



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, December 01, 2020 - Held Via Zoom due to COVID-19 Monthly Meeting

Call to Order

1. Call to Order

Roll Call

1. Roll Call

Agenda Approval

1. Agenda Approval for the December 1, 2020 Meeting

Minutes Approval

1. Minutes Approval from the November 3, 2020 Meeting

Administration of Oaths

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

New Business

1. Case # 20-24 413 Front St – Sandwich Board
2. Case # 20-25 119 Orange Street – Accessory Building
3. Case # 20-26 - Proposed Rear Parking Court Renovation for 301 Front Street
4. Case # 20-27 217 Front St, Rear Garage Addition.
5. Case # 20-28 218 Front St, Dock & Bulkhead & Fence
6. Case # 20-29 400 Front St – Signage – Wind Tide

Public Comment

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, November 03, 2020 - Meeting Held via Zoom due to the COVID-19 Pandemic

Minutes

Call to Order

Chair Terwilliger called the November 3, 2020 meeting to order.

Roll Call

Present for the meeting were Robert Terwilliger, Laura Sicklin, Joyce McCune, Heather Poling, John Stephens and James Taylor. Janet Woodward stated at the October 6, 2020 meeting that she would not be available.

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

Agenda Approval

Vice Chair Poling made the motion to approve the Agenda for the November 3, 2020 meeting. Board Member Stephens made the second. A roll call vote was conducted and the motion carried unanimously to approve the Agenda as it was presented.

Minutes Approval

Vice Chair Poling made the motion to approve the Minutes from the October 6, 2020 meeting. Board Member Stephens made the second. A roll call vote was conducted and the motion carried unanimously to approve the Minutes as they were presented.

Calendar

Vice Chair Poling made the motion to approve the Calendar for 2021. Board Member Stephens made the second. A roll call vote was conducted and the motion carried unanimously to approve the Calendar for 2021.

Administration of Oaths

Chair Terwilliger read the List of Resource Documents and the Quasi-Judicial Statement. He explained how the documents are used and the nature of the Quasi-Judicial evidentiary hearing of the meeting.

Kyle Garner, Jeremy Ganey, Sam Toma and Nicole Townsend were sworn for their testimony. Megan Toma was affirmed.

Chair Terwilliger asked the board members if they needed to expose any ex-parte communication or if they had any issues being objective with this matter. Board Member Stephens stated that he is a property/business owner two doors down from this property and he was also on the board when this matter was approved but he felt he could objectively hear the matter and make a decision. Ms. Quattlebaum confirmed that it was okay for Board Member Stephens to participate as long as there were no objections. Hearing from no one else, Chair Terwilliger opened the first matter.

New Business

1. Case # 20-21 400 Front St. - COA Revisions

Chair Terwilliger opened case 20-21, 400 Front Street, he stated that this matter was concerning revisions to the original COA that was issued in July of 2019. He stated that the applicants would be going through each change and why the change had occurred. Chair Terwilliger said case 20-22 was concerning signage for the same building, 400 Front Street. He said the last item was 20-23, revocation of the COA for 400 Front Street, would be heard last due to the pending outcome of cases 20-21 and 20-22. If both of those were approved then they would vote to remove 20-23 from the agenda.

Chair Terwilliger asked Mr. Garner to present the updates that have been made. Mr. Garner stated that the applicant was a silent participant during the October 6, 2020 meeting, they listened to the Board's comments and submitted a revision based upon that. He said that they have also provided a letter from their structural engineer as to why the revisions were being requested. Mr. Garner stated that the applicant is Megan Toma. He said the applicant is requesting to extend the rear second story roof an additional 6'x10 3/4", leave the existing concrete walkway on the Front Street side in order to help meet the ADA requirements. A current survey of the property was included with their packet. Mr. Garner went over the changes that were being requested by the applicant. Mr. Garner also included the Guidelines for this item. Mr. Garner stated that there were only two items to consider, the extension of the roof line and the walk way, all other items have already been approved.

Megan Toma thanked everyone for taking the time to go through their presentation and considering the changes. She stated that it was never their intension to mislead or go against the approved COA. Ms. Toma stated that last December they realized that the demolition of the balcony would compromise the roof on the water side and that it would require a new roof. She stated that they had intended to come back before the HPC with those changes and their signage package when she returned to work but with COVID they did not get the chance. She stated that construction continued to move forward so as not to disrupt Front Street and their tenants. She stated they had been in touch throughout the process with Mr. Garner and his staff. Ms. Toma stated they had a few more changes that they would like to get approved, such as they would like to continue the brick around the West side of the building on the base facade. She also mentioned the downspouts would not be incorporated on the inside of the building but would remain on the outside because structurally it would not work. She stated they would be painted to match the exterior. Ms. Toma shared her screen in order to show updated pictures. Ms. Toma stated that the original roof was not cantilevered so when it was removed it was compromised and that is why they needed to come out and match the neighboring roof. Chair Terwilliger asked Ms. Toma to clarify that she was also asking to add to the meeting the approval of downspouts to on the outside of the building instead of installing them on the inside and also the brick to wrap around on the West side of the building. Ms. Toma stated that was correct.

Chair Terwilliger opened discussion for the Board. Board Member Stephens had questions concerning the engineer letter and the fact that the engineer stated that it was known about the roof prior to the applicant applying for the building permit. Board Member Stephens then went to page 5 of the applicant's presentation, an overhead projection of the structures and the lot. He stated that he had a question about the fence that had been removed and if the applicant planned to replace the fence and what kind would go there. Ms. Toma stated that they did not intend to replace the fence and their intent had always been to incorporate bike racks in this area and that is the other reason for the bricks on the West side. Ms. Toma

stated the original fence was to hide the air conditioning units but since renovations all units have been moved to the roof. Board Member Stephens asked about the ground cover for that area. Ms. Toma stated that she always saw that area as landscaped and she knew that she would need approval from the HPC but that currently they had bike racks along there but she was thinking some type greenery. Board Member Stephens brought up about capturing the water from the hard surface of the extended roof line and needing some type of plan for this and he wanted to make a note of this for the permitting department. Board Member Stephens also asked about the wood plank on the front side due to ADA compliance and not doing it. Ms. Toma said that they are going to address this. Dr. Toma thanked Mr. Stephens for his comments and stated that they were going to look at all of them.

Board Member McCune, thanked Ms. Toma for explaining the situation and both she and Board Member Sicklin agree that the brick facade around the West side would be a great improvement. Board Member Sicklin also stated that she liked the roof line on the back side and the bike racks would be an added plus.

Chair Terwilliger agreed with the brick work and how it can improve the look. He also stated he likes the roof line. Chair Terwilliger agrees with the cement in the front. Chair Terwilliger encouraged them to come back before the Board if there is anything else. He also told her to come back for the landscaping. Chair Terwilliger said it was a great package.

Board Stephens said that he had one more thing in his notes about the roof coverings and what they were going to be using. Ms. Toma stated that they are going to be using a metal roof to match what was originally there. Board Member Sicklin stated that a metal roof was the way to go.

Mr. Garner stated that he wanted to make a statement on two of the items that Board Member Stephens brought up and that would be the storm water and the landscaping. He stated that the applicant needs to talk with the Town Engineer concerning both of these.

Chair Terwilliger closed the open hearing and opened discussion amongst the board members. Board Members Poling, McCune, Sicklin and Taylor had no further concerns. Board Member Stephens wanted to make sure that the applicant knew for future decisions to check with Mr. Garner and Mr. Ganey on the big decisions. Chair Terwilliger asked for a motion for a Finding of Fact.

Board Member Stephens made the motion for the Finding of Fact. Having reviewed the record and having considered all evidence submitted and oral testimony for Case 20-21, 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, Roof Guidelines, 6.1.9 and 6.1.3, Porches and Entrances Guidelines, 6.5.12 and Accessibility and Life Safety Guidelines, 6.8.1, 6.8.2 and 6.8.3. Vice Chair Poling made the second. A roll call vote was conducted and the vote was unanimous for the Findings of Fact.

Chair Terwilliger made the motion for the Certificate of Appropriateness. Based upon the foregoing findings of fact, I move that the Commission conclude that the proposed project, associated changes, is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for case 20-21 be issued for the proposed work with the following conditions attached, first approval for the brick work on the West side of the building and two the inclusion of the downspouts on the outside that will be re-done or reseated and painted to match the building. Vice Chair Poling made the second. A roll call vote was conducted and the vote was unanimous for the revisions to the existing Certificate of Appropriateness with the conditions that were specified.

2. Case # 20-22 400 Front St - Signage

Chair Terwilliger opened case 20-22, Signage for 400 Front Street.

Mr. Garner shared that the applicant was requesting to install four attached signs on the Front Street side of the building totaling 62 square feet and four attached signs on the water side totaling 62 square feet. The total of the signage is 124 square feet which is 65% of the allowable signage per the Land Development Ordinance which is 190 square feet. Mr. Garner also explained that the signage would be uniform and that the colors and size would be the same for each business. He stated that the applicant provided sample boards that were placed outside at Town Hall for the members to review. There were pictures of other signs in the downtown area that are similar to what they are asking for.

Ms. Toma said that they are planning to do one Front and Turner sign for the water side of the building, all of them will have the same navy border but each business will have to come to the board for approval. Ms. Toma said the frame will be consistent for each business. She said they are going to be a wood sign that is sand blasted with raised letters.

Board Member Sicklin said she liked the fact that the signs would be same size and that each tenant has or will be told to come back before the Commission for approval on what goes on them.

Board Member McCune stated that she liked the look and the colors of the signs. She stated that if anything changes with the signs to come back before the Commission and to make sure the tenants know that they have to come before the Commission as well.

Board Member Stephens stated that he wanted to make sure that they know to hang the signs by the specifications so that it looks right. Ms. Toma stated they would make sure it gets done right.

Vice Chair Poling stated that the signs were a great improvement from what was there previously. Board Member Taylor stated he thinks the signs will be wonderful and he felt good about the sign discussion.

Chair Terwilliger agreed with all of the previous comments. The signs actually add to the character of the building. Ms. Toma stated if something changes with these materials they will definitely come back. Chair Terwilliger stated that if everyone is in agreement then they would move forward with a finding of fact.

Board Member Stephens made the motion for a Finding of Fact. Having reviewed the record and having considered all evidence submitted and oral testimony for Case 20-22, 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, Signage Guidelines, 8.6.1, 8.6.2, 8.6.3 and 8.6.5. Vice Chair Poling made the second. A roll call vote was conducted and the vote was unanimous for the Findings of Fact.

Chair Terwilliger made the motion for the Certificate of Appropriateness. 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 20-22 be issued for the proposed work with the condition that each of the individual business owners will need to come back for approval of the signs as discussed. Vice Chair Poling made the second. A roll call vote was conducted and it was unanimous to issue a Certificate of Appropriateness for this matter.

3. Case # 20-23 400 Front St. - COA Revocation

Chair Terwilliger stated that based on the foregoing findings in cases 20-21 and 20-22, he would make a motion to remove case 20-23 from the Agenda. Board Member Stephens made the second. A roll call vote was conducted and the motion carried unanimously to remove case 20-23 from the Agenda.

Public Comment

There was no public comment.

Commission / Board Comments

Chair Terwilliger opened Commission/Board comments. Vice Chair Poling welcomed Board Member Taylor. Board Member Taylor said he was excited about the opportunity to work on the Board.

Board Member Stephens had a question for Mr. Ganey concerning the ice machine in front of Blacksheep. Mr. Ganey stated that Mr. Adams is not opposed to removing it but is also looking at putting a wrap or alternative to bring before the Board. Board Member Stephens said it was brought up four months ago by Board Member McCune and that it is an eye sore. Board Member Stephens said with the same building, the goose neck lighting on the same building need to be fixed, six are in bad shape. Board Member Stephens said the temporary pole for the golf carts is set to expire in December. There is no electricity to it and it has not been painted. He also said that there are fence posts in 5-gallon buckets with cement that need to be looked at.

Chair Terwilliger asked Mr. Ganey to call the Sinclair's and asked them about this. Mr. Garner stated that the COA is still good and that he and Ms. Winn have it on the calendar to call the electrician to have it removed. Mr. Garner stated that he had not seen the fence on Middle Lane but that it is illegal and that it would be looked in to.

Staff Comments

Chair Terwilliger opened Staff comments. Mr. Garner stated he would like to welcome Mr. Taylor as well. He also stated that at the next meeting, Town Engineer Greg Meshaw, would be giving updates on the improvements of the 100 block of Turner Street and that there were five to six complex items that could possibly be on the Agenda.

Adjourn

Vice Chair Poling made the motion to adjourn the November 3, 2020 meeting. Board Member McCune made the second. A roll call vote was conducted and the motion carried unanimously to adjourn the meeting.

Robert Terwilliger, Chair

Denice Winn, Board Secretary



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Monday, December 1, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-24 413 Front St – Sandwich Board

BRIEF SUMMARY:
Install a 2’ X 4’ wood Sandwich Board painted white.

REQUESTED ACTION:
Conduct Quasi-Judicial Hearing
Discussion
Motion on Finding of Fact
Motion on COA

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: November 20, 2020
Case No. 20-24

Request: A 2' X 4' wood Sandwich Board painted white.
Applicant: Virginia Ferri
1530 Ann Street
Beaufort, NC 28516

Property Information:

Owners: Barbara Paerl
Location: 413 Front Street
PIN#: 730617104124000

Project Information:

- This location has not previously been approved for a sandwich board so this would be their only one.

Proposed work:

- The applicant wishes to have a 2' X 4' wood Sandwich Board painted white.

Material:

- 2' X 4' wood Sandwich Board painted white.

Color:

See attached sign sample

Attachments:

- Area map
- List of adjacent property owners used for mailing notifications
- COA application and supporting materials supplied by applicant

Staff Findings:

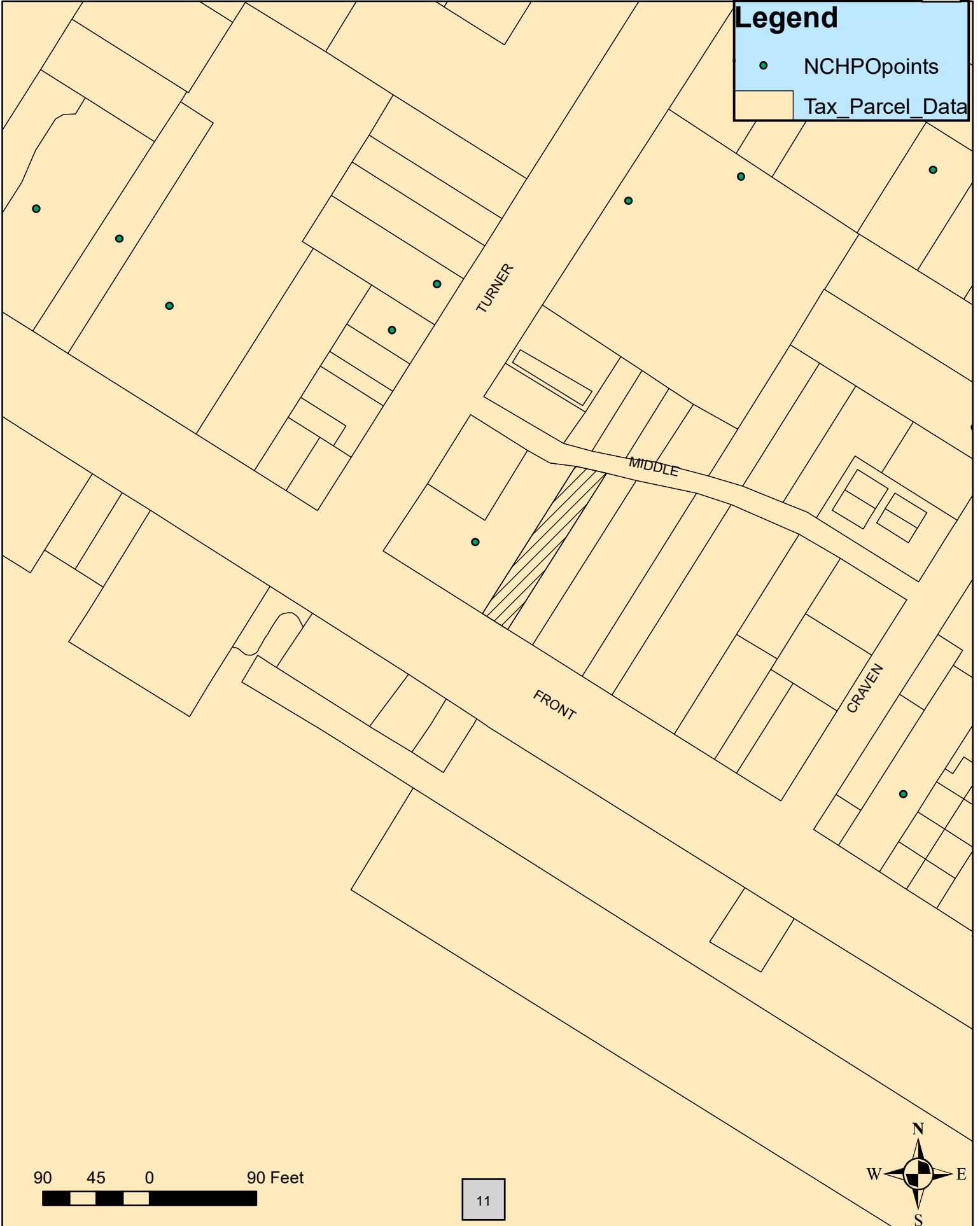
Signage Guidelines: (Page 119)

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

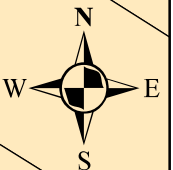
8.6.9 The use of a sandwich board, back-to-back sign or V-board is allowed in the historic district on a limited basis and must not contribute to visual clutter of the streetscape nor impede the flow of pedestrian traffic. No more than one (1) sandwich board, back-t-back sign or V-board per business is allowed. Signs of either type must be considered as a portion of the overall allowable square footage for each individual building. The signs must conform to the basic guidelines for signage including color, material, style, graphics and placement. Sandwich boards, back-to-back boards or V-boards may not exceed twelve (12) square feet on either side, for a total of twenty-four (24) square feet for the whole sign. The sign may not exceed four (4) feet in height. Signs of this type must be removed from outside the location at the close of the business day. The use of plastic for sandwich boards, back-to-back signs or V-boards is not allowed. Use simple, clear graphics and lettering styles in sign design.

Legend

- NCHPOpoints
- Tax_Parcel_Data



90 45 0 90 Feet



<u>OWNER</u>	<u>MAIL HOUSE</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>IL ST/MAIL ZI</u>	<u>MAIL ADD2</u>
BEAUFORT HISTORICAL ASSOCIATIO	150	TURNER STREET	BEAUFORT	NC 28516	
FIRST CITIZENS BANK			RALEIGH	NC 27611	PO BOX 27131
GENE LEWIS PROPERTIES LLC	168	CANDLEWOOD ROAD	ROCKY MOUNT	NC 27804	
PAERL, BARBARA H ET VIR HANS W	100	HOLLY LANE	BEAUFORT	NC 28516	
WHEATLY PROPERTIES LLC			BEAUFORT	NC 28516	PO BOX 360
YOU CAN FLY LLC			NAGS HEAD	NC 27959	PO BOX 1839

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: Virginia Ferri, VP Beaufort Picture Show
 Applicant Address: 102 Leonda Dr Beaufort, NC 28516
 Business Phone: 845-667-4210 Email/Cell: virginiaferri23@gmail.com
 Property Owner Name: Barbara Paerl
 Address of Property: 413 Front St.
 Phone Number: 252-728-7950 Email/Cell: bpaerl@gmail.com

PROJECT INFORMATION

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

The Beaufort Picture Show has permission from owner Barbara Paerl of Fabricate, to place a sandwich board in front of her establishment. The purpose is to advertise upcoming films and events.

Estimated Cost of Project: \$ 0 Year House Built: NA

Virginia P. Ferri Applicant Signature Date 11/17/2020
Barbara Paerl Property Owner Signature (if different than above) Date 11/17/20

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: _____

RECEIVED
11/18/2020 DJD

1.

Virginia A Ferri. VP Beaufort Picture Show

1530 Ann Street

Beaufort, NC 28516

(845) 667-4210

November 17, 2020

Kyle Garner, AICP/Planning and Inspections Director

Town of Beaufort, NC

Dear Kyle,

Enclosed you will find the additional information you requested to complete the application for a temporary sign in Beaufort.

Enclosures include:

- Photo of Fabricate store where the sign will be placed when needed
- Two photos showing the location of the adjacent properties

My prior letter (October 26, 2020) details the dimensions and location of the sign, as well as a photograph of the sandwich board.

Please let me know if you require anything further. Will you notify me when the meeting to review this information will be?

Sincere thanks,


Virginia Ferri





Announcements will be posted below our logo.



First Citizens
Bank

Fabricate

Seagrass Whimsical Gifts



location of sandwich board will be somewhere between the arrows. Owner will decide.



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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, December 1, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-25 119 Orange Street – Accessory Building

BRIEF SUMMARY:

Add New Accessory Building in the rear of 119 Orange Street

REQUESTED ACTION:

- Conduct Quasi-Judicial Hearing
- Discussion
- Motion on Finding of Fact
- Motion on COA

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Jeremy Ganey

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Jeremy Ganey
Date: November 17, 2020
Case No. 20-25

Request: New Accessory Building
Applicant Robert Marshall
 2804 Rothgeb Drive
 Raleigh, NC 27609

Property Information:

Owners: Same
Location: 119 Orange Street
Parcel Id # 730617009881000

Project Information:

In the District Survey, updated by Ruth Little, the structure at 119 Orange Street is described as the Carl Alfred Hatsell House C. 1905. 2-story, gable and wing Queen Anne house with 2-story cut-away bracketed bay window with pedimented cross gable. Plain siding, diamond shingles in gable ends, louvered Palladian gable window, 1/1 sash with molded caps, and 1-story porch with turned posts, railing, and spindle frieze. Now a duplex. Built between 1904 and 1908. C Garage C. 1930 1-bay shed-roof garage. NC Shed c. 1950 Small metal-walled tool shed.

Proposed Work:

Construct a new accessory building

Material:

- See Attached Exhibit for Details

Color:

- See Attached Exhibit from Applicant for Details

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. ***The proposed structure meets the setbacks for the R-8 Zoning District (See Site Plan section in their submission).***

7.1.2 Maintain the pattern of building, separation and lot coverage that is found on the block and/or side of the street. ***The applicant has submitted a County GIS Map with the approximate locations of existing structures and adjacent property owners on the block (See Adjacent Properties in their submission).***

7.1.3 Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principle building's prominent features or significant site features. ***The applicant is proposing an accessory structure in the rear of the property and has shown this on his submitted site plan. The accessory structure meets the zoning standards from the LDO for accessory structures of 5 ft from rear and side property lines when the structure is less than 16 feet in height (See Site Plan in their submission & Elevations - last page for Storage Shed).***

7.1.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources. ***The applicant can address this item during the meeting.***

Building Height/Scale

7.2.1 New construction shall not exceed thirty-five feet in height. ***The submitted elevation plan shows the structure at 15' 6" (See Elevations Sheet 1 for building height – Elevations in their submission).***

7.2.2 Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street. ***The applicant can address this item during the meeting.***

7.2.3 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street. ***The applicant has submitted elevation drawings for the Commission to determine mass, height and scale (See Elevation Drawings in their submission).***

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. ***See Elevations Drawings in their submission.***

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. ***The applicant has submitted information that they would like to use Hardie Lap siding (See Siding & Trim in their submission for siding specifics).***

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 (*See Siding & Trim in their submission for siding specifics*).

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. ***The applicant can address this item during the meeting.***

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. ***The applicant can address this item during the meeting.***

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. ***The applicant can address this item during the meeting.***

Form and Rhythm

7.6.1 Design new construction that reflects the basic shapes and forms on the block and in the historic district. ***The applicant has submitted elevation drawings for the Board to determine if the form and shape are consistent with others in the district (See Elevation Drawing).***

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. ***The applicant has submitted elevation drawings for the Board to determine if the roof forms are consistent with others in the district (See Elevation Drawing).***

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. ***The applicant has submitted elevation drawings which show the door and window openings for the Board to determine if they are consistent with others in the district (See Elevation Drawing).***

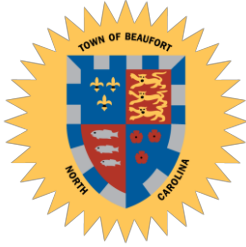
Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>L</u>	<u>SMAIL_ZI</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
ALLAN,MARTIN D ETUX JOYCE E	50	WINDY RIDGE	MILTON		WV	25541	
GLOVER,ELAINE H ETVIR MICHAEL	12908	PECAN TERRACE	MIDLOTHIAN		VA	23112	
GOELLNER,ALBERT J ETUX RUTH	118	ORANGE ST	BEAUFORT		NC	28516	
JOHNSON,ZACKARY IAN	206	ANN STREET	BEAUFORT		NC	28516	
MARSHALL,ROBERT ETUX LORENA	2804	ROTHGEB DRIVE	RALEIGH		NC	27609	
MOUNTCASTLE,RICHARD ETUX AMAND	12121	CASTLE RIDGE ROAD	RALEIGH		NC	27614	
PAGE,GEORGE W ETUX CARROLL			DALLAS		TX 1589	75283	PO BOX 831589
STEPHENSON,CATHERINE POTTER	116	ORANGE ST	BEAUFORT		NC	28516	
SYMONDS,WILLIAM T III TR ETAL	217	PRESTON RETREAT LANE	CARY		NC	27513	

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: Robert Marshall

Applicant Address: 2804 Rothgeb Drive Raleigh NC 27609

Business Phone: robertmarshallmd@gmail.com Email/Cell: 919-260-4363

Property Owner Name: Robert Marshall

Address of Property: 119 Orange Street Beaufort NC 28516

Phone Number: same as above Email/Cell: same as above

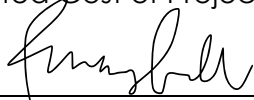
PROJECT INFORMATION

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

Construction of a backyard storage and patio building with brick foundation, standing seam metal roof, fibercement siding and trim (painted white), Andersen series window to match main house. Structure will have power and water, but no central heating/air. Porch/patio area will be open to backyard with french folding doors. Roof height is 15'6" and property boundary setbacks in accordance with Town and Historic District guidelines. Plans/drawings by Scott Hobgood of Front St Home Designs, Inc. Work to be completed by Tom Owens, Owens Construction, Inc.

Estimated Cost of Project: \$ 100,000

Year House Built: 1902


Applicant Signature

November 4, 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: _____

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.

Historic Preservation Committee Meeting, December 1st 2020

Robert Marshall – 119 Orange Street, Beaufort NC

Backyard storage and patio building

- **Dimensions:** 40' wide by 30' deep by 15'6" high
- **Landscaping/Exterior Lighting:** none
- **Materials:**
 - Roof—standing seam metal roof (Galvalume)



- Floor—cement
- Siding—white lap fiber cement siding and trim to match house jameshardie.com/products/hardieplank-lap-siding



Historic Preservation Committee Meeting, December 1st 2020

- Chimney—red brick (Savannah) to match chimneys on house

<https://www.trianglebrick.com/village-collection/savannah>



- Doors and window—patio portion of building to open to backyard via three bays. Doors will be Andersen Outswing aluminum-clad folding doors. Color to match front door on existing house (brown). Hardware to be distressed bronze to match hardware on existing house. Window to be Andersen series to match existing windows on existing house.

See photos below:



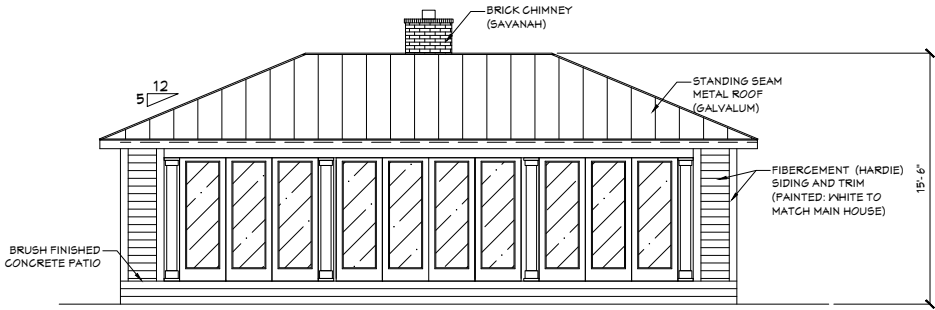
(door color to match front door main house)

Historic Preservation Committee Meeting, December 1st 2020

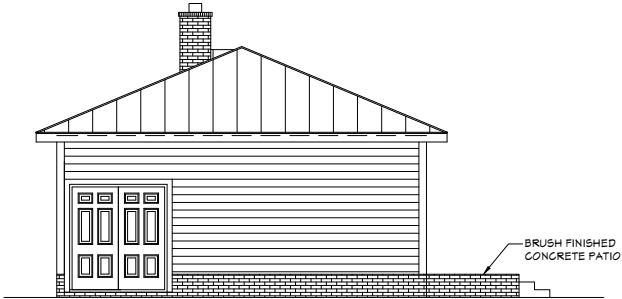


Historic Preservation Committee Meeting, December 1st 2020

PROPOSED



FRONT ELEVATION



LEFT ELEVATION

SHEET 1 OF 3

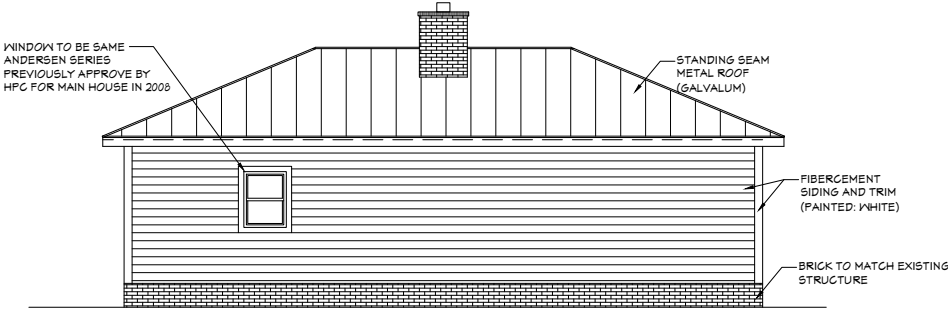
MARSHALL RESIDENCE
119 ORANGE STREET
BEAUFORT, NC 28516



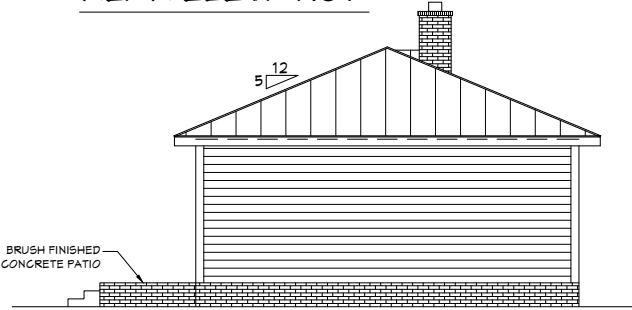
Front Street Home Designs, Inc
Beaufort, NC 28516
(252) 725-1956

Historic Preservation Committee Meeting, December 1st 2020

PROPOSED



REAR ELEVATION



RIGHT ELEVATION

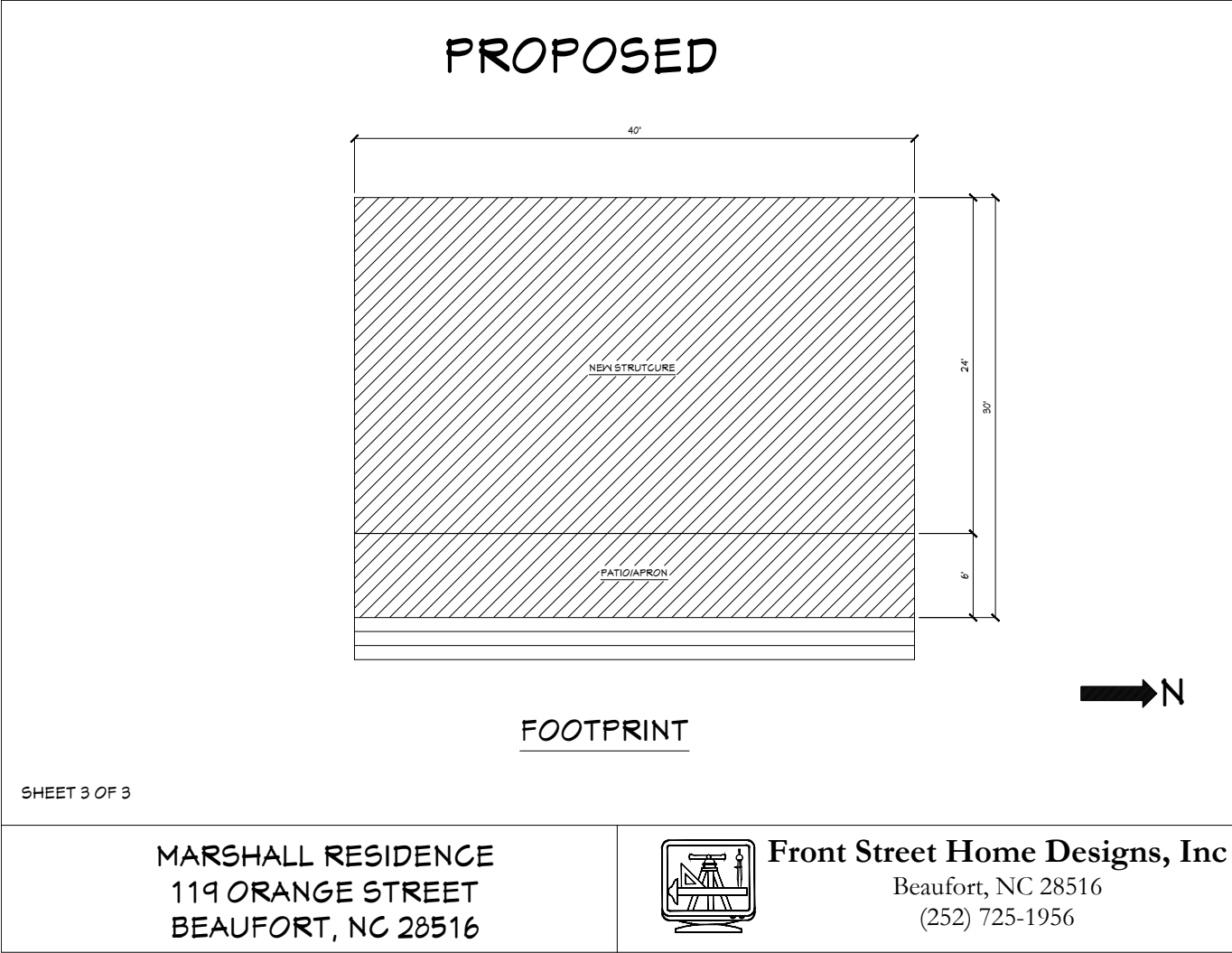
SHEET 2 OF 3

MARSHALL RESIDENCE
119 ORANGE STREET
BEAUFORT, NC 28516

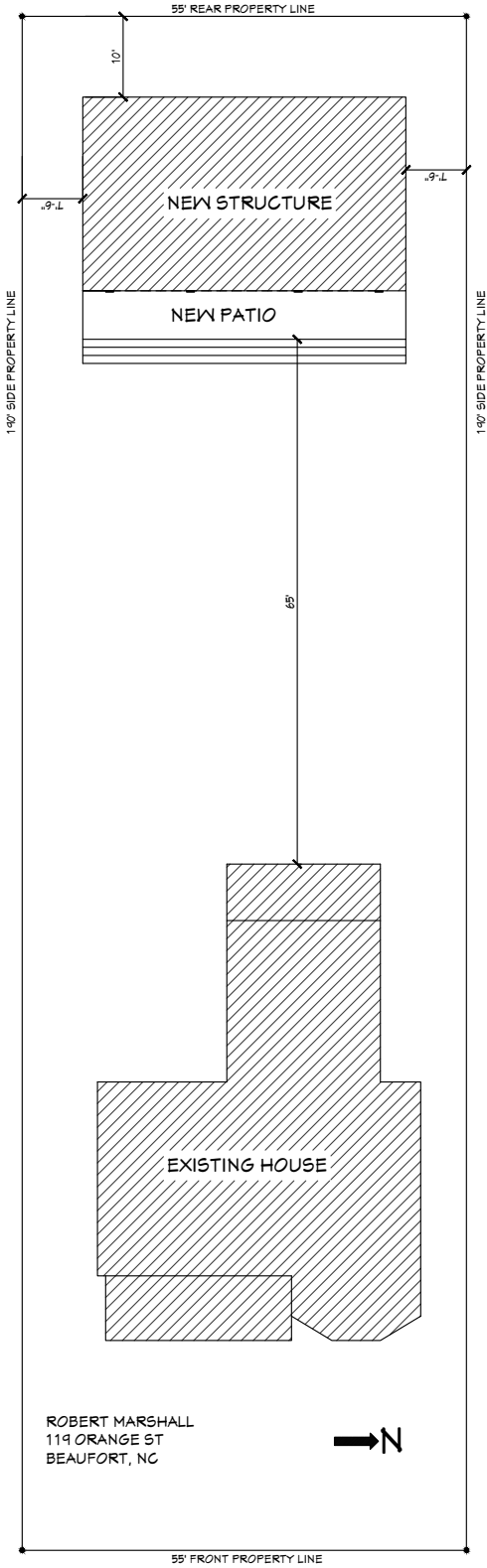


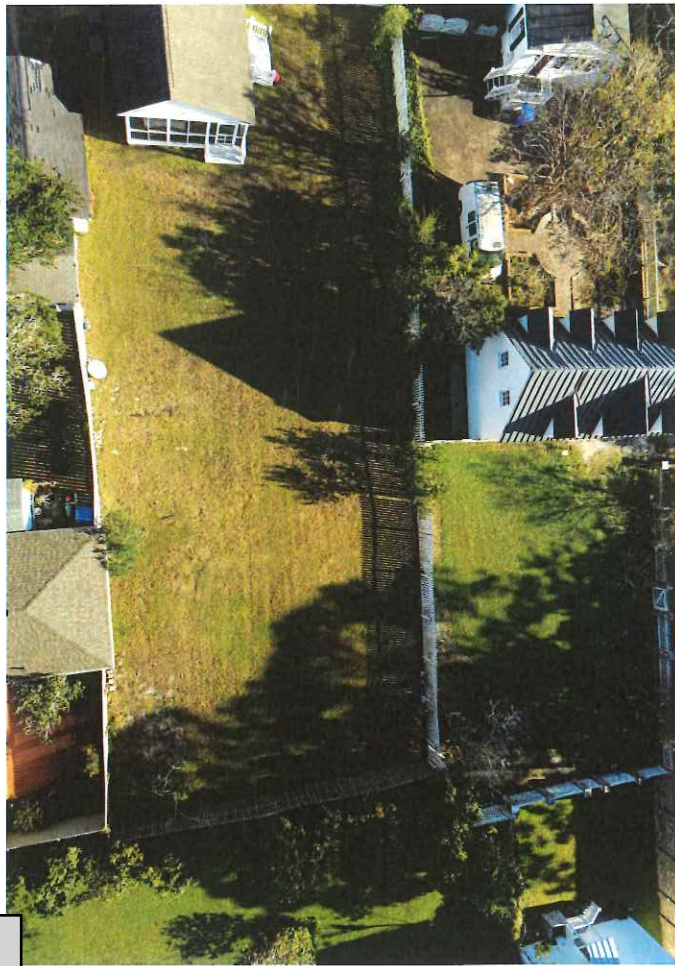
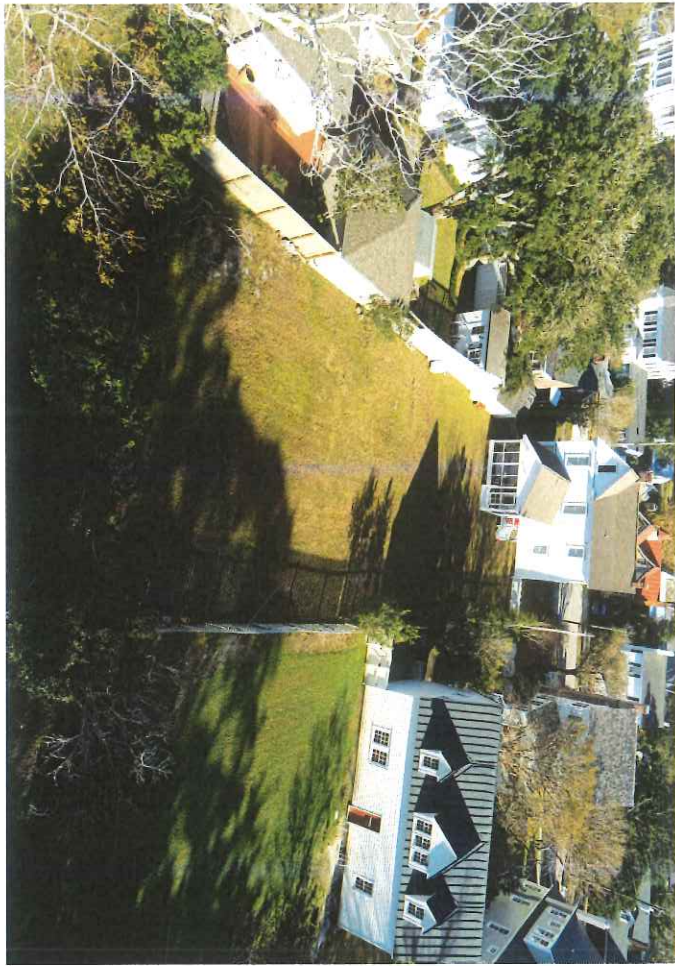
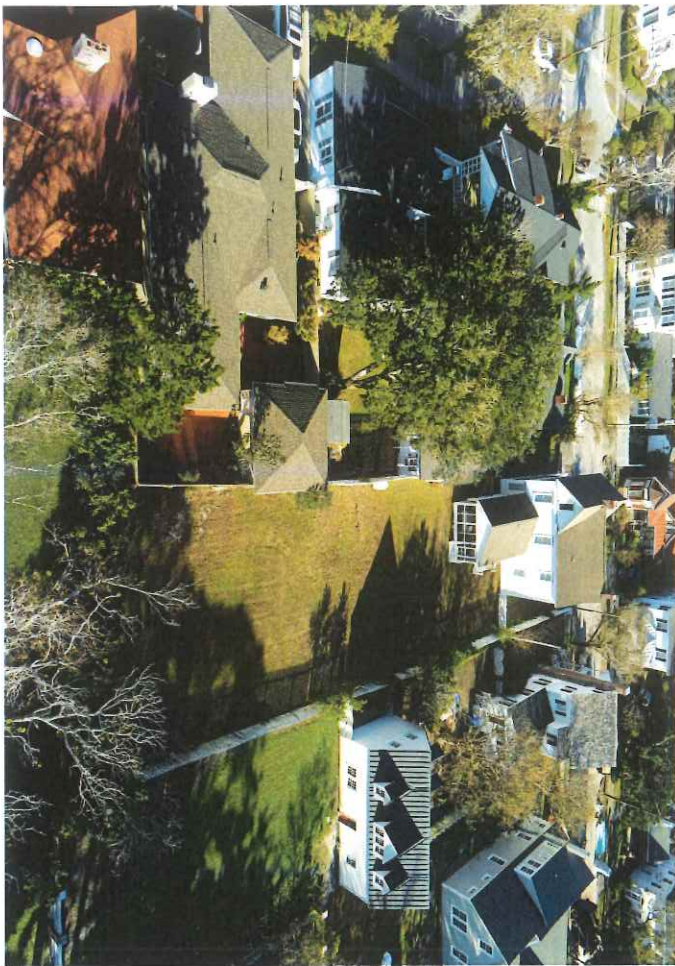
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Beaufort, NC 28516
(252) 725-1956

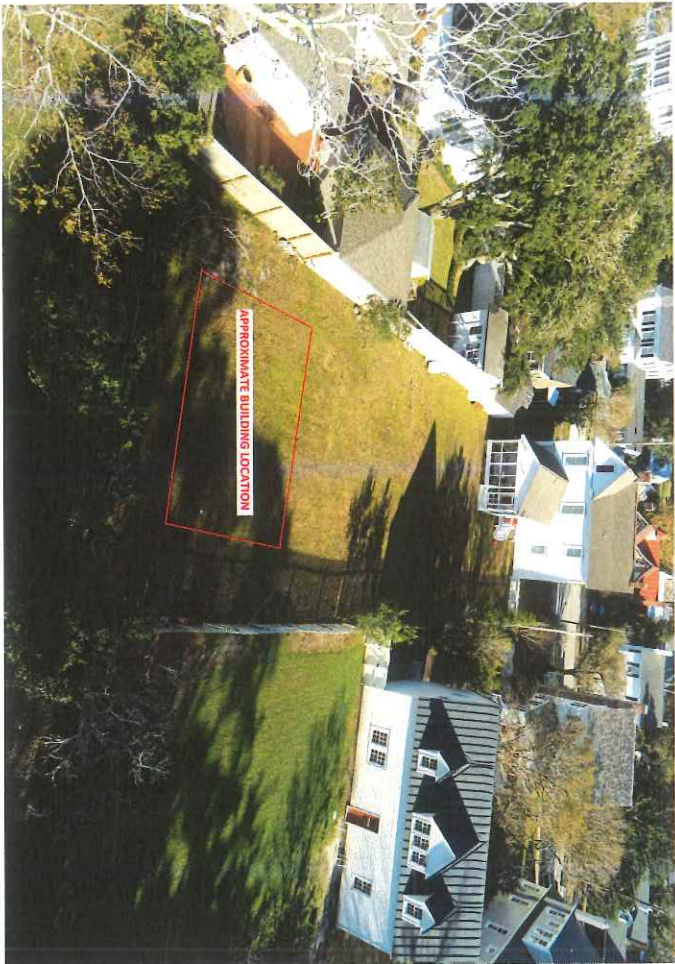
Historic Preservation Committee Meeting, December 1st 2020

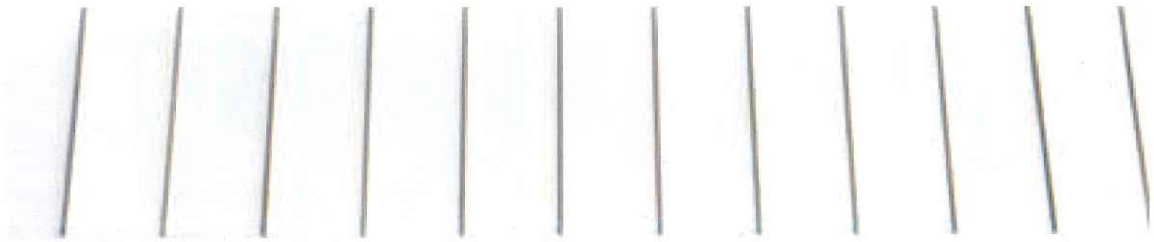


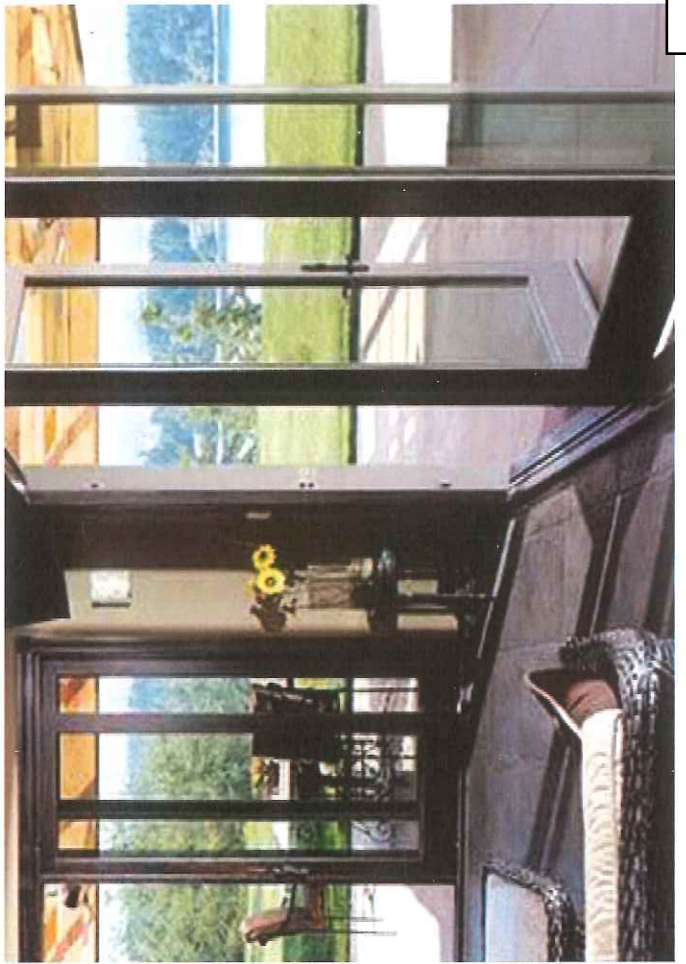
Historic Preservation Committee Meeting, December 1st 2020













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 P.M. December 1, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-26 - Proposed Rear Parking Court Renovation for 301 Front Street

BRIEF SUMMARY:
Relocate driveway, remove asphalt and replace with brick and add landscaping

REQUESTED ACTION:
Conduct Quasi-Judicial Hearing
Discussion
Motion on Finding of Fact
Motion on COA

EXPECTED LENGTH OF PRESENTATION:
10 Minutes

SUBMITTED BY:
Kyle Garner, AICP
Planning & Inspections Director



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP, Planning Director
Date: November 23, 2020
Case No.: 20-26

Request: Proposed Rear Parking Court Renovation for 301 Front Street

Applicant Filter Design Studio, LLC (Jay Horton)
 712 Arendell Street
 Morehead City, NC

Property Information:

Owners: Blair Harrold
Location: 301 Front Street
PIN: 730617009466000

Project Information: See Application

Proposed work:

- See Attached Elevation Drawings

Attachments:

- COA Application
- Vicinity Map
- List of Adjacent Property Owners
- Site Plan
- Project Description
- Photos

Guidelines:

Landscaping Guidelines (page 107)

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

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

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

Fences and Walls Guidelines

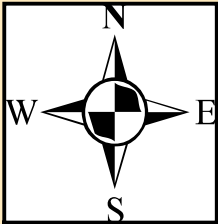
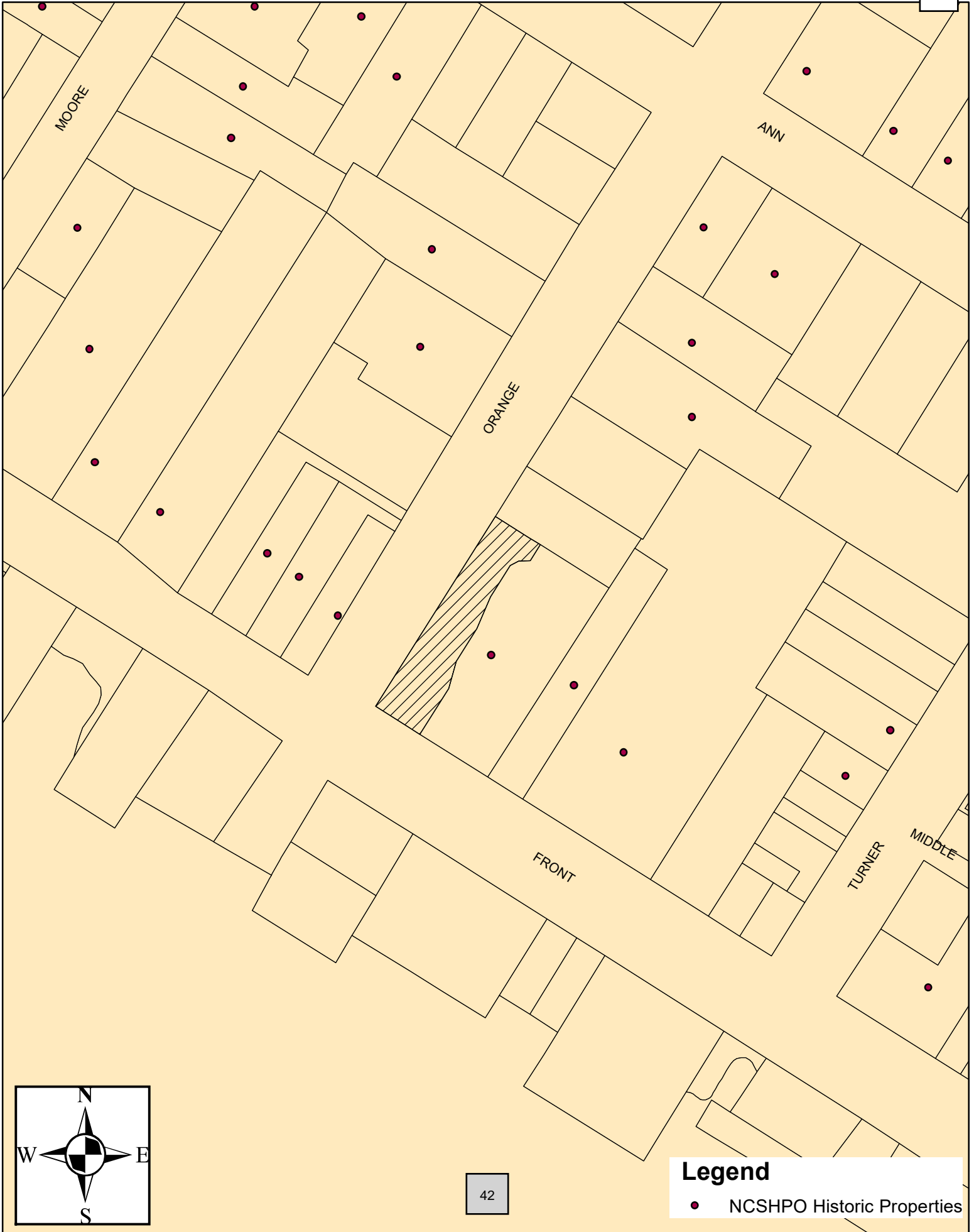
8.2.6. Use a combination of fences and plantings to screen parking lots. To provide adequate visibility for drivers entering and leaving, the fence should not exceed a height of three (3) feet at the street/sidewalk edge. (SEE OFF-STREET PARKING GUIDELINES for more details)

Off-street Parking Guidelines (page117)

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 20-26 301 Front Street - Parking & Landscaping

3.



42

Legend
● NCSHPO Historic Properties

<u>OWNER</u>	<u>MAIL_HOUS</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
FRONT STREET HOUSE LLC ETAL			TARBORO	NC	27886	PO BOX 1528
HARROLD,DENNIS BLAIR	675	WOODCREST ROAD	KEY BISCAYNE	FL	33149	
JOHNSTON,JEFFREY M	26	HANSON STREET UNIT 1	BOSTON	MA	3644 02118	
SIMPSON,ANN KINDELL	3100	MORROW FARM LANE	CHAPEL HILL	NC	27516	
THE CEDARS INN LLC	3905	AIRPORT DRIVE	WILSON	NC	8650 27896	
WARRINGTON,JOHN ETUX SONDA	300	FRONT ST	BEAUFORT	NC	28516	

Application
Certificate of Appropriateness
Rear Parking Court Renovation – 301 Front Street



<u>Applicant:</u>	Filter Design Studio PLLC
<u>Design Professional:</u>	Filter Design Studio PLLC
<u>Builder/General Contractor:</u>	TBD

Table of Contents

1. Certificate of Appropriateness Application
2. Project Description
3. Adjacent Property Owners
4. Photos of streetscape, site, and existing buildings to be impacted
5. Site Plans
6. Proposed Materials of construction
7. Description of planned demolition
8. Landscape Plan
9. All types of building material samples – see 6

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



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APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Filter Design Studio PLLC (Jay Horton)

Applicant Address: 712 Arendell Street, Morehead City, NC

Business Phone: (252) 917-8415 Email/Cell: office@filterdesignstudio.com

Property Owner Name: Blair Harrold

Address of Property: 301 Front Street, Beaufort, NC, 28516

Phone Number: _____ Email/Cell: _____

PROJECT INFORMATION

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

Estimated Cost of Project: \$ 25,000

Year House Built: 1901

Applicant Signature

Date

Property Owner Signature (if different than above)

Date

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OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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2

Project Description:

The goal of this project is to enhance the vehicle parking circulation pattern and to improve the usable outdoor space for the owner on the current property, and maintain the historic integrity of the existing lot. We are proposing an improved vehicular parking circulation pattern, and formal garden space.

The proposed vehicular circulation pattern will require the sidewalk cut for the drive entrance to be relocated to the Northern end of the property immediately adjacent the power pole. The proposed driveway cut will improve on street parking and will not affect the power pole right of way. The proposed driveway cut is to be salt and pepper cobble stone and the parking court to be replaced with reclaimed brick.

The existing wooden wall facing the sidewalk is proposed to be replaced with period matching reclaimed brick better suited to match the historic integrity and will retain the existing fence line. The formal garden space is proposed to be adjacent the existing deck structure and will provide additional sidewalk tree canopy along Orange Street. Proposed along the parking court Eastern and Northern property line will be planting beds with a mix of evergreen and flowering shrubs to enhance the historic integrity of the formal garden and parking court.

Please see attached plan set for details.

Project Specifications:

The project will be constructed off a compacted gravel base with reclaimed brick finish to match the existing brick on site as close as practical. The proposed driveway cut is to be salt & pepper cobble and is to meet Beaufort Land Development Ordinance 2013 for parking requirements and access.

3

Adjacent property owners

305 Front Street, Beaufort, NC, 28516 – The Cedars Inn LLC

305 Front Street, Beaufort, NC, 28516

110 Orange Street, Beaufort, NC, 28516 – Simpson, Ann Kindell

3100 Morrow Farm Lane, Chapel Hill, NC, 27516

Left (Across Street) _229 Front Street, Beaufort, NC, 28516 – Front Street House LLC ETAL

PO Box 1528 Tarboro, NC, 27886

4

Street scape proposed to be altered. Driveway cut to move adjacent to power pole. Not to impede right of way or function of power pole. Proposed driveway cut to be salt & pepper cobble. Wooden wall to be removed and replaced with period correct reclaimed brick. Existing picket fence to be temporarily removed for wall demo and construction. Fence to remain similar location and height; color to remain un-changed. Adjoining property to remain unchanged by construction.



4



2

4

Existing driveway cut to be relocated adjacent power pole at rear of property.



Existing wooden wall to be removed and replaced with period correct reclaimed brick. Existing tree not to be impacted by removal of wooden wall and construction of brick wall.



4

Existing deck support, stair landings, overhead roof support to remain unchanged. Existing asphalt to be removed, site regraded, and asphalt replaced with period correct reclaimed brick.



4



5

4



Existing brick adjacent house to be removed and cast-iron period correct drainage grate to be placed immediately adjacent house foundation to address drainage issues. Existing tree not to be impacted by adjacent sitework.



6

4

Existing pedestrian gate to remain.



Existing gray paving stones to be removed and replaced with period correct reclaimed brick.



7

4

Existing asphalt to be removed, site regraded, and asphalt replaced with period correct reclaimed brick.



4



4

Existing driveway cut to be relocated adjacent to power pole at rear of property.



4

Adjoining property to remain unchanged by construction.



4



4



4



4



Existing gate adjoining 305 Front Street to remain.



6

Drive

Entrance – Salt & Pepper Cobble Stone



Parking Court – Reclaimed Brick



Old Carolina Brick Company
Georgetown #800



Adjacent neighbors brick wall for reference
110 Orange Street, Beaufort, NC

Wall

Reclaimed Brick -



Old Carolina Brick Company
Georgetown #800



Adjacent neighbors brick wall for reference
110 Orange Street, Beaufort, NC

6

Mulch

Brown



Turf

St. Augustine



7

Planned Demolition

Wall – Remove existing wood wall and replace with reclaimed brick

Drive – remove existing asphalt and replace with reclaimed brick

Drive Entrance – relocate towards the North corner of the property adjacent power pole and recut sidewalk. Entrance to be salt & pepper cobble



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 P.M. December 1, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-27 217 Front St, Rear Garage Addition.

BRIEF SUMMARY:
Proposed 2-Story Rear Garage Addition for 217 Front Street

REQUESTED ACTION:
Conduct Quasi-Judicial Hearing
Discussion
Motion on Finding of Fact
Motion on COA

EXPECTED LENGTH OF PRESENTATION:
10 Minutes

SUBMITTED BY:
Kyle Garner, AICP
Planning & Inspections Director



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP, Planning Director
Date: November 16, 2020
Case No.: 20-27

Request: Proposed 2-Story Rear Garage Addition for 217 Front Street

Applicant Filter Design Studio, LLC (Jay Horton)
 712 Arendell Street
 Morehead City, NC

Property Information:

Owners: Wilco Holdings, Inc.
Location: 217 Front Street
PIN: 730617007585000

Project Information:

In September of 2012 the Historic Commission approved a COA to repair the widows walk (original to structure) and addition of a screened porch.

In July of 2017 a COA was issued to demolish the rear storage and construct a new detached garage.

In November of 2019 a COA was issued for revised plans for the Garage & Addition which are included as an attachment labeled “2019 Application”.

Proposed work:

- See Attached Elevation Drawings

Attachments:

- COA Application
- Vicinity Map
- List of Adjacent Property Owners
- Survey
- Project Description
- Elevation Drawings
- Window Information
- Photos

Guidelines:

Additions to Historic Buildings Guidelines (page 102)

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.

Off-street Parking Guidelines (page117)

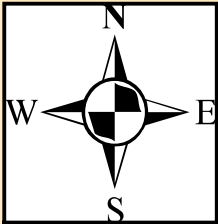
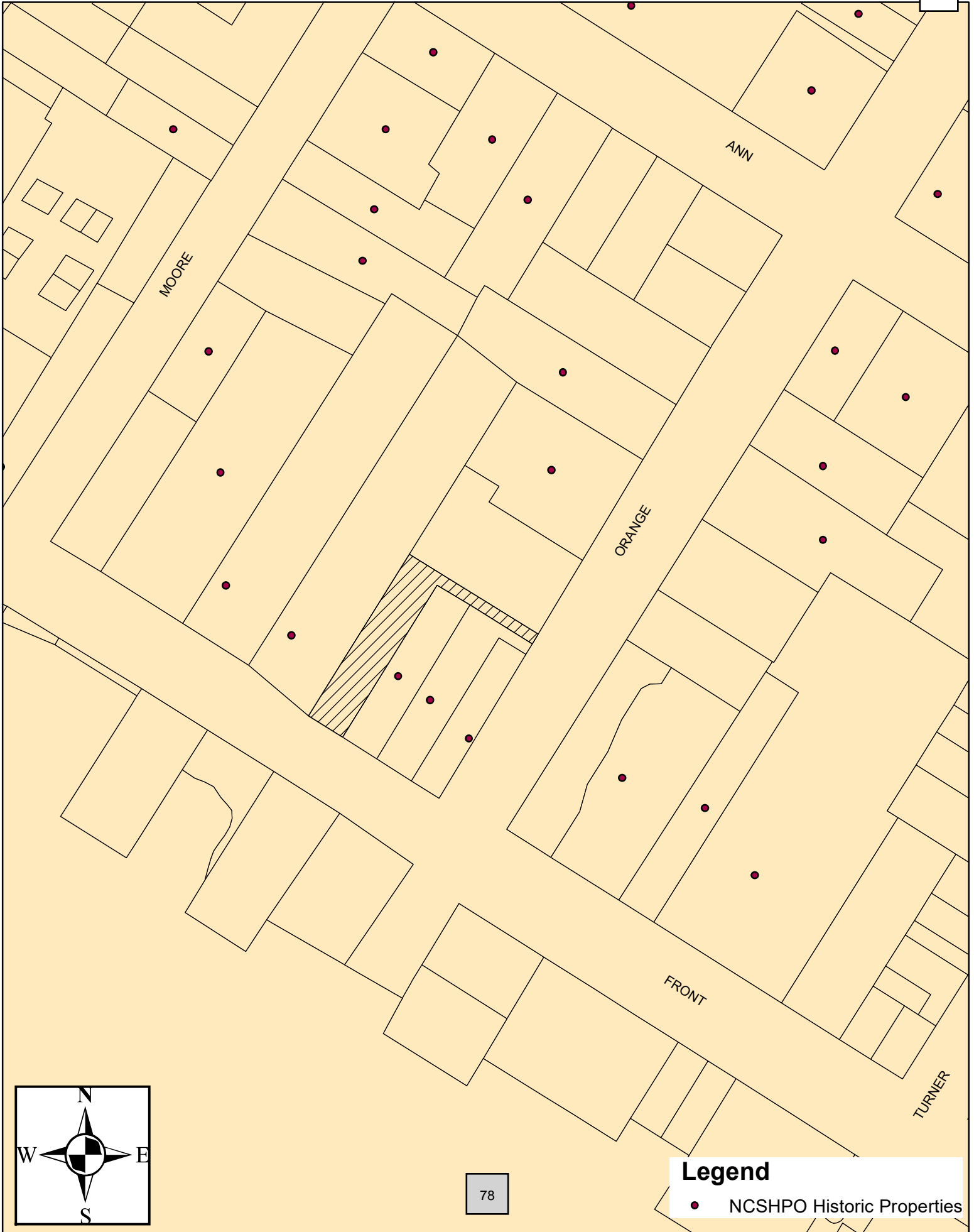
8.5.7. Use paving materials that were traditionally used on surface parking areas and driveways on the surrounding block or street. Gravel, marl, crushed shells, asphalt, and concrete are typical parking lot treatments, while grass, gravel or concrete runners with a grassy median, brick, and marl are 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.

Exterior Lighting Guidelines

- 8.4.1. Unless original fixtures already exist, choose fixtures that are simple and unobtrusive and complement the building or site.
- 8.4.2. Choose lighting sources that generate a soft white light instead of a more intensive yellow or orange light. Metal halide bulbs will achieve the desired effect instead of sodium vapor or fluorescent light sources.
- 8.4.3. Avoid placing fixtures in areas that will obscure or damage character-defining architectural elements or site features.

BHPC Case 20-27 217 Front Street - Rear Garage Addition

4.



78

Legend

- NCSHPO Historic Properties

<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_ST</u> / <u>MAIL_Z1</u> / <u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
PAGE,GEORGE W ETUX CARROLL			DALLAS	TX 1589 75283	PO BOX 831589
JOHNSTON,JEFFREY M	26	HANSON STREET UNIT 1	BOSTON	MA 3644 02118	
WILKO HOLDINGS LLC	801	PLAZA BOULEVARD	KINSTON	NC 28501	
LINNEMEIER,GEORGE HENR II ETAL	5921	SEABRIGHT ROAD	SPRINGFIELD	VA 22152	
JBJ PROPERTIES LLC			ROCKY MOUNT	NC 27802	PO BOX K

Application
Certificate of Appropriateness
Garage & Addition – 217 Front Street



Applicant:

Filter Design Studio PLLC

Design Professional:

Filter Design Studio PLLC

Builder/General Contractor:

Zack Wiggins Designs

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- 5. Site Plans
- 6. Proposed Materials of construction
- 7. Description of planned demolition
- 8. Exterior paint/color samples – see 6
- 9. All types of building material samples – see 6
- 10. Previously approved project

**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: Filter Design Studio PLLC (Jay Horton)

Applicant Address: 712 Arendell Street, Morehead City, NC

Business Phone: (252) 917-8415 Email/Cell: office@filterdesignstudio.com

Property Owner Name: Wilko Holdings LLC

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

Phone Number: (252) 916-6931 Email/Cell: KristyWHarvey@gmail.com

PROJECT INFORMATION

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

Estimated Cost of Project: \$ 200,000

Year House Built: 1907

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: _____

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.

2

Project Description:

The goal of this project is to increase the useable space for the owner on the current property and maintain the historic integrity of the existing structure. We are proposing a two-story addition that includes garage space with office above. The proposed addition will be attached to the existing dwelling and provide connection to the main dwelling through both the first and second floors. The driveway will be renovated using clay brick paver ribbons, and a turf strip from orange street to said property. The "widows walk" will be repaired, as it was previously approved by the historic commission.

The proposed garage will be located within the required setbacks as stipulated by the "small lot exemption" clause. The proposed addition does not intend to be visible from either Front Street or Orange Street. Only one overhead power utility line will be affected. The move of the power line will need to be coordinated with local authorities and relocated prior to construction.

The proposed addition has the intent to be of the same vernacular as the existing dwelling, all proposed materials will match; siding, (Colonial Clapboard - wood), similar door design colonial/craftsman style doors, windows, boxing, exterior color to match existing house and roof materials. Roof pitch will be similar to existing structures that are adjacent to the property.

Please see the attached plan set for details.

Project Specifications:

The project will be constructed off a continuous concrete footer with brick exterior foundation wall to match the existing house as close as practical. The proposed garage is to be framed using light duty wood construction and is to meet 2018 NC Residential Building code for high wind zones.

3

Adjacent property owners:

215 Front Street, Beaufort, NC, 28516 – Page, George W Etux Carroll
PO Box 831589, Dallas, TX, 1589-75283

113 Orange Street, Beaufort, NC, 28516 – Johnston, Jeffrey M
26 Hanson Street, Unit 1, Boston, MA, 3644-02118

221 Front Street, Beaufort, NC, 28516 – Linnemeier, George Henr II ETAL
5921 Seabright Road, Springfield, VA, 22152

225 Front Street, Beaufort, NC, 28516 – Neely, James B JR.
846 Neely road, Asheboro, NC, 27203

Front (Across Street) 216 Front Street, Beaufort, NC, 28516, JBJ Properties
LLC
PO Box K, Rocky Mount, NC, 27802

4

Front Street Streetscape : No Impact

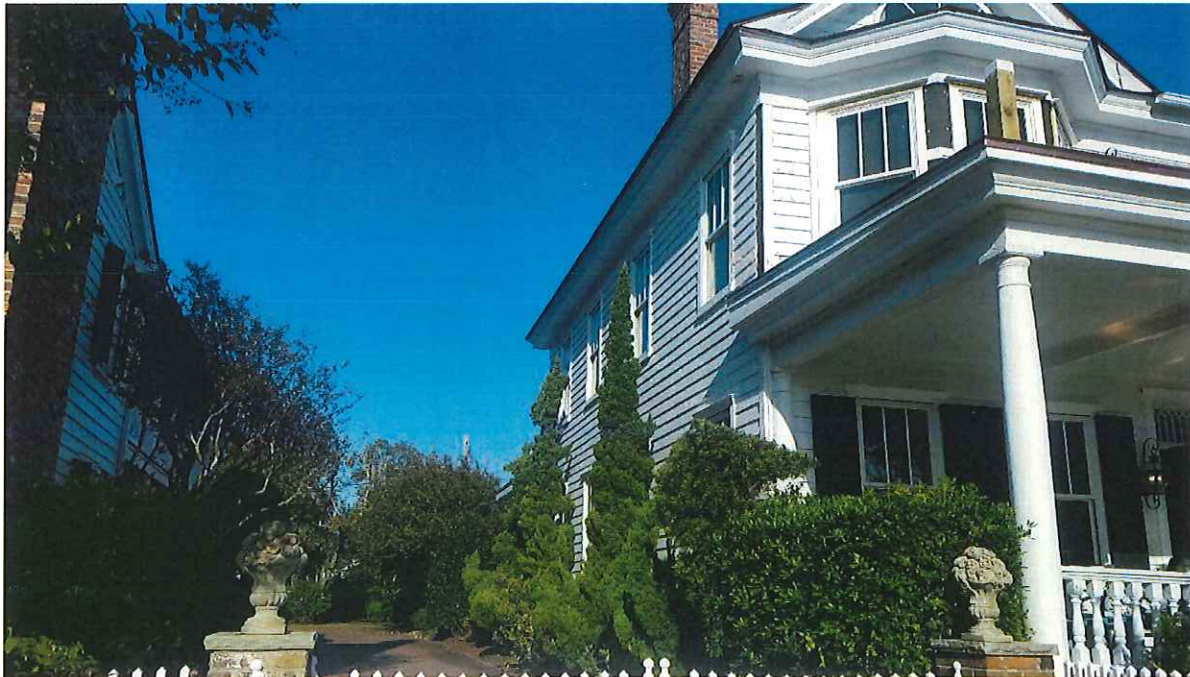


4

Streetscape view from Front Street, existing house front to remain unchanged, porch railing previously approved.

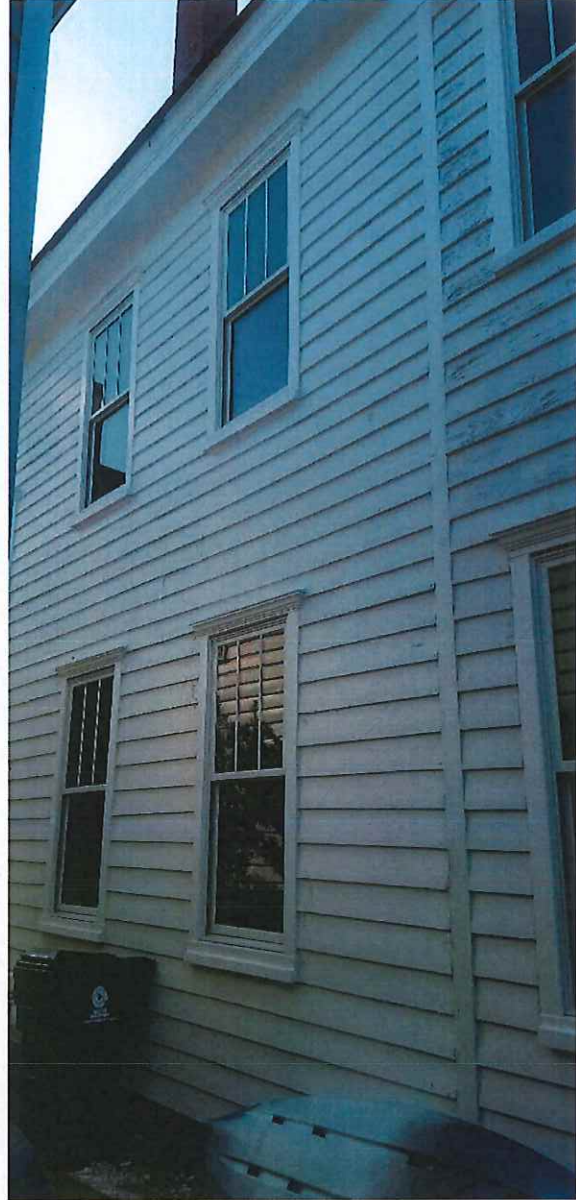


Streetscape view from Front Street; West side of existing house not to be affected, addition at rear of existing house will blend into the existing structure.



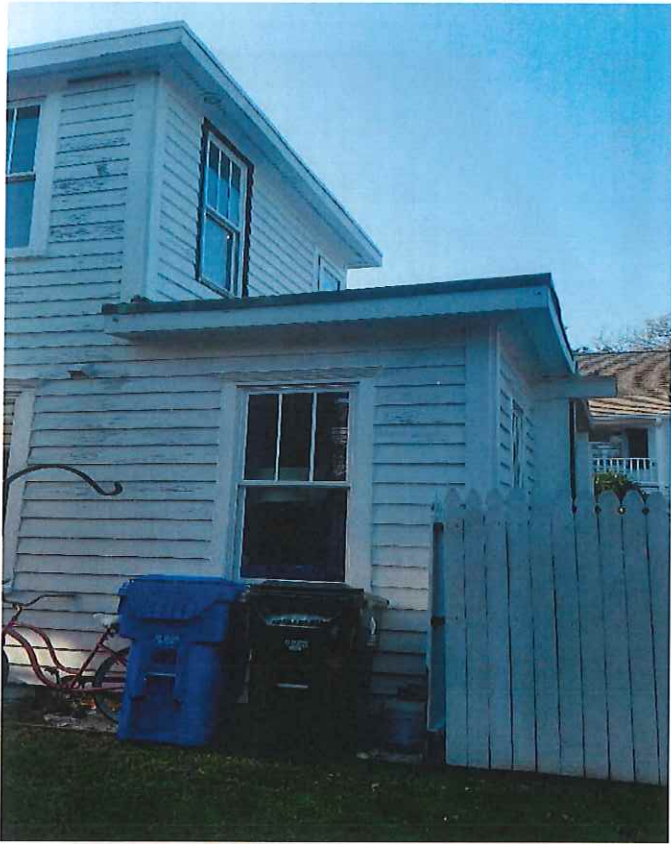
4

East side of existing house not to be affected; addition to be at the rear.



4

Proposed additon at rear of existing dwelling to be connected on 1st and 2nd story, materials to match existing house. Flat roof section of existing 2nd story to be enclosed.



4



5

4

West side of proposed addition – flat roof overhang to be removed and siding continuous horizontal on the outside walls of the addition to match existing house.



4

Proposed addition to be connected at rear of existing house on 1st and 2nd story, materials to match existing house. Proposed drive to be located at rear of property.



4



4



Proposed drive to be located at rear of property connecting to Orange Street. Access easment along property line and existing adjacent garage.



4



4



Access easment view towards Orange Street not to be impacted.



4

Streetscape view from Orange street looking West– view is blocked from existing grage adjacent to access easment.



Adjacent properties not to be impacted by proposed addition or proposed drive renovation. 221 Front Street will benefit from driveway renovation.



4

Adjacent properties 215 Front street not to be impacted by proposed addition or proposed drive renovation. Proposed addition to blend into existing house.



4

Adjacent properties not to be impacted by proposed addition or proposed drive renovation.



4

Adjacent lot - 215 Front street, garage shown similar to that of proposed design.



6

Proposed rooftop porch railings/pickets and 2nd story addition deck to resemble existing front porch picket and railings



6

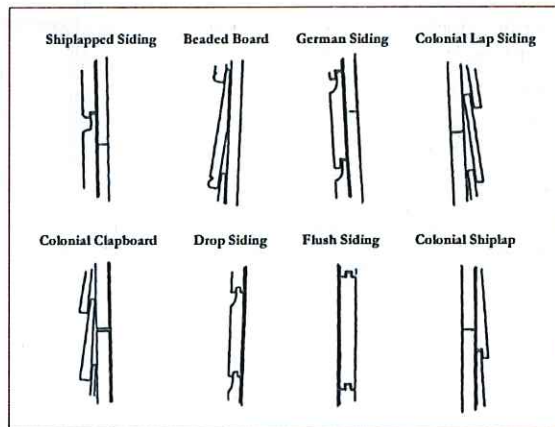
Proposed windows and siding on addition to match existing windows and siding on main dwelling



6

Materials:

- Foundation:
 - Exterior to have brick curtain wall to match existing brick as close as possible
 - Interior wall to be parged CMU block
- Light duty wood construction
- Siding to match existing house siding



- Colonial Clapboard

- Windows
 - To match existing house – 3 over 1 design
 - Pro Finish Brickmould 600 Double Hung - Vinyl windows with similar trim as house



CUSTOMER COPY
QUOTE / ORDER #1241019

Date Entered: 8/20/2020
Date Printed: 8/20/2020
Printed By: Larry Cumbo

SOLD TO:

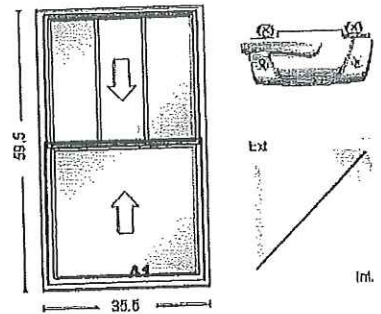
SHIP TO:

Phone:
Fax:

Phone:
Fax:

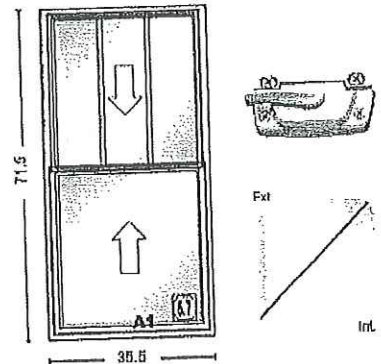
PO NUMBER	QUOTE NAME	PROJECT NAME
	MELISSA PRICE-GUY C LEE M CITY	PRICE-BRICKMOLD 600 SERIES

LineItem #	Qty.	Description	Unit Price	Ext. Price
100-1	16	ProFinish Brickmould 600 Windows Double Hung 35.5" X 59.5" 3050 Operation = Operating, Frame = Integral Brickmould w/Nail Fin, Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Jamb Extensions = Field Ready (Wood), Jamb Extensions-Finished Size = 6 9/16", Jamb Extensions-Wood/Color = Finger-Jointed, Primed, Screen Coverage = Full, Fiberglass, Extruded, Grille Pattern = Colonial, Grille App = 5/8" Flat, White, SDL, Unit 1 Glass 1: , Unit 1 Glass 2: 3W1H, U-Factor = 0.29, SHGC = 0.27, VT = 0.48, STC = 0, Meets Energy Star Zones = North Central, DP = 50, AAMA, TDI = WIN1024, Florida Approval Code = 5167		



Initials: _____

LineItem #	Qty.	Description	Unit Price	Ext. Price
200-1	8	ProFinish Brickmould 600 Windows Double Hung 35.5" X 71.5" 3060 Operation = Operating, Frame = Integral Brickmould w/Nail Fin, Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Jamb Extensions = Field Ready (Wood), Jamb Extensions-Finished Size = 6 9/16", Jamb Extensions-Wood/Color = Finger-Jointed, Primed, Screen Coverage = Full, Fiberglass, Extruded, Screen Mullion = Yes, Grille Pattern = Colonial, Grille App = 5/8" Flat, White, SDL, Unit 1 Glass 1: , Unit 1 Glass 2: 3W1H, U-Factor = 0.32, SHGC = 0.27, VT = 0.48, STC = 0, Meets Energy Star Zones = None, DP = 50, AAMA, TDI = WIN-1024, Florida Approval Code = 5167		



Initials: _____

SIMONTON
Pro Finish
New Construction Windows and Doors

Brickmould Series

The best wood window just happens to be made of vinyl.

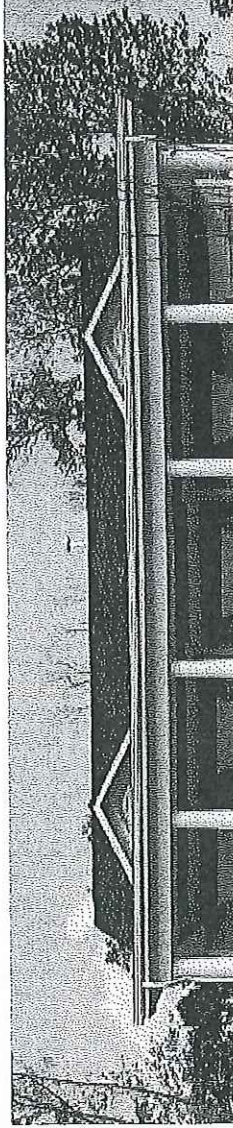
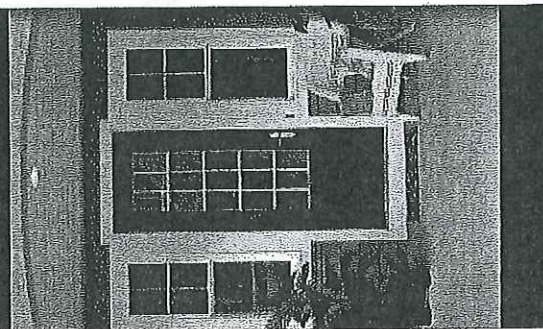
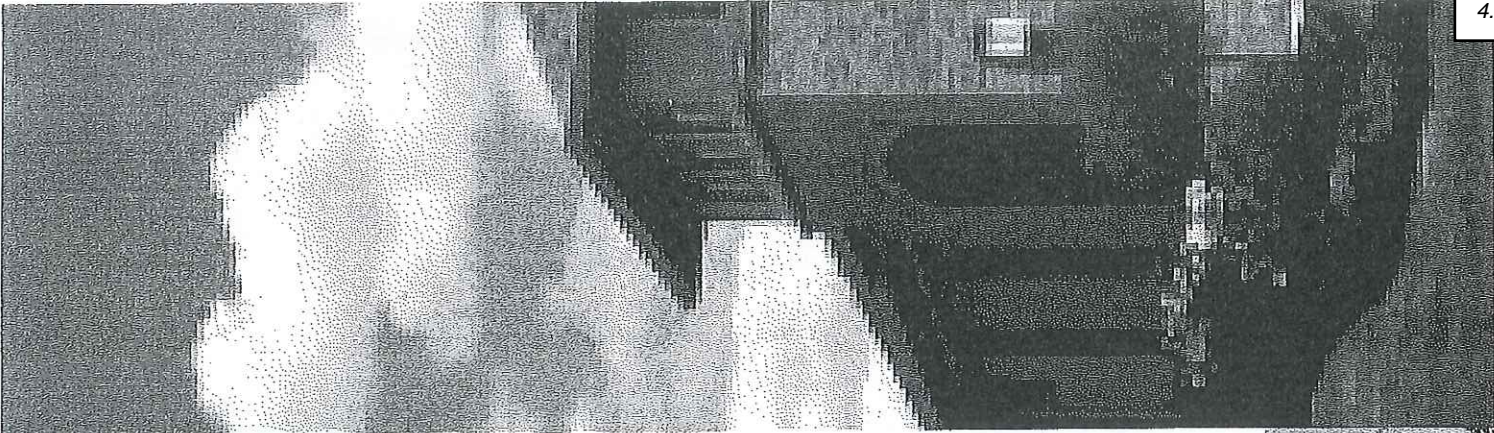
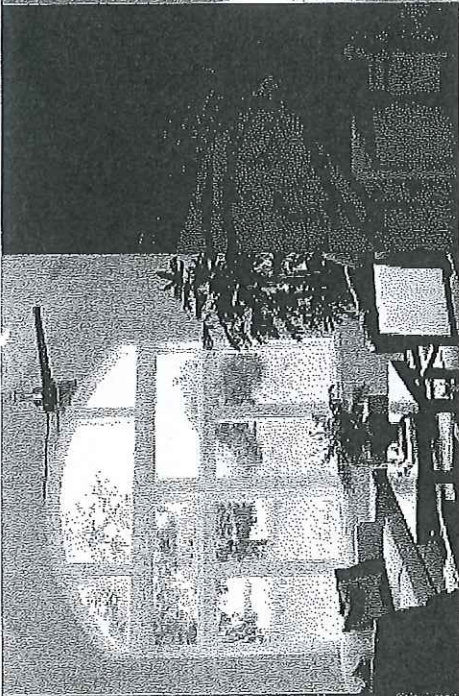


Brickmould Series 600 & 300

Tradition meets innovation.

When it comes to beauty, there's just nothing quite like wood. And when it comes to performance, there's nothing quite like vinyl. Until now. Simonton ProFinish® Brickmould vinyl windows and doors offer the best of both worlds. They combine the classic style and proportions of wood windows with the durability, thermal efficiency and ease of maintenance only vinyl is known for. ProFinish Brickmould provides the one thing you want in a window for your new home—everything.

SIMONTON
ProFinish®
New Construction Windows and Doors



Simulated Divided Lites
 appearance of separate panes
 Available light or dark wood
 create a rich, warm appearance
 An optional Flat Casing
 the look of a traditional window

The Brickmould 600 Difference.

The Brickmould 600 series
 combines the beauty of wood
 with all the advantages of vinyl.
 A richly detailed, multi-
 profile, to a broad Flat
 Casing, their stature and
 appearance suggest the classic
 elegance of a wood window.
 Unlike wood, Brickmould
 vinyl windows will never
 need sanding or repainting.
 Beautiful for years to come,
 the Brickmould 600 series
 is backed by a great warranty.
This Lifetime Limited Warranty
 is transferrable to a subsequent
 homeowner, and covers
 hardware, screen and casings.
 Your absolute peace
 of mind.

Classic styling meets progressive energy efficiency.

At Simonton, we take a very progressive approach to saving energy. It's about much more than saving money. Conserving natural resources, helping keep your energy costs affordable and making your home comfortable are all reasons why your windows and doors should be as energy-efficient as possible. That's why ProFinish Brickmould 600 windows and doors are designed for superior thermal performance.

What makes Brickmould 600 windows and doors so energy-efficient?

Premium Vinyl Construction

The premium vinyl used to craft Brickmould 600 windows and doors is an excellent insulator. Its thermal properties are far superior to aluminum, steel and stainless steel. Multiple sealed air chambers in the profile provide increased insulation.

Advanced Spacer Systems

The Intercept® Spacer System, standard on Brickmould 600 windows and doors, features a unique U-channel design that minimizes condensation and keeps glass

Low E Glass

ProSolar® Low E Glass, with Argon gas is standard on Brickmould 600 windows.

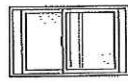
4.

Create your **Brickmould 600** window.

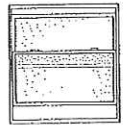
1 Select your operating style.

Anything is possible.

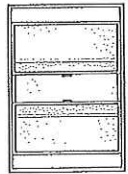
Simonton ProFinish® Brickmould 600 windows are the perfect way to realize the vision you have for your home. With Brickmould 600, you can select the style that will best complement your home and living spaces.



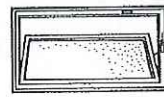
Double Hung



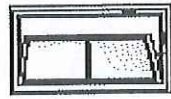
2-lite Slider



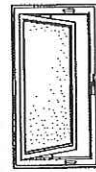
3-lite Slider



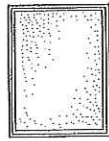
Casement



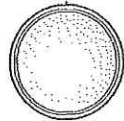
Colonial Casement



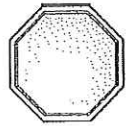
Awning



Picture



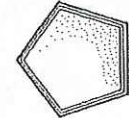
Full Circle



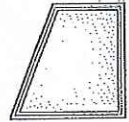
Octagon



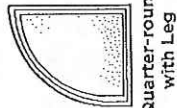
Hexagon



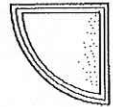
Pentagon



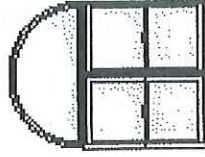
Trapezoid



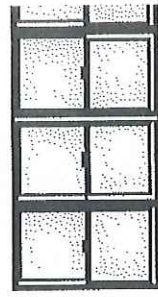
Quarter-round with Leg



Quarter-round



Two Double Hung windows mullied together with a Half-round picture window above.

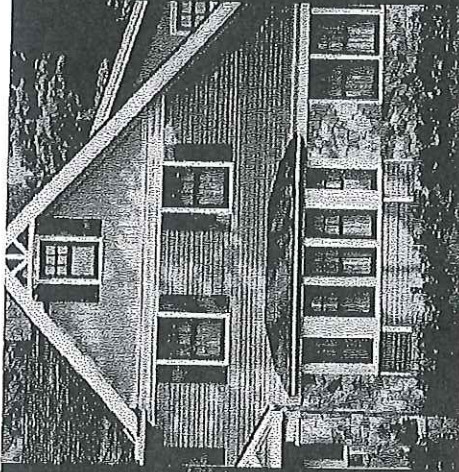


A wall of Double Hung windows

Virtually Unlim

Different Brickmould 600 configurations. Start with a breathtaking wall of windows. Whatever your vision, with

2 Select your styling options.



Custom Exterior Colors

Choose a color that complements your home's trim. Or, select a color that provides a striking contrast.

Brick

Bronze

Chocolate

Cream

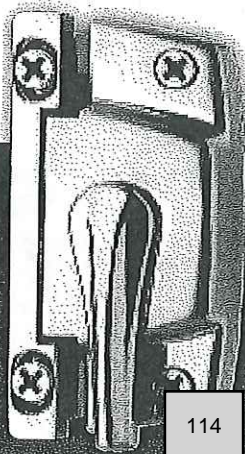
Driftwood

White

Driftwood

Dream in color.

When choosing windows for your dream home, why not dream in color? Decorum® by Simonton, available on Brickmould 600 series, is a portfolio of styling options that allows you to create a look that is distinctly yours. Choose from vibrant exterior colors, hardware cast in lustrous metal finishes and unique glass and grille options to give your home truly custom appeal.



3 Choose your glass and grille options.

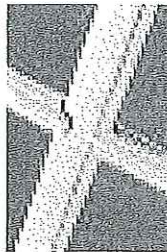
The Finishing Touch.

The right grille design can really accentuate the architectural style of your home. Choose from flat or sculptured grilles, or Simulated Divided Lites that provide the appearance of separate panes of glass. A host of grille patterns makes it easy to create a custom look.

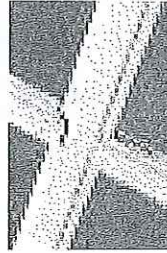
Between-the-glass Grilles



5/8" Flat



3/4" Sculptured

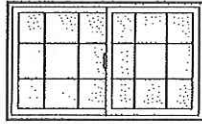


1" Sculptured

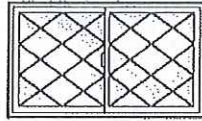


Brass

Grille Patterns

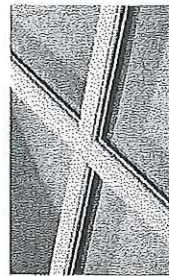


Colonial



Diamond*

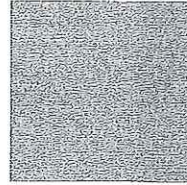
Simulated Divided Lites



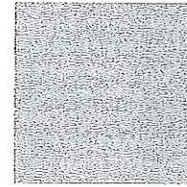
Crafted of durable PVC, **Simulated Divided Lites** are located on the interior and exterior of the home and provide the appearance and dimension of individual panes of glass.

Glass Options

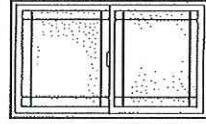
Glass options are available for privacy, safety, increased energy efficiency, or just to add a stylish touch.



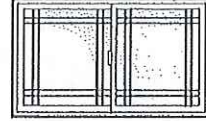
Gray Tint
(Energy Efficiency)



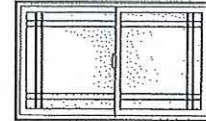
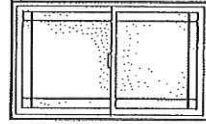
Bronze Tint
(Energy Efficiency)



Prairie



Double
Prairie



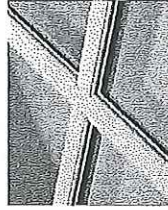
Brickmould 600 Patio Door

The Patio Door that lives up to our windows.

Now that you've selected the perfect windows, may we suggest the perfect patio door? The Brickmould 600 Patio Door was created to beautifully complement 600 series windows. The unmistakable multi-tiered profile, the brickmould design and Decorum® by Simonton color, hardware and grille options make it the ultimate patio door for your home.

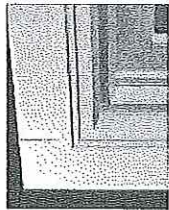
Simulated Divided Lites

Crafted of durable PVC, **Simulated Divided Lites** are located on the interior and exterior of the home and provide the appearance and dimension of individual panes of glass.



Flat Casing

An optional **Flat Casing** surround provides a stately, elegant look.



Exterior Colors

Brick

Bronze

Chocolate

Cream

Driftwood

White

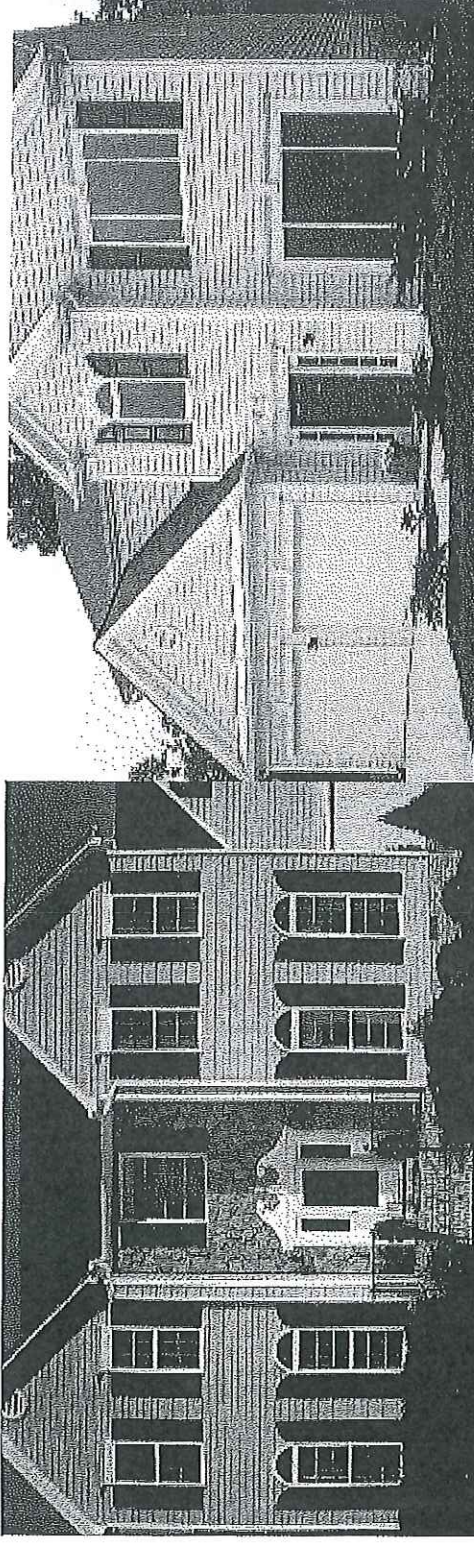
Driftwood

Interior Colors

A white interior is standard. C light woodgrain and dark wo

Sliding Door Config

4



The Brickmould 300 Series

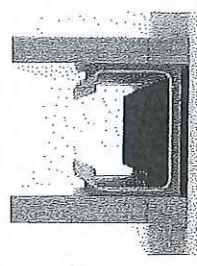
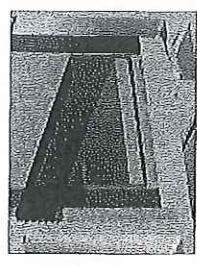
The perfect b

Simonton ProFinish™ Brick features and solid value and optional Simulated vinyl construction re windows are backed by

Comforting Energy

Saving energy is more imp ever. That's why Brickmoulds are designed to deliv thermal performance all ye

Warm Edge Techno



Low E Glass

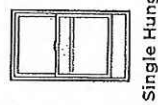
ProSolar® Low E glass with Argon gas is standar on Brickmould 300 win

Create your **Brickmould 300** window.

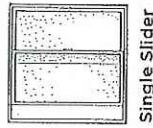
1 Select your operating style.

Which style are you?

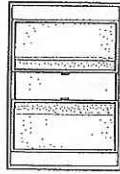
Brickmould 300 windows allow you to choose the styles that will complement your home and lifestyle perfectly. Whether it's the elegant simplicity of a Single Hung, the functionality of a 3-lite Slider or the flair of a Geometric window, you'll appreciate the freedom of choice Simonton provides.



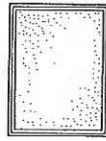
Single Hung



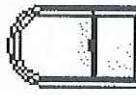
Single Slider



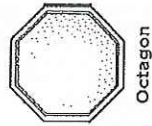
3-lite Slider



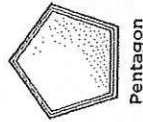
Picture



Geometric-top
Single Hung



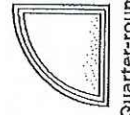
Octagon



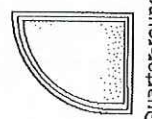
Pentagon



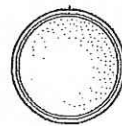
Hexagon



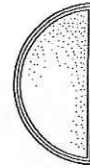
Quarter-round



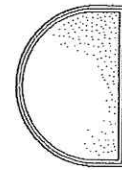
Quarter-round
with Leg



Full Circle



Half-round



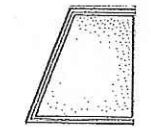
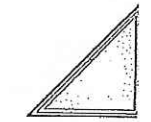
Half-round with Leg



Eyebrow



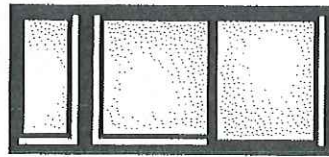
Eyebrow with Leg



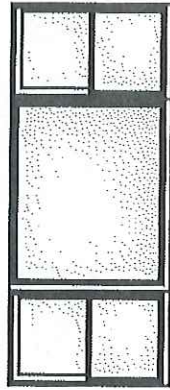
2 Consider a unique configuration.

Imagine the possibilities.

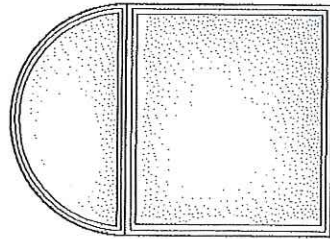
With Brickmould 300 series, different styles can be mulled together for unique configurations. Imagine a wall of windows created by mulling several Single Hung windows. Or an oversized picture window crowned with a Geometric. The possibilities are virtually endless.



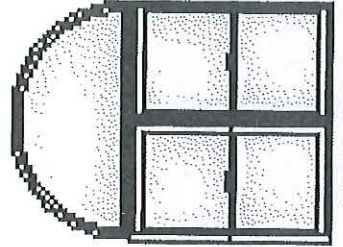
A Single Hung mulled with a picture window above.



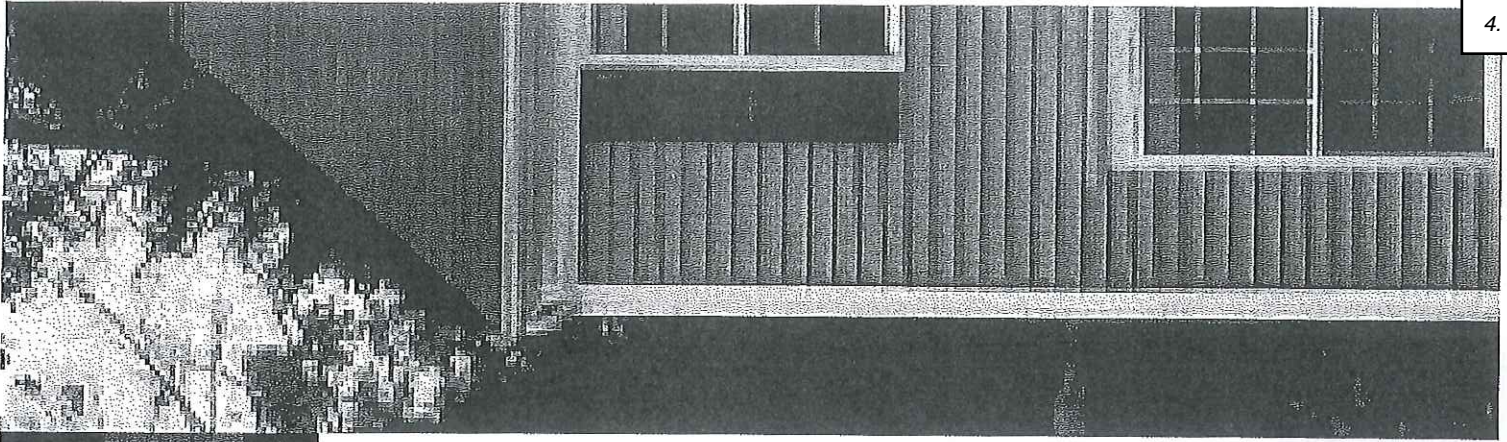
A Picture window mulled with two Double Hung windows.



Half-round mull over a Picture window.



Two Single Hung



3 Choose your glass and grille options.

Colors

Driftwood

White

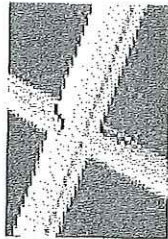
We make the windows. You make them yours.

Accentuate your home's curb appeal by selecting unique glass and grille options. Both flat and sculptured grilles are available, as well as Simulated Divided Lites that provide the look of individual glass panes.

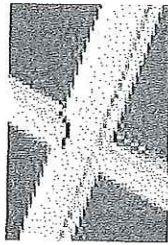
Between-the-glass Grilles



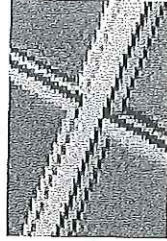
5/8" Flat



3/4" Sculptured

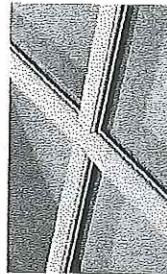


1" Sculptured



Brass

Simulated Divided Lites

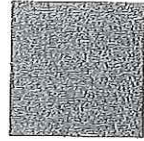


Crafted of durable PVC, **Simulated Divided Lites** are located on the interior and exterior of your home and provide the appearance and dimension of individual glass panes.

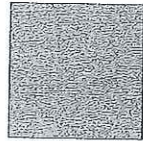
Glass Options



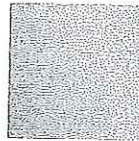
Bronze Tint
(Energy Efficiency)



Obscure
(Privacy)



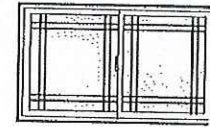
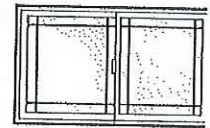
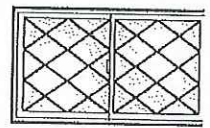
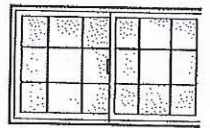
Gray Tint
(Energy Efficiency)



Tempered
(Safety)

Glass options are available

Grille Patterns



SERIES																	
300 SERIES	N/A	•	•	+	+	•	+	•	+	+	+	+	+	N/A	N/A	•	•

300 SERIES	Lifetime	20 Years	4.

Key: • = Standard + = Option N/A = Not Available ✓ = Yes

Why choose Simonton?



When you choose Simonton branded windows and doors, you are choosing Ply Gem, a trusted leader in exterior building products for more than 70 years.



Join the conversation



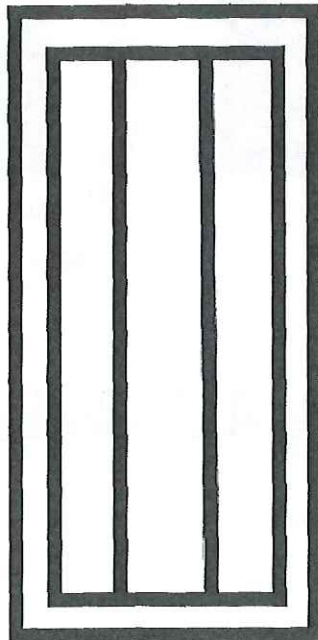
Corporate Headquarters:

3948 Townsfair Way, Suite 200, Columbus, Ohio 43219 | 1-800-SIMONTON (1-800-746-6686) | simonton.com

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6

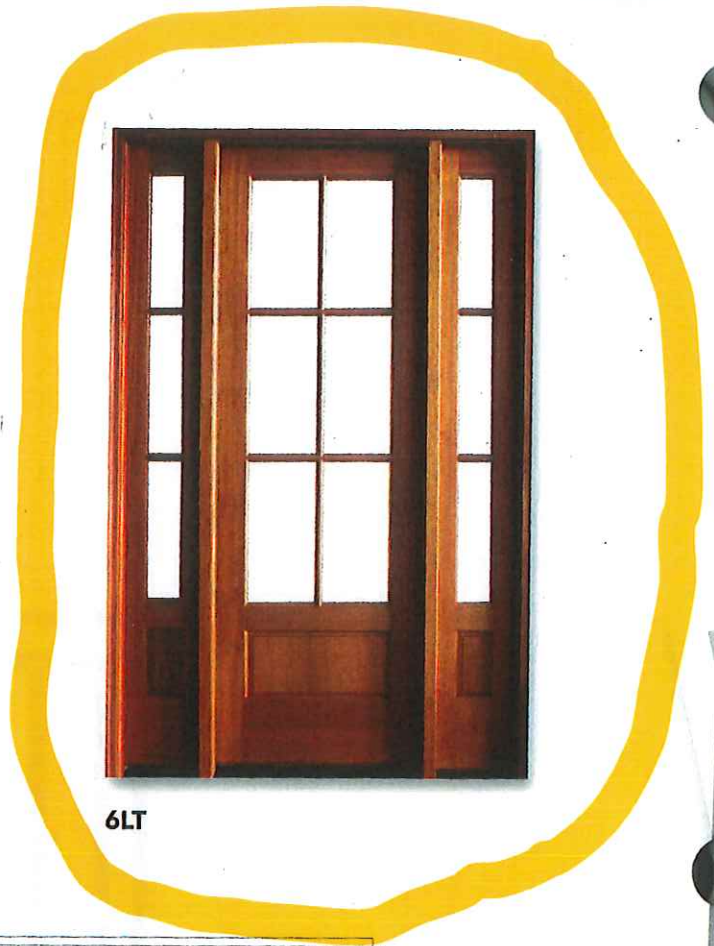
- Doors
 - Door style to match existing house
 - Wood door to match aesthetics of Alexandria TDL 6LT by dsadoors.com



Unit is mahogany, full view glass with 2 vertical SDL's. Low-E glass, need to be DP-50 rated. Multi-point lock systems, all units are inswing, 6 9/16 jambs. Total of (6) 2/8x8/0 units, and (1) 5/0x8/0 double



4LT



6LT

Alexandria TDL 4LT & 6LT 8/0

GLASS OPTIONS: Clear Beveled Low E or Flemish Low E

TIMBER: Mahogany

SINGLE DOOR: 2'6", 2'8", 3'0" x 8'0" x 1³/₄"

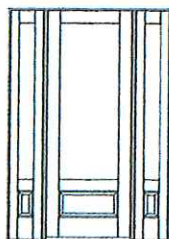
DOUBLE DOOR: 5'0", 5'4", 6'0" x 8'0" x 1³/₄"

SIDELIGHTS: 10", 12", 14"

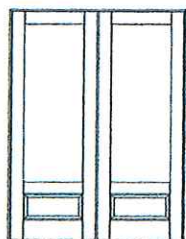
LEAD TIME: 2-3 weeks



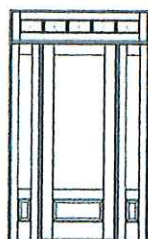
E-01



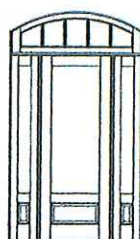
E-03



E-04



E-09



E-14



E-12

6

- Flashing to be copper
- Paint
 - Will match existing color of house.
- Roof
 - Asphalt shingle to match existing house for main roof line
 - Overhang over garage door to be metallic and of a copper tone in color
- Flat Roof
 - Pitch to be 2% away from house
 - Material to be rubber roof
- Exterior lights to be of an earth tone – not visible from either street
- Drive Way
 - Typical sized 4x8 brick paver that is a clay/red earth tone
 - Drive way design to be: Brick Paver 30" – Grass 30" – Brick Paver 30"
 - Paver to match pavers around house and brick paver border of concrete pad
- Garage Door

6

Villa Madre Collection



Premium Construction - Squared Tops



Ortega
580Base

Medina
580M

Pizarro
580P

Cruz
580C

-
- One of the above four options made from wood and is a Signature Carriage door
- Painted white to match the house/proposed garage

7

Planned Demolition - Rear wall of house to be opened up for proposed addition on rear of house

8

Exterior paint sample/colors (see attached/to match existing)

9

Building Materials – See Attached

Application for a
Certificate of Appropriateness
Garage & Addition - 217 Front Street



Applicant: Will & Kristy Harvey
Design Professional: AMP'd Engineering, PLLC, Athan Parker, PE
Builder/General Contractor: Ned T Grady INC

Table of Contents:

- 1. Certificate of Appropriateness Application & Adjacent Property Owners
- 2. Previously approved project
- 3. Project Description
- 4. Photos of project location and adjacent garage similar design
- 5. Site Plan/Landscaping Locations
- 6. Elevation of proposed garage
- 7. Proposed materials of construction

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



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$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: NED T GRADY, INC

Applicant Address: PO BOX 1435, KINSTON, NC 28503

Business Phone: 252-521-5795 Email/Cell: NEDGRADY63@GMAIL.COM

Property Owner Name: WILKO HOLDINGS, LLC

Address of Property: 217 FRONT STREET, BEAUFORT NC 28516

Phone Number: 252-916-6931 Email/Cell: KRISTYWHARVEY@GMAIL.COM

PROJECT INFORMATION

Detailed description of the Proposed Project *(please attach additional pages if necessary)*:
ADD ON TO THE NORTH SIDE OF THE EXISTING HOME - NEW ATTACHED 16X16 GARAGE WITH UPPER STORY ON-SUITE. PROJECT ALSO INCLUDES ADDING BATHROOM AND CLOSET SPACE ABOVE EXISTING KITCHEN AND SCREEN PORCH - ALL OF PROPOSED ADDITIONS TO THE NORTH SIDE OF THE HOME NOT EASILY VIEWED FROM FRONT STREET.

Estimated Cost of Project: \$ 130,000

Year House Built: 1907

DocuSigned by:

9B4246608EF942F...
Applicant Signature

8/12/2019
Date

DocuSigned by:

Property Owner Signature (if different than above)

8/12/2019
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.

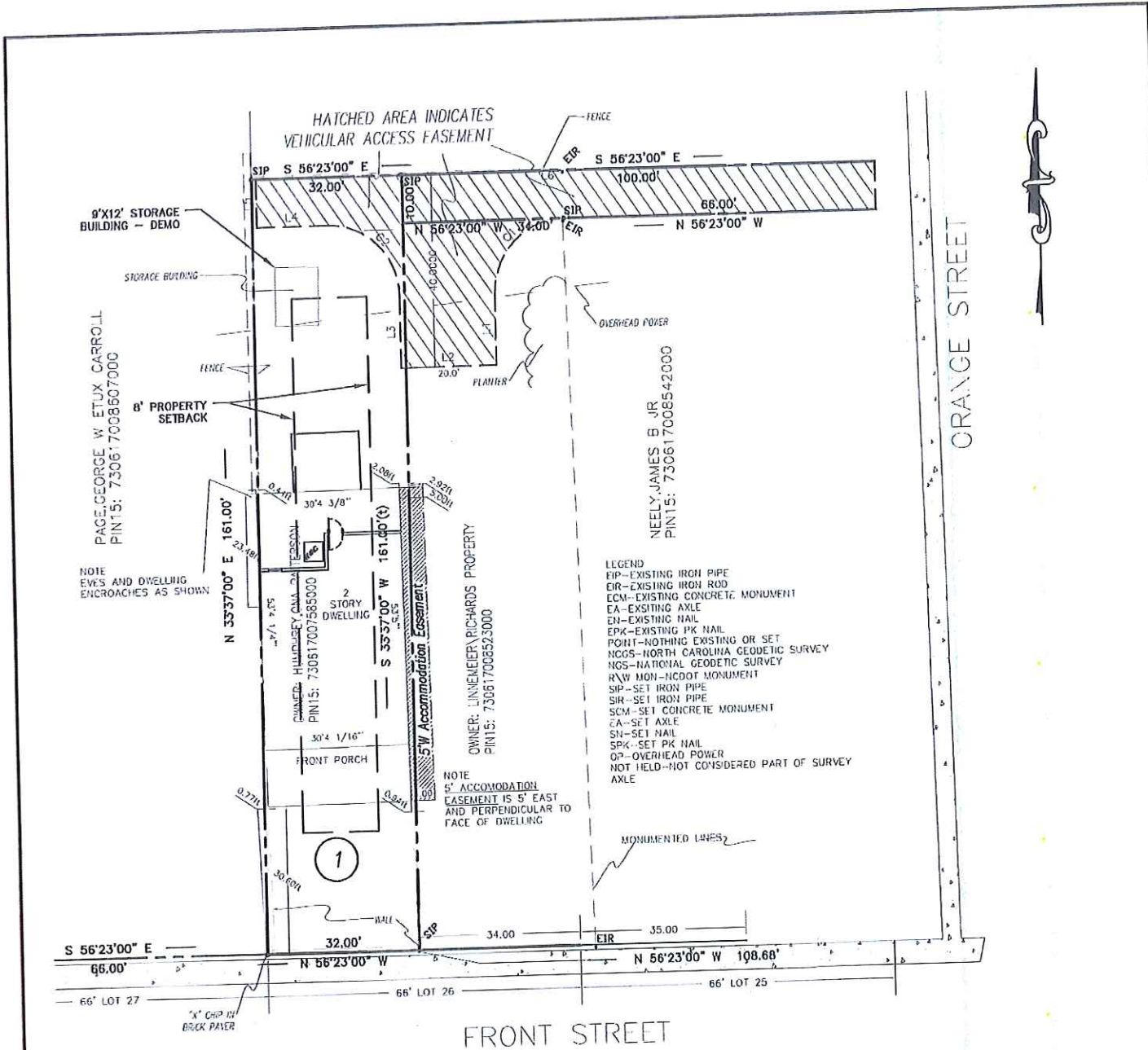
5. The applicant or a representative for the applicant **must be present at the meeting** for action to be taken on the application. If it is not possible for the applicant or their representative to be present at the assigned meeting, please contact Town Staff as soon as possible.

*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 i.ganey@beaufortnc.org.

Adjacent Property Owners:

- George & Carroll Page – 215 Front Street
 - PO Box 831589, Dallas, TX 75283
- George Linnemeier – 221 Front Street
 - 5921 Seabright Rd, Springfield, VA 22152
- James Neely – 225 Front Street
 - 846 Neely Rd, Asheboro, NC 27203
- Daniel Stetka – 113 Orange St
 - 1113 Orange St, Beaufort, NC 28516
- JBL Properties, LLC – 216 Front Street
 - PO Box K, Rocky Mount, NC 27802



THIS PLAN IS THE PROPERTY OF AMP'D ENGINEERING, PLLC, 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.

Project Description:

The goal of this project is to increase the useable space for the owner on the current property all the while keeping a historic look and feel. We are proposing adding on to the back of the existing home 36'7"x16' two story addition to include a garage, den on first floor, office on second floor and an additional bedroom on the second floor as well as finishing roof space above the existing kitchen. To accommodate the addition, the existing screen porch shall be removed. The project also calls for constructing a concrete ribbon driveway from Orange Street to the property, and repairing existing widows walk, both of which were previously approved by the historic commission. The most recent approval included a 16'x16' detached garage which was not constructed.

The proposed addition will be located within the zoning required setbacks. The proposed addition does not intend to be visible from either Front Street or Orange Street. As a part of the addition project only one overhead power utility line will be affected. This power line will need to be coordinated to be relocated prior to construction.

The proposed addition has the intent to be similar in look and character from the existing house structure on the lot by utilizing similar items siding (Colonial Clapboard - wood), similar door design colonial/craftsman style doors, windows, boxing, exterior color to match existing house and roof materials. Roof pitch will be similar to existing structures that are adjacent to the property in that it will have gable ends with a shed roof projecting off the North side allowing for the garage door to be protected from rainfall events.

The addition to the existing house will not add additional roof area as the location where the addition is proposed is off the back of the house and currently has a flat rubber roof. There is currently a section of the roof that is closed in on the back of the house to the East, this section of the second story will be extend out closing in roof space. The existing roof area to be closed in shall utilize a gable roof pitch carried over from the garage as shown on the Elevation Plan View.

Project Specifications:

The project will be constructed off of a continuous concrete footer with brick exterior foundation wall to match the existing house as close as practicable. The proposed garage to be framed using light duty wood construction to meet 2018 NC Residential Building code for high wind zones.

Photos:

Street scape view from Front Street – shows that project is well screened from existing home



Street scape view from Front Street – Angle to try and see garage area and addition – area should not be greatly affected by garage or addition as the garage will not be very visible and the addition will blend into existing house



Streetscape view from Orange Street – view is blocked from existing garage adjacent to access easement – note you cannot see the existing storage shed



Adjacent lot – existing garage that our proposed design is similar to



Existing storage shed – previous approval for demo notice existing gravel around shed that is existing impervious area



Rear of Existing House – shows flat roof of screen porch (will be removed) and second story flat roof we will add onto





Flat roof section of existing 2nd story area enclosed off back of house – we propose to continue the gable roof line from the proposed garage to tie into existing roof line, our gable will be lower than the hip roof line shown here at the widowers walk.

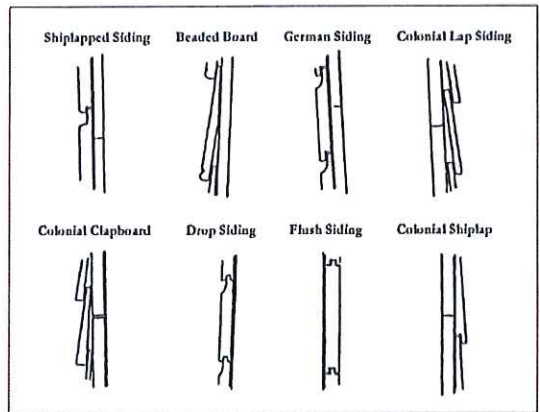


West side of addition – flat roof overhang will be removed and siding continuous vertical on the outside walls of the addition to match the existing house



Materials:

- Foundation:
 - Exterior to have brick curtain wall to match existing brick as close as practicable
 - Interior wall to be parged CMU block
- Light duty wood construction
- Siding to match existing house siding



○ Colonial Clapboard

- Windows
 - Marvin Integrity – as shown in the attached PDF
- Doors
 - Door style to match existing house, craftsman style doors
 - Fiberglass door is preferred & proposed, a second option is wood door
- Flashing to be copper
- Paint
 - See photos of existing house – propose to demo upstairs rear of house for addition and plan to take a piece of existing house and use for color sample upon

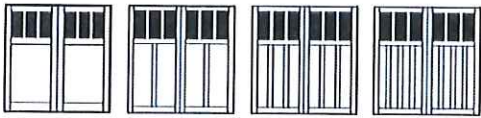
beginning construction. For this reason, exact color is not yet determined but will match existing house.

- Roof
 - Asphalt shingle to match existing house for main roof line
 - Overhang over garage door to be metallic and of a copper tone in color
- Exterior lights to be of an earth tone – not visible from either street
- Drive Way
 - Concrete ribbons to fill existing tire ruts – 30” concrete – 30” grass – 30” concrete. Concrete apron to remain from curb and gutter line to sidewalk.
- Garage Door

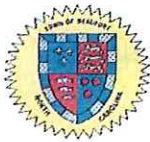
Villa Madre Collection



Premium Construction - Squared Tops



- Ortega 580Base
- Medina 580M
- Pizarro 580P
- Cruz 580C
- One of the above four options made out of wood and is a Signature Carriage door
- Painted white to match the house/proposed garage



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: August 21, 2012
Case No. 12-31

Request: Exterior Renovations to existing structure

Applicant: William S. Harvey, Jr.
 107 Sunshine Court
 Beaufort, NC 28516

Property Information:

Owners: William S. Harvey, III
Location: 217 Front Street
PIN#: 730617007585000

Project Information: This application has many different elements to it. The applicant has supplied various samples that should aid in discussion and deliberation.

Proposed work:

- Exterior Renovations

Material:

- Various Materials - See Application

Color:

Included in Packet/ Beaufort Green

Attachments:

- COA Application
- Photographs of existing conditions
- Site Plan – Included in application
- Applicants Drawings and Samples of work to be done.
- Adjacent property owners

Request – Exterior Renovations

- **Add shutters to all single windows. Shutters to be wood louvered and painted “Beaufort Green”.**
- **Replace 2 Pines at Front Curb with 2 Crepe Myrtles (Exhibit P-2)**
- **Remove Storage Building (Exhibit P-2)**
- **Add a wood picket fence to the front (Exhibit P-1)**
- **Remove Magnolia in rear yard (Exhibit P-1)**
- **Remove Handicap Ramp from rear of structure and add a 14’ by 12’ screened porch (Exhibit P-1 & P-3)**
- **Replace multiple sash windows at existing rear addition with 1over1 (1/1) to match original windows (Exhibit P-4)**
- **Replace metal Storm Door at front entry with a Full Lite Wood Storm Door. Paint new storm door and front door Beaufort green. (Exhibit P-5)**
- **Paint front porch ceiling “Carolina Blue” (Exhibit P-5)**
- **Reduce the size of the frieze board at rake on the Front Gable. Install a slightly larger circle head with drip above the flashing. (Exhibit P-5)**
- **Center front step rails on porch columns. (Exhibit P-5)**
- **Replace rusted out front door lighting with Brass Ships Lanterns. (Exhibit P-5)**

Staff Findings:

1. Guideline 6.4.3 (pg. 66)—Window and Door Guidelines:
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 close as possible. Based on the application the applicant is requesting one over one window to match the existing windows of the structure. The applicant has not stated the material to be used. Vinyl windows may not be in keeping with the existing windows.

2. Guideline 6.4.5 (pg. 66)—Window and Door Guidelines:
Replacement of historic windows and doors for the sole purpose of improved thermal performance is not appropriate. Wood, or appropriately painted metal storm windows and doors should be used. Based on the application it appears that the storm door will be made of wood and be full-lite and painted Beaufort Green.

3. Guideline 6.4.7 (pg. 66)—Window and Door Guidelines:
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. Snap-in grilles or grilles between the glass are not appropriate for windows visible from public view. Based on the application it appears that the size of the windows will match however, there is no information provided on the type of light dividing devise.

4. Guideline 6.4.8 (pg. 66)—Window and Door Guidelines:
Use storm doors to improve energy efficiency where needed. New storm doors should be compatible with the original exterior doors and with the style and period of the structure. Wood storm doors of the full view or large single-pane type are most appropriate because they do not obscure the original doors. Louvered wood doors are also appropriate. Storm doors should be the full-view type and have a paint finish in a color that is compatible with the colors of the structure. The standard "colonial" type storm door with scalloped trim and cross-buck bottom half is not permitted. Wood screen doors should be appropriate for the period and style of the structure. Based on the application it appears that the storm door will be made of wood and be full-lite and painted Beaufort Green. A sample of the door has not been submitted.

5. Guideline 6.4.9 (pg. 66)—Window and Door Guidelines:
Preserve and repair original or historic shutters. It is appropriate to add louvered shutters to a historic structure if there is evidence that it once had blinds. All shutters shall be installed so that they will fit the window frame opening if closed and shall be of correct proportions for each window. Blinds shall be provided with operable hardware, consisting of hinges, pintles and holdbacks located in the appropriate postions. Shutters may be operable or fixed. Shutters made of synthetic or substitute materials that duplicate the look, appearance and patina of wood may be allowed. They should not be nailed or screwed onto

the building surface. Based on the application it appears that the shutters will be wood louvered and painted green. There is no mention of how they are to be attached.

6. Guideline 6.4.10 (pg. 67)—Window and Door Guidelines:
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. Based on the application it appears that the new window locations on the rear of the structure should not damage any historic materials or architectural features and meet the character of the existing structure.

7. Guideline 6.7.2 (pg. 81)—Paint and Exterior Color Guidelines:
Determine the buildings 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 buildings architectural features. Staff Commentary: The applicant has chosen Beaufort Green which is consistent with the period and the existing color.

8. Guideline 6.5.1 (pg. 72)—Porches and Entrances Guidelines:
Retain and preserve historic porches, entrances and doorways including related features such as railings, post or columns, ceilings, steps, lattice, flooring, piers, ornamental trim, and other character defining elements. Staff Commentary: The applicant states that they wish to move the existing porch rail out to center on the existing porch columns.

9. Guideline 6.5.4 (pg. 72)—Porches and Entrances Guidelines:
The enclosure or other alteration of original or historic front porches is not appropriate in the historic district. The enclosure of porches at the rear, or other areas not seen from the public view, is appropriate if the enclosure is designed and constructed in a manner that preserves the historic character and features of the porch. Staff Commentary: The application states and shows a new rear screened porch where the former handicap ramp was located.

10. Guideline 7.8.1 (pg. 102) - Additions to Historic Buildings Guidelines
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. Staff Commentary; The proposed screened porch is located within the rear yards and cannot be seen from public right-of-way.

11. Guideline 7.8.2 (pg. 102) - Additions to Historic Buildings Guidelines
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 which clearly look like and addition and reflect the period of construction are encouraged. Staff Commentary; Based on what is presented in the packet the proposed

enclosure appears to be of scale, size and massing compared to the overall size of the existing structure.

12. Guideline 7.8.3 (pg. 102) - Additions to Historic Buildings Guidelines
The design elements of a new addition should be compatible with the existing buildings 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. Staff Commentary; Based on what is submitted in the application it appears that enclosure is compatible with the existing structure including materials, style, color and roof forms, as well as massing and the location of proposed doors and windows.

13. Guideline 7.8.4 (pg. 102) - Additions to Historic Buildings Guidelines
Additions should be constructed so that they can be removed from the original building in the future without irreversible damage to significant features. Staff Commentary; Based on the submittal the screened porch should be easily removed.

14. Guideline 7.8.5 (pg. 102) - Additions to Historic Buildings Guidelines
Vinyl, aluminum, or pressed wood are not appropriate on additions to historic buildings. Staff Commentary; Based on the application the screened porch materials are not noted however the colors of the post and rails are to be painted white. .

15. Guideline 7.8.6 (pg. 102) - Additions to Historic Buildings Guidelines
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 & Doors guidelines. Staff Commentary; Information has not been included by the applicant regarding the window material and appears to be consistent with the guidelines.

16. Guideline 7.8.7 (pg. 102) - Additions to Historic Buildings Guidelines
Rooflines of new additions should be similar in form, pitch, and eave height to the roofline of the original building. Staff Commentary; Based on the submitted drawings staff believes that the rooflines are consistent with the existing structure.

17. Guideline 8.1.3 (Page 107) – Landscaping Guidelines
Preserve and maintain mature street trees. When removal or replacement is necessary, replace with long lived tree species with large canopies that will provide a similar canopy and form as a street tree. Replacement tree species should be appropriate for the district. Suggested species include: oak, sycamore, pecan, ginkgo (male only), Chinese Elm, cedar (juniper) hickory, yaupon holly or American Holly. Staff Commentary; Based on the application the existing trees along Front Street are pines which are not recommended as proper street trees and the applicant wishes to replace them with Crape Myrtle. However the Magnolia tree in the rear of the property is mature and the applicant has not indicated what would replace it if allowed to be removed.

18. Guideline 8.1.4 (Page 107) – Landscaping Guidelines

Plant smaller trees species in the planting strips adjacent to public streets only if utility lines or other overhead obstructions exist. Use species such as crape myrtle, cedar, dogwood, redbud, Carolina Cherry laurel and sweet bay magnolia. Staff Commentary; Based on the application the applicant wishes to plant Crepe Myrtle within the planting strip which is consistent with adjacent properties.

19. Guideline 8.1.5 (Page 107) – Landscaping Guidelines

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. Staff Commentary; Based on the application the Crepe Myrtle within the planting strip would be consistent with adjacent planted areas.

20. Guideline 8.2.1 (Page 111) – Fences and Walls Guidelines

Retain and preserve historic fence and wall material wherever possible. If replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern, and texture. Staff Commentary; Based on the application there is an existing Beaufort type fence which the applicant wishes to replace with another just like it but match the height of the neighbors fence. The fence would be made of wood and painted white per exhibit P-1.

21. Guideline 8.2.2 (Page 111) – Fences and Walls Guidelines

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. Staff Commentary; Based on what was submitted the new fence is to be a Beaufort type fence which should meet the criteria of this design guideline.

22. Guideline 8.2.3 (Page 111) – Fences and Walls Guidelines

Fences and walls shall not exceed a height of four 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 feet high. The transition between low and 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. Staff Commentary; Based on what was submitted the new fence and retaining wall may be more than four feet in height but would possibly match adjacent property owners walls and fences.

23. Guideline 8.4.1 (Page 115) – Exterior Lighting Guidelines
Unless original fixtures already exist, choose fixtures that are simple and unobtrusive and complement the building or site. Staff Commentary; Based on the application new Brass Ships Lanterns are to be installed on the front porch and replace the existing fixtures. Staff is unsure if these would complement or be obtrusive to the existing structure.

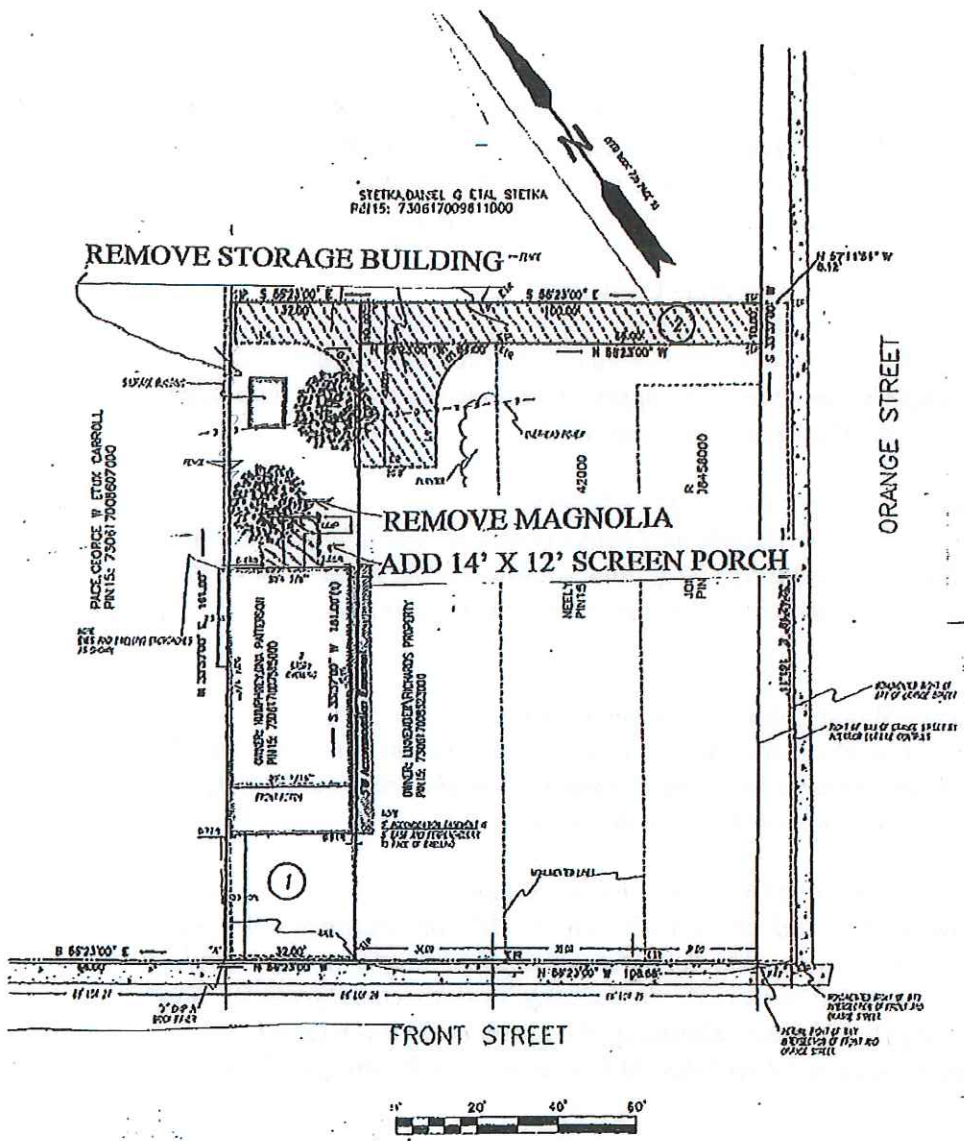
24. Guideline 8.4.2 (Page 115) – Exterior Lighting Guidelines
Choose lighting sources that generate a soft white light instead of a more intensive yellow or orange light. Metal halide bulbs will achieve the desired effect instead of sodium vapor or fluorescent light sources. Staff Commentary; The application does not mention what type of lighting source is to be used for the Brass Ships Lanterns.

25. Guideline 8.4.3 (Page 115) – Exterior Lighting Guidelines
Avoid placing fixtures in areas that will obscure or damage character-defining architectural elements or site features. Staff Commentary; Staff does not know if the placement of the fixtures will obscure or damage the character defining elements or features of the structure.

26. Guideline 6.2.1 (Page 55) – Wood Siding, Trim, and Ornament Guidelines
Preserve and maintain existing original wood siding, trim, ornamentation, and other wood decorative elements. Staff Commentary; based on the application the front gable frieze is to be reduced which Staff does not know if this is acceptable or not.

27. Guideline 6.7.2 (Page 81) – Paint and Exterior Colors Guidelines
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. Staff Commentary; based on the application the painting of the porch ceiling sky blue is consistent with the guidelines on page 78 and should be consistent with this guideline.

P-1



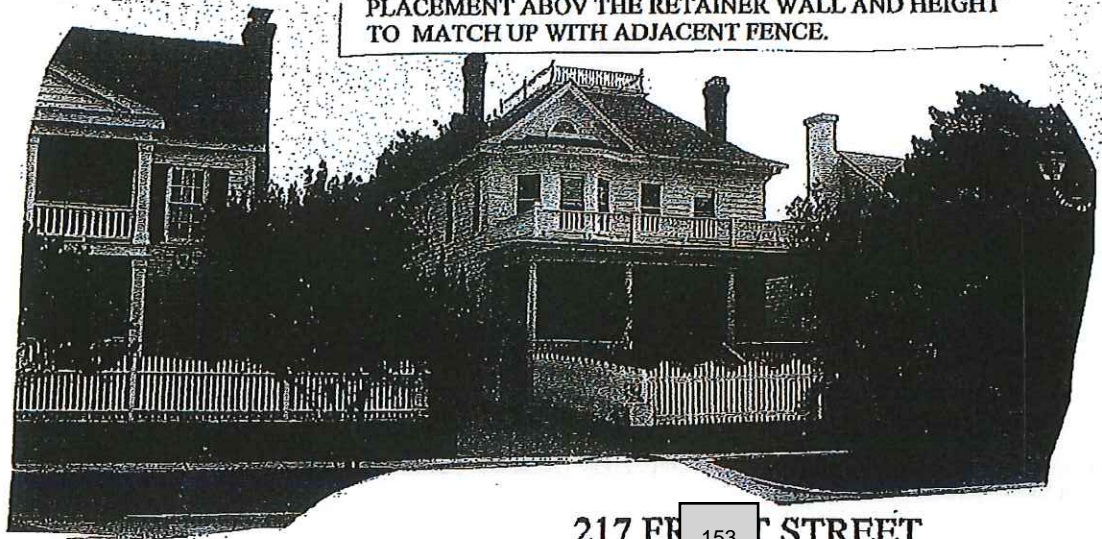
ADJACENT PROPERTY OWNERS

GEORGE AND CARROLL PAGE
215 FRONT STREET

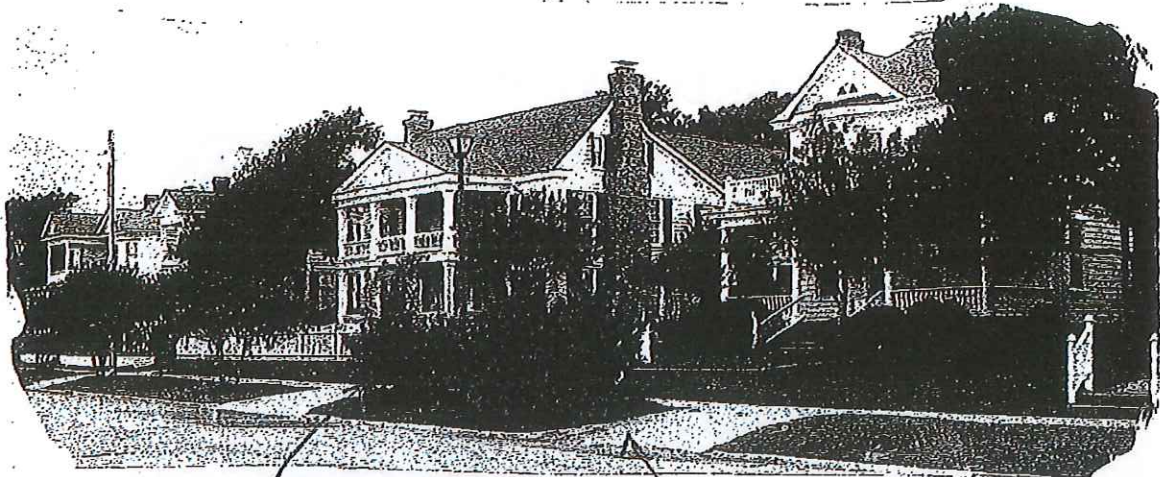
MARJORE LINNEMEIR
221 FRONT STREET

DANIEL STETKA
117 ORANGE STREET

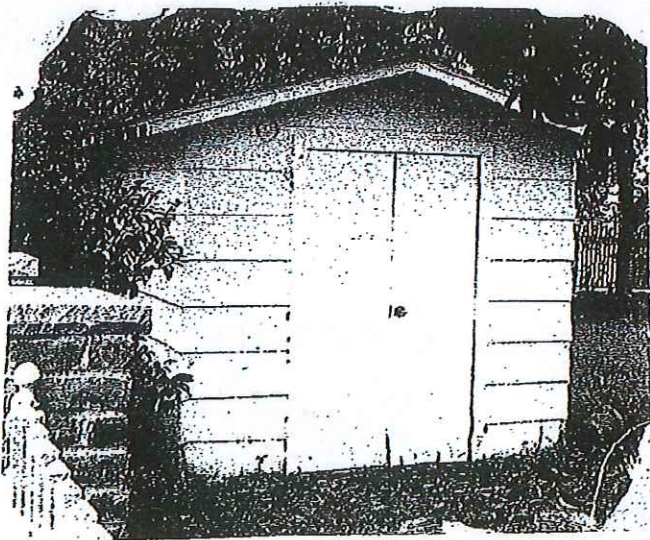
ADD A WOOD "BEAUFORT STYLE" PICKET FENCE
PAINTED WHITE AT THE FRONT YARD. PLACEMENT
PLACEMENT ABOVE THE RETAINER WALL AND HEIGHT
TO MATCH UP WITH ADJACENT FENCE.



K-2



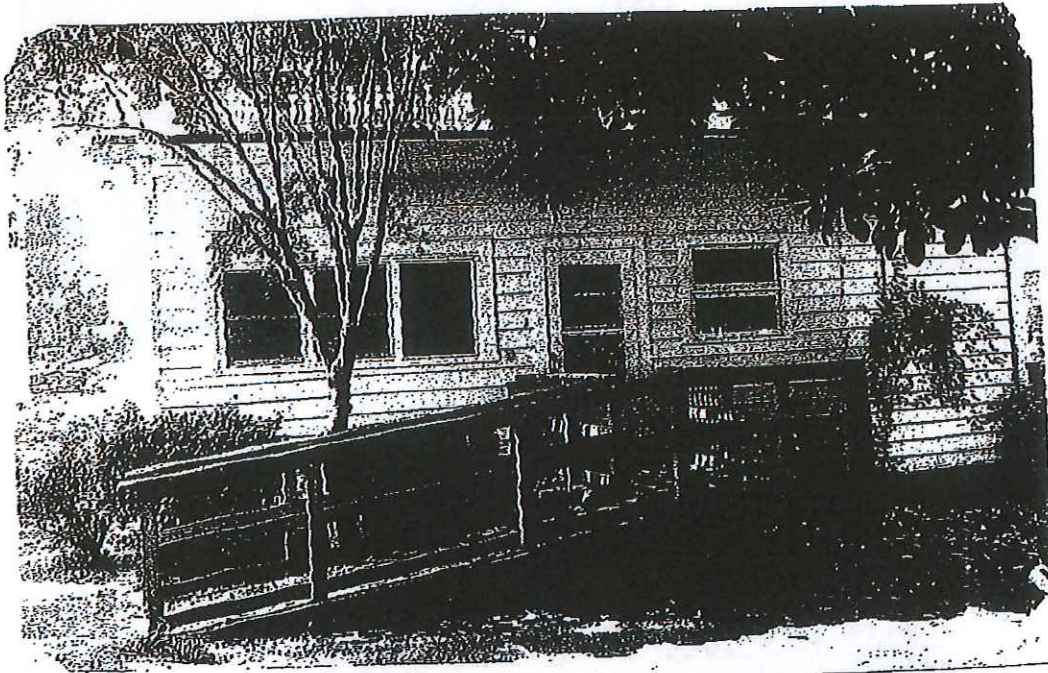
REPLACE 2 PINE TREES
WITH CREPE MYRTLES



REMOVE STORAGE BUILDING

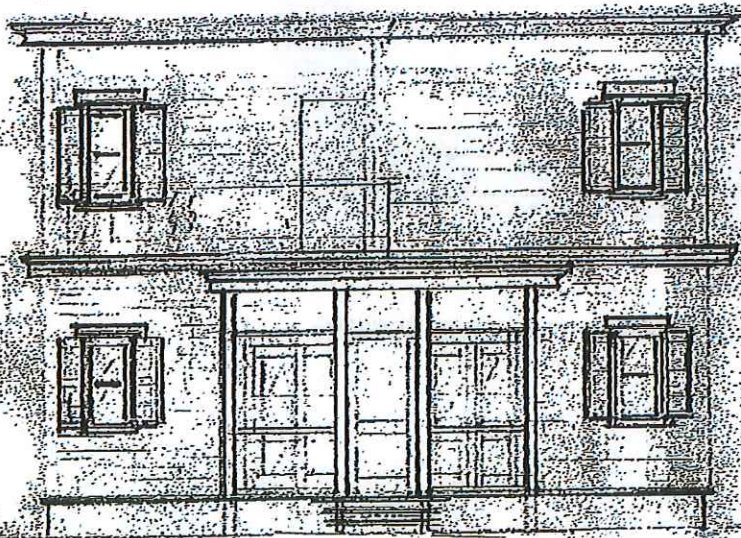
P-3

REAR ELEVATION



EXISTING

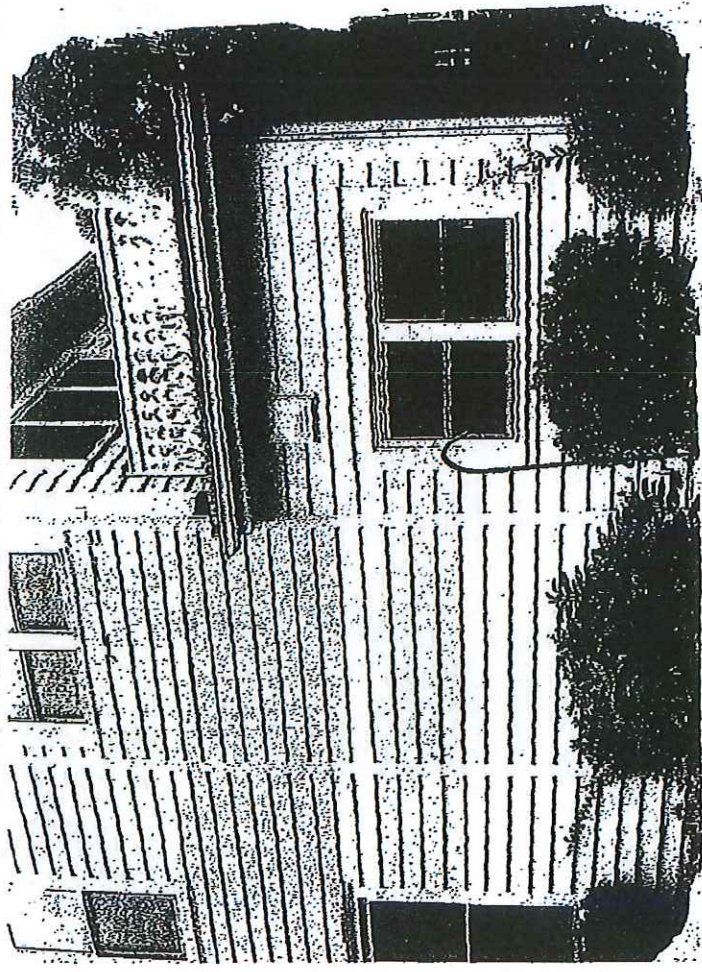
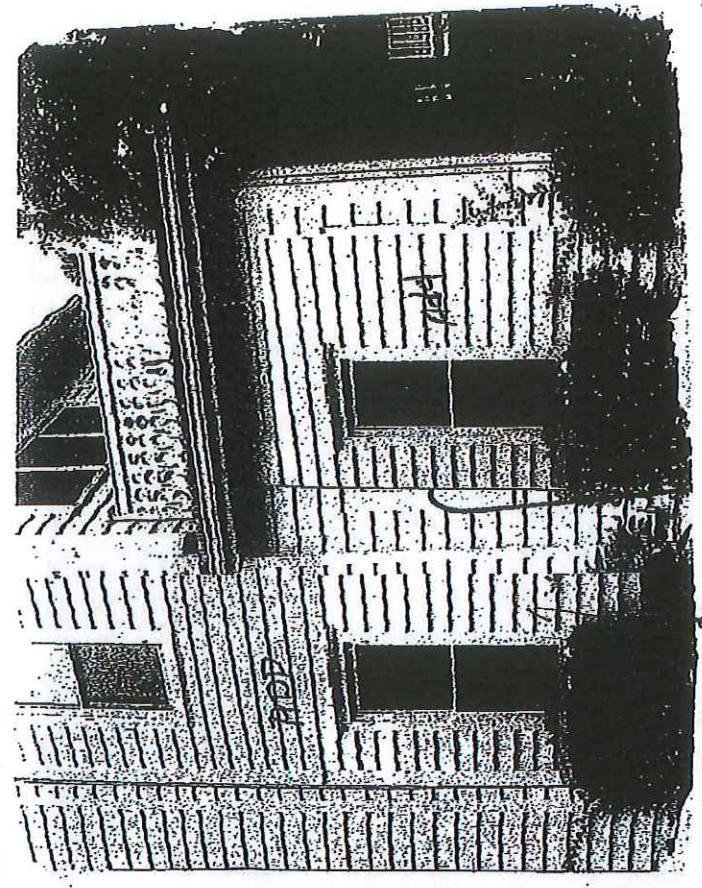
PROPOSED



REMOVE HC RAMP & STEPS

- CHANGE WINDOWS**
- ADD SCREEN PORCH**
- ADD 2 PR DOORS TO SCREEN PORCH**
- ALL PORCH POSTS & RAILS**
- PINE PAINTED WHITE**
- PORCH CORNICE TO MATCH EXISTING**

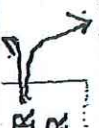
8'-0" 14'-0" 8'-0"



7-4

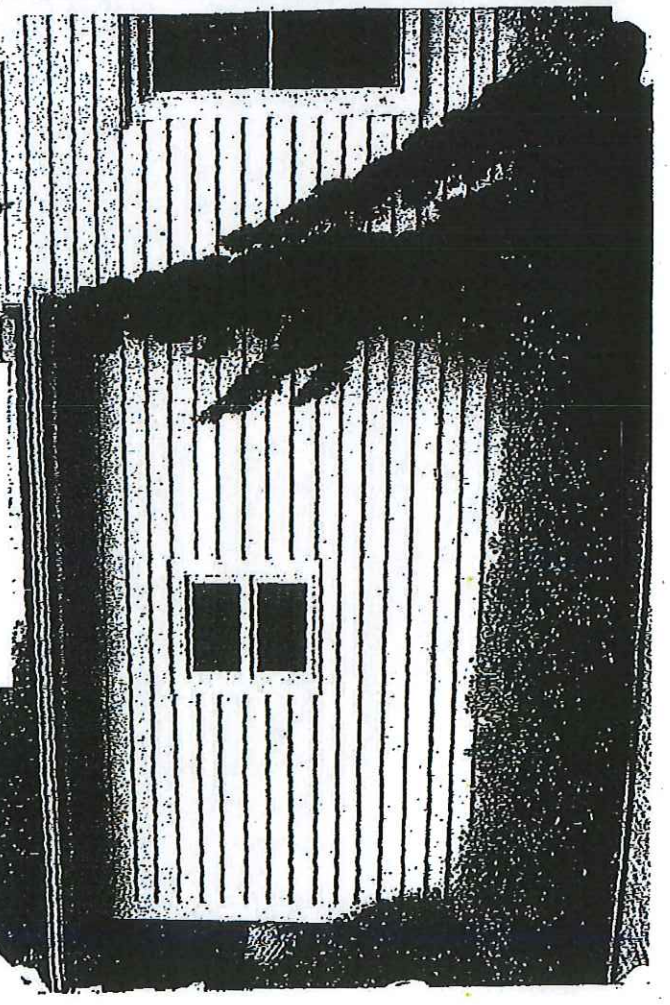
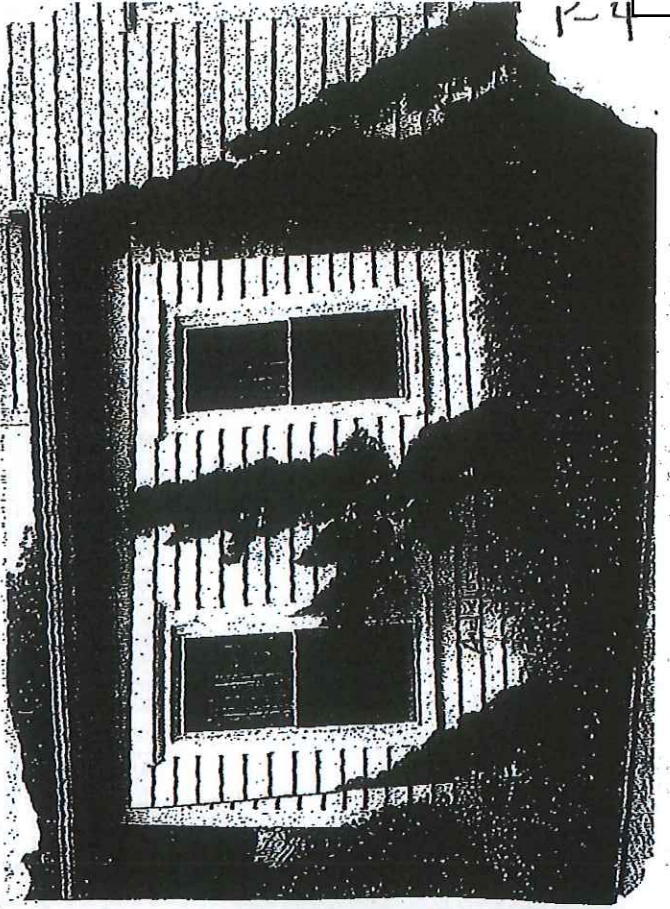


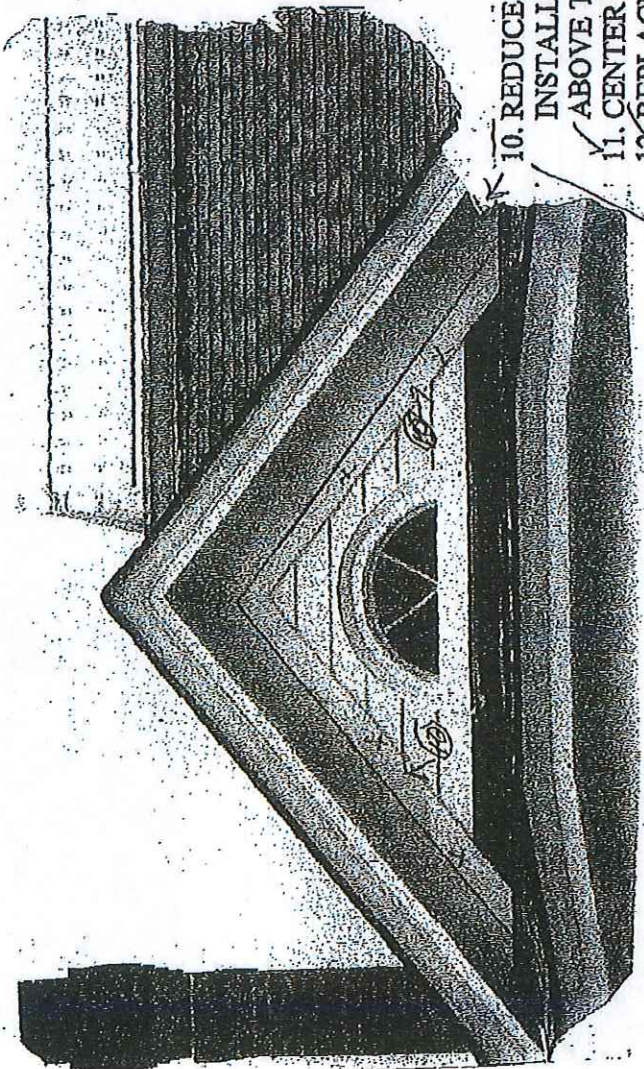
PROPOSED



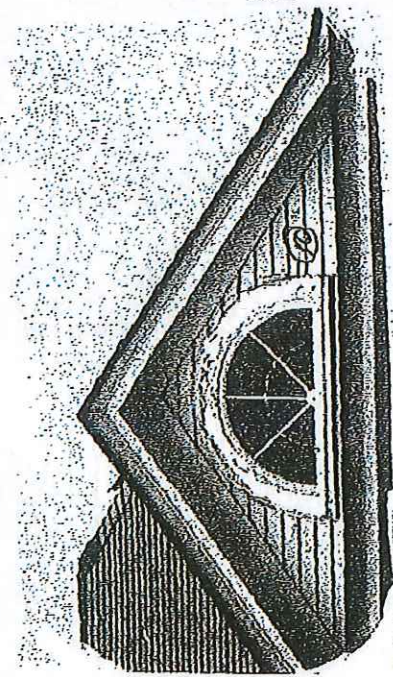
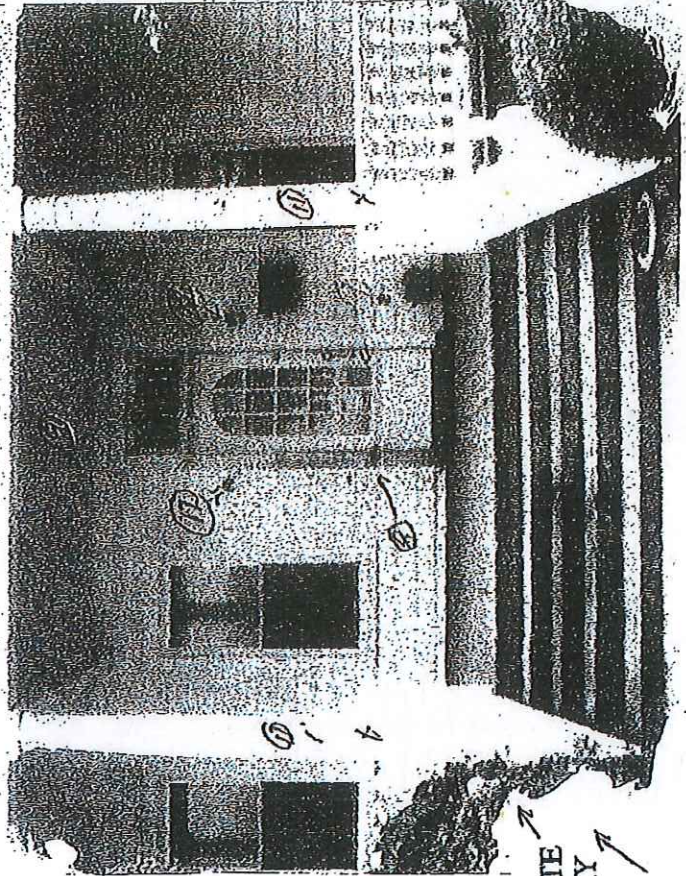
REAR NW CORNER
REAR SW CORNER

EXISTING





- 10. REDUCE SIZE OF FRIEZE BOARD AT RAKE ON THE FRONT GABLE. INSTALL SLIGHTLY LARGER CIRCLE HEAD WINDOW WITH DRIP ABOVE THE FLASHING.
- 11. CENTER FRONT STEP RAILS ON PORCH COLUMNS.
- 12. REPLACE RUSTED OUT FRONT DOOR LIGHTING WITH BRASS SHIP'S LATERNS. ↘



- 8. REPLACE METAL STORM DOOR AT FRONT ENTRY WITH FULL LITE WOOD STORM DOOR. PAINT NEW STORM DOOR & FRONT ENTRY DOOR "BEAUFORT GREEN".
- 9. PAINT FRONT PORCH BEAD BOARD CEILING "CAROLINA BLUE".



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 P.M. December 1, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-28 218 Front St, Dock & Bulkhead & Fence

BRIEF SUMMARY:

Install a proposed dock, bulkhead and 4' Beaufort Style Fence with Landscaping at 218 Front Street.

REQUESTED ACTION:

- Conduct Quasi-Judicial Hearing
- Discussion
- Motion on Finding of Fact
- Motion on COA

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP, Planning Director
Date: November 16, 2020
Case No.: 20-28

Request: Install a proposed dock, bulkhead and 4’ Beaufort Style Fence with Landscaping at 218 Front Street.

Applicant DJ Rose & Son, LLC
 PO Box Drawer 2426
 Rocky Mount, NC 27802

Property Information:
Owners: J218 LLC
Location: 218 Front Street
PIN: 730617007344000

Project Information: See Application

Proposed work:

- See Attached Elevation Drawings

- Attachments:
- COA Application
 - Vicinity Map
 - List of Adjacent Property Owners
 - Survey
 - Project Description
 - Elevation Drawings
 - Window Information
 - Photos

Guidelines:

Landscaping Guidelines (page 107)

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

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

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

Fences and Walls Guidelines

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

821. 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.

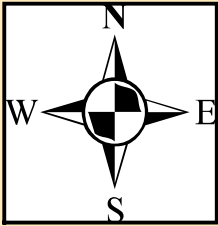
822. Fences shall not exceed a height of four (4) feet in front yards and other areas of primary visual concern. Fences at rear yards and other areas not readily seen from the public view may be up to six (6) feet high. The transition between low front fences and higher rear fences should be made as 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.

Docks, Piers, and Boardwalks Guidelines

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

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

BHPC Case 20-28 218 Front Street - Dock, Bulkhead & Fencing



Legend

- NCSHPO Historic Properties

<u>OWNER</u>	<u>MAIL_HOUS</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
FOUR SEAS INVESTMENTS			BEAUFORT	NC	28516	PO BOX 906
FRONT STREET HOUSE LLC ETAL			TARBORO	NC	27886	PO BOX 1528
HARROLD,DENNIS BLAIR	675	WOODCREST ROAD	KEY BISCAYNE	FL	33149	
J 218 LLC			ROCKY MOUNT	NC	4011 27802	PO BOX K
LINNEMEIER,GEORGE HENR II ETAL	5921	SEABRIGHT ROAD	SPRINGFIELD	VA	22152	
NEELY,JAMES B JR	846	NEELY RD	ASHEBORO	NC	27203	
WARRINGTON,JOHN ETUX SONDA	300	FRONT 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: DJ Rose & Son Inc.

Applicant Address: PO Box Drawer 2426 Rocky Mount, NC 27802

Business Phone: 252 442 6105 Email/Cell: drosejr@djroseandson.com

Property Owner Name: J218 LLC

Address of Property: 218 Front St. Beaufort, NC 28516

Phone Number: 252 451 4374 Email/Cell: jwebb@execdomain.com

PROJECT INFORMATION

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

Construct:

- 1. fixed deck with shelter as shown on submitted plans and renderings
- 2. new 4' "Beaufort Style" picket fence to replace existing 6' "Beaufort Style" picket fence along Front St.

Estimated Cost of Project: \$ 50,000.00

Year House Built: N/A

Dillon Rose Jr
Applicant Signature

11/6/2020
Date

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

11-9-2020
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: _____

218 Front Street List of Adjacent Property Owners

JBJ Properties LLC
216 Front Street
PO Box K
Rocky Mount, NC 27802

Orange Street Public Right of Way
Town of Beaufort, NC
701 Front Street
Beaufort, NC 28516

Front Street Elevation



East Elevation looking West



Waterside Elevation

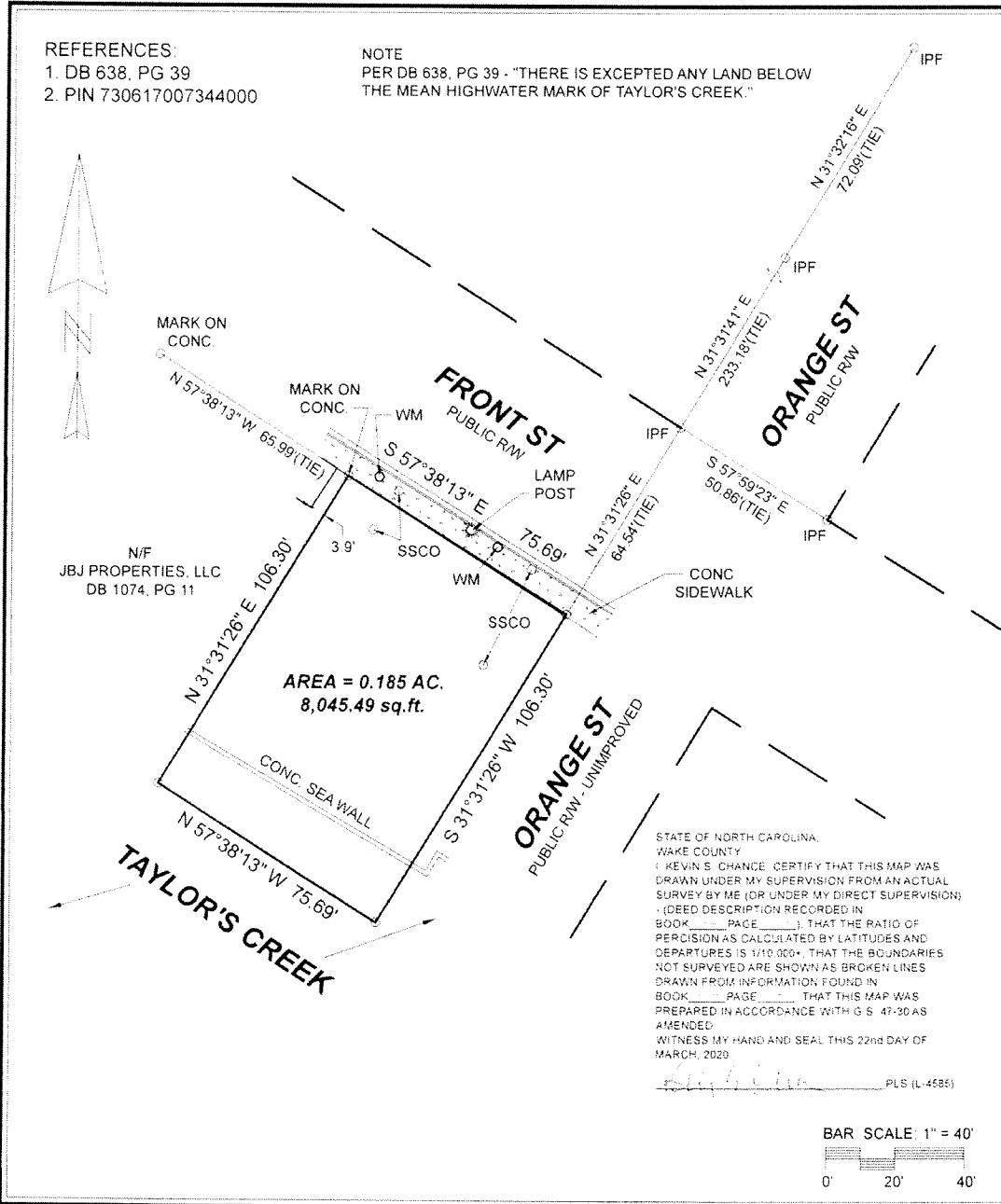


Front Street Elevation



Exiting Conditions Survey

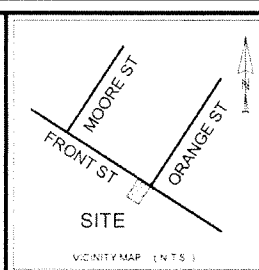
SCALE: 1" = 40'	LOT ____ SECTION ____ BLOCK ____ PHASE ____	LEGEND IPF = IRON PIPE FOUND IPS = IRON PIPE SET CP = COMPUTED POINT C = CONCRETE MONUMENT D = DECK P = PORCH ■ = ELECTRIC TRANSFORMER DU = DESTINATION UNKNOWN LP = LIGHT POLE PP = POWER POLE OE = OVERHEAD ELECTRIC LINE + + = FENCE MISA = MAXIMUM IMPERVIOUS SURFACE AREA
DATE 22 MARCH 2020	SUBDIVISION _____ AS	
FILE NAME: 220 Front St.dwg	RECORDED IN MAP BOOK _____ PAGE _____	
TOWNSHIP BEAUFORT	CARTERET COUNTY REGISTRY.	
	NOTES 1 ALL AREAS ARE BY COORDINATE GEOMETRY 2 ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED 3 NORTH ARROW IS PER RECORDED MAP OR DEED LISTED ABOVE UNLESS OTHERWISE NOTED	

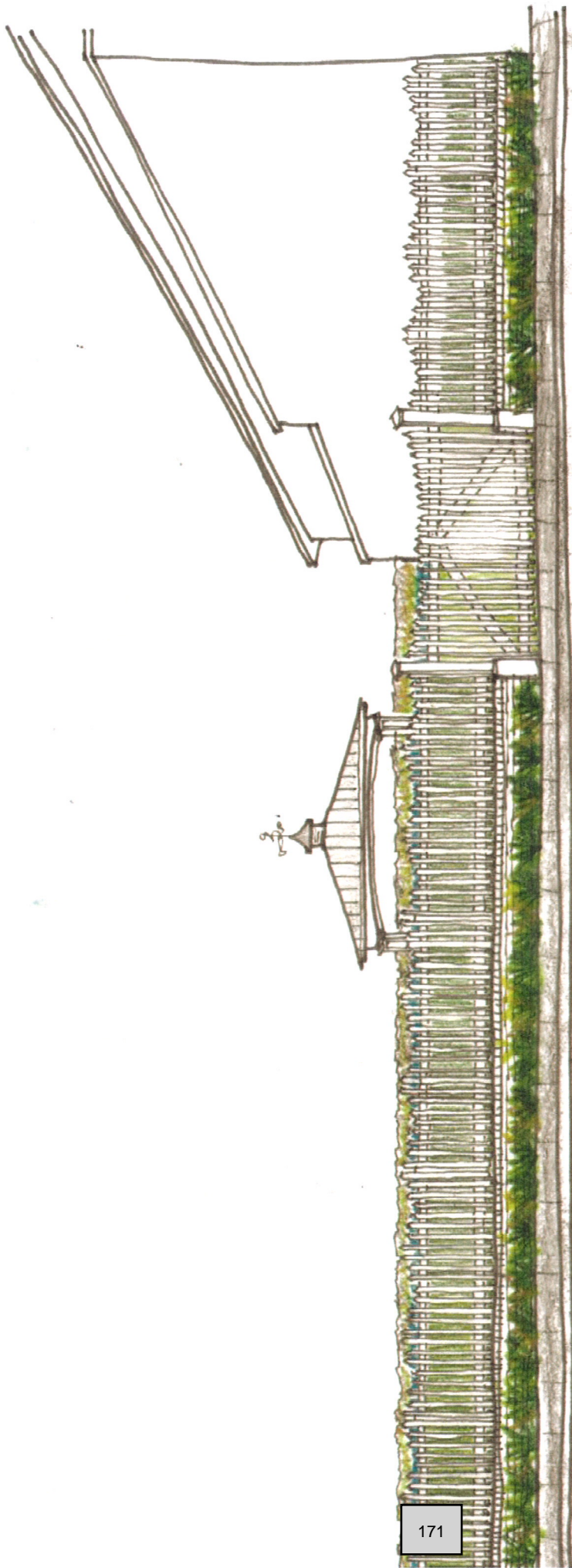


6900 FIELD HILL ROAD
RALEIGH, NORTH CAROLINA - 27603

CHANCE SURVEYING COMPANY, P.A.
LICENSE NO. C-2964

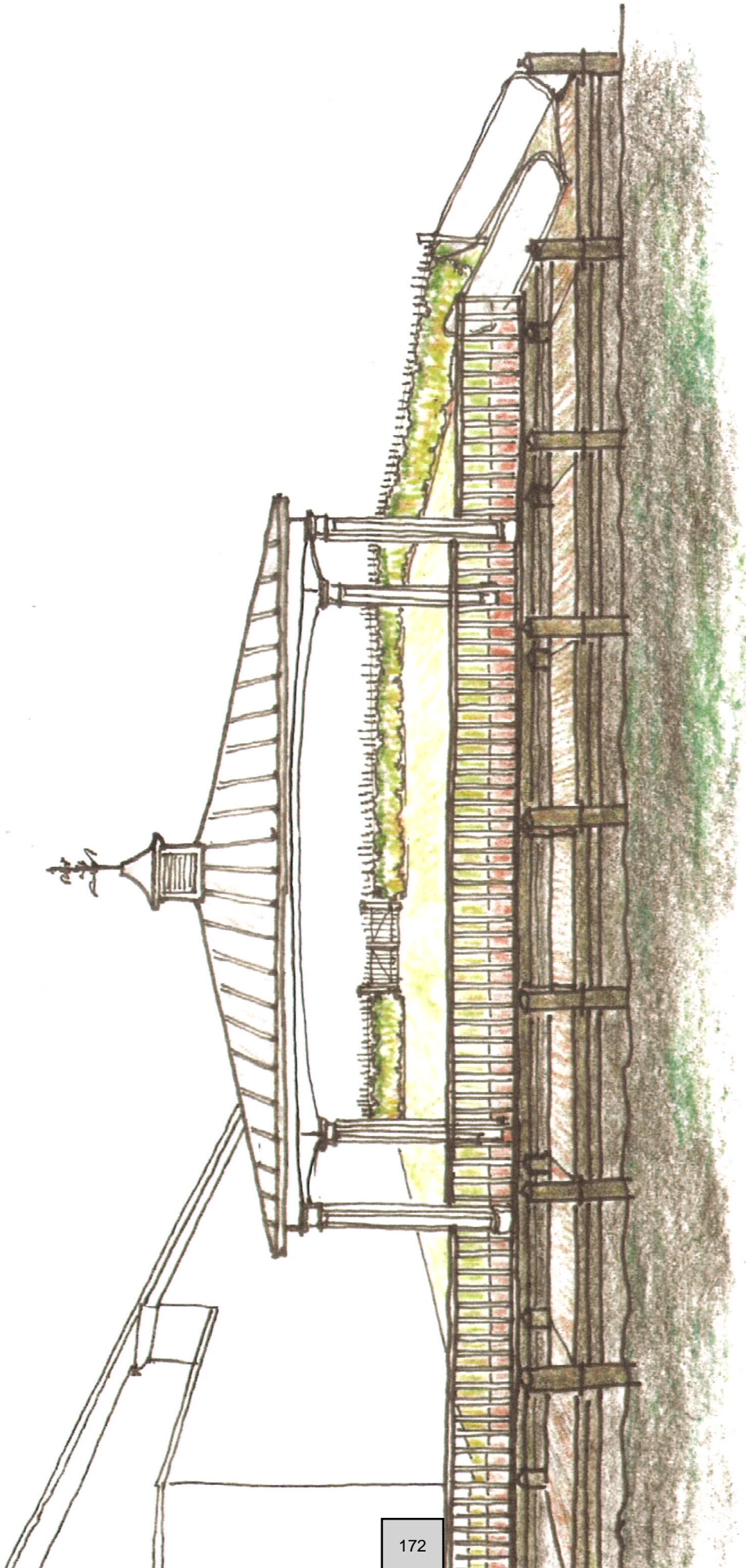
PHONE (919) 329-5795
EMAIL: chancesurveying@gmail.com





218 FRONT STREET
BEAUFORT, NC
11/6/2020

SK-2



218 FRONT STREET
BEAUFORT, NC
11/6/2020
SK-1

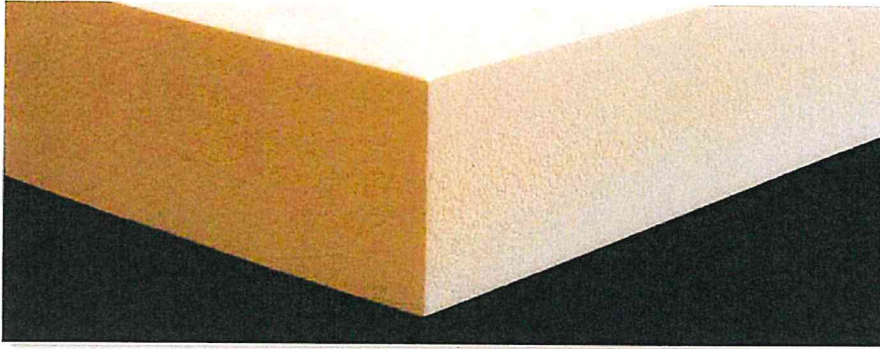


Similar Fence Detail
215 Front Street

Smooth PVC Trim on columns, fascia, and soffit painted white

Kleer Custom Millwork

Kleer Trim for Custom Millwork is available in multiple sizes to fit your needs. Kleer 1-1/4" and 1-1/2" Trimboard and Sheets are for perfect pergola beams, corbels, mouldings, and any custom PVC millwork. Time consuming lamination steps, previously necessary for thicker PVC designs, are now reduced saving both time and money. Like all our products, these won't splinter, swell, rot or delaminate allowing it to be applied directly to the ground or other potentially wet surfaces. Kleer Lumber continues to provide the beauty of custom woodwork without the constant upkeep and maintenance. Available in boards or sheets with smooth finish only.



Kleer Custom Trimboards

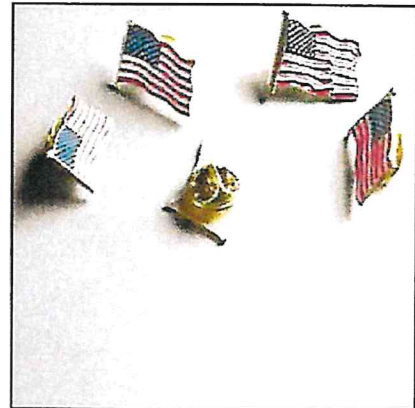
1-1/4"	18'	3 (2-1/2")	4 (3-1/2")	5 (4-1/2")	6 (5-1/2")	8 (7-1/4")	10 (9-1/4")	12 (11-1/4")	16 (15-1/4")
1-1/2"	18'	-	4 (3-1/2")	-	6 (5-1/2")	8 (7-1/4")	10 (9-1/4")	12 (11-1/4")	-

Kleer Custom Sheets

1-1/4"	4'	8', 10', 12', 18', 20'
1-1/2"	4'	8', 12', 16', 18'

Custom widths and lengths available. Please check with your local dealer for product availability in your market.

InvariMatte®



INVARIMATTE® | STAINLESS STEEL DATA SHEET

Grade Selection

The long-term performance of InvariMatte® is dependent on proper grade selection. In most environments, Type 304 will be sufficient to prevent corrosion. In normal seacoast applications, Type 316 should be specified. If parts are to be welded, the low carbon versions of these grades (304L/316L) should be used. Highlights of chemical analyses and properties appear in Table I. Severe environments such as seacoast atmospheres subjected to salt water spray and chemical plants will require different alloys, subject to application review.

Product Description
InvariMatte® is a non-directional, low gloss, uniformly textured stainless steel finish designed for use in architectural applications. While its lower reflectivity lends itself to roofing applications, it can be applied to wall panels, coping and trim. The superb consistency of this finish results in excellent panel-to-panel matching. Since InvariMatte® has no coatings to deteriorate, it will last indefinitely with little maintenance.

Pounds Per Piece

Thickness (in.) x Width (in.) x Length (in.) x .292

Available Sizes

Please refer to Table II. Coils and cut lengths up to 288" are available.

Typical Surface Characteristics

Spectral Gloss @ 85°	<20
Ra	100
Peak count per square inch	270

Fire Resistance

Since stainless steel is dimensionally stable up to 2000°F, InvariMatte® provides an added measure of protection in the event of a fire.

Flatness

InvariMatte® is supplied within five I units of flatness, which is well below standard commercial allowances.

Fabrication

InvariMatte® is readily welded or soldered. A grade of welding wire more noble than the work piece should be used. While formation of a heat tint scale can be avoided in lighter gauges through use of shield gasses, care must be taken to remove this scale through chemical means.

Flux residue must be thoroughly removed after soldering. Since InvariMatte® is essentially non-directional, it is not necessary to orient panels in relation to the rolling direction. However, to avoid the possibility that any subtle directional differences will be visible, we recommend panels be fabricated to maintain orientation of the original sheet alignment.

Table I		304/304L	316/316L
CHEMICAL ANALYSIS			
Nickel		8%	10%
Chromium		18%	16%
Molybdenum			2%
TYPICAL MECHANICAL PROPERTIES			
Yield Strength (psi)		50,000	50,000
Tensile Strength (psi)		96,000	92,000
Elongation in 2 inches		50%	48%
Hardness (Rockwell B)		85	84
PHYSICAL PROPERTIES			
Density (lb./cu. in.)		.292	.292
Modulus of Elasticity in Tension (x 10 ⁶ lb./sq. in.)		28.0	28.0
Mean Coefficient of Thermal Expansion per °F (x 10 ⁻⁶)	32 - 212°F	9.6	8.9
	32 - 600°F	9.9	9.0
	32 - 1000°F	10.2	9.7
Melting Point Range °F		2550 - 2650	2500 - 2550

Table II	Size Range (inches)				
	WIDTH				
THICKNESS	.75 - 18	>18 <24	24 - 36	>36 - 48	>48 - 60
.1251 - .1874	•	•	•	•	•
.075 - .1250	•	•	•	•	•
.0291 - .075	•	•	•	•	•
.0178 - .029	•	•	•	•	•
.015 - .0177	•	•	•	•	•



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 Monday, December 1, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-29 400 Front St – Signage – Wind Tide

BRIEF SUMMARY:

Install one attached signs on the Front Street façade totaling 13.16 square feet & Install one attached signs on the water side façade totaling 26.32 square feet.

REQUESTED ACTION:

- Conduct Quasi-Judicial Hearing
- Discussion
- Motion on Finding of Fact
- Motion on COA

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: November 16, 2020
Case No. 20-29

Request: Install one attached sign on the Front Street façade totaling 13.16 square feet & install one attached sign on the water side façade totaling 13.16 square feet.
Applicant: Shannon Diller – Wind Tide
703 Comet Drive
Beaufort, NC 28516

Property Information:

Owners: Dr. Sameh K. Toma, Cindy Toma & Ray Travino
Location: 400 Front Street
PIN#: 730617102064000

Project Information:

- At the previous HPC meeting the Commission approved a COA for 124 sq. ft. of signage for 400 Front Street and included a total of 8 signs (Four on Front Street and four on the water side at 15.5 sq. ft. each.) These signs are included in that total square footage and are now requesting approval for their design. The border colors are to be what was approved at the previous meeting.

Proposed work:

- The applicant wishes to install a total of two (13.16 sq. ft.) attached signs totaling 26.32 sq. ft.

Material:

- Sandblasted Wood Sign per application.

Color:

See attached sign sample

Attachments:

- Area map
- List of adjacent property owners used for mailing notifications
- COA application and supporting materials supplied by applicant

Staff Findings:

Signage Guidelines: (Page 119)

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

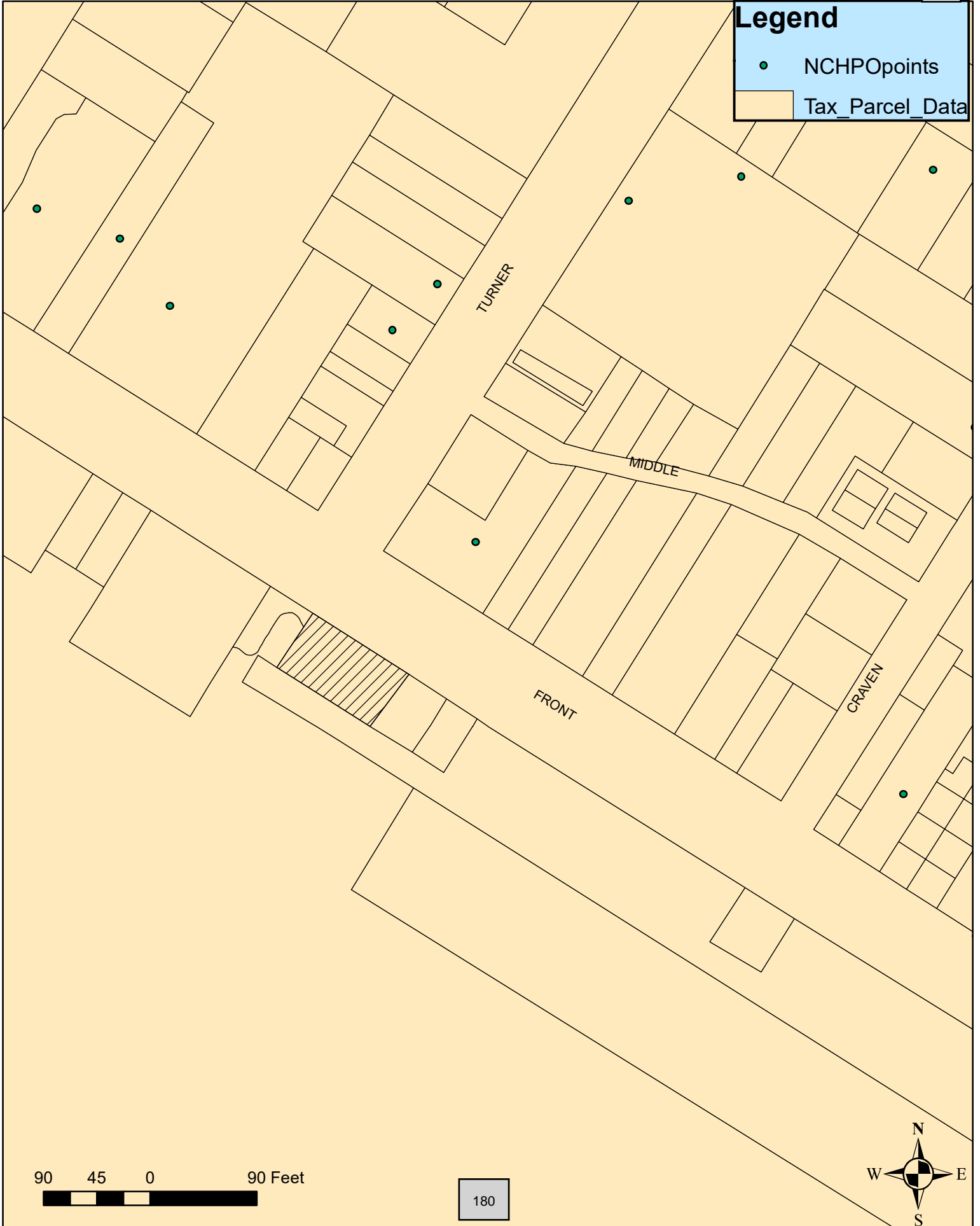
8.6.2. Place signs so that they do not visually overwhelm the building or streetscape or damage or obscure character defining architectural details. Recognize that maximum signage allowances granted by the Beaufort Zoning Ordinance may be inappropriate in the context of the building or site under review.

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

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

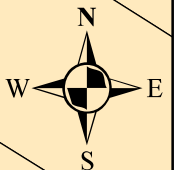
Legend

- NCHPOpoints
- Tax_Parcel_Data



90 45 0 90 Feet

180



<u>OWNER</u>	<u>MAIL HOUSE</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>IL ST</u>	<u>MAIL ZI</u>	<u>MAIL_ADD2</u>
400 FRONT STREET PROPERTIS LLC	400-200	ASHVILLE AVENUE	CARY	NC	27518	
DUNCAN OF BEAUFORT LLC	325	FRONT STREET	BEAUFORT	NC	28516	
FIRST CITIZENS BANK			RALEIGH	NC	27611	PO BOX 27131
TOWN OF BEAUFORT			BEAUFORT	NC	28516	PO BOX 390
WHEATLY PROPERTIES LLC			BEAUFORT	NC	28516	PO BOX 360

**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: Wind Tide of N.C., Inc / Shannon Diller

Applicant Address: 703 Comet Drive Beaufort, NC 28516

Business Phone: 252-725-3029 Email/Cell: dillersshannon@gmail.com

Property Owner Name: 400 Front Street Properties

Address of Property: 400 Front Street, Beaufort, NC 28516

Phone Number: 919-817-3314 Email/Cell: nicole@ttconstruct.co

PROJECT INFORMATION

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

- 2- Signs (one on the front of the building and the other on the rear (waterfront side))
- 9ft, 1 inch x 1ft, 5 inches
- Wood, sandblasted with 2x2 wood frame
- Screws concealed behind frame

Estimated Cost of Project: \$ _____

Year House Built: _____

Shannon Diller
Applicant Signature

11/10/20
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.

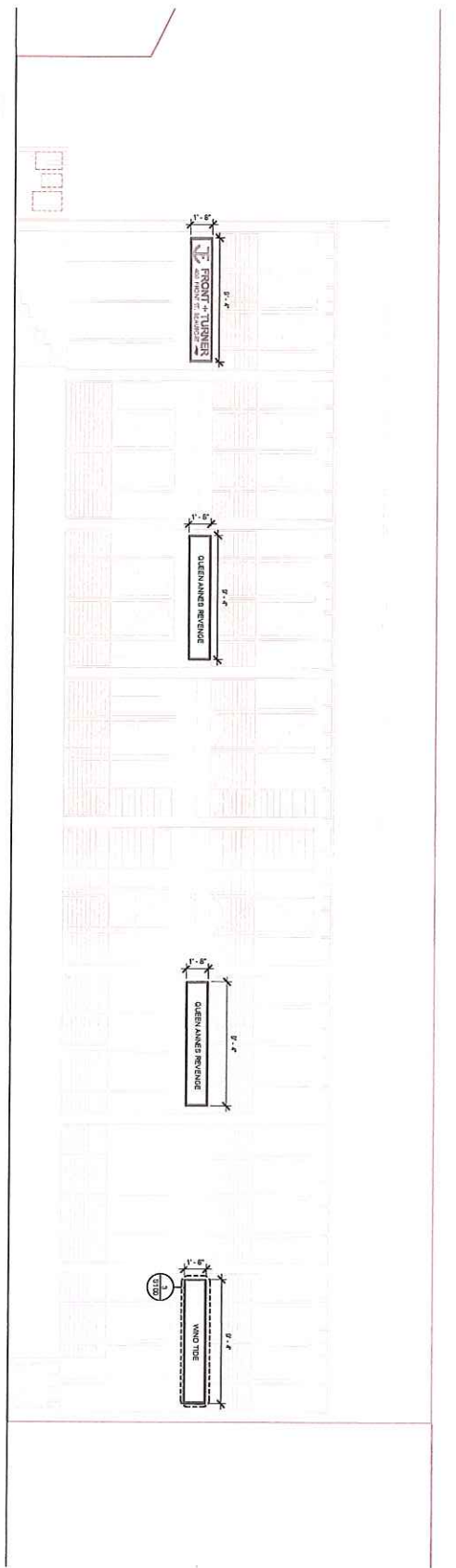
4. At least **one set of materials, in color**, that are to be evaluated by the Commission should be submitted with the application. An electronic or digital file of the work should also be submitted. Please contact Town Staff to see what electronic or digital file can be submitted.

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.

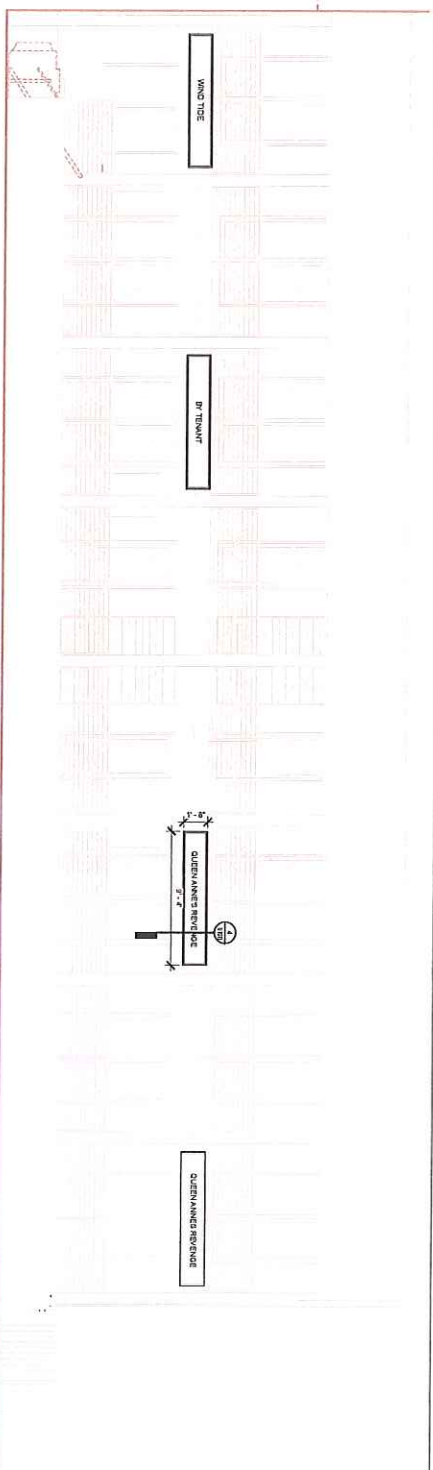
A COA is valid for a period of six (6) months and may be renewed for an additional six months via written request to Town Staff from the applicant (please state all reasons why the extension is needed). If work has not begun or a [building permit](#) for the project has not been obtained within the six-month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

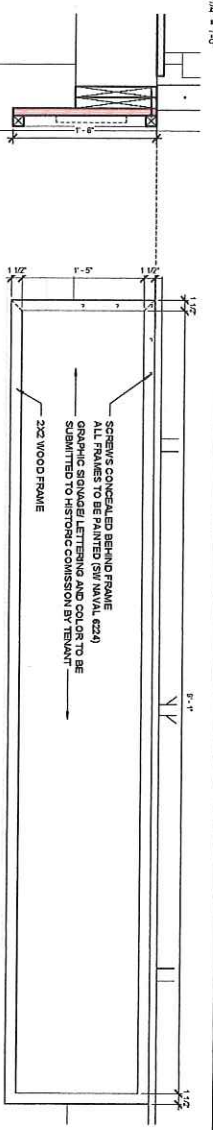
Source: The Public Domain. Digitized by eGangotri Foundation of Education.
 Last Full Page: 6 Knowledge Transfer (2017). From eGangotri Foundation of Education, 2017, Page 12/28/14



1 SIGNAGE - SOUTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

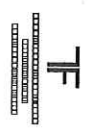


2 SIGNAGE ELEVATION - NORTH
 SCALE: 1/8" = 1'-0"



3 SIGNAGE - ELEVATION DETAIL
 SCALE: 1/2" = 1'-0"

4 SECT DTL - SIGNAGE
 SCALE: 1/2" = 1'-0"



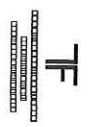
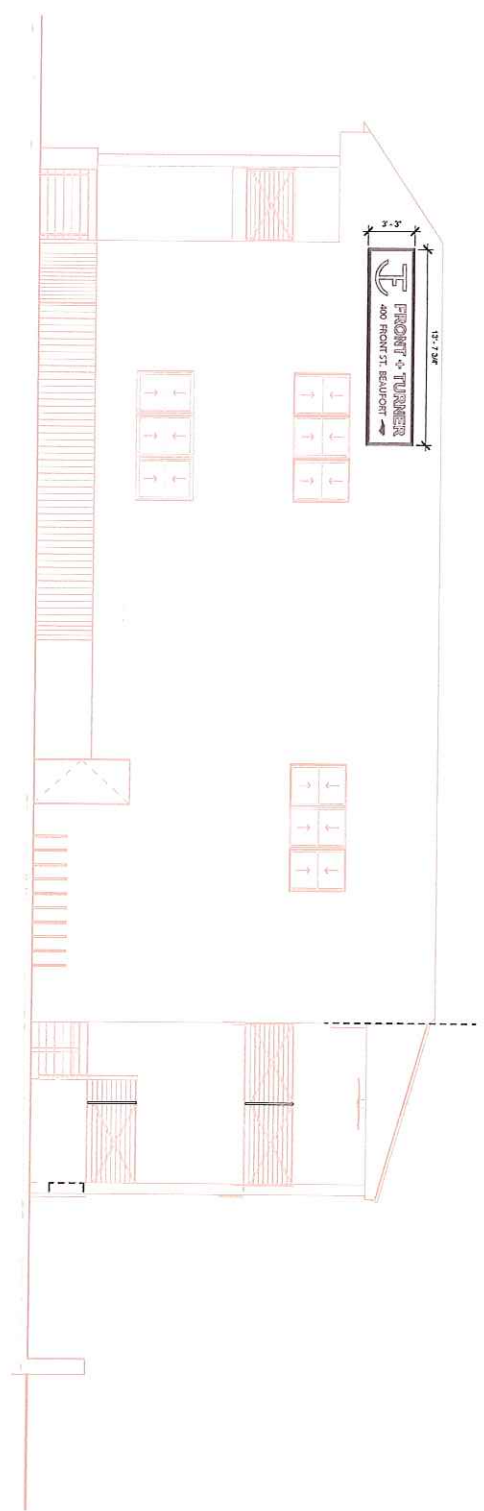
400 FRONT STREET
 BEAUFORT

184

DEC 15, 2015 PROJECT NO. 011
 PROJECT: HIST. SIGNAGE - ADOR
 DATE: 12/15/15
 DRAWING NO. 184
 SHEET NO. 184
 PERMIT SET - PHASE 2
 SIGNAGE ELEVATIONS
S100

Center File Path: G:\Projects\2014\20140101 - Proj - 00017\Drawings\2014\Phase 2\101.dwg
Total File Path: G:\Projects\2014\20140101 - Proj - 00017\Drawings\2014\Phase 2\101.dwg

1 SIGNAGE - WEST EXTERIOR
SCALE 1/4" = 1'-0"



400 FRONT STREET

400 FRONT STREET
BEAUFORT
185
16

DATE: 10/10/15 PROJ. NO.: 011
DRAWN BY: MRS. ARCHITECT
CHECKED BY: MRS. ARCHITECT
SCALE: 1/4" = 1'-0"
SHEET NO.: 101 OF 101
S101
SIGNAGE ELEVATION
PERMIT SET - PHASE 2

109 in

17 in

"BEAUFORT"
APPAREL

Wind
Tide

SWEATSHIRTS,
TEE SHIRTS,
& MORE

R-21
G-43
B-84



R-97
G-175
B-250



252.728.4866

1626 Live Oak St. Beaufort, NC 28516

109 in

17 in

"BEAUFORT"
APPAREL

**Wind
Tide**

SWEATSHIRTS,
TEE SHIRTS,
& MORE

112 in

17 in

"BEAUFORT"
APPAREL

**Wind
Tide**

SWEATSHIRTS,
TEE SHIRTS,
& MORE

