



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, January 03, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) HPC Draft Minutes 12.6.22

Administration of Oaths

Items of Consent

- [1.](#) Approval of the Orders for 400 Front Street, 214 Orange Street & 118 Orange Street–
Certificates of Appropriateness

New Business

- [1.](#) Case # 22-32 615 Ann Street - Landscaping
- [2.](#) Case # 22-34 201 Front Street – Fence
- [3.](#) Case # 22-35 211 Orange Street – Driveway, Landscaping & Landscape Lighting
- [4.](#) Case # 22-36 305 Moore Street – Accessory Structure
- [5.](#) Case # 22-37 510 Doors, Windows & Signage – Fence

Commission / Board Comments

Staff Comments

Adjourn



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

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

Call to Order

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

Administration of Oaths

Vice-Chair Flowers read the quasi-judicial statement and Secretary Anderson administered the Oath to Kyle Garner.

Roll Call

Members Present: Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, and John Stephens

Members Absent: Chair Joyce McCune, Bradley Cummins, Tammy Hunsucker

A quorum was declared with four members present.

Staff Present: Kyle Garner, Town Attorney Arey Grady, and Laurel Anderson

Agenda Approval

Member Hedrick made the motion to approve the Agenda and Member Stephens made the second. Vice-Chair Flowers took a vote that was unanimous.

Voting yea: Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, and John Stephens

Minutes Approval

1. HPC Draft Minutes for 11.1.22

Member Huckabee made the motion to approve the Minutes and Member Stephens made the second. Vice-Chair Flowers took a vote that was unanimous.

Voting yea: Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, and John Stephens

Items of Consent

Member Stephens made the motion to approve the Orders for Case # 22-28 214 Broad St and Case # 22-29 214 Orange St, and Member Huckabee made the second. Vice-Chair Flowers took a vote that was unanimous.

Voting yea: Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, and John Stephens

New Business

1. Case #22-30; 400 Front Street – Signage

Vice-Chair Flowers introduced Case #22-30 and Mr. Garner explained that this request is part of the overall signage plan for 400 Front Street which allows for a 15.5 sq. ft. sign per side, one on Front Street and one on the waterside at 15.5 sq. ft. each. These signs are included in that total square footage of 124 sq. ft. that was approved in November of 2020. The current request concerns the design, color, and material which are consistent with what was originally approved.

Secretary Anderson administered the Oath to the applicant, Brian Kennedy, of Bimini Twist.

Member Stephens asked Mr. Garner to verify that each individual tenant is within the square footage allowance which was approved previously, and Mr. Garner agreed and stated that this request is for content and color of the sign only.

The applicant asked if their business was required to have two signs or just one, and how the sign should be installed. Vice-Chair Flowers stated that installation requirements were the purview of the Planning Department, and Member Stephens explained that businesses are not required to have two signs. Mr. Garner further clarified that the Town did not require the sign but did require that the building owner figure out their signage plan including square footage for each business. He explained that the type of material for the sign was already approved, Wind Tide's sign was installed correctly, and the other signs should be installed the same way.

Hearing no further questions Vice-Chair Flowers asked for a motion for a Finding of Fact for Case #22-30 and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-30, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Signage Guidelines 8.6.1, 8.6.2, 8.6.3, 8.6.5.

Member Huckabee made the second and Vice-Chair Flowers took a vote.

Voting yea: Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, and John Stephens

Vice-Chair Flowers then asked for a motion to approve a Certificate of Appropriateness (COA) for Case #22-30.

Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: That the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for case #22-30 be issued for the proposed work.

Member Huckabee made the second. Vice-Chair Flowers took a vote to approve the COA that was unanimous.

Voting yea: Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, and John Stephens

Vice-Chair Flowers then declared Case #22-30 closed.

2. Case #22-31 214 Orange Street – Accessory Structure

Vice-Chair Flowers introduced Case #22-31 and Mr. Garner explained that the request was to modify the existing rear structure accessory building and the applicant specifically requested removing rotten siding and converting the garage to a golf cart storage and studio, and he gave an overview of previous COA's and a plaque that had been approved for that property.

Secretary Anderson administered the Oath to the applicant's contractor, Rusty Willard.

Member Huckabee stated that he liked the design and asked Mr. Willard for a further explanation of the design. Mr. Willard explained the front and right side of the garage would be recessed four feet to create a porch area, adding brick pavers on the existing slab, and beadboard for the porch ceiling. Member Hedrick pointed out that it would not be visible from the street. Member Stephens asked about lighting as a COA would be required for visible light fixtures and Mr. Willard stated that can lighting would probably be installed. Member Hedrick said that he liked the design and he and Vice-Chair Flowers reiterated that the building could not be seen from the street.

Hearing no further questions Vice-Chair Flowers asked for a motion for a Finding of Fact for Case #22-31 and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-31, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Wood Siding, Trim, and Ornament Guidelines 6.2.11, Window and Door Guidelines 6.4.7, 6.4.10, Paint and Exterior Colors 6.7.1.

Member Hedrick made the second. Vice-Chair Flowers took a vote that was unanimous.

Voting yea: Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, and John Stephens

Vice-Chair Flowers then asked for a motion for a Certificate of Appropriateness for Case #22-31.

Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: That the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for case #22-31 be issued for the proposed work.

Member Huckabee made the second. Vice-Chair Flowers took a vote that was unanimous.

Voting yea: Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, and John Stephens

Vice-Chair Flowers then declared Case #22-31 closed.

3. Case #22-33 118 Orange Street – Accessory Structure

Vice-Chair Flowers introduced Case #22-33 and Mr. Garner explained that the applicant was requesting the addition of a 285 sq. ft addition to the back of the existing 202 sq. ft. accessory structure, with the replacement of the existing roof with a similar 5V galvanized metal material and replacing the siding of the structure with weather resistant and long-lasting cedar shake siding, like that of the Maritime Museum and the Wooden Boat Center. He further explained the current accessory structure is not historic and in 1998 a COA was approved for the current structure. Member Hedrick asked if there had been another structure previously and Mr. Garner pointed out that it had evidently burned down.

Secretary Anderson administered the Oath to the applicant's designer, Christina Culucci.

Ms. Colucci explained her clients' request to change the roof and siding of the accessory structure while recognizing the importance of the main home to the historic district. Member Huckabee clarified the cedar shake siding would be in individual panels and the dimensions would stay the same. He asked about the color palette and Ms. Colucci stated that the accessory structure color palette was muted and chosen to not compete with the main house.

Member Stephens asked about the drawings of the galvanized roof and how wide the individual panels were, and Ms. Colucci explained that the drawing was not an accurate representation and that she had provided two options for the metal roof. Member Stephens pointed out the importance of rooflines in the historic district as they are so visible, and Ms. Colucci stated that the entire roof would be cohesive.

Vice-Chair Flowers gave Ms. Colucci a copy of the SHPO's roof guideline handout and there was discussion about the guidelines.

Hearing no further questions Vice-Chair Flowers asked for a motion for a Finding of Fact for Case #22-33 and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-33, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Landscaping 8.1.8, 8.1.13, Roof Guidelines 6.1.3 with the following understanding and stipulations: the standing seam metal roof style submitted in the application under 1.ALT will be used and ridges will be crimped, Wood Siding, Trim, and Ornament Guidelines 6.2.1, Window and Door Guidelines 6.4.7, 6.4.10, Paint and Exterior Colors 6.7.1.

Member Huckabee made the second. Vice-Chair Flowers took a vote that was unanimous.

Voting yea: Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, and John Stephens

Vice-Chair Flowers then asked for a motion for a Certificate of Appropriateness for Case #22-33.

Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: That the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for case #22-33 be issued for the proposed work.

Member Huckabee made the second. Vice-Chair Flowers took a vote that was unanimous.

Voting yea: Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, and John Stephens

Vice-Chair Flowers then declared Case #22-33 closed.

Commission / Board Comments

- a. Member Stephens asked if there was an update on the state approval of the new standards.

Staff Comments

- a. Mr. Garner commended the Board for an excellent meeting.
- b. He informed the Board that the State Historic Preservation Office (SHPO) would be returning in March or April 2023 for a workshop with the HPC covering proposed updates to the Historic Standards, with an anticipated effective date of June or July 2023.

- c. Mr. Garner also reminded the Board about a potential cemetery workshop with the SHPO in the spring of 2023, possibly bringing in an expert to repair some of the damaged headstones in the Old Burying Ground. Additionally, the SHPO would like to host a window restoration workshop on the same day.
- d. Member Hedrick asked if this would be his last meeting (since his term was expiring) and Mr. Garner explained that both Member Hedrick and Member Stephens would serve through February 2023 and they could resubmit for another term.

Adjourn

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

Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and John Stephens

Vice-Chair Flowers declared the December 6, 2022 meeting adjourned.

Vice-Chair, John Flowers

Board Secretary, Laurel Anderson



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission
6:00 P.M. January 3, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Consent
SUBJECT: Approval of the Orders for 400 Front Street, 214 Orange Street & 118 Orange Street– Certificates of Appropriateness

BRIEF SUMMARY:

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

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 recommend changes

EXPECTED LENGTH OF PRESENTATION:

0 Minutes (Presentation from Staff)

SUBMITTED BY:

Kyle Garner, AICP Planning Director

BUDGET AMENDMENT REQUIRED:

N/A



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January 3, 2023

Bimini Twist
400 Front Street
Beaufort, NC 28516

RE: Case # 22-30 400 Front Street – Signage

Dear Sirs:

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: Dr. Sameh K. Toma
Cindy Toma
Ray Travino

Mayor Sharon Harker
Commissioner John Hagle • Commissioner Marianna Hollinshed
Commissioner Bucky Oliver • Commissioner [8] win Cooper • Commissioner Bob Terwilliger
Town Manager [8] 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 December 6, 2022 to consider a Certificate of Appropriateness (COA) application submitted by Bimini Twist for **CASE # 22-30 400 FRONT STREET - SIGNAGE** 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 December 6, 2022, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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

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

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

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

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the historic district as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 22-30 400 FRONT STREET - SIGNAGE**.

This the 3rd day of January, 2023

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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January 3, 2023

Christopher Cecil
214 Orange Street
Beaufort, NC 28516

RE: Case # 22-31 214 Orange Street – Accessory Structure

Dear Mr. Cecil:

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



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 December 6, 2022 to consider a Certificate of Appropriateness (“COA”) application submitted by Christopher Cecil for **CASE # 22-31 214 ORANGE STREET – ACCESSORY STRUCTURE** 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 December 6, 2022, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

6.2.11. 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.

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.

6.7.1 Repainting a building in the same color, including minor touch-up painting, and the cleaning of existing painted surfaces do not require a COA, nor does re-lettering a painted sign in the same color.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 22-31 214 ORANGE STREET – ACCESSORY STRUCTURE**.

This the 3rd day of January, 2023

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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January 3, 2023

Sam & Megan Emrich
2413 Ridge Road
Raleigh, NC 27612

RE: Case # 22-33 118 Orange Street – Accessory Structure

Dear Mr. and Mrs. Emrich:

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



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 December 6, 2022 to consider a Certificate of Appropriateness (“COA”) application submitted by Sam and Megan Emrich for **CASE # 22-33 118 ORANGE STREET – ACCESSORY STRUCTURE** 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 December 6, 2022, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

6.1.3 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.

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

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.

6.7.1 Repainting a building in the same color, including minor touch-up painting, and the cleaning of existing painted surfaces do not require a COA, nor does re-lettering a painted sign in the same color.

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

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

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for CASE # 22-33 118 ORANGE STREET – ACCESSORY STRUCTURE.

This the 3rd day of January, 2023

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, January 3, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 22-32 615 Ann Street - Landscaping

BRIEF SUMMARY:

The owner wishes to install a wall and variety of landscaping for 615 Ann Street.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: November 17, 2022
Case No. 22-32

Request: Installation of a landscaping retaining wall adjacent to driveway
Applicant: Rebecca Oxholm
615 Ann Street
Beaufort

Property Information:
Owners: Same As Applicant
Location: 615 Ann Street
PIN#: 730618205170000

Project Information:

- In March of 2015, a COA was issued for new construction of a single-family home.
- In March of 2016, the Applicant received a COA to exchange the originally approved wood steps for brick steps.
- In October of 2017, the Applicant received a COA to install a new window on the east side of the structure.

Proposed work:

- See Attached Landscaping Plan from Applicant.

Planting Material:

- See Attached Landscaping Plan from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

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

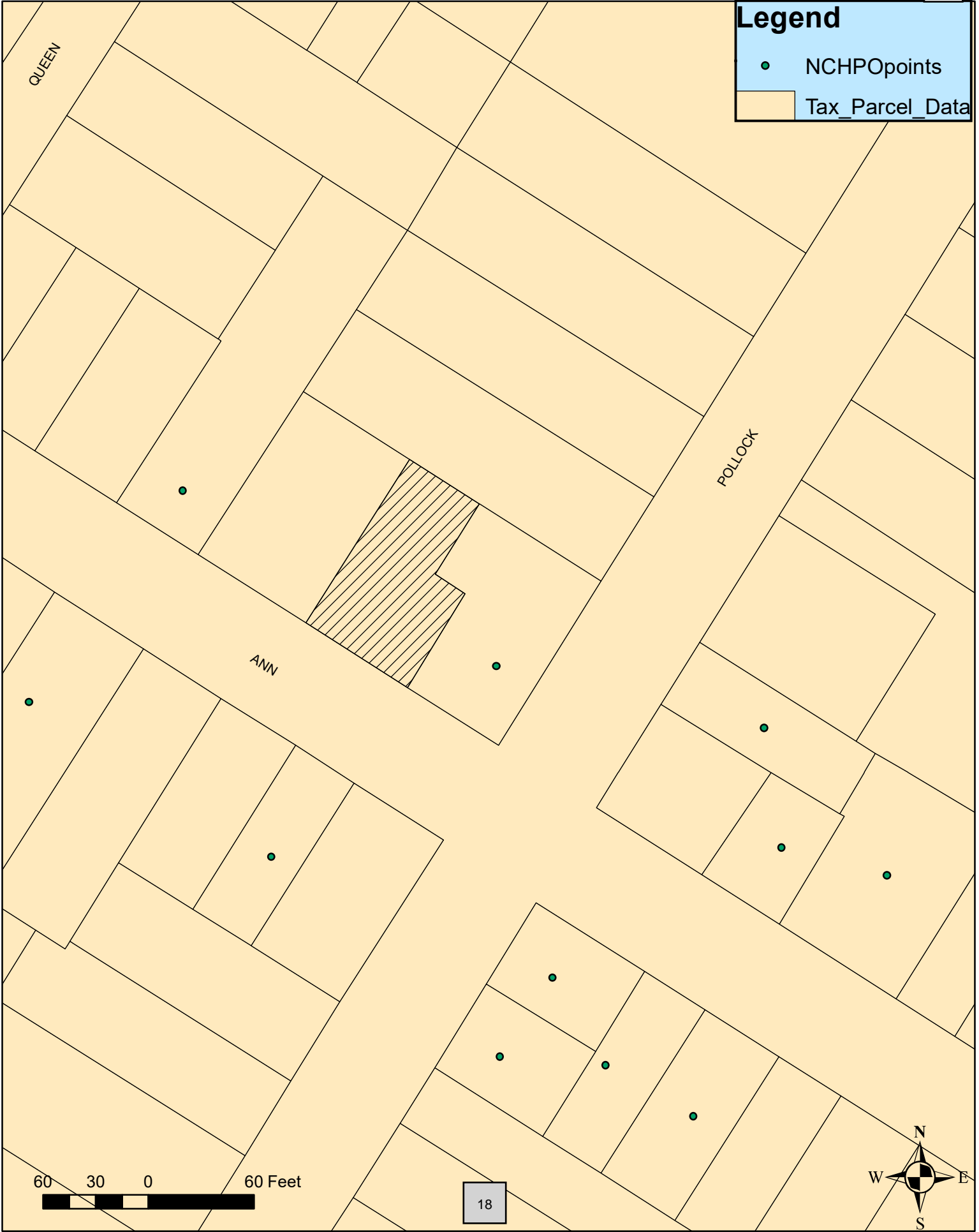
Landscaping Guidelines

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.

Fences and Walls Guidelines

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.

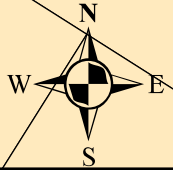
BHPC Case 22-32 615 Ann Street - Landscaping



Legend

- NCHPOpoints
- Tax_Parcel_Data

60 30 0 60 Feet



<u>OWNER</u>	<u>AIL HOU:</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>IL ST</u>	<u>MAIL ZI</u>	<u>MAIL ADD2</u>
APPERSON,LUTHER V ETUX BETTY C			LA GRANGE	NC	28551	PO BOX 625
BELL,CARL D ETUX SHANNON S	2005	KINGSBURY DRIVE	NASHVILLE	TN	37215	
CURRIN,JAMES BARON ETUX JUDY H	618	ANN STREET	BEAUFORT	NC	28516	
FLYNN,JOHN J ETUX BARBARA A	10317	ROADSTEAD WAY WEST	RALEIGH	NC	27613	
OXHOLM,REBECCA B	7301	BAY HILL COURT	RALEIGH	NC	27615	
REED,G GRAY ETUX DEBORAH	2001	TRADD COURT	RALEIGH	NC	27607	
SUGGS,PATRICIA C	611	ANN STREET	BEAUFORT	NC	28516	

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a \$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. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Rebecca Oxholm

Applicant Address: 615 Ann St., Beaufort NC

Business Phone: _____ Email/Cell: 919-741-0123

Property Owner Name: Rebecca Oxholm

Address of Property: 615 Ann St., Beaufort, NC

Phone Number: _____ Email/Cell: 919-741-0123

rbboxholm@gmail.com

PROJECT INFORMATION

We propose to build a low antique brick border wall parallel to the driveway. The purpose of the proposed wall is to keep the soil and pine straw from washing into our driveway after a rain. We do not have a gutter above the area, per the recommendation by the town for ecological reasons when we built the house in 2016. The proposed wall will be 8 inches high, eight inches wide and thirty feet long. The bricks will be the same antique bricks as used in the driveway. The proposed wall will curve slightly toward the house at each end and meld into the existing elevation.

Estimated Cost of Project: \$ 2,800 Year House Built: 2016

Applicant Signature: [Signature] Date: 11/1/2022

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 submitted dates noted on the Historic Preservation's calendar found on the Town's website at _____ . The Commission meets regularly on the first Tuesday of the month unless it is a holiday.

OFFICE USE ONLY
Received by: _____ Reviewed for Completeness: _____
Date: _____ Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

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

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

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

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

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

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

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

The proposed bricks will be purchased from Trident International Woods from Tarboro, NC. They are the same company which supplied the driveway bricks. A photograph of the bricks is included. The mortar will be gray. Alton Davis and his crew will build the proposed wall. He is the same brick mason who built the foundation and chimney of our home which was built by Billy Tickle of Superior Structures in 2016. We propose to plant mondo grass in between the existing stepping stones. Please note the bottom of the proposed wall will be at the elevation of the stepping stones. The height will be only slightly higher(about one half to one inch) than the existing soil of the raised flower bed. Our goal is for the proposed wall to be as unobtrusive as possible. We welcome you to come and view our property and will look forward to answering any questions you may have.

Adjacent Landowners

Daniel and Shannon Bell
619 Ann St.
Beaufort, NC 28516

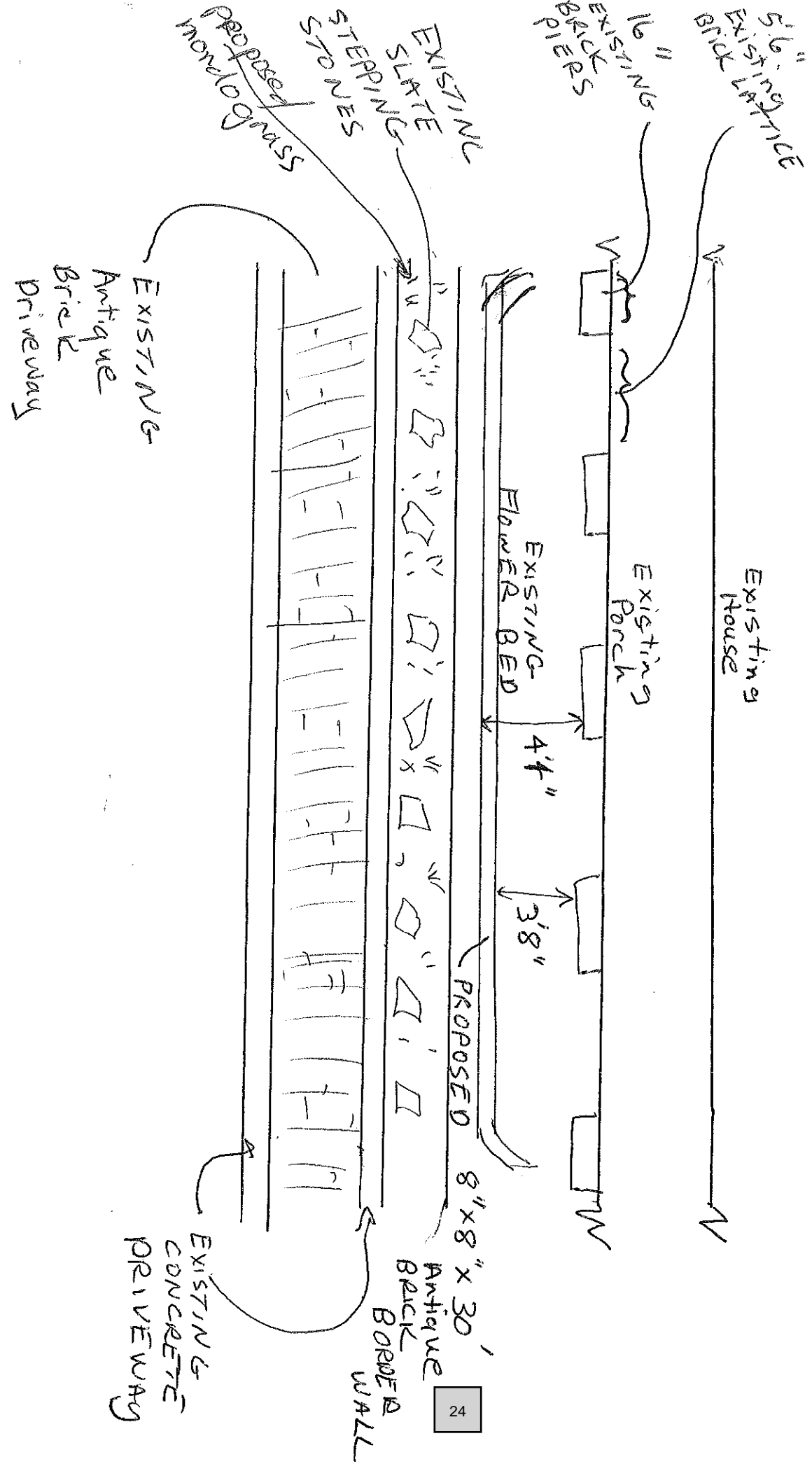
Patricia Suggs
611 Ann St.
Beaufort, NC 28516

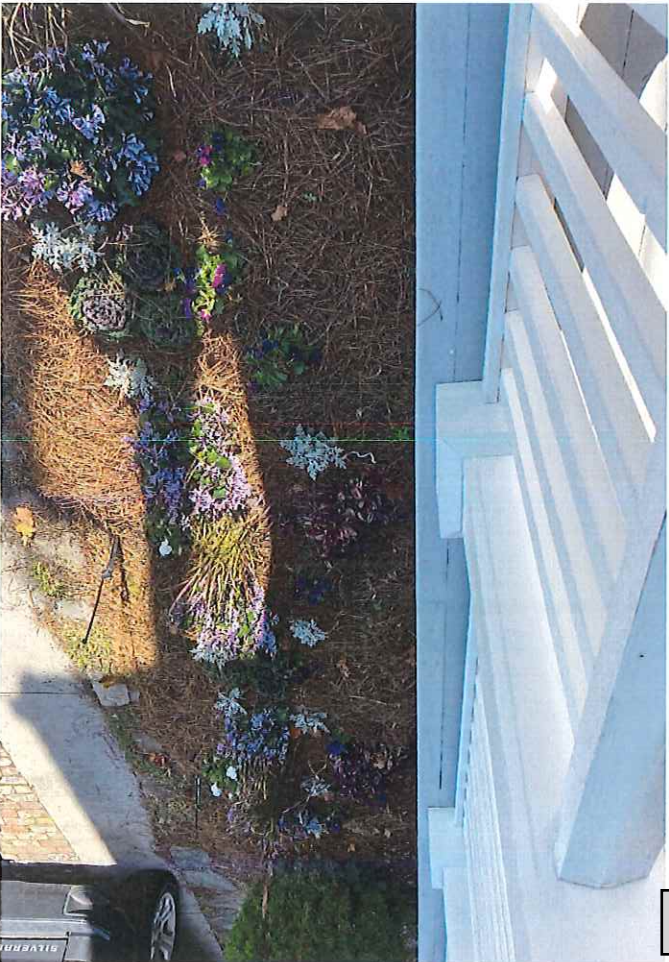
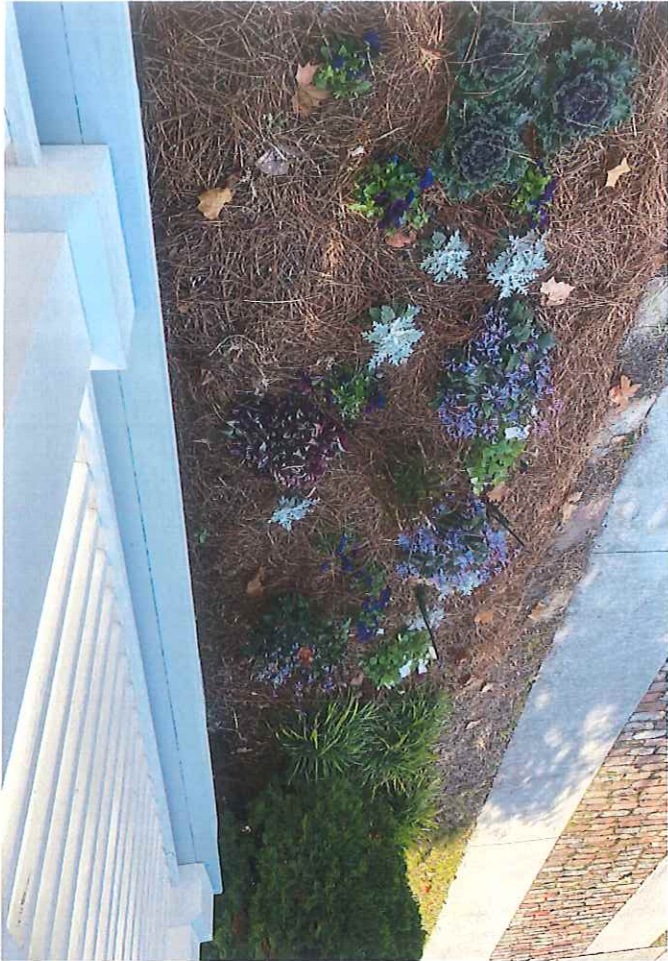
James and Judy Barron
618 Ann St.
Beaufort, NC 28516

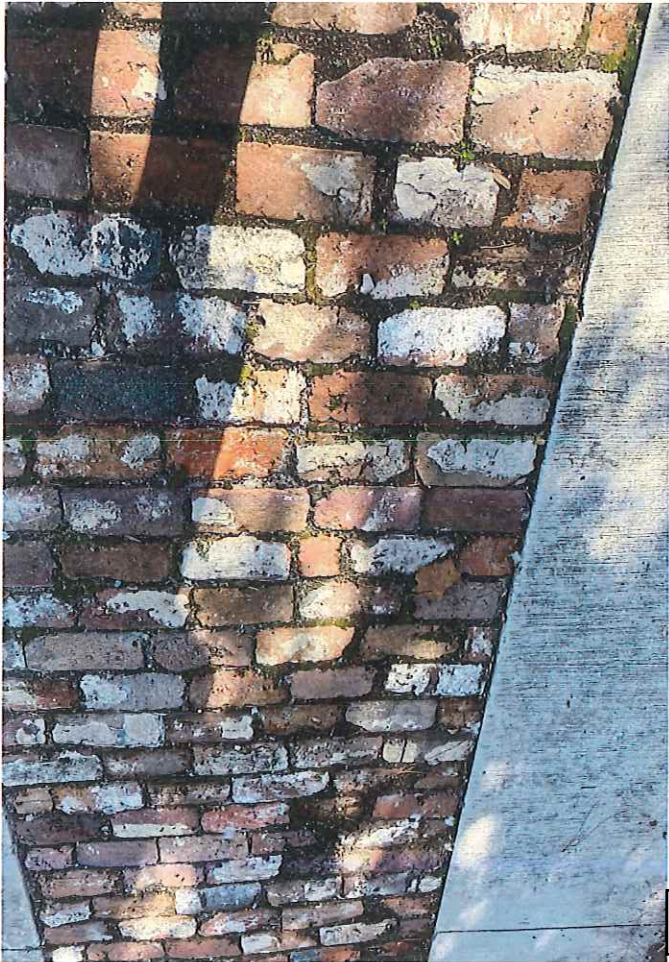
Grey and Debbie Reed
616 Ann St.
Beaufort, NC 28516

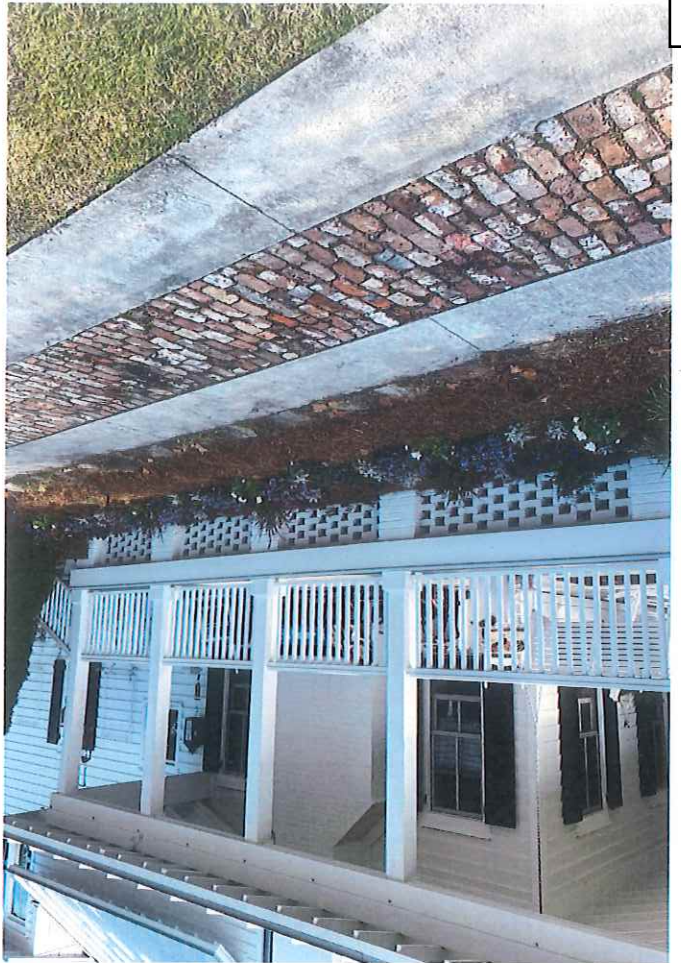
Betty Amerson
203 Pollock St.
Beaufort, NC 28516

Proposed Antique Brick Border Wall 615 Ann St. (NOT TO SCALE)











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, January 3, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 22-34 201 Front Street – Fence

BRIEF SUMMARY:

The applicant wishes to move the existing Beaufort style fence along the Moore Street side retaining the size, height, picket style and color of existing fence.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: December 20, 2022
Case No. 22-34

Request: To move the existing Beaufort style fence along the Moore Street side retaining the size, height, picket style and color of existing fence.

Applicant: Annette Williamson
 52 Village Lake Road
 Fort Worth, TX 76107

Property Information:

Owners: Same
Location: 201 Front Street
PIN#: 730617005689000

Project Information: 1996 - COA was granted for a new 10x20 in rear of property
 1998 – COA was granted to remove 1-story addition and replace with new 2-story addition on rear of structure.
 2000 – COA was granted to replace all non-original windows with vinyl clad windows in same style and design and construct a carport over driveway in rear of lot.
 2014 - A COA was granted to re-roof the main house and accessory structure from fiberglass shingles to Cedar shake and add an addition to the accessory structure.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

- Vicinity Map
- List of adjacent property owners used for mailing notifications
- COA application and supporting materials supplied by applicant.

Fences and Walls Guidelines

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

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

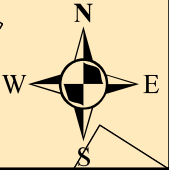
8.2.3. Fences shall not exceed a height of four (4) feet in front yards and other areas of primary visual concern. Fences at rear yards and other areas not readily seen from the public view may be up to six (6) feet high. The transition between low front fences and higher rear fences should be made as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

BHPC Case 22-34 201 Front Street - Fence (Moore Street Side)



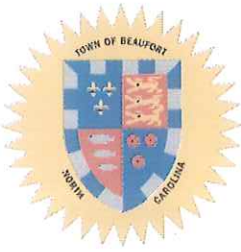
60 30 0 60 Feet

31



<u>OWNER</u>	<u>MAIL_HOL</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_ST/MAIL_ZI</u>	<u>MAIL_ADD2</u>
ADAMS,JUDITH E ET VIR ETAL			BEAUFORT	NC 28516	PO BOX 1057
POST,CHARLOTTE	108	MOORE STREET	BEAUFORT	NC 28516	
WILLIAMSON,ANNETT L TR	52	VALLAGE RIDGE ROAD	FORT WORTH	TX 76107	
WILDER,WILLIAM N SR ET UX TANIS	552	LAKELAND DRIVE	KINSTON	NC 28504	

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. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Trevor Harris

Applicant Address: 123 Pleasant Nook Road, Swansboro NC 28584

Business Phone: (910) 650-6633 Email/Cell: tharris@whiteoakfence.com

Property Owner Name: Annette Williamson

Address of Property: 201 Front Street, Beaufort NC 28516

Phone Number: (817) 917-6588 Email/Cell: annette.williamson.farm@gmail.com

PROJECT INFORMATION

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

Extending & matching the existing fence at 201 Front Street. It will be treated wood material and painted the color white. It will be approx. 36" H. No gates will be added. The total length of the fence is 63'.

Estimated Cost of Project: \$ N/A

Year House Built: 1790

Trevor Harris
Applicant Signature

11/21/2022
Date

Annette Williamson
Property Owner Signature (if different than above)

11/22/2022
Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

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

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

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

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

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

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

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



Picture to the left is of the existing fence located at 201 Front Street, Beaufort.

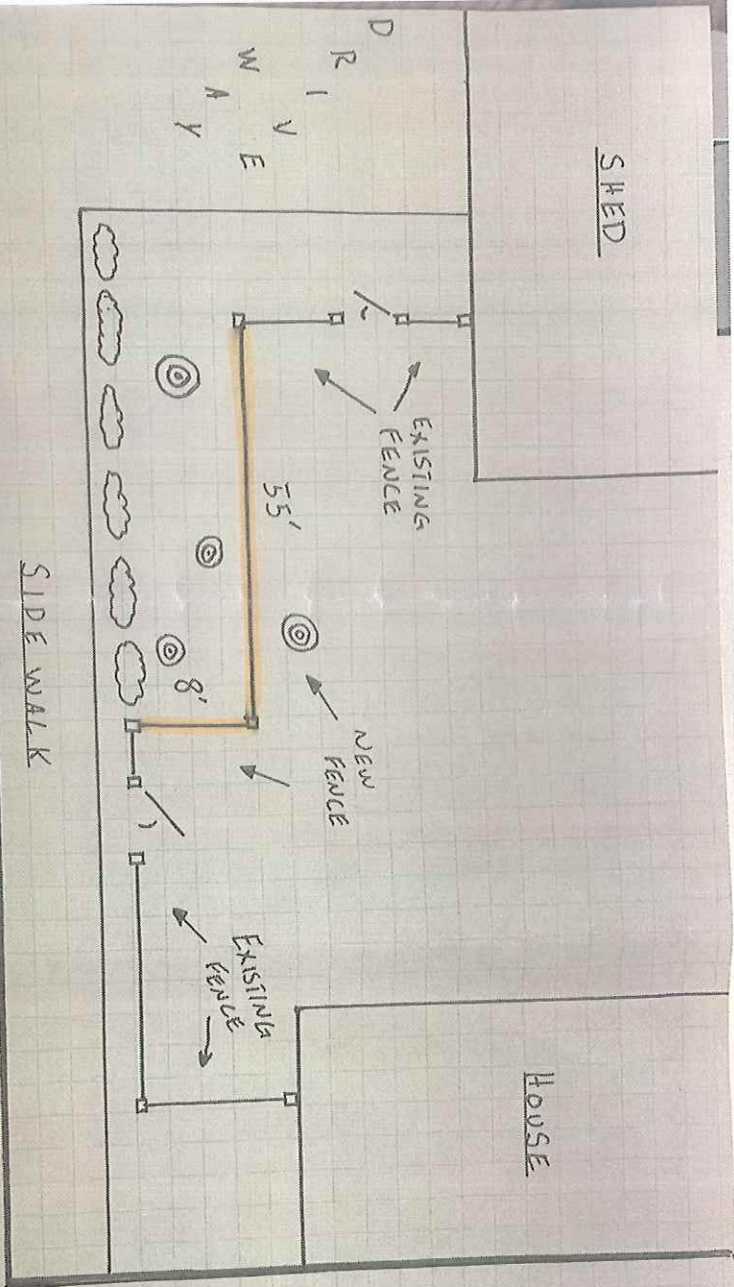


Picture to the right is the location of the new fence line.

201 FROWI ST.

Painted Picket Fence 30" (H) 1 1/2" cap
Painted white

QTY	DESCRIPTION
7	4" x 4" x 8' Trapped Post
250	1 1/2" x 1 1/2" x 30" Painted Picket Trapped
8	2" x 4" x 16' Trapped



☁ = Hedge
⊙ = Large Tree



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, January 3, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 22-35 211 Orange Street – Driveway, Landscaping & Landscape Lighting

BRIEF SUMMARY:

The applicant wishes to install pavers for their driveway and install new landscaping with lighting within the landscaping.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: December 20, 2022
Case No. 22-35

Request: To move install driveway pavers, new landscaping, and landscape lighting.

Applicant: Allison Daniel
 211 Orange Street
 Beaufort, NC 28516

Property Information:

Owners: Same
Location: 211 Orange Street
PIN#: 730617112139000

Project Information: 1997 - COA was granted for a new dove grey asphalt shingles.
 1998 – COA was granted for a fence.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color: See Attached Description from Applicant.

Attachments:

- Vicinity Map
- List of adjacent property owners used for mailing notifications
- COA application and supporting materials supplied by applicant.

Off-street Parking Guidelines

8.5.5. Integrate pedestrian scale lighting into parking areas to avoid excessive glare and illumination to adjoining properties. See EXTERIOR LIGHTING guidelines and the Beaufort Zoning Ordinance for further details on lighting standards.

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

8.1.4. Plant smaller trees species in the planting strips adjacent to public streets only if utility lines or other overhead obstructions exist. Use species such as crape myrtle, cedar, dogwood, redbud, Carolina cherry laurel and sweet bay magnolia.

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

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

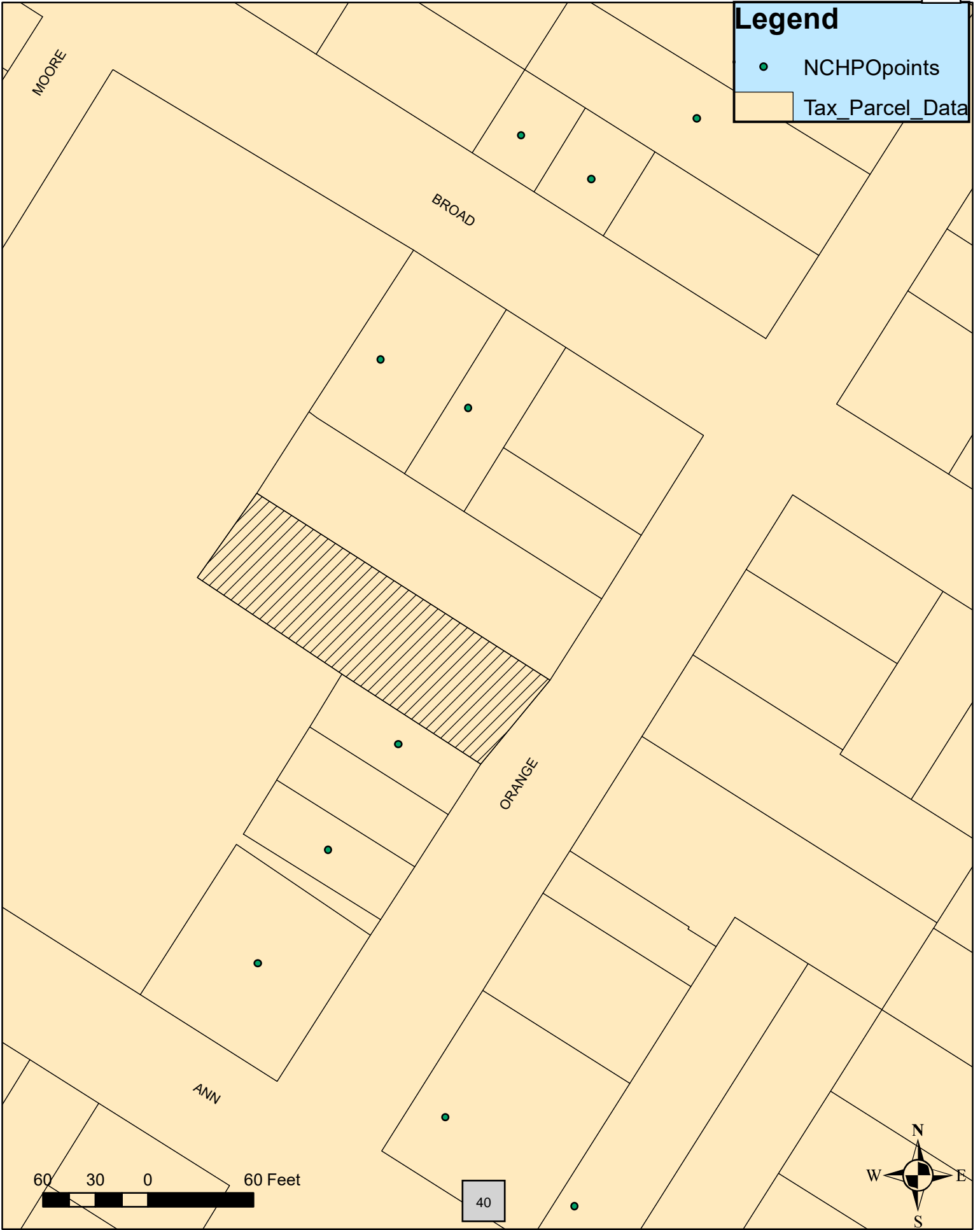
8.1.7. Maintain the relationship between the mass/proportion of the building and open space within the context of the streetscape for new construction, additions and landscape.

8.1.10. 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.

Exterior Lighting Guidelines

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

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



<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZIP</u>
BARNES,GAIL RACKLEY	385	CHEROKEE AVE SE	ATLANTA	GA	2230 30312
DANIEL,ALLISON D	211	ORANGE STREET	BEAUFORT	NC	28516
MEADOWS,ROBERT K ETUX CAROLYN	210	ORANGE ST	BEAUFORT	NC	28516
RODDEWIG,ROBBIN E ETUX JENNIFE	104	NEWHALL PLACE SW	LEESBURG	VA	20175
ST PAULS EPISCOPAL CHURCH	209	ANN STREET	BEAUFORT	NC	28516

CERTIFICATE OF APPROPRIATENESS APPLICATION
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APPLICANT/OWNER INFORMATION

Please print

Applicant Name: Allison Dorr Daniel
Applicant Address: 211 Orange St. Beaufort, NC 28516
Business Phone: 252-532-3696 Email/Cell: allison.daniel@gmail.com
Property Owner Name: Same
Address of Property: _____
Phone Number: _____ Email/Cell: _____

PROJECT INFORMATION

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

Driveway - add pavers per plan
Landscape - add Granite garden edging per plan
Landscape lighting - add path and uplight per plan

Estimated Cost of Project: \$ 4300.00 Year House Built: 1892

x Allie Don Daniel Date 12/04/22
Applicant Signature

Property Owner Signature (if different than above) _____ Date _____

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OFFICE USE ONLY

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

AMERICAN LANDSCAPES

americanlandscapesnc.com

*P.O. Box 1771 Southern Pines, NC 28388
910-295-1252*

Shawn M. Sazama

*President
licensed landscape, irrigation and pesticide
contractor*



Allison Daniel Residence
211 Orange Street
Beaufort, NC 28516
Landscape Plan
12/04/2022
American Landscapes

Adjacent Property Owners

Robbin and Jennifer Roddewig
209 Orange Street
Beaufort, NC 28516

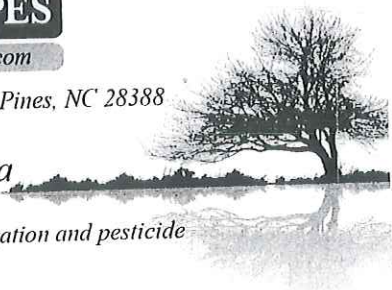
Gail Barnes
213 Orange Street
Beaufort, NC 28516

**AMERICAN
LANDSCAPES**
americanlandscapesnc.com

*P.O. Box 1771 Southern Pines, NC 28388
910-295-1252*

Shawn M. Sazama

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Allison Daniel Residence
211 Orange Street
Beaufort, NC 28516
Landscape Plan
12/04/2022
American Landscapes



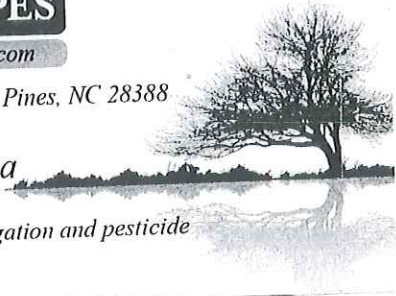
AMERICAN LANDSCAPES

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Shawn M. Sazama

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Allison Daniel Residence
211 Orange Street
Beaufort, NC 28516
Landscape Plan
12/04/2022
American Landscapes



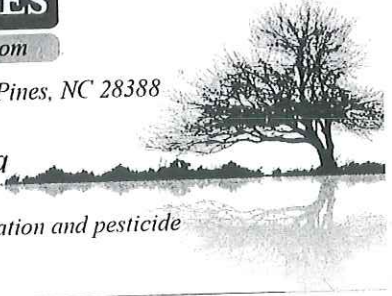
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Shawn M. Sazama

*President
licensed landscape, irrigation and pesticide
contractor*



Allison Daniel Residence
211 Orange Street
Beaufort, NC 28516
Landscape Plan
12/04/2022
American Landscapes



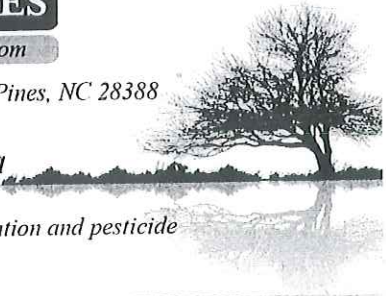
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Allison Daniel Residence
211 Orange Street
Beaufort, NC 28516
Landscape Plan
12/04/2022
American Landscapes

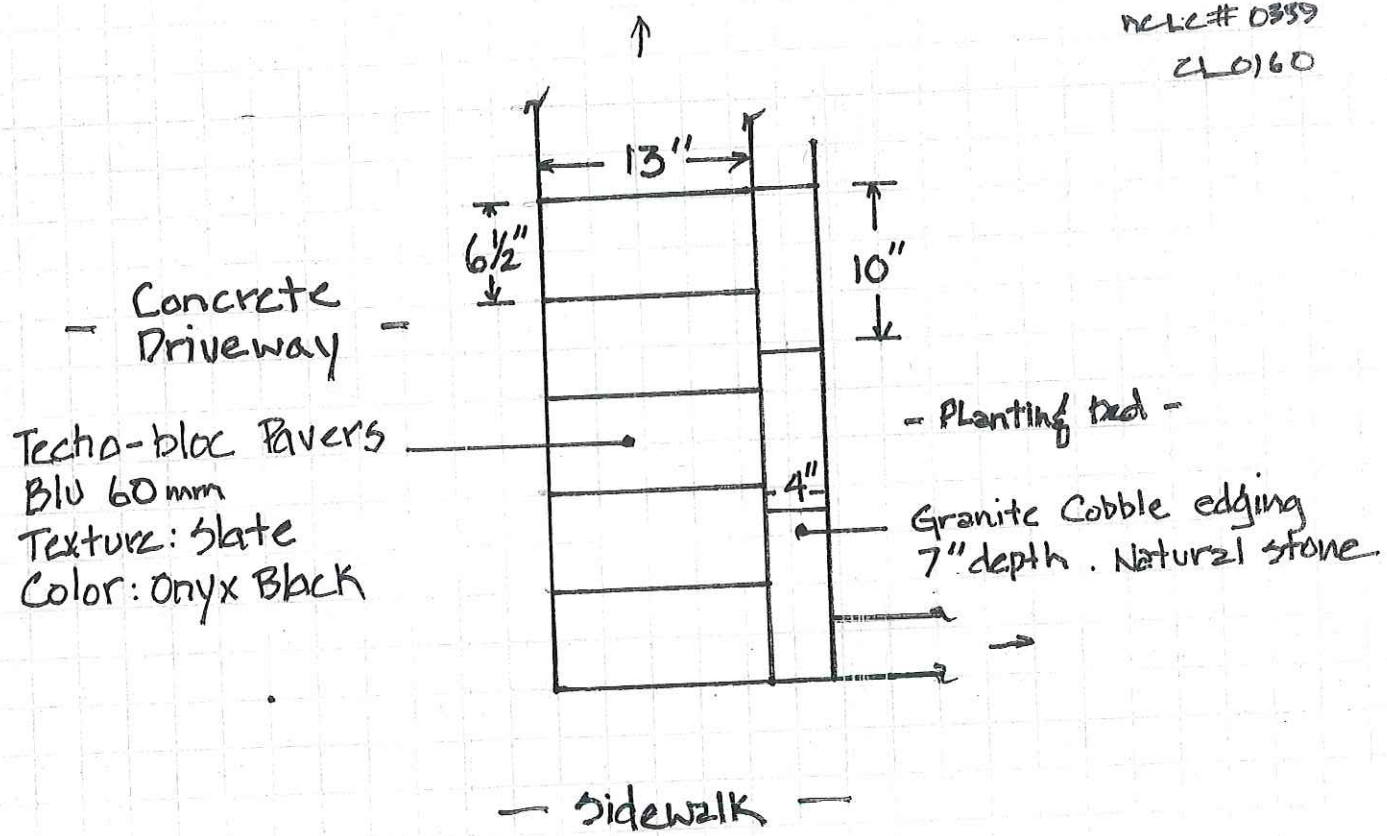


Detail "A"

• Driveway edge Pavers and planting bed edging:

- Allison Daniel Residence -
- Scale: 1" = 12"-0"
- American Landscapes -
drawn M. Szame

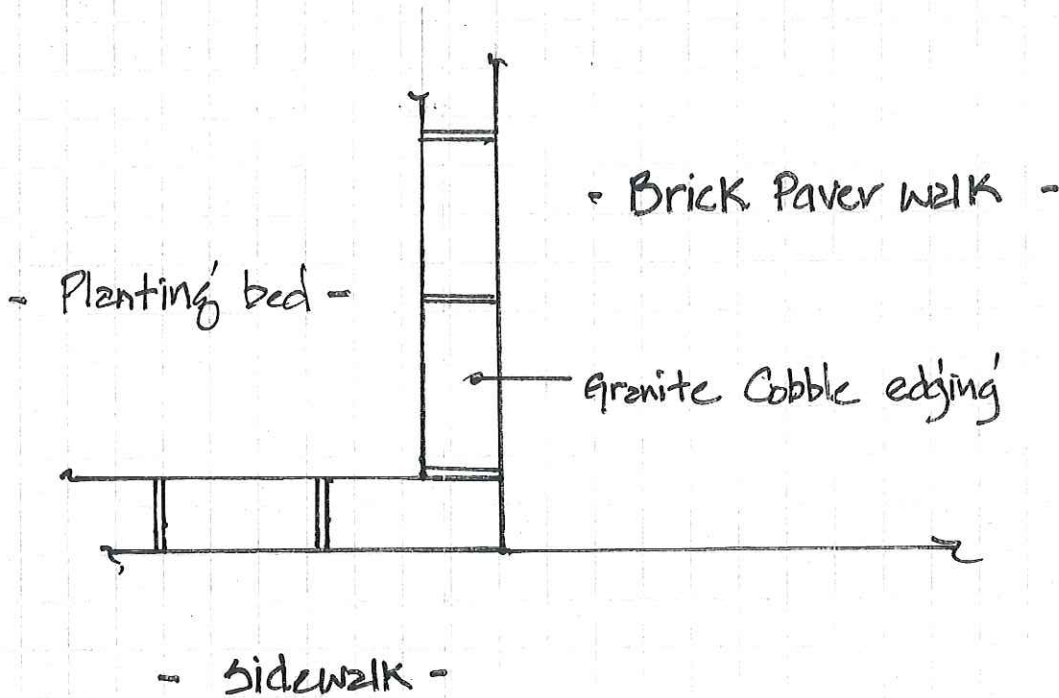
REL# 0359
210160



Detail "B"

- Planting bed edging •
- Allison Daniel Residence -
- scale: 1" = 12" - 0"
- American Landscapes -
Shawn M. Szama

NLLC # 0539
440160

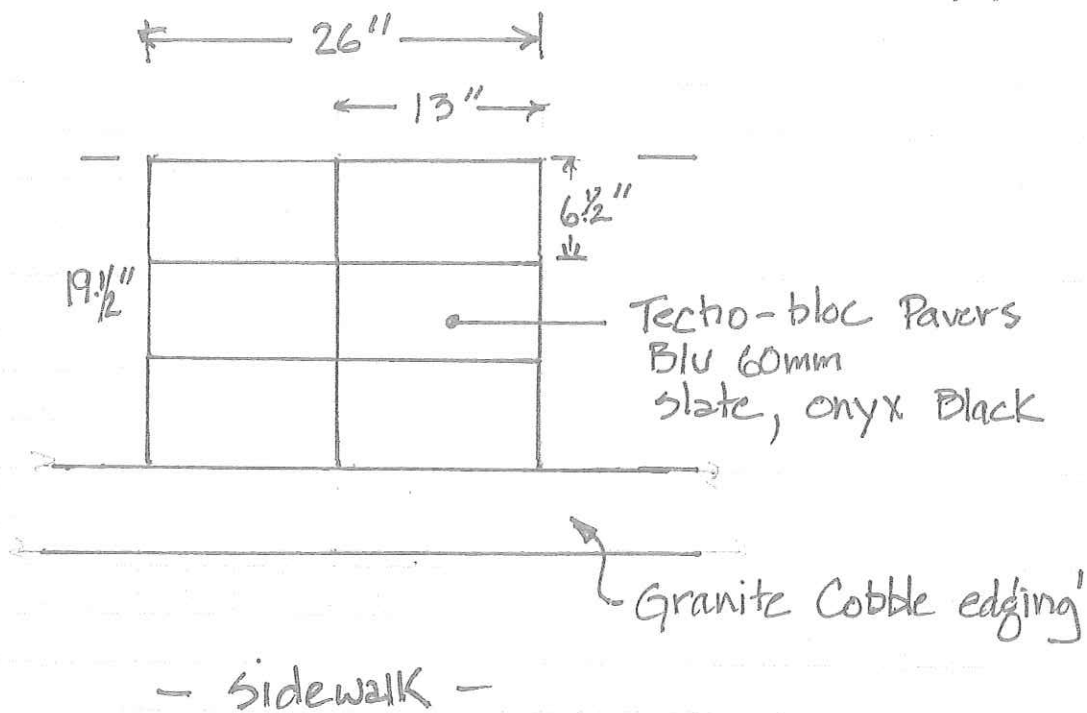


Detail "C"

- Garden Path Pavers •
- Allison Daniel Residence -
- Scale: 1" = 12" - 0"
- American Landscapes
Shawn M. Szama

NCLC # 0339
CL 0160

11/27/22

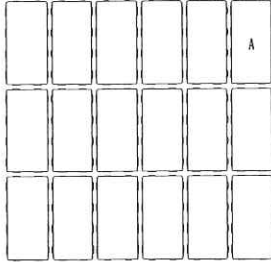




BLU 60 mm (6"×13")

DESCRIPTION: Slab TEXTURE: Slate and HD² Slate

PALLET OVERVIEW



Specifications per pallet	Imperial	Metric
Cubing	116.05 ft ²	10.78 m ²
Approx. Weight Slate	3 138 lbs	1 423 kg
Approx. Weight HD ² Slate	3 183 lbs	1 444 kg
Number of rows	11	
Coverage per row	10.55 ft ²	0.98 m ²
Linear coverage per row	Depth	19.5 lin. ft
	Length	9.75 lin. ft



Unit dimensions	in	mm	Units/pallet
Height	2 3/8	60	198 units
Width	13	330	
Length	6 1/2	165	

NOTES

See page 35 to 37 for more technical information. When used in a permeable pavement application, see page 33 and 101 for more technical information.

See page 29 for more information about applications.

*HD² Slate is only available in USA.

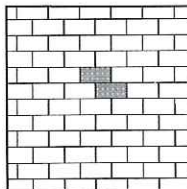
JOINT WIDTH: 9/32" (7 mm)
% OF SURFACE OPENING: 4.6 %
INFILTRATION RATE: 570 in./hr
 (14 475 mm/hr)

- Techo-bloc
 Blu 60 mm
 Slab Texture: Slate
 paver
 6" x 13" x 2 3/8"

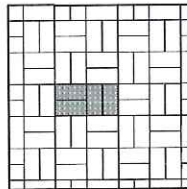
08 | Linear pattern



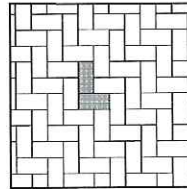
09 | Linear pattern



10 | Parquet pattern

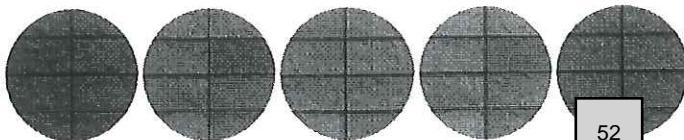


11 | Herringbone pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

Chocolate Brown Slate
 Chestnut Brown HD² Slate*
 Champlain Grey HD² Slate*
 Shale Grey HD² Slate*
 Onyx Black HD² Slate*



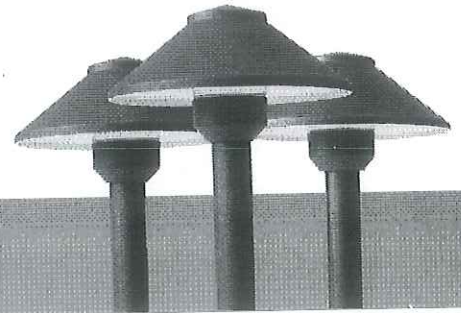
Allison Daniel
 Residence
 Landscape

973-334-5522

High Bridge Stone Company
187 March St.
Fort Newark, NJ 07114



Granite Cobble edging
Granite Cobble stone (grey)
COBB-0012 4'x7'9"



PT-PTH1

Product: PT-PTH1-BK-LED Type: Path light
 Project: Allison Dancel Residence

FINISH	PRODUCT CODE	HOUSING	DIAMETER	HEIGHT	LED
Bronze	PT-PTH1-BZ-LED	Aluminum	6.1"	19"	T3 Included: 2.5W, 2700K, 180 Lumens
Black	PT-PTH1-BK-LED	Aluminum	6.1"	19"	T3 Included: 2.5W, 2700K, 180 Lumens
Antique	PT-PTH1-BS-LED	Brass	6.1"	19"	T3 Included: 2.5W, 2700K, 180 Lumens

SPECIFICATIONS

CONSTRUCTION:

- Aluminum or Brass Housing
- EPDM Rubber Plug in Base
- Dual Silicone O-Rings for Watertight Seal

LENS:

- Heat-Resistant Polycarbonate

LAMP:

- Includes Pro-Trade 2.5W, 2700K T3 LED Lamp
- 20W Max

POWER:

- Input Voltage 10-15V

SOCKET:

- High-Temperature Ceramic
- G4 Bi-Pin with Nickel Contacts
- Heat-Resistant Leads

MOUNT:

- Includes ABS Slotted Ground Stake

WIRING:

- Pre-Wired with Three Ft. SPT-2W Lead Wire

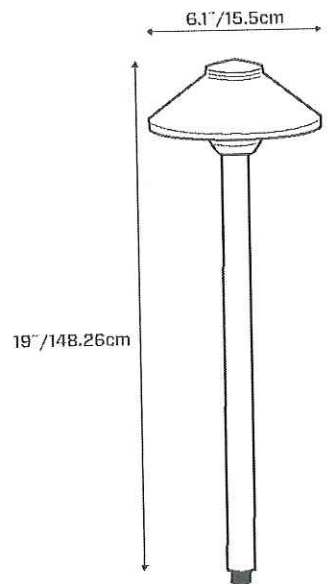
WARRANTY:

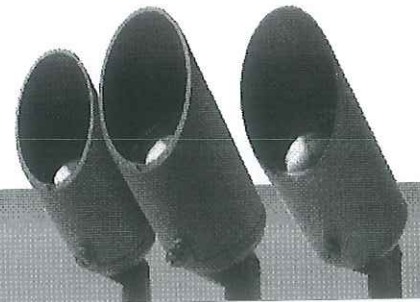
(Free from Material Defects and/or Workmanship)

- Brass: Lifetime
- Aluminum: Five Years

CERTIFICATIONS:

- ETL Listed to UL Standard 1838 and CAN/CSA-22.2 No. 250.7





PT-BUL1

Product: PT-BUL1-BK-LED-3FL Type: Landscape uplight
 Project: Allison Daurzel Residence

FINISH	PRODUCT CODE	HOUSING	LED
● Bronze	PT-BUL1-BZ-NL	Aluminum	Sold Separately
	PT-BUL1-BZ-LED-3FL	Aluminum	MR16 Included: 3W, 38°, 2700K, 250 Lumens
● Black	PT-BUL1-BK-NL	Aluminum	Sold Separately
	PT-BUL1-BK-LED-3FL	Aluminum	MR16 Included: 3W, 38°, 2700K, 250 Lumens
● Antique	PT-BUL1-BS-NL	Brass	Sold Separately
	PT-BUL1-BS-LED-3FL	Brass	MR16 Included: 3W, 38°, 2700K, 250 Lumens

SPECIFICATIONS

CONSTRUCTION:

- Aluminum or Brass Housing
- Adjustable Knuckle with Locking Teeth for Easy Aiming
- EPDM Rubber Plug in Base
- Dual Silicone O-Rings for Watertight Seal

LENS:

- Impact-Resistant Tempered Glass

LAMP:

- If Product Code Contains "LED-3FL" Includes Pro-Trade 3W, 38°, 2700K MR16 LED Lamp
- If Product Code Contains "NL" No Lamp Included
- 50W Max

POWER:

- Input Voltage 10-18V

SOCKET:

- High-Temperature Ceramic
- GU5.3 Bi-Pin with Nickel Contacts
- Heat-Resistant Leads

MOUNT:

- Includes ABS Slotted Ground Stake

WIRING:

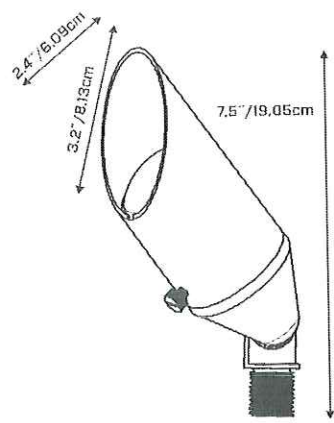
- Pre-Wired with Three Ft. SPT-2W Lead Wire

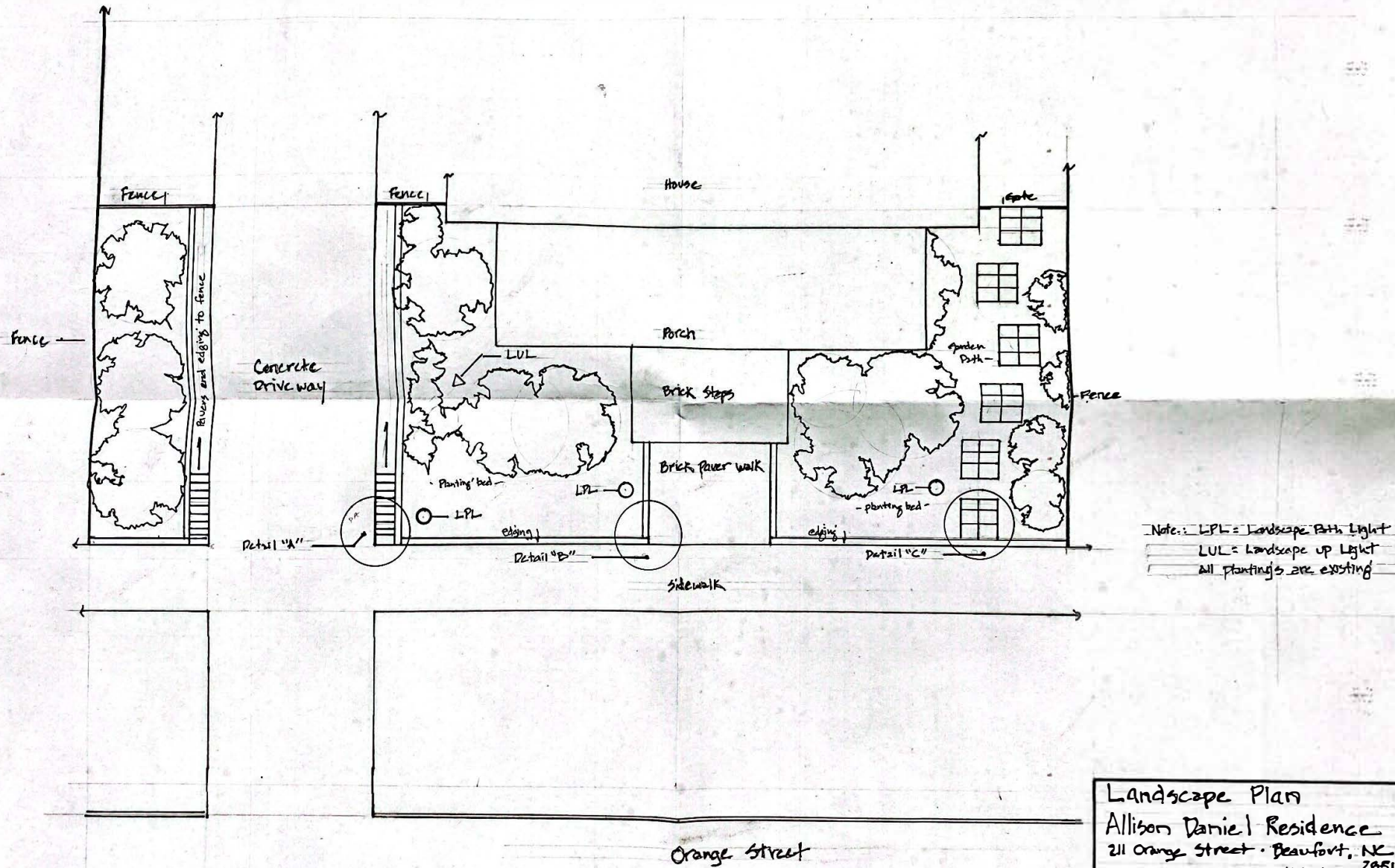
WARRANTY:

- (Free from Material Defects and/or Workmanship)
- Brass: Lifetime
 - Aluminum: Five Years

CERTIFICATIONS:

- ETL Listed to UL Standard 1838 and CAN/CSA-22.2 No. 250.7





Note: LPL = Landscape Path Light
 LUL = Landscape Up Light
 All plantings are existing

Landscape Plan
 Allison Daniel Residence
 211 Orange Street - Beaufort, NC
 Date: 10/22/22 Scale: 1/4" = 1'-0" 20516
 Scope of Plan: Front
 Drawn By: Shawn M. Szazama
 American Landscapes NCLC # 0399
 01060



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, January 3, 2023 – 614 Broad Street**

AGENDA CATEGORY: New Business
SUBJECT: Case # 22-36 305 Moore Street – Accessory Structure

BRIEF SUMMARY:

The property owner is to delete the previously approved garage door and replace the door with 2 windows and a walk-in door.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

20 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: December 20, 2022
Case No. 22-36

Request:

The property owner is to delete the previously approved garage door and replace the door with 2 windows and a walk-in door for the approved rear accessory structure.

Applicant

Archie Davis Construction

Property Information:

Owners: Laura Holland
Location: 305 Moore Street
Parcel Id # 730617111707000

In 2013 a COA was issued to a new driveway with runners and a pad for a proposed accessory building.

In 2014 a COA was issued for a 12x18 accessory building in the rear yard. (owner only built 12X10 accessory building

Project Information:

In 2017 a COA was issued to add a screen porch to the south side of the existing structure.

In 2018 a COA was issued to enclose the covered porch to include wood windows and an air conditioning unit.

In March of 2022 a COA was granted for the expansion of the existing accessory structure. (See Attached Previous COA Application & Material)

Material:

- See Attached Email from Mr. Davis for Details

Color:

- See Attached Email from Mr. Davis for Details

Attachments:

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

Landscaping Guidelines

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

Window and Door Guidelines

6.4.7. New windows must match original in overall size and opening area and should have three dimensional muntin's 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.

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HOU!</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_Z</u>	<u>MAIL_Z15</u>
BEAIRD,TOM ETUX CAROL	113	BROAD STREET	BEAUFORT	NC	2108	28516
CURRIER,ANNE R	115	BROAD ST	BEAUFORT	NC		28516
FAULKNER,CHRISTOPHER L ETAL TR	1823	W. FRIENDLY AVE	GREENSBORO	NC		27403
HAUS,THOMAS REILLY ETUX MARY B	801	OAKLAWN AVE	WINSTON SALEM	NC	2221	27104
HOLLAND,LAURA ELLEN	305	MOORE STREET	BEAUFORT	NC	1814	28516
LAPSLEY,BENJAMIN ETUX TAMARA	102	LIONS MOUTH COURT	CARY	NC		27518
SOUTHGATE MANAGEMENT LLC	305	MOORE STREET	BEAUFORT	NC		28516
WILSON,MAMRE	302	MOORE STREET	BEAUFORT	NC		28516

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



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Archie Davis

Applicant Address: 515 Island Drive Beaufort

Business Phone: 252-241-1199 Email/Cell: adavisconstruction@ecrr.com

Property Owner Name: Laura Holland

Address of Property: 305 Moore Street

Phone Number: 252-732-5739 Email/Cell: _____

PROJECT INFORMATION

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

This application is being submitted as a change from the previously approved Certificate of Appropriateness. The previously approved structure had a garage door on the front of the structure. The change will be deleting the garage door and installing 2 windows and a walk in door.

Estimated Cost of Project: \$ \$15,000

Year House Built: 1906

Archie D. Davis
Applicant Signature

11-15-2022
Date

Laura Holland
Property Owner Signature (if different than above)

11-16-2022
Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

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

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

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

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

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

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

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



Residential / Commercial
NC License # 86287

252-728-5441 office
www.archiedavisconstruction.com

252-241-1199 mobile
adavisconstruction@ec.rr.com

November 15, 2022

Re: 305 Moore Street

Previously there was a certificate of appropriateness issued for 305 Moore Street. There has been a change to the front (road facing) side of the structure. The previously approved design had a garage door. The new design will have 2 windows and a 3-0 walk in door. All other items, color, siding, roofing etc. will be as previously approved.

Adjacent property owners:

Faulkner
309 Moore Street.
1823 Friendly Ave.
Greensboro NC 27403

Currier
115 Broad Street
Beaufort NC 28516

Beaird
113Broad Street Unit 2
Beaufort NC 28516

Haus
111 Broad Street
801 Oaklawn Ave
Winston Salem NC 27104

Rendering attached

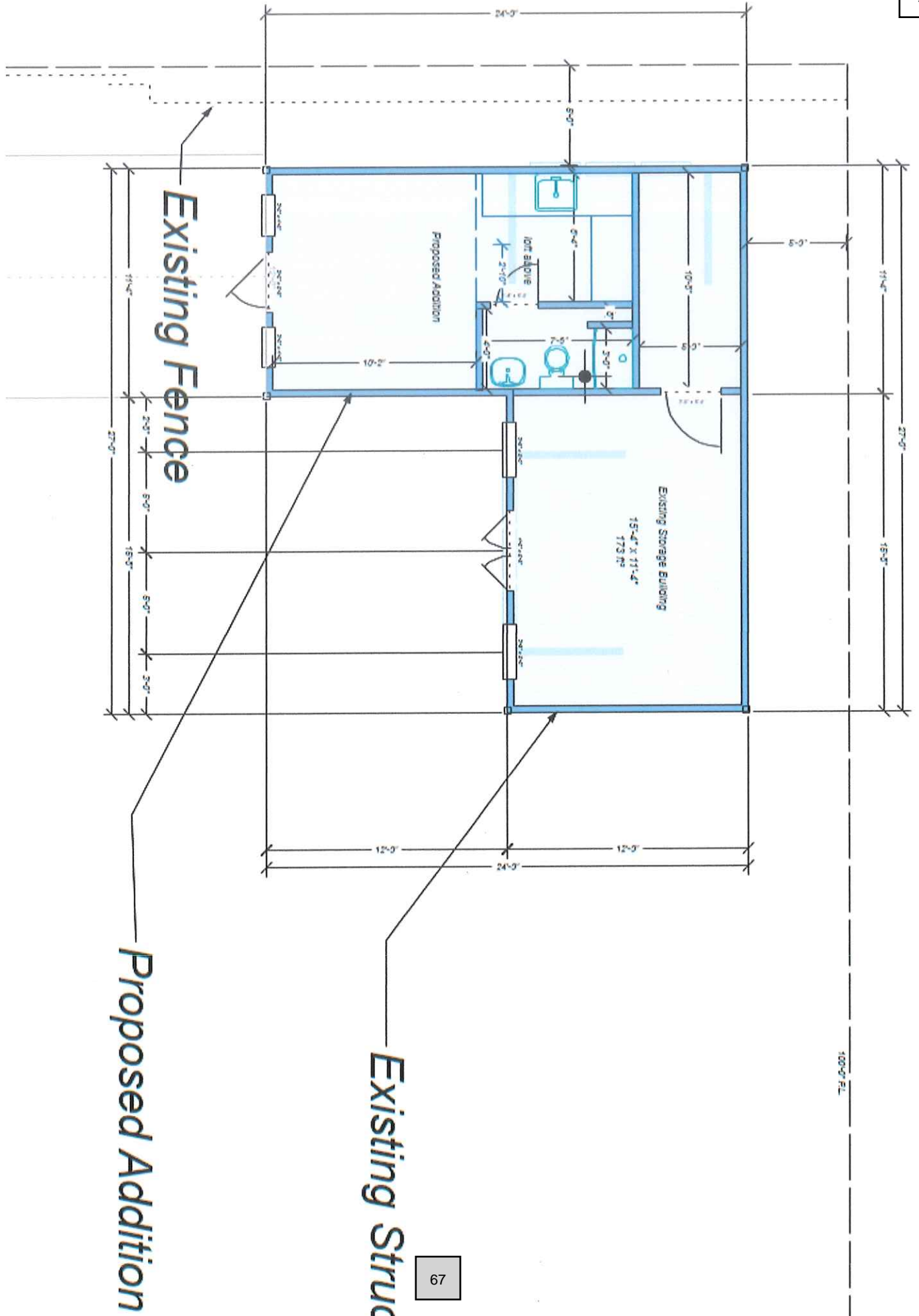
No Trees Removed.
Remove shrubs at fence line as needed.
Paint colors and materials will match existing.
No Signage.

Respectfully Submitted,

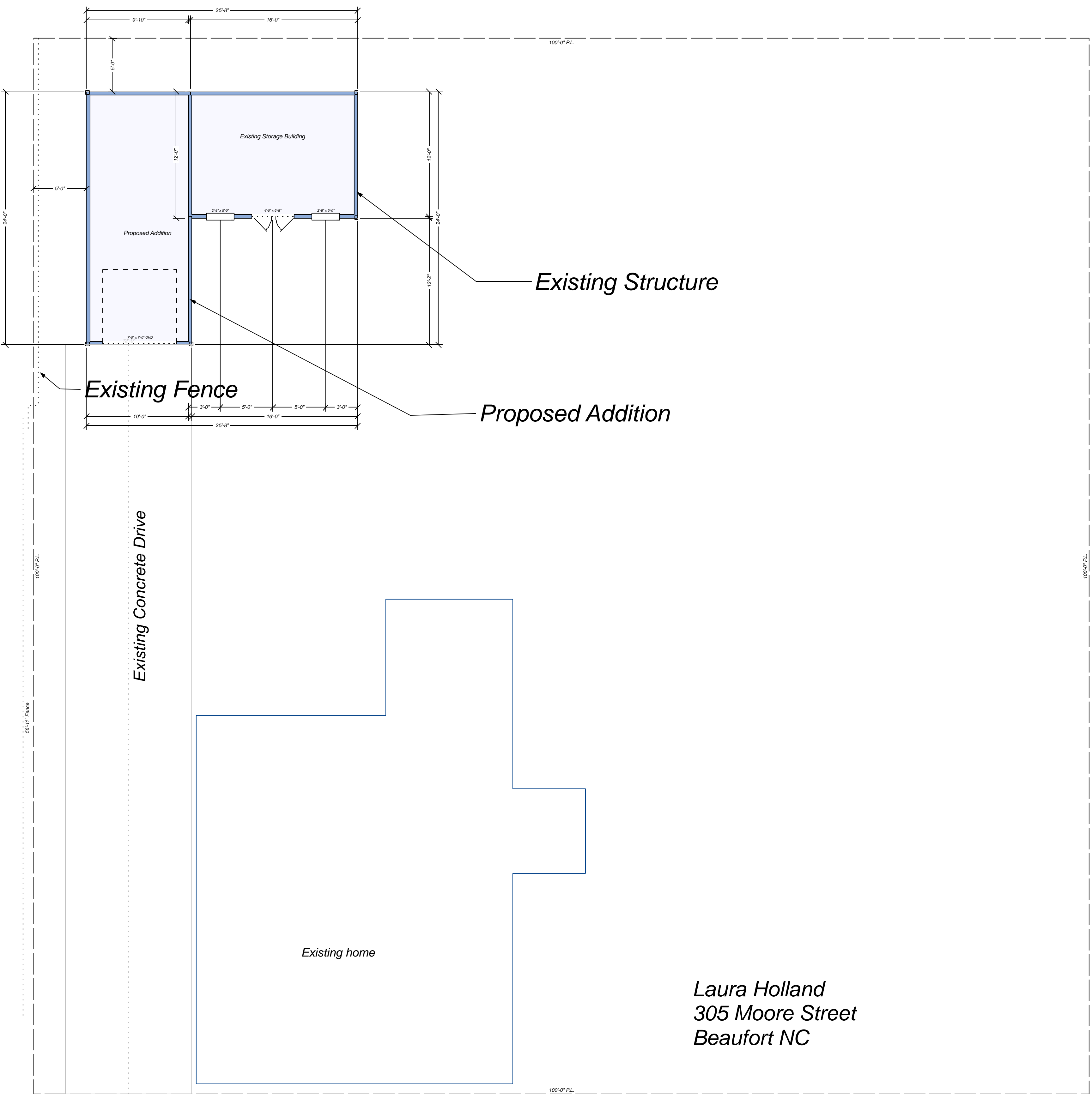
Archie Davis











Existing Structure

Proposed Addition

Existing Fence

Existing Concrete Drive

Existing home

Laura Holland
305 Moore Street
Beaufort NC

Moore Street

Kyle Garner

From: Archie Davis Construction <adavisconstruction@ec.rr.com>
Sent: Wednesday, February 16, 2022 3:07 PM
To: Kyle Garner
Subject: RE: 305 Moore Street
Attachments: Holland She Shed Expnasion.pdf; IMG_8016.jpg

Kyle,

Here is the plan for Mrs. Hollands project. The color will all building components will match the existing shed, see attached picture. The color will be the same as well, white. Please let me know if I need to bring samples to your office or provide more information.

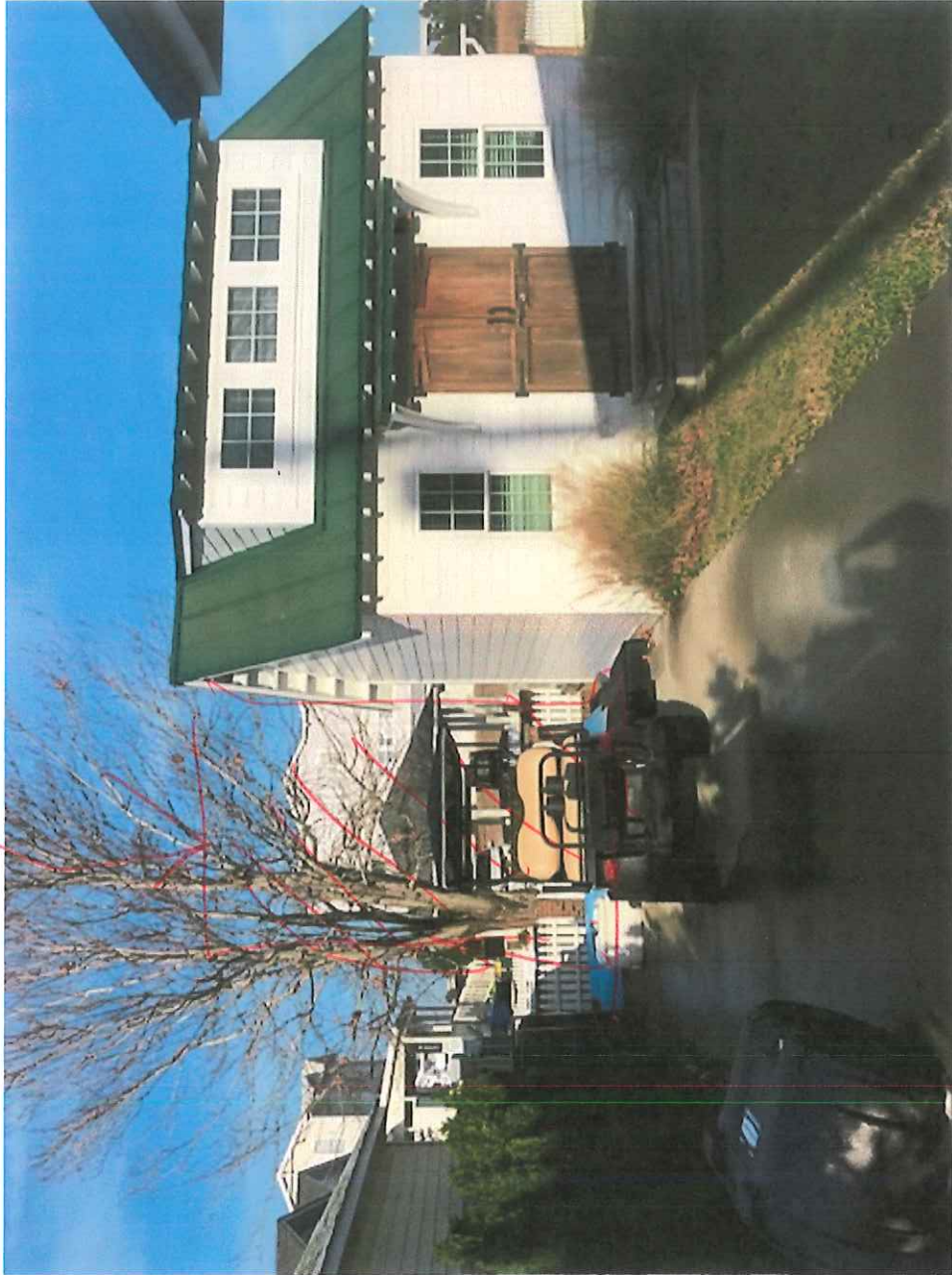
Archie Davis
Archie Davis Construction
252-241-1199
<http://www.archiedavisconstruction.com/>





PROPOSED ADDITION
HERE, BACK YARD
ADJACENT TO EXISTING
STORAGE BUILDING.

PROPOSED ADDITION
HERE





EXISTING

PROPOSED



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, January 3, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 22-37 510 Doors, Windows & Signage – Fence

BRIEF SUMMARY:

The applicant wishes to install a 14.6 sq. ft. sign made of high-density urethane, install a new door at Front Street entrance to units above and replace four (4) windows on rear (waterside) that open.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: December 20, 2022
Case No. 22-37

Request: To install a 14.6 sq. ft. sign made of high-density urethane, install a new door at Front Street entrance to units above and replace four (4) windows on rear (waterside) that open.

Applicant: Jeff Adams
 510 Front Street
 Beaufort, NC 28516

Property Information:

Owners: Same
Location: 510 Front Street
PIN#: 730505198647002

Project Information: The total signage allowed for the Front Street side is 200 sq. feet.
 2021 - COA was granted for a new 16 sq. ft sign facing Front (Beaudega)
 2017 - COA was granted for a new 16 sq. ft. sign facing Front (Black Sheep)
 2017 - COA was granted to install 3 retractable awnings on upper units.
 2010 - COA was granted for a 16 sq. ft. sign (Queen Annes Revenge)
 Other COAs have been granted for this building going back to 2003 and mostly for signage for businesses and for the screening fence on the east side of the structure next to the Boardwalk.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

- Vicinity Map
- List of adjacent property owners used for mailing notifications
- COA application and supporting materials supplied by applicant.

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.

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

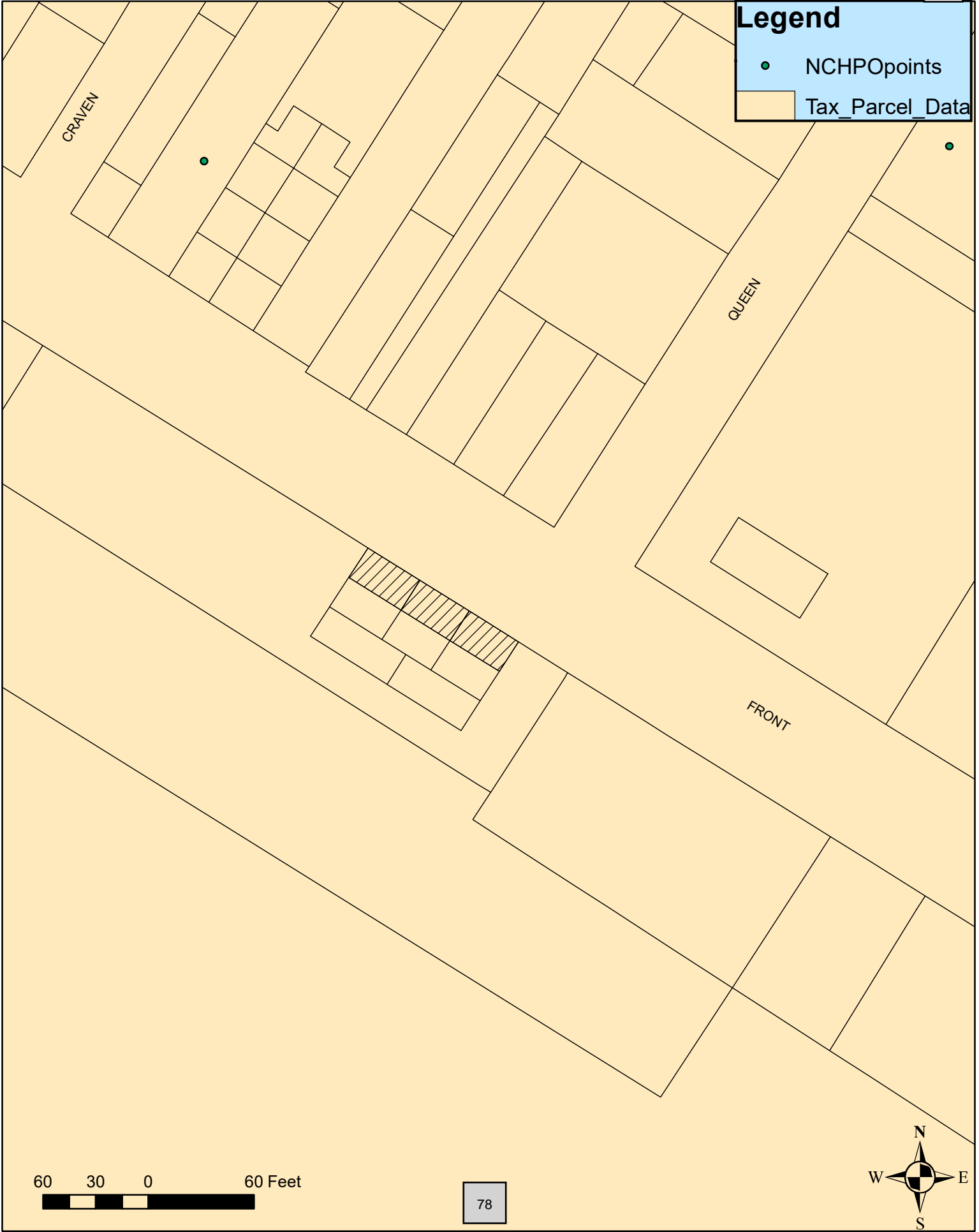
8.6.5. Use simple, clear graphics and lettering styles in sign design.

Window and Door Guidelines

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

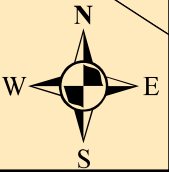
6.4.7. New windows must match original in overall size and opening area and should have three dimensional muntins with either true divided lights (TDL) or three-dimensional grilles on both the interior and exterior sides (SDL). Snap-in grilles or grilles between glass are not appropriate for windows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

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



Legend

- NCHPO points
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST/MAIL_ZI</u>	<u>MAIL_ADD2</u>
ADAMS,JEFFREY SMITH	510	FRONT STREET UNIT 21	BEAUFORT	NC 28516	
BEAU PEARL LLC	212	ANN STREET	BEAUFORT	NC 28516	
BEAUFORT HOUSE LLC	510	FRONT STREET #21	BEAUFORT	NC 28516	
BLUE TREASURE LLC			CARY	NC 27519	PO BOX 3557
DUNCUN HOUSE LLC	115	MOORE STREET	BEAUFORT	NC 28516	
LAWVER ENTERPRISES LLC	4643	RANDOLPH CHURCH ROAD	LIBERTY	NC 27298	
LIPSCOMB,KENNETH A ETUX GEORGE	8113	WINDSOR RIDGE DRIVE	RALEIGH	NC 27615	
PLAZA MEXICO BAR & GRILL INC	5167	HIGHWAY 70 WEST #60	MOREHEAD CITY	NC 28557	
POWERS,CATHERINE NEWCOMB	510	FRONT STREET	BEAUFORT	NC 28516	UNIT 32

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



Instructions:

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APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: JEFF ADAMS

Applicant Address: 510-21 FRONT ST BEAUFORT

Business Phone: 919-602-2226 Email/Cell: JEFFADAMS.BEAUFORT@GMAIL.COM

Property Owner Name: JEFF ADAMS/BEAUFORT HOUSE LLC

Address of Property: 510 FRONT ST UNIT THREE

Phone Number: 919-602-2226 Email/Cell: JEFFADAMS.BEAUFORT@GMAIL.COM

PROJECT INFORMATION

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

- 1- NEW GREEN ROOM @ BLACK SHEEP SIGN (SEE ATTACHED)
- 2- NEW ENTRY + DOOR NEXT TO EXISTING DOOR (SEE ATTACHED ALL MATERIALS MATCHES EXISTING MATERIAL)
- 3- REPLACE EXISTING WINDOWS (4) WITH WINDOWS THAT OPEN.

Estimated Cost of Project: \$ 10,000.00

Year House Built: 1980

[Signature]
Applicant Signature

12.12.22
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

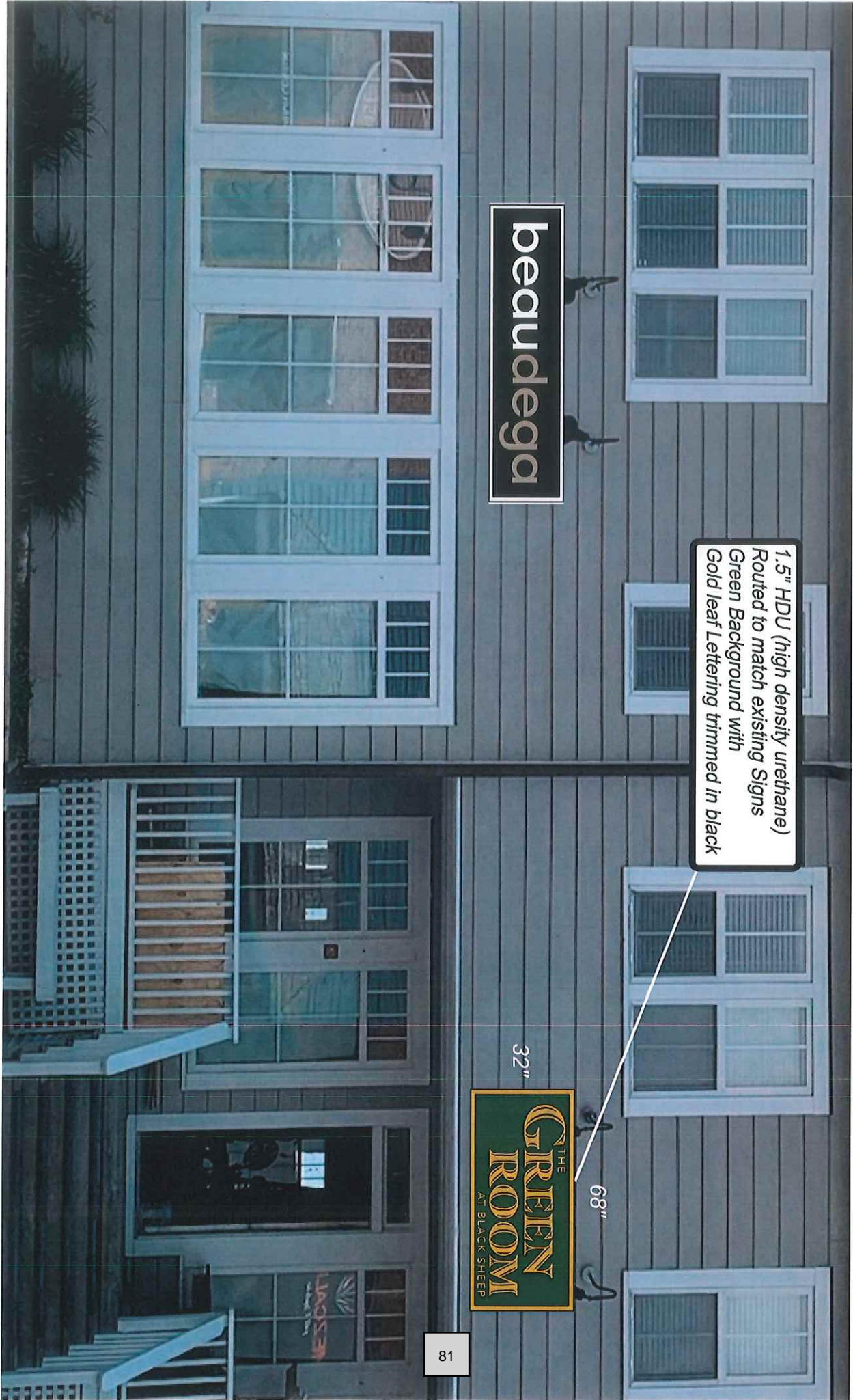
Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

PROJECT #1



beaudega

1.5" HDU (high density urethane)
Routed to match existing Signs
Green Background with
Gold leaf Lettering trimmed in black

THE GREEN ROOM
AT BLACK SHEEP

32"

68"

PROJECT #2

House
Creek
Realty
do Rentals & Sales
800-548-2961

510



Add
another
door to
left of
existing
door

PROJECT # 3 EXISTING WINDOWS



Project #3 New Windows (4)



Four New windows will have thicker cross sections here

