy water run-off
- + DP 50 rating (window size tested 36" x 74")
- + Integrated J-channel (Series 160 available without J-channel)
- + Pre-punched nail fin makes installation simple
- + Insulated glass panels with optimum thermal air space featuring warm-edge spacer system
- + Block & tackle balance system
- + Continuous head and sill on twins and triples
- + Half screen comes standard*
- + Jamb depth: 3.277"
- + Limited lifetime warranty with 25 year insulated glass coverage

CUSTOM Options

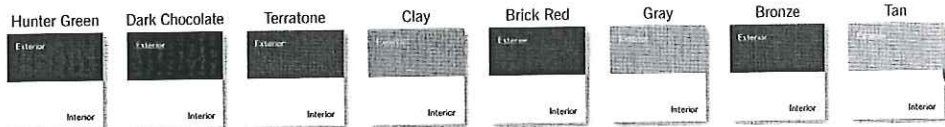
- + Low-E Glass
- + Low-E Glass + Argon Gas
- + Ultra Low-E Glass + Argon Gas
- + 5/8" and 3/4" flat, 5/8" or 1" contoured, and 1 1/8" simulated divided lite (SDL) grids available
- + Eight exterior painted colors
- + Factory mulling of twins, triples and architectural shapes
- + Paintable or stainable wood jamb extensions (4 1/16" and 6 1/16")
- + Charcoal aluminum mesh screen*
- + Window Opening Control Device restricts sash opening for safety
- + Custom sizes available
- + Window Opening Control Device

+ COLOR OPTIONS

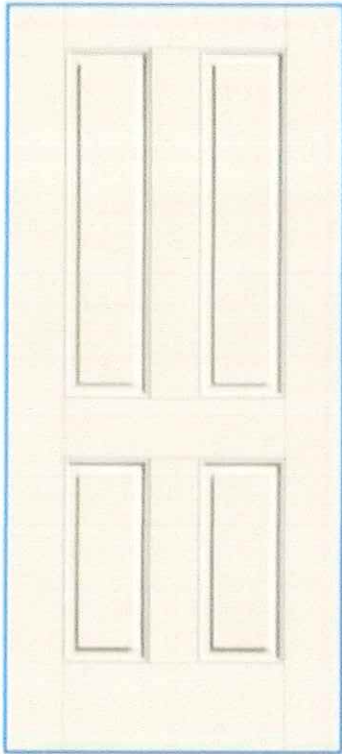
Vinyl Colors:*



Paint Exterior Colors:*



A14



S960

2/8	6/8
2/10	6/8
3/0	6/8



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, April 6, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 21-11 608 Broad Street - Demolition

BRIEF SUMMARY:

The eastern dwelling at 608 has been considered by Town Staff as a potential for minimum housing enforcement as the structure looks like it is subject to collapse at any minute. In 2019 Staff had Mr. John Wood of SHPO review and access the property. Since the Roddewig’s application staff began the process of determining if the property was of Statewide Significance per Section 23-J of the Land Development Ordinance. Staff immediately contacted Mr. Wood on March 8, 2021 to inform him of the situation. (Attached you will see Mr. Wood’s Status as to the State Historic Status). This is somewhat unique as the applicants want to deconstruct only the eastern structure (Store) and retain the western side (residence) if salvageable. To staff’s knowledge this type of request has never been made before to demolish one side while fixing the other. On Wednesday, March 24th staff meet with Mr. Wood and the Town Attorney on zoom and discussed the demolition status where Mr. Wood stated that the structure would not be considered as Statewide Significance.

REQUESTED ACTION:

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

EXPECTED LENGTH OF PRESENTATION:

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: March 26, 2021
Case No. 21-11

Request: Demolition a portion of 608 Broad Street.

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

Property Information:

Owner: Same
 Location: 608 Broad Street

Project Information:

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

The eastern dwelling at 608 has been considered by Town Staff as a potential for minimum housing enforcement as the structure looks like it is subject to collapse at any minute. In 2019 Staff had Mr. John Wood of SHPO review and access the property. Since the Roddewig’s application staff began the process of determining if the property was of Statewide Significance per Section 23-J of the Land Development Ordinance. Staff immediately contacted Mr. Wood on March 8, 2021 to inform him of the situation. (Attached you will see Mr. Wood’s Status as to the State Historic Status). This is somewhat unique as the applicants want to deconstruct only the eastern structure (Store) and retain the western side (residence) if salvageable. To staff’s knowledge this type of request has never been made before to demolish one side while fixing the other. On Wednesday, March 24th staff meet with Mr. Wood and the Town Attorney on zoom and discussed the demolition status where Mr. Wood stated that the structure would not be considered as Statewide Significance.

Material:

- Photos of 608 Broad Street

Attachments:

- Vicinity Map
- Adjacent Property Owners list
- COA Application
- John Wood Emails

Staff Findings:

Demolition of Buildings Guidelines

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

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

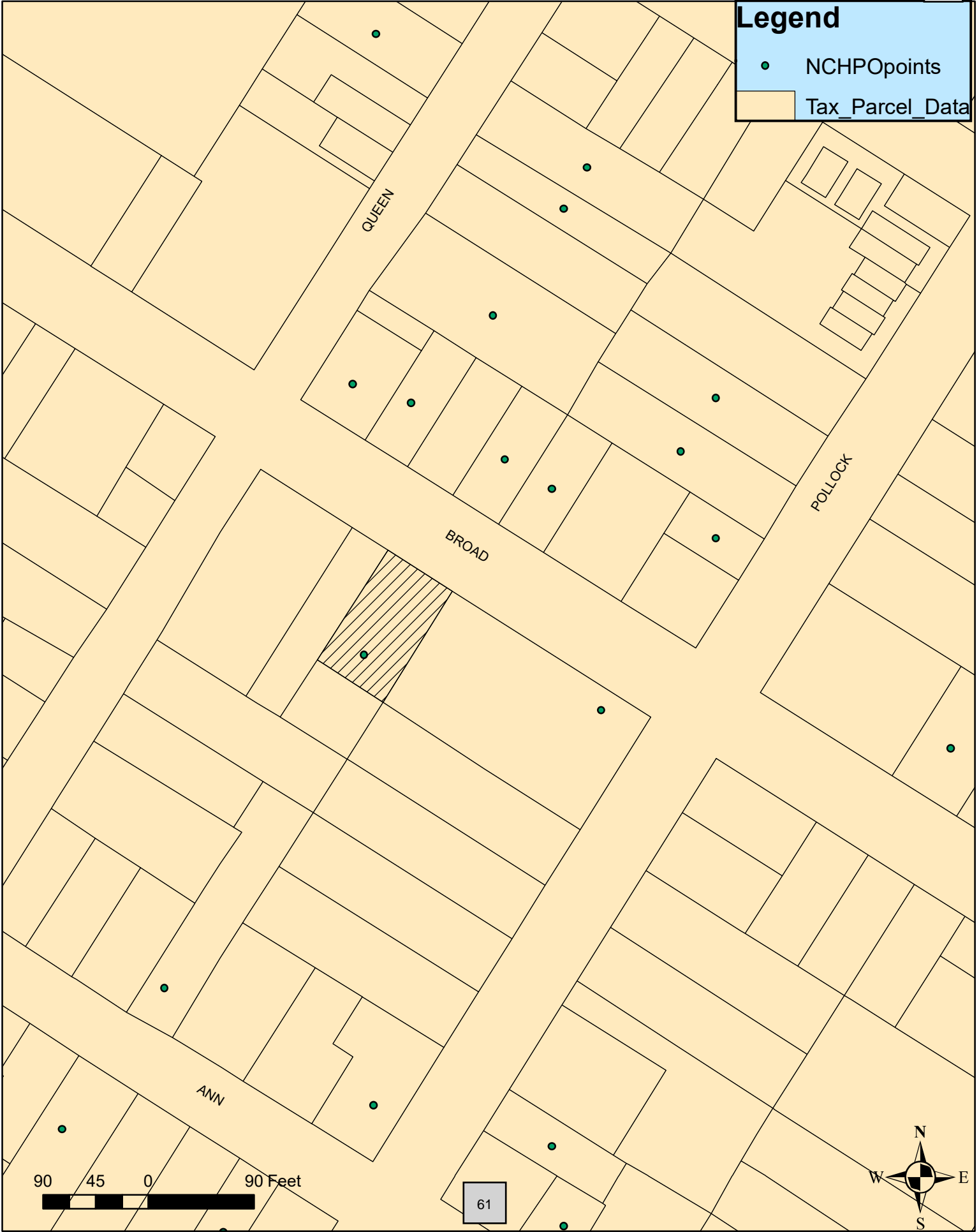
10.1.3. Salvage architectural features and building materials for reuse or study. Contact antique dealers and used building supply establishments to arrange for removal. Consider donations of items to interested non-profit organizations or museums or the NC-SHPO.

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

10.1.5. Retain mature trees on site.

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

BHPC Case 21-11 608 Broad Street - Demolition



<u>OWNER</u>	<u>MAIL_HOL</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>L_ST</u>	<u>MAIL_Z1</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
CROSSWELL,SARAH G	2205	FRONT ST	BEAUFORT	NC	28516		
GARNER,EUGENE M JR ETUX DIANNE	173	JACKSON DRIVE	BEAUFORT	NC	28516		
JOHNSTON,KRISTY A TRUSTEE	208	MICHIGAN AVENUE	PORT JEFFERSON	NY	11777	C/O RAYMOND SHALVEY	
PAERL,BARBARA H ET VIR HANS W	100	HOLLY LANE	BEAUFORT	NC	28516		
TOWN OF BEAUFORT			BEAUFORT	NC	28516	PO BOX 390	
VINING CONSULTATION+MGMT LLC	1921	LEWIS STREET	RALEIGH	NC	1351	27608	

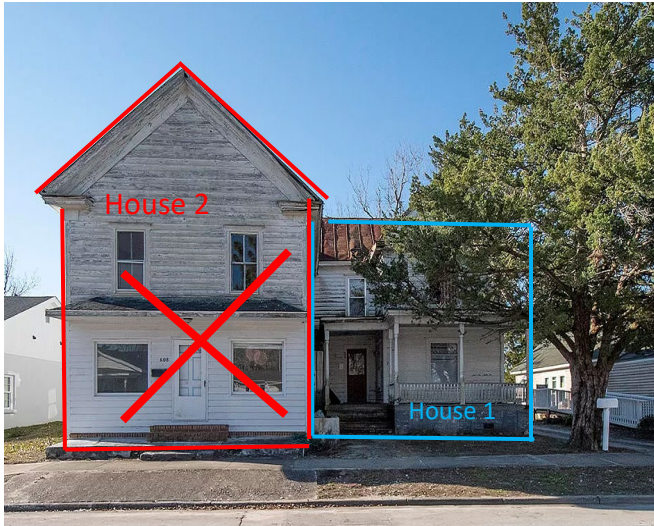
Application of COA Proposed changes to house(s) at 608 Broad St Beaufort

Application to the Beaufort Preservation Commission(BPC)

Contact: Robbin Roddewig robbin.Roddewig@verizon.net 703.980.1353

Bottom line up front

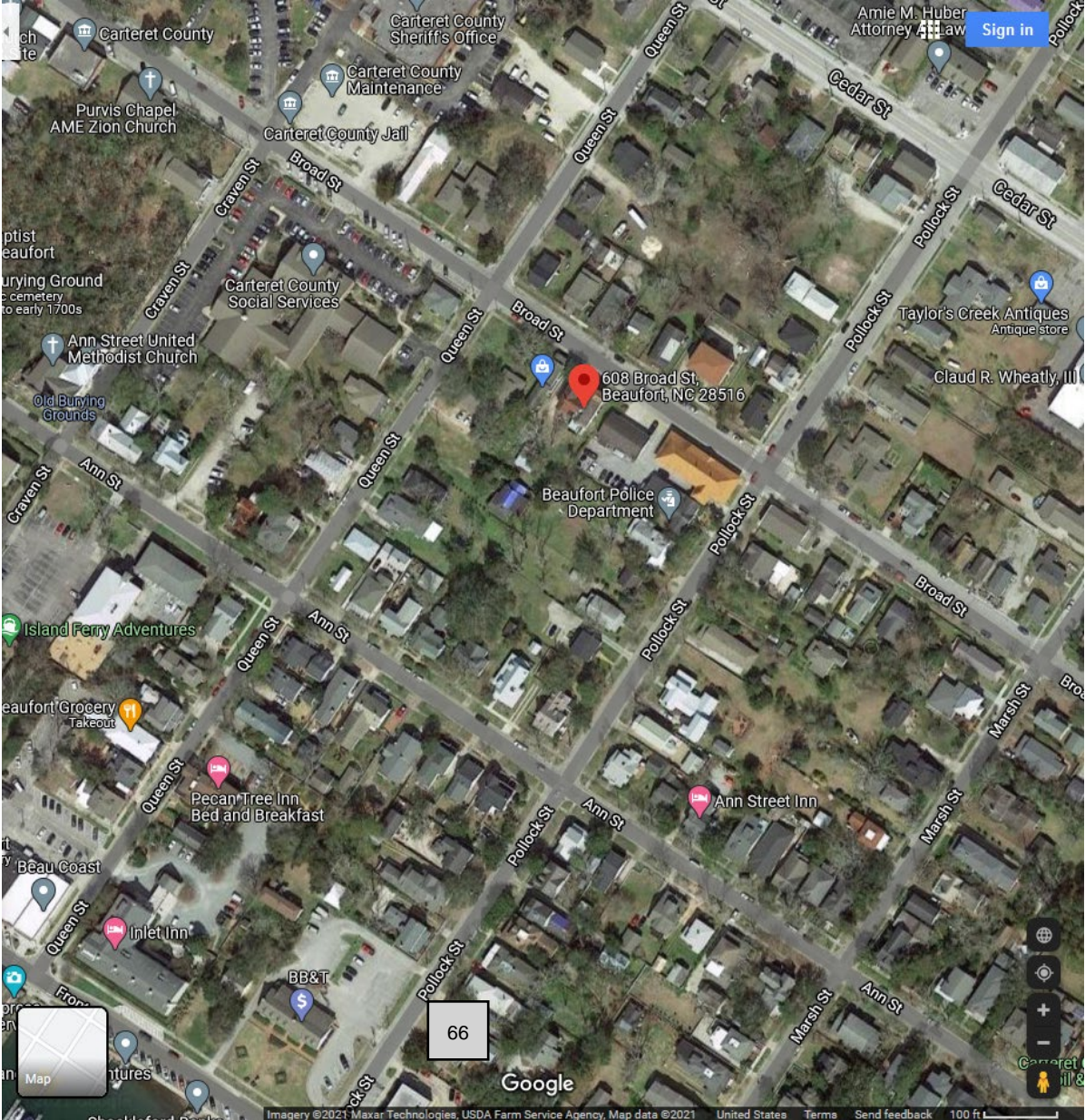
- There are two houses on property 608 Broad St. that were joined at some point
- The house on the left (**house 2**) has been determined to be unsalvageable due to it's condition by a professional inspector and a professional builder
- We are asking to deconstruct the house on the left (**house 2**) of the two houses currently joined at 608 Broad St.



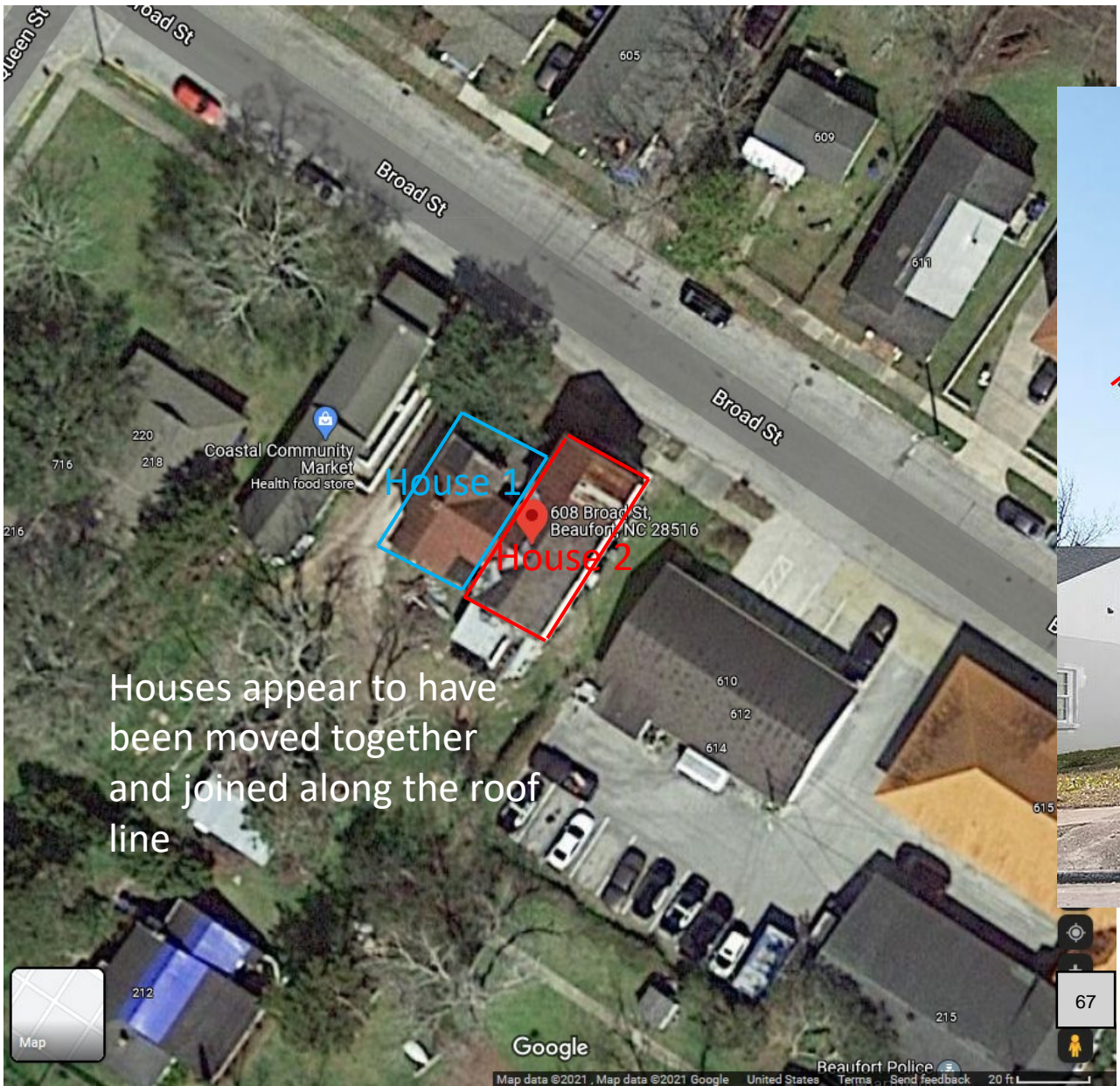
Proposed changes (with pictures next)

- There are two houses that are connected on the property at 608 Broad St.
- One was used as a store for some time before conversion to apartments
- Both houses appear to be about the same era 1900-1920
- One house is structurally sound despite having extensive damage since the roof mostly blew off in hurricane Florence in 2018.
- The other house is structurally deficient/damaged. We have had an inspector and a building contractor look at it and they both concluded it would be not worth saving.
- We propose keeping the structurally sound house and renovating it to appear as closely as we can determine it did when built (It appears to have a twin in Danville VA shown later) with an addition for a kitchen at the rear of the house

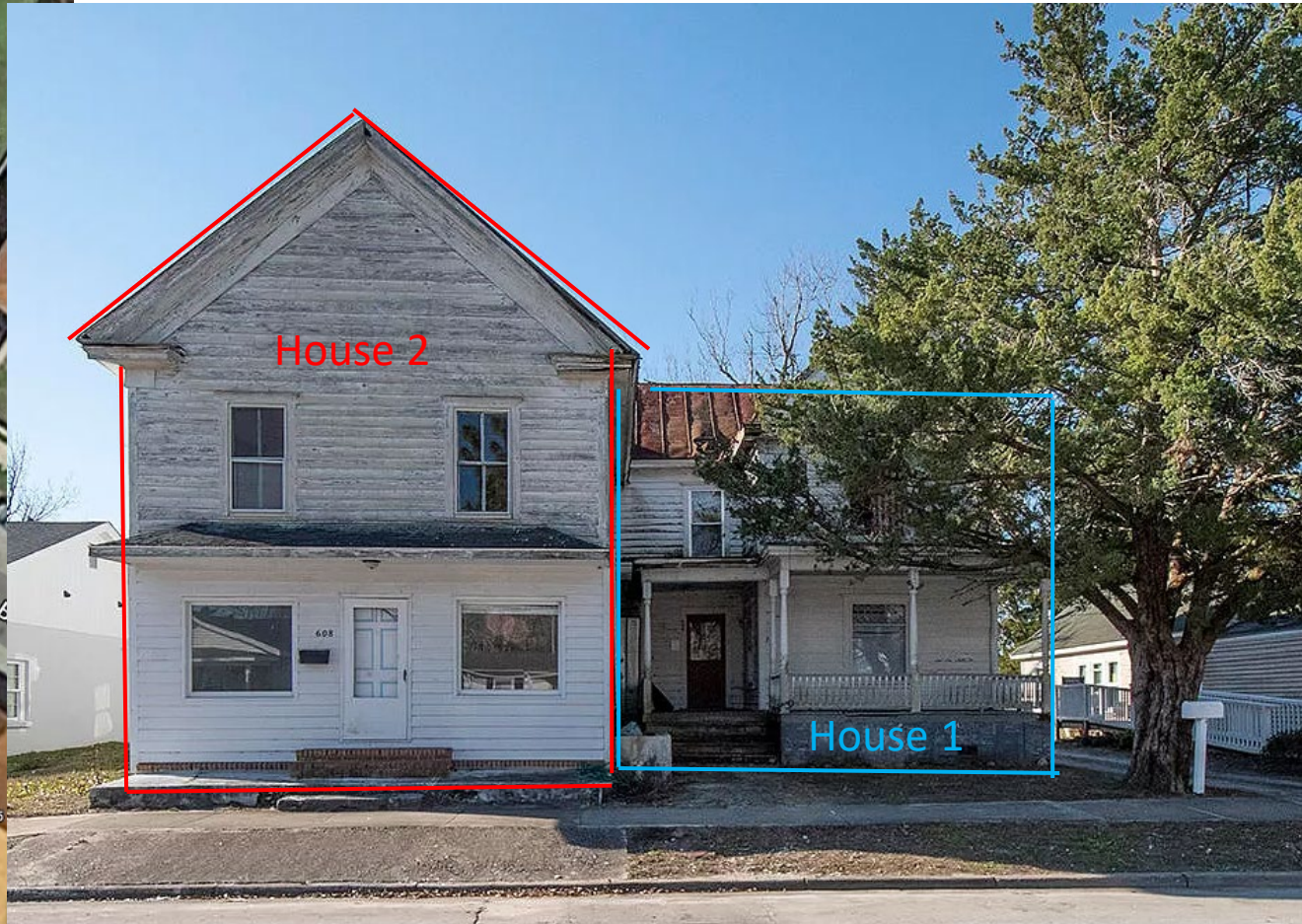
Location of property in Beaufort Historic District



Two houses on property



Houses appear to have been moved together and joined along the roof line



Additional images of the two houses



Proposal

- Seal, stabilize and restore house 1
 - Tin roof is mostly gone leading to major water intrusion and damage, cover then install new metal roof
 - Stabilize porch and southeast corner of house
- Deconstruct house 2 saving/salvaging what can be reused of the old growth wood:
 - Beadboard
 - Wood floors
 - Wood windows
 - Siding



Proposed house restoration



We would not paint 608 green 😊

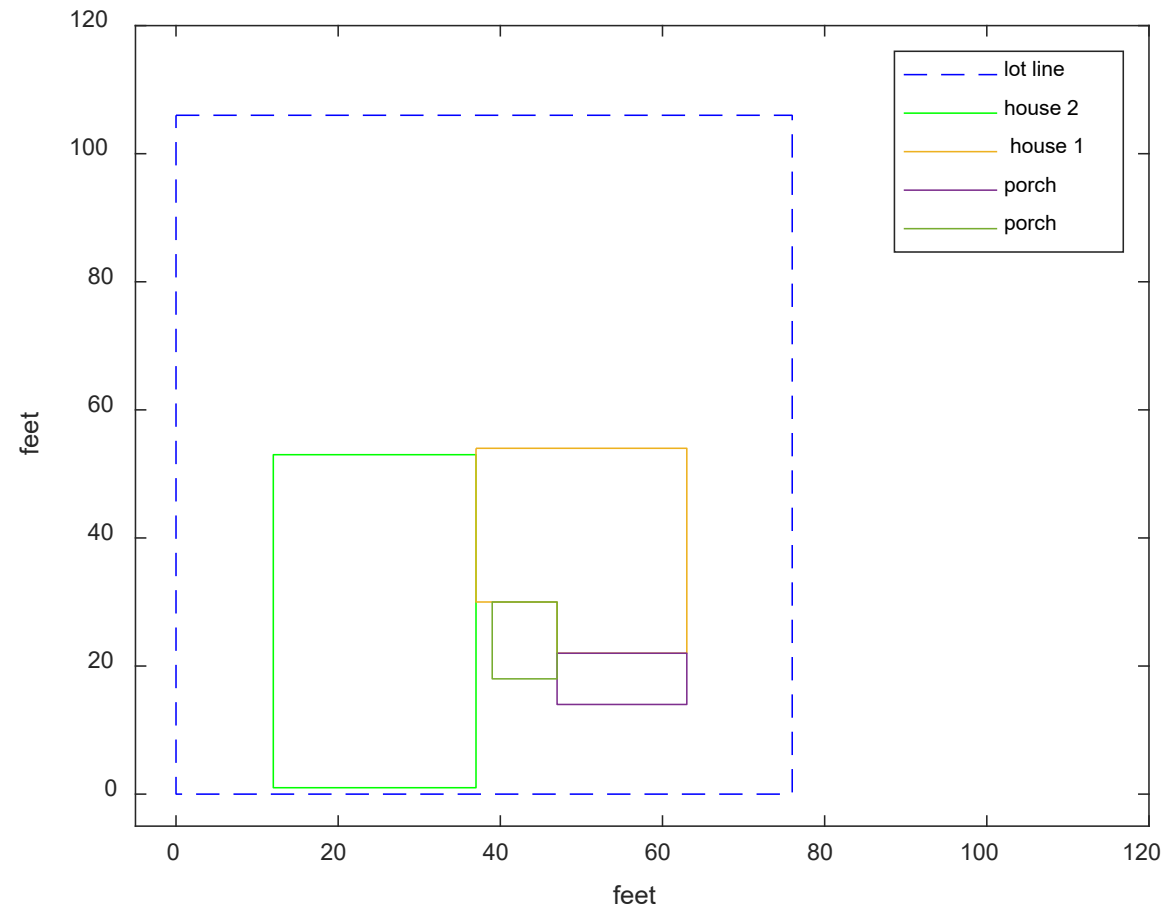


- Remaining (**house 1**) may be a plan house as very similar house found in Danville VA (just a point of information as we are planning to work with John Wood)
- Note we will be making a formal presentation on the house restoration plan once house #2 has been removed

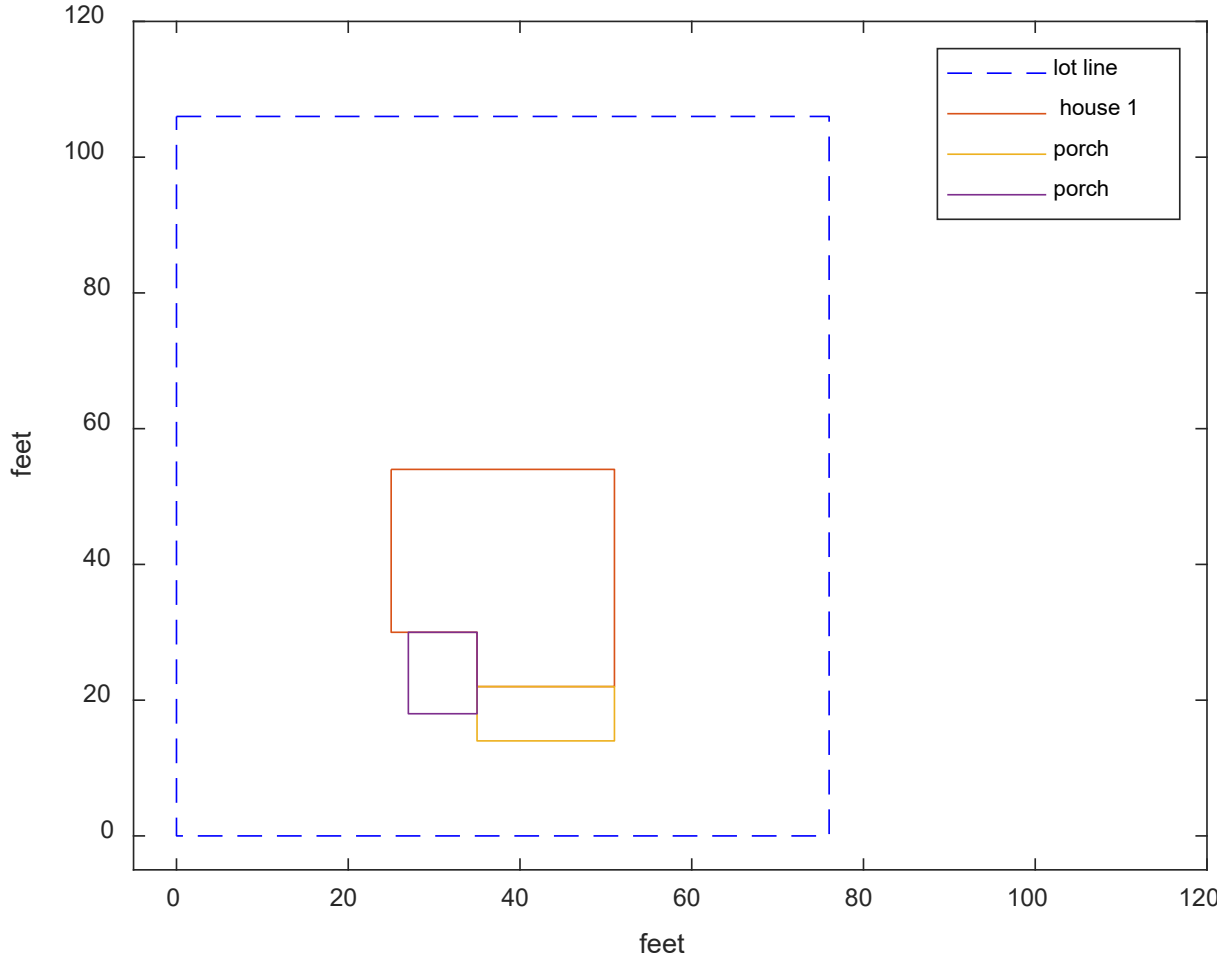
Team for restoration of house 1

- Beaufort property expert Lenore Meadows
- Architect Kenneth Burnette
- Builder and restoration expert Billy Tickle, Superior Structures

Site Plan of current property



Site plan of completed property



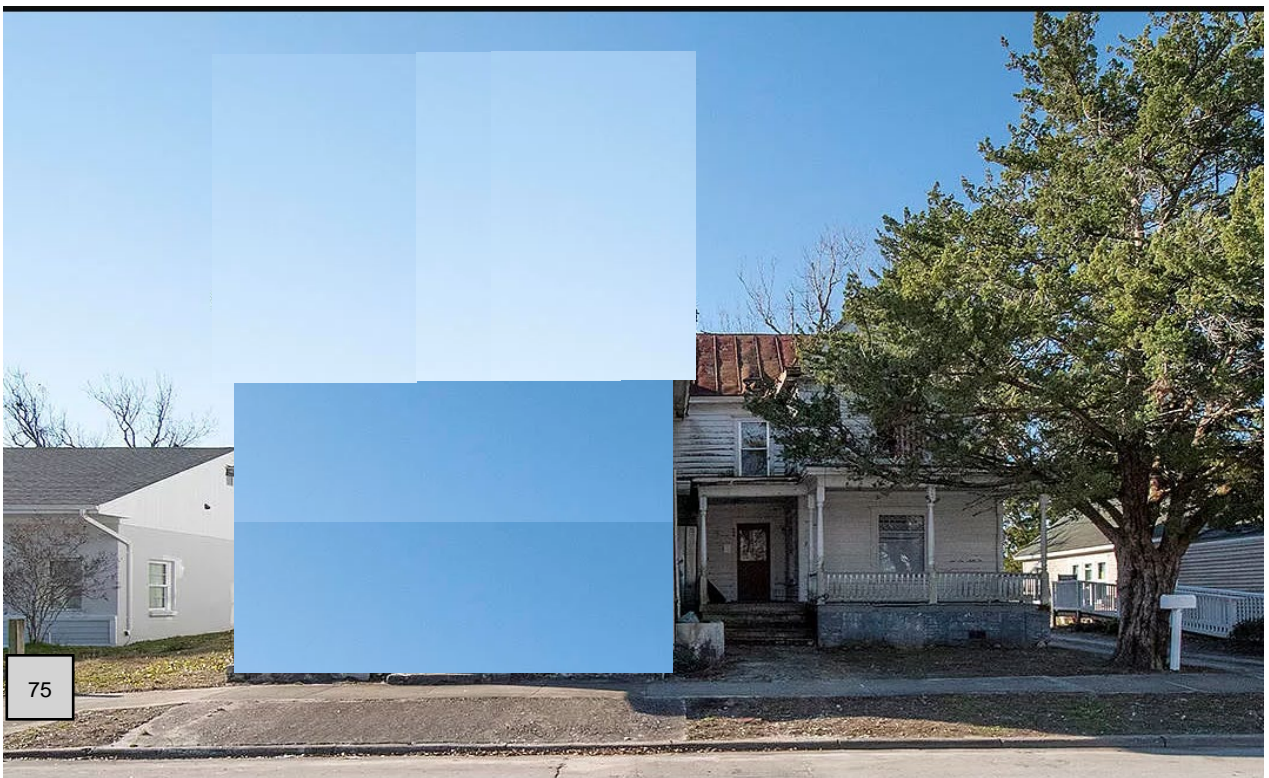
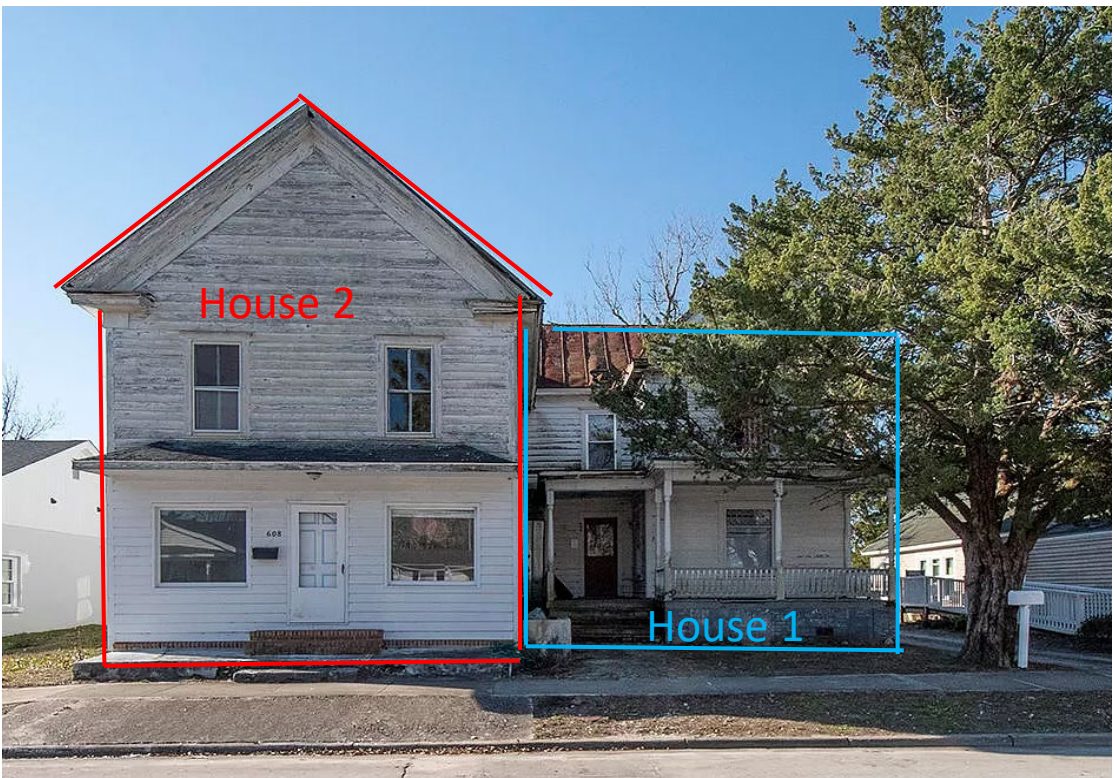
- House 2 centered on lot

Listing of adjacent neighbors

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

Summary

- Approval for deconstruction of House 2 from the property given the condition and lack of structural integrity.



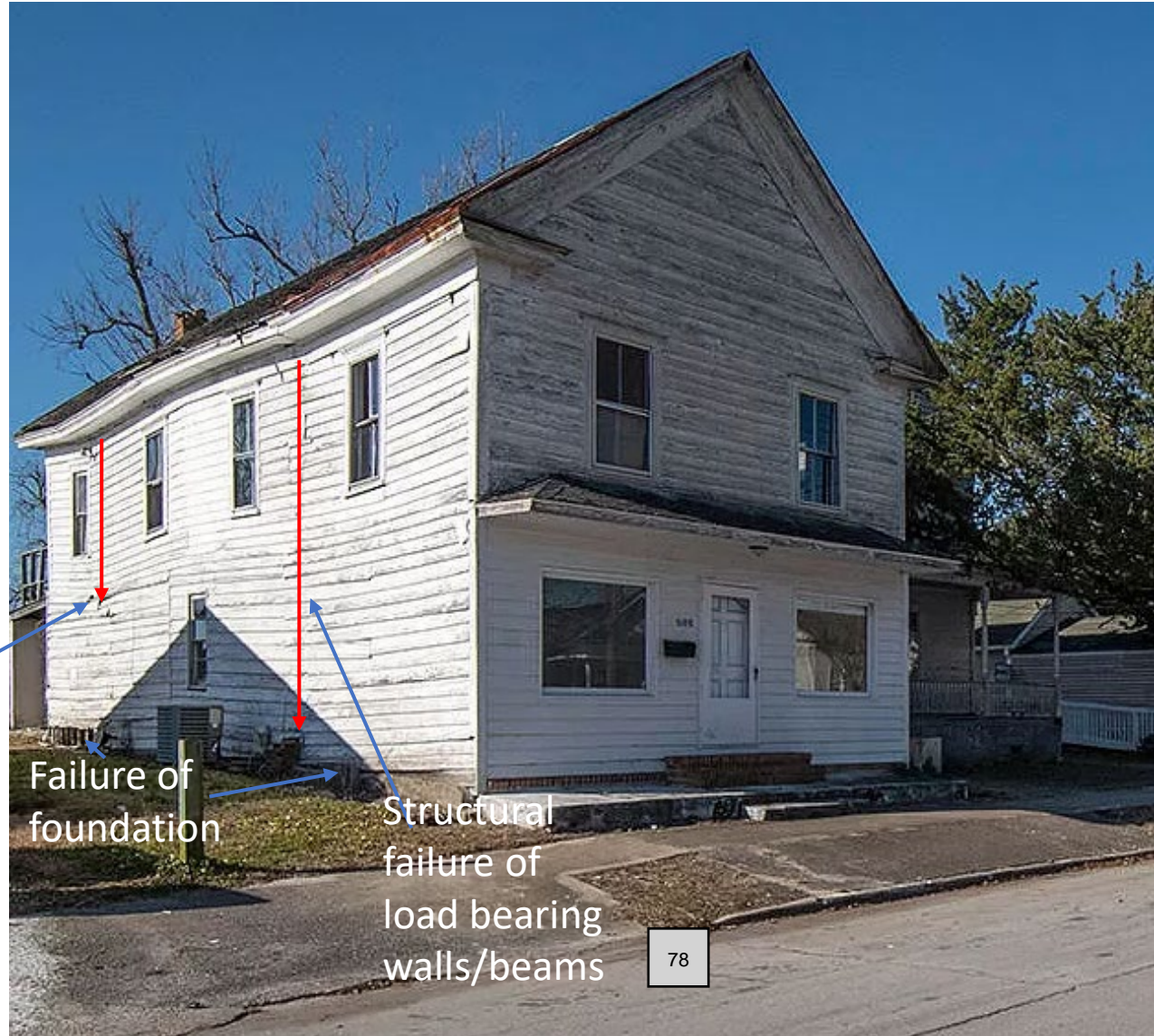
Appendix

- Principals guiding our restoration and renovation
- Photos and description of structural issues identified with East half of existing two house structure

Principals guiding restoration and renovation

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

Visible structural issues with East half (house 2)



Site of wall bowing out due to structural failure

Failure of foundation

Structural failure of load bearing walls/beams

Interior view of structural failure (House 2)



Movement and failure of load bearing wall

Interior of House #2 (to be removed)



©2021 NCRMLS



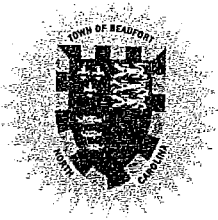
©2021 NCRMLS

Interior #2 contd



notes

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Jennifer and Robbin Roddewig

Applicant Address: 209 Orange St. Beaufort NC 28516

Business Phone: 703 980-1353 Email/Cell: robbin.roddewig@verizon.net

Property Owner Name: Gene Garner ; Robbin Roddewig (purchase under contract)

Address of Property: 608 Broad St. Beaufort NC 28516

Phone Number: 703 980-1353 Email/Cell: robbin.roddewig@verizon.net

PROJECT INFORMATION

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

*De-construction of one of two houses on property.
see attached presentation for description and details.*

Estimated Cost of Project: \$ 10,000

Year House Built: 1910 (unknown)

J. Roddewig
Applicant Signature

2/26/2021
Date

G. Garner
Property Owner Signature (if different than above)

2/26/2001
Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

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

Civil/Structural Engineering

608 Broad Street - Engineering Report

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

OBSERVATIONS: March 17, 2021

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

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

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

COMMENTS/RECOMMENDATIONS:

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



03/22/2021

Ken Lacy, P.E. Digitally signed by Ken Lacy, P.E.
Date: 2021.03.22 11:57:42 -04'00'

Kyle Garner

From: Robbin Roddewig <robbin.roddewig@verizon.net>
Sent: Thursday, March 11, 2021 8:15 AM
To: Kyle Garner
Subject: Re: [External] request for historic significance or informaiton about 608 Broad St Beaufort NC

Hi Kyle
could we please talk today? This is not exactly what I was expecting from John and now I have concerns about the purchase.

Thanks
Robbin
703.980.1353

-----Original Message-----

From: Wood, John <john.p.wood@ncdcr.gov>
To: Robbin Roddewig <robbin.roddewig@verizon.net>
Cc: Kyle Garner (K.Garner@beaufortnc.org) <K.Garner@beaufortnc.org>; Brantley, Kristi <kristi.brantley@ncdcr.gov>; Wood, John <john.p.wood@ncdcr.gov>
Sent: Wed, Mar 10, 2021 11:21 am
Subject: RE: [External] request for historic significance or informaiton about 608 Broad St Beaufort NC

Good Morning Robbin,

Per your request, below please find some historic background information on and my evaluation of the significance of the Peterson's Grocery and House that you are in the process of purchasing. I have looked through your PowerPoint presentation and offer some comments and recommendations on your proposed project as well. I have copied Kyle Garner at the planning department on this e-mail as the Beaufort Historic Preservation Commission (HPC) will require a statement of significance from our office as the project entails proposed demolition.

Peterson's Grocery and House, an unusual combination store/dwelling, is a contributing property in the National Register-listed Beaufort Historic District. The existing combination store/dwelling was constructed circa 1910. Both portions of the building were constructed at the same time as a single unit and were not moved together as indicated in your PowerPoint slide. In your images, you label both portions of the structure as being a house. The eastern section was constructed as a store. This portion of the building was converted to residential use in modern times. Despite the change in function, the store portion retains the character, form, and overall integrity of the original design.

The building replaced an earlier one-and-a-half story residence on the property. In some instances, earlier structures are overbuilt. An examination of the structural framing system would be required to see if this is the case for this for this property. As originally constructed, there was also a one-story free-standing structure situated immediately behind the residential part of the building that likely house a kitchen/dining room. This was connected to the residence by a small hyphen. This kitchen/dining room structure is no longer extant. From the early 1920s through the early 1940s there was a one-story garage attached to the south end of the east elevation of the store building. This structure is also no longer extant.

Oftentimes with these store/dwelling combinations, the proprietor would occupy the dwelling portion of the property while operating the store. In the case of Peterson's Grocery and House, the dwelling portion of the

building had become a boarding house by September of 1924 and continued to serve as a boarding house as late as January of 1941. By the 1950s, the dwelling portion had reverted to private use. In the late 1950s and 1960s, the business was called Peterson's Grocery and Market and was operated by Cecil L. Peterson who lived on site in the residential portion of the building.

Peterson's Grocery and House is locally significant as good example of an early twentieth-century commercial/residential building form that illustrates a unique aspect of small-scale commerce in Beaufort. While this combination store/dwelling may be a unique building form in Beaufort, this building type was seen historically throughout the state. That being the case, from an architectural standpoint it does not rise to the level of statewide significance. However, buildings and properties may also have significance for their association with historic events, broad patterns of history, or significant persons. At this time, we do not have enough information to determine if this building has statewide significance for these other associations.

As these combination store/dwellings are becoming an increasingly rare property type, their preservation is strongly encouraged. The demolition of the store portion of the building would result in the loss of historic character and integrity, resulting in the property's status within the National Register Historic District becoming non-contributing. As both portions of the building were constructed at the same time as a single unit, the retention of the dwelling portion of the building and its conversion to a residence modeled after a building in Virginia would result in building that conveys a false sense of historic development and would not meet the Secretary of the Interior's *Standards for Rehabilitation*.

In instances of proposed demolition and/or to evaluate preservation options our office recommends and most HPCs require a structural evaluation report by a licensed structural engineer with experience in evaluating historic buildings in order to demonstrate the level of structural instability or deterioration and to recommended repair options.

Based on your PowerPoint, it does not appear that the building has been evaluated by a structural engineer. It also does not appear from the photographs contained in your presentation that any interior finishes or exterior siding has been removed in order to accurately assess the condition of the building's structural system. Small areas of the historic siding could be temporarily removed to evaluate the building's structural integrity and specifically the possible failure of the second-floor ledger of the balloon frame.

In many instances of settlement in balloon-framed structures, differential settlement is the result if deterioration of the masonry foundation, sill, and in some cases the deterioration of the lower portions of the studs and not the failure of the ledger. Often these conditions can be cost effectively repaired from the exterior with foundation repairs, sill replacement, and the addition or "sistering" of structural members.

Interestingly, the areas of damage/settlement appear to be localized in the area where the 1920s garage was attached to the south end of the east elevation of the store building and near the area where there is evidence of an exterior masonry flue stack on this same elevation.

We would encourage you to have a structural evaluation done for the building. This would not only provide an accurate assessment of the building's condition but would allow a realistic estimate of the cost that would be necessary to preserve and rehabilitate the building.

Given the building's contributing status in the National Register-listed Beaufort Historic District, state and federal rehabilitation tax credits could be utilized for the repair and rehabilitation in a manner that preserves both portions of the building. The tax credits could offset the cost of any necessary structural repairs. Rehabilitation work would have to meet the Secretary of the Interior's *Standards for Rehabilitation* in order to qualify. I have attached fact sheets on the tax credits and would be happy to discuss the tax credit program with you in more detail.

If it is found that the store portion of the building cannot be saved, then I encourage you to consider reconstructing that portion of the building in lieu of your proposed rear addition.

Thank you for your interest in historic preservation. Please do not hesitate to contact me if you would like to discuss your project or the tax credits in more detail. I can also provide the names of structural engineers if needed.

Sincerely,



John P. Wood
Preservation/Restoration Specialist
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: (252) 830-6580, extension 225
john.p.wood@ncdcr.gov

117 West Fifth Street | Greenville, North Carolina 27858

***This message does not necessarily represent the policy of the N.C. Department of Natural and Cultural Resources*

*** E-mail messages to and from me, in connection with the transaction of public business, are subject to the North Carolina Public Records Law and may be monitored and/or disclosed to third parties.*

#StayStrongNC

Learn more @ nc.gov/covid19

And don't forget your Ws! Wear. Wait. Wash.

WEAR a face covering.

WAIT 6 feet apart from other people.

WASH your hands often.

From: Robbin Roddewig <robbin.roddewig@verizon.net>

Sent: Wednesday, March 3, 2021 11:52 AM

To: Wood, John <john.p.wood@ncdcr.gov>

Subject: [External] request for historic significance or informaiton about 608 Broad St Beaufort NC

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Hi John
my name is robbin roddewig and my wife and I are under contract for a historic property in distress at 608 Broad St in Beaufort NC. We would like any information you may have in preparation to us making a presentation to the Historic Preservation Committee in Beaufort. Our current presentation is attached. Specifically if you could tell us whether the structure we need to demo and remove has historic significance that we would need/want to consider.

Thanks
Robbin
703.980.1353



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, April 6, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 21-12 214 Broad Street - Fence, Door, Porch & New Addition

BRIEF SUMMARY:
Revisions to change the Fence, Front Door, Increase size of Kitchen & Side Porch to the 2,368 sq. ft. New Single-family Dwelling approved in July of 2020

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:
20 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: March 18, 2021
Case No. 21-12

Request: Revisions to change the Fence, Front Door, Increase size of Kitchen & Side Porch to the 2,368 sq. ft. New Single-family Dwelling approved in July of 2020

Applicant Guthrie Construction & Interiors Inc. (George Guthrie)
 PO Box 4785
 Emerald Isle, NC 28594

Property Information:

Owners: Beth Bowen (New Owner)
Location: 214 Broad Street
Parcel Id # 730617113341000

This property was not included in the Survey conducted by Ruth Little and has been a vacant lot for some time.

Project Information:

In 2016 a COA was approved for 217 Orange Street (Same Property) for a new Single-Family Dwelling for Dan & Pam Boney. The house was approximately 2,000 sq. ft.

In July 2020 16 a COA was approved for a 2,368 sq. ft. New Single-family Dwelling for Danny McQueen. Ms. Bowen wishes to use that basic plan with a few modifications. Previous Approved Plans from Mr. McQueen are attached for reference.

Proposed Work:

Attachments:

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

New Construction Guidelines

Building Placement

- 7.1.1 Maintain a similar front, side, and rear yard setback to other contributing historic buildings on the block and/or side of the street.
- 7.1.2 Maintain the pattern of building, separation and lot coverage that is found on the block and/or side of the street.
- 7.1.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

Building Height/Scale

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

Materials

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

Details

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

Texture and Color

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

Form and Rhythm

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

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

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

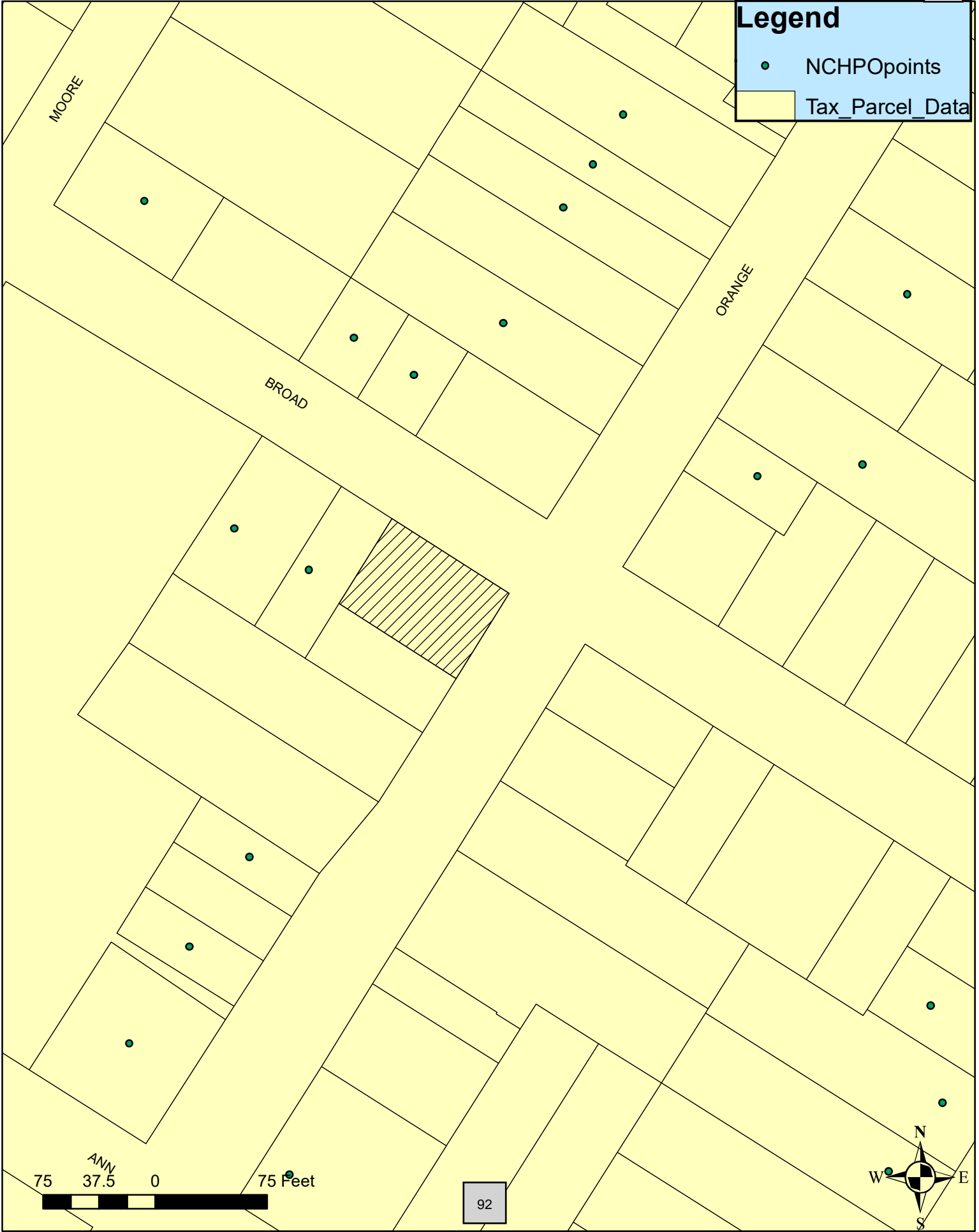
Window and Door Guidelines

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

Fences and Walls Guidelines

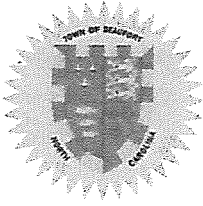
8.2.2. Design new fences that are compatible with the associated building, site and streetscape in height, proportion, scale, color, texture, material and design. Substitute fence materials are not allowed along front or visible side property lines in the historic district. Fence types such as wire,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

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



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZIP</u>	<u>MAIL_ADD2</u>
JOHNSTON,KRISTY A TRUSTEE	208	MICHIGAN AVENUE	PORT JEFFERSON	NY	11777	C/O RAYMOND SHALVEY
MCQUEEN,DANNY ETUX MARY L	4426	ARENDELL STREET	MOREHEAD CITY	NC	28557	
ORANGE STREET BEAUFORT LLC	6836	MORRISON BLVD #100	CHARLOTTE	NC	28211	
SPENCE,DAVID LAWRENCE ETUX AMY	301	BROAD STREET	BEAUFORT	NC	28516	
TAYLOR,MICHAEL K ETUX PENNY A			BOONE	NC	28607	PO BOX 1038
TAYLOR,PAULA J ETAL JARMAN	217	BROAD STREET	BEAUFORT	NC	28516	
WHEELER,DAVID S ETUX WINNIFORD	215	ORANGE STREET	BEAUFORT	NC	2134 28516	

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



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: GUTHRIE CONST. + INTERIORS INC

Applicant Address: P.O. 4785 EMERALD ISLE, 28594

Business Phone: 354-3585 Email/Cell: GGUTHRIE5717@GMAIL.COM

Property Owner Name: BETH BOWEN ALSO KNOWN AS MARY ELIZABETH LAW BOWEN

Address of Property: 214 BROAD ST

Phone Number: 919-418-7137 Email/Cell: BETH E BOWENLAWFIRM.NET

PROJECT INFORMATION

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

NEW CONSTRUCTION 2410 SE PERSONAL RESIDENCE

Estimated Cost of Project: \$ 525

Year House Built: NA

[Signature]
Applicant Signature

3/9/21
Date

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

3/9/21
Date

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

GUTHRIE CONSTRUCTION & INTERIORS

PO Box 4785, Emerald Isle, NC 28594
Office (252) 354.3585 Cell (252) 670.4490 Email info@guthrienc.com Web www.guthrienc.com

March 10, 2021

214 Broad Street, Beaufort NC 28516

PROJECT DESCRIPTION:

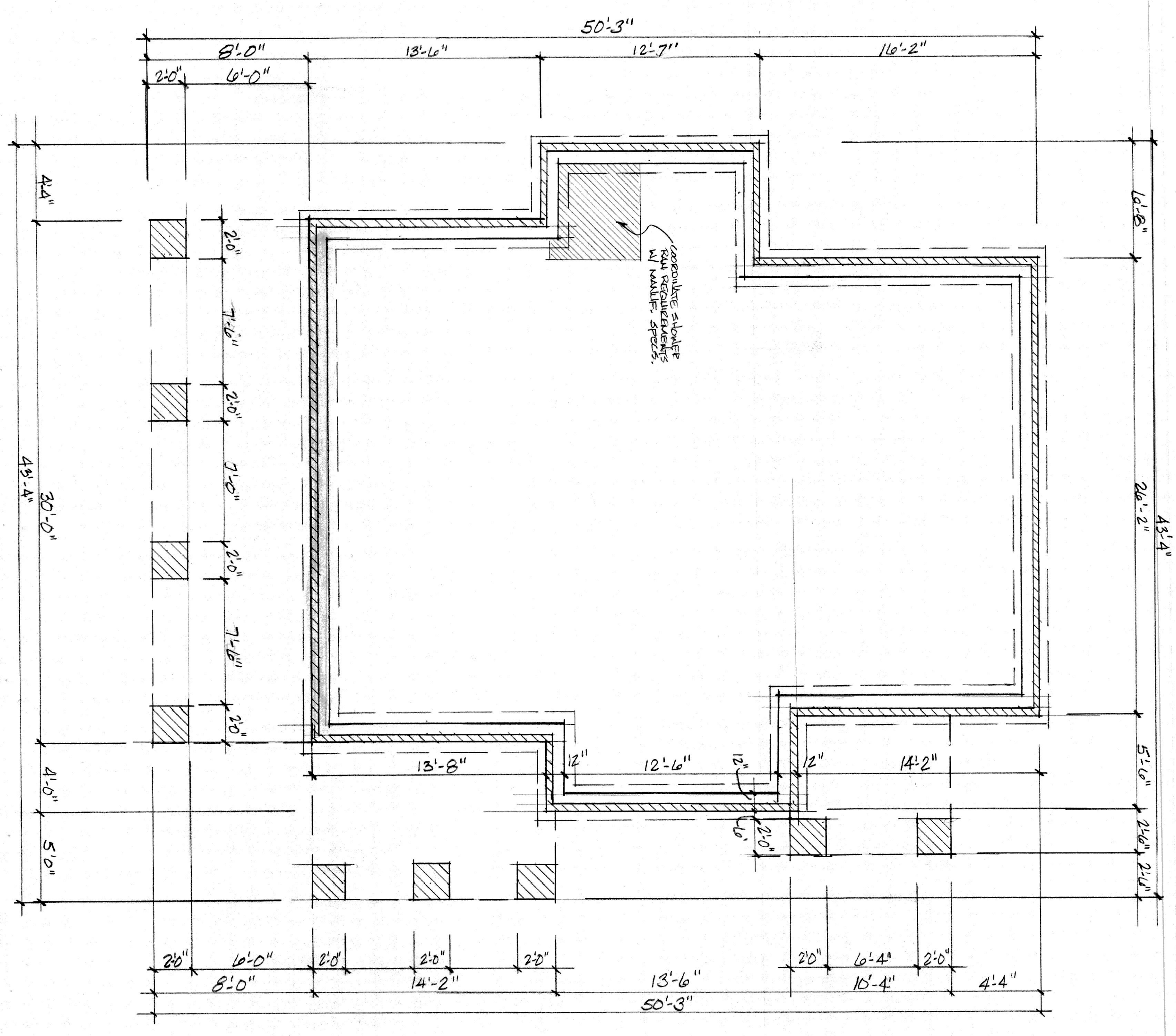
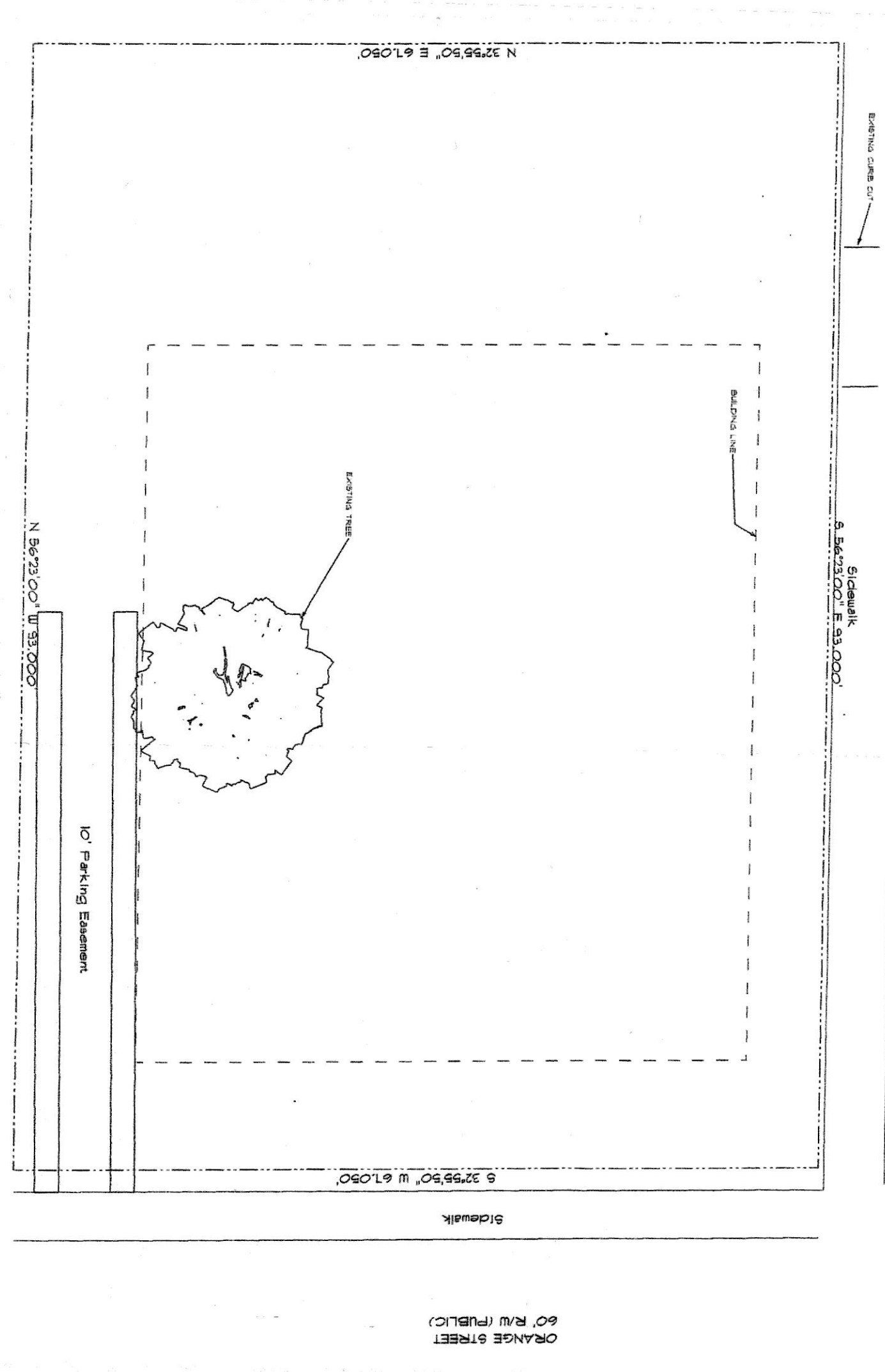
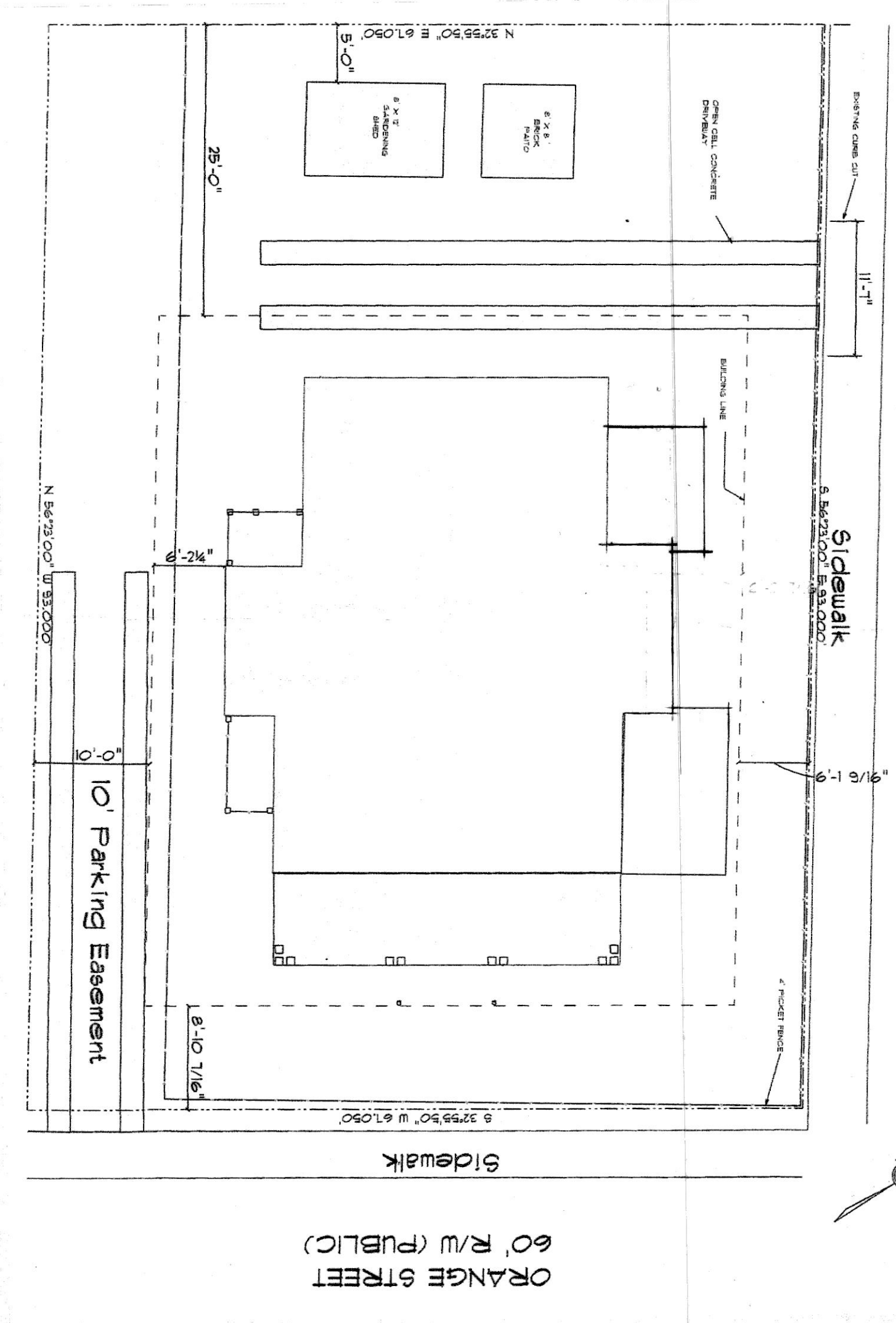
All materials will be the same as Case #20-14 except:

1. Required Fence Design – Paint – Sherwin Williams Super White
2. Entrance Door – Double Door-Beveled Glass-Stained Oak

CHANGES TO EXTERIOR OF PROPOSED HOUSE

1. Increased size of Kitchen Projects 2 feet
2. Increased size of Side Porch to 8 feet

BROAD STREET
66' R/W (PUBLIC)



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

1/4" BRICK & 8" BLOCK
STRUCTURAL ELEMENTS BY OTHERS.

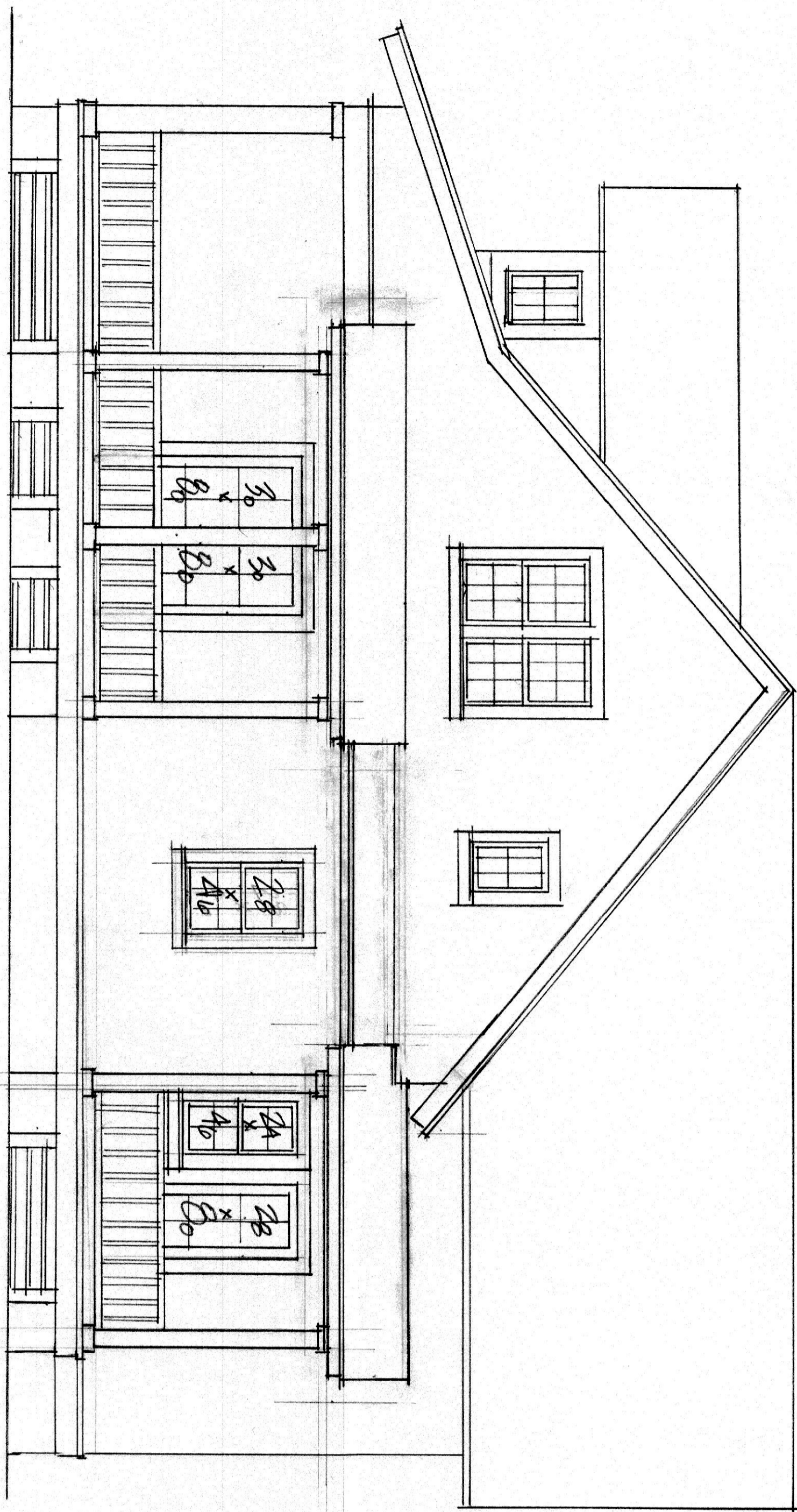
BETH BOWEN HOUSE

ADDENDUM TO
EMILY & MARY McQUEEN PLAN
217 ORANGE ST.

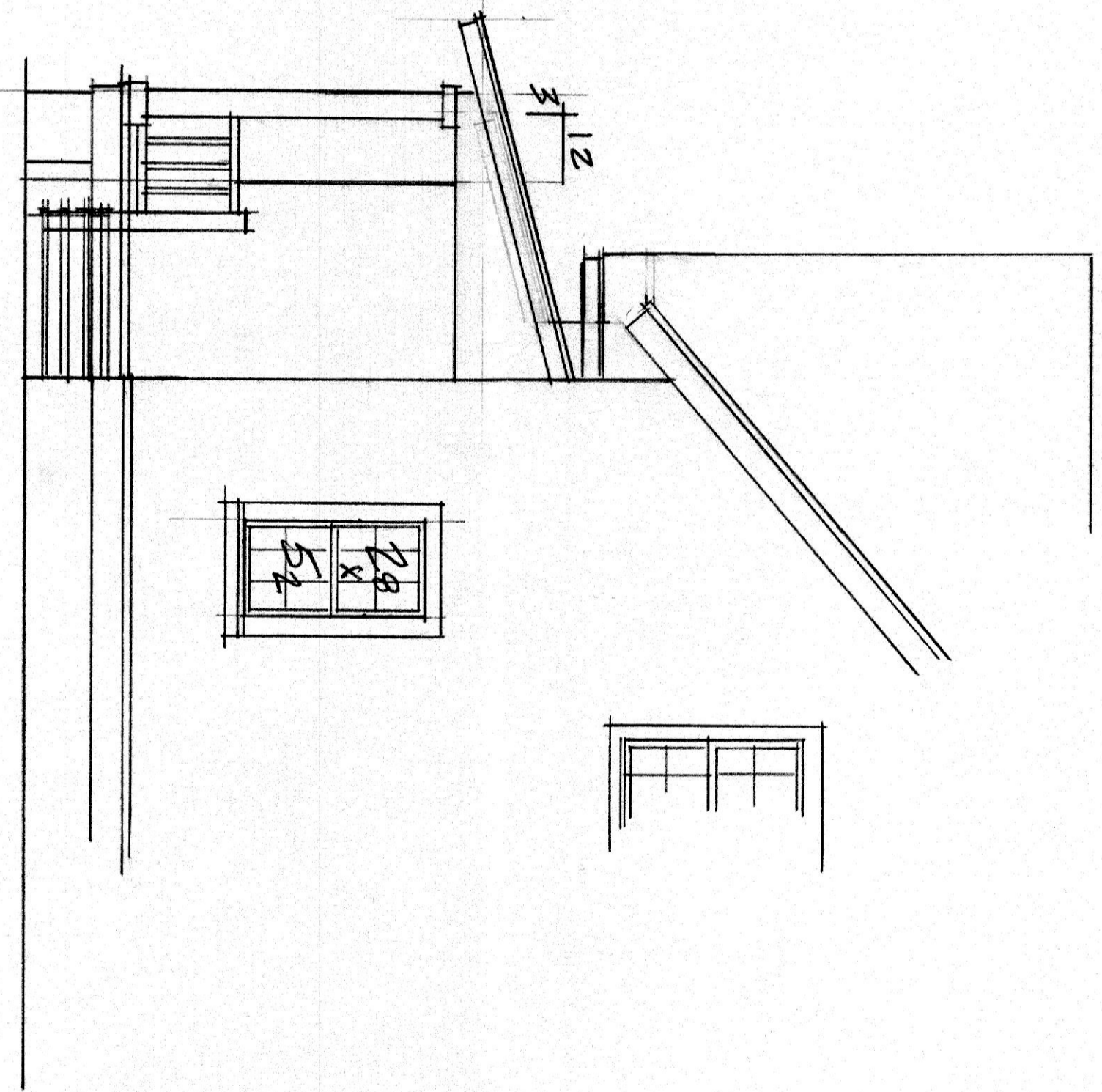
S. M. Monette
Residential Design

143 Fairview Dr. Unit D
Emerald Isle, NC 28594
(252) 424-8201

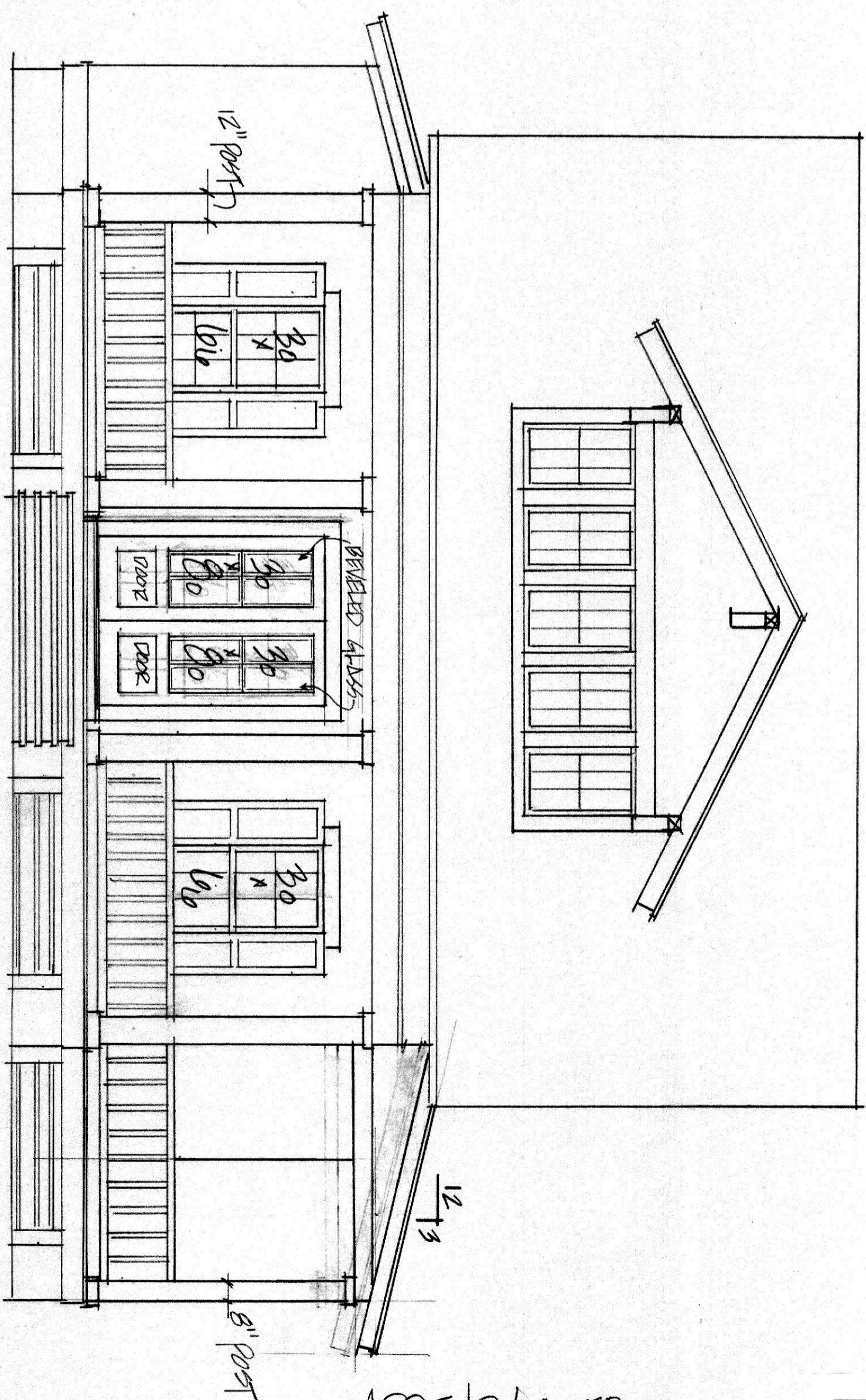
This plan is the property of S. M. Monette Residential Design and may not be used or reproduced without their permission. Designer assumes no liability for any home constructed from this plan. Contractor must verify ALL DIMENSIONS prior to proceeding with construction. Caution must be exercised in making any changes in this plan. Only qualified designer, architect, contractor, or structural engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area.



RIGHT ELEVATION
1/4" = 1'-0"



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



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

BETH BOWEN
HOUSE

ADDENDUM TO
DANIEL & MARY McQUEEN PLAN
217 ORANGE ST.

S. M. Monette
Residential Design
143 Fairview Dr. Unit D
Emerald Isle, NC 28594
(252) 424-8201

This plan is the property of S. M. Monette Residential Design and may not be used or reproduced without their permission. Designer assumes no liability for any home constructed from this plan. Contractor must verify ALL DIMENSIONS prior to proceeding with construction. Caution must be exercised in making any changes in this plan. Only qualified designer, architect, contractor, or structural engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area.





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



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: JEREMY MASON CONSTRUCTION LLC

Applicant Address: PO BOX 2043, MOREHEAD CITY, NC 28557

Business Phone: 252-342-3277 Email/Cell: JEREMY@JEREMYMASONCONSTRUCTION.COM

Property Owner Name: DANNY & MARY MCQUEEN

Address of Property: 214 BROAD ST

Phone Number: 252-362-2660 Email/Cell: marylammmcqueen@icould.com

PROJECT INFORMATION

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

New construction of a 2,368sf personal residence

Estimated Cost of Project: \$ 450,000.00

Year House Built: N/A

[Signature]
Applicant Signature

6/15/20
Date

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

6/15/20
Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

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

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

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

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

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

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

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



PROPERTY OWNERS ADJACENT TO 214 BROAD STREET

WHEELER, DAVID S ETUX WINNIFORD
215 ORANGE STREET
BEAUFORT, NC 28516

JOHNSTON, KRISTY A TRUSTEE
212 BROAD STREET
BEAUFORT, NC 28516
MAILING ADDRESS:
208 MICHIGAN AVENUE
C/O RAYMOND SHALVEY
PORT JEFFERSON, NY 11777

PHOTOGRAPHS



VIEW OF SITE FROM BROAD STREET



VIEW OF SITE FROM ORANGE STREET



213 & 215 ORANGE STREET (BESIDE SITE)



212 BROAD STREET (BESIDE SITE)



217 BROAD STREET (ACROSS BROAD STREET FROM SITE)



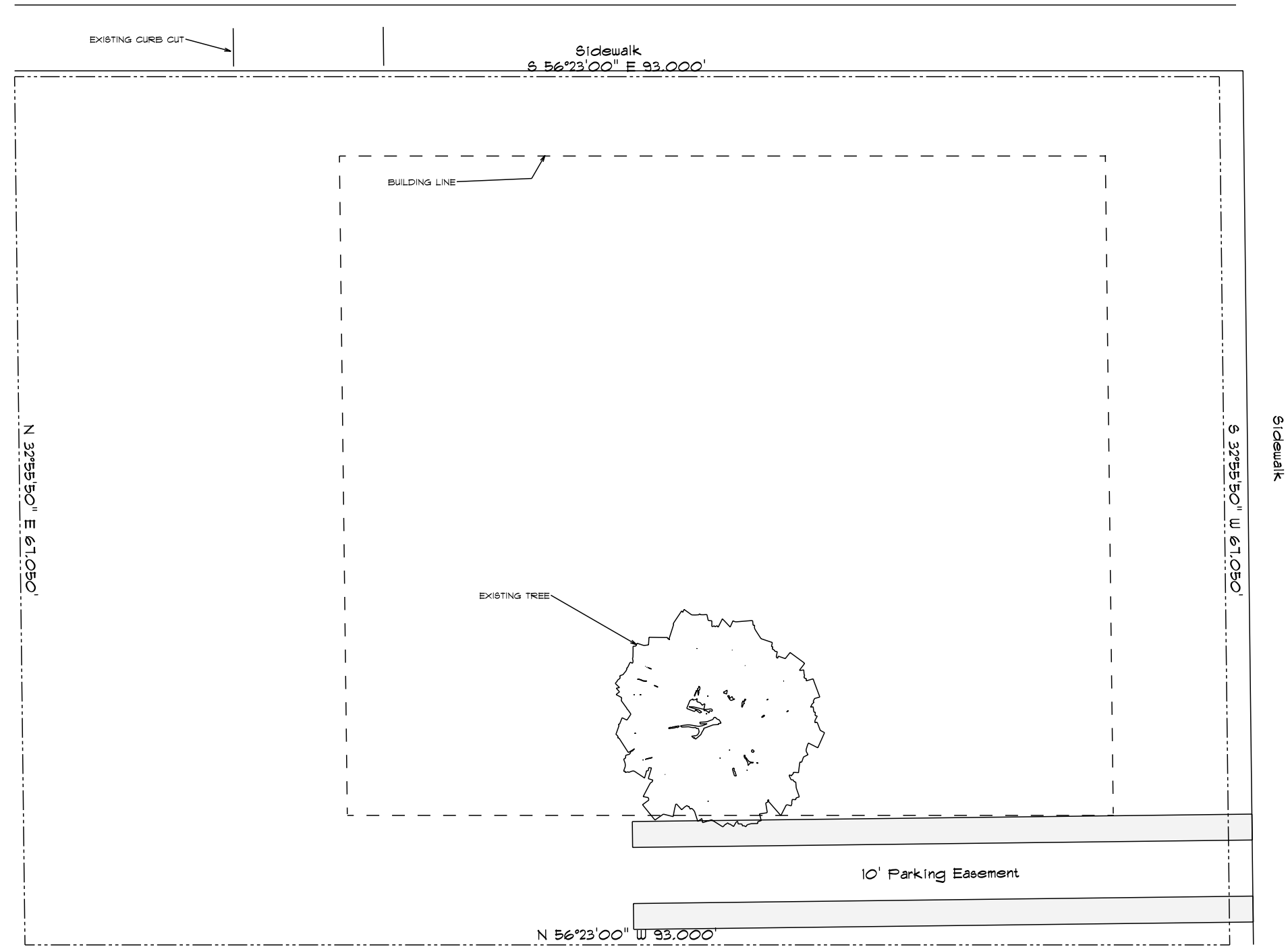
216 ORANGE STREET (ACROSS ORANGE STREET FROM SITE)



301 BROAD STREET (DIAGONAL FROM SITE)

EXISTING SITE PLAN

SCALE: 1" = 10'-0"



BROAD STREET
66' R/W (PUBLIC)

ORANGE STREET
60' R/W (PUBLIC)

JEREMY MASON CONSTRUCTION, LLC

P.O. BOX 2043
MOREHEAD CITY
NORTH CAROLINA 28557

PHONE: 252.342.3277
FAX: 252.240.3277
jeremy@jeremymasonconstruction.com

DANNY & MARY MCQUEEN

217 ORANGE STREET
BEAUFORT
NORTH CAROLINA 28516

PHONE:
FAX:
MOBILE:

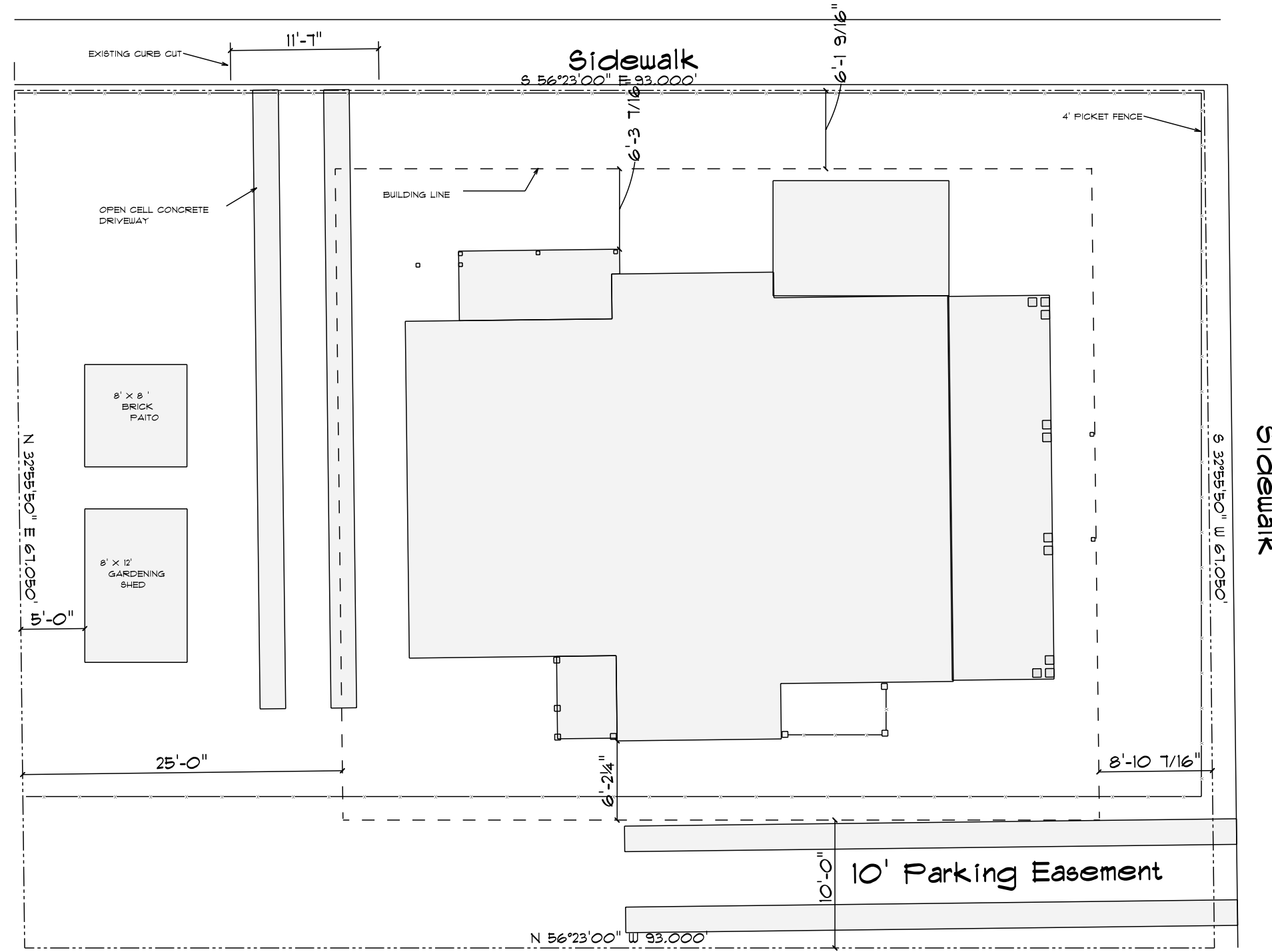
DRAWN BY:
SCALE: 1" = 10'-0"

DATE: Monday, June 15, 2020

PAGE: **1/10**
EXISTING SITE PLAN



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



DANNY & MARY MCQUEEN

217 ORANGE STREET PHONE:
BEAUFORT FAX:
NORTH CAROLINA MOBILE:
28516

JEREMY MASON CONSTRUCTION, LLC

P.O. BOX 2043 PHONE: 252.342.3277
MOREHEAD CITY FAX: 252.240.3277
NORTH CAROLINA jeremy@masonconstruction.com
28557

DRAWN BY:
SCALE: 1" = 10'-0"
DATE: Monday, June 15, 2020

PAGE: **2/10**
SITE PLAN



TOP OF ROOF

30'-3 3/4"

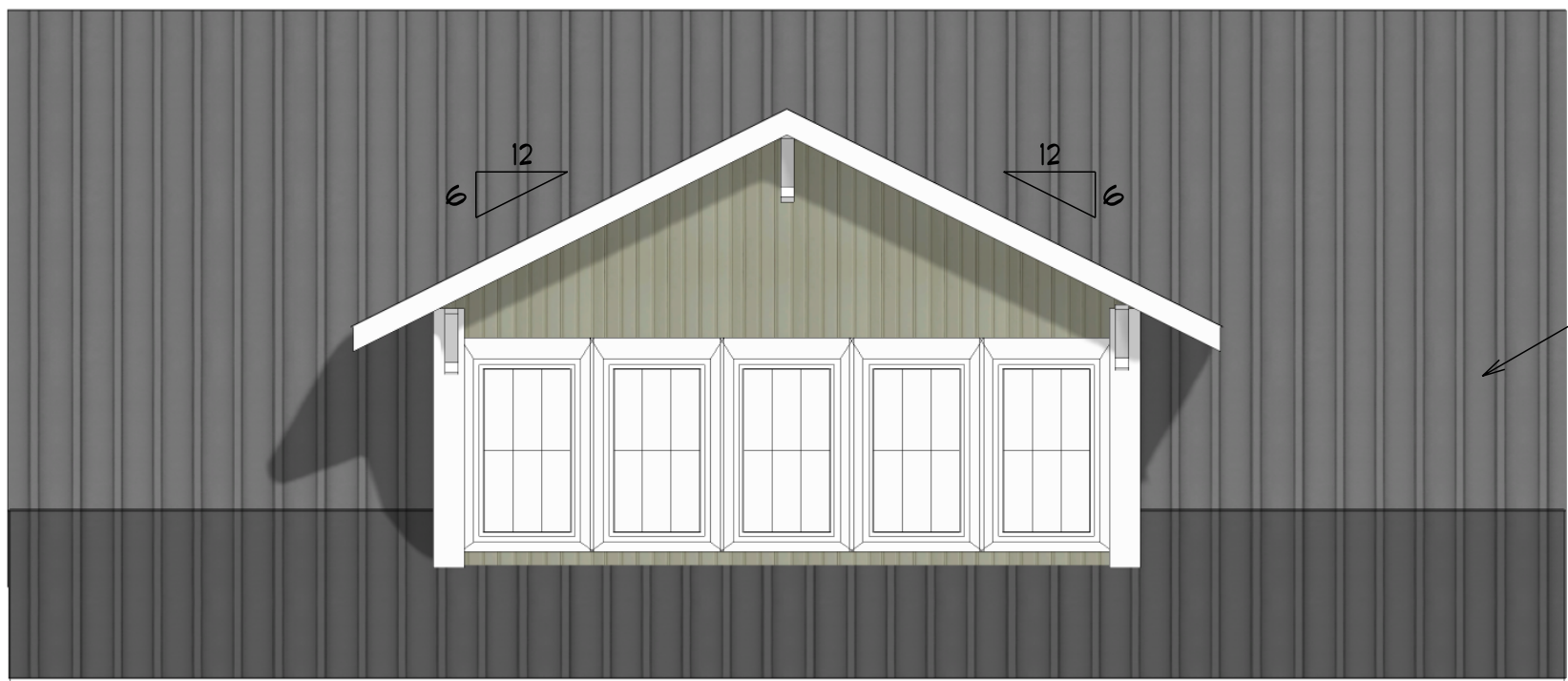
EXPOSED RAFTER TAILS (TYP. ALL EAVES)

TOP OF FOUNDATION

2'-4"

GRADE

TOP OF FOOTING



STANDING SEAM METAL ROOF

3 12

12 3



LOUVERS

WOODEN SHUTTERS

SCREENED PORCH

NOTES:

- 1. ALL SIDING, ROOFING, & EXTERIOR TRIM TO BE WHITE (DEPICTED COLORS ARE FOR CONTRAST ONLY)
- 2. ALL WINDOWS TO BE ANDERSEN A-SERIES W/ SDL BARS

*ORIGINAL DRAWING BY ALLISON RAMSEY ARCHITECTS, INC.

Front Elevation

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



JEREMY MASON CONSTRUCTION, LLC

P.O. BOX 2043
 MOREHEAD CITY
 NORTH CAROLINA
 28557

PHONE: 252.342.3277
 FAX: 252.240.3277
 jeremy@jeremymasonconstruction.com

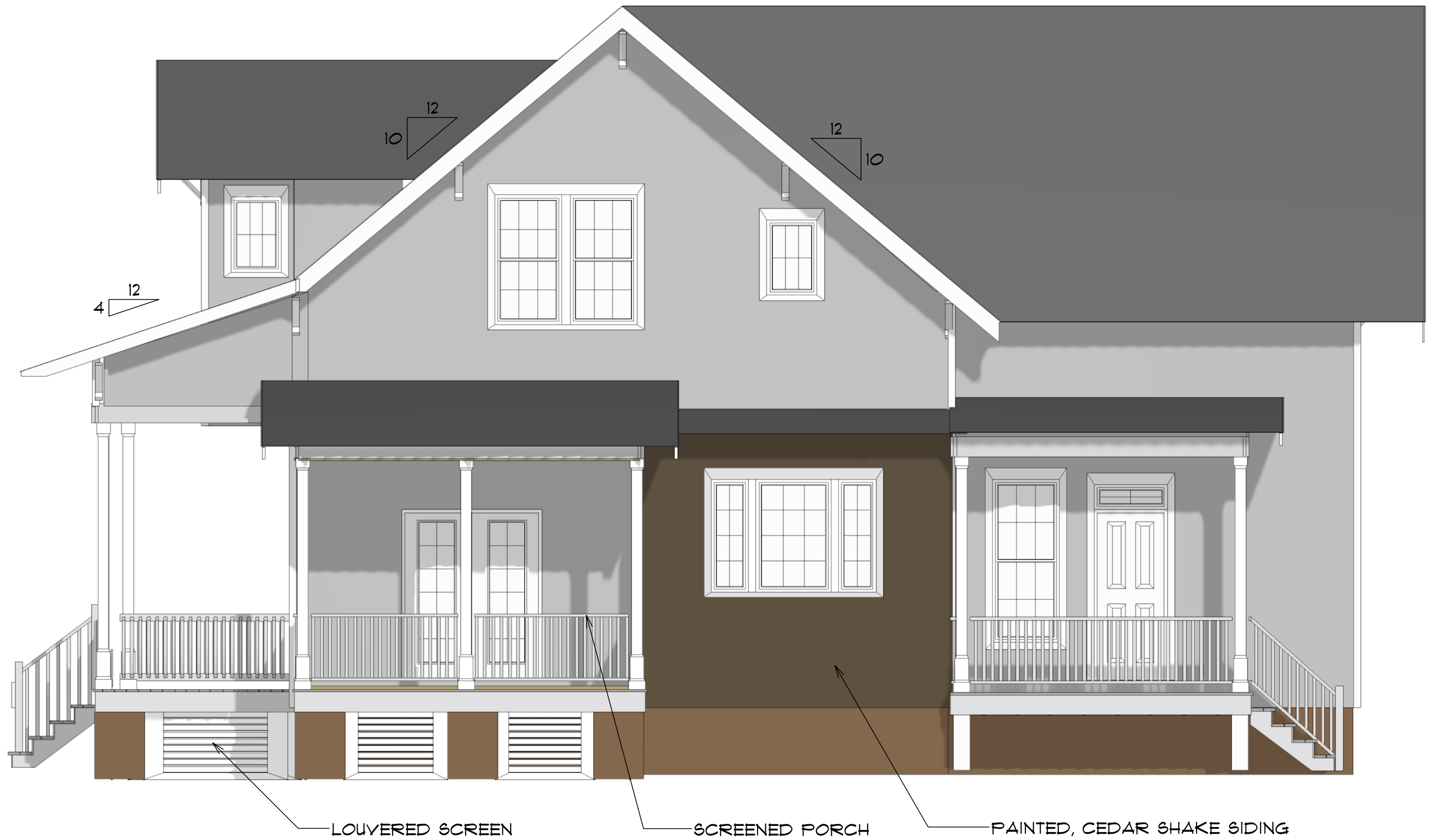
DANNY & MARY MCQUEEN

217 ORANGE STREET
 BEAUFORT
 NORTH CAROLINA
 28516

PHONE:
 FAX:
 MOBILE:

DRAWN BY:
 SCALE: 1/4" = 1'-0"
 DATE: Monday, June 15, 2020

PAGE:
3/10
 FRONT ELEVATION



Right Elevation
 SCALE: 1/4" = 1'-0"

	JEREMY MASON CONSTRUCTION, LLC		DANNY & MARY MCQUEEN	
	P.O. BOX 2043 MOREHEAD CITY NORTH CAROLINA 28557		217 ORANGE STREET BEAUFORT NORTH CAROLINA 28516	
PHONE: 252.342.3277 FAX: 252.240.3277 jeremy@jeremymasonconstruction.com		PHONE: FAX: MOBILE:		DRAWN BY: SCALE: 1/4" = 1'-0" DATE: Monday, June 15, 2020
				PAGE: 4/10 RIGHT ELEVATION



SMOOTH, HARDIE LAP SIDING BRICK FOUNDATION - TRIANGLE BRICK CO. 'SAVANNAH' HVAC SCREEN

Left Elevation
SCALE: 1/4" = 1'-0"



JEREMY MASON CONSTRUCTION, LLC
P.O. BOX 2043 PHONE: 252.342.3277
MOREHEAD CITY FAX: 252.240.3277
NORTH CAROLINA jeremy@jeremymasonconstruction.com
28557

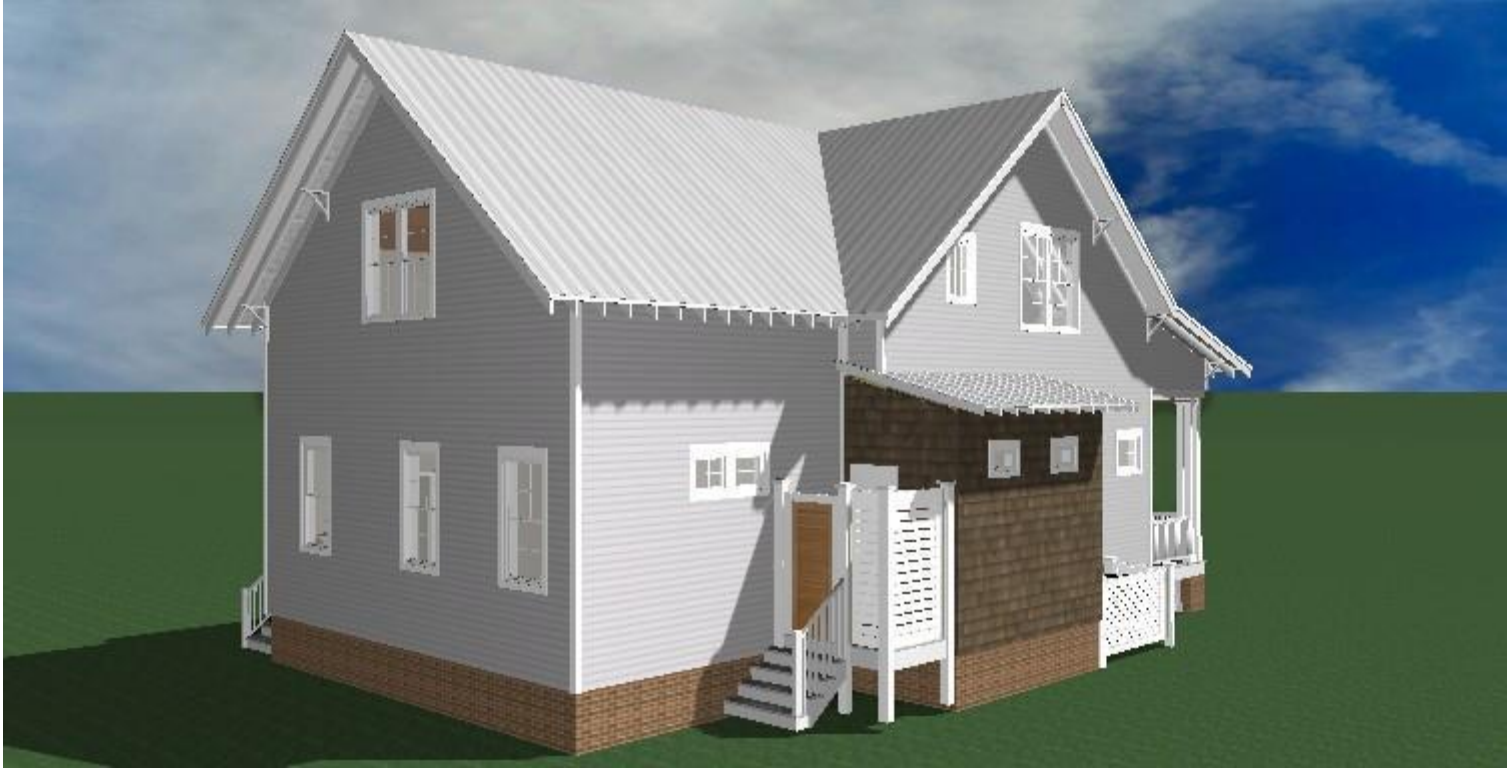
DANNY & MARY MCQUEEN
217 ORANGE STREET PHONE:
BEAUFORT FAX:
NORTH CAROLINA MOBILE:
28516

DRAWN BY: _____ PAGE: **5/10**
SCALE: 1/4" = 1'-0" LEFT ELEVATION
DATE: Monday, June 15, 2020



Rear Elevation
 SCALE: 1/4" = 1'-0"

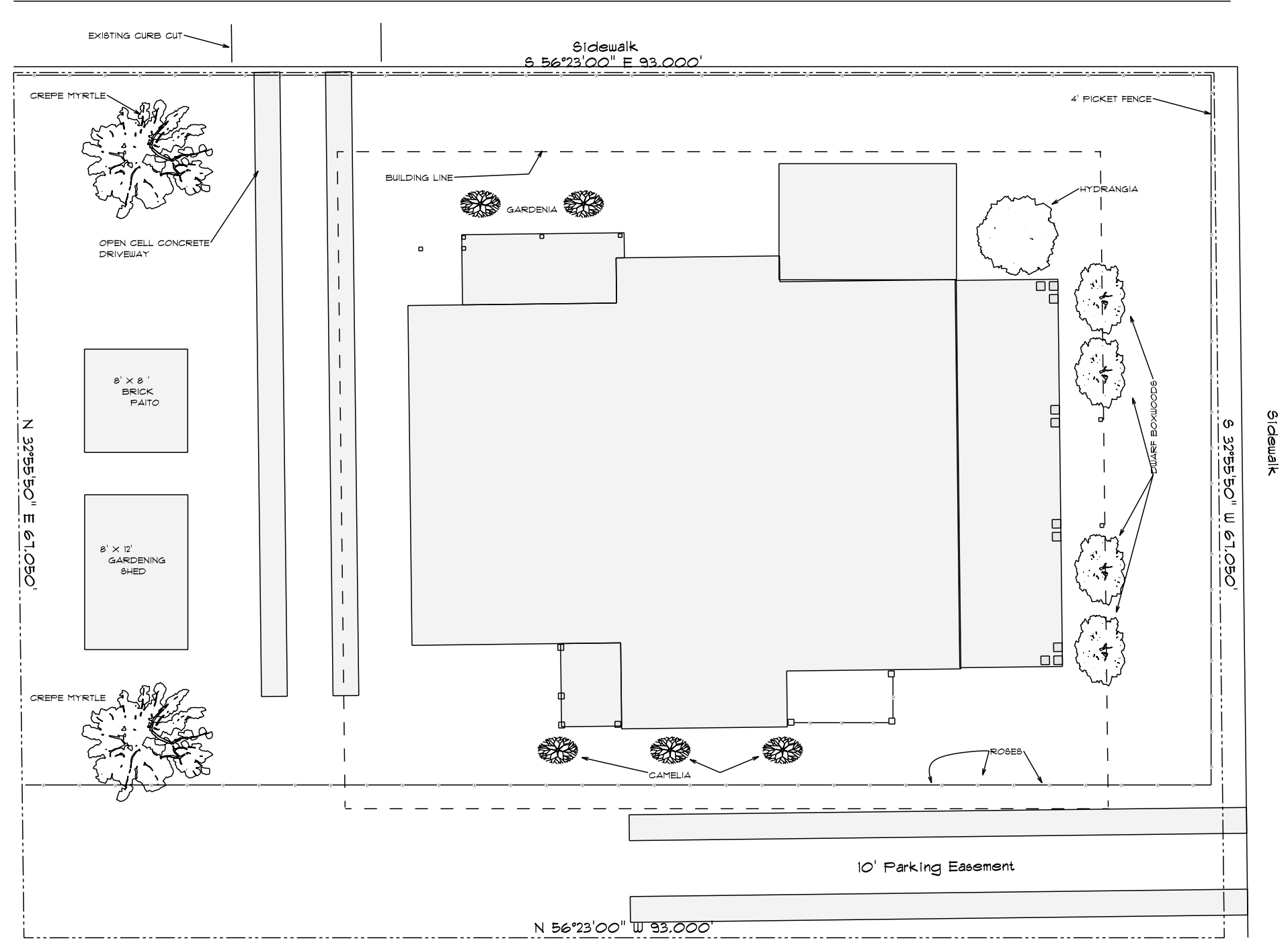
	JEREMY MASON CONSTRUCTION, LLC		DANNY & MARY MCQUEEN	
	P.O. BOX 2043 MOREHEAD CITY NORTH CAROLINA 28557		217 ORANGE STREET BEAUFORT NORTH CAROLINA 28516	
PHONE: 252.342.3277 FAX: 252.240.3277 jeremy@jeremymasonconstruction.com		PHONE: FAX: MOBILE:		PAGE: 6/10
DRAWN BY:		SCALE: 1/4" = 1'-0"		REAR ELEVATION
DATE: Monday, June 15, 2020				



*Colors shown are for contrast only.

LANDSCAPING

SCALE: 1" = 10'-0"



JEREMY MASON CONSTRUCTION, LLC

P.O. BOX 2043
 MOREHEAD CITY
 NORTH CAROLINA 28557
 PHONE: 252.342.3277
 FAX: 252.240.3277
 jeremy@jeremymasonconstruction.com

DANNY & MARY MCQUEEN

217 ORANGE STREET
 BEAUFORT
 NORTH CAROLINA 28516
 PHONE:
 FAX:
 MOBILE:

DRAWN BY:
 SCALE: 1" = 10'-0"
 DATE: Monday, June 15, 2020

PAGE: **8/11**
 LANDSCAPING





MATERIALS:

SIDING:

- SMOOTH, HARDIE LAP SIDING – SHERWIN WILLIAMS – SUPER WHITE
- RED CEDAR SHAKE SIDING – SHERWIN WILLIAMS – SUPER WHITE

WINDOWS:

- ANDERSEN A-SERIES W/ SDL GRILLES

DOORS:

- ENTRY – STAINED PINE
- REAR – PAINTED, SW – FRIENDLY YELLOW, PINE

ROOFING:

- STANDING SEAM METAL – GRAY

TREE TO BE REMOVED TO ALLOW FOR NEW CONSTRUCTION





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, April 6, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 21-13 97&99 Sunset Lane - Rear Addition, Parking & Patio

BRIEF SUMMARY:

In August of 2020 this property received a COA under a different owner for painting the structure White & Fiber Cement Siding and now the new owner wishes to:

Add a new Rear Addition, Patio & replace asphalt parking with Brick Pavers

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: March 15, 2021
Case No. 21-13

Request: New Rear Addition, Patio & Parking
Applicant Maggie Chalk, Burnette * Chalk Architecture PA
 105 Banks Street
 Morehead City, NC 28557

Property Information:

Owners: Mr. Vic Flow
Location: 97&99 Sunset Lane
Parcel Id # 730617013060000, 730617013074000

Project Information:

In the District Survey, updated by Ruth Little, the structure at 97&99 Sunset Lane is described as Duplex C. 1980. 11/2-story, traditional Beaufort reproduction duplex with plain siding and shed porches.

In August of 2020 this property received a COA under a different owner for painting the structure White & Fiber Cement Siding.

Proposed Work:

See Attached Application

Material:

- See Attached Application

Color:

- See Attached Application

Attachments:

- Vicinity Map
- Adjacent Property Owners
- COA application materials from Applicant

Additions to Historic Buildings Guidelines

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

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

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

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

7.8.6. 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.

7.8.10. For additions on Beaufort’s waterfront that will impact historic vistas, the design should be consistent with policy statements in Chapter 5.

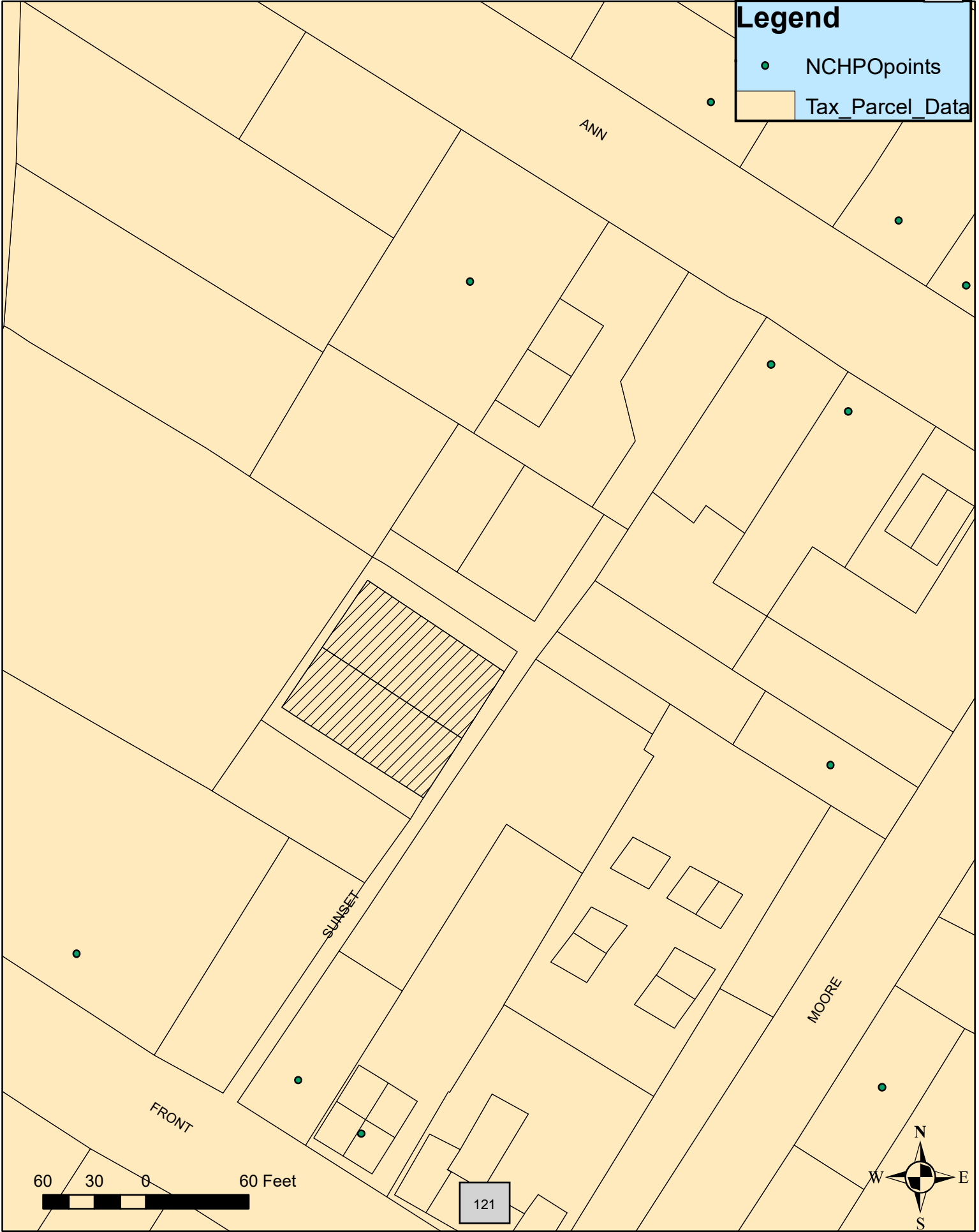
Decks on Historic Buildings Guidelines

7.9.1. Locate decks only on the rear ground level of historic buildings or other ground-floor level where the deck is not visible from public view.

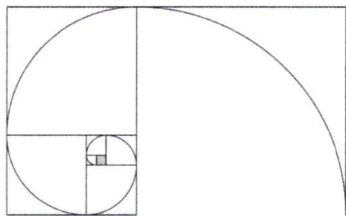
Off-street Parking Guidelines

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

BHPC Case 21-13 97&99 Sunset Lane - Rear Addition, Parking & Patio



<u>OWNER</u>	<u>MAIL_HOU!</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST/MAIL_ZI</u>	<u>MAIL_ADD2</u>
FLOW,VICTOR I JR ETUX RODGERYN	18	GRAYLYN PLACE CT	WINSTON SALEM	NC 27106	
ASKEY,BARBARA LEE	182	TRANKILO ST #604	TAMUNING GUAM	96913	
ENSLEY,THOMAS I			NEW BERN	NC 28564	PO BOX 3234
BOWEN,MARY ELIZABETH WARD	109	GREENSVIEW DRIVE	CARY	NC 27518	
APPERSON,ZACHARY V ETAL			LA GRANGE	NC 28551	PO BOX 625
SUNSET LANE PROPERTIES LLC			ROCKY MOUNT	NC 27802	PO BOX K



BURNETTE • CHALK ARCHITECTURE & PLANNING P.A.

105 BANKS STREET MOREHEAD CITY, NORTH CAROLINA 28557
252 726-5387 252 726-3099 FAX 252 726-1250 info@burnchalk.com www.burnchalk.com

March 10, 2021

Beaufort Historic Preservation Commission
Town of Beaufort, North Carolina
c/o: Mr.. Kyle Garner, Town Planner (K.Garner@beaufortnc.org)
Ms. Dee Winn, Administrative Assistant (D.Winn@Beaufortnc.org)

To Whom It May Concern:

Please find attached Application for a Certificate of Appropriateness (COA) for a proposed addition to 97-99 Sunset Lane, Beaufort, NC. We are acting as Agent for the Owner.

The proposal will add a large family room and raised patio across the rear of the existing structure. Three existing decks will be removed to allow for the addition. No trees are to be removed.

Please contact Margaret (Maggie) K. Chalk, AIA, NCARB, with questions concerning this application. Mrs. Chalk will represent the Owner at the April 6, 2021 HPC meeting.

We appreciate your consideration and assistance with this application.

Sincerely,

Margaret K. Chalk, AIA, NCARB
Burnette • Chalk Architecture & Planning, PA

MKC/bst
Enclosures
Cc: Mr. & Mrs. Victor Flow
Project File

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



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Burnette Chalk Architecture and Planning, MARGARET (MAGGIE) K. CHALK, AIA, NCARB.

Applicant Address: 105 Banks St., Morehead City, NC 28557

Business Phone: 252-726-5387 Email/Cell: info@burnchalk.com
(C) 252-723-4010

Property Owner Name: Victor Ivan Flow, Jr

Address of Property: 97 & 99 Sunset Lane, Beaufort, NC (Legal Description, Sunset Lane Townhomes)

Phone Number: 336-813-2555 Email/Cell: rodody@triad.rr.com

PROJECT INFORMATION

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

Add 18'x46' family room and 10'x29' raised brick patio to back of house. Family room siding, foundation and roof material to match existing.

Addition: \$136,000

Brick Patio \$18,000

Estimated Cost of Project: \$Total Estimate \$154,000 Year House Built: 1985

M. K. Chalk Applicant Signature *3/9/21* Date

Margaret K. Chalk, Architect, Agent for Owner Property Owner Signature (if different than above) *03.09.2021* Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

- A description of any planned demolition.
- An indication of all trees to be replaced and/or removed.
- A landscaping plan indicating major planting materials.
- Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only.
- All types of building material samples. *MATCH EXISTING - SEE PHOTO.*

N/A 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:

N/A 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.

N/A 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.

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

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

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

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

VICTOR I FLOW JR
RODGERYNN R FLOW
18 GRAYLYN PLACE CT
WINSTON SALEM, NC 27106-5855

1271
66-112/531

3/9/14 Date

Pay to the Order of Thomas Bowler \$50.00 Dollars

24 Dollars Cash

BBBT
BRANCH BANKING AND TRUST COMPANY
1-800-EMIK BBT BBT.com

ADVANTAGE CHECKING



For Permit

⑆05310112⑆000520377762⑆01271

W. R. Shaw

Victor Ivan Flow, Jr.
Beaufort Historic Preservation Commission
COA Application Attachment
97-99 Sunset Lane, Beaufort, NC
List of Adjacent Property Owners

Adjacent Property Owners on North side of affected property:

105 Sunset Lane
Owner & Mailing Address:
Barbara Askey
Trankilo Street # 604
Tamuning, Guam 96913

107 Sunset Lane
Owner & Mailing Address:
Thomas Ensley
PO Box 3234
New Bern, NC 28564

Adjacent Property Owner on East side of affected property:

100 Sunset Lane
Owner & Mailing Address:
Sunset Lane Properties
PO Box K
Rocky Mount, NC 27802

Adjacent Property Owner on South side of affected property:

95 Sunset Lane is owned by Victor Ivan Flow, Jr.

Adjacent Property Owner on West side of affected property:

110 Ann Street is owned by Victor Ivan Flow, Jr.

Streetscape Photographs

Sunset Lane view towards Front Street



Site

Sunset Lane view towards Ann Street



Site

Site & Building Photographs

Existing West Elevation (Rear)



Existing East Elevation (Street)



Existing South Elevation



Existing North Elevation



Victor Flow, 97 & 99 Sunset Lane, Beaufort, NC 28516

Description of Materials: Match existing Siding, Brick and Roof.



Victor I. Flow, Jr.
BHA, COA Application attachment
97-99 Sunset Lane
Beaufort, NC

PLANNED DEMOLITION

1. Second Floor Balcony deck is to be removed.
2. Two first floor level decks are to be removed.
3. Various sections of Roof will be penetrated to tie into existing roof framing.
4. Portions of first floor living room walls will be removed to open into new addition.
5. Asphalt driveway at 99 Sunset Lane will be removed for re-paving with brick.

TREES

1. All trees are to remain.
2. Limbs may need trimming at rear of building.

LANDSCAPING PLAN

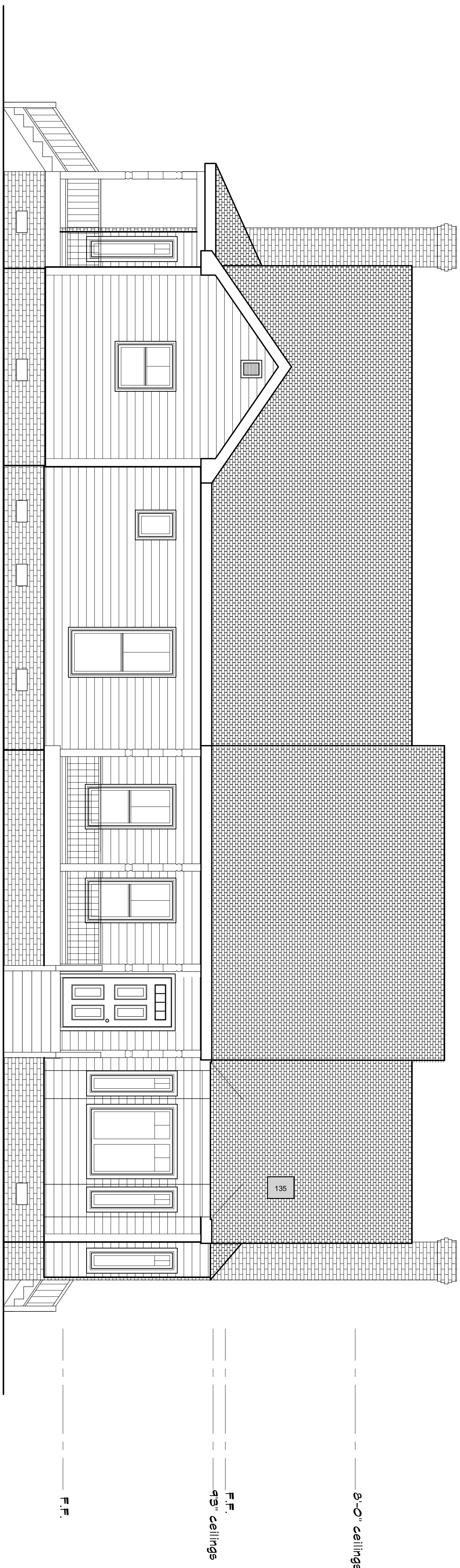
1. See Site and Landscaping plan attached. Addition is to rear of existing building.
2. Street side change proposed is to pave two driveways with brick.

EXTERIOR PAINT COLOR is to be White, as existing building.

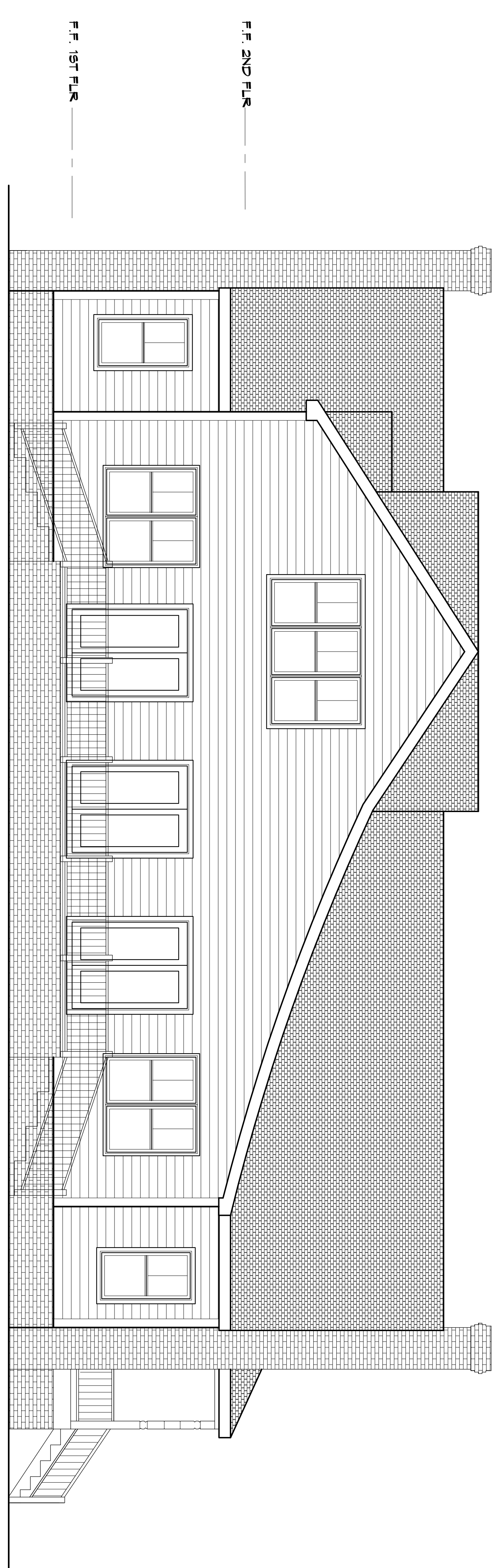
BUILDING MATERIAL SAMPLES - See attached photo. New materials are to match existing.

RECONSTRUCTION OF AN EARLIER PHASE - Not Applicable.

SIGNAGE - Not Applicable.



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



2 SD ELEVATION BACK SIDE
SCALE: 1/4"=1'-0"

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

PROGRESS SET

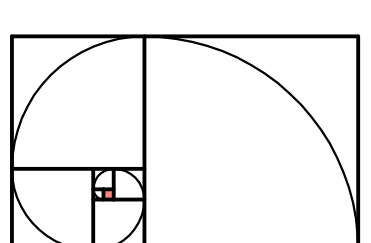
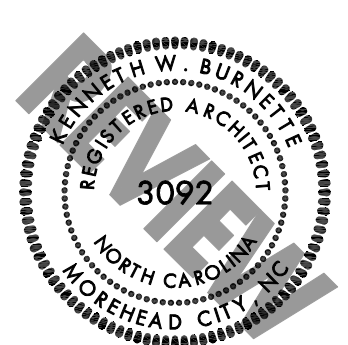
A201

FLOW GRANDCHILDREN COTTAGE
99 & 97 SUNSET LANE
BEAUFORT, NC 28516

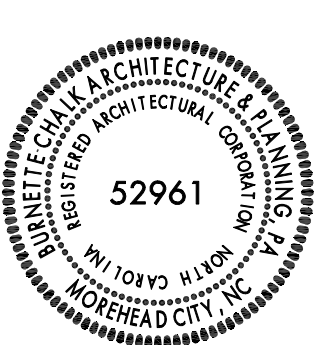
ELEVATION

REVISIONS

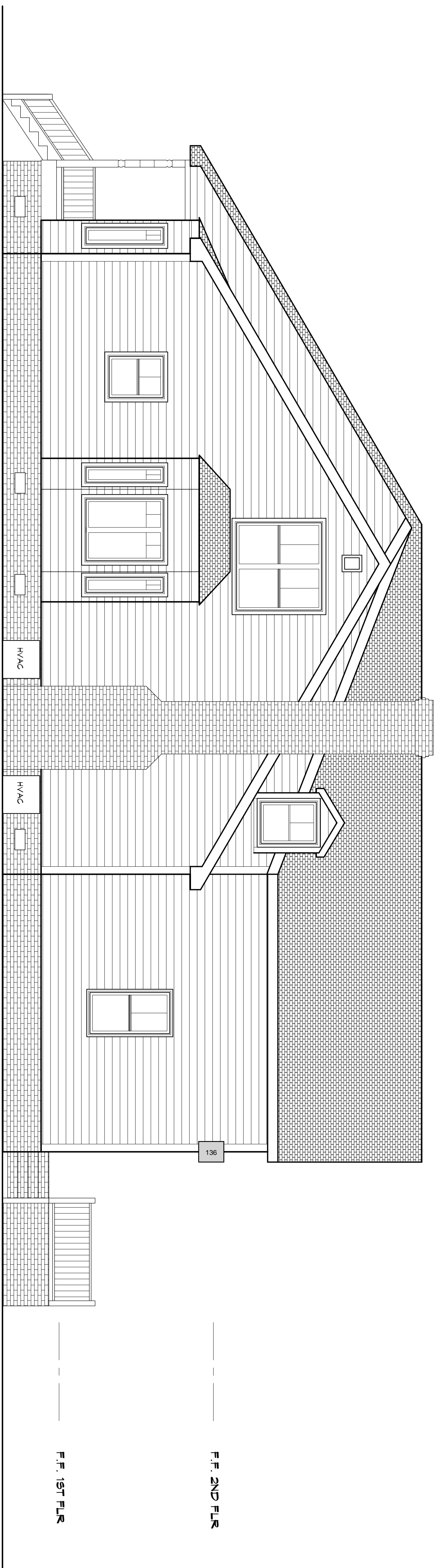
CONSULTANTS



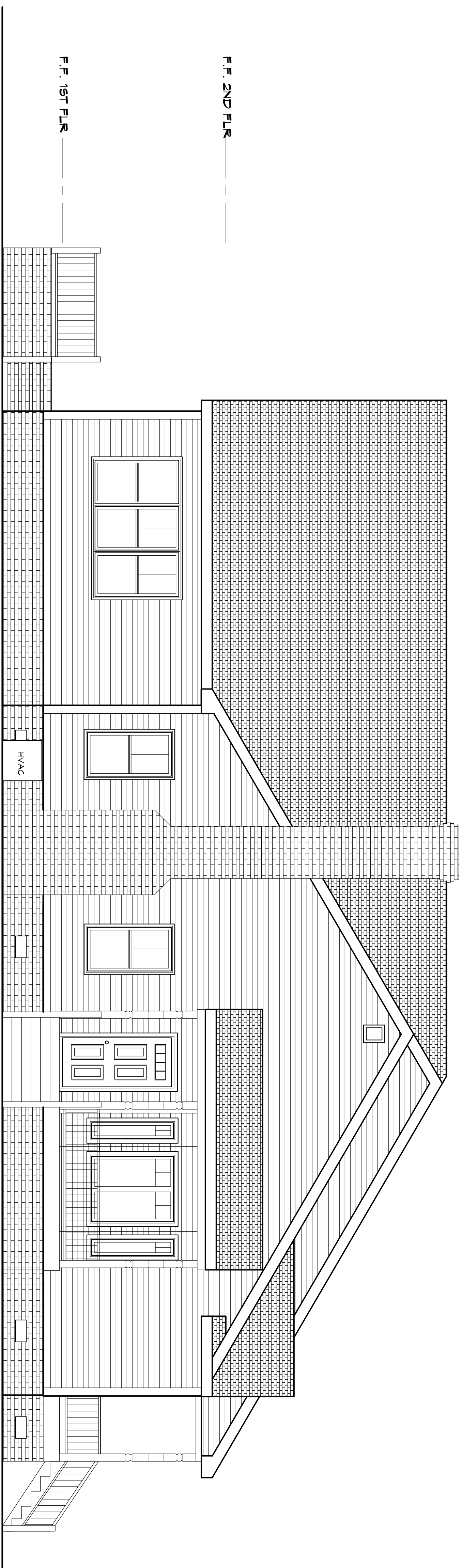
BURNETTE • CHALK ARCHITECTURE & PLANNING, P.A.
105 BANKS STREET MOREHEAD CITY NORTH CAROLINA 28557 252.726.5387 252.726.3099 FAX 252.726.1250 INFO@BURNCHALK.COM



PROJECT # 21000
DRAWN: MD
CHECKED: MKC
APPROVED: SD
PHASE: SD
DATE: 12 FEB 2021



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



2 SD ELEVATION SOUTH SIDE
SCALE: 1/4"=1'-0"

PROGRESS SET

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

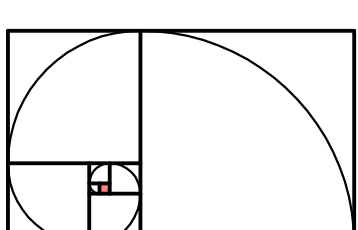
A202

FLOW GRANDCHILDREN COTTAGE
99 & 97 SUNSET LANE
BEAUFORT, NC 28516

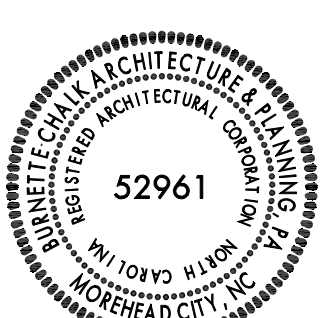
ELEVATION

CONSULTANTS
REVISIONS

PROJECT # 21000
DRAWN : MD
CHECKED : MKC
APPROVED : MKC
PHASE : SD
DATE : 12 FEB 2021



BURNETTE • CHALK ARCHITECTURE & PLANNING, P.A.
105 BANKS STREET MOREHEAD CITY NORTH CAROLINA 28557 252.726-5387 252-726-3099 FAX 252.726-1250 INFO@BURNCHALK.COM





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, April 6, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 21-14 405 Ann Street - Screening & Walkway

BRIEF SUMMARY:

Screening & Walkway. Screen the utilities on the eastern side of the church building and installing a new walkway.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: March 18, 2021
Case No. 21-14

Request: Screening & Walkway
Applicant First Baptist Church (MBF Architects)
 405 Ann Street
 Beaufort, NC 28516

Property Information:

Owners: First Baptist Church
Location: 405 Ann Street
Parcel Id # 730617107661000

Project Information:

In the District Survey, updated by Ruth Little, the structure at 405-409 Ann Street is described as First Baptist Church C. 1953. Front gable Colonial Revival sanctuary, with pedimented portico supported with Doric columns. Three-stage tower with round-arched windows and slender spire. 1960 educational annex is a 2-story 5-bay brick veneer construction with flat roof with coping, molded wooden cornice, 6/6 paired sash, and Colonial entrance.

Proposed Work:

See Attached Application

Attachments:

- Vicinity Map
- Adjacent Property Owners
- COA application materials from Applicant

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.

Fences and Walls Guidelines

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

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

8.2.7. 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.

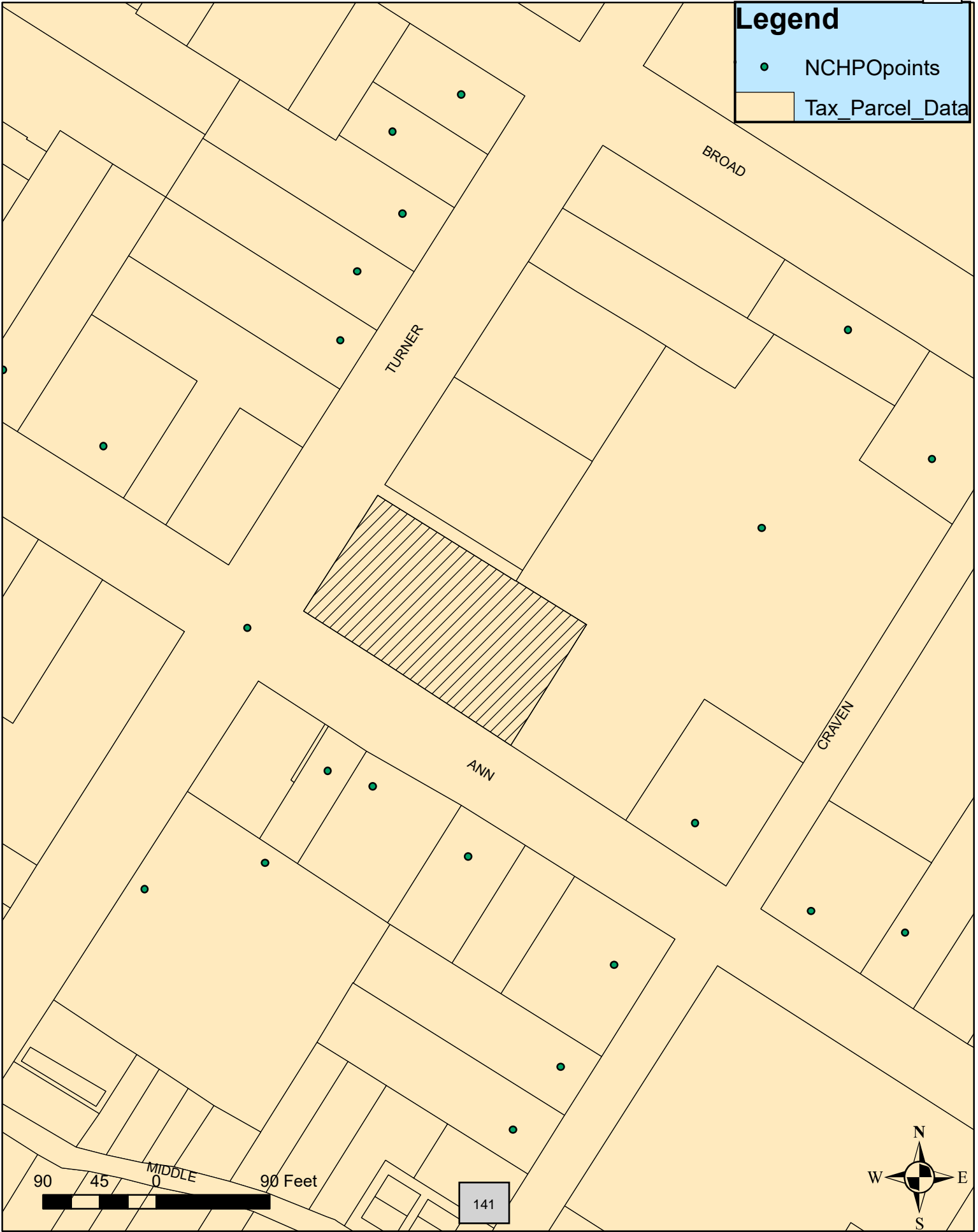
Landscaping Guidelines

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.

BHPC Case 21-14 405 Ann Street - Screening & Walkway

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>L</u>	<u>ST</u>	<u>AIL_Z1</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
AQUADRO,CHARLES ETUX GERALD	3	PINEWOOD AVE	SAVANNAH	GA			31406	
BEAUFORT HISTORICAL ASSOCIATIO	150	TURNER STREET	BEAUFORT	NC			28516	
COLLINS,RICHARD A JR	2533	LAUREL CHERRY STREET	RALEIGH	NC			27612	
FIRST BAPTIST CHURCH BEAUFORT	403	ANN STREET	BEAUFORT	NC			28516	
HARRISS,MARVIN J ETUX CAROL M	1601	BRAMBLE DR	DURHAM	NC			27712	
JORDAN,C Y ETUX DOROTHY	206	LAURIE LN	CARY	NC			27513	
LAYKO,MICHAEL C ETUX ERIKA H	1001	THORNCROFT LANE	APEX	NC			27502	
LOUDEN,FLORA LEA	101	STURBRIDGE ROAD	RALEIGH	NC	1551	27615		C/O JAMES W ANKENY



March 15, 2021

Mr. Kyle Garner, AICP
Planning & Inspections Director
Beaufort Town Hall
701 Front Street
PO Box 390
Beaufort, NC 28516

k.garner@beaufortnc.org

RE: First Baptist Church Screen Wall
308 Ann Street
Beaufort, Carteret County
MBFA No: 2007

Dear Kyle:

Enclosed herewith please find one original of Application for a Certificate of Appropriateness for a major work. An electronic file is forwarded for your use under a separate communication.

This package consists of the following:

- 1. Check No. 15972 in the amount of \$50.00 made payable to the Town of Beaufort
- 2. Application for a Certificate of Appropriateness
- 3. Drawings in 24 inch by 36 inch format, four sheets
- 4. Adjacent property owners, two sheets. MBF Architects, P.A. has advised Beaufort First Baptist Church to notify each owner and briefly describe the work to be undertaken

Predominant materials proposed the project are as follows:

- 1. Brick utility screen and metal for fencing and gate
- 2. Relocation of outside utilities consisting of a condensing unit on a wooden platform
- 3. Concrete walkway with brick edging

Guidelines incorporated into the design are as follows:

- 1. Landscaping for replanting will be submitted in conjunction with a future COA
- 2. The new walkway is comparable to existing sidewalks in accordance with Guideline 8.1.11
- 3. Screen and fencing are compatible with building and street scape in accordance with Guideline 8.2.2. A screen of six foot high is preferred; however, a four foot option is also provided. Both recognize height limits as stipulated in Guideline 8.2.3
- 4. The condensing unit is screened from public view in accordance with Guideline 8.3.1

Please place this item on the agenda for the forthcoming regular meeting of April 6, 2021.

Sincerely,



Melissa A. Kot, IIDA, NCIDQ

kot@mbfarchitects.com

MBF Architects, P.A.



317-C Pollock Street | New Bern, NC 28560 | 252.637.6373 | mbfarchitects.com

BB&T
BRANCH BANKING AND TRUST COMPANY
NORTH CAROLINA
66-112/531



15972

5.

03/15/2021

PAY TO THE
ORDER OF The Town of Beaufort

\$ **50.00

Fifty and 00/100***** DOLLARS

The Town of Beaufort
701 Front Street
Beaufort, NC 28516

MEMO

Archie J. Simmons
AUTHORIZED SIGNATURE

⑈000 1597 2⑈ ⑆053 101 1 2 1⑆0005 2960 27 26 1⑈

Security features. Details on back.

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: FIRST BAPTIST CHURCH BEAUFORT

Applicant Address: 308 ANN STREET BEAUFORT NC 28561

Business Phone: (252) 728 - 4879 Email/Cell: _____

Property Owner Name: FIRST BAPTIST CHURCH BEAUFORT

Address of Property: 308 ANN STREET BEAUFORT NC 28561

Phone Number: (252) 728 - 4879 Email/Cell: _____

PROJECT INFORMATION

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

Estimated Cost of Project: \$ 10,000

Year House Built: _____

Melissa A Kot
Applicant Signature

MARCH 15, 2021
Date

Property Owner Signature (if different than above)

Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

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

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

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

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

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

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

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

CHECKLIST OF MATERIALS REQUIRED FOR COA APPLICATION

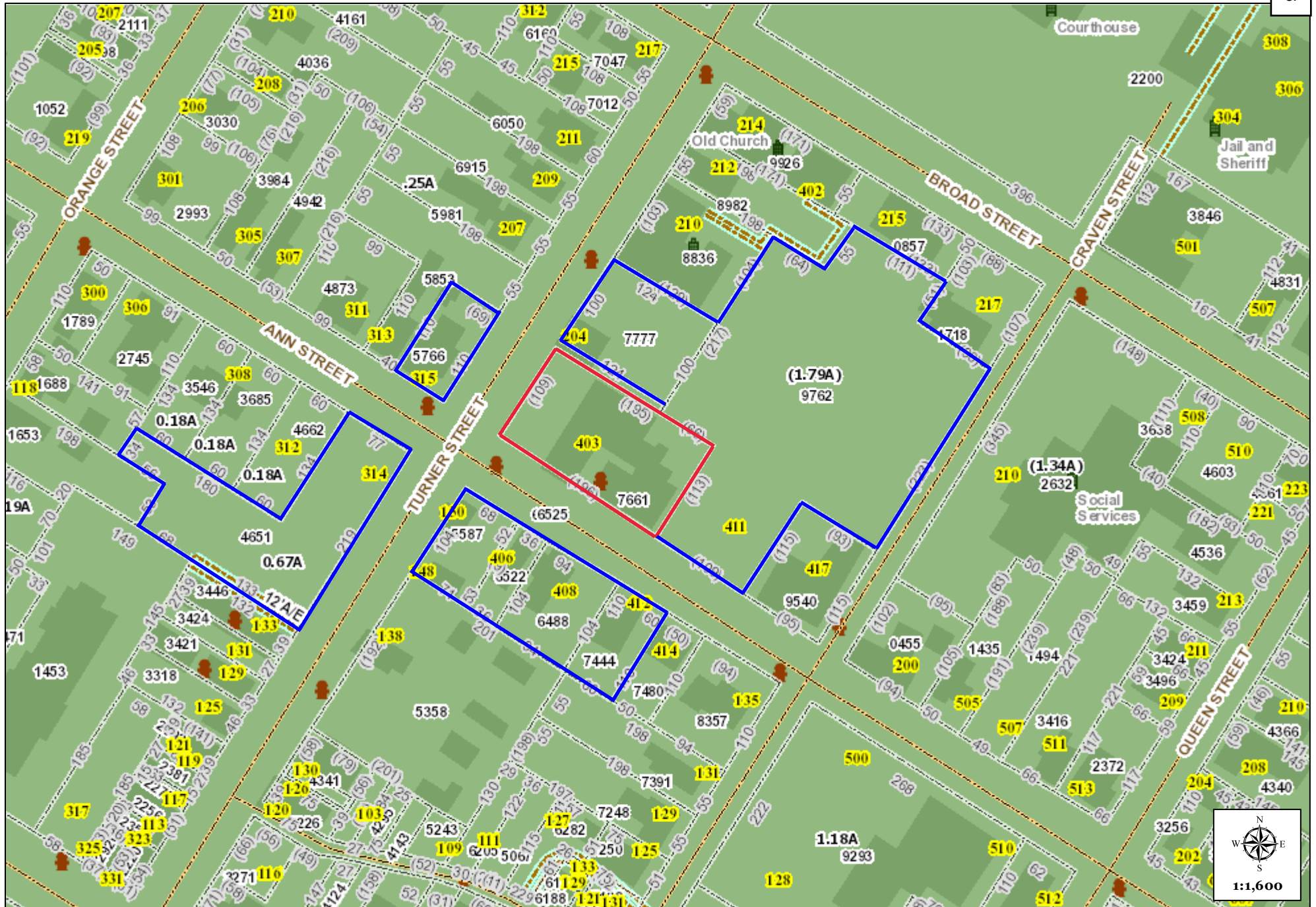
1. If a project involves the reconstruction of an earlier feature of a historic structure, good documentation is required of the prior existence of that feature.
2. If a project involves replacing existing features of a historic structure, justification for replacement and a description and/or sample of the new material(s) must be furnished.
3. Photographs of site and existing building.
4. Detailed plans showing both existing and proposed conditions and elevations of proposed buildings.
5. Site plan with dimensions showing both existing and proposed conditions.
6. Completed adjacent property owners form (on back of application).
7. Landscaping plans indicating major plant materials.
8. Indication of tree removal if necessary.
9. Description of all building materials (siding, roofing material, windows, door, etc.).
10. Material samples.
11. Exterior paint color samples for projects involving any change in exterior color.
12. Indication of any planned demolition.
13. Streetscape photographs.

FOR SIGNS:

14. Dimensions of the sign.
15. A drawing indicating size and type of lettering and overall design.
16. Colors to be used.
17. Location of the sign on the structure.
18. Materials sign will be made of.

FOR HOUSE PLAQUES:

19. See guidelines on page 35.
20. Name, date suggested, and research submitted with photos.



March 15, 2021

The information displayed by this website is prepared for the inventory of real property found within this jurisdiction and is compiled from records, plats, and other public records and data. Users of this information are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. Carteret County assumes no legal responsibility for the information contained on this site. Carteret County does not guarantee that the data and map services will be available to users without interruption or error. Furthermore, Carteret County may modify or remove map services and access methods at will.

ADJACENT PROPERTY OWNERS		
NUMBER	STREET	OWNER
314	ANN STREET	FIRST BAPTIST CHURCH BEAUFORT
315	ANN STREET	COLLINS,RICHARD A JR
406	ANN STREET	LAYKO,MICHAEL C ETUX ERIKA H
408	ANN STREET	JORDAN,C Y ETUX DOROTHY
411	ANN STREET	OLD TOWN CEMETERY
412	ANN STREET	HARRISS,MARVIN J ETUX CAROL M
148/150	TURNER STREET	BEAUFORT HISTORICAL ASSOCIATIO

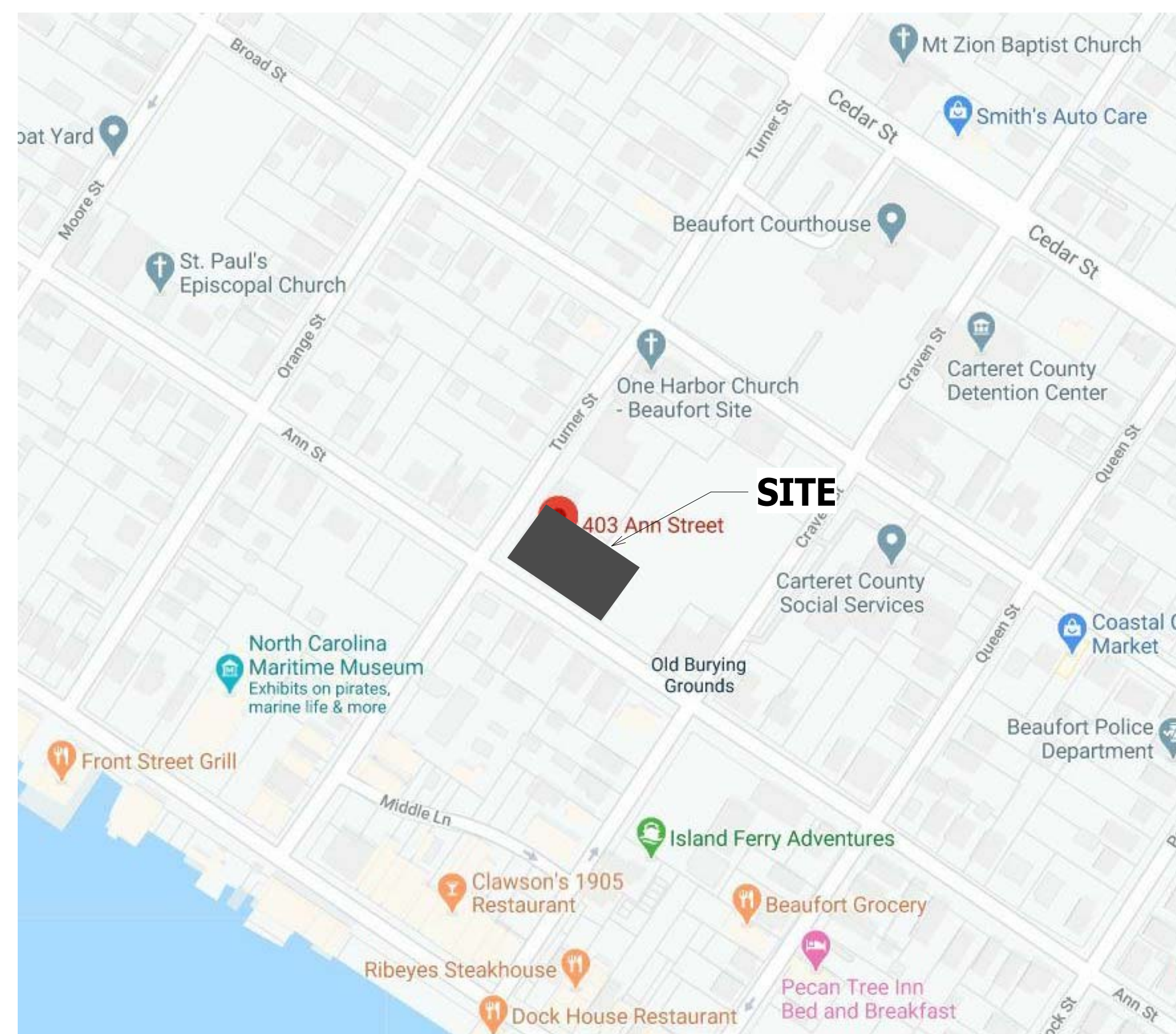
PHASE 1 ACCESSIBLE TOILETS

FIRST BAPTIST CHURCH BEAUFORT BEAUFORT, CARTERET COUNTY

PHASE 1 ACCESSIBLE TOILETS
FIRST BAPTIST CHURCH BEAUFORT
BEAUFORT, CARTERET COUNTY

INDEX OF DRAWINGS		
SHEET NUMBER	PLATE NO	SHEET NAME
1 OF 4	G-001	TITLE SHEET
2 OF 4	G-103	CERTIFICATE OF APPROPRIATENESS
3 OF 4	G-104	CERTIFICATE OF APPROPRIATENESS
4 OF 4	G-105	CERTIFICATE OF APPROPRIATENESS

SYMBOL LEGEND	
6" DIMENSIONS SHOWN THUSLY ARE TO THE FACE OF THE ELEMENT BEING DIMENSIONED (WALL, FRAME, ETC.)	
	DOOR DESIGNATION
	ROOM DESIGNATION
	WINDOW DESIGNATION
	WALL TYPE
	COLUMN LINE
	ELEVATION DESIGNATION
	SECTION MARK
	ENLARGED PLAN/DETAIL MARK
	ACTUAL NORTH PROJECT NORTH

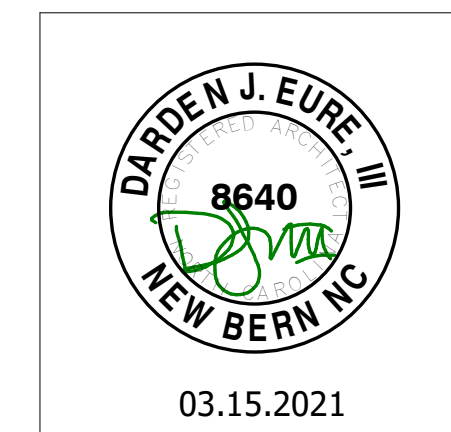


A3 VACINITY MAP

These drawings (the graphic representation of the design) and the Architectural Design(s) indicated herein created by MBF Architects, PA, remain the property of the Architect. They are protected under the 1990 Architectural Works Copyright Protection Act. Reproduction or reuse of these documents or designs without written consent of the Architect is prohibited. Copyright 2017 © MBF Architects, PA.

REVISIONS	DESCRIPTION	
	DATE	
#		

RELEASE 6



MBFA No: 2007

TITLE SHEET

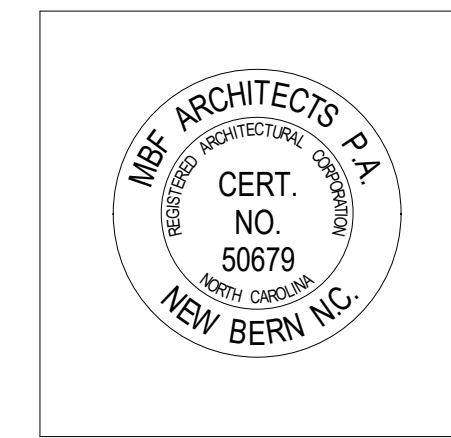
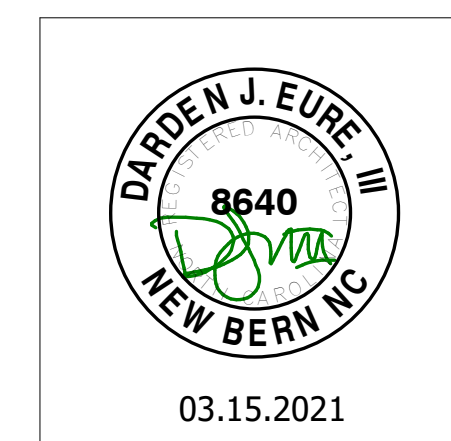
G-001
SHEET 1 OF 4

PHASE 1 ACCESSIBLE TOILETS
FIRST BAPTIST CHURCH BEAUFORT
BEAUFORT, CARTERET COUNTY

These drawings (the graphic representation of the design) and the Architectural Design(s) indicated herein created by MBF Architects, PA, remain the property of the Architect. They are protected under the 1990 Architectural Works Copyright Protection Act. Reproduction or reuse of these documents or designs without written consent of the Architect is prohibited. Copyright 2017 © MBF Architects, PA.

REVISIONS	#	DATE	DESCRIPTION

RELEASE 6



MBFA No: 2007
CERTIFICATE OF APPROPRIATENESS

G-103
SHEET 2 OF 4

1

2

3

4

5

D

C

B

A



C3 PHOTO DOCUMENTATION



C4 PHOTO DOCUMENTATION



C5 PHOTO DOCUMENTATION



A3 PHOTO DOCUMENTATION



A4 PHOTO DOCUMENTATION



A5 PHOTO DOCUMENTATION

1

2

3

4

5

These drawings (the graphic representation of the design) and the Architectural Design(s) indicated herein created by MBF Architects, PA, remain the property of the Architect. They are protected under the 1990 Architectural Works Copyright Protection Act. Reproduction or reuse of these documents or designs without written consent of the Architect is prohibited. Copyright 2017 © MBF Architects, PA.

REVISIONS #	DATE	DESCRIPTION

RELEASE 6



MBFA No: 2007
CERTIFICATE OF APPROPRIATENESS

G-104
SHEET 3 OF 4

LEGEND

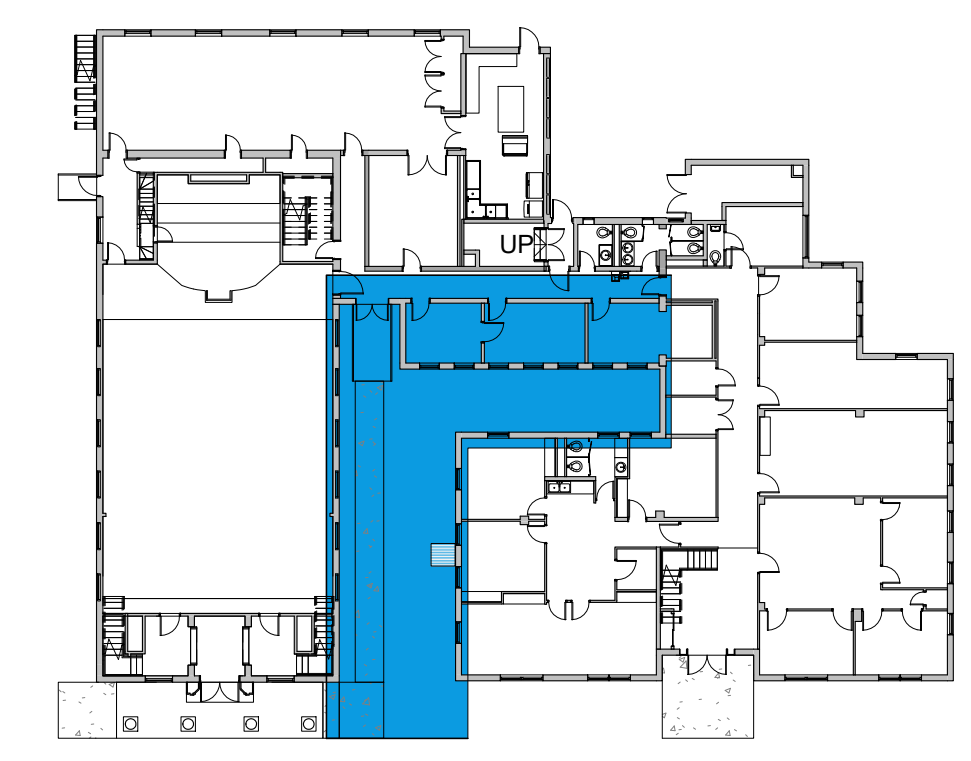
- SHRUBBERY
- CONCRETE
- EXISTING WALLS, DOORS, FRAMES, MILLWORK AND EQUIPMENT TO REMAIN
- WALLS, FLOORS, EQUIPMENT TO BE REMOVED
- NEW WALLS, DOORS, FRAMES, MILLWORK AND EQUIPMENT

DEMOLITION NOTES

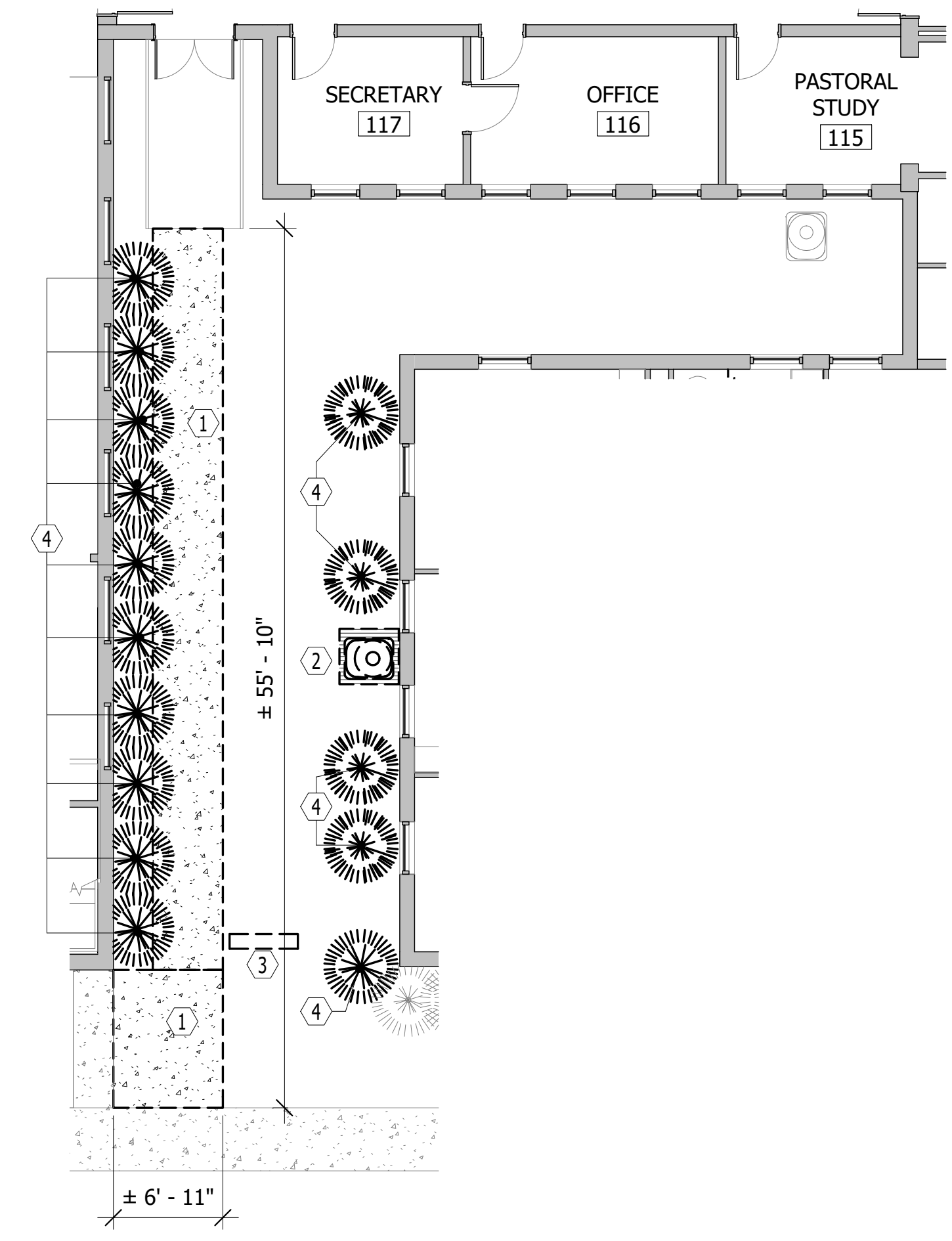
- ① EXISTING CONCRETE SIDEWALK TO BE DEMOLISHED: PRESUME 4" DEPTH
- ② DISCONNECT MECHANICAL EQUIPMENT. DEMOLISH WOOD PLATFORM. EXISTING EQUIPMENT TO BE RECONNECTED.
- ③ EXISTING SIGN TO BE DEMOLISHED. STONE PLAQUE TO BE PRESERVED
- ④ SHRUBBERY TO BE REMOVED; REPAIR TO MATCH EXISTING GRADE

CONSTRUCTION NOTES

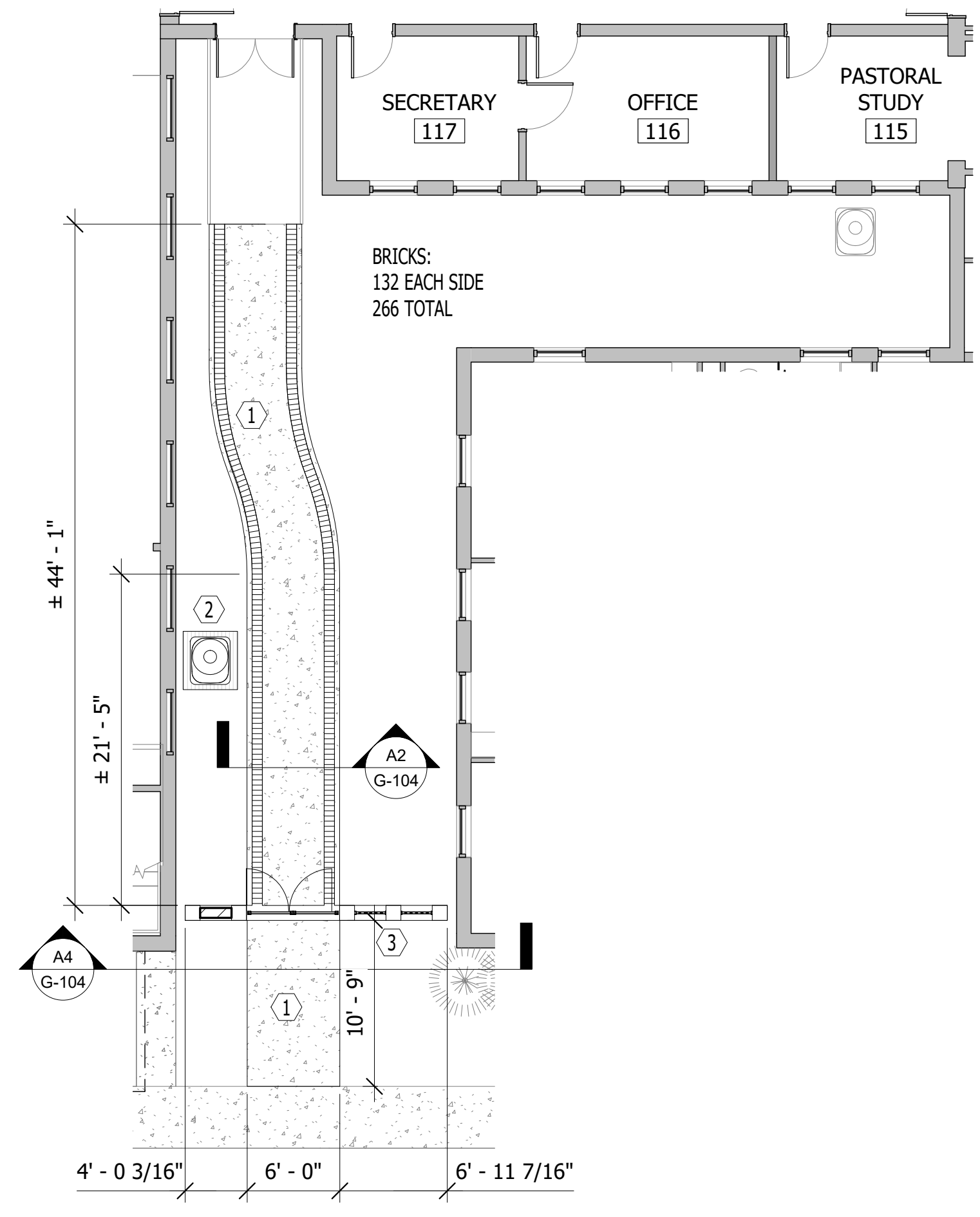
- ① NEW 4" THICK CONCRETE SIDEWALK WITH LIGHT BROOM FINISH
- ② RECONNECT EXISTING MECHANICAL EQUIPMENT. PROVIDE NEW PLATFORM FOR EQUIPMENT SUPPORT
- ③ NEW GARDEN WALL. SEE SECTIONS AND ELEVATIONS THIS SHEET FOR DETAIL



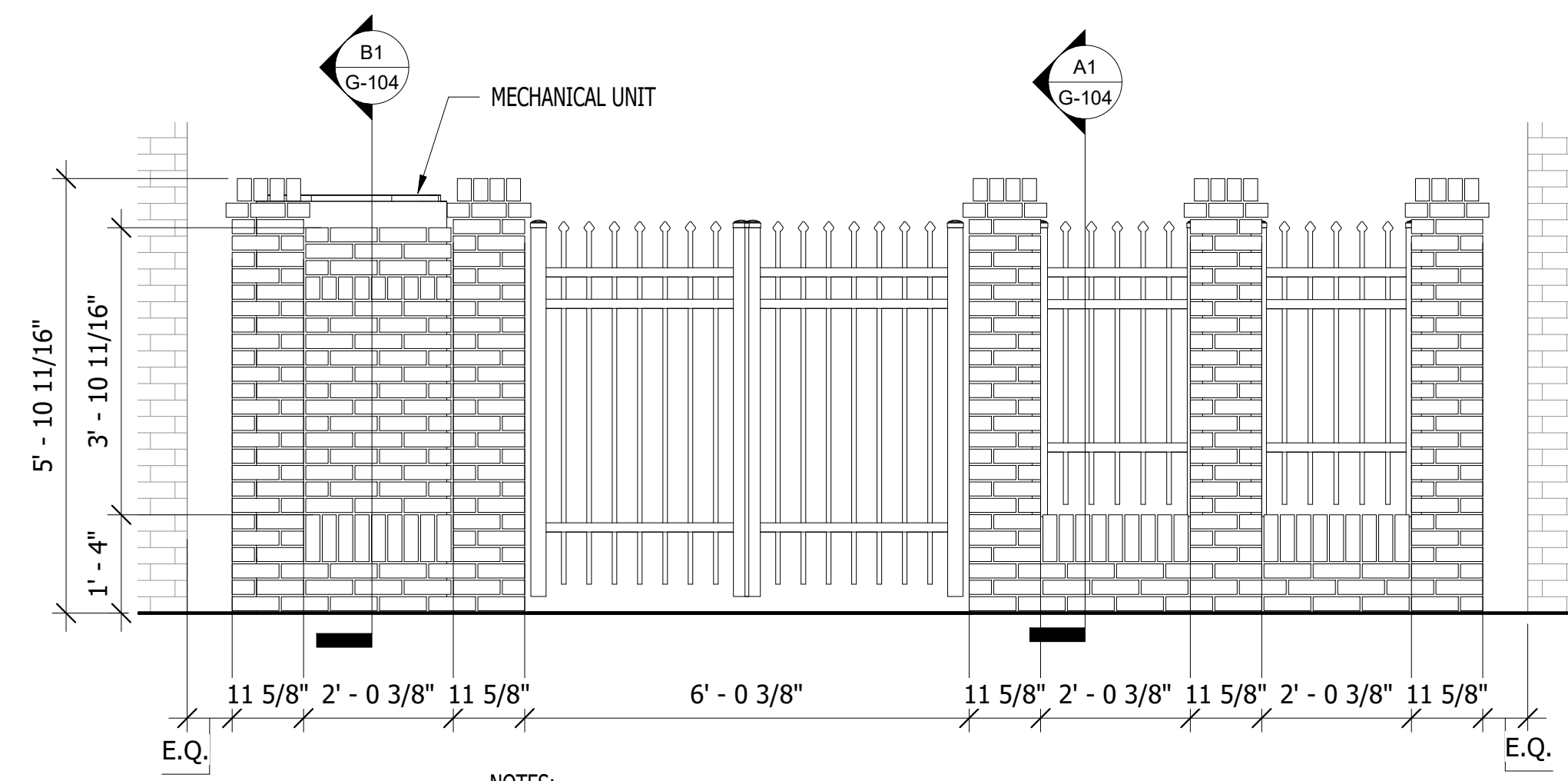
A5 KEY PLAN
SCALE: 1" = 30'-0"



C4 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

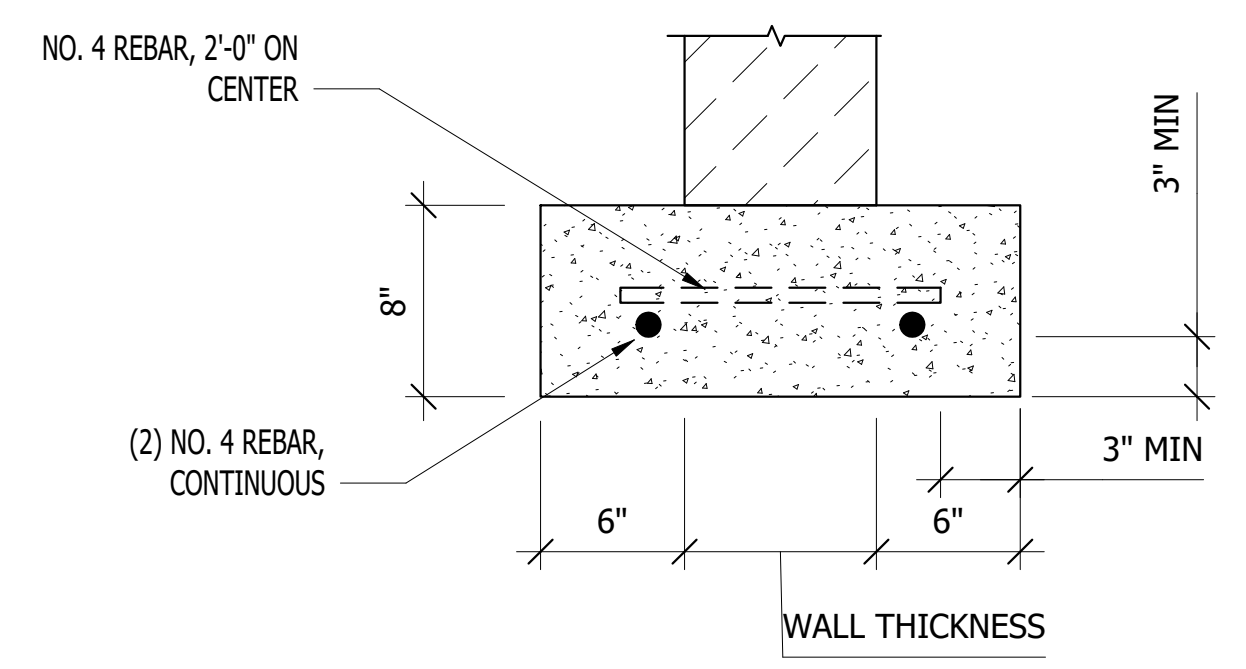
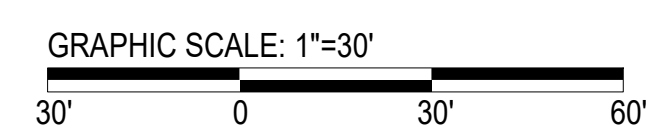
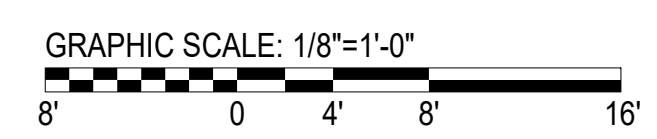
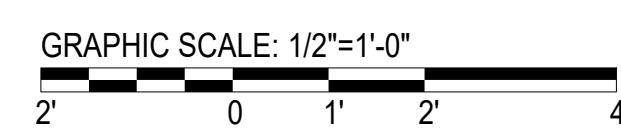


C2 CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

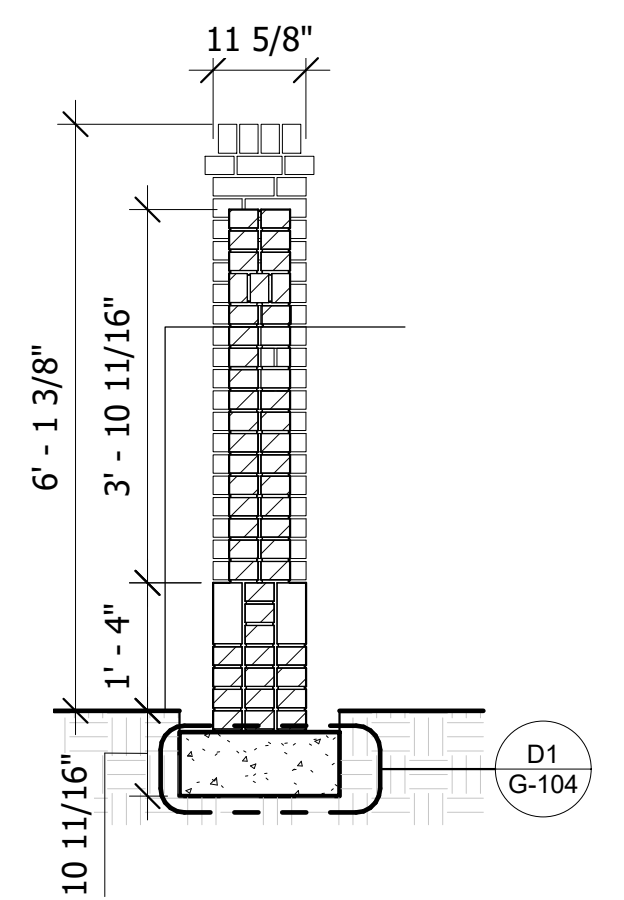


A4 COURTYARD SCREEN
SCALE: 1/2" = 1'-0"

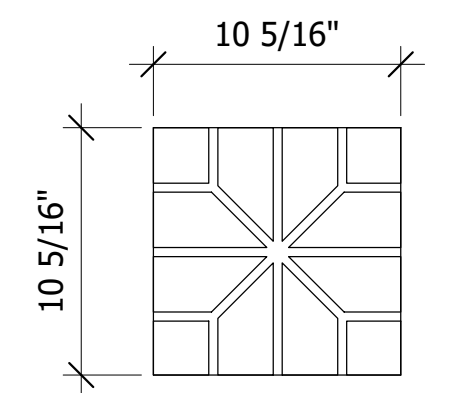
NOTES:
1. PROVIDE GATE LATCH WITH PADLOCK HASP FLUSH BOLT INTO SLEEVE (CAST INTO CONCRETE SIDEWALK) TO PIN INACTIVE LEAF



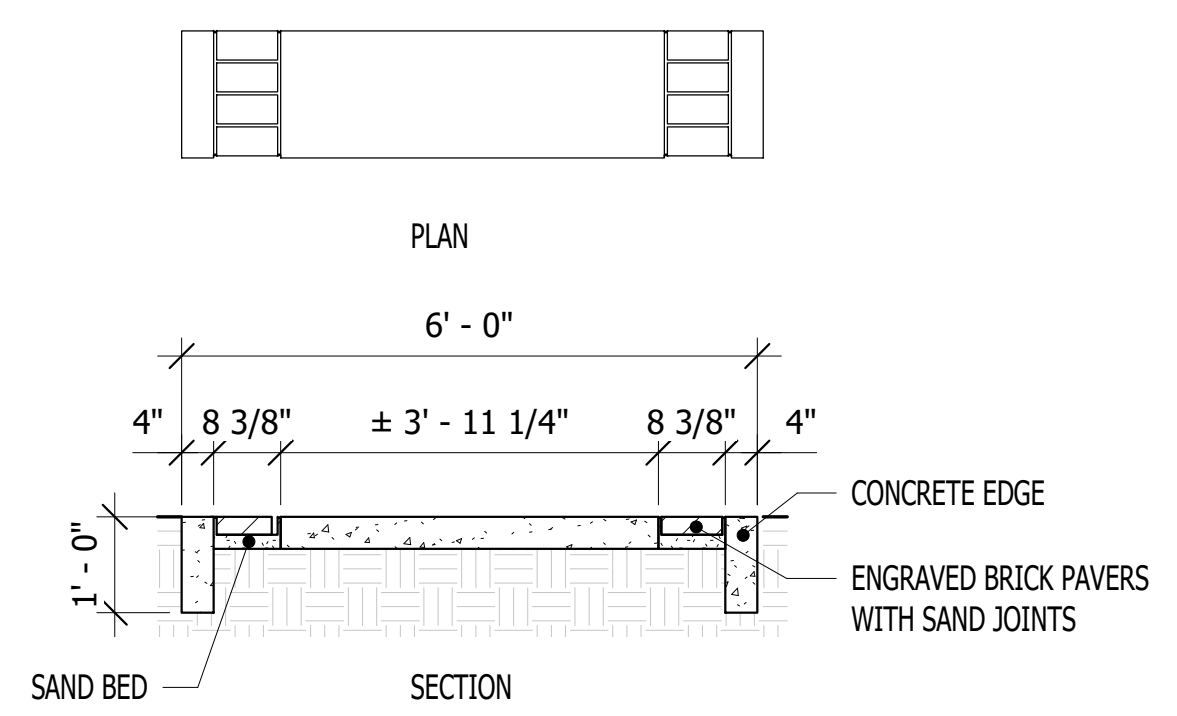
D1 SCREEN WALL FOOTING DETAIL
SCALE: 1 1/2" = 1'-0"



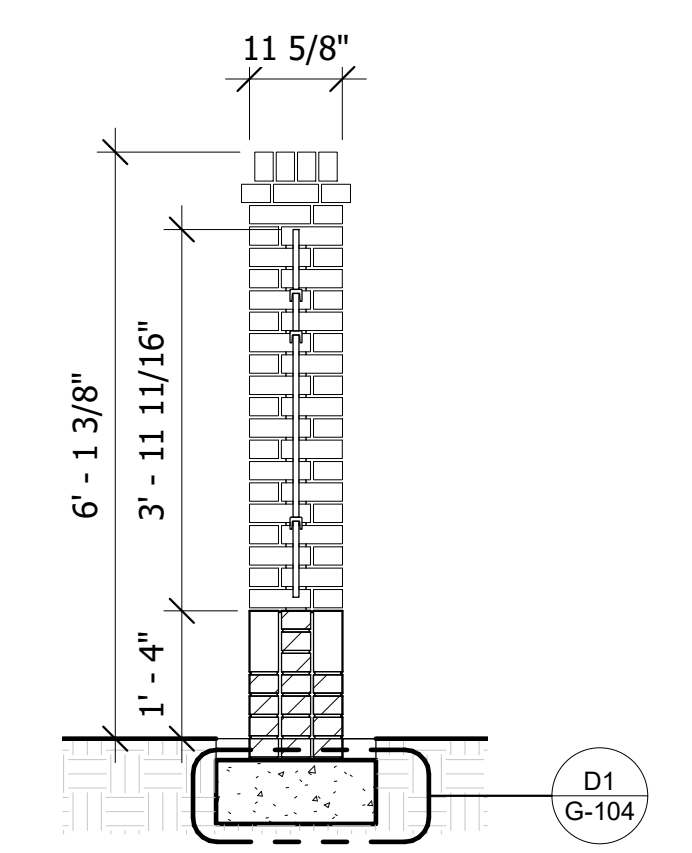
B1 GARDEN WALL SECTION
SCALE: 1/2" = 1'-0"



B2 COLUMN CAP
SCALE: 1 1/2" = 1'-0"



A2 BRICK PAVER EDGE DETAIL
SCALE: 1/2" = 1'-0"



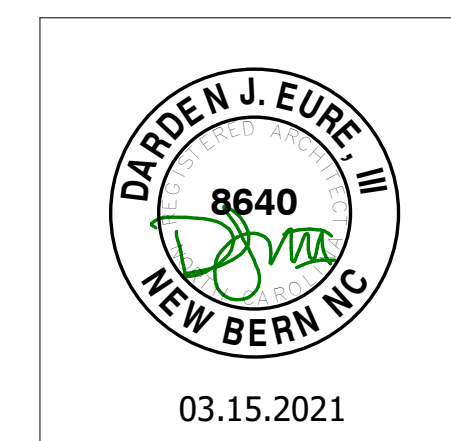
A1 FENCE SECTION
SCALE: 1/2" = 1'-0"

PHASE 1 ACCESSIBLE TOILETS
FIRST BAPTIST CHURCH BEAUFORT
BEAUFORT, CARTERET COUNTY

These drawings (the graphic representation of the design) and the Architectural Design(s) indicated herein created by MBF Architects, PA, remain the property of the Architect. They are protected under the 1990 Architectural Works Copyright Protection Act. Reproduction or reuse of these documents or designs without written consent of the Architect is prohibited. Copyright 2017 © MBF Architects, PA.

REVISIONS #	DATE	DESCRIPTION

RELEASE 6



MBFA No: 2007
CERTIFICATE OF APPROPRIATENESS

G-105
SHEET 4 OF 4

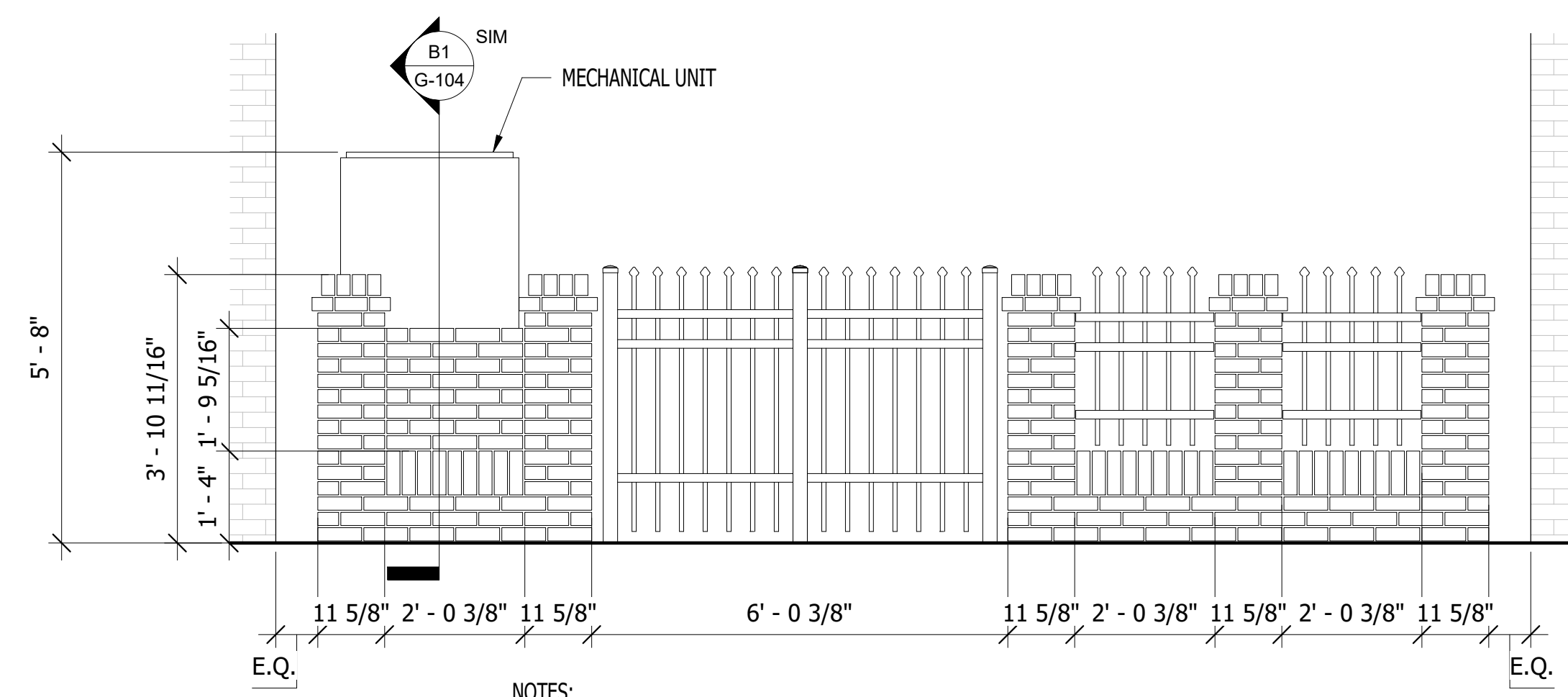
1 | 2 | 3 | 4 | 5

D

C

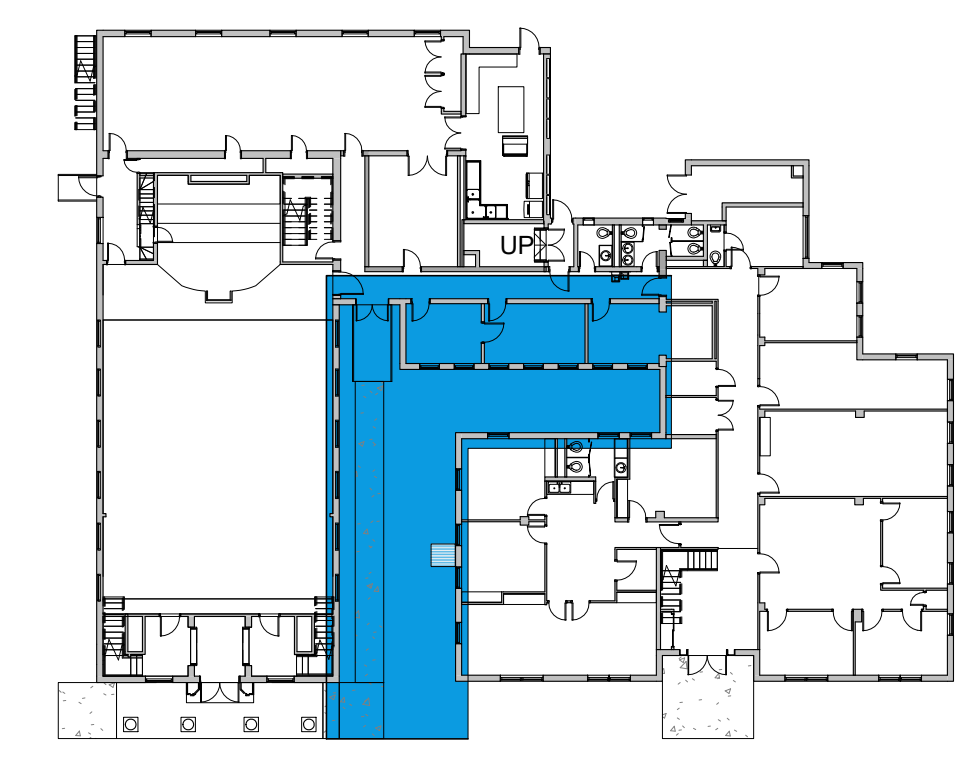
B

A

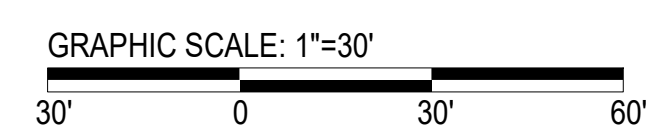
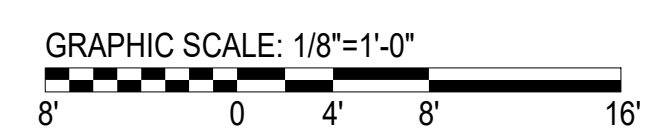
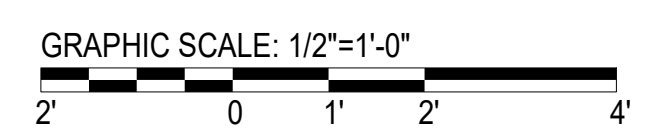


NOTES:
1. PROVIDE GATE LATCH WITH PADLOCK HASP FLUSH BOLT INTO SLEEVE (CAST INTO CONCRETE SIDEWALK) TO PIN INACTIVE LEAF

A4 COURTYARD SCREEN WALL
SCALE: 1/2" = 1'-0"



A5 KEY PLAN
SCALE: 1" = 30'-0"



1 | 2 | 3 | 4 | 5



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, April 6, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 21-15 124 Ann Street - Addition, Paint & Windows

BRIEF SUMMARY:
Construct a new rear Addition, new Paint & Window replacement.

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:
10 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: March 18, 2021
Case No. 21-15

Request: Rear Addition, Painting & Windows

Applicant Jerry Hardesty, Jr.
 124 Ann Street
 Beaufort, NC 28516

Property Information:

Owners: Jerry Hardesty, Jr.
 Location: 730617016116000
 Parcel Id #

Project Information:

In the District Survey, updated by Ruth Little in 1997, the structure at 124 Ann Street is described as the Sabiston House c. 1782 – Heavily altered 1--story, 3-bay side gable coastal cottage with plain siding and 1 large interior chimney. 6/6 original and 9/6 replacement sash, engaged porch with boxed Doric posts and plain railing. Attached carport.

At their February 22, 2021 meeting the Board of Adjustment approved a variance of a reduction of side setback from 6’ feet to 4.21 feet tapering to 4.7 feet for 22.6 feet of length to the existing southwestern portion of the structure for a total area of approximately 40 sq. ft.

Proposed Work:

See Attached Application

Attachments:

- Vicinity Map
- Adjacent Property Owners
- COA application materials from Applicant

Additions to Historic Buildings Guidelines

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

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

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

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

7.8.6. 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.

Brickwork and Masonry Guidelines

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

Window and Door Guidelines

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

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

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

Foundations Guidelines

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

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

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.

BHPC Case 21-15 124 Ann Street - Addition/Painting & Windows

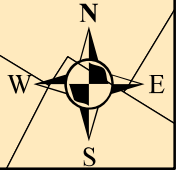
Legend

- NCHPOpoints
- Tax_Parcel_Data



60 30 0 60 Feet

159



<u>OWNER</u>	<u>MAIL_HOL</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL</u>	<u>STMAIL_ZI</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
ABRAMS,DOUGLAS B ETUX MARGARET	5101	HUNTINGWOOD DR	RALEIGH	NC		27506	
BEACON STREET BRADLEY LLC	3126	SUSSEX RD	RALEIGH	NC		27607	
BOLLINGER,CLAY BELIN ETUX ETAL	4600	HICKORY NUT RIDGE RD	GRANITE FALLS	NC		28630	
CANDLEWOOD INVESTMENTS LLC			ROCKY MOUNT	NC		27804	PO BOX K
CHADWICK,BRADFORD Q ETAL	4003	HALCYON DRIVE	HUNTERSVILLE	NC		28078	
DUNCAN,JOHN N III ETAL	115	MOORE ST	BEAUFORT	NC		28516	
DURANT,SUSAN D ETAL STANZIALE	300	DUNSTABLE COURT	RALEIGH	NC		27614	
ENSLEY,THOMAS I			NEW BERN	NC		28564	PO BOX 3234
HARDESTY,JERRY JR ETUX SHELIA	124	ANN STREET	BEAUFORT	NC		28516	
HOLLAND,LAURA ELLEN	305	MOORE STREET	BEAUFORT	NC	1814	28516	
JOHN & JOSEPH LLC	325	FRONT STREET	BEAUFORT	NC		28516	
LINDSTROM,ERIC	233	OLD STREET	FAYETTEVILLE	NC		28301	
MOORE,NANCY WASHINGTON	113	MOORE STREET	BEAUFORT	NC	2128	28516	
NELSON,RICHARD S ETUX CARRIE	901	COLVILLE ROAD	CHARLOTTE	NC		28207	
PAUL,ALLAN	403	GLASCOCK ST	RALEIGH	NC		27604	
REVELS,RAY V JR	120	ANN STREET	BEAUFORT	NC		28516	
SUNSET LANE PROPERTIES LLC			ROCKY MOUNT	NC		27802	PO BOX K
TUTAK,CHRISTOPHER N ETUX HEIDI	131	ANN STREET	BEAUFORT	NC		28516	









CERTIFICATE OF APPROPRIATENESS APPLICATION
FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Jerry Hardesty, Jr

Applicant Address: 124 Ann Street

Business Phone: _____ Email/Cell: jhardesty@trent.com

Property Owner Name: Jerry Hardesty, Jr

Address of Property: 124 Ann Street

Phone Number: 252.917.9698 Email/Cell: jhardesty@trent.com

PROJECT INFORMATION

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

See attached

Estimated Cost of Project: \$ 200,000⁰⁰

Year House Built: 1782

Applicant Signature: [Handwritten Signature]

Date: 3-16-2021

Property Owner Signature (if different than above) _____

Date _____

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

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

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

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

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

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

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

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

Property Owners within 100 feet of property

Richard & Carrie Nelson

901 Colville Rd

Charlotte, NC 28207

John Duncan

115 Moore St

Beaufort, NC 28516

Ray Revels, Jr

120 Ann St

Beaufort, NC 28516

Nancy Moore

113 Moore St

Beaufort, NC 28516

Susan Durant

300 Dunstable Ct

Raleigh, NC 27614

Eric Lindstrom

233 Old St

Fayetteville, NC 28301

Laura Holland

305 Moore St

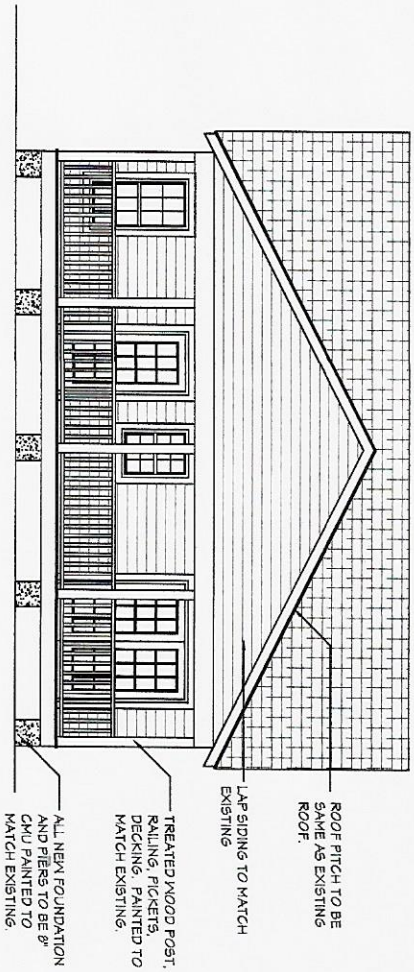
Beaufort, NC 28516

Allen Paul

403 Glascock St

Raleigh, NC 27604

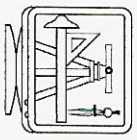
PROPOSED



REAR ELEVATION

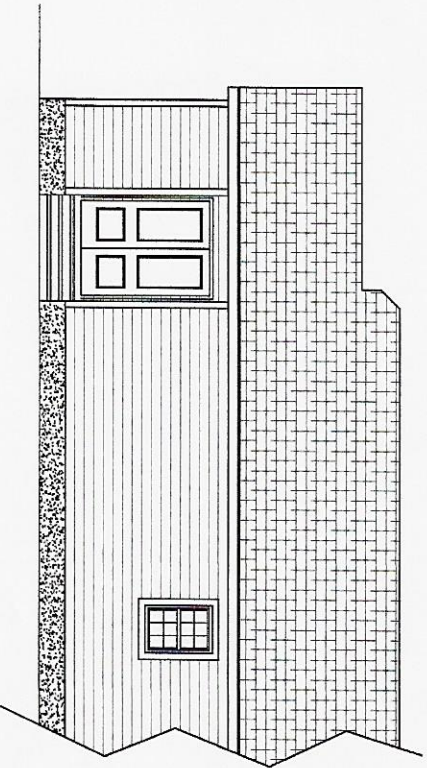
SHEET 1 OF 5

HARDESTY RESIDENCE
 124 ANN STREET
 BEAUFORT, NC 28516



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

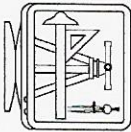
EXISTING



LEFT ELEVATION

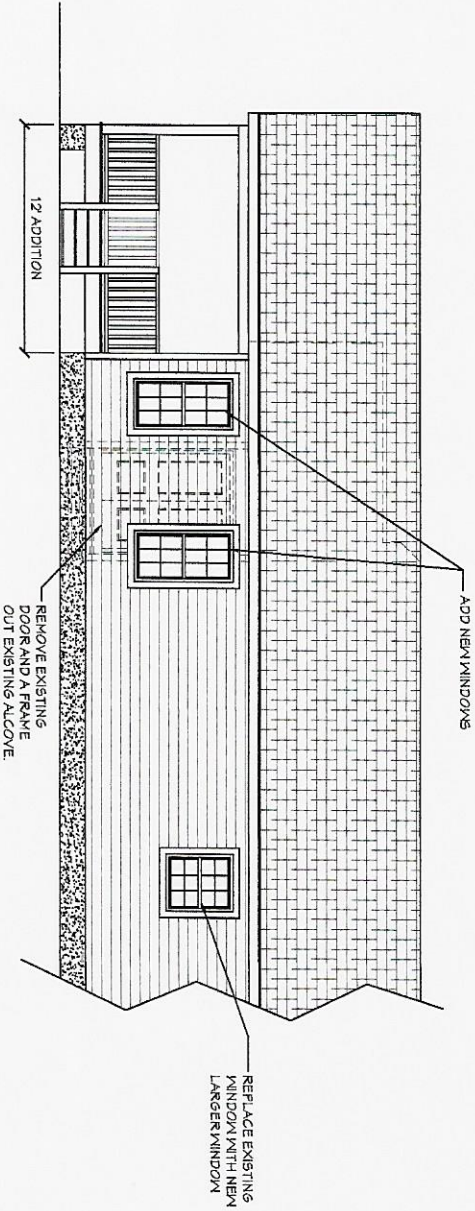
SHEET 2 OF 5

HARDESTY RESIDENCE
124 ANN STREET
BEAUFORT, NC 28516



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

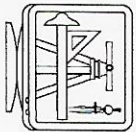
PROPOSED



LEFT ELEVATION

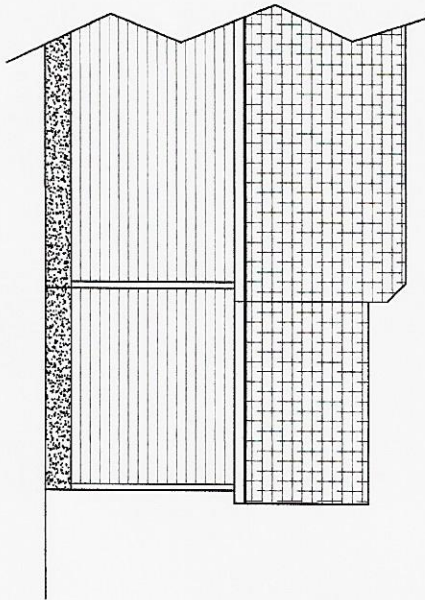
SHEET 3 OF 5

HARDESTY RESIDENCE
124 ANN STREET
BEAUFORT, NC 28516



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

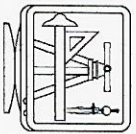
EXISTING



RIGHT ELEVATION

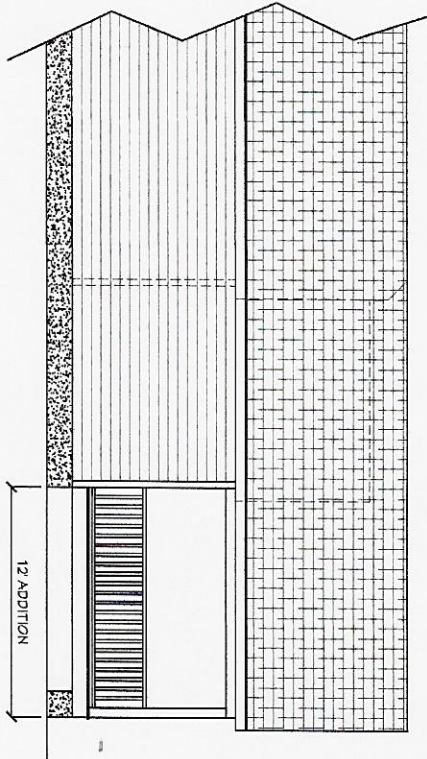
SHEET 4 OF 5

HARDESTY RESIDENCE
124 ANN STREET
BEAUFORT, NC 28516



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

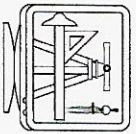
PROPOSED



REAR ELEVATION

SHEET 5 OF 5

HARDESTY RESIDENCE
124 ANN STREET
BEAUFORT, NC 28516



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

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA) Please provide the following along with this checklist form, with the COA application:

1. Items required for ALL projects:

A list all adjacent property owners (with mailing addresses).

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

*attached to this document

A site plan showing dimensions of both existing and proposed conditions.

*attached to this document

A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.).

*Materials are listed on proposal.

Siding: Lap Siding to match existing structure

Roof: match existing structure

Windows: Anderson Series 400 Replacement Windows.

Window trim to remain the same as existing.

Rear exterior door: Anderson hinged panel door 400 Series, Frenchwood Hinged Patio Door

Front porch exterior lighting: Chicopee 20.25 inches H outdoor wall lantern

2. Items required as applicable to project:

A description of any planned demolition.

Removal of chimney from roof of house. Repair roof to match exiting roof.

*attached photos of chimney

An indication of all trees to be replaced and/or removed.

No trees to be removed or replaced.

A landscaping plan indicating major planting materials.

Landscaping will remain as is.

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

No change of exterior paint color to siding and shutters.

Front Door to be painted Beaufort Green to match the current shutters.

All types of building material samples.

Lap Siding to match existing structure.

Roof to match existing structure.

Windows to match existing style and color.

If a project involves the reconstruction of an earlier feature of a historic structure, documentation of the prior existence of such feature.

Non-applicable

- 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).

Non-applicable

The lettering style and colors of the sign should also be on the drawing or likeness.

Non-applicable

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.

Non-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. Pictures are attached showing current color(s)

*No change to exterior color(s)

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.



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, April 6, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 21-16 500 Ann Street - Fencing

BRIEF SUMMARY:

Ann Street Methodist Church wishes to extend their existing picket fence around the exterior of their property.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: March 18, 2021
Case No. 21-15

Request: Fencing
Applicant Ann Street United Methodist Church
 500 Ann Street
 Beaufort, NC 28516

Property Information:

Owners: Ann Street United Methodist Church
 Location: 500 Ann Street
 Parcel Id #: 730617109293000

Project Information:

In the District Survey, updated by Ruth Little, the structure at 500 Ann Street is described as Ann Street Methodist Church Fellowship Hall and Pre-School C. 1960. Large 3-Story modern brick building with hipped roof, marble tile panels, and curtain walls of glass windows.

Proposed Work:

See Attached Application

Attachments:

- Vicinity Map
- Adjacent Property Owners
- COA application materials from Applicant

Fences and Walls Guidelines

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

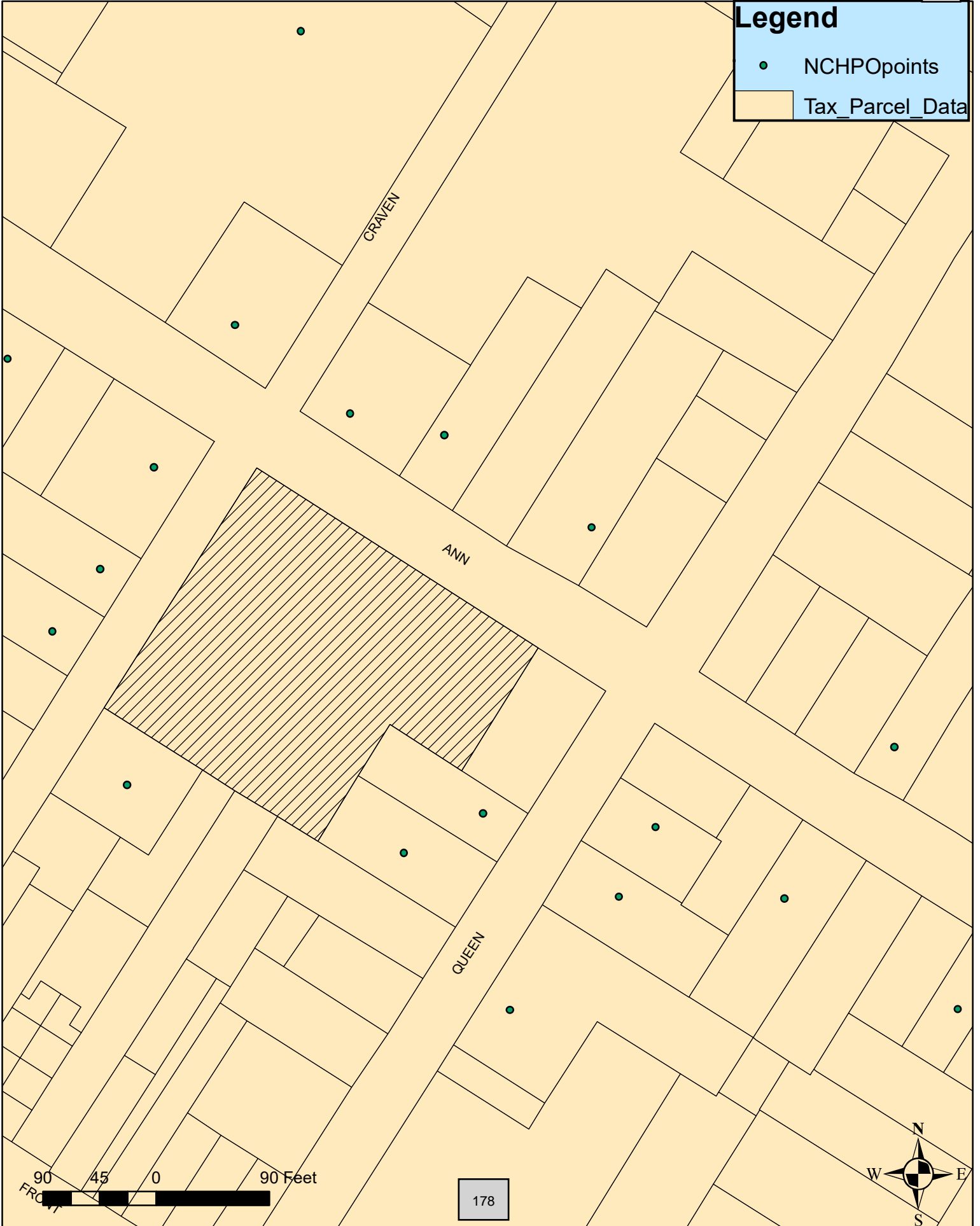
8.2.3. Fences shall not exceed a height of four (4) feet in front yards and other areas of primary visual concern. Fences at rear yards and other areas not readily seen from the public view may be up to six (6) feet high. The transition between low front fences and higher rear fences should be made as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

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

BHPC Case 21-15 500 Ann Street - Fencing

Legend

- NCHPOpoints
- Tax_Parcel_Data



178

<u>OWNER</u>	<u>MAIL_H</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_ZIP</u>	<u>MAIL_ADD2</u>
ANN STREET METHODIST CHURCH	417	ANN STREET	BEAUFORT	NC 28516	
BEAUFORT FLATS LLC	608	ANN STREET	BEAUFORT	NC 1143 28516	
BISHOP,STEPHEN F ETUX GAIL B	131	CRAVEN STREET	BEAUFORT	NC 28516	
GECI,JACKIE B ETVIR HERMAN SR	512	ANN STREET	BEAUFORT	NC 28516	
GILLIKIN,FRANK S JR ETAL BEN	204	HOWLAND PKWY	BEAUFORT	NC 28516	
GREENBERG,BRENT ETUX SINDEE			BEAUFORT	NC 28516	PO BOX 27
HAWKES,ELIZABETH K	121	QUEEN ST	BEAUFORT	NC 28516	
MYERS,THOMAS D ETUX JEWEL	505	ANN STREET	BEAUFORT	NC 28516	
OWENS,NELSON N ETUX PATRICIA A	723	COMET DRIVE	BEAUFORT	NC 28516	
PREST,LIZZETT ROMERO-JIMINEZ	135	CRAVEN STREET	BEAUFORT	NC 28516	
STEWART,JOHN ALEXANDER JR ETAL	321	HUDSON STREET	RALEIGH	NC 27608	
SULLIVAN,JAMES B	200	CRAVEN ST	BEAUFORT	NC 28516	
SWAIN,ROBERT KYLE ETUX LINDA	107	NORTH SHORE	BEAUFORT	NC 28516	

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Ann St. United Methodist Church, Bob Garrison, Trustee

Applicant Address: 417 Ann St, Beaufort, NC 28516

Business Phone: 252-728-4279 Email/Cell: 252-241-4430
bobg5150@gmail.com

Property Owner Name: Ann St. United Methodist Church

Address of Property: 500 Ann St.

Phone Number: _____ Email/Cell: _____

PROJECT INFORMATION

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

Extend the existing white wood picket fence along Craven St. to the corner of Ann St. (approx 92') & along Ann St. to the parking lot entrance (approx 80') with a 14' return along parking lot entrance. The fence will have two 4' walk gates, & match exactly the existing fence.

Estimated Cost of Project: \$ 5000 Year House Built: ~1954

Bob Garrison, Trustee ASUMC 3-16-21
Applicant Signature Date

Property Owner Signature (if different than above) Date

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

OFFICE USE ONLY

Received by: DW Reviewed for Completeness: _____
Date: 3/16/2021 Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

- A list all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
 → emailed separately
- 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. *N/A*
- An indication of all trees to be replaced and/or removed. *N/A*
- A landscaping plan indicating major planting materials. *N/A*
- Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only. *White*
- 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. *N/A*

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

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

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

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

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

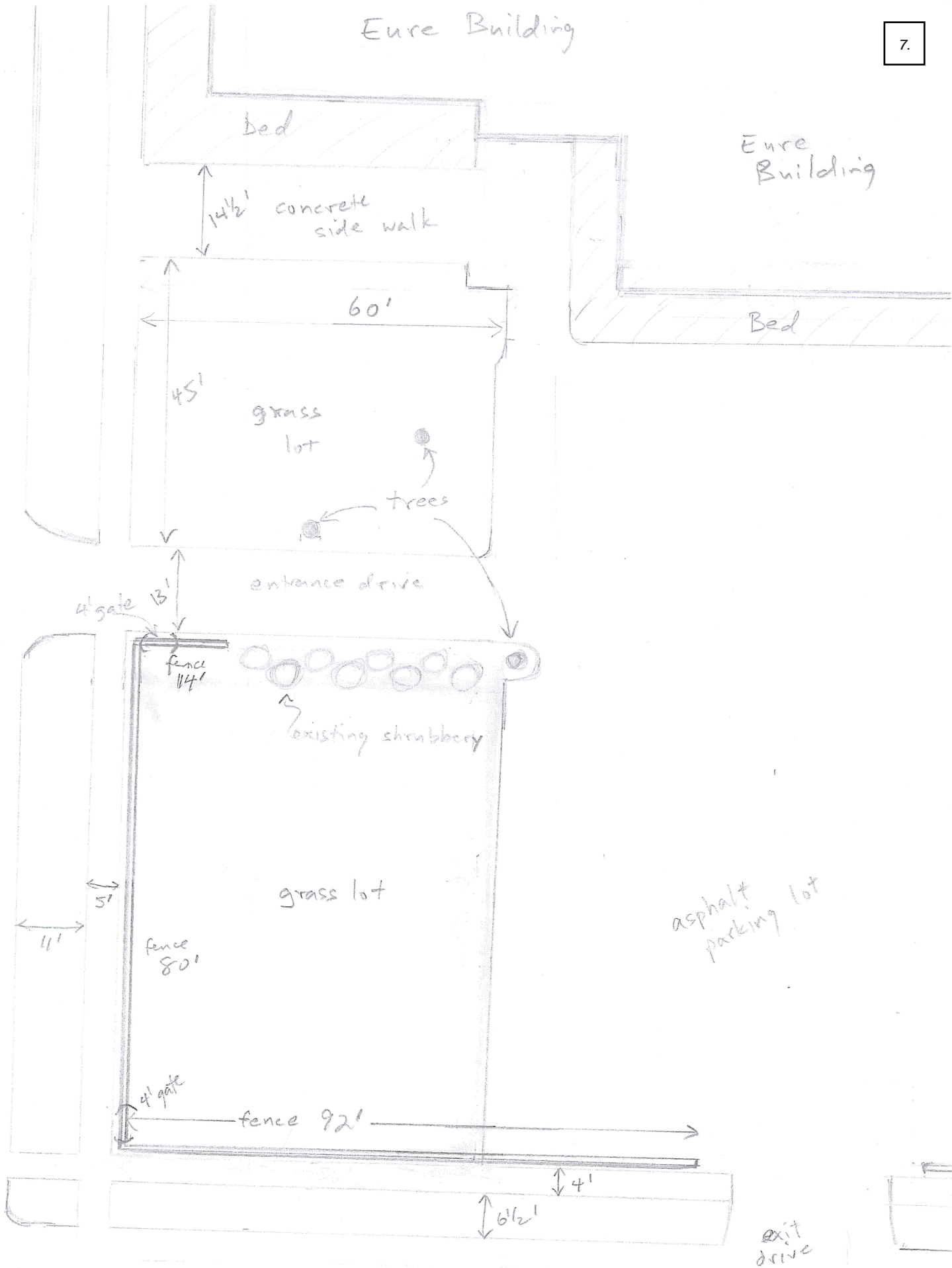
If there are questions regarding what should or should not be included with this application, please contact Town Staff at 252-728-2142 or at j.ganey@beaufortnc.org.

Adjacent Property Owners

- ① James B Sullivan
200 Craven St
- ② Thomas D. Myers
505 Ann St
- ③ John Alexander Stewart
511 Ann St
- ④ Eileen B McGinnis
513 Ann St
- ⑤ Jackie B. Geci
512 Ann St
- ⑥ Elizabeth K Hawkes
121 Queen St
- ⑦ Robert K. Swain
119 Queen St
- ⑧ Frank S Gillikin
117 Queen St
- ⑨ Nelson N. Owens
513 Front St
- ⑩ Beaufort Flats, LLC
118 Craven St
- ⑪ Brent Greenberg
122 Craven St
- ⑫ Beaufort Linen Interiors LLC
125 Craven St.
- ⑬ Stephen Bishop
129 Craven St
- ⑭ Stephen Bishop
131 Craven St
- ⑮ Lizzett Prest
135 Craven St.

Eure Building

Eure Building

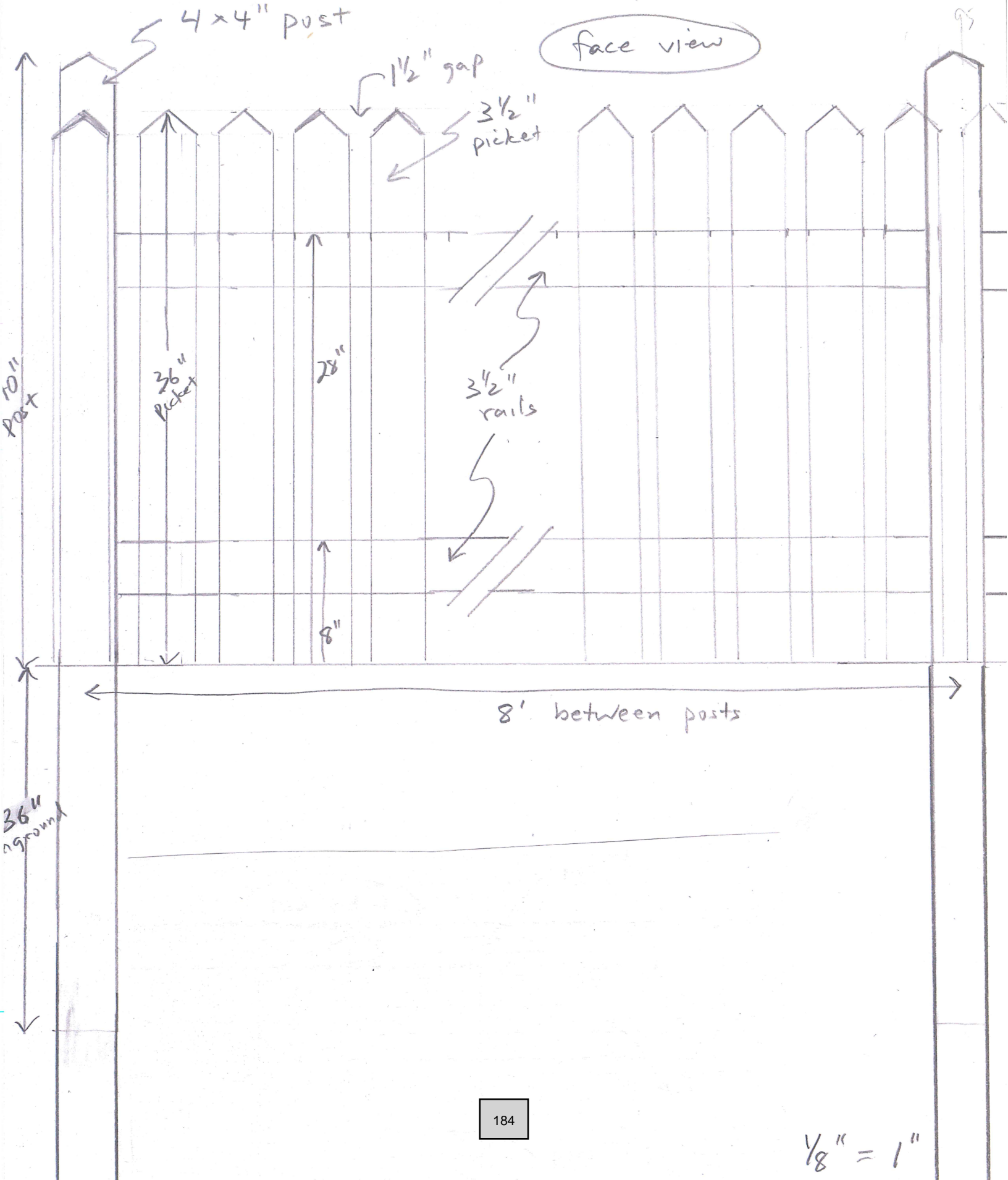


Ann St

Eure Building lot fence -

salt treated wood
painted white

face view



1/8" = 1"

Building Materials

Treated pine — 1x4, pickets sawtooth top

2x4 rails

4x4 posts, pyramid top, set 36"
in concrete

Stainless Steel fasteners