



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, July 05, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) HPC Draft Minutes 6.7.22

Administration of Oaths

Items of Consent

- [1.](#) Approval of the Orders for 113 Broad Street, 310 Ann Street & 308 Ann Street – Certificates of Appropriateness

New Business

- [1.](#) Case 22-19 608 Broad Street- Roofing
- [2.](#) Case 22-20 113 Front Street- Fencing

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, June 7, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Vice-Chair John Flowers called the June 7, 2022 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

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

Also present for the meeting were Kyle Garner and Laurel Anderson.

Agenda Approval

Vice-Chair Flowers asked if there were any changes to the Agenda and hearing none, asked for a motion.

Member Cummins made the motion to approve the Agenda and Member Stephens made the second. Secretary Anderson took a roll call vote that was unanimous.

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

Minutes Approval

1. HPC Draft Minutes for 5.3.22

Vice-Chair Flowers asked if there were any changes or corrections to the May 3, 2022 Meeting Minutes. Hearing none, he asked for a motion to accept the minutes as written.

Member Hedrick made the motion to approve the Minutes and Member Cummins made the second. Secretary Anderson took a roll call vote that was unanimous.

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

Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner and applicants Tom and Carol Beaird, 113 Broad St, Beaufort NC 28516.

Items of Consent

1. Approval of the Orders for 113 Front Street, 411 Front Street & 105 Front Street – Certificates of Appropriateness

Member Stephens made the motion to recommend approval of the Orders for 22-15, 22-12, and 22-14 and Member Hedrick made the second. Secretary Anderson took a roll call vote that was unanimous.

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

Old Business

1. Case #22-13 113 Broad Street – Historic Plaque

Vice-Chair Flowers introduced Case #22-13 and Mr. Garner gave an overview of the request for a historic plaque by Tom and Carol Beaird of 113 Broad St. The Beaird's did not request a specific name or year for the plaque. The property was included in the Beaufort Historic District in 2006 and vinyl siding has been on the house for many years. The applicants provided interior and exterior photos of the house to support their application. The Board had no questions for Mr. Garner and Vice-Chair Flowers asked the applicants for any additional information.

Member Stephens noted that vinyl siding had been on the home for many years.

Member Hedrick asked the applicants if they had plans to remove the vinyl siding and expose the original clapboards. Mrs. Beaird stated that she and her husband had renovated the interior of the house but at this time had no plans to remove the vinyl siding. Member Hedrick noted that the photos of the rear of the house included in the packet showed exposed original clapboards that appeared to be in good condition.

Vice-Chair Flowers noted that Ruth Little had stated in her District Survey that extensive exterior alterations have compromised the architectural integrity of the house, and that under Eligibility for a Historic Plaque, the structure must not be subjected to extensive exterior remodeling nor be so altered that the architectural integrity of the structure no longer remains.

The Beaird's then asked who Ruth Little was, and Mr. Garner explained that she is a historic architectural consultant who had researched each structure in the historic district, and that Ms. Little is a preeminent surveyor in North Carolina and the United States.

Member Stephens stated that vinyl siding is the direct opposite of the guidelines, and though the Board does not use precedent they try to be as consistent as possible, and they have declined applications because of such alterations. He mentioned that another Member had suggested the homeowners remove the vinyl siding and take the home back to the original wood. He further added that at the present time, the street view presented is a vinyl-sided house and a historic home that has been altered because of the vinyl siding.

Member Cummins stated that the Commission receives applications for alterations to historic homes, and the vinyl may be protecting original clapboard.

Member Hunsucker asked how homes with vinyl siding had been handled in the past. Mr. Garner replied that each case and house is different but in the last 12 years no house with vinyl siding had been plaqued. Member Stephens added that if an existing historical plaqued home applied for renovations with vinyl siding, the Board would not approve the COA.

Member Cummins stated that a plaqued home is an exemplary example of a historic home, and one with vinyl siding would not be a good example and would in fact be contrary to the guidelines.

Hearing no further questions Vice-Chair Flowers asked for motion for a Finding of Fact against Case #22-13 and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-13, move that the Commission conclude that the pending application fails to meet the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Plaque Guidelines 4.2.1, 4.2.2, and 4.2.3.

Member Cummins made the second. Secretary Anderson took a vote that was unanimous.

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

Vice-Chair Flowers then asked for a motion for a Certificate of Appropriateness against Case #22-13.

Member Stephens made a motion to deny the Certificate of Appropriateness based on the following: That the proposed project is incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for case #22-13 not be issued for the proposed work.

Member Cummins made the second. Secretary Anderson took a vote that was unanimous.

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

Vice-Chair then declared Case #22-13 closed.

New Business

1. Case #22-17 308 Ann Street – Doors & Paint

Vice-Chair Flowers introduced Case #22-17 and asked Mr. Garner for an overview of the application. Mr. Garner stated that the application is a revision from Mr. Davidson's COA approval from December 2021, Case #21-40. This application requests replacing the mahogany entry and French doors with smooth fiberglass ThermoTru doors, painting the sidelights and French doors Arctic White, and painting the entry door Farrow & Ball De Nimes No. 299.

Vice-Chair Flowers asked which glass would be used in the door and Jason Broome, the applicant's builder, stated that the glass shown in the application was just an example but the glass would not be tinted.

Hearing no further questions Vice-Chair Flowers asked for motion for a Finding of Fact and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-17, 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: Window and Door Guidelines 6.4.3, 6.4.10, and Paint and Exterior Colors Guidelines 6.7.2, with the understanding and agreement that the applicant will include a date brick.

Member Cummins made the second. Secretary Anderson took a vote that was unanimous.

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

Member Stephens made a motion for approval of the Certificate of Appropriateness based on the following: 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 #22-17 be issued for the proposed work.

Member Hedrick seconded the motion. Secretary Anderson took a vote that was unanimous.

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

Mr. Garner explained that the Order would be voted on for approval at the next Board meeting, and the applicant could begin work before then at their own risk, but if there were an appeal a stop-work order would be placed on the project.

2. Case # 22-18 310 Ann St - Landscaping

Vice-Chair Flowers introduced Case #22-18 and Mr. Garner stated that the owners have resubmitted and made changes to the pool area, landscaping, and the driveway which were previously approved in 2021, and that there is a date brick already in place. He added that the owners have rotated and expanded the pool area and their application included the previously approved landscaping as well as the proposed new pool area and landscaping. Mr. Garner also pointed out the amended driveway would end at the house which would expand the pervious area.

Member Hunsucker asked Mr. Garner when the COA's were previously approved, and he stated that they were approved in July and August 2021.

Member Stephens asked if pavers had been installed at 308 Ann St as the paving material had not been approved yet, and Mr. Garner responded to let him know if there were pavers already installed at that property.

The applicant, Mr. Walker Harris of 310 Ann Street, gave an overview of his amended request.

Member Cummins asked about the plan for the roof as the original COA approval was given for a hand-rolled seam on the hip roof and the completed roof has a standing seam that is not hand-rolled.

Member Stephens stated that the Board could withhold approval for the current COA application as the roof had not been installed in accordance with the COA. Mr. Garner agreed and added that they could also add it as a condition to the current COA. Member Flowers asked if there had been a final inspection on the house and Mr. Garner responded that the final inspection and Certificate of Occupancy had been approved.

Member Hunsucker asked about the vegetation at the back of the lot and Mr. Harris responded that the trees and other vegetation were filling out and screening the back yard.

The Members then researched and discussed the Design Guidelines referring to metal roofs, specifically 6.1.3 which states that large architectural ridges are not acceptable.

Member Hedrick asked the process when the project is in violation of the COA. Mr. Garner responded that typically the Town would send a Notice of Violation to the homeowner and work with them to resolve the issue.

Member Stephens suggested that the item be tabled until the minutes of the meeting approving the previous COA could be reviewed by the Board and applicant. Vice-Chair Flowers asked for a motion to table the item until the next meeting.

Member Stephens made the motion to table the application until the next month's meeting.

Mr. Harris asked to speak and stated that he felt this was unfair. Member Stephens explained that the roof was in violation of the previous application, and they did not feel comfortable approving another COA request and could not make the call until they had reviewed the previous application.

Mr. Garner suggested another option and said the Board could approve the current application and the Town could send Mr. Harris a Notice of Violation. Member Cummins stated that he felt there were no "teeth" to the COA. Member Hunsucker stated she felt the second option was much more fair than the first option.

Vice-Chair Flowers then asked for a motion for a Finding of Fact for Case #22-18. Member Stephens commented that issues with other projects had not been resolved and that spoke to the "teeth" of the COA. Vice-Chair Flowers again asked for a second to the motion on the table.

Member Stephens asked to remove his motion to table the application until the next meeting.

Hearing no further questions Vice-Chair Flowers asked for motion for a Finding of Fact and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-18, move that the Commission conclude that the pending

application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Landscaping Guidelines 8.1.5, 8.1.13.

Member Hunsucker made the second. Secretary Anderson took a vote that was unanimous.

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

Vice-Chair Flowers then asked for a motion for a Certificate of Appropriateness for Case #22-18.

Member Stephens made a motion for approval of the COA based on the following: 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 #22-18 be issued for the proposed work. Member Hedrick seconded the motion.

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

Vice-Chair Flowers then declared Case #22-18 approved and closed.

Commission / Board Comments

Vice-Chair Flowers asked if there were any Board comments, during which Member Stephens brought up some violations on Front Street including astroturf on the sidewalk outside Mezcalito, and asked Mr. Garner for an update on signage and banners at 400 Front Street, which Mr. Garner said he would be checking into.

Member Cummins stated that the Board should be consistent with the guidelines and they owed it to the Town staff to check on current projects. He further stated that if the old trades were not utilized they would not be preserved.

Member Hunsucker asked what happened if an applicant with an approved COA had not received their signed Orders yet but had already started the project. Vice-Chair Flowers explained that the applicant could begin the work but a Stop Work Order could be put in effect if an appeal was filed against the COA. Member Cummins stated that the Orders also allowed the Board to check that the COA was written correctly. Mr. Garner said that the Consent Orders were written by the Town Attorney, not staff, and all Boards would be voting on their own Orders. There was a short conversation regarding the length of time COA's were valid, during which Vice-Chair Flowers stated that COA's were in effect for two years.

Member Hedrick requested the Members receive a copy of the Notice of Violation for 310 Ann Street.

Staff Comments

There were no comments from the Staff.

Adjourn

Vice-Chair Flowers asked for a motion to adjourn the meeting.

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

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

Vice-Chair Flowers declared the June 7, 2022 meeting adjourned.

Vice-Chair, John Flowers

Board Secretary, Laurel Anderson



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission
6:00 P.M. July 5, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Consent

SUBJECT: Approval of the Orders for 113 Broad Street, 310 Ann Street & 308 Ann Street – Certificates of Appropriateness

BRIEF SUMMARY:

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

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

REQUESTED ACTION:

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

EXPECTED LENGTH OF PRESENTATION:

0 Minutes (Presentation From Staff)

SUBMITTED BY:

Kyle Garner, AICP Planning Director

BUDGET AMENDMENT REQUIRED:

N/A



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July 5, 2022

Thomas & Carol Beard
113 Broad Street
Beaufort, North Carolina 28516

RE: Case # 22-13 113 Broad Street – Historic Plaque

Dear Mr. & Mrs. Beard:

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

The Beaufort Historic Preservation Commission conducted an evidentiary hearing on your application on June 7, 2022. Unfortunately, your application for Certificate of Appropriateness for your project as specified in the enclosed order has been denied. You have the right to resubmit this COA application, including in the event that you decide to and are granted approval to remove the vinyl siding on this structure and replace it with an exterior covering consistent with the Design Guidelines for the Beaufort Historic District.



As stated in the Town's Land Development Ordinance, an appeal may be taken to the Board of Adjustment from the Historic Preservation Commission's actions in granting or denying any application for a Certificate of Appropriateness. Appeals may be taken to the Board of Adjustment by any aggrieved party and shall be taken within 30 days after the decision of the Historic Preservation Commission is signed by its Chairman and entered into the records of the Commission. You may call the Planning and Inspections Office at (252) 728-2142 to receive further details on this appeal process.

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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

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



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on June 7, 2022 to consider a Certificate of Appropriateness (COA) application submitted by Thomas & Carol Beaird for **CASE # 22-13 113 BROAD STREET - HISTORIC PLAQUE** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence and record before the HPC on June 7, 2022, we find that the application submitted does **not** meet the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008] based on previous remodeling which resulted in the installation of vinyl siding on the exterior of the structure:

- 4.2.1. If the request to obtain a plaque is granted, the applicant will receive written permission from the Beaufort Historic Preservation Commission. This permission will state the earliest name and date as determined by the Beaufort Historic Preservation Commission. No other information may be placed on the plaque.
- 4.2.2. The applicant will be responsible for all expenses of obtaining the plaque and its maintenance. Once a plaque is received by the applicant, it is the responsibility of the owner not to make changes that would alter the architectural integrity of the structure.
- 4.2.3. The plaque should be to the exact specifications of the Historic Preservation Commission. If future changes not appropriate to the original documentation which govern the issued plaque occur, the Commission has the right to request the removal of the plaque.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is not congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **DENIED** for CASE # 22-13 113 BROAD STREET – HISTORIC PLAQUE.

This the 5th day of July, 2022

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



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July 5, 2022

Mr. Walker Harris
2816 Chelsea Circle
Durham, North Carolina 27707

RE: Case # 22-18 310 Ann Street - Landscaping

Dear Mr. Harris:

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

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

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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on June 7, 2022 to consider a Certificate of Appropriateness (COA) application submitted by Mr. Walker Harris for **CASE # 22-18 310 ANN STREET - LANDSCAPING** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence and record before the HPC on June 7, 2022, we find that the application submitted currently meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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

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

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project as it relates to landscaping is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for CASE # 22-18 310 ANN STREET - LANDSCAPING.

This the 5th day of July, 2022

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



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July 5, 2022

Mr. Scott Davidson
P.O. Box 5141
Aspen, Colorado 81612

RE: Case # 22-17 308 Ann Street – Doors & Paint

Dear Mr. Davidson:

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

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

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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on June 7, 2022 to consider a Certificate of Appropriateness (COA) application submitted by Mr. Scott Davidson for **CASE # 22-17 308 ANN STREET – DOORS & PAINT** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence and record before the HPC on June 7, 2022, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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

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

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

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 22-17 308 ANN STREET – DOORS & PAINT** with the condition that a date brick be installed.

This the 5th day of July, 2022

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, July 5, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 22-19 608 Broad Street- Roofing

BRIEF SUMMARY:

- 608 received a COA for their renovation in October 2021 and is now requesting a roof change from metal to shingle.

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: June 20, 2022
Case No. 22-19

Request: New Roofing Material (Shingles) for 608 Broad Street.

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

Property Information:

Owner: Same
 Location: 608 Broad Street

Project Information:

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

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

In October 2021 the Commission the renovation of the structure to include at the time a metal roof. The applicant is now requesting a change to a shingle roof.

Material:

- Photos of 608 Broad Street

Attachments:

- Vicinity Map
- Adjacent Property Owners list
- COA Application

Guidelines:

Roof Guidelines

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

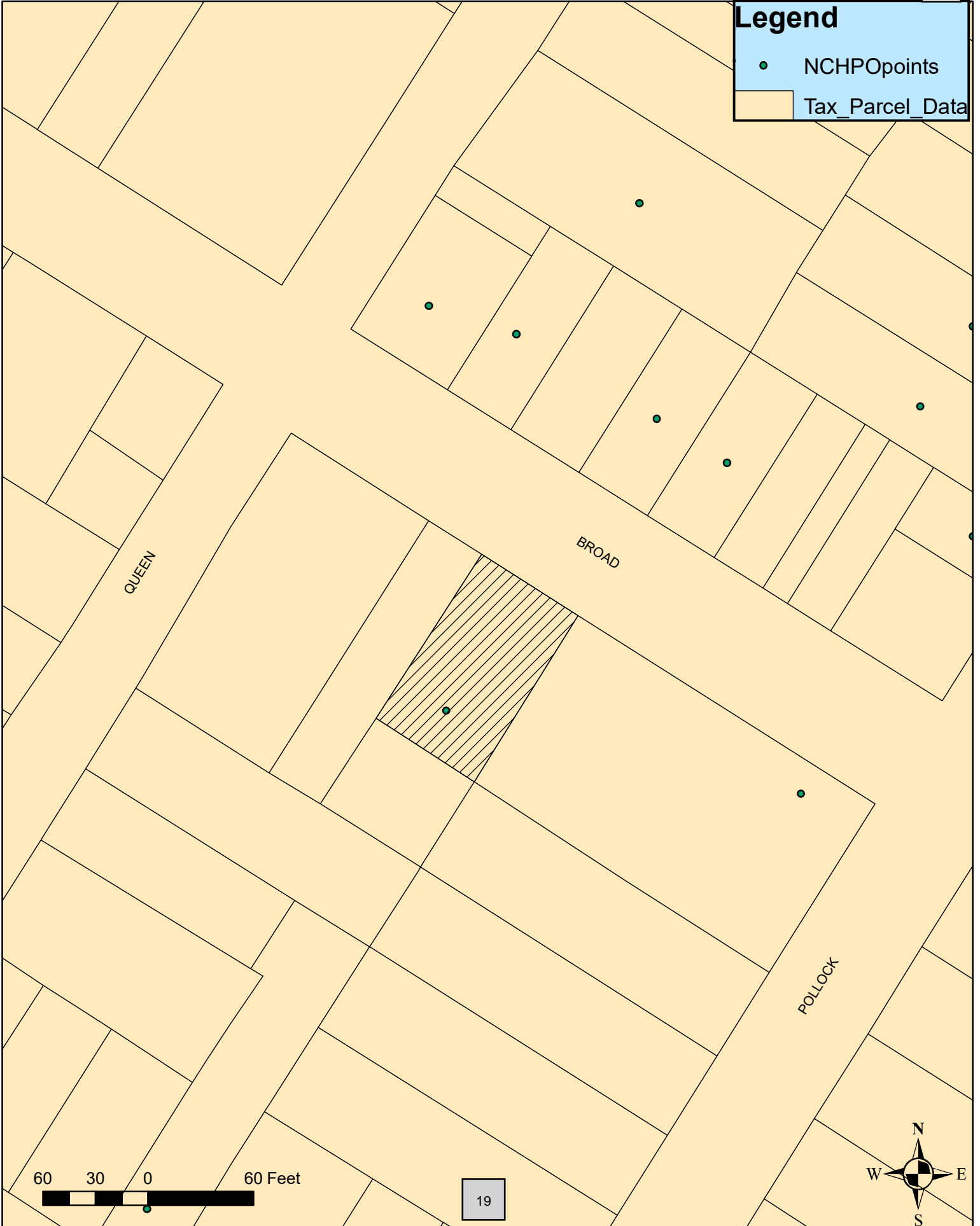
6.1.3 New roofing materials should be compatible with either the existing or original roofing material. Match the historic material as closely as possible in color, shape, size, and texture. Asphalt or fiberglass-asphalt shingles are acceptable substitutes for standing-seam tin, wood shingles, or metal 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.

BHPC Case 22-19 608 Broad Street - Roofing

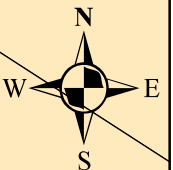
1.

Legend

- NCHPOpoints
- Tax_Parcel_Data



19



| <u>OWNER</u> | <u>AIL_HOU</u> | <u>MAIL_ST</u> | <u>MAIL_CITY</u> | <u>IL_ST</u> | <u>MAIL_ZI</u> |
|--------------------------------|----------------|------------------|------------------|--------------|----------------|
| CROSSWELL,SARAH G | 2205 | FRONT ST | BEAUFORT | NC | 28516 |
| GARNER,EUGENE M JR ETUX DIANNE | 173 | JACKSON DRIVE | BEAUFORT | NC | 28516 |
| KVD LLC | 2714 | ANDERSON DRIVE | RALEIGH | NC | 27608 |
| PAERL,BARBARA H ETVIR HANS W | 100 | HOLLY LANE | BEAUFORT | NC | 28516 |
| RODDEWIG,ROBBIN E ETUX JENNIFE | 104 | NEWHALL PLACE SW | LEESBURG | VA | 20175 |

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: Robbin Roddewig

Applicant Address: 209 Orange St

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

Property Owner Name: Robbin Roddewig

Address of Property: 608 Broad St.

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):

Shingle roof for house and garage. Changing from metal roof that was presented in October of 2021 and approved by HPC to a shingle roof due to cost.

Estimated Cost of Project: \$ 20,000

Year House Built: 1910

Robbin Roddewig
Applicant Signature

6/4/2022
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.

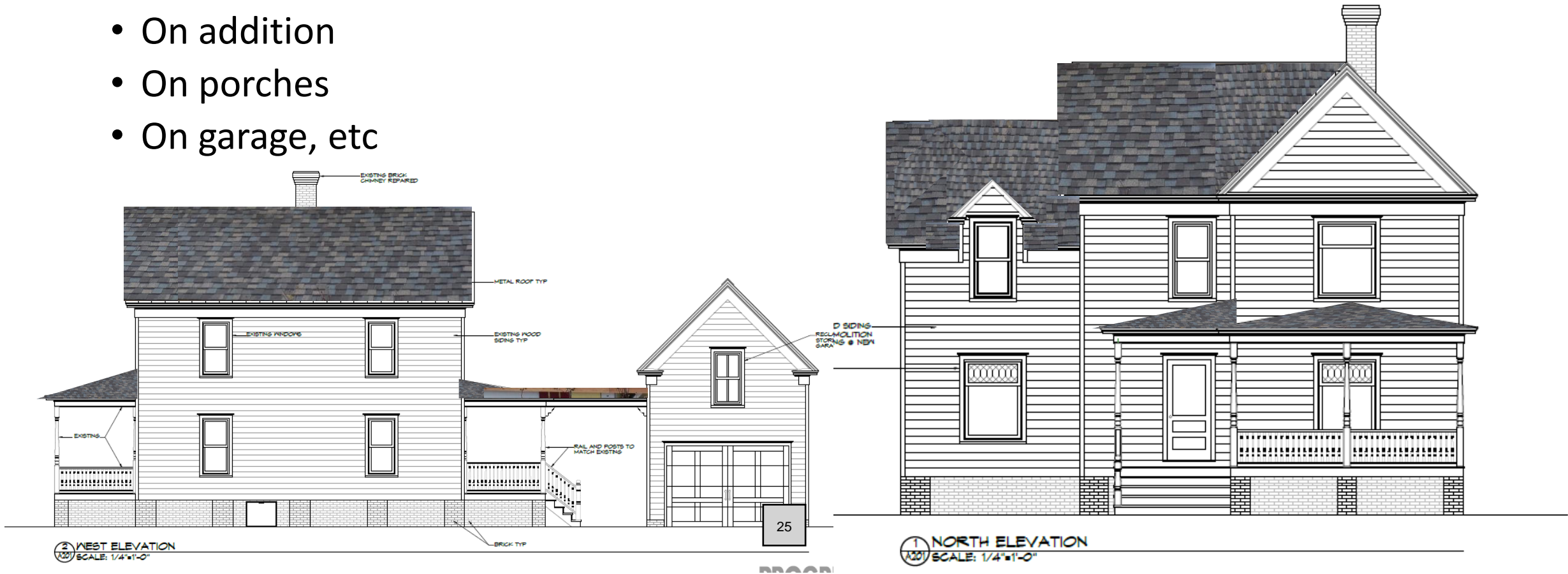
Amendment of approved or new COA Roof material change to house at 608 Broad St Beaufort

Application to the Beaufort Historic Preservation Commission(HPC)

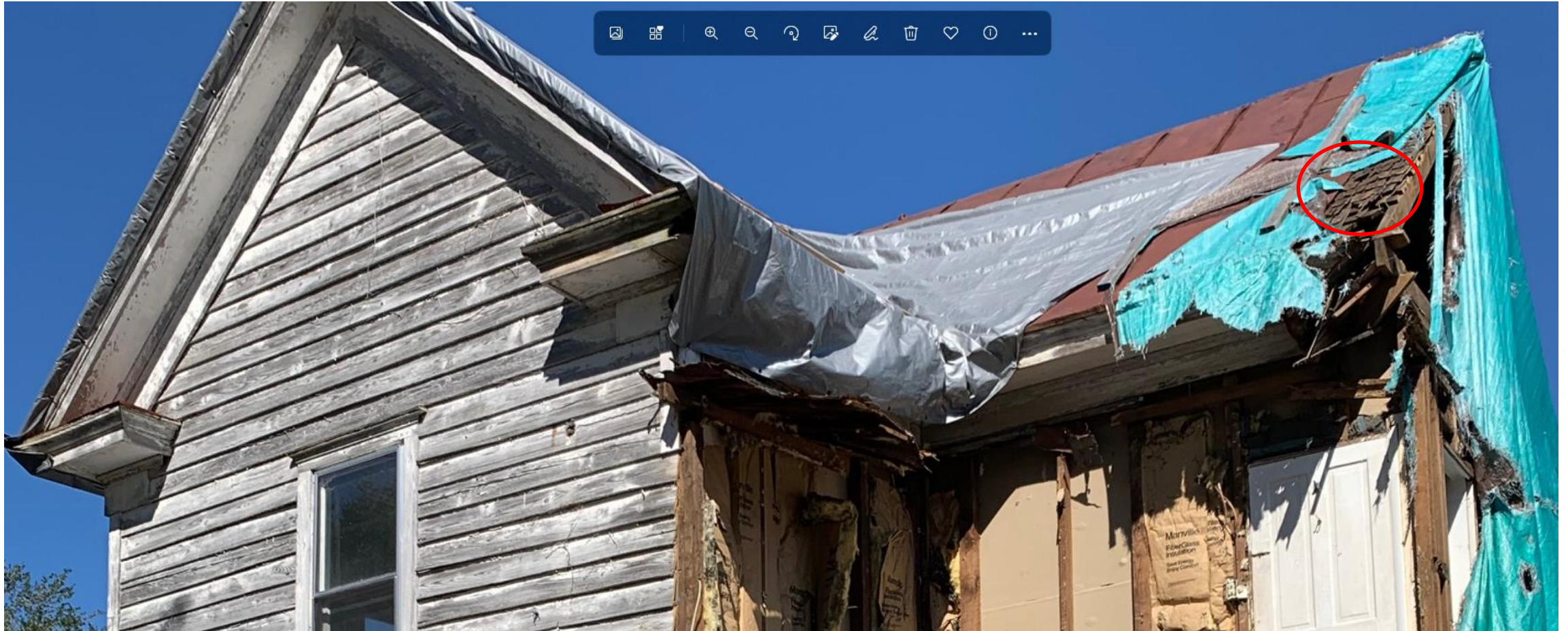
Contact: Robbin Roddewig robbin.Roddewig@verizon.net 703.980.1353

Bottom line up front

- We had approval for a metal roof but the cost estimate for the roof is about \$60,000 and is well beyond our budget
- We are proposing using architectural shingles instead of metal
 - On main house
 - On addition
 - On porches
 - On garage, etc

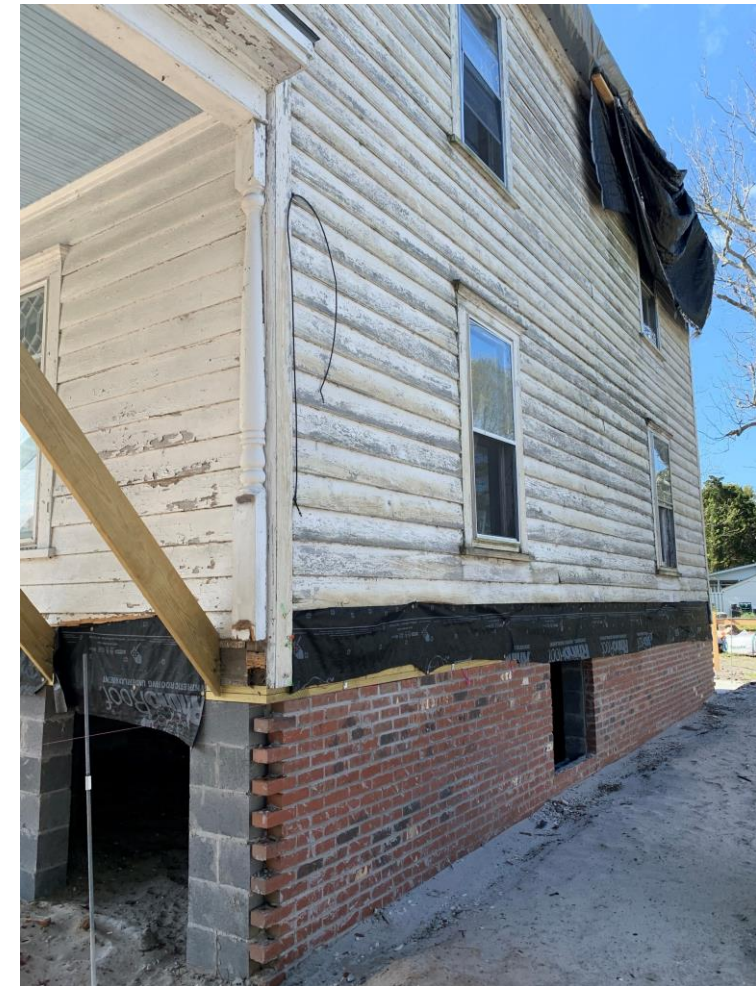


Current house on property



- Historic precedent
 - Cedar shake shingles under tin roof

Photos of street scape etc.



Building materials

- Roofing
 - Replacing cedar shingle, tin roof with Architectural shingles
 - Certainteed Georgetown Grey, sample provided



Restoration of house

- House was moved onto new foundation
- Cost is running somewhat higher due to contractor/labor and materials shortages
- Metal roof costs were too high
 - \$60K versus 20K for shingles



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

Listing of adjacent neighbors

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

Summary

- We are seeking approval for an architectural shingle roof at 608 Broad St.



notes



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, July 5, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 22-20 113 Front Street- Fencing

BRIEF SUMMARY:

- The property owners are requesting a 36” high Beaufort Style Fence on the South Side Property.

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: June 20, 2022
Case No. 22-20

Request: Fencing
Applicant George & Page Littlewood
 113 Front Street
 Beaufort, NC 28516

Property Information:

Owners: George & Page Littlewood
Location: 113 Front Street
Parcel Id # 730617002865000

Project Information:

In March 2021 this property received a COA for exterior renovations.
 In April 2022 this property received a COA for landscaping and fencing on the northern property.
 This request is for a Beaufort Style Fence at 36” high per the application for the southern property.

Proposed Work:

- See Attached Application for full Description from Applicant.

Attachments:

- Vicinity map
- Adjacent property owners information
- COA application with material information and site plan 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.

BHPC Case 22-20 113 Front Street - Fencing

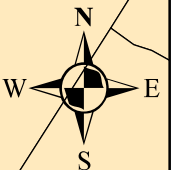
Legend

- NCHPOpoints
- Tax_Parcel_Data



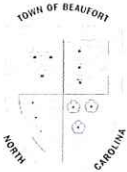
80 40 0 80 Feet

37



| <u>OWNER</u> | <u>IL HOI</u> | <u>MAIL ST</u> | <u>MAIL CITY</u> | <u>IL ST/MAIL ZI</u> | <u>MAIL ADD2</u> |
|--------------------------------|---------------|------------------|------------------|----------------------|------------------|
| CANDLEWOOD INVESTMENTS LLC | | | ROCKY MOUNT | NC 27804 | PO BOX K |
| FLOW,VICTOR IVAN JR | 18 | GRAYLYN PLACE CT | WINSTON SALEM | NC 27106 | |
| LITTLEWOOD,GEORGE F ETUX PAGE | 113 | FRONT STREET | BEAUFORT | NC 28516 | |
| WOOTEN,WILLIAM B ETUX MARGARET | 282 | MCNAIR RD | TARBORO | NC 27886 | |

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



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APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Page and George Littlewood

Applicant Address: 113 Front Street, Beaufort nc

Business Phone: 919 308 5753 Email/Cell: page.littlewood@mac.com
cell

Property Owner Name: Page and George Littlewood

Address of Property: same

Phone Number: same Email/Cell: page.littlewood@mac.com

PROJECT INFORMATION

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

See appendix A attached for description + cost estimate. This fence is the same style + height as the one constructed next door by Mr. Weston. It is also the same style as our backyard fence previously approved. *planned*

Estimated Cost of Project: \$ 2516 Year House Built: 1996

Page Littlewood Applicant Signature Date: 6/14/22

[Signature] Property Owner Signature (if different than above) Date: 6/14/22

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 . 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: _____

**From Page two of the Certificate of Appropriateness Application:
Section 1:**

- 1. Our neighbors are:
 - a. Billy Wooten, 105 Front St., Beaufort, NC 28516
 - b. Candlewood Investments, LLC, 115 Front St., Beaufort, NC 28516
 - c. Victor I. Flow, Jr., 95 Sunset Lane, Beaufort, NC 28516
 - d. Victor I. Flow, Jr., 97 Sunset Lane, Beaufort, NC 28516
 - e. Victor I. Flow, Jr., 110 Ann St., Beaufort, NC 28516
- 2. Paint color will be white to match Mr. Wooton’s fence (Duncan House)and keep the look continuous and cohesive. Our approved backyard fence is Sherwin Williams “Super Paint Satin Extra White. However, if Mr. Wooton’s fence color is different (previously approved), we will use that.

Thank you for your time in reviewing this application. We look forward to discussing this with you at the July 2022 meeting.

estimate
June 13, 2022 at 1:35 PM



Page,

I attached your estimate for your fence project. Please sign and return to get on the list to have the work completed.

Thanks,

Brenda Ketchum
252-247-6033
www.fencesunlimited.net



"Custom fence designs"



Fences Unlimited at the Crystal Coast, LLC
PO Box 1762
Morehead City, NC 28557

Office: (252) 247-6033 Email: jason@fencesunlimited.net
Fax: (252) 240-2842 Website: www.fencesunlimited.net

Bill To:
Page Littlewood
113 Front St
Beaufort NC
919-308-5753

Estimate
Estimate No: 6615
Date: 06/13/2022

PROPOSED

| Description | Hours | Rate | Amount |
|---|-------|------------|------------|
| Furnish and install 56 linear feet of 3 1/2" wood Beaufort style with 1-8' double drive gate with black stainless steel hardware. All posts set in concrete. 1 year labor warranty. | 1.00 | \$2,516.00 | \$2,516.00 |
| Furnish and install 33 linear feet of Beaufort style wood picket fence to close off back yard. Includes 1-5' single gate. All posts set in concrete. | 1.00 | \$1,588.00 | \$1,588.00 |

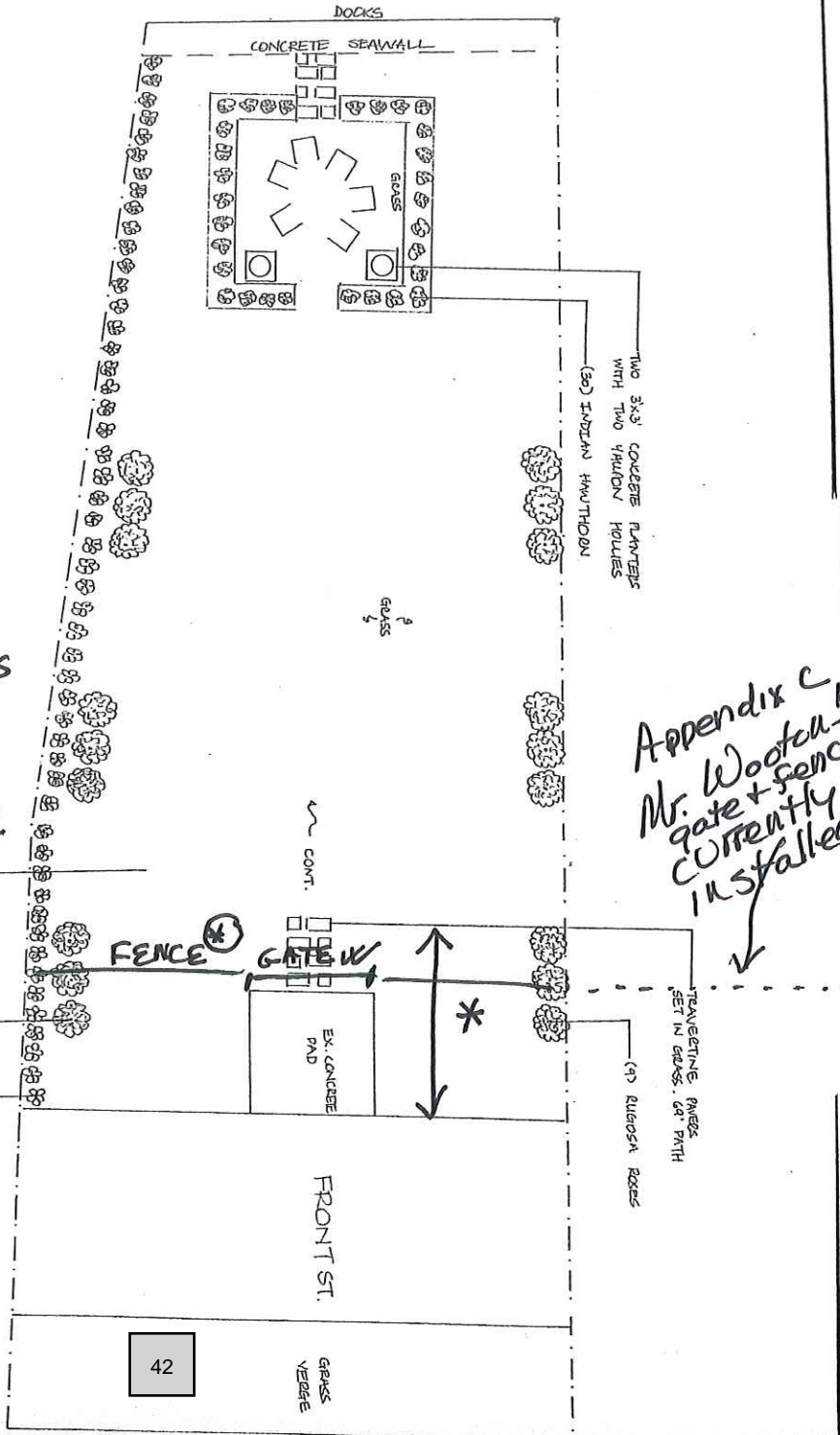
↑ FOR BACKYARD - ALREADY APPROVED 8/22

Appendix B

from plan previously submitted on 4/22 (excluding fence)

This landscaping plan is presented to show addition of the fence on the south side of property at 115 Front Street

| LITTLETON RESIDENCE TRACT II PLANT LIST | | | | | |
|---|----------------------------------|-----|------|-------|-------|
| COMMON NAME | LATIN NAME | QTY | SIZE | CONT. | CONT. |
| ROSE | | | | | |
| INDIAN HAWTHORN | PAHOONGETE INDIC. (LEAVON THORN) | 1 | 12 | CONT. | |
| SHALBURN ROSE | ROSA ROSSA | 1 | 10 | CONT. | |
| DIWANE WALPOLE HOLLY | ILEX VERTICILLATA | 2 | 10 | CONT. | |



- * 18ft from curb to fence - same as Mr. Wooten.
- W 8ft gate: see photo attached Appendix C
- (*) see photo of Wooten fence / Dunce House south side attached Appendix C

Appendix C
Mr. Wooten's gate + fence currently installed

From: Page Littlewood pagelittlewood@mac.com
Subject: Fence
Date: June 14, 2022 at 4:15 PM
To: Page Littlewood pagelittlewood@mac.com



Appendix C
Wooton fence South Side
Duncan House

