



Town of Beaufort, NC

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

Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, July 02, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) HPC Draft Minutes 060424

Administration of Oaths

Items of Consent

- [1.](#) Approval of the Orders for 400 Front Street & 101 Sunset Lane – Certificate of Appropriateness

Old Business

- [1.](#) Case # 24-02 122 Craven Street - Window Replacement
- [2.](#) Case # 24-12 523 Front Street – Signage (Revised)

New Business

- [1.](#) Case 24-16 309 Broad Street – Historic Plaque
- [2.](#) Case # 24-17 101 Middle Lane – Mixed-Use Building
- [3.](#) Case # 24-18 101 Ann St - Three Townhome Units

Commission / Board Comments

Staff Comments

Adjourn



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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, June 4, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the June 4th, 2024 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

Roll Call

Members Present: Joyce McCune, Chair; Bradley Cummins, Jonathan Haas, Tammy Hunsucker, Jessica Sabiston

Members Absent: Bradley Hedrick, Vice-Chair; Marissa Morris

A quorum was declared with five members present.

Staff Present: Mr. Kyle Garner, Planning Director, Ms. Jill Quattlebaum, Town Attorney; Ms. Laurel Anderson, Board Secretary

Agenda Approval

Member Cummins made the motion to approve the Agenda and Member Haas made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Bradley Cummins, Jonathan Haas, Tammy Hunsucker, Jessica Sabiston

Minutes Approval

Member Sabiston made the motion to approve the May 7th, 2024 Minutes as presented and Chair McCune made the second and took a vote that was unanimously approved.

Voting yea: Chair McCune, Bradley Cummins, Jonathan Haas, Tammy Hunsucker, Jessica Sabiston

Administration of Oaths

Chair McCune gave the Quasi-Judicial Statement as follows: This hearing is a quasi-judicial evidentiary hearing. That means it is like a court hearing. State law sets specific procedures and rules concerning how this board must make its decision. The board must base its decision

A quasi-judicial decision is not a popularity contest. It is a decision constrained by the standards in the ordinance and based on the facts presented. All applications for Certificates of Appropriateness must be consistent with the Design Guidelines for the Beaufort Historic District & Landmarks; however, regardless of compliance with these Design Guidelines, the HPC will not approve a COA that is not congruous with the special nature of the Beaufort Historic District as a whole. If you will be speaking as a witness, please focus on the facts and standards, not personal preference or opinion. Participation is limited. This meeting is open to the public. Everyone is welcome to watch. Parties with standing have rights to participate fully. Parties may present evidence, call witnesses and make legal arguments. Parties are limited to the applicant, the local government and individuals who can show they will suffer special damages. Other individuals may serve as witnesses when called by the board. For certain topics, this board may hear opinion testimony from expert witnesses. Individuals providing expert opinion must be qualified as experts and provide the factual evidence upon which they base their expert opinion. Witnesses must swear or affirm their testimony. At this time, we will administer the oath for all individuals who intend to provide witness testimony.

Secretary Anderson then administered the Oath to Kyle Garner.

Items of Consent

- 1. Approval of the Orders for Case # 23-34 122 Queen Street, Case # 24-05 112 Moore Street, Case # 24-11 116 Queen Street, Case # 24-12 523 Front Street, Case # 24-13 112 Gallants Lane – Certificates of Appropriateness (COA)

Member Cummins made the motion to approve the Items of Consent as presented and Member Haas made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Bradley Cummins, Jonathan Haas, Tammy Hunsucker, Jessica Sabiston

New Business

- 1. Case #24-14; 400 Front Street – Windows & Exhaust Fans

Chair McCune introduced Case #24-14 and asked if any members needed to recuse themselves and hearing none, she asked for the Staff Report. Mr. Garner requested that all staff reports and all the materials in the agenda packet be included as part of the record. He stated that this request was to install windows and an exhaust fan at 400 Front Street. In February 2019 a COA was issued for a major renovation that included new windows, doors, decking and railing, in October 2020 a COA was issued for an extension of the rear second story (waterside) roof, and also in October 2020 a COA was issued for a multi-tenant signage plan.

Mr. Garner stated a couple of ongoing issues with the building noting that the metal railings needed to be tightened up or replaced, and ADA issues with the lift chair was sometimes inoperable.

Member Cummins asked if the windows would match existing and asked how far the exhaust fan would stick out.

Secretary Anderson administered the Oath to the applicant’s contractor, Pete Huffey.

Mr. Huffey addressed the existing issues and discussed the application for the new doors and exhaust fan.

Member Haas asked about the noise level of the fan and Member Cummins stated that he saw no issues with the application.

Chair McCune suggested adding Utilities Guideline 8.3.1: Locate utilities, vents and meter boxes and other utility connections in side or rear yards and screen from public view with plantings, fencing, or other means, and possibly 8.3.3: Paint meter boxes, vents, and other utility fixtures visible from the street in colors that will allow them to blend in with the historic/existing building. After discussion it was decided that 8.3.1 only would be added to the Findings of Fact.

Chair McCune asked if there were any parties with standing, and hearing none and no further questions, asked for a motion for a Finding of Fact for Case #24-14. Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #24-14, move that the Commission conclude that the pending application meets the following design standards. Design Guidelines for the Beaufort Historic District and Landmarks: Window and Door Guidelines 6.4.7, 6.4.10; Historic Storefront Guidelines 6.9.1, 6.9.4; Utilities Guidelines 8.3.1.

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

Voting yea: Chair McCune, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #24-14.

Member Haas made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the Commission conclude that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #24-14 be issued for the proposed work.

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

Voting yea: Chair McCune, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Chair McCune then declared Case #24-14 closed and notified Mr. Haskins that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

2. Case #24-15; 100 Sunset Lane – New Garage & Driveway

Chair McCune introduced Case #24-15 and asked if any members needed to recuse themselves and hearing none, she asked for the Staff Report. Mr. Garner requested that the staff report and all the materials in the agenda packet be included as part of the record. In February 2024 the Commission issued a COA for a revised landscaping and parking plan that included a detailed fencing plan, shrub species along Sunset Lane and a new parking area near the structure. In March 2018 a COA was issued for the demolition of a house at 100 Sunset Lane and a new residential structure with garage for 120 Sunset Lane. Mr. Garner noted the previously approved garage was a much larger structure.

Member Cummins verified that the previously approved garage shown in the packet was not the requested garage and Mr. Garner verified that the garage shown in the packet was the correct one.

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

Mr. Horton further explained the golf cart garage and the need to keep the golf carts off the street.

Members Haas and Cummins noted the matching colors and the sweep of the metal roof. Member Hunsucker asked if there was a change to the vegetation plan. Chair McCune asked about the landscaping and the siting of the garage and noted a concern with the previously approved landscaping plan not being followed with the wrong shrubs being installed. Mr. Horton stated on the record that he had spoken with the landscaper and the unapproved plants would be removed.

Hearing no further questions, Chair McCune asked for a motion for a Finding of Fact for Case #24-15. Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #24-15, move that the Commission concludes that the pending application meets the following design standards. Design Guidelines for the Beaufort Historic District and Landmarks: Building Placement 7.1.1, 7.1.2, 7.1.3, 7.1.4; Building Height and Scale 7.2.1, 7.2.2, 7.2.3, 7.2.4; Materials 7.3.1, 7.3.2, 7.3.3; Details 7.4.1, 7.4.2; Texture and Color 7.5.1; Form and Rhythm 7.6.1, 7.6.2, 7.6.3; Landscaping 7.7.1; Off-Street Parking Guidelines 8.5.1, 8.5.2, 8.5.3, 8.5.4, 8.5.5, 8.5.6, 8.5.7; Landscaping Guidelines 8.1.1, 8.1.2, 8.1.7, 8.1.8,

8.1.11; Roof Guidelines 6.1.3; Wood Siding, Trim, and Ornament Guidelines 6.2.11; Exterior Lighting Guidelines 8.4.1, 8.4.2, 8.4.3.

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

Voting yea: Chair McCune, Bradley Cummins, Jonathan Haas, Tammy Hunsucker, Jessica Sabiston

Chair McCune made a motion to approve the Certificate of Appropriateness for Case #24-15 based on the following: Based upon the foregoing Findings of Fact, I move that the Commission conclude that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #24-15 be issued for the proposed work.

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

Voting yea: Chair McCune, Bradley Cummins, Jonathan Haas, Tammy Hunsucker, Jessica Sabiston

Chair McCune then declared Case #24-15 closed and notified Mr. Horton that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

Mr. Garner stated that the metal roof for the garage had been discussed and requested Mr. Horton to ensure that the contractor did not put a ridge on the metal roof. He also notified the Board that the property owner as well as another property owner on Sunset Lane would be re-paving Sunset Lane when their projects were completed.

Commission / Board Comments

- a. The Board thanked Staff for the great packet.
- b. Chair McCune noted a few enforcement concerns around the historic district that were being worked on by Staff. She also mentioned Dorothea Dix hospital in Raleigh which had just received a grant for restoration and noted the importance of historic preservation.

Staff Comments

- a. Mr. Garner thanked the Commission members who had participated in the recent Certified Local Government training given by the State Historic Preservation Office.
- b. Mr. Garner also discussed the movement to list the Odd Fellows Lodge on Turner Street as a building of state-wide significance.
- c. A previous applicant discussed the possibility of hearing their application during the meeting and it was decided that if their application were updated it would be heard at the next meeting.
- d. Mr. Garner notified the Commission that the HPC was in good standing with the CLG. He also noted that additional funding had been added to the budget for HPC projects, which would need to be approved by the Board of Commissioners with the rest of the budget.

Adjourn

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

Voting yea: Chair McCune, Bradley Cummins, Jonathan Haas, Tammy Hunsucker, Jessica Sabiston

Chair McCune declared the June 4th, 2024 meeting adjourned at 7:00 p.m.

Chair, Joyce McCune

Board Secretary, Laurel Anderson



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**Town of Beaufort Historic Preservation Commission
6:00 P.M. July 2, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Consent
SUBJECT: Approval of the Orders for 400 Front Street & 101 Sunset Lane – Certificate of Appropriateness

BRIEF SUMMARY:

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

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

REQUESTED ACTION:

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

EXPECTED LENGTH OF PRESENTATION:

0 Minutes (Presentation from Staff)

SUBMITTED BY:

Kyle Garner, AICP Planning Director

BUDGET AMENDMENT REQUIRED:

N/A



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July 2, 2024

Toma Farren Architects, LLC
3338 Lake Boone Trail
Raleigh, NC 27607

RE: Case # 24-14 400 Front Street- Windows & Exhaust Fans

To whom it may concern:

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

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

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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate

cc: 400 Front Street Properties, LLC

Mayor Sharon Harker
Commissioner John Hagle • Commissioner Marianna Hollinshed
Commissioner Bucky Oliver • Commissioner [redacted] • Commissioner Bob Terwilliger
Town Manager [redacted] • [redacted] Fodd Clark



TOWN OF BEAUFORT, NC

ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on June 4, 2024, to consider a Certificate of Appropriateness (“COA”) application submitted by Toma Farren Architects, LLC for **CASE # 24-14 400 FRONT STREET – WINDOWS & EXHAUST FANS** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on June 4, 2024, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

Window and Door Guidelines

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

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

Historic Store front Guidelines

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

6.9.4. Preserve and rehabilitate rear facades where possible, particularly where access is provided from rear parking areas. Eliminate or consolidate utility lines, pipes, meters, mechanical units, etc. to improve the appearance of rear facades. Locate trash cans and dumpsters away from public rear access doors and screen them from public view.

Outside Utilities Guidelines

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

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 24-14 400 FRONT STREET – WINDOWS & EXHAUST FANS**.

This the 2nd day of July 2024

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



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July 2, 2024

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

RE: Case # 24-15 100 Sunset Lane – New Garage & Driveway

Dear Mr. Horton:

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

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

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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate

cc: Sunset Lane Properties, LLC

Mayor Sharon Harker
Commissioner John Hagle • Commissioner Marianna Hollinshed
Commissioner Bucky Oliver • Commissioner [redacted] in Cooper • Commissioner Bob Terwilliger
Town Manager [redacted] Todd Clark



TOWN OF BEAUFORT, NC

ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on June 4, 2024, to consider a Certificate of Appropriateness (“COA”) application submitted by Jay Horton (Filter Design Studio, PLLC) for **CASE # 24-15 100 SUNSET LANE – NEW GARAGE & DRIVEWAY** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on June 4th, 2024, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

New Construction Guidelines

Building Placement

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

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

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

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

Building Height/Scale

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

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

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

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

Materials

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

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

the Beaufort Historic District.

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

Details

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

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

Texture and Color

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

Form and Rhythm

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

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

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

Landscaping

7.7.1 Retain and protect mature trees during construction.

Off-street Parking Guidelines

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

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

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

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

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

Landscaping Guidelines

8.1.1. Preserve and maintain historic public and private landscapes that contribute to the character of the historic district, including open spaces, streetscapes, and yards.

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

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

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

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

Roof Guidelines

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

Wood Siding, Trim, and Ornament Guidelines

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

Exterior Lighting Guidelines

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

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

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

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 24-15 100 SUNSET LANE – NEW GARAGE & DRIVEWAY.**

This the 2nd day of July 2024

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, July 2, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 24-02 122 Craven Street - Window Replacement

BRIEF SUMMARY:

The owner wishes to install new composite windows to replace wood windows for 122 Craven Street.

The applicant has submitted updated information that is included in the packet for the Commission’s consideration as well as a description of the visit from Reid Thomas of the State Historic Preservation Office discussing options for the windows.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

20 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP
Date: June 24, 2024
Case No. 24-02

Request: Install new composite windows to replace wood windows for 122 Craven Street.

Applicant: Brent Greenberg
 122 Craven Street
 Beaufort, NC 28516

Property Information:

Owners: Same as Applicant
Location: 122 Craven Street
PIN#: 730617108143000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 122 Craven Street, circa 1830. **Canady House.** 2-Story, 3-bay, side gable house with a side hall plan has molded eave returns, beaded siding, 1 interior brick chimney, 9/6 and 6/6 sash, and a 2-story hipped porch with massive square paneled Doric columns and plain railing. This late Federal style house with massively proportioned Greek Revival style porch is architecturally unique in Beaufort. (Wrenn file)

The applicant has submitted updated information that is included in the packet for the Commission’s consideration as well as a description of the visit from Reid Thomas of the State Historic Preservation Office discussing options for the windows.

Proposed work:
 Replace wood windows with Fibrex Windows.

Material:
 See Attached Spec Sheets included as part of Application

Color:
 See Attached

Window and Door Guidelines

6.4.1. Retain and preserve historic windows and doors, including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, trim, and moldings. Documented restoration is allowable.

6.4.2. Repair existing historic windows and doors where possible, rather than replacing entire window or door units. Use techniques such as wood epoxies and wood patches to repair and strengthen deteriorated wood elements. Replace only those elements that cannot be repaired. Reproduction glass is desirable but not required.

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

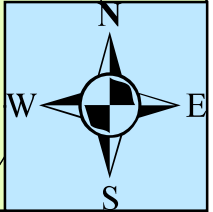
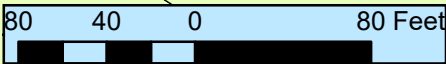
6.4.7. New windows must match original in overall size and opening area and should have three dimensional muntins with either true divided lights (TDL) or three-dimensional grilles on both the interior and exterior sides (SDL). Snap-in grilles or grilles between glass are not appropriate for windows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

Case # 24-02 122 Craven Street - Window Replacement



Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_ZIP</u>	<u>MAIL_ADD2</u>
ANN STREET METHODIST CHURCH	417	ANN STREET	BEAUFORT	NC 28516	
BEAUFORT FLATS LLC	608	ANN STREET	BEAUFORT	NC 1143 28516	
BEAUFORT LINEN INTERIORS LLC	125	CRAVEN STREET	BEAUFORT	NC 28516	
BISHOP,STEPHEN FEREBEE	131	CRAVEN STREET	BEAUFORT	NC 28516	
GREENBERG,BRENT ETUX SINDEE			BEAUFORT	NC 28516	PO BOX 27
IRA SERVICES TRUST COMPANY	104	TAYLORS CREEK LN	BEAUFORT	NC 28516	
SANTORO,DINA CHARLENE TRUSTEE	2603	ONE IRON ST	MOREHEAD CITY	NC 4961 28557	

B&S Coastal and Maritime Management

PO Box 27

Beaufort NC

28516

252-635-7101 / 252-671-0511



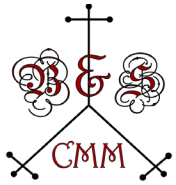
122 Craven St Window Replacement Proposal and Scope

This proposal is being submitted in accordance with the Historic Preservation Council (HPC) guidelines for approval for the replacement of 33 windows at 122 Craven St Beaufort NC 28516.

The current windows are wood, single pane with metal storm window outsets that were already installed when the house was purchased in 2017. The current condition of the windows is failing as most do not open or function, rot has begun to set in, and repair is becoming excessively costly or not feasible without causing damage. We are willing to discuss options as appropriate.

Reid Thomas from the NC State Historic Preservation Office was contacted and conducted an onsite advisory visit to us. Mr. Thomas stated that he did not believe the windows to be original and offered some advice on materials and methods for the current windows. Unfortunately, these require excessive time for removal, repair, and reinstallation thus resulting in both our tenants to be without windows and alternate fire exits. This is also not a cost or time effective option and would require excessive continued maintenance. In addition, as Beaufort continues to grow and this property borders the downtown commercial area, noise abatement is an additional benefit as sound levels have been recorded at approximately dB inside the structure when local businesses have music or events.

The proposed replacement windows are in compliance with sections 6.4.3, 6.4.6, and 6.4.7 of the Beaufort HPC guidelines and being provided by Renewal by Anderson with their Fibrex 60% wood composite window material. The Fibrex window material matches the wood look almost exactly and is a match for the current color of the house (see attached photos). Grid work will be duplicated to have an exact match and glass dimensions will remain the same in accordance with the Beaufort HPC guidelines.



B&S Coastal and Maritime Management
PO Box 27
Beaufort NC
28516
252-635-7101 / 252-671-0511



1.

Please see the below listed enclosures for detailed information provided by Anderson:

1. Information packet and window listing from Anderson
2. Fibrex Sample (Turned into Kyle Gardner)
3. Attached photos of existing property
4. Adjacent property points of contact

Your consideration and support is greatly appreciated as we attempt to preserve and maintain a piece of our town and history.

Sincerely,

Brent Greenberg
Owner





RENEWAL
by ANDERSEN
FULL-SERVICE WINDOW & DOOR REPLACEMENT

To: Beaufort Historic Preservation Counsel

Customer: Brent & Sindee Greenberg

Address: 122 Craven St. Beaufort, NC 28516

Compliance Statement:

“to promote excellence of design in both new construction and in the preservation and rehabilitation of existing historic buildings.”

Our home is designated as a contributing property in the Olde Town Beaufort area of the Beaufort Historical District. To maintain the historical value, prevent further structural damage, protect the property as a whole and we will be replacing the windows with a wood composite frame with a mortise and tenon joint construction equivalent to its original historical design. The windows will also contain the same distinctive grille pattern as the original windows to retain the value and aesthetics of historical construction. Please note due to the limits of the Anderson rendering software some of the drawings in this presentation cannot reflect the grids that will be duplicated exactly as they currently exist. The windows will be replaced around the home, in view of public rights-of-way.

Project Description:

We propose to replace Thirty-Three existing windows in our home. These windows will be replaced with Andersen Twenty-Six Double-Hung, (Six) Awning, and (One) Glider wood based composite windows with the same wood based composite L-trim. In keeping with the aesthetics and value of historical construction, Andersen wood based composite windows have a mortise and tenon joint construction and will be in the same white exterior/interior finish color as the original. (No coil or cladding will be used on the exterior.)

To retain the historic character of the home, the new windows will retain the same distinctive colonial style grille pattern with a simulated fully divided light grille. The exterior grille will be wood based composite while the interior will be white painted wood grilles.

Andersen windows are constructed to replicate the historical character of the originally constructed windows and the historic aesthetics of the home.



122 B Kitchen Windows:

The Two 122 B kitchen windows will be (27-1/2" X 23-1/4") awning windows with Base Frames. These windows will have a Fully Divided Light (FDL with spacer) in a Colonial 3w x 2h pattern. In keeping with the existing windows, both the Exterior and the Interior will be white. These windows will be placed in the exact same position as the existing windows.

Pictured below is a rendering of what the new windows will look like



Units 101, 102 Exterior



Units sideview w/ FDL visual



Existing



RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT

122 B Living Room Windows:

The Three 122 B living room windows will be Two (27-1/2" X 53-1/4") double-hung windows with Insert Frames. These windows will have a Fully Divided Light (FDL with spacer) in a Colonial 2w x 2h pattern. And the third window will be a (27-1/2" X 46") double-hung window with an Insert Frame. This window will have a Fully Divided Light (FDL with spacer) in a Colonial 3w x 2h pattern. In keeping with the existing windows, both the Exterior and the Interior will be white. These windows will be placed in the exact same position as the existing windows.

Pictured below is a rendering of what the new windows will look like.



Units 103, 104, 105 Exterior



Units sideview w/FDL visual





Existing

122 B Bathroom Window:

The One 122 B bathroom window will be a (24-1/2" X 23-1/4") awning window with Base Frame. This window will have a Fully Divided Light (FDL with spacer) in colonial 3w x 2h grille pattern. In keeping with the existing window, both the Exterior and the Interior will be white. This window will be placed in the exact same position as the existing window.

Pictured below is a rendering of what the new window will look like.



Unit 106 Exterior



Unit sideview w/FDL visual



Existing



122 C Foyer Window:

The One Reygin foyer window will be a (28" X 55") double-hung windows Reverse Cottage 3:2 with Insert Frame. This window will have a Fully Divided Light (FDL with spacer) in colonial 3w x 3h sash 1 grille pattern and a colonial 3w X 2h grille pattern in sash 2. In keeping with the existing window, both the Exterior and the Interior will be white. This window will be placed in the exact same position as the existing window.

Pictured below is a rendering of what the new window will look like.



Unit 107 Exterior



Unit sideview w/ FDL visual



RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT



Existing

122 C Kitchen Windows:

The Two 122 C kitchen windows will be a (28" X 55") double-hung windows Reverse Cottage 3:2 with Insert Frame. These windows will have a Fully Divided Light (FDL with spacer) in colonial 3w x 3h sash 1 grille pattern and a colonial 3w X 2h grille pattern in sash 2. In keeping with the existing windows, both the Exterior and the Interior will be white. These windows will be placed in the exact same position as the existing windows.

Pictured below is a rendering of what the new windows will look like.



Units 108,113 Exterior



Units sideview w/ FDL visual



RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT



Existing

122 C Living Room Windows:

The Three 122 C living room windows will be Two (28" X 55") double-hung windows Reverse Cottage 3:2 with Insert Frames. And the third window will be a (28" X 56") double-hung window Reverse Cottage 3:2 with Insert Frame. These windows will have a Fully Divided Light (FDL with spacer) in a colonial 3w x 3h sash 1 grille pattern and a colonial 3w X 2h grille pattern in sash 2. In keeping with the existing windows, both the Exterior and the Interior will be white. These windows will be placed in the exact same position as the existing windows.

Pictured below is a rendering of what the new windows will look like.

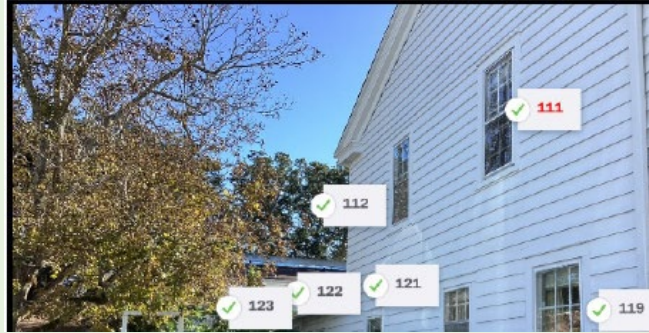


Units 109, 110, 111 Exterior

Units sideview w/FDL visual



RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT



Existing

122 C Bedroom Window:

The One 122 C bedroom window will be a (28" X 55") double-hung window Reverse Cottage 3:2 with Insert Frame. This window will have a Fully Divided Light (FDL with spacer) in colonial 3w x 3h sash 1 grille pattern and a colonial 3w X 2h grille pattern in sash 2. In keeping with the existing windows, both the Exterior and the Interior will be white. These windows will be placed in the exact same position as the existing windows.

Pictured below is a rendering of what the new windows will look like.



Unit 112 Exterior



Unit sideview w/FDL visual



RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT

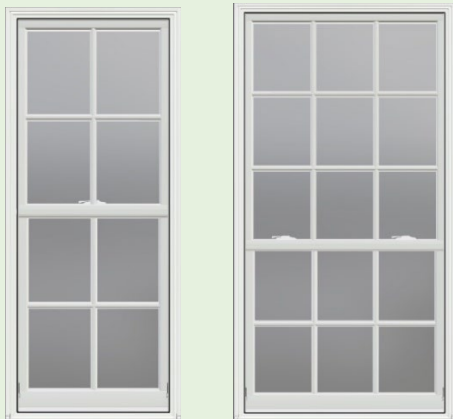


Existing

122 C Bathroom Windows:

The Two 122 C bathroom windows will be Two (19-3/4" X 44-1/2") double-hung windows with Insert Frames. These windows will have a Fully Divided Light (FDL with spacer) in a colonial 2w x 2h grille pattern (114) and a reversed cottage 3:2 with Fully Divided Light (FDL with spacer) in a colonial 3w X 3h grille pattern in sash 1 and colonial 3w x 2h grille pattern sash 2(115). In keeping with the existing windows, both the Exterior and the Interior will be white. These windows will be placed in the exact same position as the existing windows.

Pictured below is a rendering of what the new windows will look like.



Units 114, 115 Exterior



Units sideview w/FDL visual



Existing

Office Windows:

The Two office windows will be Two (31" X 65-1/2") double-hung windows with Insert Frames. These windows will have a Fully Divided Light (FDL with spacer) in a colonial 3w x 2h grille pattern. In keeping with the existing windows, both the Exterior and the Interior will be white. These windows will be placed in the exact same position as the existing windows.

Pictured below is a rendering of what the new windows will look like.





RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT

Units 116, 117 Exterior

Units sideview w/FDL visual



Existing

Bedroom Windows:

The Three bedroom windows will be Two (31" X 65-1/2") double-hung windows with Insert Frames and One (31" X 37-1/4") Double-Hung window with insert frame. These windows will have a Fully Divided Light (FDL with spacer) in a colonial 3w X 2h grille pattern. In keeping with the existing windows, both the Exterior and the Interior will be white. These windows will be placed in the exact same position as the existing windows.

Pictured below is a rendering of what the new windows will look like.



Units 118, 119, 120 Exterior



Units sideview w/ FDL visual



RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT



Existing

Primary Closet Window:

The One primary closet window will be a (31-1/2" X 61") double-hung windows with Insert Frame. This window will have a Fully Divided Light (FDL with spacer) in colonial 3w x 2h sash 1 grille pattern and no grille pattern in sash 2. In keeping with the existing window, both the Exterior and the Interior will be white. This window will be placed in the exact same position as the existing window.

Pictured below is a rendering of what the new window will look like.





RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT

Unit 121 Exterior

Unit sideview w/ FDL visual



Existing

Primary Bedroom Windows:

The Two primary bedroom windows will be Two (31" X 61-1/4") double-hung windows with Insert Frames. These windows will have a Fully Divided Light (FDL with spacer) in a colonial 3w x 2h sash 1 grille pattern and no grille pattern in sash 2. In keeping with the existing windows, both the Exterior and the Interior will be white. These windows will be placed in the exact same position as the existing windows.

Pictured below is a rendering of what the new windows will look like.





RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT

Units 122, 123 Exterior

Units sideview w/FDL visual



Existing

Primary Bathroom Window:

The One primary bathroom window will be a (31-1/2" X 61") double-hung windows with Insert Frame. This window will have a Fully Divided Light (FDL with spacer) in colonial 3w x 1h sash 1 grille pattern and no grille pattern in sash 2. In keeping with the existing windows, both the Exterior and the Interior will be white. This window will be placed in the exact same position as the existing window.

Pictured below is a rendering of what the new window will look like.





RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT

Unit 124 Exterior

Unit sideview w/FDL visual



Existing

Kitchen Windows:

The Four kitchen windows will be Three (28" X 23-1/4") awning windows with base frames and One (53-3/4" X 23-1/2") Gliding Double window Stationary/Active operation with Base frame. These windows will have a Fully Divided Light (FDL with spacer) in a colonial 3w X 2h grille pattern. In keeping with the existing windows, both the Exterior and the Interior will be white. These windows will be placed in the exact same position as the existing windows.

Pictured below is a rendering of what the new windows will look like.



Units 125



126



127, 128 Exterior





Units sideview with divided light visual



Existing

Living Room Windows:

The Four living room windows will be (29-3/4" X 61-1/4") Double-Hung windows Reverse Cottage 3:2 with insert frames. These windows will have a Fully Divided Light (FDL with spacer) in a colonial 3w X 3h sash 1 grille pattern and no grille pattern sash 2. In keeping with the existing windows, both the Exterior and the Interior will be white. These windows will be placed in the exact same position as the existing windows.

Pictured below is a rendering of what the new windows will look like.



Units 129, 130, 131, 132 Exterior



Units sideview w/FDL visual



Existing

Dining Room Window:

The One dining room window will be a (28" X 55") double-hung reverse cottage 3:2 window with Insert Frame. This window will have a Fully Divided Light (FDL with spacer) in a colonial 3w x 3h sash 1 grille pattern and a colonial 3w x 2h sash 2 grille pattern. In keeping with the existing window, both the Exterior and the Interior will be white. This window will be placed in the exact same position as the existing window.

Pictured below is a rendering of what the new window will look like.



Unit 133 Exterior



Unit sideview w/FDL visual



Existing

Materials:

Renewal by Andersen windows are manufactured using our patented material called “Fibrex”. Durable, Beautiful, Custom crafted, made to order, and professionally installed. Energy-efficient replacement windows & patio doors from Renewal by Andersen offer the elegance, strength, and stability of wood, with the low-maintenance features of vinyl.

for in depth product detail, please visit:
<https://www.renewalbyandersen.com/windows-doors>

Renewal by Andersen Contact Information:

Susan Marshall | Administrative Assistant

Renewal by Andersen of Central NC/Coastal NC/Myrtle Beach/Florence



RENEWAL by ANDERSEN

FULL-SERVICE WINDOW & DOOR REPLACEMENT

M: (336) 370-5487

E: susanmarshall@rbatriad.com





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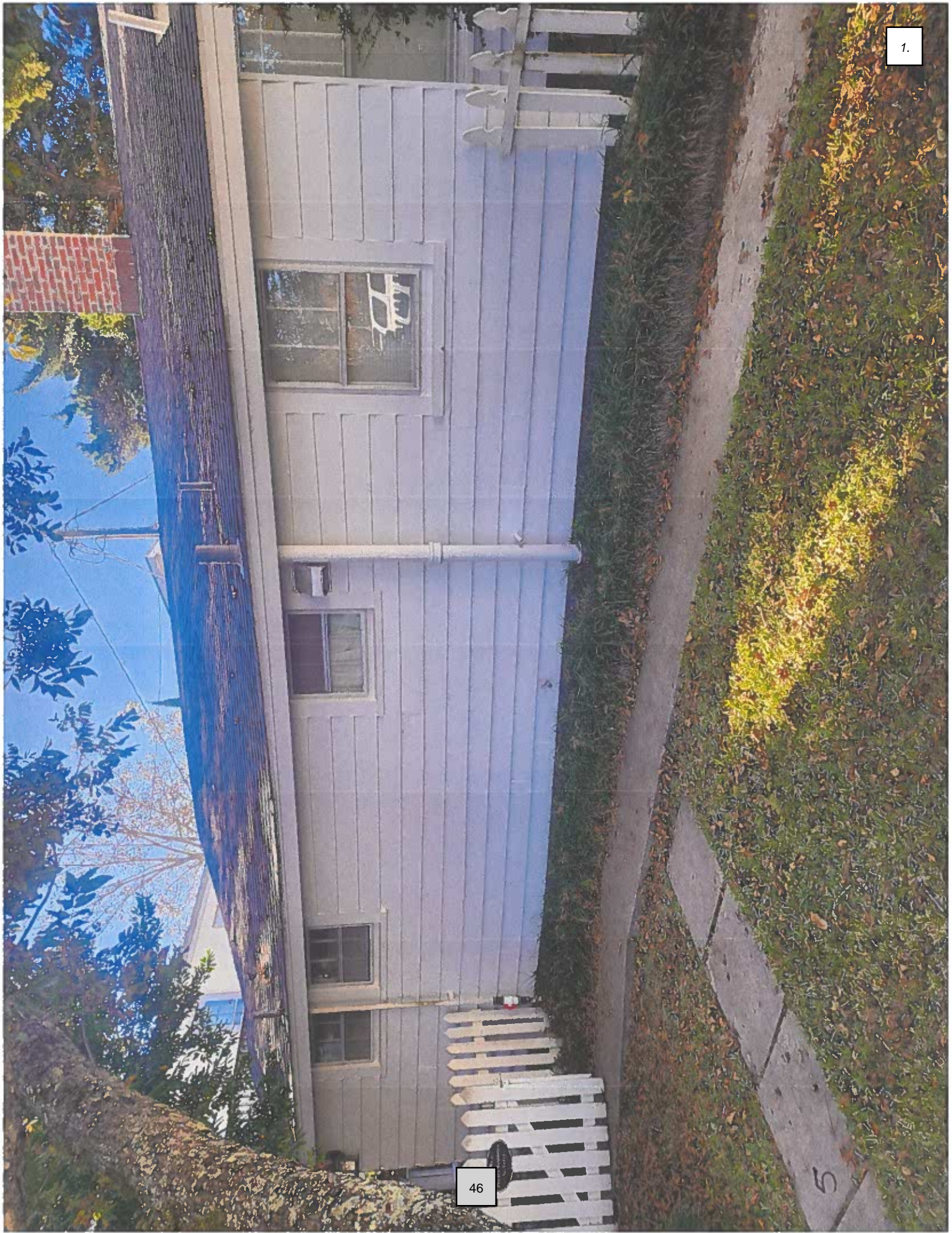


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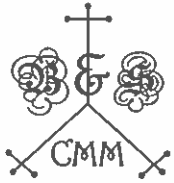


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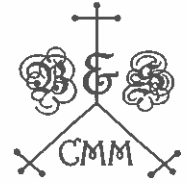








B&S Coastal and Maritime Management
PO Box 27
Beaufort NC
28516
252-635-7101 / 252-671-0511



1.

List of Adjoining Property Owners

Pat Castagna
120 Craven St
Beaufort NC 28516

118 Craven St
Fred McCune
PO Box 1143
Beaufort NC 28516

123 Craven St
Richie and Christina
5207 Webb Ct
Morehead City NC
28557

121 Craven St
Heather Sink
310 Hedrick St
Beaufort NC
28516

Eddie Myers
131 Middle Ln
Beaufort NC
28516

417 Ann St
Ann St Pre School
417 Ann St
Beaufort NC
28516



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, July 2, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Old Business

SUBJECT: Case # 24-12 523 Front Street – Signage (Revised)

BRIEF SUMMARY:

At the May meeting the owner mentioned that they also wished to have a sandwich board and needed to revise their original application to include a 6.25 sq. ft. sandwich board.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP
Date: June 21, 2024
Case No. 24-12 (Revised Application Sandwich Board)

Request: Sandwich Board (25" X 36") = 6.25 sq. ft.

Applicant: Sea Bags LLC
 25 Custom House Wharf
 Portland, Maine 04101

Property Information:

Owners: Lawver Enterprises
Location: 523 Front Street
PIN#: 730505199800000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 523 Front Street, circa 1945. **Potter Building.** 1-Story brick commercial building with flat roof, completely refaced with weatherboard and shingle-style awning. Built between 1941 and 1950. (SM)

Proposed work:

Place one Sandwich Board 25" X 36" totaling 6.25 sq. ft. 10.00 sq. ft. (30" X 48').

Material:
 See Application

Color:
 See Application

Signage Guidelines:

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

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

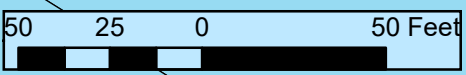
8.6.5. Use simple, clear graphics and lettering styles in sign design.

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-to-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.

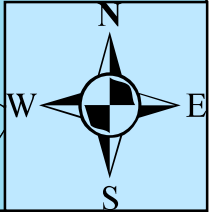


Legend

- NCHPOpoints
- Tax_Parcel_Data



56



<u>OWNER</u>	<u>MAIL_HOUS</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_STATE</u>	<u>MAIL_ZIP</u>	<u>MAIL_ADD2</u>
ADAMS,JEFFREY SMITH	510	FRONT STREET UNIT 21	BEAUFORT	NC	28516	
BEAUFORT HOUSE LLC	510	FRONT STREET #21	BEAUFORT	NC	28516	
DUNCUN HOUSE LLC	115	MOORE STREET	BEAUFORT	NC	28516	
LAWVER ENTERPRISES LLC	4643	RANDOLPH CHURCH ROAD	LIBERTY	NC	27298	
LLC,BLUE TREASURE			CARY	NC	3557	27519 PO BOX 3557
PLAZA MEXICO BAR & GRILL INC	5167	HIGHWAY 70 WEST #60	MOREHEAD CITY	NC	28557	



523 Front Street
Beaufort, NC 28516

Sidewalk Sandwich Board

Modification to Original
Application
for
Certificate of Appropriateness

Sea Bags
523 Front Street



Sidewalk Sandwich Board



Sandwich Board Signage Design Guidelines -- *Beaufort Historic District & Landmarks*

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.

8.6.4. Neon colors or fluorescent colors on signs is not allowed.

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

How the Sea Bags' Sandwich Board is consistent with the design guidelines:

- *Building Type: Commercial building with traditional storefront treatment*
- *8.6.1: Sign Materials are natural wood (pine)*
- *8.6.2 & 8.6.3: The size of the sign of 36" H x 25" W allows it to minimize the footprint on the sidewalk and will not impact or impede pedestrian traffic flow*
- *8.6.4: The natural wood makes it visually compatible and co-exists harmoniously with the sun-weathered cedar shingles on the window overhang and grey cladding on the face of building*
- *8.6.5: Graphics are handwritten and easy to read, simple and very legible*



Subject Property:
523 Front Street



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, July 2, 2024 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case 24-16 309 Broad Street – Historic Plaque

BRIEF SUMMARY:
Request for a Historic Plaque at 309 Broad Street

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:
10 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



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

Request: Request for a Historic Plaque at 309 Broad Street

Applicants: Harry & Mary McCracken
 309 Broad Street
 Beaufort, NC 28516

Property Information:

Owners: Same
 Location: 309 Broad Street
 PIN: 730617116299000

Project Information: In the District Survey, updated by Ruth Little, the house at 309 Broad is described as **House** c. 1913. 2-Story, 5-bay, side gable I-house with moulded eave returns, 2 interior stuccoed chimneys, 2/2 and 1/1 replacement windows, vinyl siding, and hipped 1-story porch with boxed Doric columns and plain railing. House built between 1908 and 1913. (SM)

Proposed work:

- Request for a Historic Plaque.

Attachments:

- Vicinity Map
- List of Adjacent Property Owners
- COA Materials submitted by the applicant

Eligibility:

1. Structure must be at least 100 years old.
2. Structure must not be subjected to extensive exterior remodeling nor be so altered that the architectural integrity of the structure no longer remains.

Documentation:

The documentation must be produced by the applicant. It is the responsibility of the applicant to do so or have done all the research necessary to provide the documentation to the Historic Preservation Commission. Included in the document should be:

Written proof of the date of construction, or the earliest date of reference in the tax records, to show that the structure existed. Any records can be used to substantiate the existence of the structure, including early maps of the area, or other comparable documentation (with verification by outside sources if necessary) at the Historic Preservation Commission’s discretion. In addition, there must be visible evidence of construction methods of the period. Other information to be included: photos of each side of the outside, photos of interior features used in determining age, scaled map of the lot on which the structure stands indicating all changes in lot by deed(s).

Plaque Guidelines:

4.2.1

If the request to obtain a plaque is granted, the applicant will receive written permission from the Beaufort Historic Preservation Commission. This permission will state the earliest name and date as determined by the Beaufort Historic Preservation Commission. No other information may be placed on the plaque.

4.2.2

The applicant will be responsible for all expenses of obtaining the plaque and its maintenance. Once a plaque is received by the applicant, it is the responsibility of the owner not to make changes that would alter the architectural integrity of the structure.

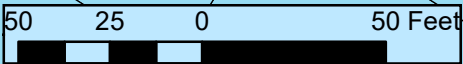
4.2.3

The plaque should be to the exact specifications of the Historic Preservation Commission. If future changes not appropriate to the original documentation which govern the issued plaque occur, the Commission has the right to request the removal of the plaque.

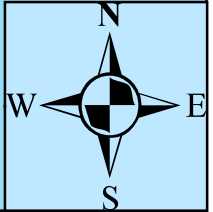
Case # 24-16 309 Broad Street - Historic Plaque

Legend

- NCHPOpoints
- Tax_Parcel_Data



66



<u>OWNER</u>	<u>AIL_HOU:</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST/AIL_Z1</u>	<u>AIL_ZI5</u>
BARNES,MARTHA TOTTY	305	TURNER STREET	BEAUFORT	NC	28516
DASCOMBE,ADDISON ETX GABRIELLE	106	WINDFALL COURT	CARY	NC	27518
FIRST RUNG PROPERTIES LLC	304	ORANGE STREET	BEAUFORT	NC	1821 28516
MCCRACKEN,HARRY JR ETUX MARY	309	BROAD STREET	BEAUFORT	NC	28516
STANCIL,STEVEN ARTHUR	2410	FOXCROFT RD	WILSON	NC	27896
STEVENS,RAMELLE C	327	BAYBERRY DRIVE	CHAPEL HILL	NC	27517

APPLICATION FOR STRUCTURE HISTORIC PLAQUES

DIRECTIONS: "USING THE GUIDELINES FOR OBTAINING PLAQUES"
PLEASE ANSWER THE FOLLOWING QUESTIONS AND
GIVE PERTINENT INFORMATION.

1. Property Owner(s)
HARRY & MARY JANE McCracken
Address
309 Broad St. Beaufort, NC 28516
Telephone number
919 906-1620
2. Address of Property
309 Broad St. Beaufort, NC 28516
3. Year building/structure was built
1909
4. Builder's name (if known)
∅
5. Architect's name (if known)
∅
6. First Owner (if known)
Sterling Price Ramsey
7. Describe architectural style of building
2 story, 5 bay, side gable I-house with
molded eave return, interior chimneys,
2/2 and 1/1 replacement windows, vinyl siding,
and hipped 1-story porch with Doric Columns.
8. Important or interesting facts about the building/structure (can be
answered on a sheet of paper.)

9. Please attach documentation regarding age and style of structure as well as current pictures of the front. If an early picture of the building/structure is available, please include it.

see attached photo.

10. What visible evidence of construction methods of the period can be found?

see attached photo.

*Interior structure of construction
in dining room.*

11. What records can be used to substantiate the existence of this structure?

*Book: Historic Beaufort N.C., A Unique
Coastal Village Preserved.*

Author: Mary Warshaw

Page: 86

ADJACENT PROPERTY OWNERS

Name: Fred Stevens (305 Broad St)
Address: 327 Bayberry Dr. Chapel Hill NC 27517
Phone: (919) 618-5687

Name: Addison Dascombe (313 Broad)
Address: 106 Windfall Court, Cary, NC 27518
Phone: (919) 618-0730

Name: Karen Johnson Stancil (308 Broad)
Address: 2410 Foxcroft, Wilson, NC 27896
Phone: (252) 230-4711

Name: _____
Address: _____
Phone: _____

Name: _____
Address: _____
Phone: _____

Name: _____
Address: _____
Phone: _____

FRONT OF HOUSE

1.



Permanent cut out of wall showing interior construction. FRAMED and covered with glass.

TOP





**309 Broad Street
S.P. RAMSEY HOUSE *circa* 1909**

Fisherman and carpenter Sterling Price Ramsey (1882–1962), son of Talcott William Ramsey and Martha Elizabeth Sewell, married Maude Douglas Brooks (1884–1975) in 1903. Maude was daughter of Elza Wade Brooks and Mary Ellen Bowen. Sterling and Maude were parents of Eleanor Atwater, Sterling Clyde and Elizabeth

Gray Ramsey. The family was in the home by 1910. Widow Maude Ramsey was living in the house when she died in 1975.

1997 Survey: 2-story, 5-bay, side-gable I-house with molded eave returns, interior chimneys, 2/2 and 1/1 replacement windows, vinyl siding, and hipped 1-story porch with Doric columns and plain railing.

Carteret County

Property Data

Parcel Number: 730617116299000

Inquiry Date: 6/10/2024

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

Property Info

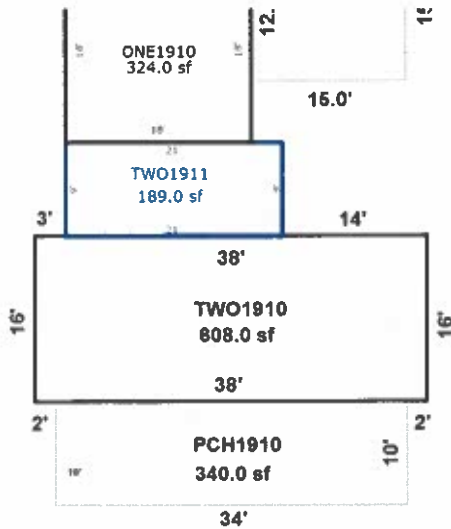
PARCEL NUMBER: 730617116299000
OWNER: MCCRACKEN,HARRY JR ETUX MARY
PHYSICAL ADDRESS 309 BROAD ST
BEAUFORT
MAILING ADDRESS: 309 BROAD STREET
BEAUFORT NC 28516
LEGAL DESCRIPTION: PART L129 TOWN OF BEAUFORT
DEED REF: 1591-261
PLAT REFERENCE: -
NEIGHBORHOOD: 590004

SALE DATE: 10/30/2017
SALE PRICE: \$445,000
ACREAGE: 0.128
LAND VALUE: \$293,760
EXTRA FEATURE VALUE: \$651

Building Info

BATHS: 2
BEDROOMS: 3
CONDITION: N/A
EXTERIOR WALLS: 26 VINYL
FLOOR FINISH: 12 HARDWOOD
08 VINYL
FOUNDATION: 02 CONC BLOCK
HEAT: 10 HEATPUMP
ROOF COVER: 03 COMP SHNGL
ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 1740
YEAR BUILT: 1910
BUILDING VALUE: \$136,430
PARCEL VALUE: \$430,841

Sketches



Drawn by Auto Sketch

Photos



Carteret County GIS

Search Results Layers

Results List

Details

Carteret County Parcel

24 Tax Parcels Contains 2023 changes

OWNER: MCCracken, HARRY JR ETUX MARY

Addresses: 309 BROAD STREET

730617116299000

IN: (<https://argisweb.carteretcountync.gov/PropertyRecord>
pin=730617116299000)

Deed Ref: 1591-261 10/30/2017 (assets/carteret/deedhandler.ashx?book=&page=

Deed Ref: - (assets/carteret/deedhandler.ashx?book=&page=

Assessed Acres: 0.128

Calculated Acres: 0.126266

76

Sale Price: \$445,000

Land Value: \$293,760

Structure Value: \$136,430

Other Value: \$651

Total EMV: \$430,841

Condo: 0

Ownership: 1159 BEAUFORT

City: BEAUFORT

Neighborhood: 590004 TOWN OF BEAUFORT Codes
(<https://argisweb.carteretcountync.gov/PropertyRecord>

Fire District:

Fire District: BEAUFORT RESCUE

Legal Desc: PART L129 TOWN OF BEAUFORT

Elementary School: BEAUFORT ELEMENTARY

Middle School: BEAUFORT MIDDLE

High School: EAST CARTERET HIGH

F1 Wheatly (<https://www.carteretcountync.gov/Director>





Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, July 2, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business

SUBJECT: Case # 24-17 101 Middle Lane – Mixed-Use Building

BRIEF SUMMARY:

The applicant wishes to construct a new Mixed Use Building for 101 Middle Lane.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP
Date: June 25, 2024
Case No. 24-17

Request: Construct a new Mixed-Use Building for 101 Middle Lane
Applicant: Jay Horton (Filter Design Studio PLLC)
 707 Bridges Street
 Morehead City, NC 28557

Property Information:
Owners: Flybridge Ventures, LLC
Location: 101 Middle Lane
PIN#: 730617103186000

Project Information: This property is part of the former First Citizens Bank property that was once used for overflow parking. This is a vacant piece of property.

Proposed work:

- See Application from Applicant

Material:

- See Application

Color:

- See Application

New Construction Guidelines

Building Placement

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

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

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

Building Height/Scale

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

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

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

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

Materials

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

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

Details

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

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

Texture and Color

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

Form and Rhythm

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

7.6.2 Maintain consistency with style of buildings and contributing structures found on the block a/or side of street. Roof forms commonly found in the historic district include gable varieties with an average pitch

of 7/12 or greater and hipped roofs in the residential areas and flat roofed buildings in the late 19th and early 20th century commercial downtown.

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

Outside Utilities Guidelines

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

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

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

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

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

8.3.6. Install utilities underground whenever possible.

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

Exterior Lighting Guidelines

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

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

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

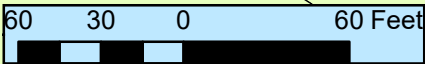
8.4.5. All lighting should be directed toward the property for which it was intended and should not spill over onto adjacent properties.

Case # 24-17 101 Middle Lane - Mixed Use Building

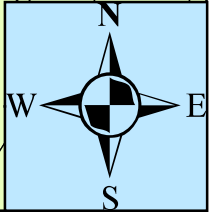


Legend

- NCHPO points
- Tax_Parcel_Data



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<u>OWNER</u>	<u>MAIL_HOUSE</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_STATE</u>	<u>MAIL_ZIP</u>
ALDERON CORPORATION	120	TURNER ST	BEAUFORT	NC	28516
BEAUFORT HIST ASSOCIATION INC	150	TURNER STREET	BEAUFORT	NC	28516
PAERL, BARBARA H ET VIR HANS W	100	HOLLY LANE	BEAUFORT	NC	28516
FLYBRIDGE VENTURES LLC		411 FRONT STREET	BEAUFORT	NC	28516



HPC Application

Certificate of Appropriateness Application

Proposed New Construction of a Three-Story Mixed-Use Building

Applicant	Filter Design Studio PLLC
Contractor	Flybridge Ventures LLC

Table of Contents

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

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



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Jay Horton

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

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

Property Owner Name: Flybridge Ventures LLC

Address of Property: 101 Middle Lane Beaufort, NC 28512

Phone Number: _____ Email/Cell: _____


PROJECT INFORMATION

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

Please see the attached narrative.

Estimated Cost of Project: \$ _____

Year House Built: NA


Applicant Signature

06/10/2024
Date

Property Owner Signature (if different than above)

Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

86 Deemed Completed and Accepted: _____

Project Description:

The goal of this project is to propose an aesthetically pleasing and historically appropriate option for the new construction of a three-story mixed-use building. The proposed new construction is located within the Historical Business District (HBD) at **101 Middle Lane, Beaufort, NC 28516**. The current use of the property is a parking lot, the proposed use is a three-story mixed-use building, whereas the first (1st) floor is a Business Lease Unit, and the second (2nd) and third (3rd) floors will be residential condo units.

A more in-depth description of the proposed new construction project can be found in the following pages of this narrative and the attached plans. The proposed project acknowledges and complies with all guidelines set forth by the Beaufort Historical Commission. The proposed project will reflect the characteristic scale, mass, rhythm, proportions, and building traditions of its immediate surroundings, as well as streetscape.

The scope of work of the proposed project includes:

1. Three-story mixed-use building

The proposed project is designed using historically appropriate key defining features that can be seen throughout the Beaufort Historical District and can also be seen within the property's streetscape and immediate surroundings. The proposed property will comply with all rules, regulations, and design guidelines set forth by the Beaufort Historical Commission. The new construction of **101 Middle Lane, Beaufort, NC 28516**, will remain historically appropriate and aesthetically pleasing.

Character Defining Features

As it is stated in the Beaufort Historic Design Guidelines, the first and “most important phase of designing new construction or addition in the historic district, begins with a look at both the subject property and its surroundings.”

The subject property is located within the Historic Business zoning district. Since it is located within a commercial area of Beaufort’s historic district, special considerations apply. The proposed new construction will be compatible with the historic character of its adjacent buildings.

The historical character defining features of the proposed project are as described below:

1. Brick exterior
2. Double hung windows
3. Corbelled brick banding
4. Brick Pilaster
5. Cast Stone Base
6. Rowlock Window Sill Band
7. 12” Brick Soldier Course Banding
8. Solid Wood Doors
9. Storefront Entry Doors
10. Flat Roof
11. Signage

The features listed above are the character defining features of the proposed project. To meet all requirements and guidelines set forth by the Historic Preservation Commission, the key historical defining features of the subject’s immediate surroundings, more specifically, the block and street as well as the subject’s neighborhood have been observed and taken into consideration throughout the design process. Historical character defining features will be incorporated throughout the proposed project and will complement the subject’s surroundings and the Beaufort Historic district.

Project Specifications:

See attached plans and comments within each applicable guideline below.

Guidelines

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 current zoning is H-BD and the property is an interior lot. According to the Beaufort Land Development Ordinance, interior lots that belong in the H-BD zoning district have a zero-foot front setback, rear setback, and side setback. Our property will adhere to the setbacks provided and will maintain similar setbacks to contributing historic buildings on the block and/or side of the street.

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

The pattern of building separation and lot coverage that is found on the block and/or side of the street will be maintained. The pattern of the building separation and lot coverage that is found on the block and/or side of the street as well as the Historic Business District are closely spaced.

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

No new outbuilding or accessory structure will be installed.

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

Ground disturbance during new construction will be monitored and minimized in efforts to avoid unnecessary damage to unknown archaeological resources.

7.1.5. For new construction on Beaufort's waterfront, minimize any negative impact on historic vistas and conform designs to the policy statements in Chapter 5.

The proposed new construction will not have a negative impact on historic vistas. The proposed new construction is not located on Beaufort's waterfront.

Building Height/Scale

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

The new construction will not exceed thirty-five feet in height. The proposed new construction will be exactly thirty-five feet.

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

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

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

The proportion of the proposed new building and its architectural elements will be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side street. Most buildings on the block and side of street are greater in width than they are in height, the proposed new construction will remain consistent.

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

Windows and doors in new construction will be compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block and side of street. The windows and doors in the proposed new construction are typical of those found on its block and side of street. Proposed new construction includes double hung windows, and storefront entry doors, as well as solid wood doors. The windows and doors of proposed new construction are compatible with its surroundings on the block and side of street.

7.2.5. If a contributing building was demolished or moved from the site, design the replacement building to be of similar height, scale, massing, and location as the previously existing building. Applicants will have a heavy burden to demonstrate to the HPC that a replacement structure with different height, scale, and massing as the previously existing building is incongruous with the Historic District.

No building will be demolished during the new construction.

Materials

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

The proposed building will be brick with cast stone trim, which is consistent with the materials traditionally used on the immediate block and in the historic district.

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.

There will be no use of substitute products such as vinyl, aluminum and pressed board siding, or other modern-day products.

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

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

Details

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

The proposed new construction will use architectural details that complement the architectural details of contributing structures on the block and/or side of the street.

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

A date brick will be placed on site to be used as a date identification marker. The date brick will be located in the cast stone base of the building.

Texture and Color

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

New construction will provide a similar degree of texture that is found in contributing buildings in the historic district. The new construction will be brick with cast stone trim. The texture of the building will be similar to the texture that is found in contributing buildings in the historic district and on the block/side of street.

Form and Rhythm

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

The new construction will reflect basic shapes and forms on the block and in the historic district. The new construction will have forms which are typical of the historical district and block. The proposed new construction will be a rectangular shaped building, straight lines and simple in nature. This is typical of buildings on the block, side of street, and in the historic business district.

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

The new construction will maintain consistency with the roof pitches that are similar to those that can be found on the block and/or side of the street, and within the historic business district. The new construction will have a flat roof, which can be seen within the commercial downtown area.

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

Similar percentages and patterns of window and door openings will be maintained and remain consistent with the style of its immediate surroundings.

Landscaping

7.7.1. Retain and protect mature trees during construction.

No damage is anticipated to mature trees during construction.

Landscaping Guidelines

8.1.1. Preserve and maintain historic public and private landscapes that contribute to the character of the historic district, including open spaces, streetscapes, and yards.

We will continue to preserve all front yard landscape of any significance, including open spaces, streetscapes, and yards.

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

We will continue to preserve all landscape of any significance.

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

We will continue to preserve all front yard landscape of any significance.

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

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

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

Tropical type landscape materials will not be used.

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

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

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

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

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

No scope of work.

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

No border materials.

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

Historic sidewalks and other paving materials will be preserved and maintained.

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

Where possible underground utilities will be incorporated.

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

NA

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)

NA

Outside Utilities Guidelines

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

All utilities and HVAC equipment will be located within the balustrade on top of the roof and will be done so in a way that it is screened from public view.

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

No vented roofs.

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

All utility vents will be painted to match and blend with building.

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

There will be no window air-conditioning units.

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

No scope of work.

8.3.6. Install utilities underground whenever possible.

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

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

No tree pruning is currently proposed for utility requirements.

Exterior Lighting Guidelines

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

Fixtures will be simple and unobtrusive and will complement the building and 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.

Lighting sources will generate a soft white light.

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

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

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

NA

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

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

Signage

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 SUBJECT TO BHPC REVIEW.

Traditional materials found in the Historic Business District will be used.

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.

The proposed sign will be located above front entry doors and will not visually overwhelm the building or streetscape or damage or obscure character defining architectural details.

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.

Sign is located above storefront entry doors. See attached exterior elevations for more detail.

8.6.4. Neon colors or fluorescent colors on signs is not allowed.

Neon or fluorescent colors will not be used on the proposed sign.

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

The proposed sign will be simple in all aspects of sign design.

8.6.6. Use of internally illuminated or flashing signs (including illumination of vending machines) is prohibited. Use ground-mounted spotlights concealed by landscaping or wall-mounted lights to light signs at night.

If proposed light is to be illuminated, ground-mounted spotlights concealed by landscaping or wall-mounted lights to light the sign will be used at night.

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

NA

8.6.8. Consolidate public signage on uniform poles to reduce visual clutter.

NA

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 impeded the flow of pedestrian traffic. No more than one (1) sandwich board, back-to-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 board-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) four feet in height. Signs of the 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.

NA

Archaeology Guidelines

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

All guidelines to be met.

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

All guidelines to be met.

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

All guidelines to be met.

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

All guidelines to be met.

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

All guidelines to be met.

Adjacent Property Owners

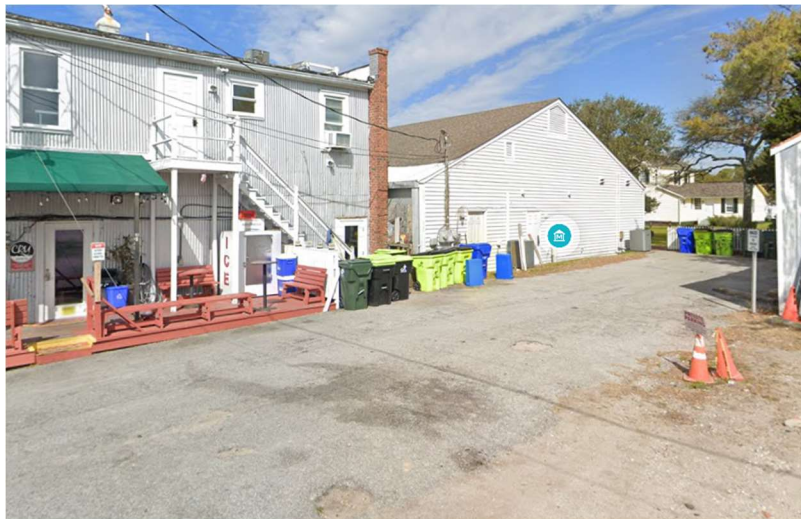
PARCEL NUMBER: 730617104226000
OWNER: ALDERON CORPORATION
PHYSICAL ADDRESS: 120 TURNER ST
BEAUFORT
MAILING ADDRESS: 120 TURNER ST
BEAUFORT NC 28516
LEGAL DESCRIPTION: PT LOT 18
DEED REF: 878-588
PLAT REFERENCE: -
NEIGHBORHOOD: 590005

PARCEL NUMBER: 730617104341000
OWNER: BEAUFORT HISTORICAL ASSOCIATIO
PHYSICAL ADDRESS: 130 TURNER ST
BEAUFORT
MAILING ADDRESS: 150 TURNER STREET
BEAUFORT NC 28516
LEGAL DESCRIPTION: PART LOT 18 PART LOT 19 TOWN OF BEAUFORT
BEAUFORT HISTORICAL ASSOC
DEED REF: 387-173
PLAT REFERENCE: -
NEIGHBORHOOD: 590003

PARCEL NUMBER: 730617104295000
OWNER: BEAUFORT HISTORICAL ASSOCIATIO
103 MIDDLE LN
PHYSICAL ADDRESS BEAUFORT
150 TURNER STREET
MAILING ADDRESS: BEAUFORT NC 28516
LEGAL DESCRIPTION: L1 MARGARET P MERRICK
DEED REF: 1428-442
PLAT REFERENCE: 32-263
NEIGHBORHOOD: 590005

PARCEL NUMBER: 730617105358000
OWNER: BEAUFORT HISTORICAL ASSOCIATIO
138 TURNER ST
PHYSICAL ADDRESS BEAUFORT
150 TURNER STREET
MAILING ADDRESS: BEAUFORT NC 28516
LEGAL DESCRIPTION: PART LOTS 16-18, PART LOT 62 TOWN OF
BEAUFORT BEAUFORT HISTORICAL COMPLEX
DEED REF: -
PLAT REFERENCE: -
NEIGHBORHOOD: 590003

Site Photographs:





Proposed Materials:

Please see attached plans and exterior elevations.

Materials

Double Hung Windows (See Sheet A201)

Kolbe Windows and Doors

Ultra Series

Sterling Double Hung Windows

Storefront Entry Doors (See Sheet A201)

Kolbe Windows and Doors

Heritage Series

Commercial Doors

Solid Wood Doors (See Sheet A201)

Kolbe Windows and Doors

Heritage Series

Entrance Doors

Solid Wood

Masonry (See sheet A201)

Cherokee

Providence Red Brick

Painted Eider White



Downspout with Collector Box (See Sheet A201)

Copper Downspout



Cast Stone Trim and Base (See Sheet A201)

Sand Stone

Smooth Finish



Sand Stone

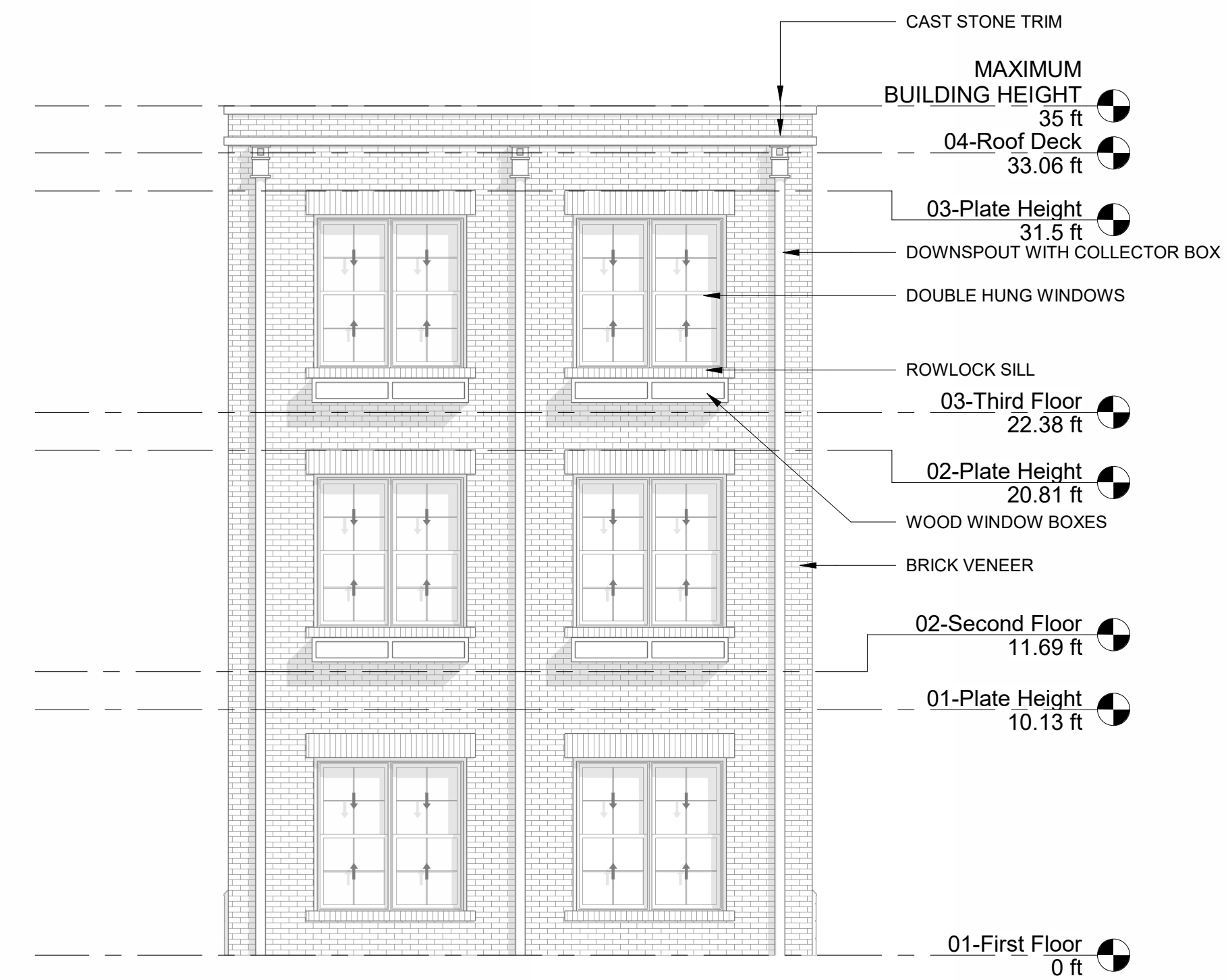
Stucco

Smooth Finish

Painted Eider White



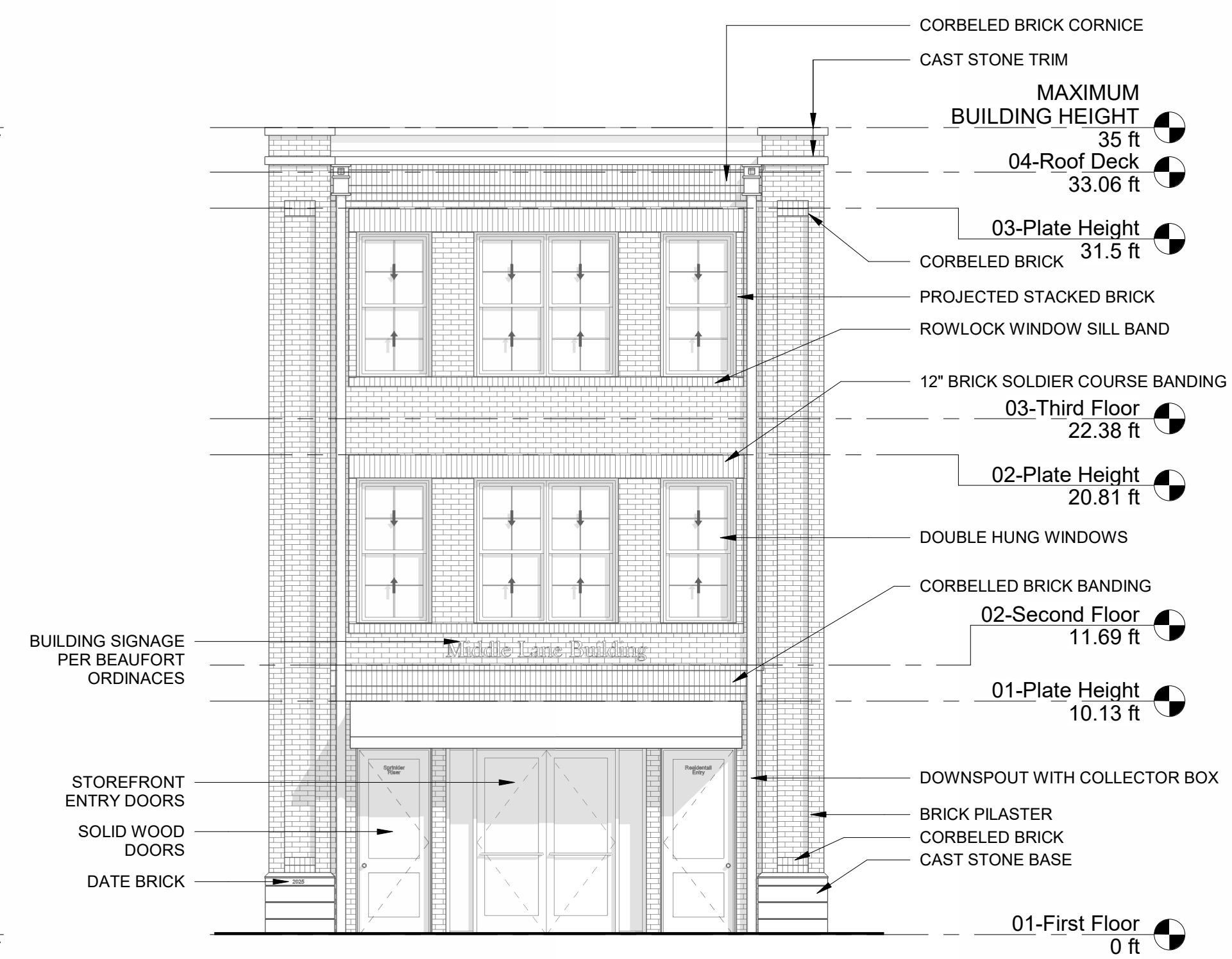
4 Right
3/16" = 1'-0"



2 Rear
3/16" = 1'-0"



3 Left
3/16" = 1'-0"



1 Front
3/16" = 1'-0"

Architect Seal
NOT FOR CONSTRUCTION

Firm Seal
53625

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

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

Proposed Mixed Use Building

Middle Lane
Beaufort, North Carolina

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No.	Description	Date

Exterior Elevations

Project number: _____ Project Number: _____
Date: _____ Date: 06/10/24

A201

Scale: 3/16" = 1'-0"



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, July 2, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business

SUBJECT: Case # 24-18 101 Ann St - Three Townhome Units

BRIEF SUMMARY:

The applicant wishes to construct three townhome units at 101 Ann Street.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP
Date: June 24, 2024
Case No. 24-18

Request: Construct Three Townhome Units at 101 Ann Street
Applicant: Jay Horton (Filter Design Studio PLLC)
 707 Bridges Street
 Morehead City, NC 28557

Property Information:
Owners: Sunset Lane Properties, LLC
Location: 101 Ann Street
PIN#: 730617013566000

Project Information: This property is the former Beaufort Inn that received a COA for demo and is currently an undeveloped property.

Proposed work:

- See Application from Applicant

Material:

- See Application & Staff Information Table

Color:

- See Application

New Construction Guidelines

Building Placement

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

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

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

7.1.5. For new construction on Beaufort’s waterfront, minimize any negative impact on historic vistas and conform designs to the policy statements in Chapter 5.

Building Height/Scale

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

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

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

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

Materials

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

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

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

Details

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

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

Texture and Color

7.5.1 Create in new construction a similar degree of texture that is found in contributing buildings in the historic district. Texture is the relief on a building surface that is achieved through use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding, decorative fish-scale

shingles and bead-board porch ceilings are examples of wooden architectural elements that have different physical and visual qualities and contribute to the texture of a building surface.

Form and Rhythm

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

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

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

Landscaping Guidelines

8.1.1. Preserve and maintain historic public and private landscapes that contribute to the character of the historic district, including open spaces, streetscapes, and yards.

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

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

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

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

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

Outside Utilities Guidelines

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

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

Exterior Lighting Guidelines

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

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

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

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

Off-street Parking Guidelines

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

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

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

8.5.7. 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.

Roof Guidelines

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

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

Wood Siding, Trim, and Ornament Guidelines

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

Brickwork and Masonry Guidelines

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

Window and Door Guidelines

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

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

Foundations Guidelines

6.6.4. New vents or access doors should be centered between piers. Use inconspicuous vents, such as black iron or dark plastic, rather than unpainted aluminum. Locate access doors and other new openings in areas not visible from public view.

6.6.5. For infilling between existing brick piers, construct a curtain wall that is recessed approximately 1” to 2” back from the outer face of the piers so the original piers stand out; use this treatment for both old and new foundations. Flush foundations and infill are not appropriate. Concrete block may be used only if covered with a veneer of brick or sand-finished stucco. Leave foundations under porches open wherever possible to promote air circulation to prevent rot and deterioration; use wood lattice or grilles to enclose.

6.6.6. Wood grilles or lattice are appropriate for infill if compatible with the period or style of the structure. Stock lightweight lattice is not appropriate in areas in the public view.

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

Paint and Exterior Colors Guidelines

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

Fences and Walls Guidelines

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

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

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

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

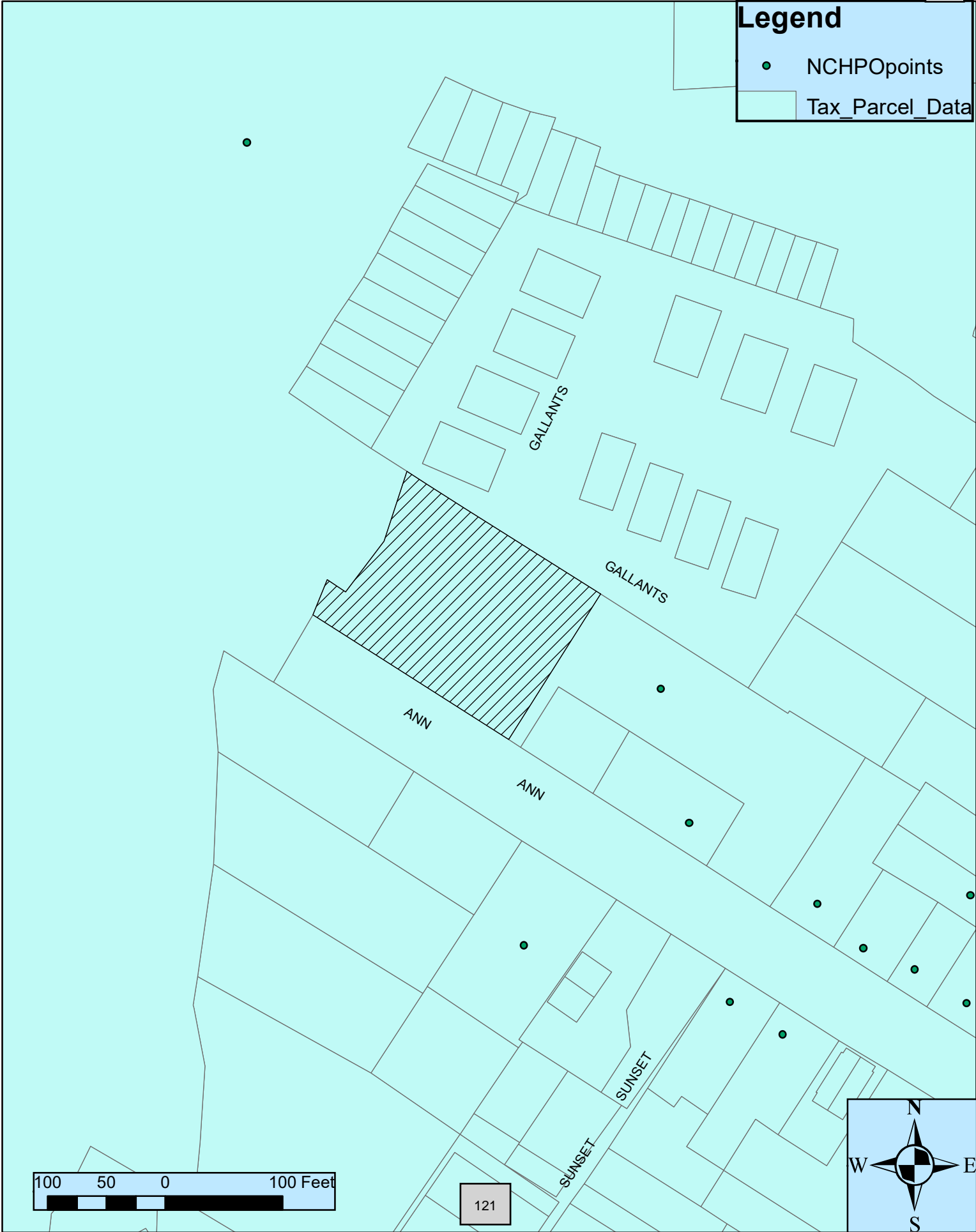
8.2.6. Use a combination of fences and plantings to screen parking lots. To provide adequate visibility for drivers entering and leaving, the fence should not exceed a height of three (3) feet at the street/sidewalk edge. (SEE OFF-STREET PARKING GUIDELINES for more details)

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.

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HOUSE</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_STATE</u>	<u>MAIL_ZIP</u>
ALDERON CORPORATION	120	TURNER ST	BEAUFORT	NC	28516
BEAUFORT HIST ASSOCIATION INC	150	TURNER STREET	BEAUFORT	NC	28516
PAERL, BARBARA H ET VIR HANS W	100	HOLLY LANE	BEAUFORT	NC	28516
FLYBRIDGE VENTURES LLC		411 FRONT STREET	BEAUFORT	NC	28516



HPC Application

Certificate of Appropriateness Application

Proposed New Construction of Three, Three-Story Residential Condo Units and Shared Dock

Applicant Filter Design Studio PLLC

Contractor Dewitt Carolinas

Table of Contents

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

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



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Jay Horton

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

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

Property Owner Name: Beaufort Resorts LLC

Address of Property: 101 Ann Street, Beaufort, NC 28516

Phone Number: _____ Email/Cell: todd.saieed@dewittcarolinas.com


PROJECT INFORMATION

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

Please see the attached narrative.

Estimated Cost of Project: \$?

Year House Built: NA


Applicant Signature

06-03-2024
Date

Property Owner Signature (if different than above)

Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

125

Deemed Completed and Accepted: _____

Project Description:

The goal of this project is to propose an aesthetically pleasing and historically appropriate option for the new construction of 3, three-story residential condo units, and a shared dock. The proposed new construction is located within the historical district at **101 Ann Street, Beaufort, NC, 28516**. The proposed project will no longer continue its use as a hotel. The subject property will consist of three individual residential condo units, and its use will now be owner-user. The existing structure has been demolished. A more in-depth description of the proposed new construction project can be found in the following pages of this narrative. The proposed project acknowledges and complies with all guidelines set forth by the Beaufort Historical Committee and local ordinance. The proposed project will reflect the characteristic scale, mass, rhythm, proportions, and building traditions of its immediate surroundings, as well as streetscape.

The scope of work of the proposed project includes:

1. Three individual, three-story condo units
2. Removal of existing parking spaces encroaching into property, unless other arrangement
3. Relocation of drive apron
4. Proposed driveway and parking Court
5. Proposed boardwalks
6. CAMA approved dock renovation

The proposed project is designed using historically appropriate key defining features that can be seen throughout the Beaufort Historical district and can also be seen within the property's streetscape and immediate surroundings. The proposed property will comply with all rules, regulations, and design guidelines set forth by the Beaufort Historical Committee. The new construction of **101 Ann Street, Beaufort, NC 28516**, will remain historically appropriate and aesthetically pleasing.

Character Defining Features

As it is stated in the Beaufort Historic Design Guidelines, the first and “most important phase of designing new construction or addition in the historic district, begins with a look at both the subject property and its surroundings.”

The historical character defining features of the proposed project are as described below:

1. Two gable roof volumes connected with a low sloped roof- Roof is made of cedar shake
2. Gable Dormers
3. Wood shutters painted Beaufort Black
4. Aluminum Clad Windows
5. Cementitious Lap Siding, smooth side out – Siding painted White.
6. White Painted Brick
7. Brick Masonry Chimneys
8. Wood Balustrades – Painted White.
9. Half Round Metal Gutters
10. Kynar Finish Bronze to Match Gutters
11. Built- Up Wood Porch Columns with Trim- Painted White

The features listed above are the character defining features of the proposed project. To meet all requirements and guidelines set forth by the Historic Preservation Commission, the key historical defining features of the subject’s immediate surroundings, more specifically, the block and street as well as the subject’s neighborhood have been observed and taken into consideration throughout the design process. Historical character defining features will be incorporated throughout the proposed project and will complement the subject’s surroundings and neighborhood.

Project Specifications:

See drawings and comments within each applicable guideline below.

Guidelines

New Construction Guidelines

Building Placement

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

The proposed project will maintain existing setbacks.

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

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

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

No new outbuilding or accessory structure will be installed.

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

Ground disturbance during new construction will be monitored and minimized in efforts to avoid unnecessary damage to unknown archaeological resources.

7.1.5. For new construction on Beaufort's waterfront, minimize any negative impact on historic vistas and conform designs to the policy statements in Chapter 5.

The proposed new construction will not have a negative impact on historic vistas. The proposed new construction conforms to the policy statements in Chapter 5.

Building Height/Scale

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

The new construction will not exceed thirty-five feet in height. The new construction will be exactly thirty-five feet.

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

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

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

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

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

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

7.2.5. If a contributing building was demolished or moved from the site, design the replacement building to be of similar height, scale, massing, and location as the previously existing building. Applicants will have a heavy burden to demonstrate to the HPC that a replacement structure with different height, scale, and massing as the previously existing building is incongruous with the Historic District.

The previously existing building (The Beaufort Hotel) was demolished and moved from the site. The proposed new construction of the three, three-story residential condo units will be similar in height, scale, massing, and location as the previously existing building.

Materials

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

The siding and trim material of the proposed building will be consistent with the materials traditionally used on the immediate block and in the historic district. Cementitious lap siding (painted white) will be used.

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

Cementitious lap siding will be used.

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

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

Details

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

The proposed project will use scalloped/scrollwork beam details, railing details, siding, columns, window/door casing, trim, shutters, painted brick masonry, porches, and foundation, to complement the architectural details of contributing structures on the block and/or side of the street.

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

A date brick will be placed on site to be used as a date identification marker. The date brick will be in the front entry masonry monument where project plaque is also placed.

Texture and Color

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

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

Form and Rhythm

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

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

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

The new construction will maintain consistency with the roof pitches that are similar to those that can be found on the block and/or side of the street.

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

Similar percentages and patterns of window and door openings will be maintained and remain consistent with the style of its immediate surroundings.

Landscaping

7.7.1. Retain and protect mature trees during construction.

No damage is anticipated to mature trees during construction.

Landscaping Guidelines

8.1.1. Preserve and maintain historic public and private landscapes that contribute to the character of the historic district, including open spaces, streetscapes, and yards.

We will continue to preserve all front yard landscape of any significance, including open spaces, streetscapes, and yards.

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

We will continue to preserve all landscape of any significance.

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

We will continue to preserve all front yard landscape of any significance.

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

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

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

Tropical type landscape materials will not be used.

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

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

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

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

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

No scope of work.

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

No current border materials.

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

New sidewalks/boardwalks will be compatible in material, detailing, color and finish to existing historic sidewalks.

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

Where possible underground utilities will be incorporated.

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

Swimming pool will be located in the rear yard and will not be seen from public view.

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

The relocation of drive apron and the removal of existing parking spaces encroaching in property, and proposed drive and parking will be pervious concrete and pavers. A combination of fences and plantings to screen parking will be used when necessary.

Fences and Walls Guidelines

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

New fence along Ann Street and East Property lines. Ann Street masonry wall extends down Ann Street property line and down East Property Line, offset two feet from the property lines. The masonry wall will not exceed 2 feet in height. The masonry wall will include two entry monuments with bronze plaque- which will serve as the date brick for the project.

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

New fence will be masonry. All fences are compatible with proposed building, site, and streetscape in height, proportion, scale, color, texture, material, and design.

8.2.3. Fences 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 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.

Masonry fence will not exceed two feet tall. East property line fence will end at the North property line.

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

New retaining wall will be painted white brick to match proposed building, and will not exceed a height of two feet.

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

NA

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

A combination of fences and plantings will be used to screen parking lots. The fence will not exceed three feet. There will be adequate visibility for drivers entering/leaving.

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

No contemporary or utilitarian fence materials will be used. Painted white masonry will be used.

Outside Utilities Guidelines

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

All utilities and HVAC equipment will be located within the balustrade on top of the roof and will be done so in a way that it is screened from public view.

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

No vented roofs.

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

All utility vents will be painted to match and blend with building.

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

There will be no window air-conditioning units.

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

No scope of work.

8.3.6. Install utilities underground whenever possible.

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

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

No tree pruning is currently proposed for utility requirements.

Exterior Lighting Guidelines

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

Fixtures will be simple and unobtrusive and will complement the building and 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.

Lighting sources will generate a soft white light.

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

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

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

NA

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

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

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.

Dock design to reduce footprint from previous existing docks. Layout design approved by CAMA, floating docks to be concrete for long term maintenance, all piles to be wood, and ramps to be aluminum. Boardwalk will be ipe decking. Dock requires heavier finishes due to size of boats.

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.

Built in features will include, power pedestals and other utilities as required.

Archaeology Guidelines

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

All guidelines to be met.

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

All guidelines to be met.

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

All guidelines to be met.

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

All guidelines to be met.

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

All guidelines to be met.

Adjacent Property Owners

PARCEL NUMBER: 730617016657000
OWNER: GALLANTS LANDING OWNERS ASSOC
PHYSICAL ADDRESS: 0 GALLANTS LN
BEAUFORT
MAILING ADDRESS: 14204 WYNDFIELD CIRCLE
RALEIGH NC 27615
LEGAL DESCRIPTION: COM AREA GALLANTS LANDING
DEED REF: 944-76
PLAT REFERENCE: 30-53
NEIGHBORHOOD: 590055

PARCEL NUMBER: 730617012422000
OWNER: PUSATERI, THOMAS ETUX PAM ROSS
PHYSICAL ADDRESS: 102 ANN ST
BEAUFORT
MAILING ADDRESS: 2503 WAKE DRIVE
RALEIGH NC 1339 27608
LEGAL DESCRIPTION: L2 MICHAEL & CORLISS BRADLEY
DEED REF: 1694-003
PLAT REFERENCE: 30-502
NEIGHBORHOOD: 590005

PARCEL NUMBER: 730617013335000
OWNER: OSTROW, GENE J ETUX T. WOODY
PHYSICAL ADDRESS: 106 ANN ST
BEAUFORT
MAILING ADDRESS: 217 LANCASTER DRIVE
CHAPEL HILL NC 27517
LEGAL DESCRIPTION: L1 MICHAEL & CORLISS BRADLEY
DEED REF: 1696-421
PLAT REFERENCE: 30-502
NEIGHBORHOOD: 590001
PARCEL NUMBER: 730617202033000

PARCEL NUMBER: 730617015464000
OWNER: CHADWICK, BRADFORD Q ETAL
PHYSICAL ADDRESS: 119 ANN ST
BEAUFORT
MAILING ADDRESS: 4003 HALCYON DRIVE
HUNTERSVILLE NC 28078
LEGAL DESCRIPTION: PART L41/L42/L121 - ANN ST OLD TOWN
BEAUFORT
DEED REF: 1587-117
PLAT REFERENCE: 33-507
NEIGHBORHOOD: 590001

Site Photographs (Post - Demolition):





Proposed Materials:

Please see proposed material sheet and renders.

Paint Colors:

- Eider White Sherwin Williams Paint
- Tricorn Black Sherwin Williams Paint

Windows:

Black Windows with 4 over 4 Muntin Pattern (Shown on Left, Right, and Front Elevations)

Kolbe Ultra Series

- Sterling Double Hung Windows
- Aluminum Exterior
- Wood Interior
- Impact units for hurricane-prone coastal area
- Fully Customizable

Doors:

Black Exterior Full Lite Double Door (Shown on Left, Right, and Front Elevations)

- Kolbe Ultra Series: Swinging Double Door, Painted Black

Multi Slide Doors (Shown on Rear Elevation)

- Kolbe Vista Luxe WD Line Multi-Slide Door, Painted Black

Full Lite Double Entry Door to Match with Garage Door Stain (Shown on Front Elevation):

- Stain Color - TBD

Garage Door (Shown on Front Elevation):

- Stain Color – TBD

Glass Panel Railing:

(Shown on Rear Elevation)

View Rail Glass Railing Post System



Shutters:

- Operable
- Painted Tricorn Black
- Two Raised Panel Exterior Shutters



Shutter Hardware:

- Working Black 9Tricorn Black) Shutter Hinges



Cementitious Lap Siding

- Painted Eider White
- Hardie Plank Siding (Smooth)

Cementitious Trim

- Hardie Smooth Trim Boards
- Painted Eider White

Half Round Reverse Bead Gutters:



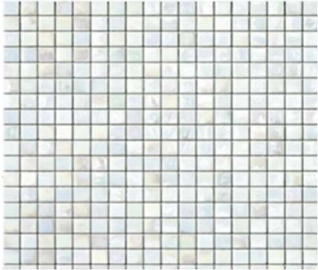
Pool Coping

- Teak



Pool Tile:

- Daisy Iridium – Siscis Tile
- Will be located all over inside of the pool



IPE Decking:

- Slatted Wood Decking/Boardwalk/ Rear Porch Floors



Permeable Pavers:

- Located on Motor Court
- Rumbled StormPave Permeable Pavers; Pine Hall Brick
- Color: Full Range



Masonry:

- Cherokee Providence Red
- Painted Eider White
- Custom Brick and Supply



McClean Lighting

- On either side of front entry doors
- On either side of full lite double doors located on second floor porch and side entry doors (See Front, Left, and Right elevation views)
- Copper Finish
- McClean Lighting- York, Exterior Wall Mounted



Exterior Porch Fans:

Ballard Designs Virginia 3 Blade Indoor/Outdoor Ceiling Fan



TBD – If used will be placed on rear porch ceiling

Entra CL 3in Round Flanged Trim

- Rear porch ceiling down lights
- Black Finish



SL37 Outdoor LED Paver Insert Light

- Boardwalk and paver lights

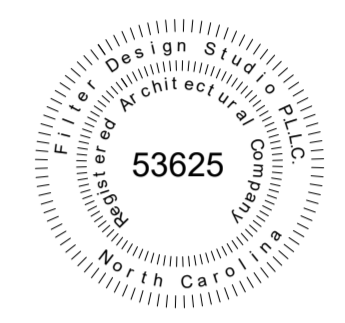




Architect Seal



Firm Seal



Architecture

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

Landscape Architecture

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

Starfish

101 Ann Street

Beaufort, North Carolina

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No.	Description	Date

Rendered Site Plan

Project number 22-023
 Date 06/05/24

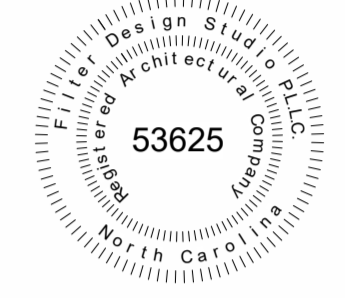
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Scale 1" = 20'-0"

Architect Seal



Firm Seal

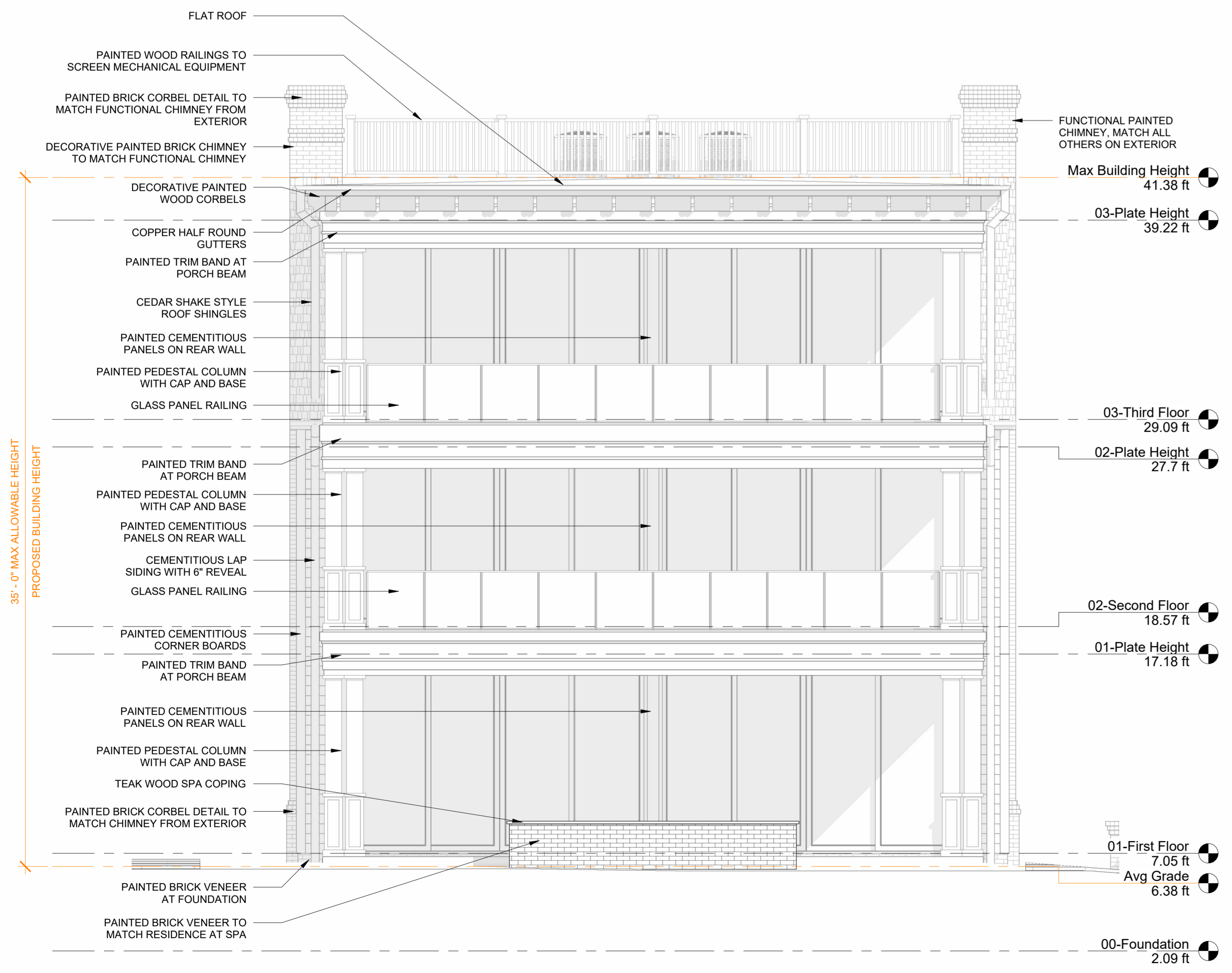


Architecture

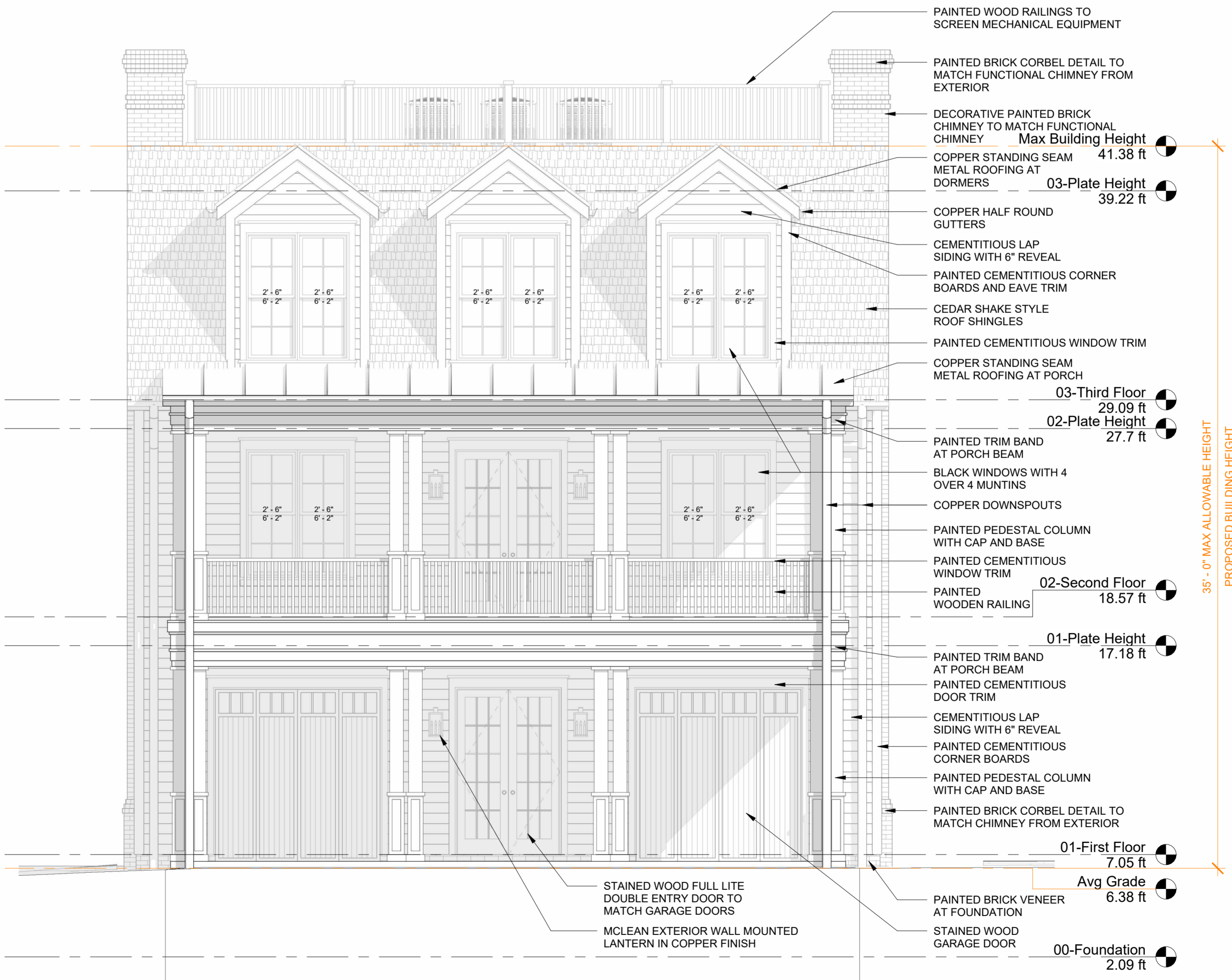
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2 | Rear
1/4" = 1'-0"



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

Starfish
101 Ann Street
Beaufort, North Carolina

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No.	Description	Date

Exterior Elevations

Project number 22-023
 Date 05/28/24

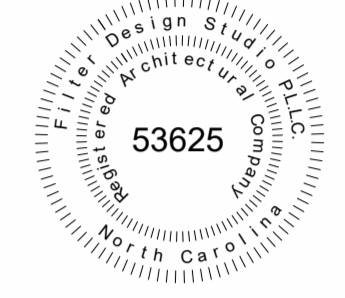
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Scale 1/4" = 1'-0"

Architect Seal



Firm Seal

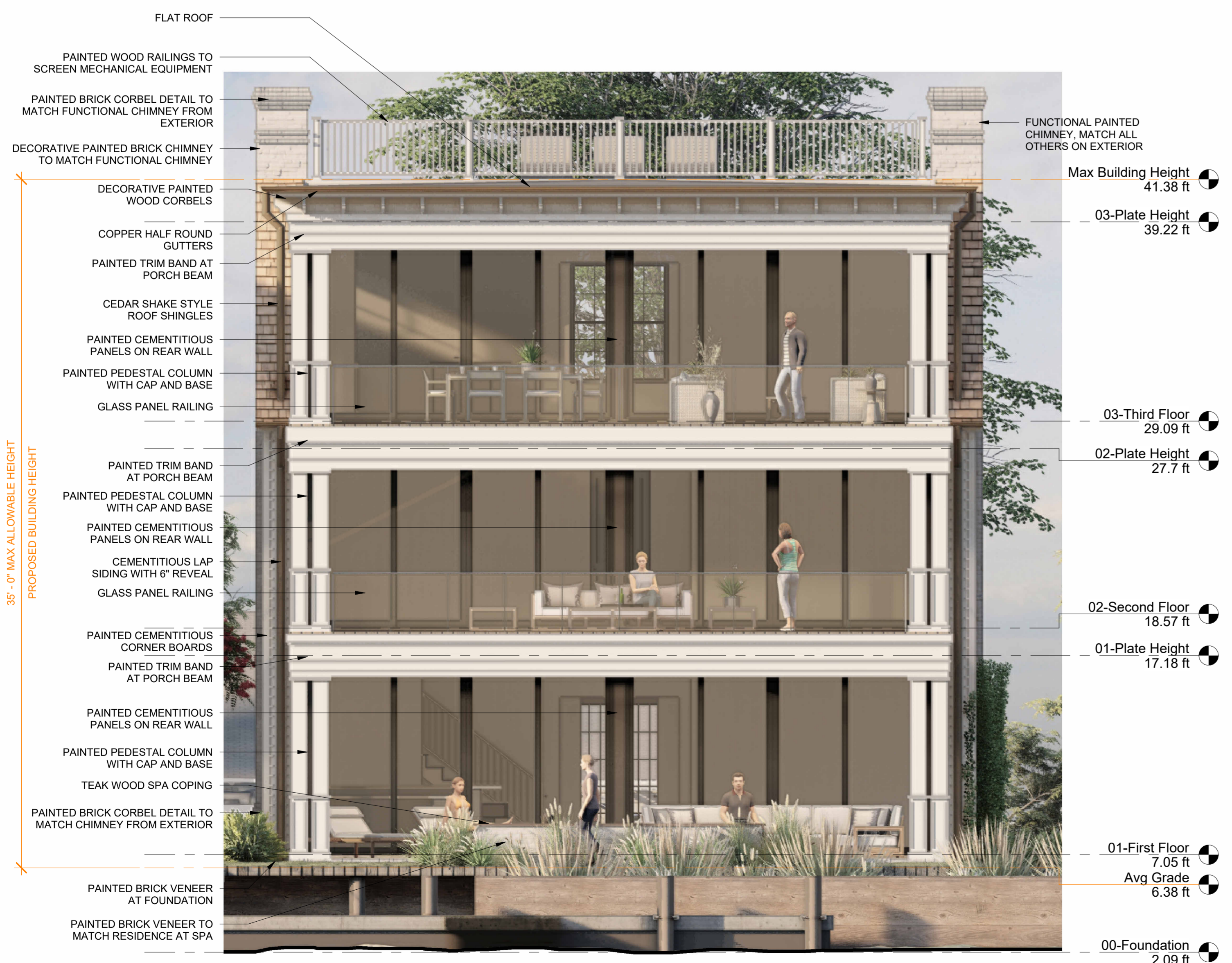


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FLAT ROOF
 PAINTED WOOD RAILINGS TO SCREEN MECHANICAL EQUIPMENT
 PAINTED BRICK CORBEL DETAIL TO MATCH FUNCTIONAL CHIMNEY FROM EXTERIOR
 DECORATIVE PAINTED BRICK CHIMNEY TO MATCH FUNCTIONAL CHIMNEY
 DECORATIVE PAINTED WOOD CORBELS
 COPPER HALF ROUND GUTTERS
 PAINTED TRIM BAND AT PORCH BEAM
 CEDAR SHAKE STYLE ROOF SHINGLES
 PAINTED CEMENTITIOUS PANELS ON REAR WALL
 PAINTED PEDESTAL COLUMN WITH CAP AND BASE
 GLASS PANEL RAILING
 PAINTED TRIM BAND AT PORCH BEAM
 PAINTED PEDESTAL COLUMN WITH CAP AND BASE
 PAINTED CEMENTITIOUS PANELS ON REAR WALL
 CEMENTITIOUS LAP SIDING WITH 6" REVEAL
 GLASS PANEL RAILING
 PAINTED CEMENTITIOUS CORNER BOARDS
 PAINTED TRIM BAND AT PORCH BEAM
 PAINTED CEMENTITIOUS PANELS ON REAR WALL
 PAINTED PEDESTAL COLUMN WITH CAP AND BASE
 TEAK WOOD SPA COPING
 PAINTED BRICK CORBEL DETAIL TO MATCH CHIMNEY FROM EXTERIOR
 PAINTED BRICK VENEER AT FOUNDATION
 PAINTED BRICK VENEER TO MATCH RESIDENCE AT SPA

FUNCTIONAL PAINTED CHIMNEY MATCH ALL OTHERS ON EXTERIOR
 Max Building Height 41.38 ft
 03-Plate Height 39.22 ft
 03-Third Floor 29.09 ft
 02-Plate Height 27.7 ft
 02-Second Floor 18.57 ft
 01-Plate Height 17.18 ft
 01-First Floor 7.05 ft
 Avg Grade 6.38 ft
 00-Foundation 2.09 ft

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



PAINTED WOOD RAILINGS TO SCREEN MECHANICAL EQUIPMENT
 PAINTED BRICK CORBEL DETAIL TO MATCH FUNCTIONAL CHIMNEY FROM EXTERIOR
 DECORATIVE PAINTED BRICK CHIMNEY TO MATCH FUNCTIONAL CHIMNEY
 COPPER STANDING SEAM METAL ROOFING AT DORMERS
 COPPER HALF ROUND GUTTERS
 CEMENTITIOUS LAP SIDING WITH 6" REVEAL
 PAINTED CEMENTITIOUS CORNER BOARDS AND EAVE TRIM
 CEDAR SHAKE STYLE ROOF SHINGLES
 PAINTED CEMENTITIOUS WINDOW TRIM
 COPPER STANDING SEAM METAL ROOFING AT PORCH
 PAINTED TRIM BAND AT PORCH BEAM
 03-Third Floor 29.09 ft
 02-Plate Height 27.7 ft
 PAINTED TRIM BAND AT PORCH BEAM
 BLACK WINDOWS WITH 4 OVER 4 MUNTINS
 COPPER DOWNSPOUTS
 PAINTED PEDESTAL COLUMN WITH CAP AND BASE
 PAINTED CEMENTITIOUS WINDOW TRIM
 PAINTED WOODEN RAILING
 02-Second Floor 18.57 ft
 01-Plate Height 17.18 ft
 PAINTED TRIM BAND AT PORCH BEAM
 PAINTED CEMENTITIOUS DOOR TRIM
 CEMENTITIOUS LAP SIDING WITH 6" REVEAL
 PAINTED CEMENTITIOUS CORNER BOARDS
 PAINTED PEDESTAL COLUMN WITH CAP AND BASE
 PAINTED BRICK CORBEL DETAIL TO MATCH CHIMNEY FROM EXTERIOR
 01-First Floor 7.05 ft
 Avg Grade 6.38 ft
 PAINTED BRICK VENEER AT FOUNDATION
 STAINED WOOD GARAGE DOOR
 00-Foundation 2.09 ft

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

Starfish
101 Ann Street
Beaufort, North Carolina

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No.	Description	Date

Rendered Elevations

Project number 22-023
 Date 06/04/24

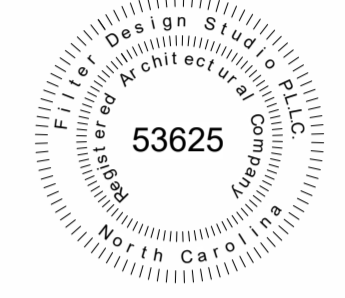
A204

Scale 1/4" = 1'-0"

Architect Seal



Firm Seal



Architecture

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

Landscape Architecture

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



Starfish
 101 Ann Street
 Beaufort, North Carolina

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No.	Description	Date

Rendered Elevations

Project number: 22-023
 Date: 06/04/24

A205

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

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

Architect Seal



Firm Seal



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

Landscape Architecture
Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 707 Bridges Street, Morehead City, NC 28557
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35'-0" MAX ALLOWABLE HEIGHT PROPOSED BUILDING HEIGHT

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Beaufort, North Carolina

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No.	Description	Date

Rendered Elevations

Project number 22-023
Date 06/04/24

A206

Scale 1/4" = 1'-0"

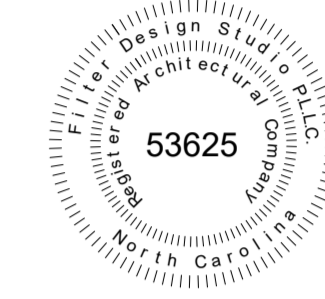
1 | Left Elevation
1/4" = 1'-0"



Architect Seal



Firm Seal



Architecture

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

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
 Landscape: Thomas "Jay" Horton
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101 Ann Street

Beaufort, North Carolina

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No.	Description	Date

Exterior Renders

Project number 22-023
 Date 06/04/24

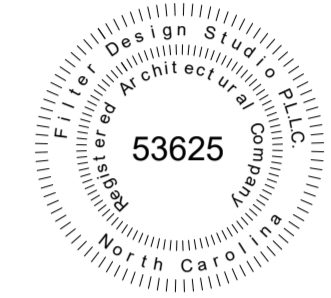
A207

Scale

Architect Seal



Firm Seal



Architecture

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

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No.	Description	Date

Exterior Renders

Project number 22-023
 Date 06/04/24

A208

Scale