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, September 06, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

1. HPC Draft Minutes 8.2.22

Administration of Oaths

Old Business

1. Case # 22-22 211 Broad Street – Raising Existing Structure with New Steps and Chimney work

New Business

1. Case 21-28 204 Turner Street – Addition
2. Case 22-15 411 Front Street- Fencing, Landscaping, Signage & Masonry
3. Case 22-17 308 Ann Street- Doors & Paint
4. Case # 22-23 601 Front Street – Fence & Wall
5. Case # 22-24 105 Front Street - Landscaping

Public Comment

Commission / Board Comments

Staff Comments

Adjourn

Town of Beaufort, NC
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252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, August 2, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the August 2, 2022 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

Members Present: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, and Tammy Hunsucker

Members Absent: Bradley Hedrick, Ian Huckabee, and John Stephens

A quorum was declared with four members present.

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

Agenda Approval

Chair McCune asked if there were any changes to the Agenda and noted that Case# 22-22 needed to be removed from that night's agenda due to a medical emergency.

Vice-Chair Flowers made the motion to amend the Agenda to table Case# 22-22 and Member Cummins made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hunsucker

Chair McCune then asked for a motion to accept the amended agenda.

Member Cummins made the motion to amend the Agenda and table Case# 22-22 and Member Hunsucker made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hunsucker

Minutes Approval

1. HPC Draft Minutes for 7.5.22

   Chair McCune asked if there were any changes or corrections to the July 5, 2022 meeting minutes. Hearing none, she asked for a motion to accept the minutes as written.

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

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hunsucker

Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner and the following applicant:

Richard Mountcastle, 12121 Castle Ridge Rd, Raleigh; also 300 Ann St, Beaufort

Items of Consent

1. Approval of the Orders for 113 Front Street and 608 Broad Street – Certificates of Appropriateness

Vice-Chair Flowers made the motion to recommend approval of the Orders for #22-19 and #22-20 and Member Cummins made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hunsucker

New Business

1. Case #22-21 300 Ann Street – Replace Existing Concrete Drive with Brick Pavers

Chair McCune introduced Case #22-21 and Mr. Garner gave an overview of the request to remove the existing concrete and replace it with brick pavers and stated that the driveway is actually located on Orange Street. He further stated that Mr. Mountcastle had provided a brick sample and photos of the proposed project.

Chair McCune then asked the applicant if he had anything to add. Mr. Mountcastle submitted an updated brick sample as his first choice was now difficult to get. The new brick sample name is English Edge Autumn.

Vice-Chair Flowers asked if the applicant would be updating the walkway with the new bricks and Mr. Mountcastle stated that he would, and that many of the old bricks had deteriorated and there was currently a safety hazard.

Member Cummins asked if both the driveway and walkway would be bricked and retain their current shape, and Mr. Mountcastle said that they would.

Hearing no further questions Chair McCune asked for motion for a Finding of Fact for Case #22-21 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-21, 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: Off-Street Parking Guidelines 8.5.7.

Member Cummins made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hunsucker

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #22-21.

Member Cummins 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 #22-21 be issued for the proposed work.

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

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hunsucker

Chair McCune then declared Case #22-21 closed.

Commission / Board Comments

a. The Board thanked Mr. Garner for the removal of the astroturf at Mezcalito Restaurant and the removal of the signs at Front and Turner St.

Staff Comments

a. Upcoming training with the State Historic Office on September 21 or 22, 2022, during which training on roofing will be covered. Other topics of interest can be emailed to Mr. Garner or Ms. Anderson.

b. The Town has hired a consultant, Moffit & Nichols, for the Harbor Master Plan, and the Board is encouraged to attend the meeting in September as portions of that item may come before the Board.

c. The financing for the Compass Hotel is almost complete and they have been encouraged to apply for the Certificate of Appropriateness for parking after all financing is complete.

Adjourn

Chair McCune asked for a motion to adjourn the meeting.

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

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hunsucker

Chair McCune declared the August 2, 2022 meeting adjourned.

_____

Chair, Joyce McCune

_____

Board Secretary, Laurel Anderson

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, August 2, 2022 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business

SUBJECT: Case # 22-22 211 Broad Street – Raising Existing Structure with New Steps and Chimney work

BRIEF SUMMARY:

The applicant wishes to elevate the existing structure 24 inches with phoenix brick and raise the chimney as well as install new steps for 211 Broad Street.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A

BHPC STAFF REPORT

To: BHPC Members

From: Kyle Garner, Planning Director

Date: July 21, 2022

Case No. 22-22

Request: Elevate Existing Structure at 211 Broad Street 24" with new steps

Applicant: Billy Tickle, Superior Structures
P.O. Box 185
Beaufort, NC

Property Information:

Owners: Elizabeth & Don Patterson
Location: 211 Broad Street
PIN#: 730617113409000

Project Information: In the District Survey, updated by Ruth Little, 211 Broad is described as **House** c. 1900 (plaque). 1 story 3-bay cottage with center hall plan has moulded eave returns, 1 exterior brick chimney, Craftsman-style 3-light door with transom, 9/6 and 4/4 sash. Hipped porch has chamfered posts, beaded rail, and plain balustrade. Area first mapped by Sanborn in 1908; house appears on this map.

NC Shed c. 1990. Small side gable work shed

This project also includes the elevation of the existing chimney.

Proposed work:

- See Attachment from Applicant

Material:

- See Material Submitted by 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 to include photos

Brickwork and Masonry Guidelines:

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

6.3.8. When replacing damaged brick or stone, use replacements that match the original units as closely as possible.

Foundations Guidelines

If new foundation infill or underpinning is required, or if large areas of old foundations must be rebuilt for structural reasons, construct the new foundation with distinct piers with the infill brickwork or curtain wall recessed 1" to 2" back from the outer face of the piers. Never build infill flush with the face of the piers. Use bricks that are compatible with the historic bricks or the period of the structure. Concrete block may be used for piers and infill only when covered with a veneer of brick or sand-finished stucco. Wood grilles and lattice were historically used in Beaufort and are appropriate when they are compatible with the period and style of the structure. Lightweight or "stock" lattice is not appropriate in areas visible from the public view.

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.

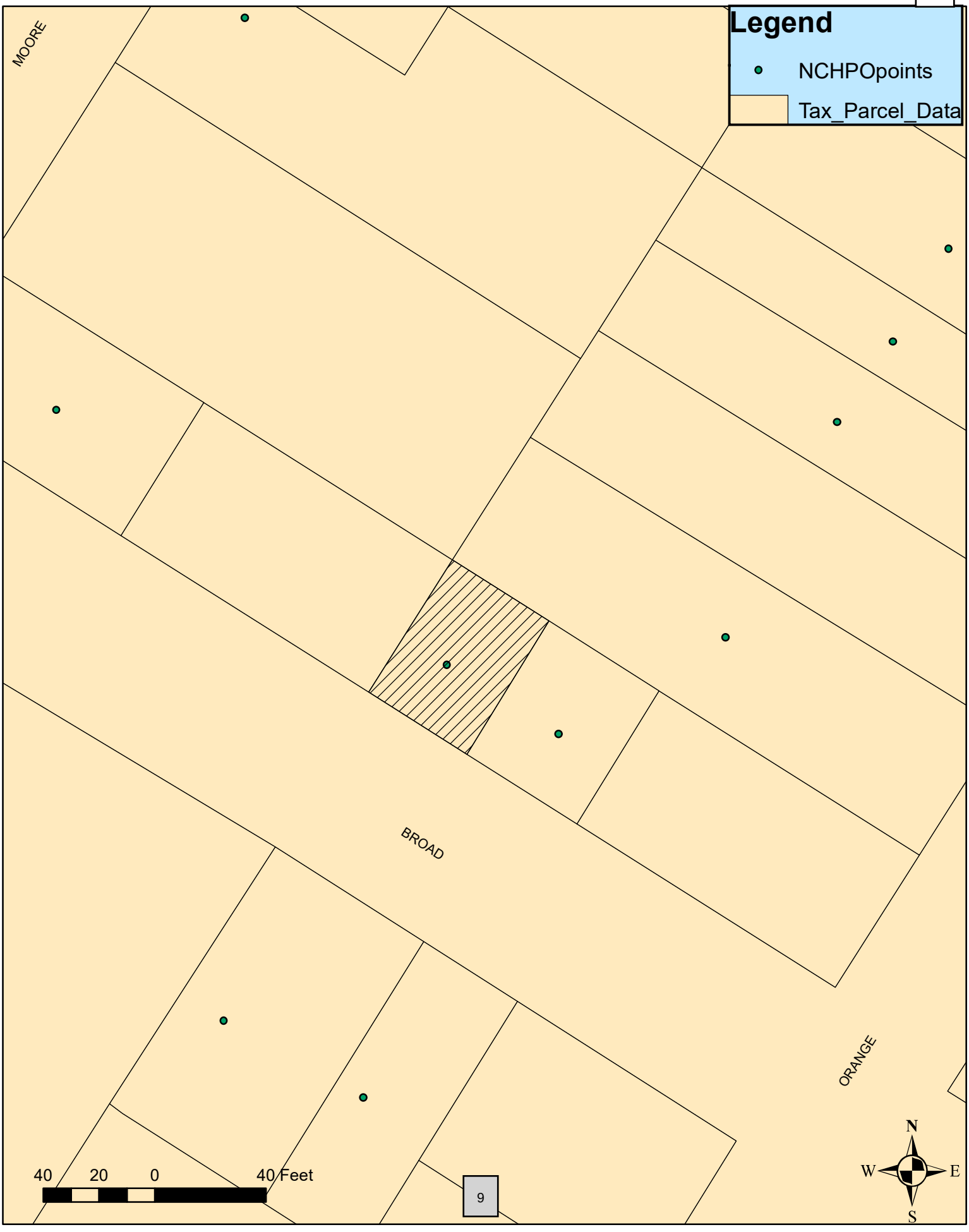
6.6.9. The raising of a building's foundation should be undertaken for sound structural and/or flood control reasons ONLY, and these reasons should be well-documented by flood maps, an architect or engineer's report accompanying an owner's COA application.

Porches and Entrances Guidelines

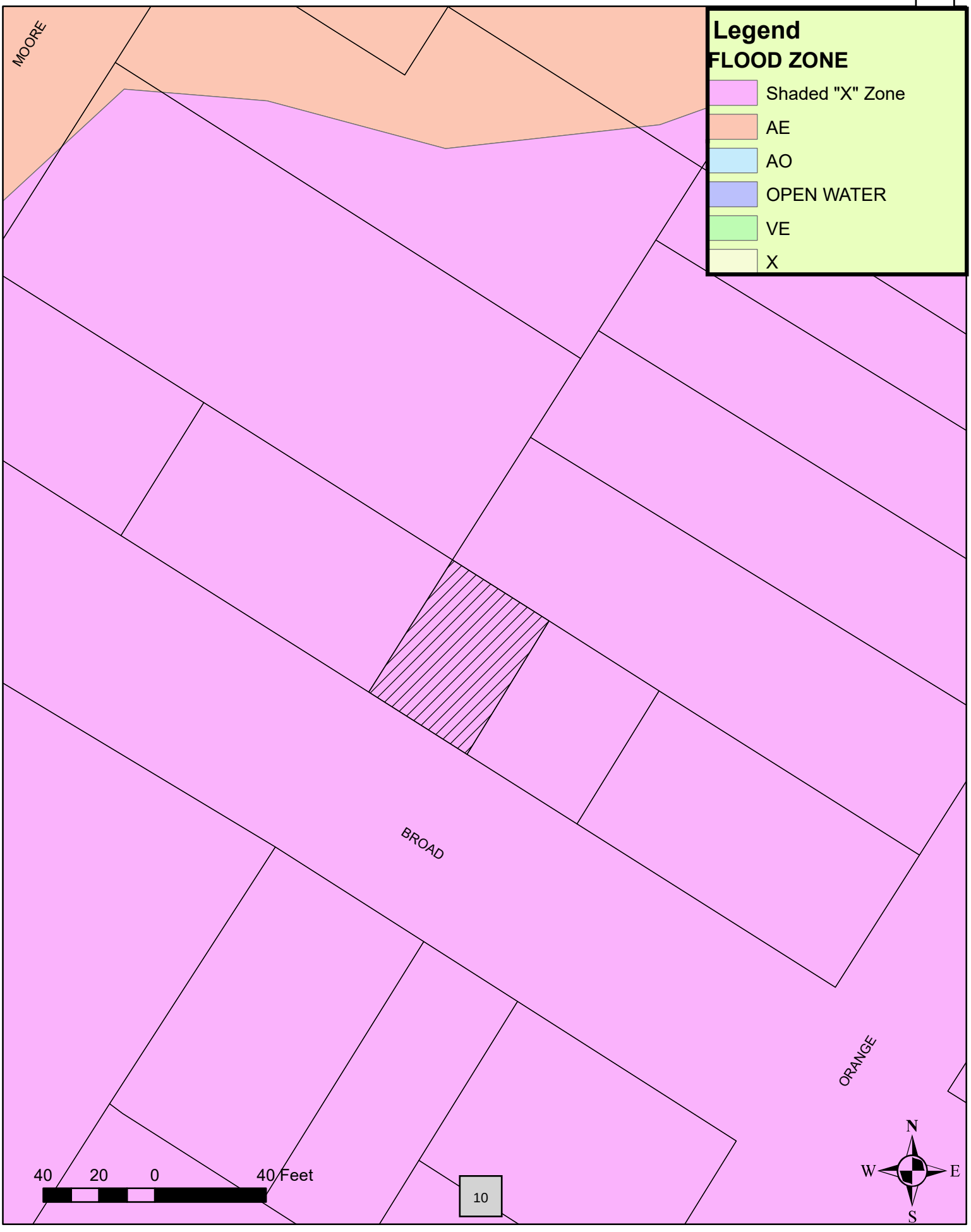
6.5.7. Use architectural details and ornamentation that are compatible with the style, period, and detailing of the porch and structure. Such features as new metal columns or wrought iron posts, over-scaled columns with elaborate capitals, metal or plastic balustrades are not allowed. The creation of a false historical appearance, such as adding Victorian ornament to a plain early 20th century porch, is not appropriate.

BHPC Case 22-22 211 Broad Street - Raising Structure Elevation

1.



BHPC Case 22-22 Flood Map for 211 Broad Street - Raising Structure Eleva



OWNER	AIL_HOU	MAIL_ST	MAIL_CITY	IL_ST	MAIL_ZI	MAIL_ADD2
LAWRENCE,EARLENE R	600	NORTH 35TH STREET	MOREHEAD CITY	NC	28557	UNIT 301
NC COASTAL LIFE LLC	210	BROAD STREET	BEAUFORT	NC	28516	C/O NICOLETTE DUNN
PATTERSON,ELIZABETH F ETAL DON	206	EAST GRAVERS LANE	PHILADELPHIA	PA	19118	
PICKERING,SANDRA ETVIR JEFFREY	203	BROAD ST	BEAUFORT	NC	28516	
ST PAULS EPISCOPAL CHURCH	209	ANN STREET	BEAUFORT	NC	28516	
ULRICH,ROBERT G ETUX LISA B	213	BROAD STREET	BEAUFORT	NC	28516	
WILSON,MAMRE	302	MOORE STREET	BEAUFORT	NC	28516	






UWS







1.









22-22

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: S+T Development Co., Inc.

Applicant Address: PO Box 185 Beaufort, NC 28516

Business Phone: 252-728-4170 Email/Cell: 252-808-7337

Property Owner Name: Elizabeth + Don Patterson

Address of Property: 211 Broad St. Beaufort NC, 28516

Phone Number: 1-215-852-9091 Email/Cell: _____

PROJECT INFORMATION

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

We propose to raise 211 Broad St. to an elevation so as to perform repairs to Floor system. The house will then be lowered onto a new brick foundation (Phoenix brick) with final elevation approximately 24" above side walk. New steps will be pressure treated wood.

Estimated Cost of Project: $ $29,500.00 Year House Built: 1910

S+T Development Co., Inc. 02/12/22

Applicant Signature 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

Kyle Garner

From: Billy Tickle <superiorstructures86@gmail.com>
Sent: Tuesday, July 12, 2022 3:49 PM
To: Kyle Garner
Subject: 211 Broad St.
Attachments: KIMG1764.JPG

Kyle,
Existing concrete steps at 211 Broad St. New steps will be pressure treated with 3 or 4 steps. Thanks, Billy

1.



Kyle Garner

From: Billy Tickle <superiorstructures86@gmail.com>
Sent: Tuesday, July 12, 2022 3:46 PM
To: Kyle Garner
Subject: 211 Broad St.
Attachments: IMG1765.JPG

Kyle,
Expanded photo of Phoenix brick at 608 Broad St. proposed for 211 Broad St.


1.

Kyle Garner

From: Billy Tickle <superiorstructures86@gmail.com>
Sent: Tuesday, July 12, 2022 3:45 PM
To: Kyle Garner
Subject: 211 Broad St.
Attachments: KIMG1766.JPG

Kyle,
Phoenix brick foundation at 608 Broad St. 24 inch height above sidewalk.

Kyle Garner

From: Billy Tickle <superiorstructures86@gmail.com>
Sent: Thursday, July 14, 2022 12:38 PM
To: Kyle Garner
Subject: 211 Broad St.

Kyle,
We also propose to keep old chimney and raise it up along with the house lift. Thanks, Billy

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, September 6, 2022 – 614 Broad Street – Train Depot

AGENDA CATEGORY: Old Business

SUBJECT: Case 21-28 204 Turner Street – Addition

BRIEF SUMMARY:

Last year this item was tabled to give the applicant the opportunity to revise their plans for a new concept that included keep the original structure mostly intact (except for a non-historic rear addition) and a separate new structure that would match the existing structure. The applicant has revised their plans to now show these changes in the original application.

REQUESTED ACTION:

- Board Consideration
- Finding of Facts
- Decision on COA

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: August 23, 2022

Case No. 21-28

Request: New Construction (Commercial)

Applicant Filter Design Studio, PLLC (Jay Horton)
204 Turner Street
Beaufort, NC 28516

Property Information:

Owners: Beaufort Lodge Hospitality LLC
Location: 204 Turner Street
Parcel Id # 730617107777000

Project Information:

In September of 2021 the applicant submitted conceptual plans for a boutique hotel as part of the existing Masonic Lodge structure. After gaining input from the Commission and adjacent owners (County Administration) they went back and have been working on the final drawings/application that you see today. The courtyard area has been expanded which provides less impervious surface for the overall site and should help with storm water runoff concerns from the County. The elevation of the structure still remains under the 35 foot maximum height requirement as well. Parking for this site will be handled through an arrangement with the Baptist Church in their Ann Street lot.

Proposed Work: See Attached Application

Attachments:

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

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.

Outside Utilities Guidelines

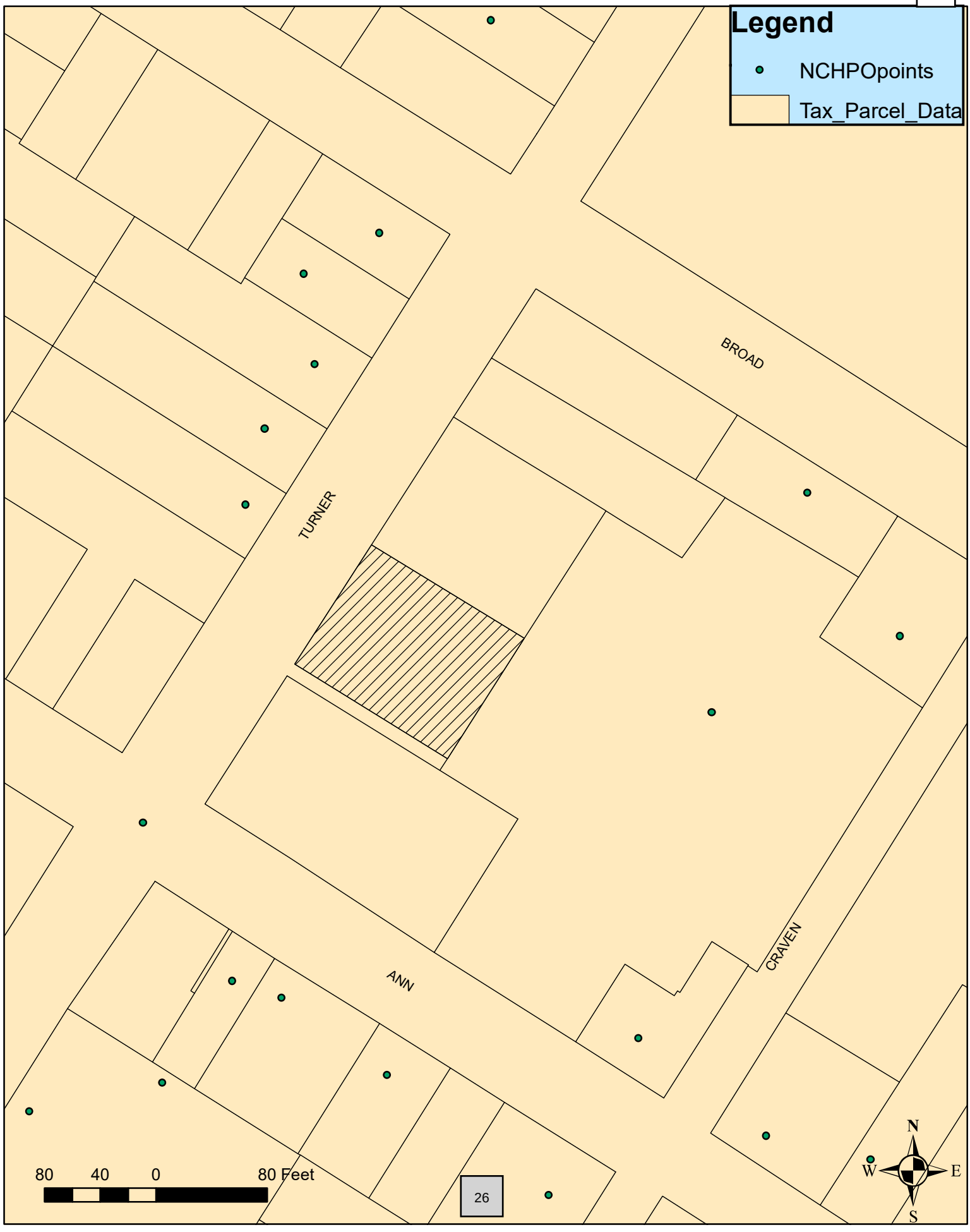
8.3.1. Locate utilities, vents and meter boxes and other utility connections in side or rear yards and screen from public view with plantings, fencing, or other means.

Landscaping Guidelines

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.

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

BHPC Case 21-28 204 Turner Street - New Constructionl



OWNER	AIL_HOU	MAIL_ST	MAIL_CITY	L_ST	MAIL_ZI	MAIL_ZI	MAIL_ADD2
BEAUFORT LODGE HOSPITALITY LLC	125	KINGSTON DRIVE	CHAPEL HILL	NC		27514	
BRANNAN,DAVID ETUX SHELLY	207	TURNER STREET	BEAUFORT	NC		28516	
CARTERET COUNTY	302	COURTHOUSE SQUARE	BEAUFORT	NC		28516	SUITE 200
COLLINS,RICHARD A JR	2533	LAUREL CHERRY STREET	RALEIGH	NC		27612	
FIRST BAPTIST CHURCH BEAUFORT	403	ANN STREET	BEAUFORT	NC		28516	
HUCKABEE,IAN DOUGLAS ETUX TRAC	313	ANN STREET	BEAUFORT	NC	2105	28516	
WILSON,ROBERT MANTON L/T	209	TURNER ST	BEAUFORT	NC		28516	

Application
Certificate of Appropriateness
Renovation & Addition – 204 Turner Street



Applicant	Filter Design Studio, P.L.L.C.
Design Professional	Filter Design Studio, P.L.L.C.
Contractor	Yates-Greene

filter
DESIGN STUDIO
Architecture | Planning | Landscape Architecture

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1. Certificate of Appropriateness Application
2. Project Description
3. Adjacent Property Owners
4. Photos of streetscape, site, and existing buildings to be impacted
5. Site Plans, Elevations, Sections, & Details
6. Proposed Materials of construction
7. Description of planned demolition
8. Indication of all trees to be removed – see 4,7
9. Exterior paint/color samples – see 6
10. All types of building material samples – see 6

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 $60.00 application fee and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and will be returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION
Please print!

Applicant Name: Filter Design Studio PLLC (Jay Horton)

Applicant Address: 707 Bridges Street, Morehead City, NC

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

Property Owner Name: Beaufort Lodge Hospitallity LLC

Address of Property: 204 Turner Street, Beaufort, NC

Phone Number: (919) 270-7504 **Email/Cell:** snowpaul@bellsouth.net

PROJECT INFORMATION

Detailed description of the Proposed Project *[please attach additional pages if necessary]*:

See attached

Estimated Cost of Project: $ 4 Million **Year House Built:** 1910

Applicant Signature — Date: 8/16/22

Property Owner Signature [if different than above] — Auth. Agent — Date: 8/16/22

An application fee of $60.00, 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 date 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.agnew@bowsfortnc.org.

Project Description

The goal of this project is to renovate the existing structure to serve the purpose of a boutique hotel. We are proposing to renovate the original structure, while matching existing materials and style to preserve the historical integrity of the existing structure. The existing large room on the first floor will become a hotel lobby and accompanying accessory uses, with restrooms and office space. Beyond that original wall, we propose to remove the kitchen addition and extend the entirety of the original structure approximately 24 feet to the East for a connector corridor neccesary for emergency stairs, elevator, and vertical accessibility to acheive ADA complaint circulation to the proposed (3) story hotel structure on the rear of the property. The proposed plan will create 21 available hotel rooms as well as a potential assembly space for the general public of Beaufort. All original materials and details will be replicated in the new addition to preserve the historic integrity of the existing lodge. The existing parking lot will be removed and replaced with a formal entry garden. In addition, an unloading zone is proposed adjacent to Turner Street on the West facade. All final materials to be approved by HPC prior to construction.

Project Specifications

The project will be constructed of a continuous concrete footing with a concrete masonry unit foundation, parged and painted, to match the existing foundation as close as practical. The extension on the East side will mimic the original structure of the building, matching siding, trim, and window spacing as close as practical. The proposed entry garden will be in keeping with similar historic gardens throughout Beaufort.

Adjacent Property Owners

210 Turner Street, Beaufort, NC, 28516 – Carteret County
302 Courthouse Square, Suite 200, Beaufort, NC, 28516

403 Ann Street, Beaufort, NC, 28516 – First Baptist Church Beaufort

411 Ann Street, Beaufort, NC, 28516 – Old Town Cemetery

Photos of Streetscape, Site, and Existing Buildings to be Impacted



View of West facade. Existing to remain. Parking lot to be removed. Existing Crepe Myrtle to be removed. (4) parallel parking spots or "loading zone" spots proposed on Turner Street.





View of North facade. Proposed new construction to extend approximately 24 feet to the East and will match existing structure. The addition will connect the existing structure to the proposed strucutre that will be located as shon on the Site Plan.Chimney, porch stoop, stairs, and ramp will be removed. Parking lot will be removed and formal entry garden installed.





View of South facade. Original structure to remain, kitchen addition to de removed. Building to extend approximately 24 feet to the east for a connector to the proposed (3) story hotel structure.





View of East facade. Entire structure to be extended approximately 24 feet, requiring the removal of metal stairs, and removal of kitchen addition on rear. Utility equipment to be relocated; location TBD.



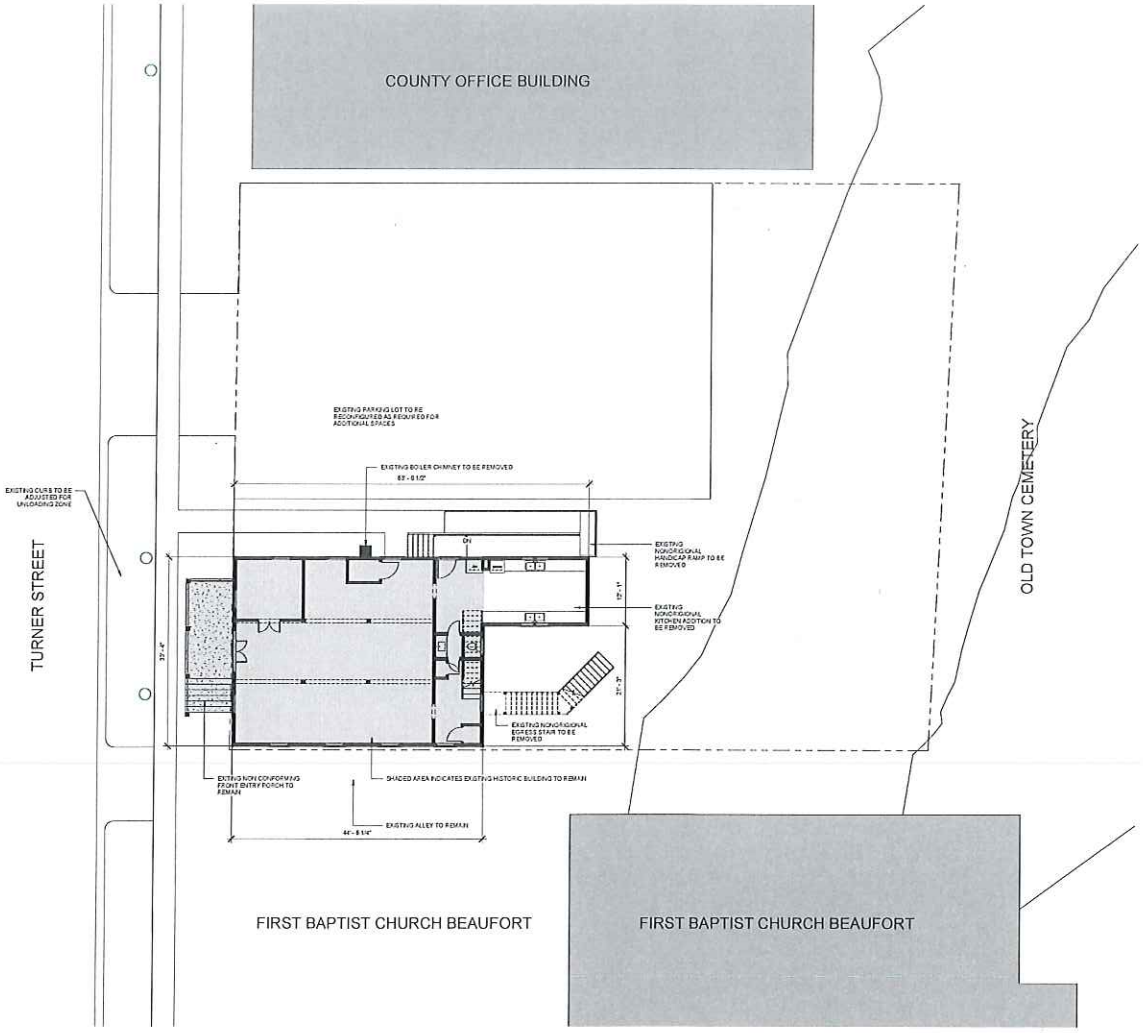


View of existing parking lot. Parking Lot to be removed and formal entry garden installed.



Existing Site Plan

Existing Site plan showing current relationships of the building to the sidewalk property line and adjacent properties. Large scale versions have been included with the drawings enclosed with this application.



filter design studio

Architect Seal

NOT FOR CONSTRUCTION

Firm Seal

53625

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The Lodge
204 Turner Street
Beaufort, North Carolina

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No.	Description	Date

Existing 1st Floor / Site Plan

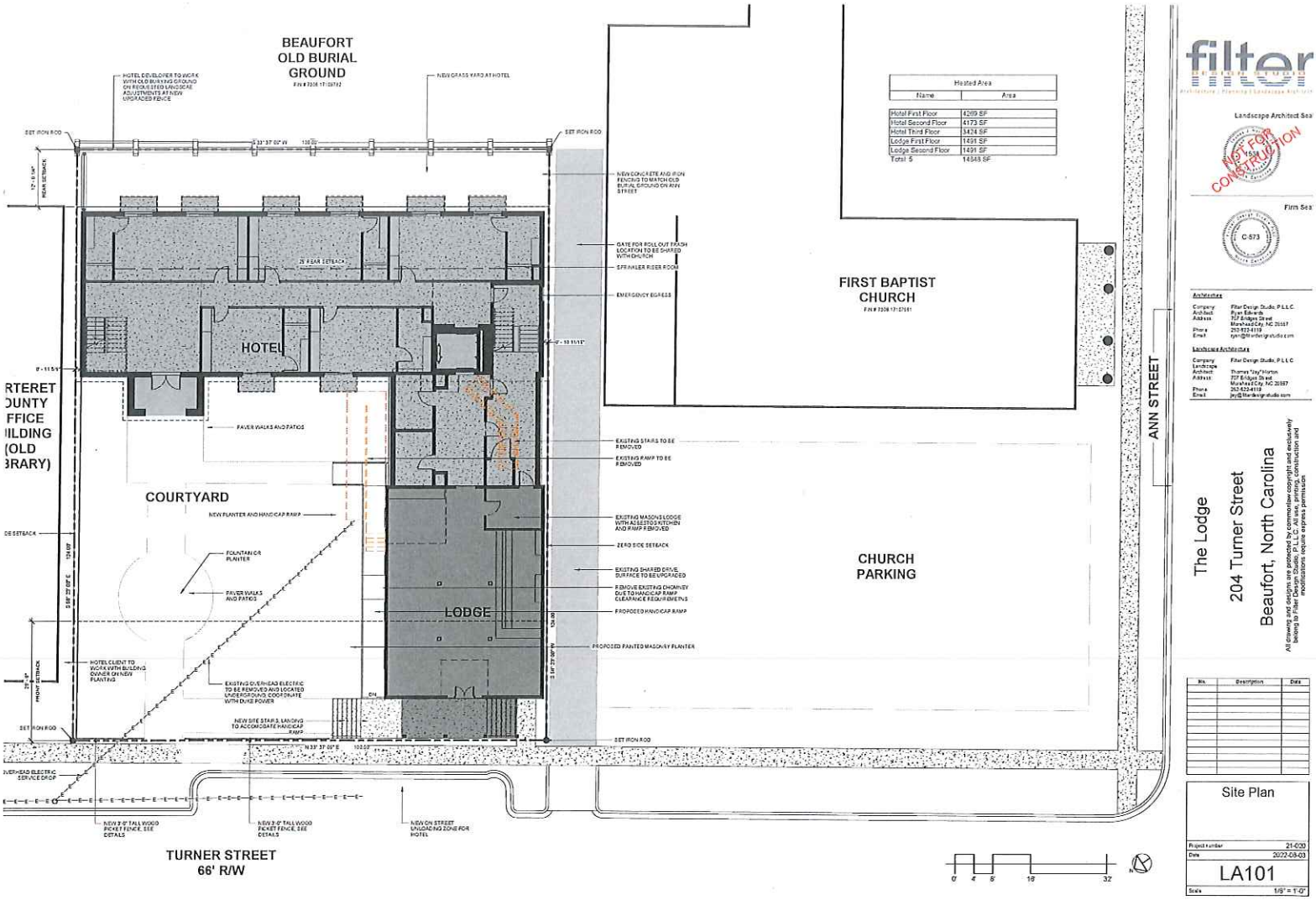
Project number: 21-020
Date: 2021-06-15

X101

Scale: 1/8" = 1'-0"

Proposed Site Plan

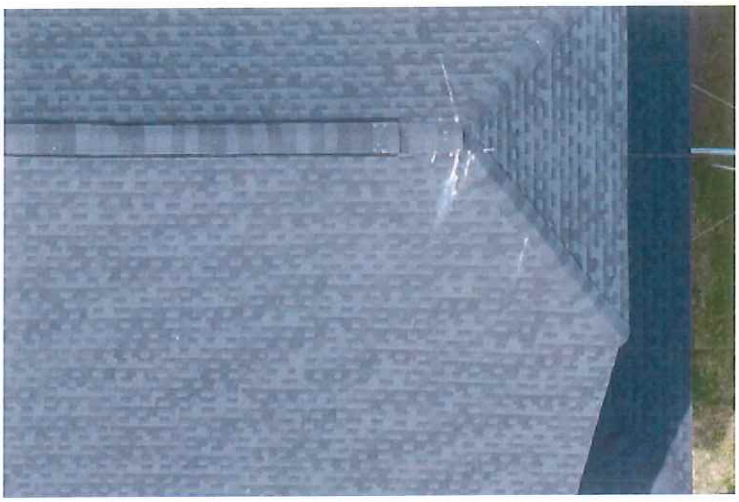
Proposed Site Plan showing the footprint of the original building extending approximately 24 feet to the East. The extension will serve as a connector to the proposed new (3) story builing shown on the Site Plan



Proposed Materials of Construction

Roof

Proposed - Architectural shingle to match existing



Siding

Proposed - Wood lap siding to match original wood siding



Foundation

Proposed - Existing CMU to be parge coated and painted to match.



Planned Demolition

1. Porch stoop, steps, and ramp to be removed from North facade.
2. Remove chimney from North facade
3. Remove existing kitchen addition to East facade
4. Remove stair from second floor on East facade
5. Relocate existing electric, gas, and other utilities from rear of building, location TBD
6. Removal of one existing Oak tree on the East side of the existing structure, along with possible removal of a second Oak tree. Trees will be replaced with same species and of appropriate size.
7. Street trees in the right of way to be removed as necessary to allow for new unloading zone and parking spaces. If required, new street trees will be replanted on each side of the structure.

Existing Trees to be Removed

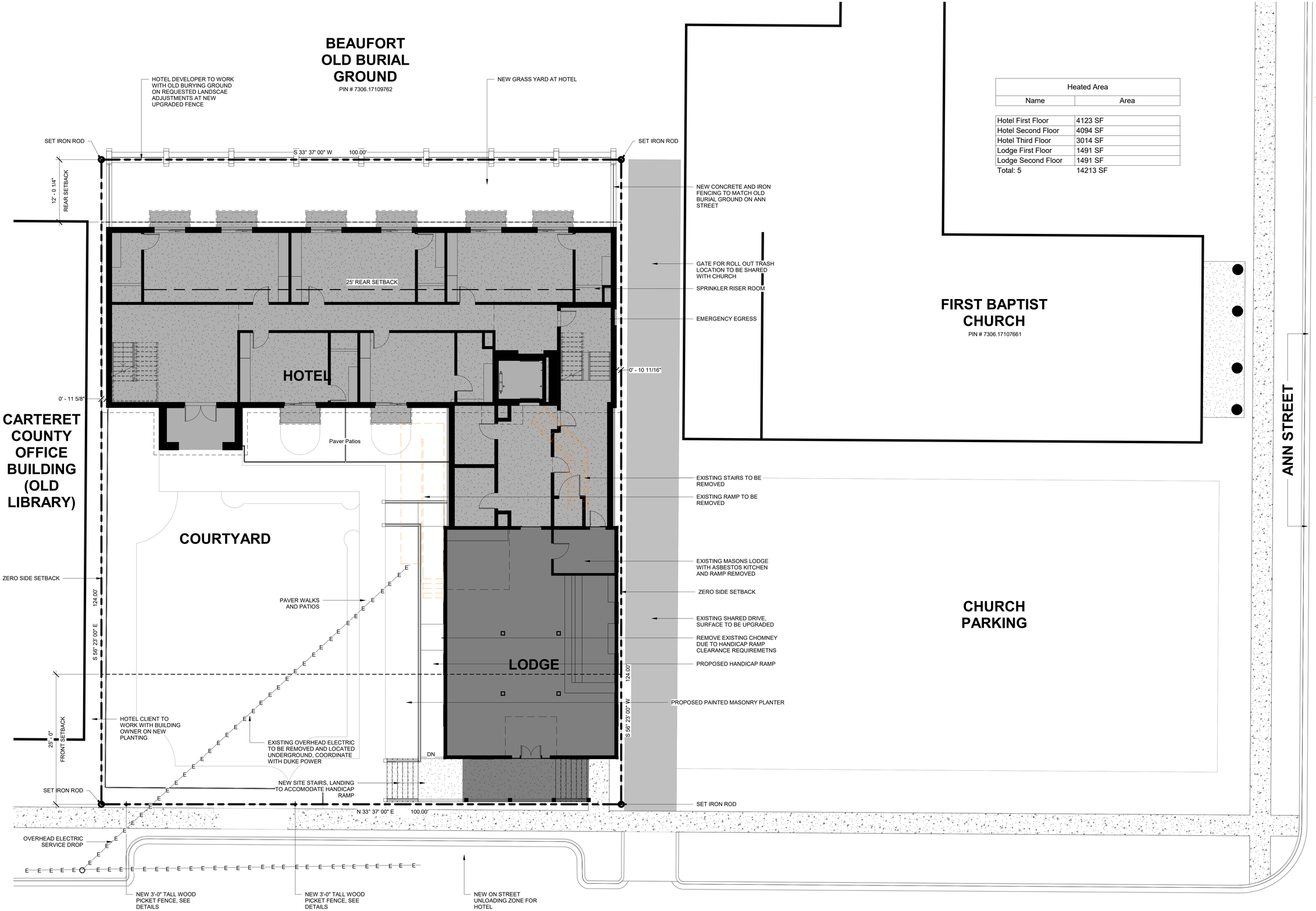
1. Removal of one existing Oak tree on the East side of the existing structure, along with possible removal of a second Oak tree. Trees will be replaced with same species and of appropriate size.
2. Street trees in the right of way to be removed as necessary to allow for new unloading zone and parking spaces. If required, new street trees will be replanted on each side of the structure.

Exterior Paint Colors/Samples

1. See Section 6 for description of paint colors
2. All white paint to match existing white paint. See drawing set
3. Match black color for foundation and exterior doors. See drawing set
4. All Colors and Finishes to be submitted prior to construction for approval by the Beaufort HPC in a separate submittal.

Building Materials

See Section 6 for building materials and descriptions



Heated Area	
Name	Area
Hotel First Floor	4123 SF
Hotel Second Floor	4094 SF
Hotel Third Floor	3014 SF
Lodge First Floor	1491 SF
Lodge Second Floor	1491 SF
Total: 5	14213 SF

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Landscape Architect Seal

Thomas J. Horton 1538 Landscape Architect North Carolina

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No.	Description	Date

Site Plan

Project number	21-020
Date	2022-08-03

LA101

Scale 1/8" = 1'-0"

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TURF NOTES

1. Till natural and planting areas and spread topsoil 3 inches deep over adverse soil conditions, if available.

2. Rip entire area.

3. Remove all loose rock, roots, and other obstructions leaving surface reasonably smooth and uniform.

4. Apply agricultural lime, fertilizer, and superphosphate uniformly as recommended by soils test.

5. Continue tillage until a well-pulverized, firm, reasonably uniform seedbed is prepared 4 to 6 inches deep.

Sod Preparation:
Follow preparation as directed for steps 1-5 above. Immediately water sod upon installation and continue until roots are established.

6. Contractor shall water and maintain all lawn areas for 6 weeks or an acceptable stand of grass has been established and signed off on by landscape architect or owners representative.

7. Once an acceptable stand of grass has been established, the Contractor shall repair all damaged areas and monitor the lawn areas until the grass reaches an acceptable stand.

8. At the time the grass reaches a height, the Contractor shall mow the grass to the height recommended by North Carolina Turfgrass Association and turn over the lawn maintenance to the Owner.

9. An acceptable stand of grass shall be 92% coverage or better.

PLANTING NOTES

1. Prior to the start of any excavation for the project, the contractor shall notify NC One Call or equivalent to locate all existing utilities.

2. Contractor shall maintain or provide positive drainage away from all building foundations, structures and within planting beds.

3. Contractor shall supply all plant materials in quantities sufficient to complete all plantings shown on this drawing. Clarify any discrepancies with the Landscape Architect prior to ordering plant material.

4. All plants shall meet or exceed the minimum standards set by the U.S.D.A. for Nursery Stock, sponsored by the American Association of Nurserymen, Inc., Washington, D.C.

5. All plants shall bear the same relationship to finished grade as to the original grades before digging. The Contractor shall revise grades at a minimum of +/- 1/2% to ensure smooth transitions between planting beds and lawn areas.

6. 3 inches Mulch - install stone mulch .

7. All plant materials are subject to the approval of the Landscape Architect at the nursery and at the job site. Landscape Architect has the right to refuse any and all plant material on the site if deemed unacceptable due to size, health, etc..

8. Contractor is encouraged to provide the Landscape Architect with concerns and/or suggestions regarding proposed plant materials, prior to placing a purchase order.

9. Contractor is responsible for verifying all quantities. DRAWINGS SHALL RULE OVER PLANT SCHEDULE. Plant schedule is provieded as a convenience to the contractor.

10. All trees located adjacent to walks and drives shall have 6' of clearance height to first branching.

11. All trees shall be placed a minimum of 3' from sidewalks, curbs, or fire hydrants.

12. All plants shall be installed as per generally accepted planting details.

13. All plants and stakes shall be set plumb unless otherwise specified.

14. Refer to existing conditions plan for trees/shrubs to be either removed or to remain undisturbed if applicable.

15. Landscape Architect shall select and layout all the perennial beds.

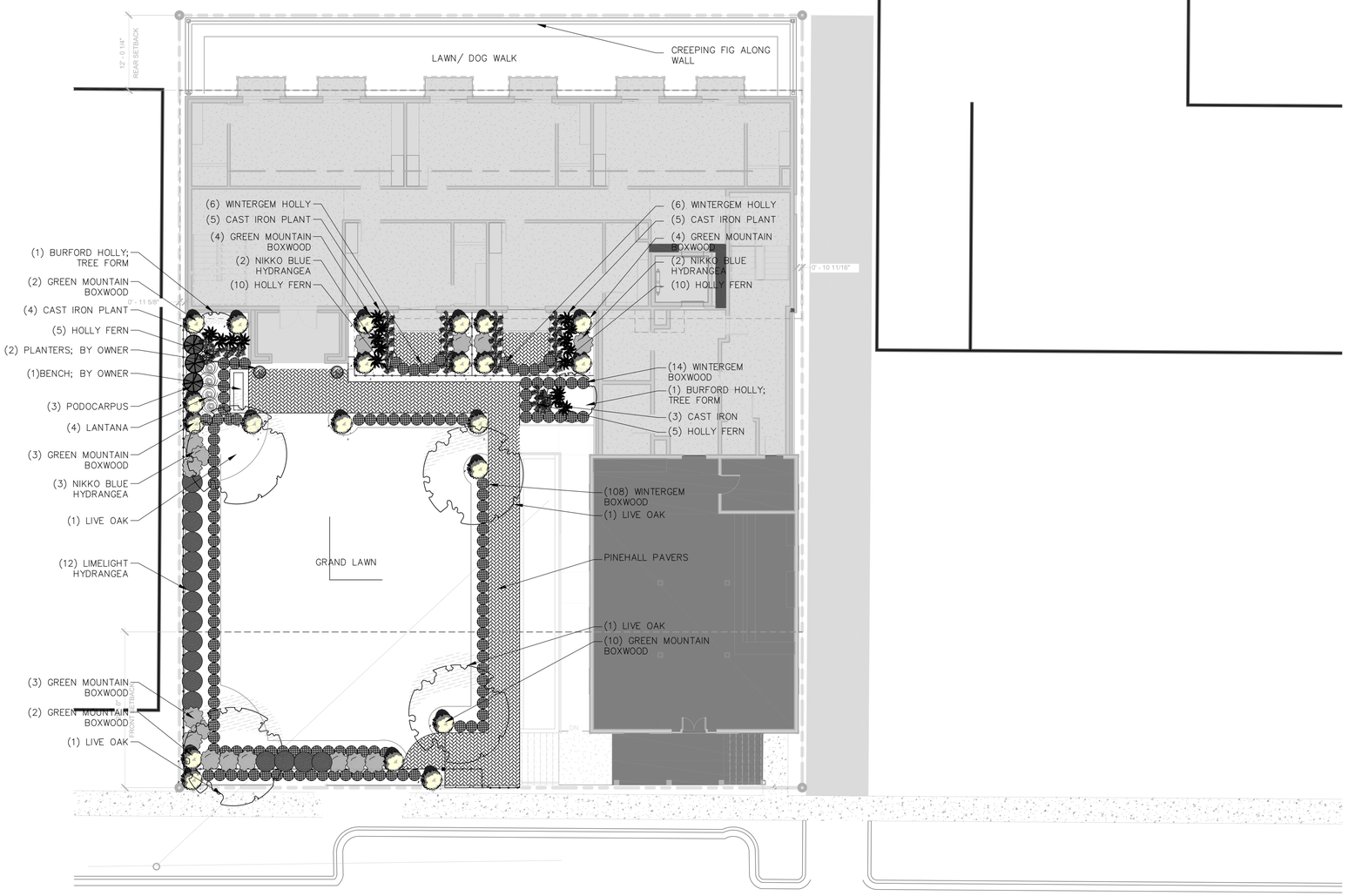
16. All planting bed edges to be smooth flowing arcs unless otherwise noted.

17. Bed edge shall be smooth, consistent, hand trenched 3 to 4 inches deep, and "V" shaped. All excavated material shall be removed from the bed edge and planting bed. If bed edging is proposed, contractor to use 1/4 " thick steel edging.

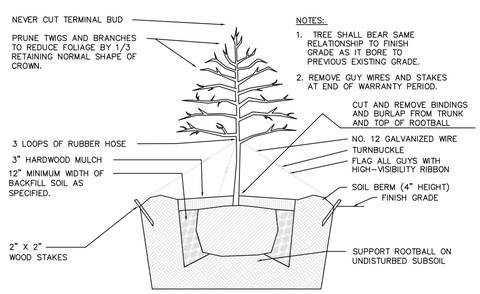
18. If the landscape contractor observes any deficiencies in the site conditions or which could negatively affect plant establishment, survival, or guarantee, notify the Owner and Landscape Architect prior to procurement and/or installation.

19. Any disturbed areas that are not planted or grassed as part of the landscape plan shall be restored to their previous existing condition (including raking uneven areas, seeding grassed areas and for natural areas spreading minimum 2' depth of mulch.

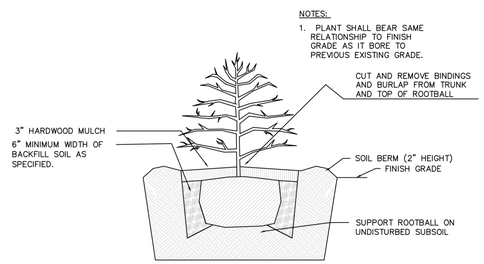
20. Site information has been provided by OTHERS. Jay Horton Designs is not responsible for any descrepancies between actual site, plan and proposed plans.



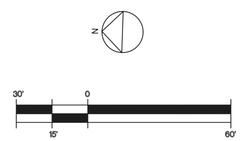
QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES				
2	ULMUS PARVIFOLIA	CHINESE ELM	12-14'	B/B FULL
4	QUERCUS VIRGINIANNA	LIVE OAK	28'	B/B
SHRUBS				
135	BUXUS MYCROPHYLLA VAR. JAPONICA	WINTERGEM	7 GAL.	
17	HYDRANGEA MACROPHYLLA	NIKKO BLUE HYDRANGEA	7 GAL	CONT/FULL
17	HYDRANGEA PANICULATA	LIME LIGHT HYDRANGEA	7 GAL	36" MINIMUM
2	ILEX CORNUTA BURFORDII	BURFORD HOLLY	8'	BB/CONT-TF
25	FICUS PUMILA	CREEPING FIG	4" POT	
20	DYSTILIUM	VINTAGE JADE	7 GAL	CONT/FULL
3	PODOCARPUS	PODOCARPUS	1/2 BUSHEL	
19	ASPIDISTRA ELATIOR	CAST IRON PLANT	7GAL	
29	CYRTOMIUM FALCATUM	HOLLY FERN	3 GAL	
5	LANTANA			
22	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	36"-42"	CONT/FIELD GROWN



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



SCALE: 1"= 30' - 0"
(CHECK SCALE BEFORE USING)

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Landscape Architect Seal



Firm Seal



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No.	Description	Date

Planting Plan

Project number	21-020
Date	2022-08-03

LA102

Scale

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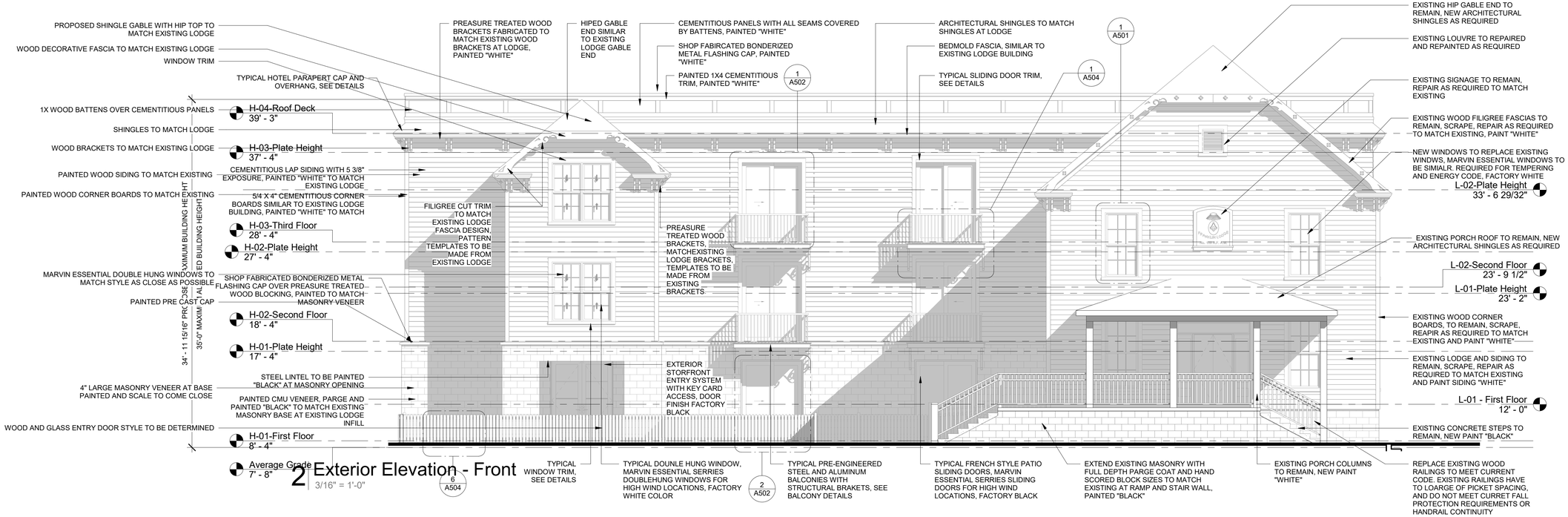

2 Exterior Elevation - Front
3/16" = 1'-0"

PAINT COLORS

1. "WHITE" TO BE SHERWIN WILLIAMS - SW 7005 - PURE WHITE
2. "BLACK" TO BE SHERWIN WILLIAMS - SW 6992 - INKWELL



1 Exterior Rendered Elevation - Turner Street (FRONT)
3/16" = 1'-0"

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No.	Description	Date

Exterior Elevations - Turner Street

Project number	21-020
Date	2022-08-03

A204

Scale 3/16" = 1'-0"

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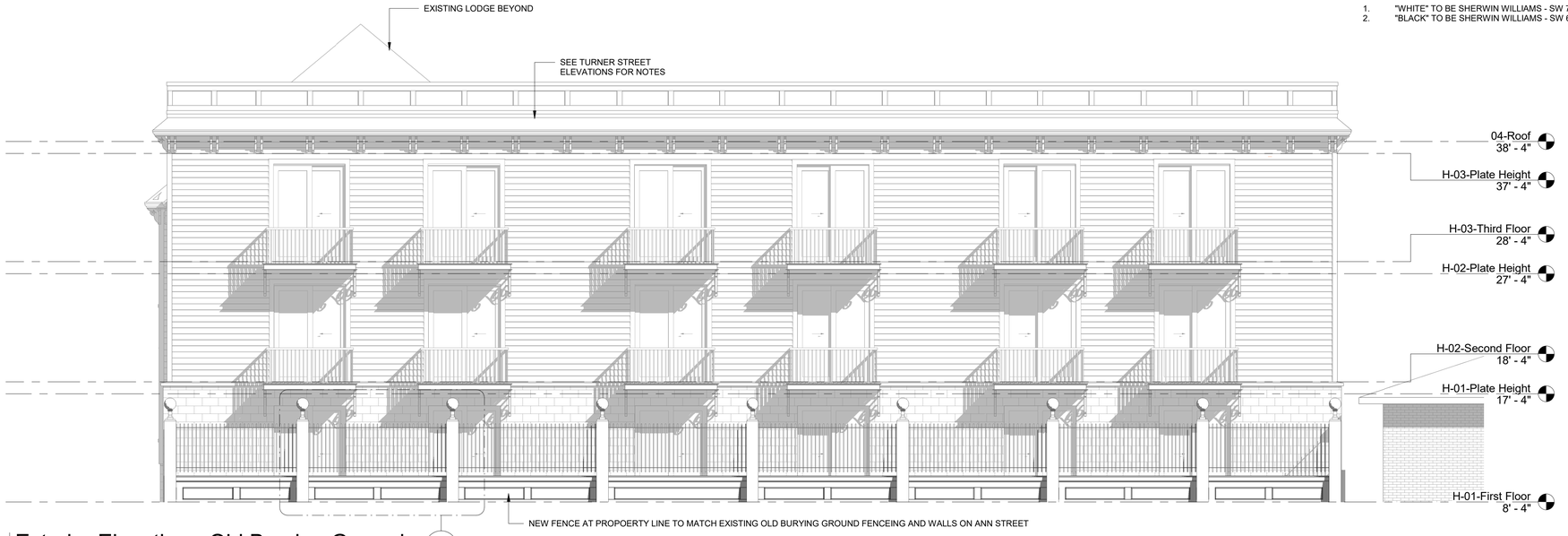
PAINT COLORS

1. "WHITE" TO BE SHERWIN WILLIAMS - SW 7005 - PURE WHITE
2. "BLACK" TO BE SHERWIN WILLIAMS - SW 6992 - INKWELL



2 Exterior Elevation - Old Burying Ground (4 / A504)
3/16" = 1'-0"



1 Exterior Rendered Elevation - Old Burying Ground (REAR)
3/16" = 1'-0"

8/16/2022 3:26:41 PM

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Architect Seal

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No.	Description	Date

Exterior Elevations - Old Burying Ground

Project number	21-020
Date	2022-08-03

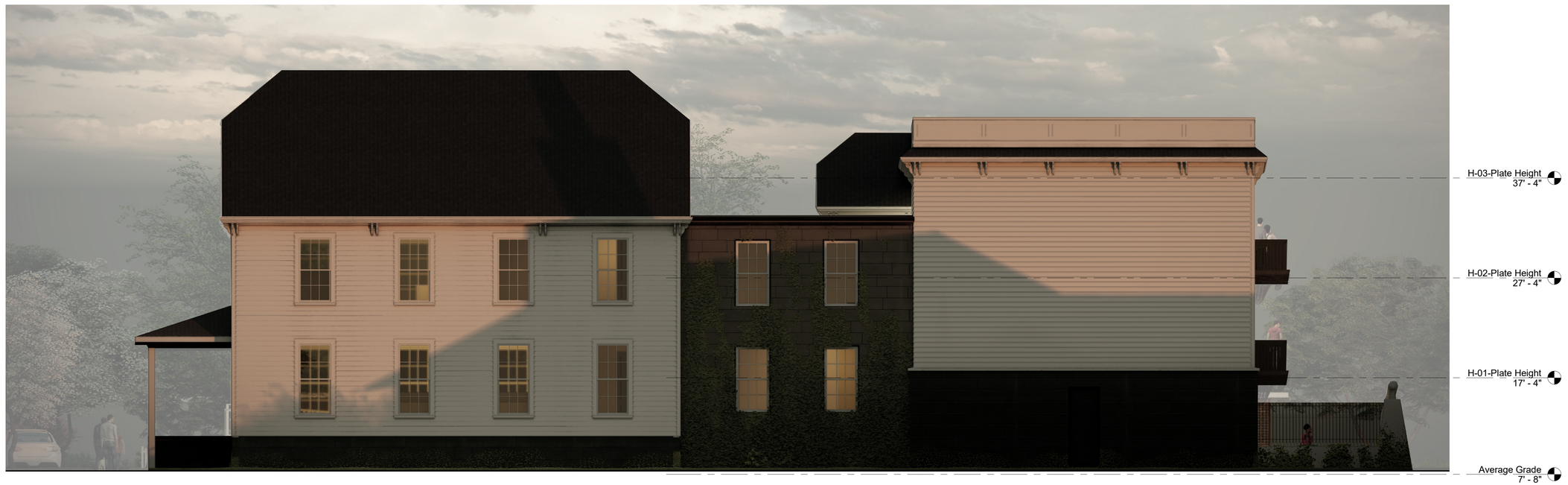
A205

Scale 3/16" = 1'-0"



2 Exterior Elevation - Ann Street

3/16" = 1'-0"



1 Exterior Rendered Elevation - Ann Street (RIGHT)

3/16" = 1'-0"

PAINT COLORS

1. "WHITE" TO BE SHERWIN WILLIAMS - SW 7005 - PURE WHITE
2. "BLACK" TO BE SHERWIN WILLIAMS - SW 6992 - INKWELL

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No.	Description	Date

Exterior Elevations - Ann Street

Project number	21-020
Date	2022-08-03

A206

Scale 3/16" = 1'-0"

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PAINT COLORS

1. "WHITE" TO BE SHERWIN WILLIAMS - SW 7005 - PURE WHITE
2. "BLACK" TO BE SHERWIN WILLIAMS - SW 6992 - INKWELL



2 Exterior Elevation - North Elevation

3/16" = 1'-0"



1 Exterior Rendered Elevation - North (LEFT)

3/16" = 1'-0"

8/16/2022 3:26:59 PM

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No.	Description	Date

Exterior Elevations - North Elevation

Project number	21-020
Date	2022-08-03

A207

Scale 3/16" = 1'-0"



2 Streetscape - Turner Street
3/32" = 1'-0"



1 Streetscape - Turner Street
3/32" = 1'-0"

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204 Turner Street

Beaufort, North Carolina

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No.	Description	Date

Streetscape - Turner Street

Project number	21-020
Date	2022-08-03

A208

Scale	3/32" = 1'-0"

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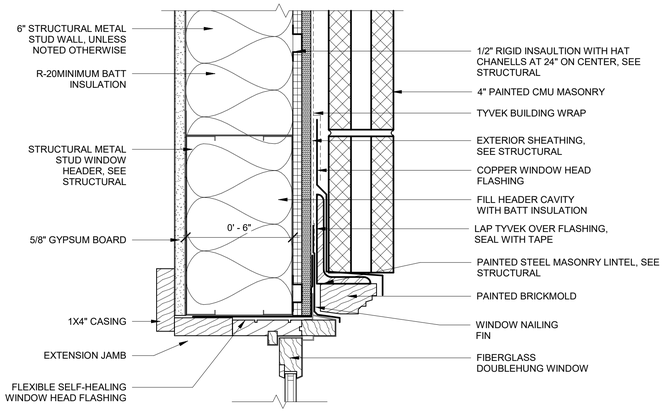
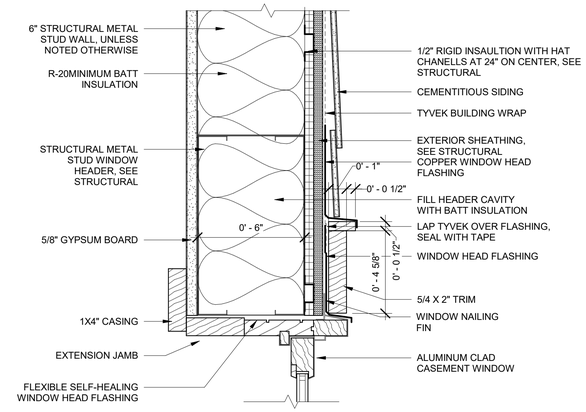
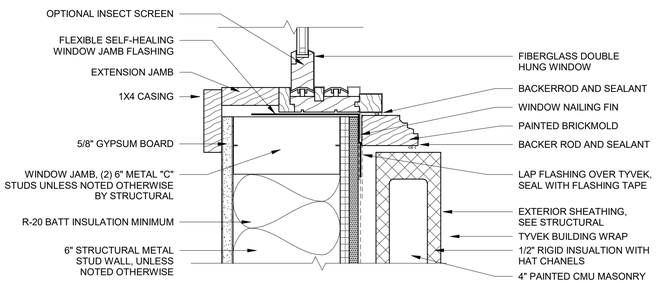


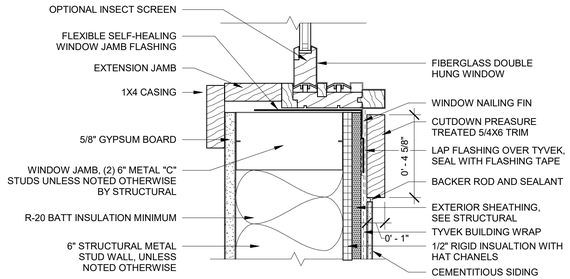
8 Typical Window Head at Masonry
3" = 1'-0"



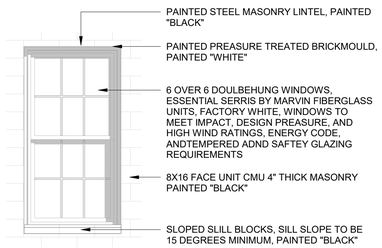
5 Typical Window Head at Siding
3" = 1'-0"



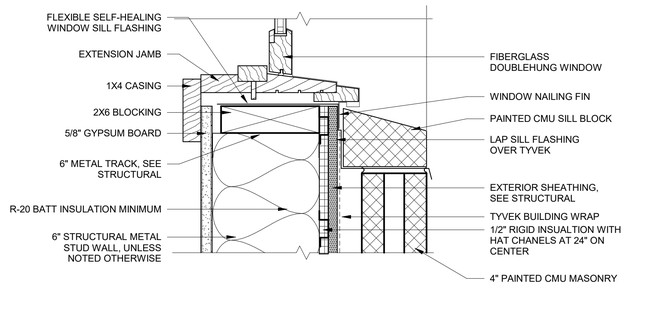
7 Typical Window Jamb at Masonry
3" = 1'-0"



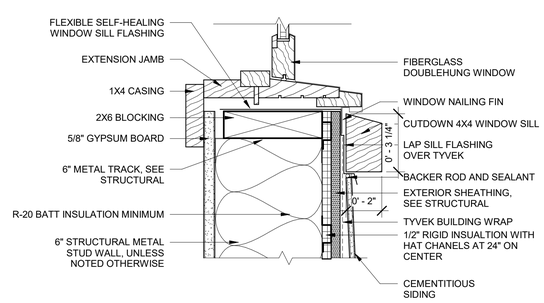
4 Typical Window Jamb at Siding
3" = 1'-0"



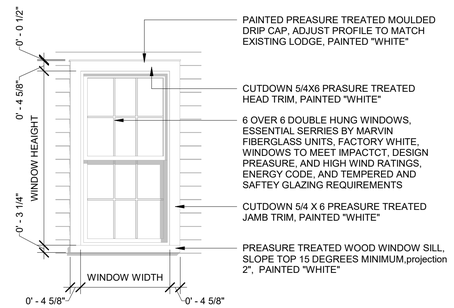
2 Enlarged Elevation - Window at Masonry
3/8" = 1'-0"



6 Typical Window Sill at Masonry
3" = 1'-0"



3 Typical Winodow Sill at Siding
3" = 1'-0"



1 Enlarged Elevation - Window at Siding
3/8" = 1'-0"

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Architecture | Planning | Landscape Architecture

Architect Seal

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Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

The Lodge
204 Turner Street
Beaufort, North Carolina

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No.	Description	Date

Window Details

Project number	21-020
Date	2022-08-03

A501

Scale	As indicated

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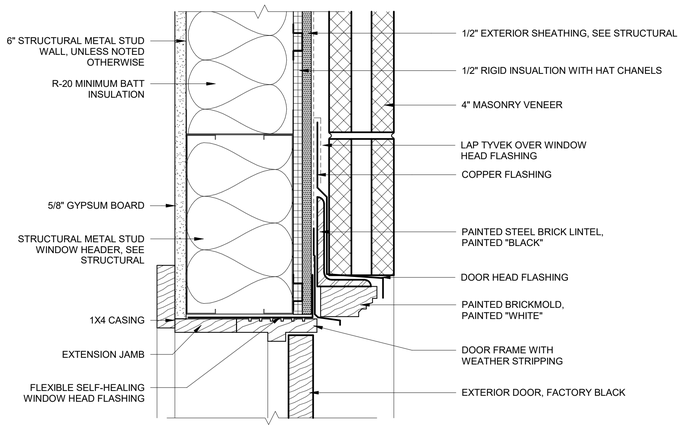
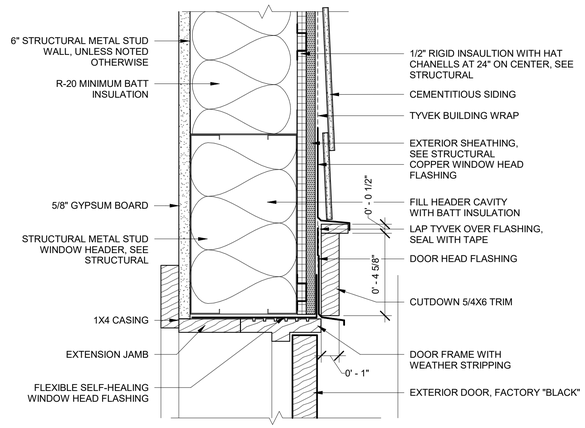


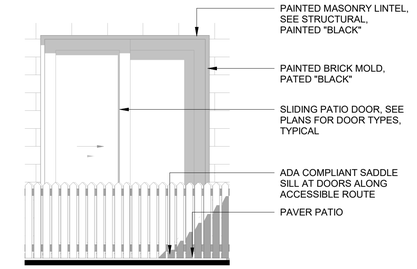
8 Typical Exterior Door Head at Masonry
3" = 1'-0"



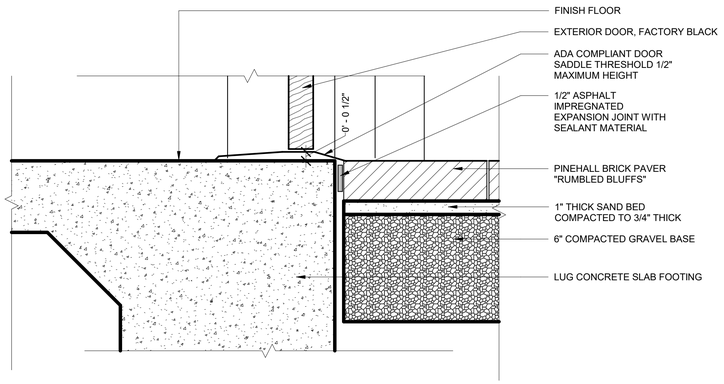
5 Typical Exterior Door Head at Masonry
3" = 1'-0"

7 Typical Exterior Door Jamb at Masonry
3" = 1'-0"

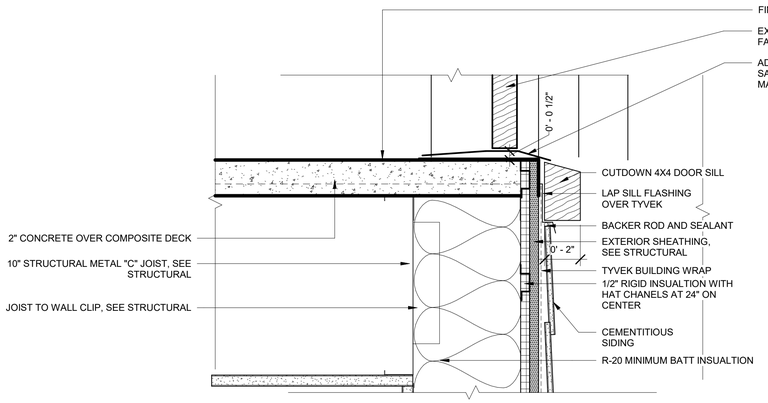
4 Typical Exterior Door Jamb at Masonry
3" = 1'-0"



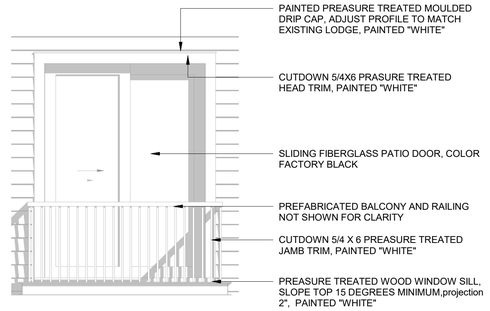
2 Enlarged Elevation - Door at Masonry
3/8" = 1'-0"



6 Typical Exterior Door Sill at Masonry
3" = 1'-0"



3 Typical Exterior Door Sill at Masonry
3" = 1'-0"



1 Enlarged Elevation - Door at Siding
3/8" = 1'-0"

filter DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Architect Seal

Ryan Edwards — Registered Architect — 13335 — North Carolina

NOT FOR CONSTRUCTION

Firm Seal

Filter Design Studio, P.L.L.C. — Registered Architecture Firm — 53625 — North Carolina

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
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The Lodge
204 Turner Street
Beaufort, North Carolina

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No.	Description	Date

Door Details

Project number	21-020
Date	2022-08-03
	A502
Scale	As indicated

8/16/2022 3:27:09 PM

filter
DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Architect Seal



Firm Seal



Architecture

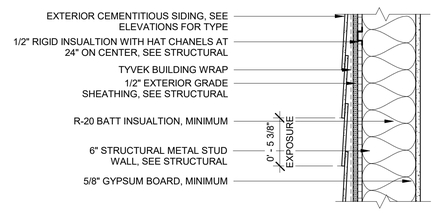
Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

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

3 Detail - Typical Parapet
1" = 1'-0"

2 Typical Exterior Wall
1 1/2" = 1'-0"



1 Typical Exterior Wall
1 1/2" = 1'-0"

The Lodge
204 Turner Street
Beaufort, North Carolina

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No.	Description	Date

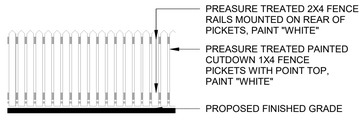
Typical Wall and Parapet Details

Project number	21-020
Date	2022-08-03

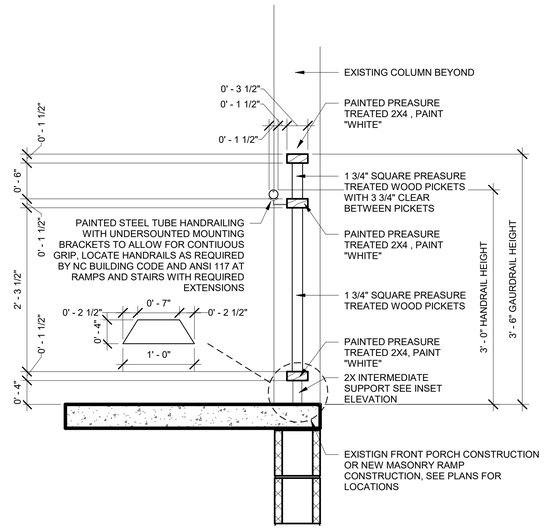
A503

Scale: As indicated

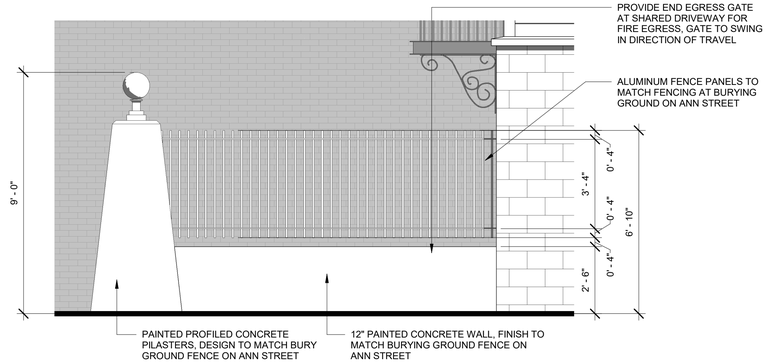
8/16/2022 3:27:10 PM



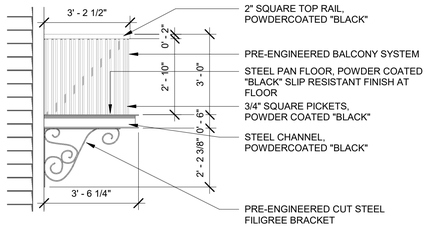
6 Enlarged Elevation - Picket Style Fence
3/8" = 1'-0"



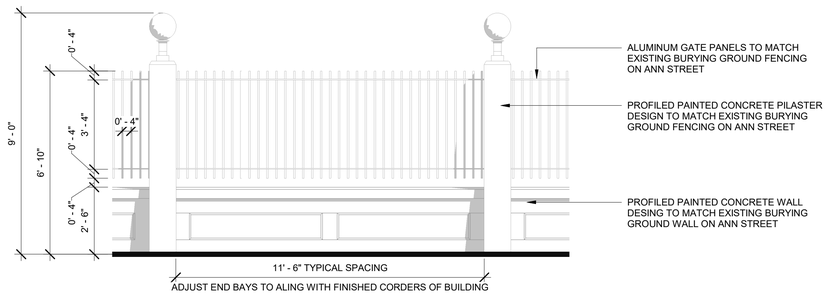
3 Detail - Wood Picket Railing System
1" = 1'-0"



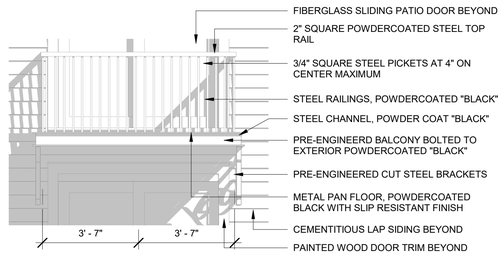
5 Enlarged Elevation - End Wall Fence
3/8" = 1'-0"



2 Enlarged Elevation - Balcony Side
3/8" = 1'-0"



4 Enlarged Elevation - Buring Ground Fence
3/8" = 1'-0"



1 Enlarged Elevation - Balcony Front
3/8" = 1'-0"

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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

The Lodge
204 Turner Street
Beaufort, North Carolina

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No.	Description	Date

Railings, Balconies, and Fencing Details

Project number	21-020
Date	2022-08-03

A504

Scale	As indicated

8/16/2022 3:27:12 PM

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, September 6, 2022 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business

SUBJECT: Case 22-15 411 Front Street- Fencing, Landscaping, Signage & Masonry

BRIEF SUMMARY:

This item was originally submitted in April of this year and a COA was issued for the proposed doors and windows however the courtyard with landscaping and signage was tabled until the applicant addressed the Commission's concerns.

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: August 30, 2022

Case No. 22-15

Request: Fencing, Landscaping, Doors & Windows

Applicant
Filter Design Studio, PLLC
707 Bridges Street
Morehead City, NC 28516

Property Information:

Owners: Flybridge Ventures, LLC
Location: 411 Front Street
Parcel Id # 730617103186000, 730617103271000

Project Information:

In April of this year the Commission approved the windows and door portion of this request and now the applicant has revised their application and has submitted the remaining information to include the courtyard and landscaping that is within their property and does not encroach on Town owned property.

Proposed Work:

- See Attached Application from the Applicant.

Planting Material:

- See Attached Landscape Plan from Applicant.

Attachments:

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

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.

Fences and Walls Guidelines

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

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

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

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 were 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.

6.9.6. Retain original roof forms and features. Do not add additional stories, penthouse, roof decks, skylights, mechanical equipment or any other features that can be seen from the sidewalk, right-of-way or any public rear access walkway. Exceptions may be made on a case-by-case basis if there is a clear historic precedent.

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.

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

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

Case 22-15 411 Front Street- Fencing, Landscaping, Masonry & Signage



OWNER	MAIL_HOUSE	MAIL_ST	MAIL_CITY	IL_ST	MAIL_ZI	MAIL_ADD2
400 FRONT STREET PROPERTIS LLC	400-200	ASHVILLE AVENUE	CARY	NC	27518	
ALDERON CORPORATION	120	TURNER ST	BEAUFORT	NC	28516	
BEAUFORT HISTORICAL ASSOCIATIO	150	TURNER STREET	BEAUFORT	NC	28516	
BOOK,EDWIN A D/B/A	117	TURNER ST	BEAUFORT	NC	28516	
CHADWICK,RICHARD JR ETUX ETAL	106	GALLANTS LANE	BEAUFORT	NC	28516	
DUNCAN OF BEAUFORT LLC	325	FRONT STREET	BEAUFORT	NC	28516	
NELSON SQUARE LLC	115	MOORE STREET	BEAUFORT	NC	28516	
NEUSE INC			RALEIGH	NC	27611	PO BOX 27131
PAERL,BARBARA H ETVIR HANS W	100	HOLLY LANE	BEAUFORT	NC	28516	
WHEATLY PROPERTIES LLC			BEAUFORT	NC	28516	PO BOX 360

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, May 03, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair Joyce McCune called the May 3, 2022 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

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

Also present for the meeting were Town Attorney Jill Quattlebaum, Kyle Garner, and Laurel Anderson.

Agenda Approval

Chair McCune asked if there were any changes to the Agenda. Member Hedrick requested updating the Agenda to include a presentation on Tony P. Wrenn and the Chair asked for a motion.

Chair McCune made the motion to approve the amended Agenda and Member Stephens made the second. Chair McCune took a vote that was unanimous.

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

Presentation

Member Hedrick commemorated local historian Tony P. Wrenn, A.I.A., who had passed away the previous week. Mr. Wrenn was an architectural historian who surveyed the Beaufort historical district in 1969 and 1970 and was pivotal in Beaufort being included in the National Register of Historic Places.

Minutes Approval

1. HPC Draft Minutes for 4.5.22

   Chair McCune asked if there were any changes or corrections to the April 5, 2022 Meeting Minutes. Hearing none, Chair McCune asked for a motion to accept the minutes as written.

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

Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner and applicants Page Littlewood and Jay Horton.

New Business

1. Case 22-12 113 Front Street- Landscaping & Fencing

Chair McCune introduced Case 22-12 and asked if there were any members who needed to recuse themselves. Mr. Garner then gave an overview of the request by George & Page Littlewood to add new landscaping and fencing including the riparian lot across the street. Mrs. Littlewood explained her landscaping and fencing request further and answered questions from the Board, including a discussion about the six-foot height of the gate. Chair McCune then asked for a motion for a Finding of Fact for Case 22-12.

Member Stephens made the motion for the Finding of Fact to include: 8.1.1, 8.1.2, 8.2.2, 8.2.3, 8.2.7 with the understanding and agreement that beginning on the west side with the 6' high gate that will transition to remain at 6' moving in a northerly direction until it terminates into the block CMU wall which is also 6' high.

Member Huckabee made the second. Chair McCune took a vote that was unanimous.

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case 22-12.

Member Stephens made the motion for the Certificate of Appropriateness to include the provision that the aforementioned guidelines under Fences and Walls be met for the height of the fence to continue at 6' and moving north to the block wall. Member Hedrick made the second. Chair McCune took a vote that was unanimous.

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

Chair McCune then declared Case 22-12 approved and closed.

2. Case 22-13 113 Broad Street – Historic Plaque

Chair McCune introduced Case 22-13 and asked if the applicant was present. The applicant not being present, Chair McCune asked for a motion to table the discussion of Case 22-13 for 30 days.

Vice-Chair Flowers made the motion to table discussion of Case 22-13 for 30 days and Member Stephens made the second. Chair McCune took a vote that was unanimous.

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

3. Case # 22-14 105 Front Street - Fencing & Parking

Chair McCune introduced Case 22-14 and asked if there were any members who needed to recuse themselves. There being none, Mr. Garner then gave an overview of the request by Willport, LLC and stated that the owners wish to install new bollard fencing and Beaufort-style scallop fencing for the property as well as install brick pavers for the parking area. He also noted that the current survey and previous surveys appear to show the roundabout is partially in the applicant's property. The applicant, Billy Wooten, and designer Jay Horton of Filter Design Studio PLLC then discussed their application, explaining safety concerns and designation of public and private property. The Board expressed some concerns that the

proposed height of the wooden scallop fence might block some views of the water. Mr. Wooten was sworn in and explained that he would not be adding any vegetation on either side of the fence and stated his willingness to work with the Board.

Chair McCune then asked for a motion for a Finding of Fact for Case 22-14.

Member Stephens made the motion for the Finding of Fact to include: 8.2.2, 8.2.3, 8.26, and 8.5.7 with the understanding and agreement that the applicant will provide detailed sketches of the scallop-style fence stating or showing the height and width of the sections of fence to include a maximum height of 40 inches and a minimum height of 30-32 inches. The motion was amended to withdraw the requirement for the detailed sketches be provided to the Board.

Vice-Chair made the second. Chair McCune took a vote that was unanimous.

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case 22-14.

Member Stephens made the motion for the Certificate of Appropriateness with the understanding that the scallop-style fence will have a maximum height of 40 inches and a minimum height of 30-32 inches. Member Cummins made the second. Chair McCune took a vote that was unanimous.

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

Chair McCune then declared Case 22-12 approved and closed.

4. Case 22-15 411 Front Street- Fencing, Landscaping, Doors & Windows

Chair McCune introduced Case 22-15 and asked if there were any members who needed to recuse themselves. Mr. Garner then gave an overview of the request by Filter Design Studio, PLLC for Flybridge Ventures, LLC. The owner wishes to install new doors, windows, fencing and landscaping creating a courtyard effect for the former First Citizens Bank building at 411 Front Street. Mr. Garner stated that the Town staff was requesting a condition be placed on the COA that prior to the installation of the northern wall for the applicant to meet with the Town engineer. He also wanted to go on the record to let the applicant know that the Town may be making changes to the northern wall in the future. Mr. Garner also wanted to add to the record that the sign style, lettering, and size would be submitted at a later date.

After Board discussion, Chair McCune then asked for a motion for a Finding of Fact for Case 22-15.

Member Stephens made the motion for the Finding of Fact to include Window and Door Guidelines only: 6.4.3, 6.4.7, 6.4.10.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case 22-15 with approval of the Windows and Door Guidelines only, with all other requests not approved at this time.

Member Huckabee made the second. Chair McCune took a vote that was unanimous.

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

Chair McCune then declared Case 22-15 approved and closed.

Commission / Board Comments

Chair McCune asked if there were any Board comments, during which Member Stephens thanked the Town staff for getting some infractions cleared up, Member Hedrick thanked the Board for allowing his presentation on Tony Wrenn, Member Flowers requested larger plans to review, and Member Cummins thanked Member Hedrick for his presentation.

Staff Comments

Mr. Garner suggested looking at the original survey Mr. Wrenn completed with the supporting documentation. He also gave updates on infractions in the Historic District including signage. He thanked the Town Attorneys for the training session they had given two weeks before.

Adjourn

Chair McCune asked for a motion to adjourn the meeting.

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

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

Vice-Chair McCune declared the May 3, 2022 meeting adjourned.

_____

Chair, Joyce McCune

_____

Board Secretary, Laurel Anderson



The Vault - 411 Front Street

Permit Documents

2022-08-16

CONTACT INFORMATION

ARCHITECT

FIRM NAME: FILTER DESIGN STUDIO, P.L.L.C.
CONTACT: RYAN EDWARDS, AIA, NCARB
EMAIL: RYAN@FILTERDESIGNSTUDIO.COM
PHONE: (919) 422-5598
MAIL: PO BOX 735
MOREHEAD CITY, NC 28557

STRUCTURAL ENGINEER

FIRM NAME:
CONTACT:
EMAIL:
PHONE:
MAIL:

GENERAL CONTRACTOR

FIRM NAME:
CONTACT:
EMAIL:
PHONE:
MAIL:

PROPERTY INFORMATION

PROJECT LOCATION

PROPERTY MAILING ADDRESS
411 FRONT STREET
BEAUFORT, NC 27516

PIN
730617103186000

PROJECT DESCRIPTION

OFFICE UPFIT OF EXISTING OFFICE BANK NUILDING, NO CHANGE OF USE. NEW PARTITIONS, FREE STANDING STEEL MEZANINE STRUCTURE, AND UPDATED RESTROOMS AND BREAK ROOM AREA.

GENERAL NOTES

1. THESE ARCHITECTURAL DRAWING REQUIRE COORDINATED STRUCTURAL DRAWINGS, PRIOR TO FRAMING, DUE TO THE UNEXPOSED NATURE OF RENOVATION WORK, STRUCTURAL ENGINEERING DRAWINGS AND LETTERS SHALL BE PROVIDED AND VERIFIED WITH THE COMPLETED DEMOLITION OF FINISHES TO VERIFY EXISTING CONDITIONS AND TIE IN REQUIREMENTS. ALL STRUCTURAL DRAWINGS AND LETTERS ARE TO BE REVIEWED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
2. THESE ARCHITECTURAL DRAWINGS ARE BASED ON FIELD MEASUREMENTS, ACTUAL CONDITIONS MAY VARY. ANY DEVIATION FROM THE DRAWINGS,SHALL REQUIRE NOTIFICATION OF THE ARCHITECT.
3. ADJUSTMENTS TO BEARING PLATES AND ROOF SLOPES MAY NEED TO BE MADE TO KEEP FASCIA ALIGNMENTS IN THE FIELD. THE ALIGNMENT OF FASCIAS IN THE ELEVATIONS IF FOR DESIGN INTENT.
4. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR SITE RELATED WORK.
5. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF STATE CODES AND CURRENT ICC A117.1

STRUCTURAL NOTES

1. CONTRACTOR RESPONSIBLE FOR PROVIDING STRUCTURAL DRAWINGS AND SHOP DRAWINGS FOR ARCHITECT AND OWNER FOR REVIEW, REGARDLESS OF PERMIT APPROVAL
2. IN ANY CASE OF CONFLICT BETWEEN THE NOTES, DETAILS AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN. CONTRACTOR SHALL MAKE NO DEVIATION FROM CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL OF THE ENGINEER
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND COORDINATE WITH ARCHITECTURAL DRAWINGS, DRAWINGS FROM OTHER CONSULTANTS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS
4. THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE

Sheet List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
00-GENERAL				
G000	Cover	2021/12/14		
G001	Appendix B	2021/12/14	2	2022-02-16
G101	First Floor - Life Saftey Plan	2021/12/14	2	2022-02-16
G102	Second Floor - Life Saftey Plan	2021/12/14	2	2022-02-16
G201	First Floor - ADA Plan	2021/12/14	2	2022-02-16
G202	Second Floor - ADA Plan	2021/12/14	2	2022-02-16
G203	ADA Clearances and Standard Notes	12/14/21		
01-LANDSCAPE				
LA101	Site Plan	2021/12/14		
LA102	Layout Plan	08/15/22		
LA103	Drainage Plan	08/15/22		
02-ARCHITECTURE				
A101	First Floor Plan	2021/12/14	2	2022-02-16
A102	Second Floor Plan	2021/12/14	2	2022-02-16
A103	1st Floor - Ceiling Plan	05/27/22		
A104	2nd Floor - Ceiling Plan	05/27/22		
A105	1st Floor - Power Plan	07/21/22		
A106	2nd Floor - Power Plan	07/21/22	2	2022-02-16
A201	Front St Elevations	04/11/22		
A202	Turner St Elevations	04/11/22		
A203	Middle Ln Elevations	04/11/22		
A204	Renderings	03/07/22		
A205	Renderings	08/15/22		
A301	Building Sections	2021/12/14		
A302	Site Sections	08/15/22		
A303	Site Sections	08/15/22		
A501	Details	08/15/22		

filter DESIGN STUDIO
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Architect Seal

Ryan Edwards
13336
North Carolina
NOT FOR CONSTRUCTION

Firm Seal

Filter Design Studio
Architecture Planning Landscape Architecture
53625
North Carolina

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
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Morehead City, NC 28557
Phone: 919-422-5598
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: PO Box 735
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Email: jay@filterdesignstudio.com

The Vault
411 Front Street
Beaufort, North Carolina

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No.	Description	Date

Cover

Project number	21-039
Date	2022-08-16

G000

Scale 1/4" = 1'-0"

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PARGE COAT OVER 12"X8"16" CMU; WALL TO BE CAPPED WITH 16"X2"X24" CONCRETE CAP; FINISH TO MATCH WALL AND EXISTING STRUCTURE FINISH

(3) 4'X4' TREE GRATES TO MATCH EXISTING TOWN OF BEAUFORT TREE GRATES

(3) 4" WALL SCUPPERS FOR DRAINAGE

4000 PSI AT 28 DAYS AIR ENTRAINED CONCRETE W/ FIBER; 4" MINIMUM THICKNESS; SAWCUT JOINTS ON A 6'X6' GRID WITHIN 24 HOURS OF PLACEMENT

5' GATE OPENING; (2) 2.5' WROUGHT IRON GATES TO MATCH FENCE PANELS; GATE TO MATCH HEIGHT OF WROUGHT IRON FENCE WALL

(2) 4" WALL SCUPPERS FOR DRAINAGE

ROOF DRAIN INFILTRATION AREA; BASIN TO BE FILLED WITH WASHED #57 STONE AND WRAPPED WITH AMOCO FILTER FABRIC OR EQUIVALENT; TOP 3" TO BE DECORATIVE LANDSCAPE STONE

A202 / 2

2 / A302

2 / A303

A203 / 2

5.355

T.O.W. 11.460

5.748

5.438

5.479

1/4" / 1'-0"

5.044

6.060

T.O.W. 11.460

4.398

4.506

4.546

1 / A201

69

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Landscape Architect Seal

North Carolina Registered Landscape Architect 6-578 Filter Design Studio P.L.L.C.

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Firm Seal

North Carolina Registered Landscape Architect 1538 Thomas J. Horton, Jr.

Architecture

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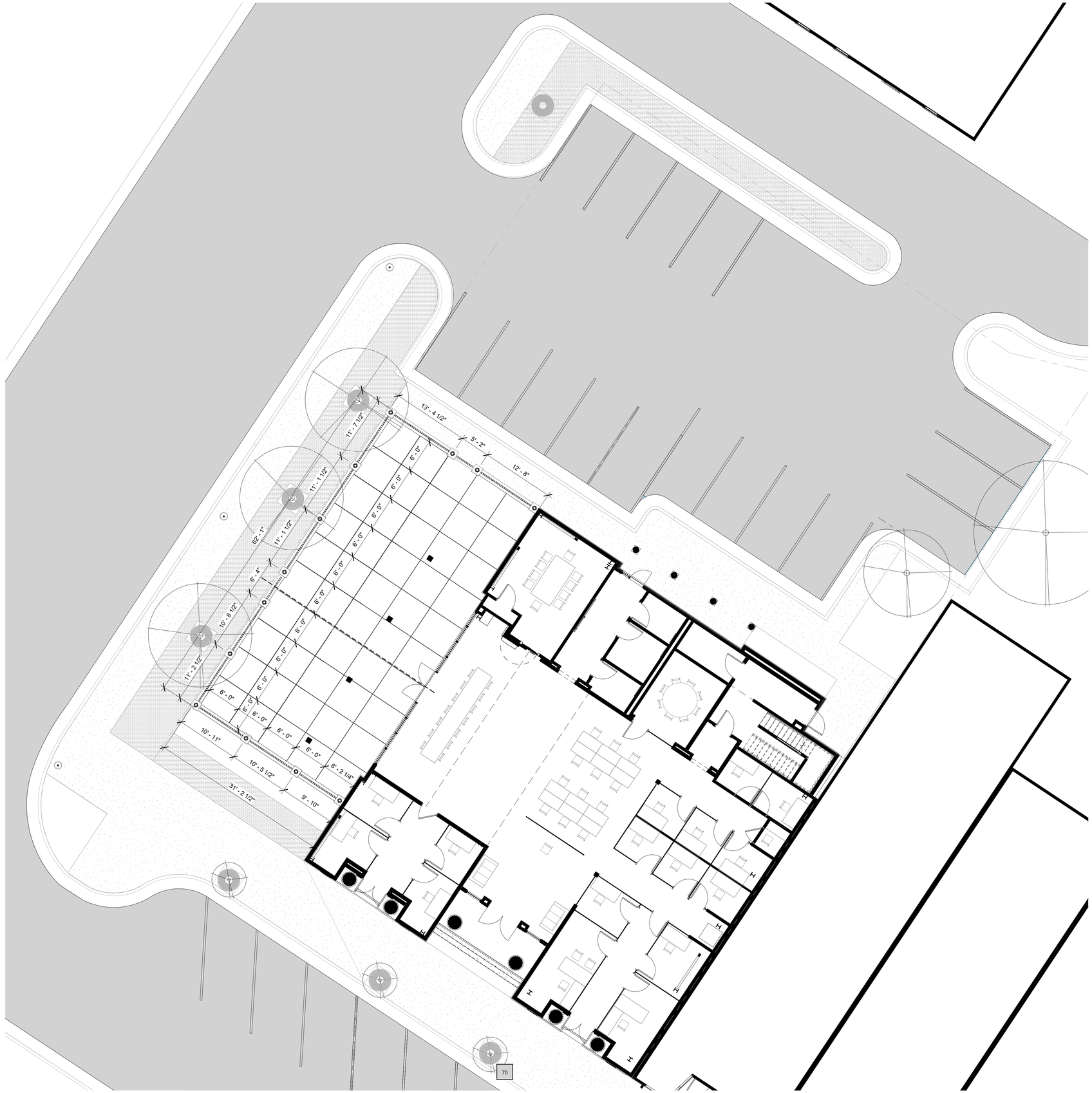
No.	Description	Date

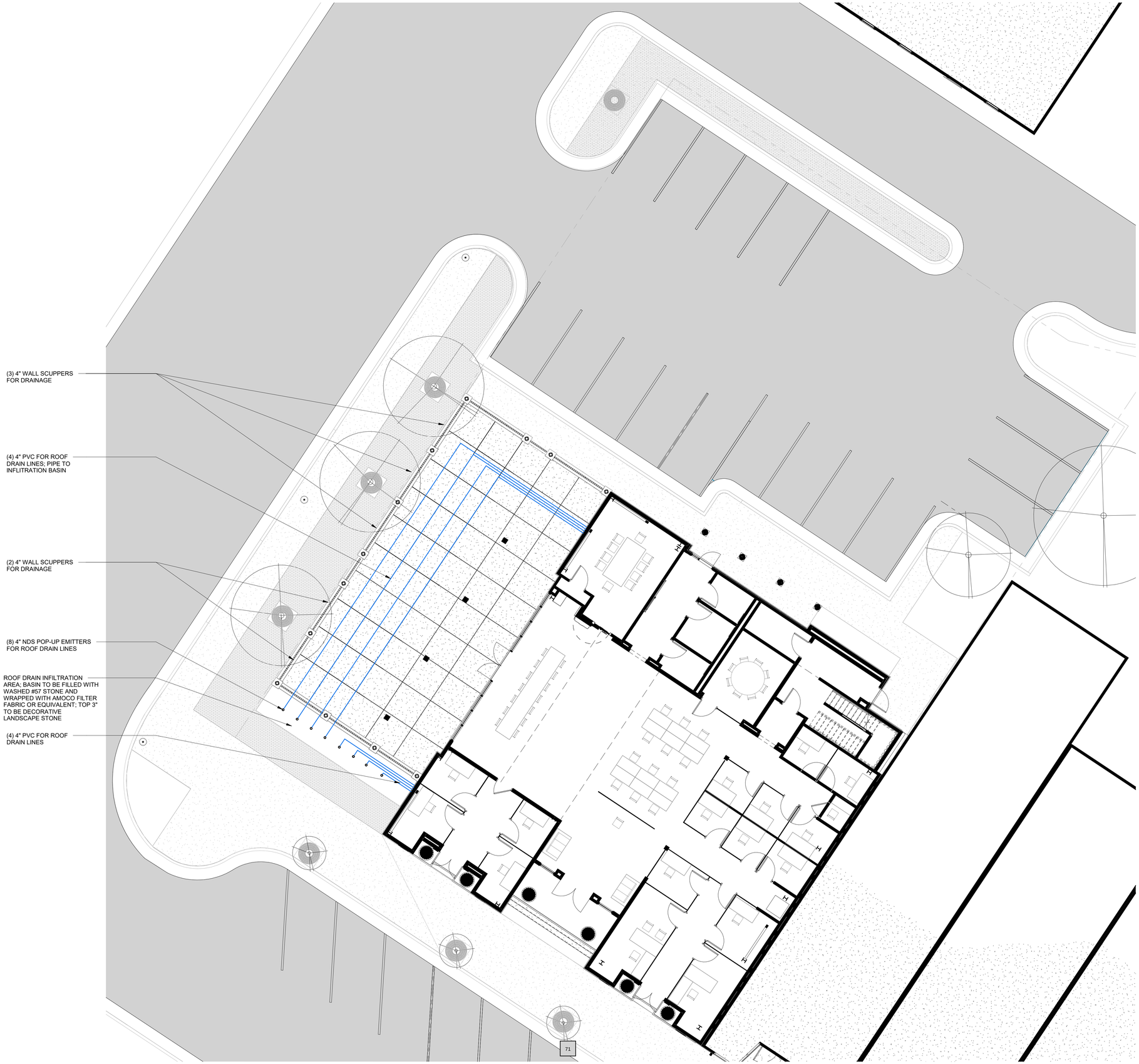
Site Plan

Project number	21-039
Date	2022-08-16

LA101

Scale 1/8" = 1'-0"


13' - 4 1/2"
5' - 2"
12' - 8"
11' - 7 1/2"
11' - 1 1/2"
11' - 1 1/2"
62' - 1"
6' - 4"
10' - 8 1/2"
11' - 2 1/2"
6' - 0"
6' - 0"
6' - 0



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Landscape Architect Seal



Firm Seal



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No.	Description	Date

Drainage Plan

Project number	21-039
Date	2022-08-16

LA103

Scale 1/8" = 1'-0"

8/16/2022 12:51:58 PM

ORANGE DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED

2 A301

PRINTER / COPIER STATION

CONFIGURE DOOR LOCK VIA ELECTRONIC LOCK TO ALLOW SUITE OF OFFICES TO HAVE SPERATE ACCESS

CARE TO BE TAKEN TO MAINTAIN ANY EXISTING OR REQUIRED FIRE RATINGS AT PARTY WALLS, IF SIGNIFIGANT DAMAGE IS FOUND IN THE PARTY WALL, NEIGHBORING PROPOERTY OWNERS TO BE CONSULTED ON REPAIRS AND OR UPGRADES

INCLUDE EXTRA AREA CURRENTLY BLOCKED OFF IF AVALIABLE, CONTRACTOR TO NOTIFY ARCHITECT IF EXTRA SPACE IS AVALIABLE

EXISTING EGRESS STAIR TO REMAIN

EXISTING ACCESSIBLE BUILDING EXIT

CONTRACTOR TO DETERMIN IF EXISTING SHAFT IS A RATED SHAFT AND WHAT THE EXTENT OF RATING IS DURING DEMOLITIION. IF REQUIRED SHAFT RATING TO INCORPORATED INTO UPFIT. EXISTING RATING SHALL BE PRESERVED BY THE CONTRACTOR AND LABELED PER NC BUILDING CODE REQUIREMENTS

LARGE FLAT SCREEN TV MOUNTED ON WALL, INCLUDE BLOCKING AS REQUIRED AND COORDINATE AV WITH CONFRENCE ROOM TABLE

CONFRENCE ROOM TABLE TO INCLUDE POWER AND AV HOOKUPS FOR COMPUTERS RUN IN FLOOR, COORDINATE WITH FURNITURE SUPPLIER AND OWNER

EXISTING JANOITORS CLOSET, MOP SINK AND OTHER EXISTING WORK TO REMAIN

REWORK EXISTING RESTROOMS INTO THREE UNISEX STALLS, WITH MINIMUM ONE UNISEX RESTROOM TO BE ADA COMPLIANT, SEE NOTES

EXISTING REAR COVERED ENTRY TO REMAIN

EXISTING REAR ENTRANCE TO REMAIN, UPGRADE LOCK SYSTEM TO ELECTRONIC LOCK TO ALLOW FOR KEY FOB OR SMARTPHONE ACCESS FROM MULTIPLE INDIVIDUALS

EXISTING ACCESSIBLE BUILDING EXIT

REMOVE EXISTING VESTIBULE ENTRANCE WALL TO ALLOW FOR RESTROOM ACCESS

GREY SHADED WALLS TO REMAIN

6' - 10" | 5' - 6 1/16" | 13' - 10" | 6' - 6"

Office 1 | Phone Booth | Office 3 | Office 6 | Office (9) | Ed (10)

Office 2 | Office 4 | Office 7 | Suite 1

6' - 11 1/2" | 5' - 6" | 6' - 9 3/4" | 7' - 0 1/4" | 5' - 6" | 7' - 2"

8' - 7" | 7' - 7" | 8' - 0" | 23' - 11 1/4"

NEW GLASS PRIVATE OFFICE ENCLOSURES TO EXTEND TO SUSPENDED CEILING

PREWIRE FOR FUTURE TENANT PRINTER / COPY STATION

THIS SUITE OF OFFICES TO BE ACCESSIBLE FROM THE STREET

Egress Corridor | Niche | Office 5 | Office 8 | Reception (12) | Randy (11)

CUT STONE TO REPAIRED TO MATCH WHERE REQUIRED

INCLUDE EXTRA AREA CURRENTLY BLOCKED OFF IF AVALIABLE, CONTRACTOR TO NOTIFY ARCHITECT IF EXTRA SPACE IS AVALIABLE

EXISTING DRINKING FOUNTAIN TO REMAIN

5' - 10 1/2" | 0' - 8" | 18' - 8" | 0' - 8"

NEW COLUMN, SEE STRUCTURAL

EDGE OF NEW SECOND FLOOR ABOVE

NEW STEEL BEAM, SEE STRUCTURAL

NEW COLUMN, SEE STRUCTURAL

SCREEN WALL

COLUMNS TO BE REMOVED IF BOTH ARE NON STRUCTURAL TO OPEN VIEW

2

Janitor

RECEPTION DESK

EXISTING FRONT ENTRANCE TO REMAIN, UPGRADE LOCK SYSTEM TO ELECTRONIC LOCK TO ALLOW FOR KEY FOB OR SMARTPHONE ACCESS FROM MULTIPLE INDIVIDUALS A301

EXISTING STAIRS AND RAILINGS TO REMAIN

ADA Restroom | Restroom 5' - 9" | 7' - 10 7/16" | Restroom 5' - 9"

COLUMNS TO BE REMOVED IF BOTH ARE NON STRUCTURAL TO OPEN VIEW

FIXED DESK RENTAL OR LOUNGE AREA

REMOVE VESTIBULE GLASS WALL TO ALLOW FOR MEZANNINE

NEW NON BEARING METAL STUDS TYPICAL

Rear Entry Hall

KEGERATOR WITH 4 TAPS

DISHWASHER

ICE MACHINE

Break Area

UNDER COUNTER REFRIGERATOR | KITCHEN SINK | KITCHEN CABINETS WITH ADA COMPLIANT WORK SURFACE AND SINK

UNDER COUNTER REFRIGERATOR

Office 13 | Office 14

EXISTING BATHROOM TO REMAIN IF REQUESTED BY OWNER, UPFIT TO INCULE NEW FIXTURES AND FINISHES ONLY

INCLUDE EXTRA AREA CURRENTLY BLOCKED OFF IF AVALIABLE, CONTRACTOR TO NOTIFY ARCHITECT IF EXTRA SPACE IS AVALIABLE

REPLACE STUD WALL WITH GLASS WALL AND DOOR

NEW GLASS PRIVATE OFFICE ENCLOSURES TO EXTEND TO SUSPENDED CEILING

CONFRENCE ROOM TABLE TO INCLUDE POWER AND AV HOOKUPS FOR COMPUTERS RUN IN FLOOR, COORDINATE WITH FURNITURE SUPPLIER AND OWNER

CONFIGURE DOOR LOCK VIA ELECTRONIC LOCK TO ALLOW SUITE OF OFFICES TO HAVE SPERATE ACCESS

24' - 3 1/8"

REWORK EXSITING WALK AND ENTRACE STEPS TO MAKE FRONT ENTRY OPERABLE, COORDINATE WITH TOWN OF BEAUFORT ON OPTIONS

HATTARAS STLE BOOKSHELVES EACH SIDE

Conference Room | Drop-in Work Stations

3' - 0"

14' - 9 1/2"

CAST STONE TO REPAIRED TO MATCH WHERE REQUIRED

3" FILLER RETURN

Storage

PANTRY TALL CABINET

DESK / TABLE WITH INTEGRAL POWER TO BE RUN THROUGH FLOOR, COORDINATE WITH FURNITURE SUPPLIER AND OWNER

Office 15 | Office 16

INCLUDE EXTRA AREA CURRENTLY BLOCKED OFF IF AVALIABLE, CONTRACTOR TO NOTIFY ARCHITECT IF EXTRA SPACE IS AVALIABLE

REMOVE VAULT DURING DEMOLITION AND INCLUDE ALL AVALIABLE SPACE IN CONFRENCE ROOM, NOTIFY ARCHITECT OF ANY EXISTING CONDITIONS THAT WOULD REQUIRE ADJUSTMENT.

73' - 4 19/32"

REMOVE EXISTING TELLER WINDOW AND INSATLL NEW OUTSWING COMMERIAL FRENCH DOORS TO MATCH EXISTING REAR ENTRANCE DOOR, ADJUST EXTERIOR PAVING TO BE FLUSH WITH FINISH FLOOR AND SLOPE WITH A 2% SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE. NEW DOOR TO HAVE 1/2" HIGH MAXIMUM ADA COMPLIANT THRESHOLD. LOCK SYSTEM TO BE ELECTRONIC TO ALLOW FOR KEY FOB OR SMARTPHONE ACCESS FROM MULTIPLE INDIVIDUALS, MINIMUM 3'-0" WIDE DOOR LEAF EACH SIDE.STOREFRONT GLAZING PATTERN TO BE DETERMINED DURING CONSTRUCTION AND RECEIVE HISTORIC BOARD APPROVAL PRIOR TO FINAL DEMOLITION AND CONSTRUCTION.

PAINT EXTERIOR OF BUILDING AT STUCCO AND EFIS LOCATIONS AFTER REPAIRS, COLOR TO APPROVED BY HISTORIC BOARD PRIOR TO PAINTING

LARGE FLAT SCREEN TV MOUNTED ON WALL, INCLUDE BLOCKING AS REQUIRED AND COORDINATE AV WITH CONFRENCE ROOM TABLE

EXISTING STRUCTURAL COLUMNS TO REMAIN, MODIFICATIONS TO BE REVIEWED BY THE HISTORIC BOARD AS REQUIRED

REMOVE EXISTING TRAFFIC ISLAND OR COVER WITH NEW PATIO SURFACE. PATIO DESIGN TO BE PERMITTED IN A SEPERATE PERMIT. SEE LANDSCAPE DRAWINGS.

72

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Architect Seal

Ryan Edwards — 13336 — North Carolina — NOT FOR CONSTRUCTION

Firm Seal

Filter Design Studio Architecture Planning Landscape Architecture — 53625 — North Carolina

Architecture

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No.	Description	Date
1	Client-Revisions	2022-01-31
2	Client Revisions	2022-02-16

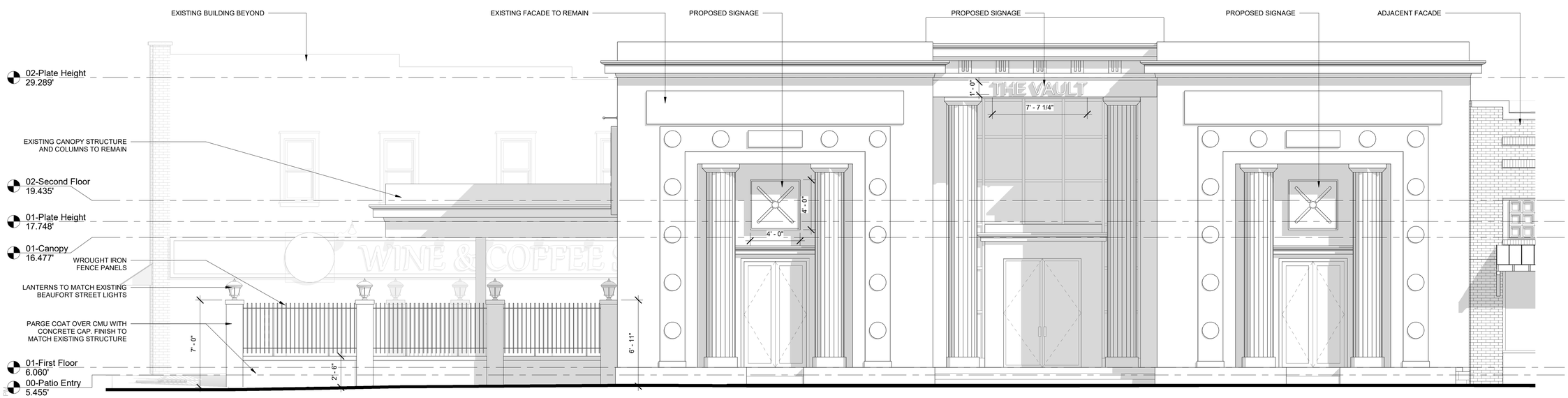
First Floor Plan

Project number 21-039
Date 2022-08-16

A101

Scale 1/4" = 1'-0"





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DESIGN STUDIO
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Architect Seal

Ryan Edwards
Registered Architect
13336
North Carolina

NOT FOR CONSTRUCTION

Firm Seal

Filter Design Studio
Registered Architecture Firm
53625
North Carolina

Architecture

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Email: ryan@filterdesignstudio.com

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No.	Description	Date

Front St Elevations

Project number	21-039
Date	2022-08-16

A201

Scale 1/4" = 1'-0"

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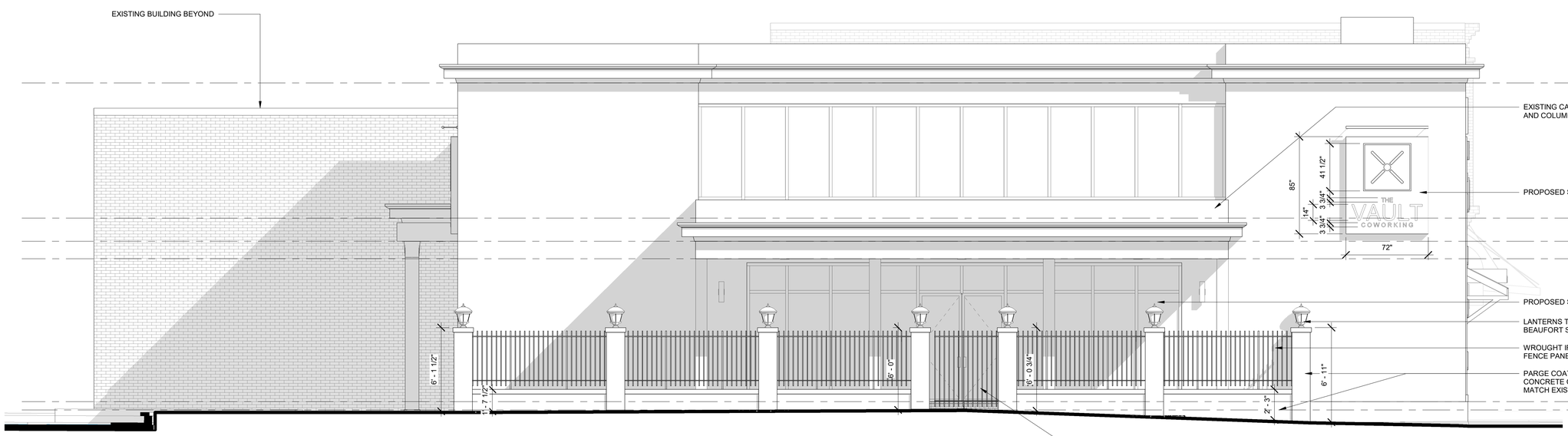

Architect Seal

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Firm Seal

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No.	Description	Date

Turner St Elevations

Project number	21-039
Date	2022-08-16

A202

Scale 1/4" = 1'-0"

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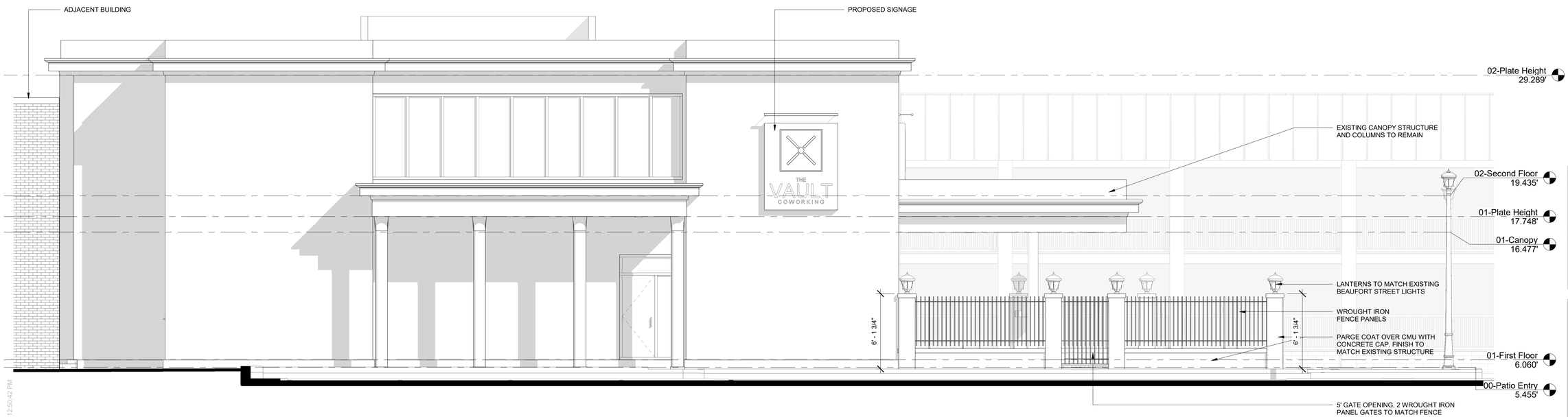

Architect Seal

Ryan Edwards
Registered
13336
Architect
North Carolina

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No.	Description	Date

Middle Ln
Elevations

Project number	21-039
Date	2022-08-16

A203

Scale 1/4" = 1'-0"

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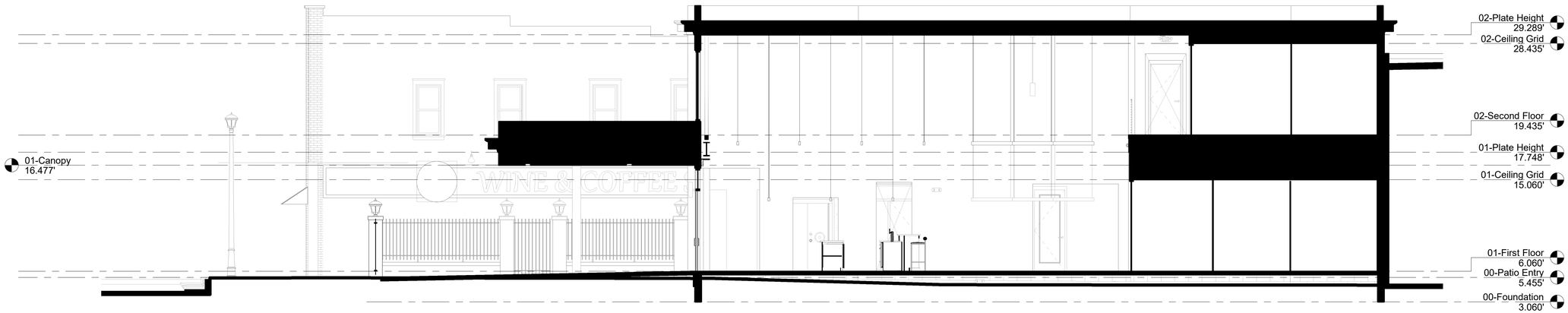
2 Site Section - Building Render
3/16" = 1'-0"



1 Site Section - Building
3/16" = 1'-0"

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Architect Seal



Firm Seal



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No.	Description	Date

Site Sections

Project number	21-039
Date	2022-08-16

A302

Scale	3/16" = 1'-0"

8/16/2022 12:50:49 PM

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2 Site Section - Courtyard Render
3/16" = 1'-0"



1 Site Section - Courtyard
3/16" = 1'-0"

Architect Seal

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Firm Seal

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No.	Description	Date

Site Sections

Project number	21-039
Date	2022-08-16
	A303
Scale	3/16" = 1'-0"

8/16/2022 12:50:54 PM

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Architect Seal



Firm Seal



Architecture

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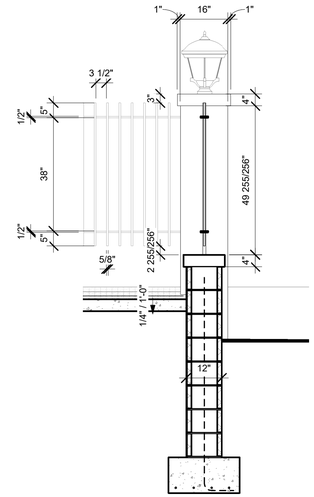


No.	Description	Date

Details

Project number	21-039
Date	2022-08-16

A501

Scale 1/2" = 1'-0"

8/16/2022 12:50:55 PM

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, June 7, 2022 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business

SUBJECT: Case 22-17 308 Ann Street- Doors & Paint

BRIEF SUMMARY:

- **This is a revision from Mr. Davidson's COA approval from December 2021.**

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: August 22, 2022

Case No. 22-17

Request: Changes to Porch, Masonry, Parking, Siding & Building Placement

Applicant

Scott Davidson
308 Ann Street
730617103546000

Property Information:

Owners: Same
Location: 308 Ann Street
Parcel Id # 730617103546000

Project Information:

This is a revision from Mr. Davidson's COA approval from December 2021 and June 2022. The recent request includes:

- Removing 6 columns on the front porch and adding detailing to the remaining.
- Changing the front and rear porch to brick masonry instead of trex.
- Changing the driveway strips width and adding 2' to the port-cochere parking width so a passenger can get out of the car and step on a hard surface.
- Changing the parking area in front of the rear garage/cottage to concrete with brick edging.
- Moving the garage/cottage to the 5' setback line.
- Changing the siding on 2 sides of the garage/cottage to horizontal siding.

Proposed Work:

- See Attached Landscape Plan from Applicant.

Planting Material:

- See Attached Landscape Plan from Applicant.

Attachments:

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

Porches and Entrances Guidelines

6.5.7. Use architectural details and ornamentation that are compatible with the style, period, and detailing of the porch and structure. Such features as new metal columns or wrought iron posts, over-scaled columns with elaborate capitals, metal or plastic balustrades are not allowed. The creation of a false historical appearance, such as adding Victorian ornament to a plain early 20th century porch, is not appropriate.

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.

Off-street Parking Guidelines

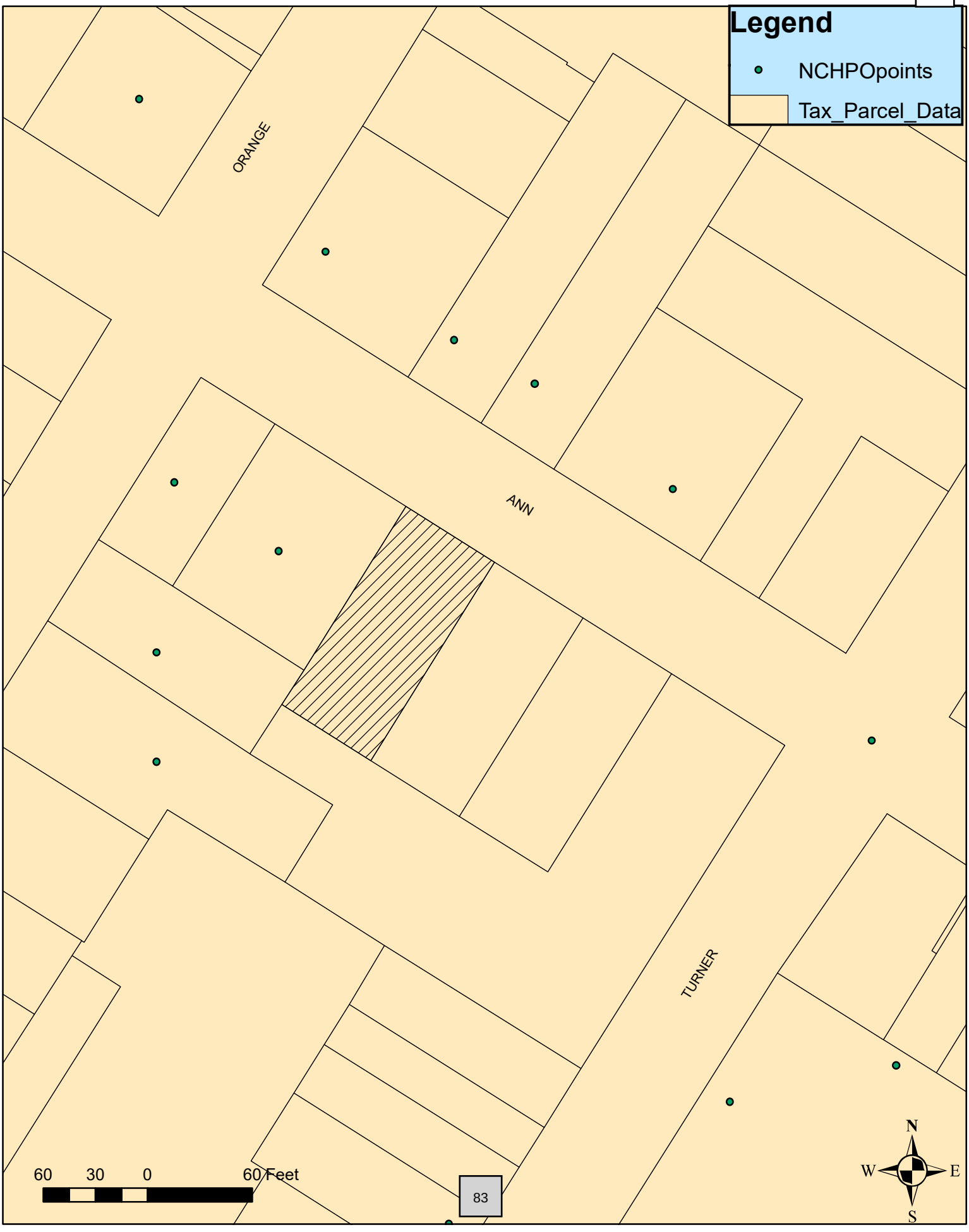
8.5.7. Use paving materials that were traditionally used on surface parking areas and driveways on the surrounding block or street. Gravel, marl, crushed shells, asphalt, and concrete are typical parking lot treatments, while grass, gravel or concrete runners with a grassy median, brick, and marl are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

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.

Wood Siding, Trim, and Ornament Guidelines

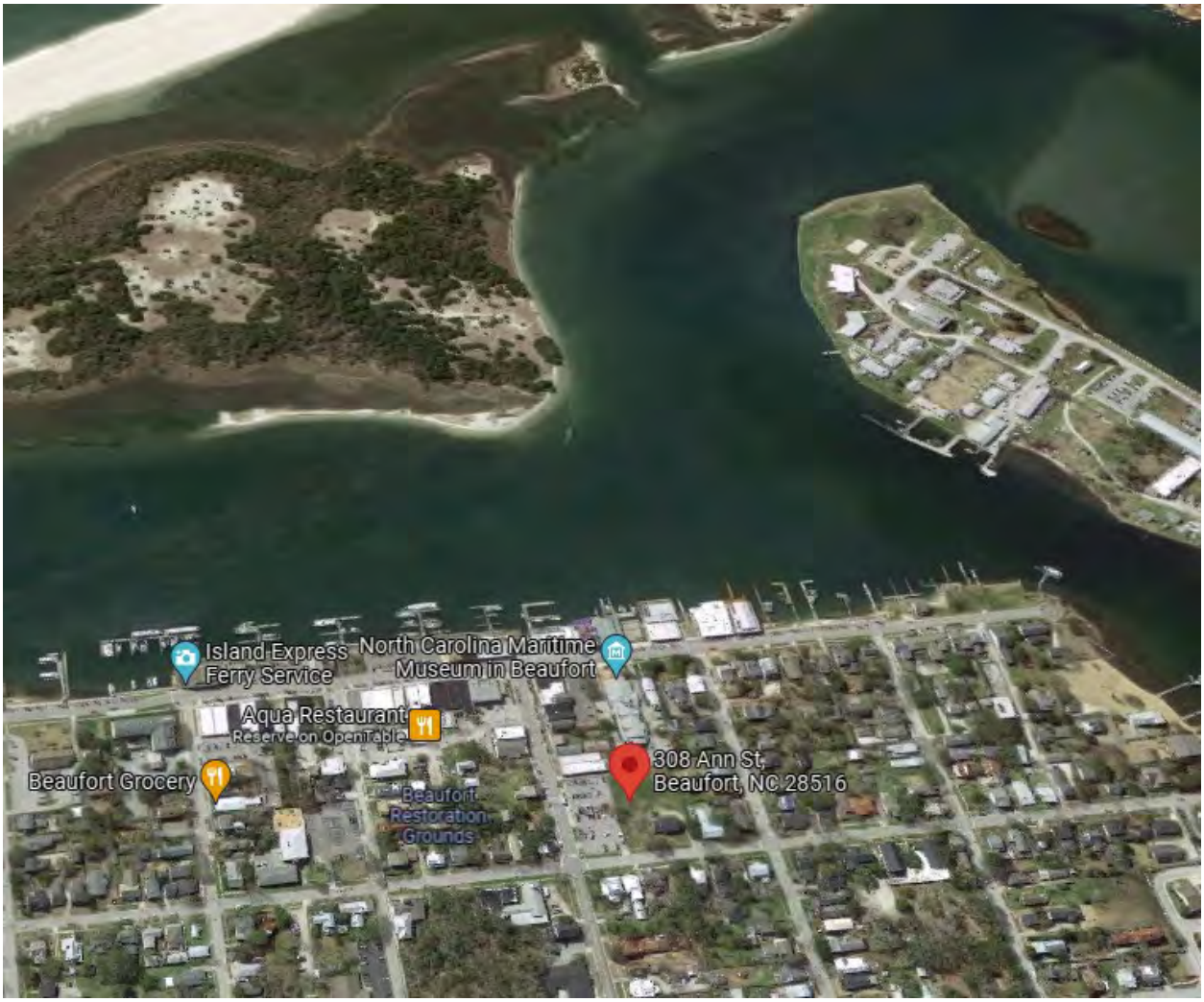
6.2.11. The use of fiber cement siding may be approved for new structures, non-historic structures and additions to historic structures not visible from public streets or waterways.

BHPC Case 22-17 308 Ann Street - Porch, Masonry, Parking, Siding & Building Placement



OWNER	AIL_HOU	MAIL_ST	MAIL_CITY	IL_ST	AIL_ZI	MAIL_ADD2
DAVIDSON,ARIAIL SCOTT			ASPEN	CO	81612	PO BOX 5141
EMRICH,MEGAN B ETVIR SAMUEL	2413	RIDGE ROAD	RALEIGH	NC	27612	
FIRST BAPTIST CHURCH BEAUFORT	403	ANN STREET	BEAUFORT	NC	28516	
HARRIS,STEPHEN W JR ETUX MARGE	2816	CHELSEA CIRCLE	DURHAM	NC	27707	
MOSIER,DAVID W JR ETAL	305	ANN STREET	BEAUFORT	NC	28516	
MOSIER,WILLIAM H ETUX LAURA R	305	ANN STREET	BEAUFORT	NC	28516	
THE '04 THOMAS O HOLLINSHED TR	100	S RIDGE STREET	SOUTHERN PINES	NC	28387	

Application for a
CERTIFICATE OF APPROPRIATENESS
308 Ann Street, Beaufort, NC 28516



Applicant: Scott Davidson

Architect: GO Architectural Design, PLLC

Builder: Aim Development, LLC

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: GO Architectural Design, PLLC - Sarah Afflerbach, AIA

Applicant Address: 1202A Pollock Street, New Bern, NC 28560

Business Phone: 252-633-0322 Email/Cell: sarah@goarchdesign.com 252-349-7806

Property Owner Name: Scott Davidson

Address of Property: 308 Ann Street, Beaufort, NC 28516

Phone Number: 970-948-4800 Email/Cell: scott@christiesasenre.com

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

New two story residence with detached garage (see plans provided)

Estimated Cost of Project: $ _____ Year House Built: empty lot

S. Scott Davidson 11/8/21

Applicant Signature Date

_____ _____

Property Owner Signature (if different than above) Date

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

OFFICE USE ONLY

Received by: _____ 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.

Adjacent Property Owners

to

308 Ann Street, Beaufort, NC 28516

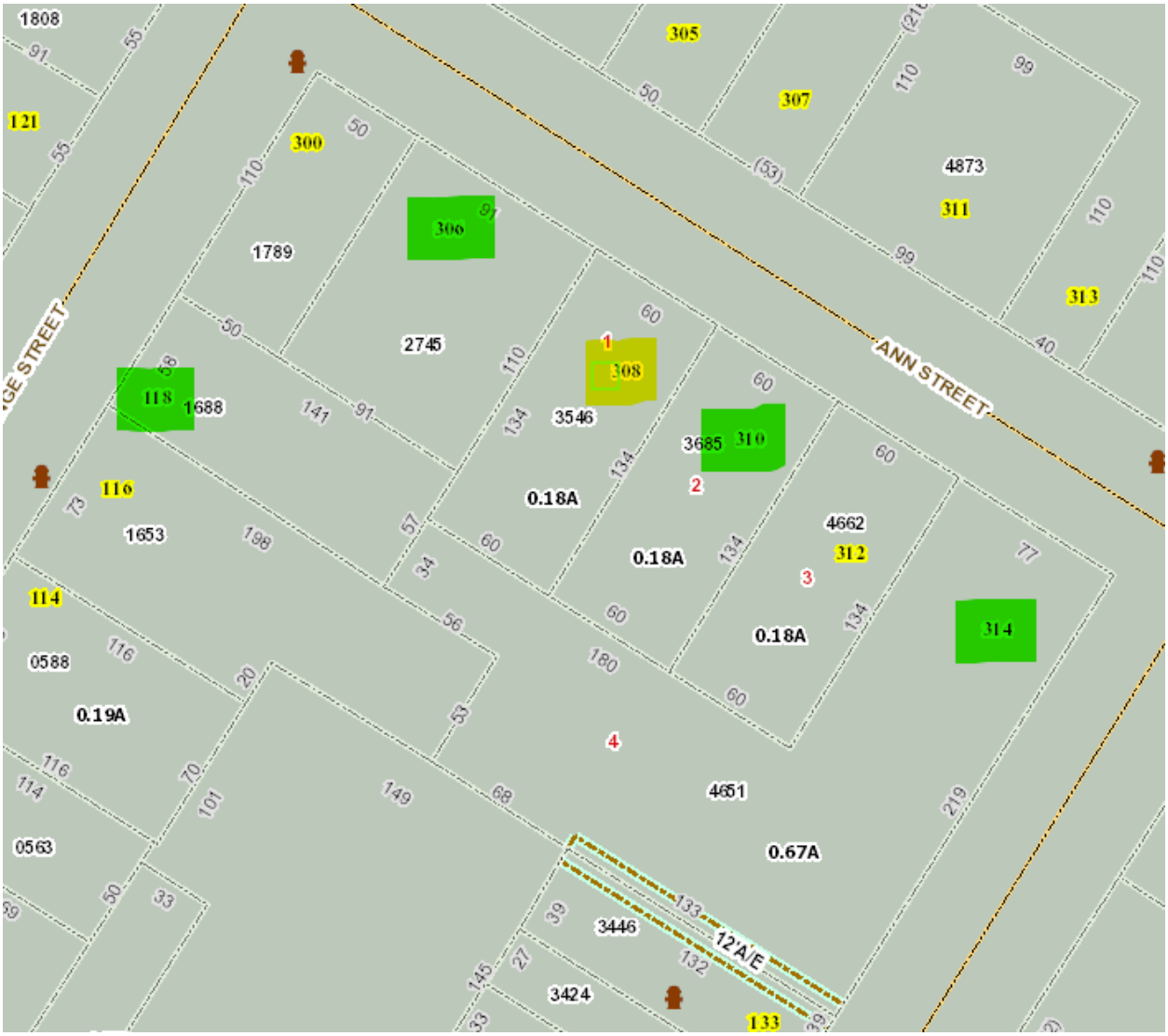
Adjacent Property owners to 308 Ann Street

PARCEL NUMBER:	730617102745000
OWNER:	THE '04 THOMAS O HOLLINSHED TR
PHYSICAL ADDRESS	306 ANN ST BEAUFORT
MAILING ADDRESS:	100 S RIDGE STREET SOUTHERN PINES NC 28387
LEGAL DESCRIPTION:	PART L64 TOWN OF BEAUFORT

PARCEL NUMBER:	730617101688000
OWNER:	GOELLNER,ALBERT J ETUX RUTH
PHYSICAL ADDRESS	118 ORANGE ST BEAUFORT
MAILING ADDRESS:	118 ORANGE ST BEAUFORT NC 28516
LEGAL DESCRIPTION:	PART L54 TOWN OF BEAUFORTT ORANGE STREET

PARCEL NUMBER:	730617103685000
OWNER:	HARRIS,STEPHEN W JR ETUX MARGE
PHYSICAL ADDRESS	310 ANN ST BEAUFORT
MAILING ADDRESS:	2816 CHELSEA CIRCLE DURHAM NC 27707
LEGAL DESCRIPTION:	LOT 2 TOWN OF BEAUFORT

PARCEL NUMBER:	730617104651000
OWNER:	FIRST BAPTIST CHURCH BEAUFORT
PHYSICAL ADDRESS	0 ANN ST
MAILING ADDRESS:	403 ANN STREET BEAUFORT NC 28516
LEGAL DESCRIPTION:	L4 TOWN OF BEAUFORT



Subject Property in yellow
Adjacent property owners outlines in green.

Photos of Streetscape, Site and Adjacent Homes:

308 Ann Street, Beaufort, NC 28516



308 Ann Street – Existing Site



Street view West on Ann Street



Street view West on Ann Street



Street view West on Ann Street



Street view East on Ann Street



Street view East on Ann Street



Street view East on Ann Street

DAVIDSON - CUSTOM HOME

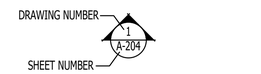


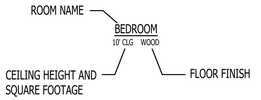
SCALE: 3/16" = 1'-0"

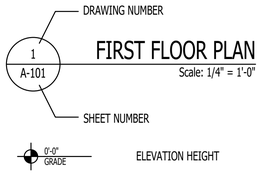
KEYS & SYMBOLS

DOOR & WINDOW SIZE KEY

2060 = 2'-0" WIDE X 6'-0" HIGH







ELECTRICAL ELEGEND

- RECEPTACLE
- FLOOR RECEPTACLE
- GFCI RECEPTACLE
- WATER PROOF RECEPTACLE
- SWITCH
- 3 WAY SWITCH
- FAN / LIGHT
- SECURITY LIGHT
- CEILING MOUNT
- WALL SCONCE
- CEILING PENDANT
- FAN / LIGHT
- 6" RECESSED CAN
- DIRECTIONAL PIN LIGHT
- FLUORESCENT
- UNDER-COUNTER
- CABLE
- GARAGE DOOR OPENER W/ LIGHT

SHEET SCHEDULE

G-101	TITLE SHEET
C-101	SITE PLAN
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-203	ELEVATIONS
A-204	COTTAGE ELEVATIONS
A-205	COLOR CHOICES

SQUARE FOOTAGE

HEATED / COOLED	
FIRST FLOOR PLAN	1,573 SF
SECOND FLOOR PLAN	1,373 SF
TOTAL	**2,949SF**
DEPENDANCY	447 SF
NON HEATED	
GARAGE	305 SF
FRONT PORCH	413 SF
SCREENED PORCH	241 SF
1ST FL REAR DECK	337 SF
2ND FL REAR DECK	337 SF
TOTAL	**1,633 SF**

ARCHITECTURAL DESIGN PLLC

1202-A Pollock Street
New Bern, NC 28560
252-633-0322
www.goarchdesign.com

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DAVIDSON CUSTOM HOUSE

308 ANN STREET, NEW BERN, NC 28516

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G-101

TITLE SHEET

11.22.2021
DAVIDSON - 308 ANN ST

DAVIDSON - CUSTOM HOME



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

KEYS & SYMBOLS

DOOR & WINDOW SIZE KEY

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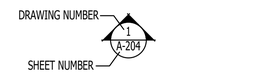

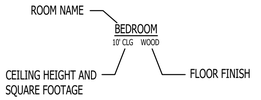

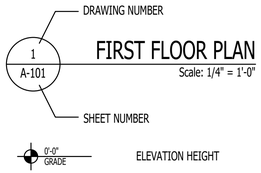

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A-203	ELEVATIONS
A-204	COTTAGE ELEVATIONS
A-205	COLOR CHOICES
E-101	ELECTRICAL PLANS
E-102	ELECTRICAL PLANS

SQUARE FOOTAGE

HEATED / COOLED	
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TOTAL	**2,949SF**
DEPENDANCY	447 SF

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SCREENED PORCH	241 SF
1ST FL REAR DECK	337 SF
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TOTAL	**1,633 SF**

UPDATE 08.11.2022

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DAVIDSON CUSTOM HOUSE

308 ANN STREET, NEW BERN, NC 28516

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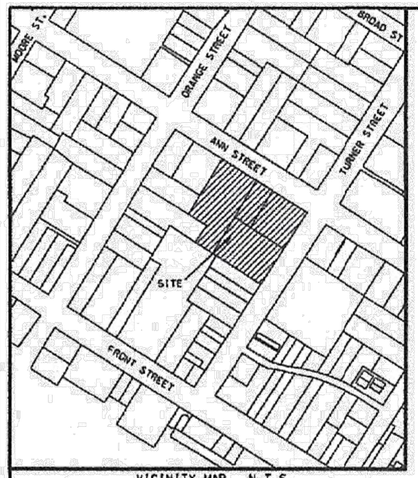
G-101

TITLE SHEET

08.11.2022
DAVIDSON - 308 ANN ST

312 ANN STREET

8,040 SQUARE FEET
VACANT LOT EXCEPT FOR
EXISTING WOOD FENCE
ALONG NE & SE LOT LINES



VICINITY MAP N.T.S.

COVERAGE

LOT SIZE 60'X134'	8,040 SF
HOUSE FOOTPRINT	2,627 SF
DEPENDENCY FOOTPRINT	752 SF
TOTAL	3,379 SF
LOT COVERAGE	42%



GRAPHIC SCALE: 1/16"=1'-0"
16' 0 8' 16' 32'

1 C-101 SITE PLAN 1/16" = 1'-0"

NORTH

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF BEAUFORT. AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER DATE

OWNER DATE

TOWN APPROVAL

THIS IS AN EXEMPT SUBDIVISION PURSUANT TO THE TOWN OF BEAUFORT SUBDIVISION ORDINANCE ARTICLE V SECTION 1A: COMBINATION OR RECOMBINATION OF PREVIOUSLY PLATTED LOTS.

Kyle Dawson, Plng Director 6/30/2020

DATE: PLANNING DIRECTOR

REVIEW OFFICER CERTIFICATION

COUNTY OF CARTERET

I Regan Ratcliff, REVIEW OFFICER OF CARTERET COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Regan Ratcliff 6/30/2020

REVIEW OFFICER DATE

REGISTER OF DEEDS CERTIFICATION

FILED FOR REGISTRATION AT 4:32 PM O'CLOCK

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C-101

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11.22.2021
DAVIDSON - 308 ANN ST

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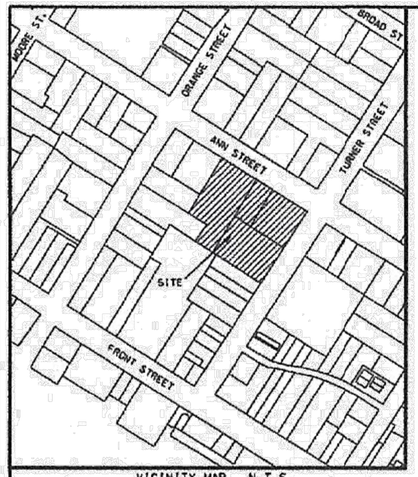

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Kelly Dawn, Plng Dirctr 6/30/2020

DATE: PLANNING DIRECTOR

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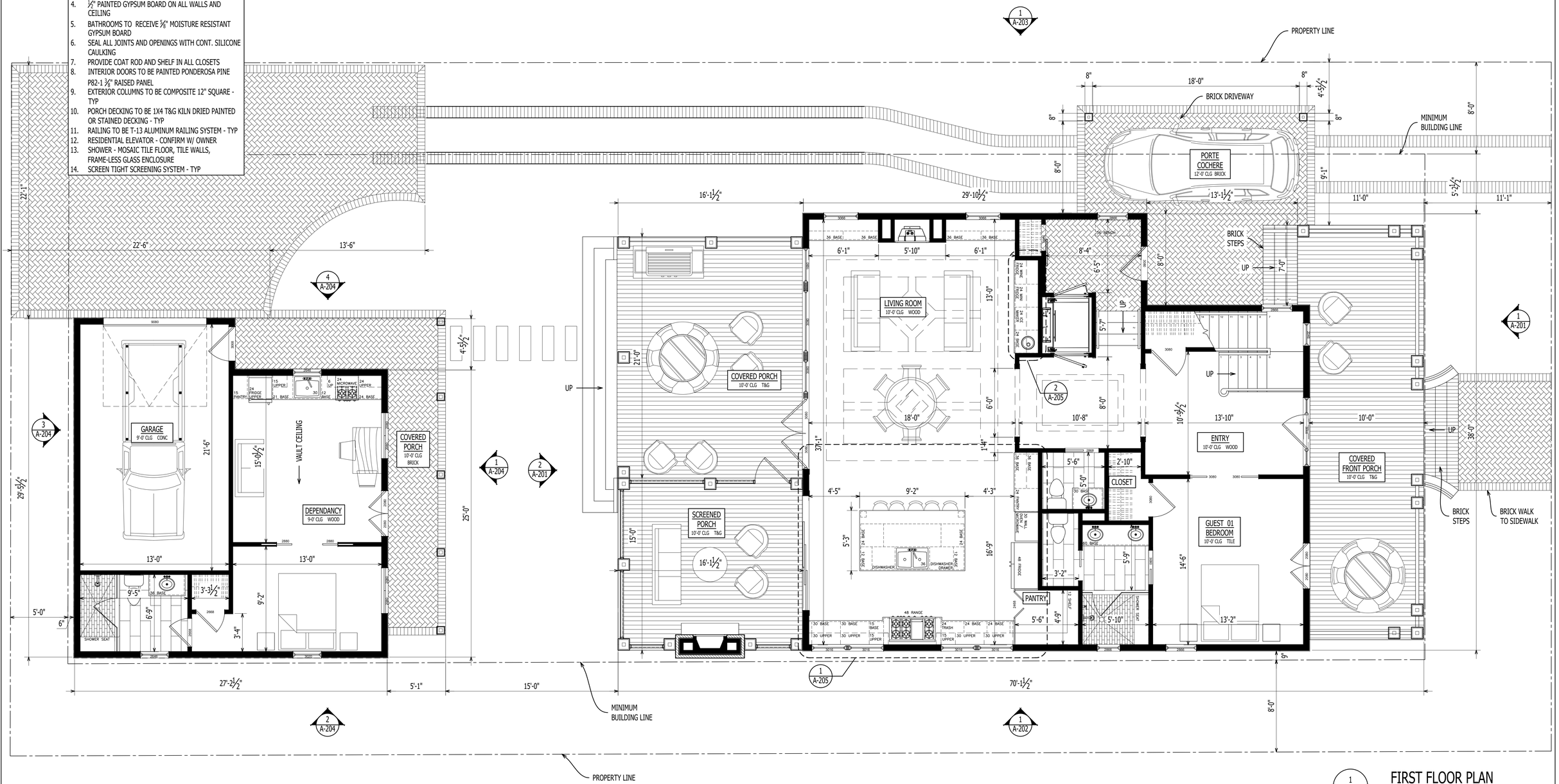
C-101

SITE PLAN

08.11.2022
DAVIDSON - 308 ANN ST

NOTES

1. DIMENSIONS ARE TO FACE OF STUD - THIS SHEET
2. ALL EXTERIOR WALLS - 2X6 WOOD STUD @ 16" O.C.
3. ALL INTERIOR WALLS - 2X4 WOOD STUD @ 16" O.C.
4. ½" PAINTED GYPSUM BOARD ON ALL WALLS AND CEILING
5. BATHROOMS TO RECEIVE ⅝" MOISTURE RESISTANT GYPSUM BOARD
6. SEAL ALL JOINTS AND OPENINGS WITH CONT. SILICONE CAULKING
7. PROVIDE COAT ROD AND SHELF IN ALL CLOSETS
8. INTERIOR DOORS TO BE PAINTED PONDEROSA PINE P82-1 ⅜" RAISED PANEL
9. EXTERIOR COLUMNS TO BE COMPOSITE 12" SQUARE - TYP
10. PORCH DECKING TO BE 1X4 T&G KILN DRIED PAINTED OR STAINED DECKING - TYP
11. RAILING TO BE T-13 ALUMINUM RAILING SYSTEM - TYP
12. RESIDENTIAL ELEVATOR - CONFIRM W/ OWNER
13. SHOWER - MOSAIC TILE FLOOR, TILE WALLS, FRAME-LESS GLASS ENCLOSURE
14. SCREEN TIGHT SCREENING SYSTEM - TYP



1 / A-101 — FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'

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DAVIDSON CUSTOM HOUSE

308 ANN STREET, NEW BERN, NC 28516

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A-101
FIRST FLOOR PLAN
11.22.2021
DAVIDSON - 308 ANN ST

NOTES

1. DIMENSIONS ARE TO FACE OF STUD - THIS SHEET
2. ALL EXTERIOR WALLS - 2X6 WOOD STUD @ 16" O.C.
3. ALL INTERIOR WALLS - 2X4 WOOD STUD @ 16" O.C.
4. ½" PAINTED GYPSUM BOARD ON ALL WALLS AND CEILING
5. BATHROOMS TO RECEIVE ⅝" MOISTURE RESISTANT GYPSUM BOARD
6. SEAL ALL JOINTS AND OPENINGS WITH CONT. SILICONE CAULKING
7. PROVIDE COAT ROD AND SHELF IN ALL CLOSETS
8. INTERIOR DOORS TO BE PAINTED PONDEROSA PINE P82-1 ⅜" RAISED PANEL
9. EXTERIOR COLUMNS TO BE COMPOSITE 12" SQUARE - TYP
10. PORCH DECKING TO BE 1X4 T&G KILN DRIED PAINTED OR STAINED DECKING - TYP
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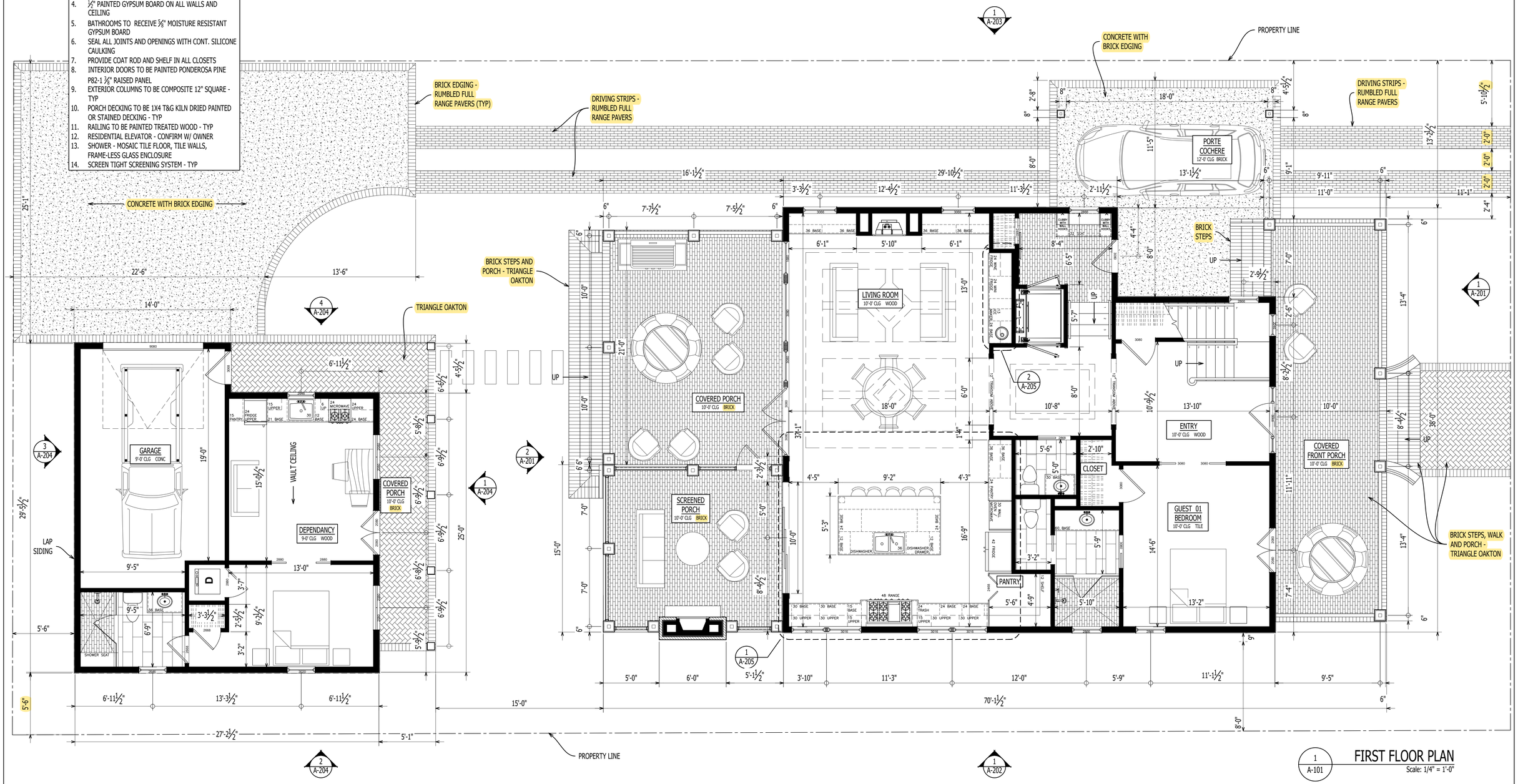

UPDATE 08.11.2022

1 A-101 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

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A-101
FIRST FLOOR PLAN
08.11.2022
DAVIDSON - 308 ANN ST

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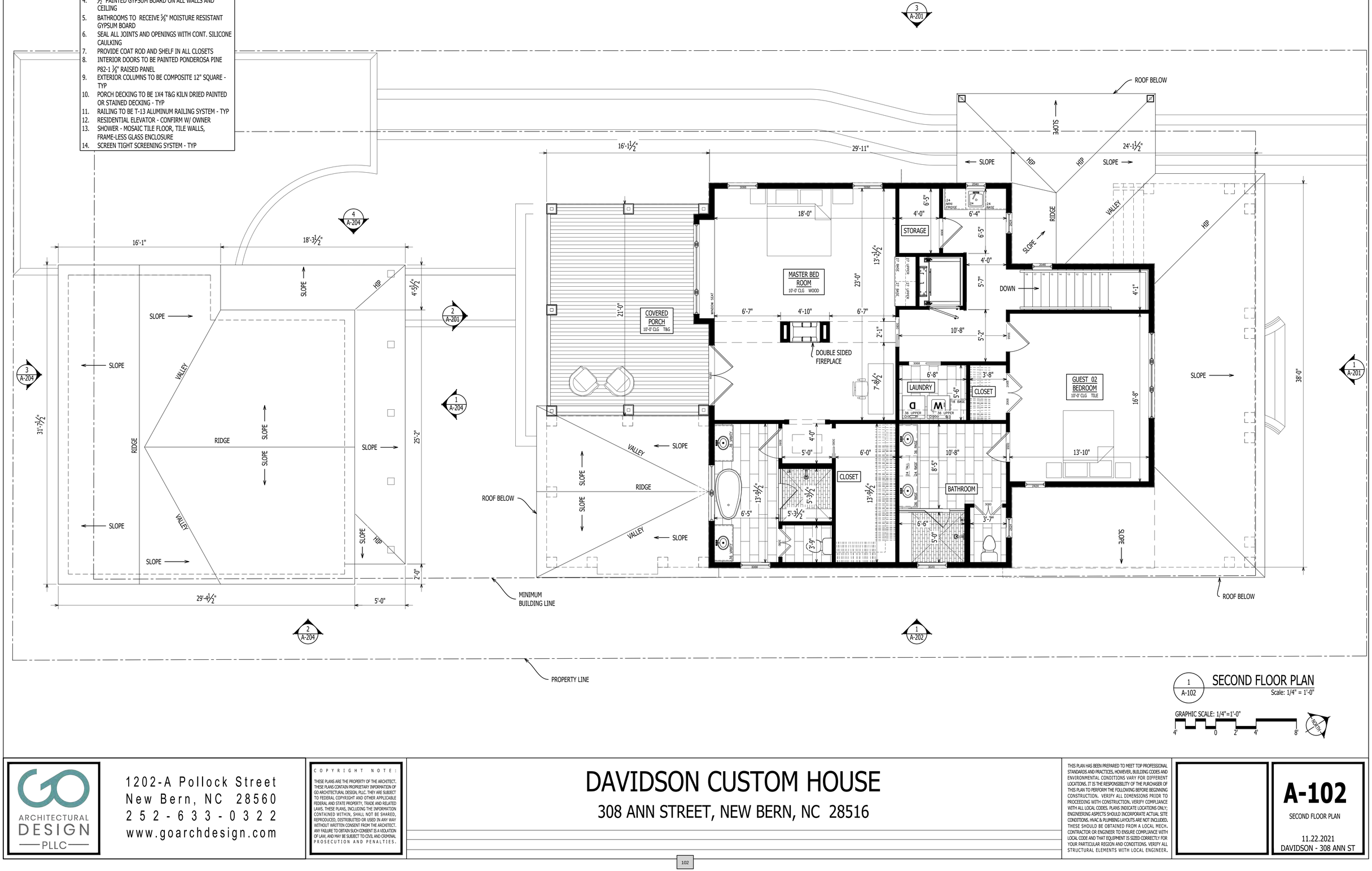

1 A-102 **SECOND FLOOR PLAN**
Scale: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'

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A-102
SECOND FLOOR PLAN
11.22.2021
DAVIDSON - 308 ANN ST

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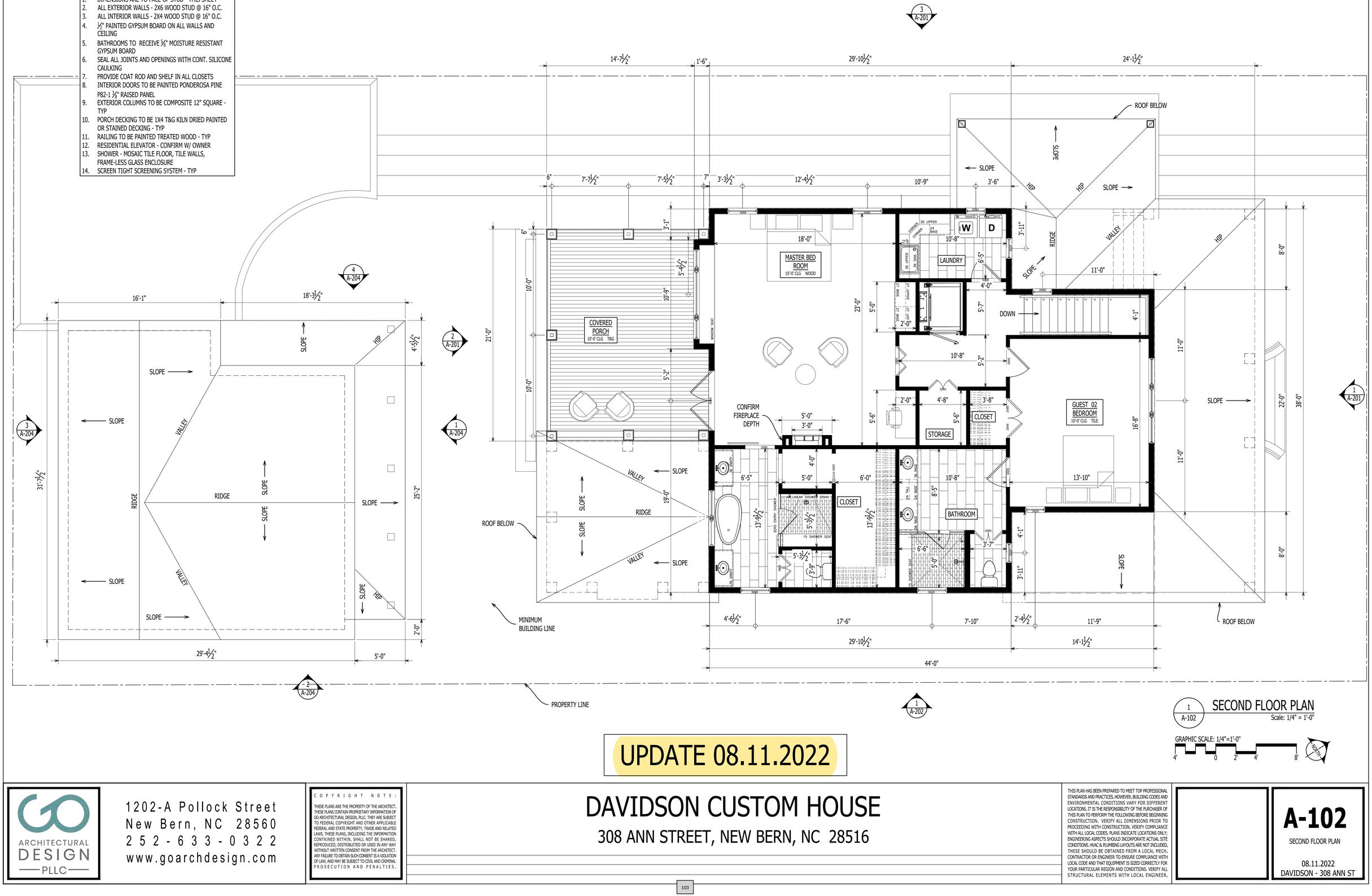
14. SCREEN TIGHT SCREENING SYSTEM - TYP



1 A-102 **SECOND FLOOR PLAN**
Scale: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'

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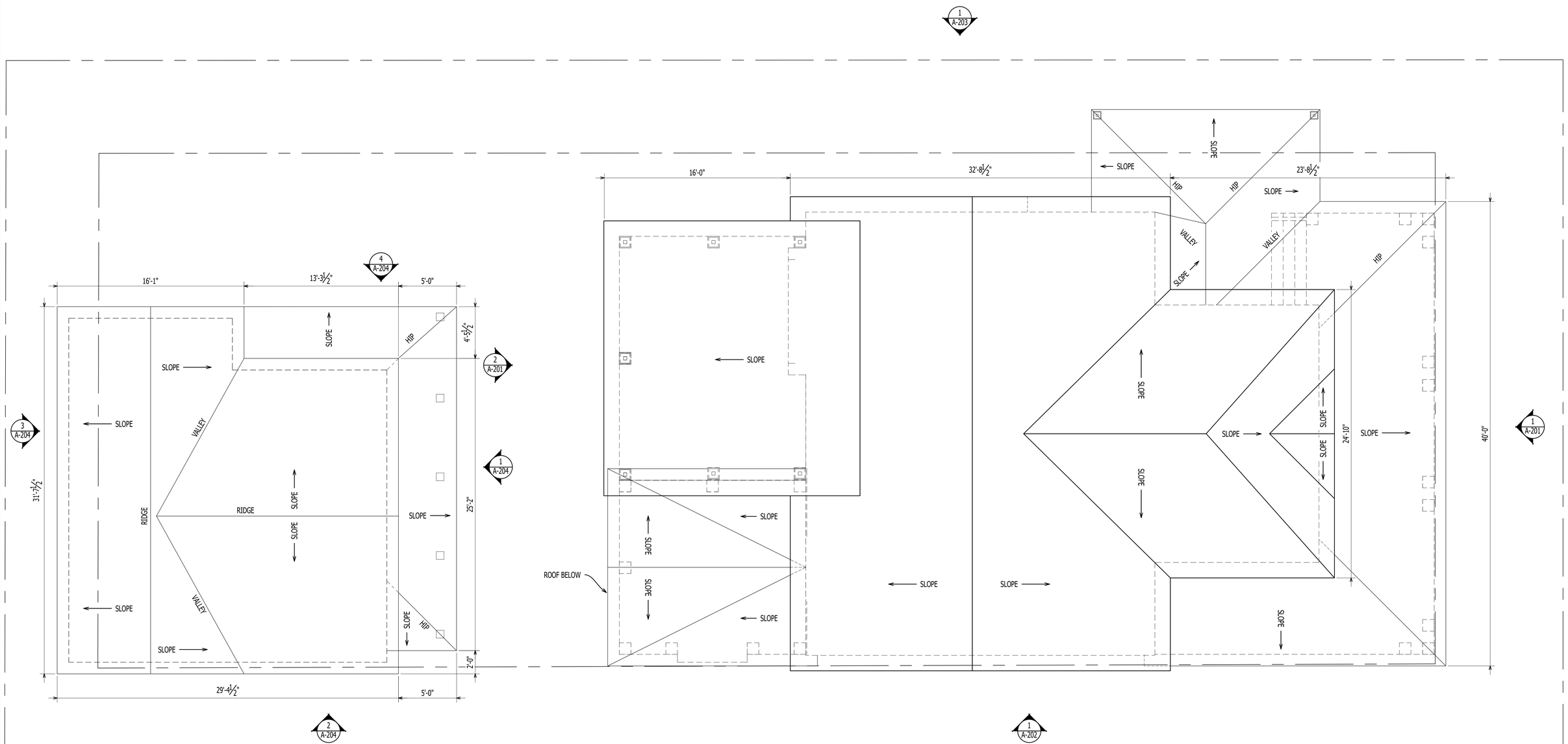
A-102
SECOND FLOOR PLAN
08.11.2022
DAVIDSON - 308 ANN ST



1 A-103 — ROOF PLAN
Scale: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'
NORTH

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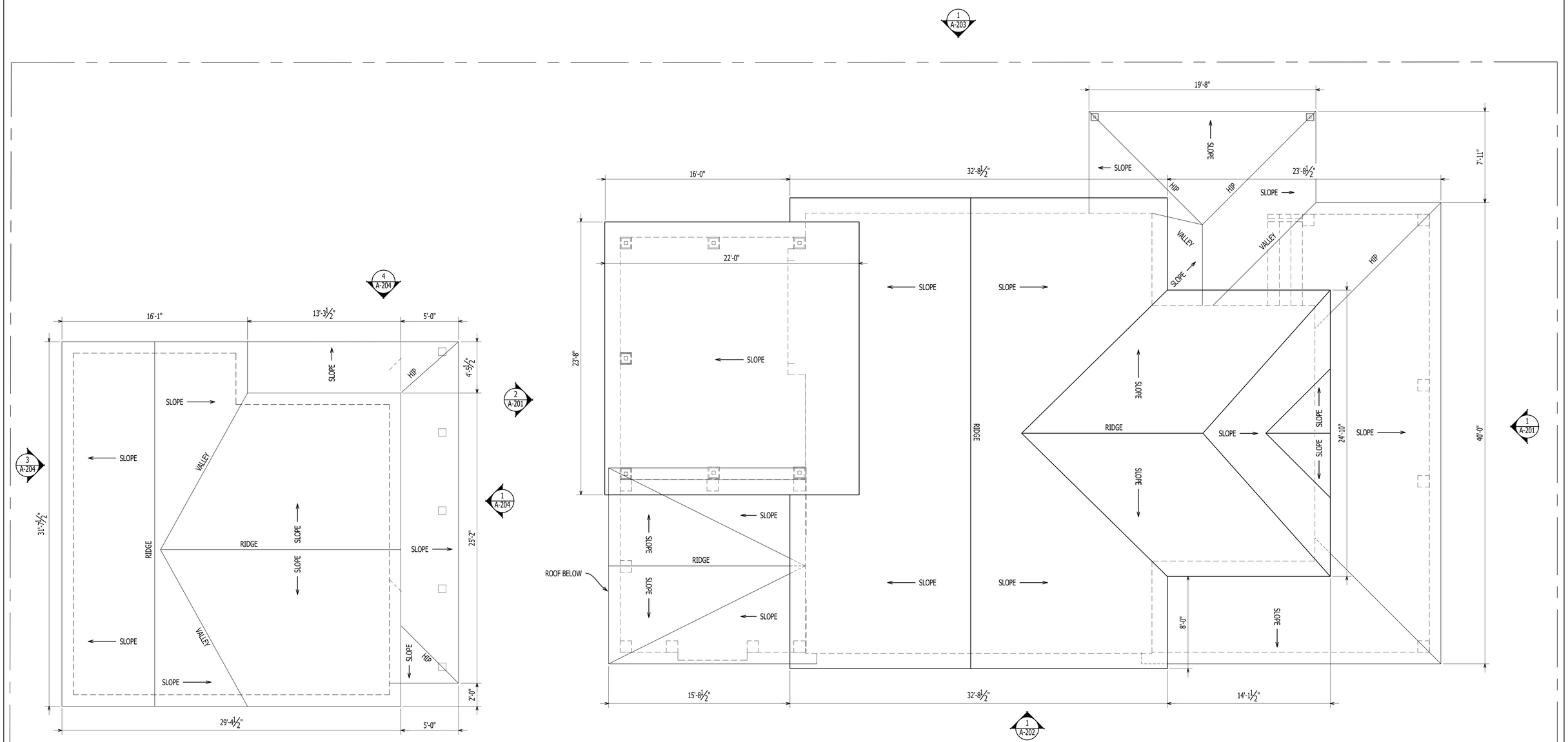
A-103

ROOF PLAN

11.22.2021
DAVIDSON - 308 ANN ST



1 A-103 — ROOF PLAN
Scale: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'

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A-103

ROOF PLAN

08.11.2022
DAVIDSON - 308 ANN ST



1 A-201 ELEVATION
Scale: 1/4" = 1'-0"



2 A-201 ELEVATION
Scale: 1/4" = 1'-0"

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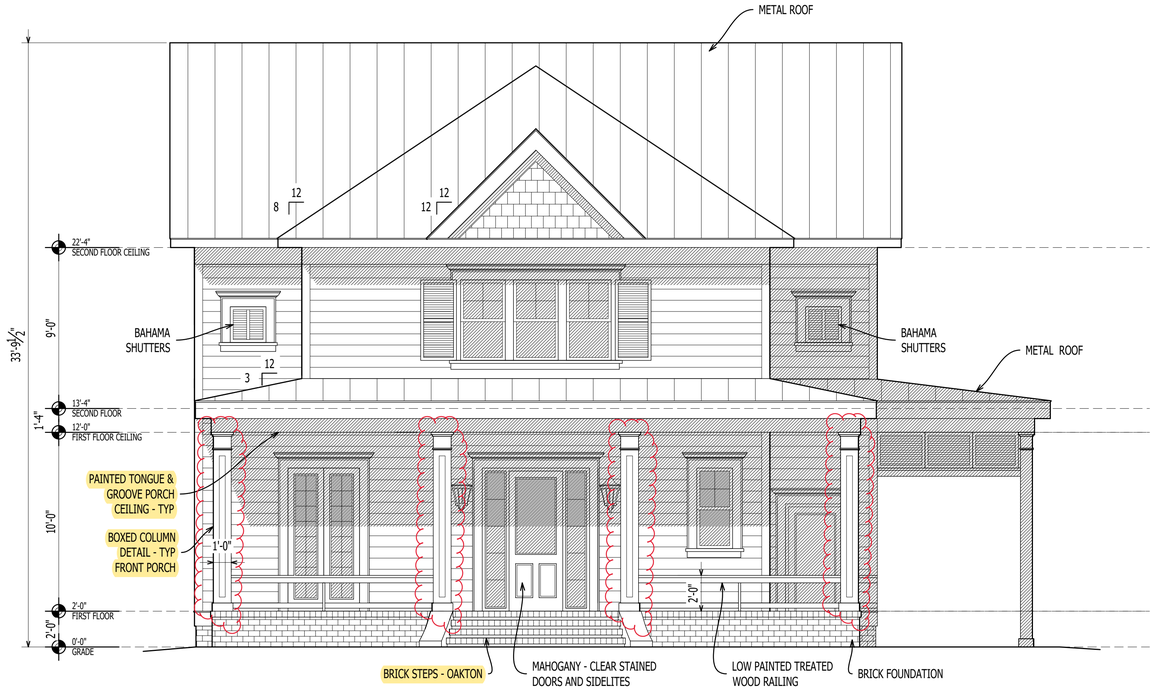
A-201

ELEVATIONS

11.22.2021
DAVIDSON - 308 ANN ST



1 A-201 ELEVATION
Scale: 1/4" = 1'-0"



2 A-201 ELEVATION
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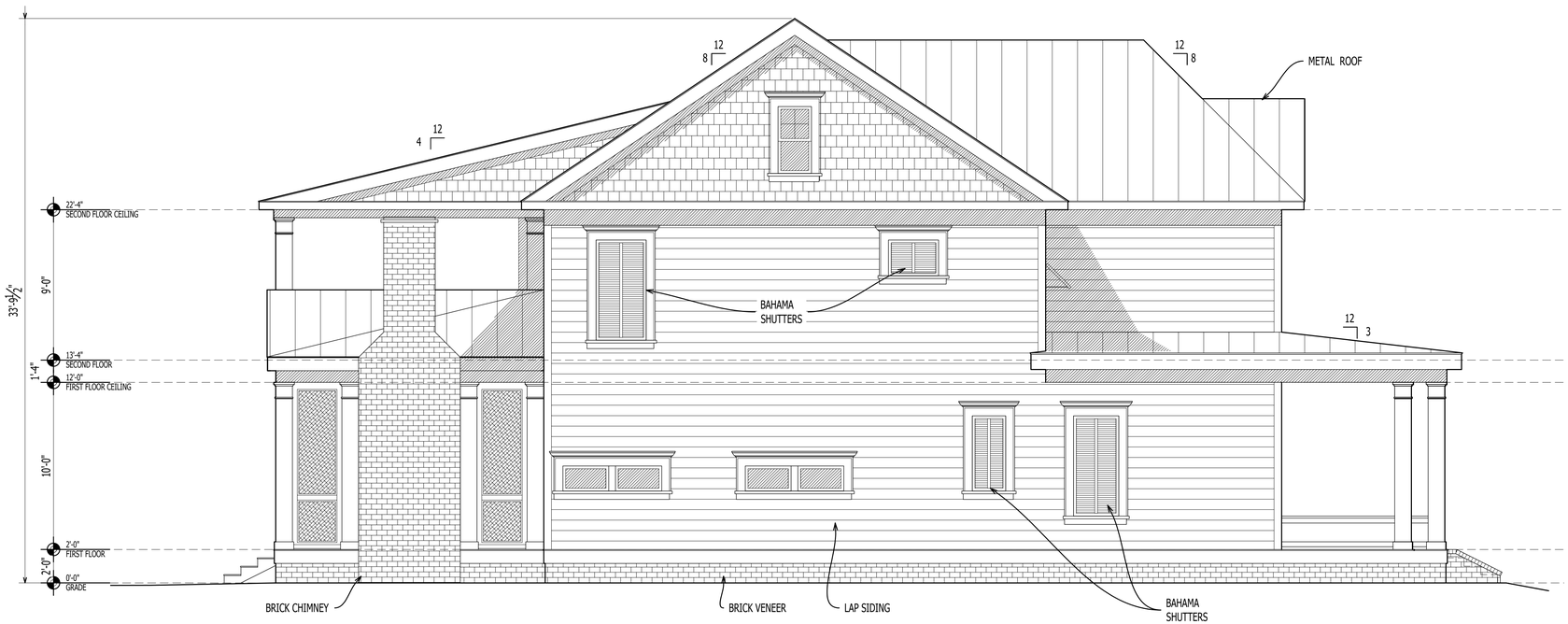

1
A-202

ELEVATION

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

4' 0 2' 4' 8'

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A-202

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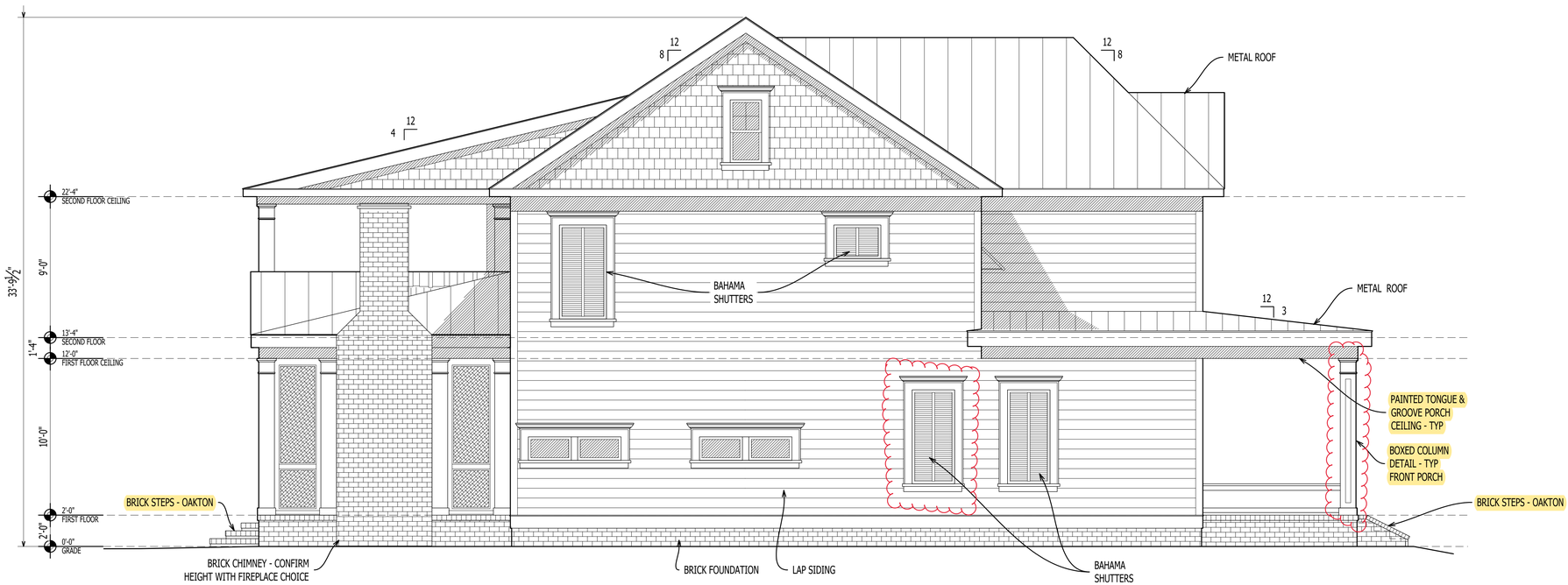

1
A-202

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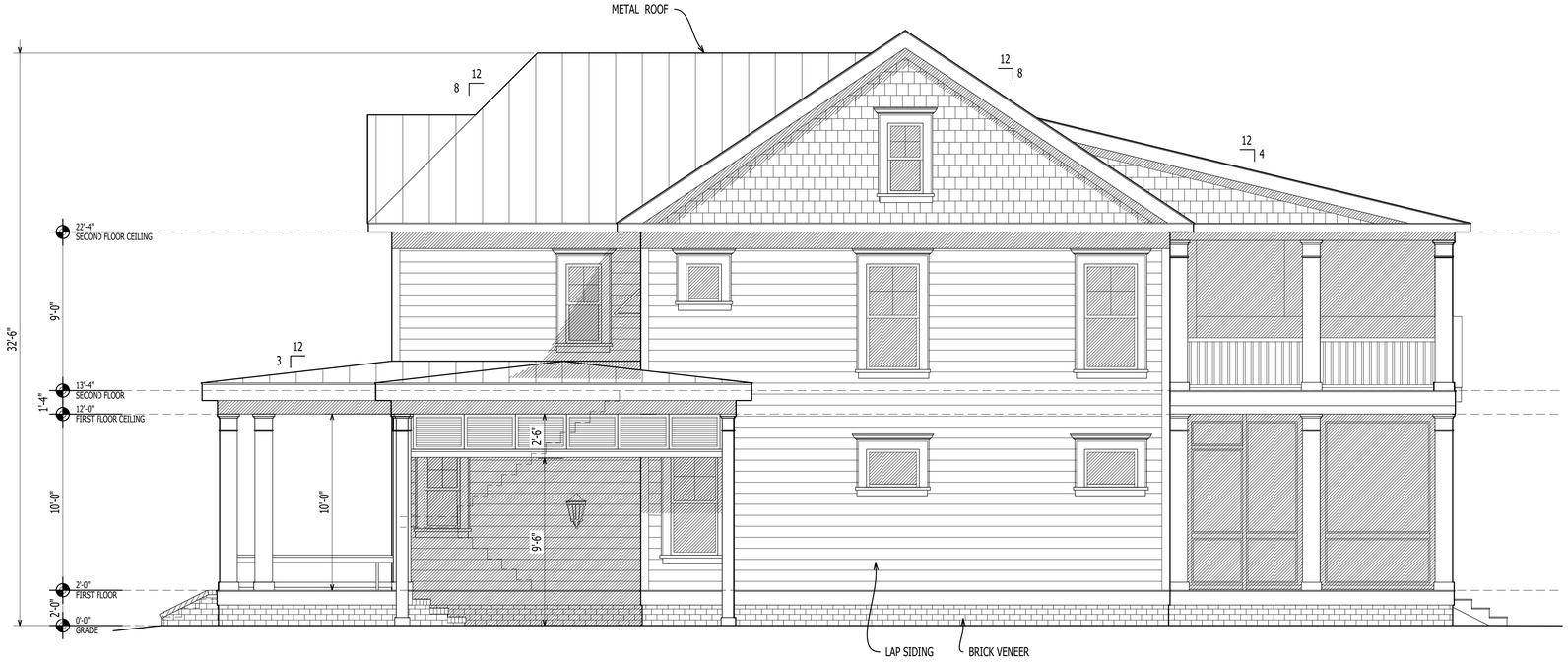
DAVIDSON - 308 ANN ST



2 / A-202 ELEVATION
Scale: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'

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DAVIDSON CUSTOM HOUSE

308 ANN STREET, NEW BERN, NC 28516

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A-203
ELEVATIONS

11.22.2021
DAVIDSON - 308 ANN ST



2
A-202

ELEVATION

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UPDATE 08.11.2022

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A-203

ELEVATIONS

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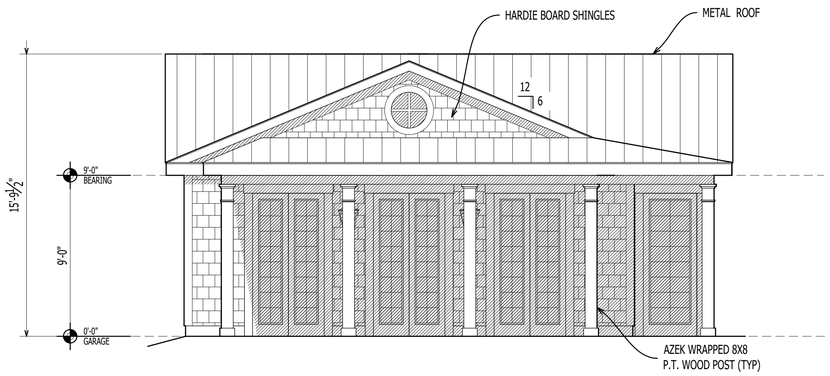

1 A-204 **GARAGE ELEVATION**
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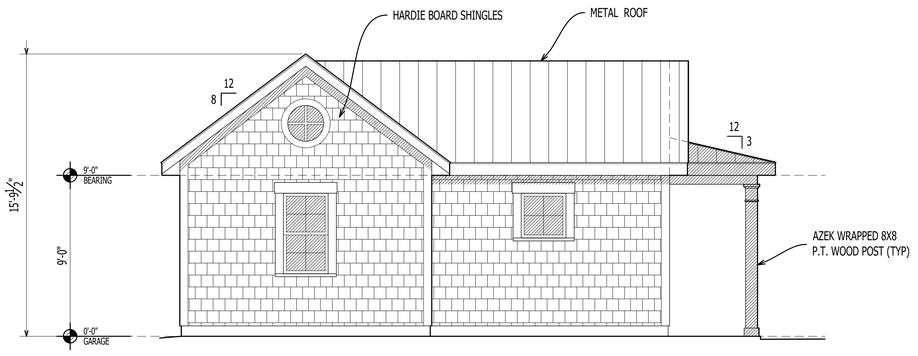

2 A-204 **GARAGE ELEVATION**
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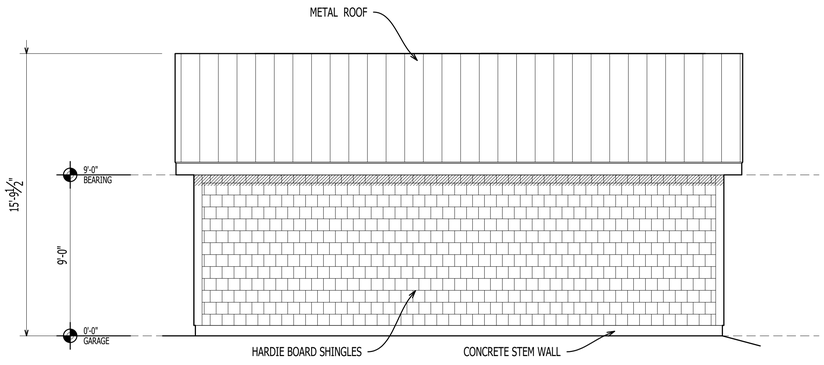
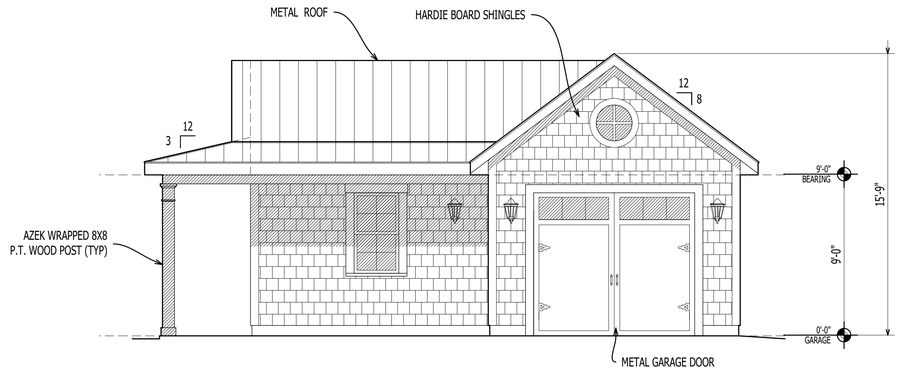


3 A-204 **GARAGE ELEVATION**
Scale: 1/4" = 1'-0"



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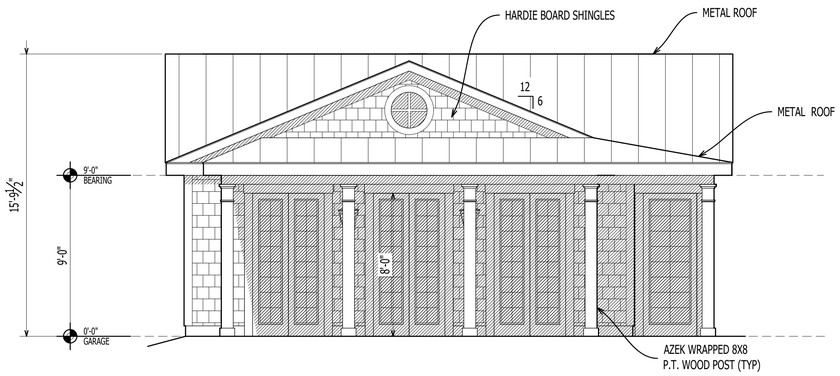

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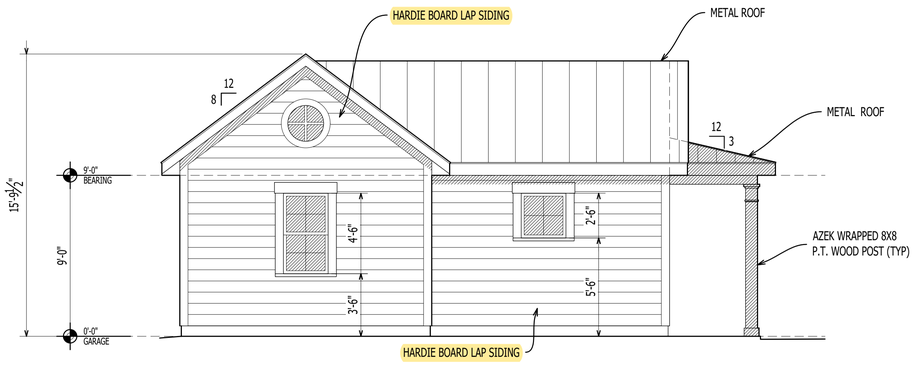

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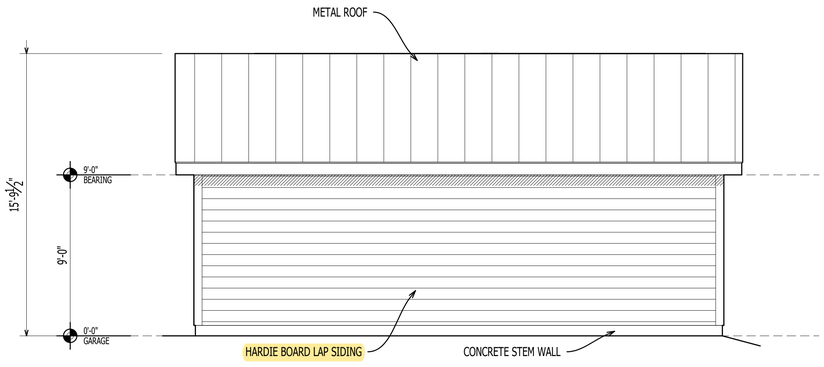

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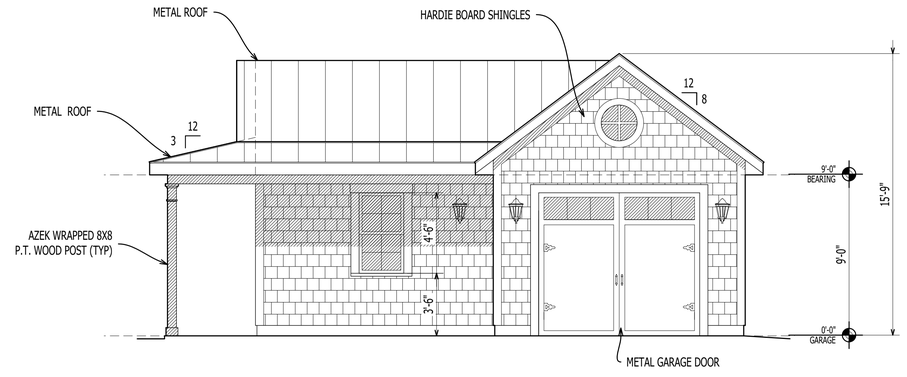

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A-204

GARAGE ELEVATIONS

08.11.2022
DAVIDSON - 308 ANN ST



1/A-201 ELEVATION



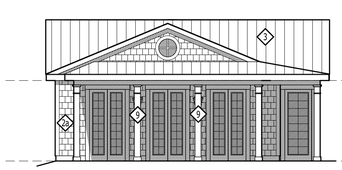
1/A-201 ELEVATION



1/A-203 ELEVATION



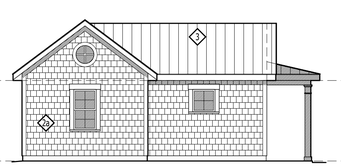
1/A-202ELEVATION



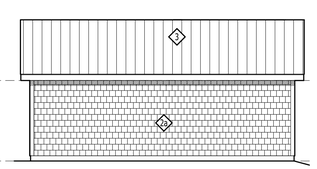
1/A-204 ELEVATION



2/A-204 ELEVATION



3/A-204 ELEVATION

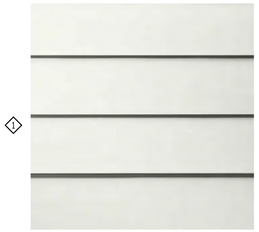


4/A-204 ELEVATION

GRAPHIC SCALE: 1/8"=1'-0"

8' 0 4' 8' 16'

COLOR NOTES



1 ALL HARDIEPLANK FIBER CEMENT SMOOTH SIDING 7.25"X144" ARCTIC WHITE AND TRIM - TYP



2 HARDIESHINGLE FIBER CEMENT STRAIGHT SIDING 15.25"X48" ARCTIC WHITE - TYP



3 DOVE GREY STANDING SEAM METAL ROOF - TYP



2a HARDIESHINGLE FIBER CEMENT STRAIGHT SIDING 15.25"X48" LIGHT MIST



5 ALL BRICK TO BE: TRIANGLE BRICK - OAKTON - TYP



4 MAHOGANY - CLEAR STAINED DOORS AND SIDE-LITES (SHOWN FOR COLOR)



7 ALL SHUTTERS TO BE PAINTED - DE NIMES 229 - TYP



6 TREX DECKING - FOGGY WARF - TYP



9 BELOVO GOVERNOR'S CARRIAGE LIGHT FIXTURE - 17"



8 BELOVO FRENCH QUARTER 21" HANGING CHAIN LIGHT FIXTURES WITH 4 CONNECTOR CHAINS TO PREVENT SWAY



10 BELOVO GOVERNOR'S CARRIAGE LIGHT FIXTURE - 24"



11 BELOVO GOVERNOR'S ORIGINAL BRACKET LIGHT FIXTURE - 30"

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A-206

EXTERIOR COLORS

11.22.2021
DAVIDSON - 308 ANN ST



1/A-201 ELEVATION



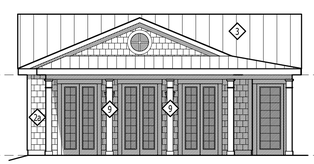
1/A-201 ELEVATION



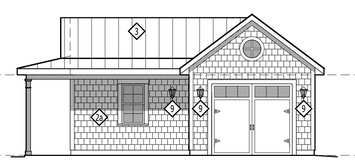
1/A-203 ELEVATION



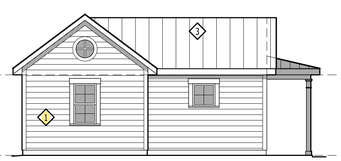
1/A-202ELEVATION



1/A-204 ELEVATION



2/A-204 ELEVATION



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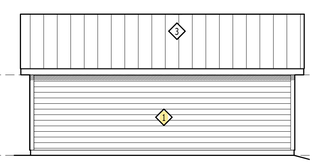


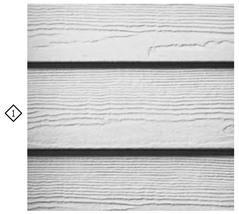
4/A-204 ELEVATION

UPDATE 08.11.2022

GRAPHIC SCALE: 1/8"=1'-0"

8' 0 4' 8' 16'

COLOR NOTES



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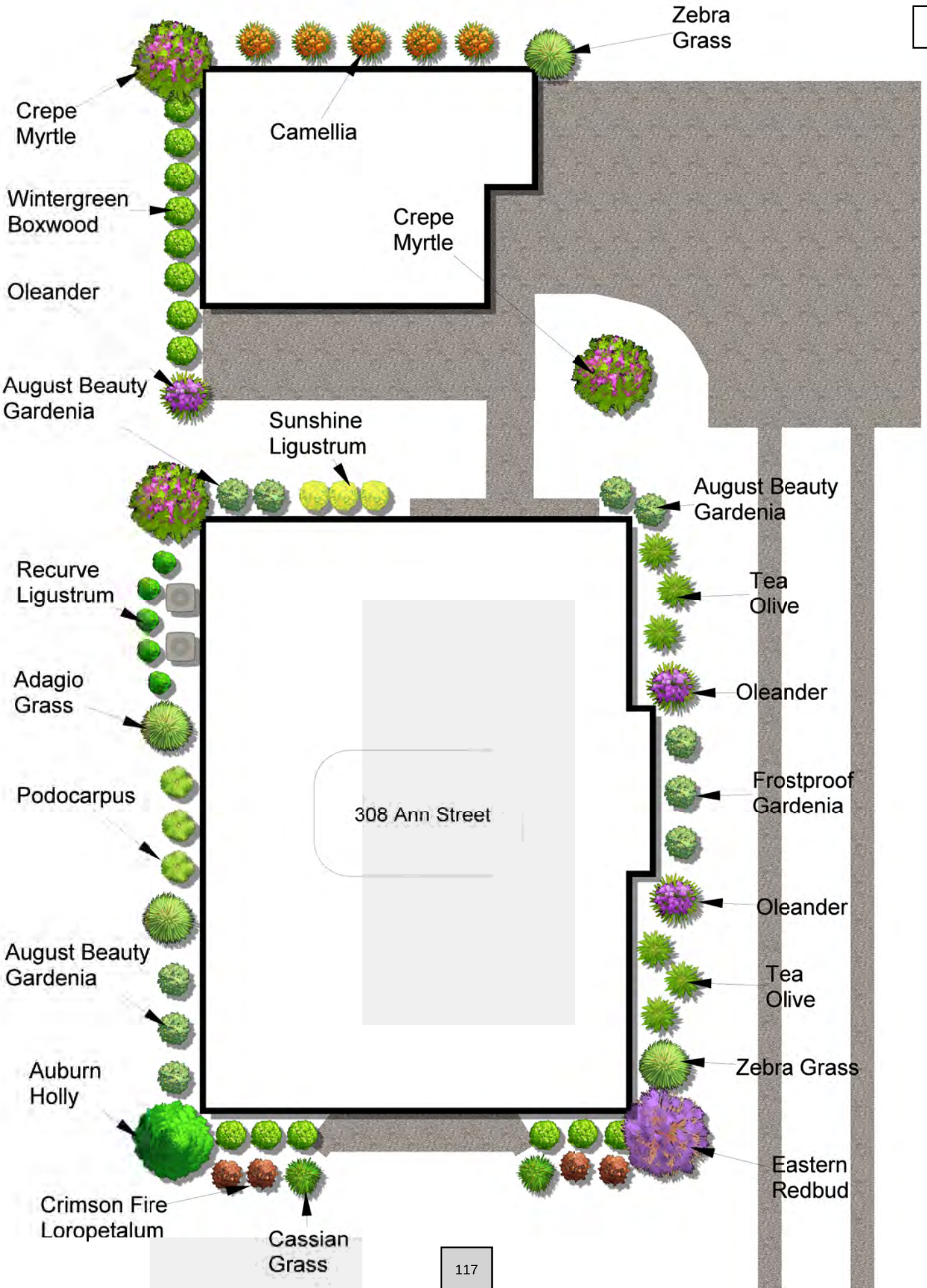
A-206

EXTERIOR COLORS

08.11.2022
DAVIDSON - 308 ANN ST

Landscaping
and
Details of Tree to be Removed
308 Ann Street, Beaufort, NC 28516


Zebra Grass
Crepe Myrtle
Camellia
Wintergreen Boxwood
Crepe Myrtle
Oleander
August Beauty Gardenia
Sunshine Ligustrum
August Beauty Gardenia
Recurve Ligustrum
Tea Olive
Adagio Grass
Oleander
Podocarpus
308 Ann Street
Frostproof Gardenia
Oleander
August Beauty Gardenia
Tea Olive
Auburn Holly
Zebra Grass
Eastern Redbud
Crimson Fire Loropetalum
Cassian Grass





Styron's Tree Service, LLC
P.O. Box 1521
Morehead City, NC 28557
252.726.0311
styronstreeservice@outlook.com

November 10, 2021

Mr. Scott Davidson
PO Box 5141
Aspen, CO 81612

Re: 308 Ann Street, Beaufort; Persimmon Tree

Dear Mr. Davidson,

I have made a site visit to 308 Ann Street and a review of the site plan drawing which you supplied.

Based upon that I recommend that the persimmon tree located in the southwest corner of the lot be removed as it is within the footprint of the proposed carriage house.

Sincerely yours,

David Styron

David Styron
Certified Arborist SO-1786A





308 Ann Street – Tree to be removed

Photos of Bahama Shutters:

308 Ann Street, Beaufort, NC 28516



209 Pollock Street, Beaufort, NC 28516



303 Pollock Street, 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, September 6, 2022 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business

SUBJECT: Case # 22-23 601 Front Street – Fence & Wall

BRIEF SUMMARY:

The applicant wishes to install a new fence along Queen Street on a new brick wall.

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: August 22, 2022

Case No. 22-23

Request: Install New Fencing & Wall on Queen Street side of Inlet Inn property.

Applicant: Inlet Inn – Jay Tervo & Barbara McKenzie
601 Front Street
Beaufort, NC 28516

Property Information:

Owners: Town of Beaufort
Location: 601 Front Street (& Queen Street)
PIN#: 730505291706000

Project Information: In the District Survey, updated by Ruth Little, 300 Ann is described as **Inlet Inn (replacement)** c. 1980's. Newly constructed Inn replaces the old Inlet Inn which used to stand on the opposite corner of the block. Large, traditional Beaufort-style, 2 ½ story, side gable reproduction with engaged 2-story porch dominates the street front. Also features 6 interior chimneys and lengthy rear wing with matching porches.

Proposed work:

- See Attachment from Applicant

Material:

- See Material Submitted by 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 to include photos

Fences and Walls Guidelines

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

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

8.2.4. 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)

BHPC Case 22-23 601 Front Street - Fencing & Wall



OWNER	AIL_HOU	MAIL_ST	MAIL_CITY	IL_ST	MAIL_ZI5	MAIL_ADD2
113 QUEEN STREET LLC	105	WESTON ESTATES WAY	CARY	NC	27513	
ALL PARK CORPORATION D/B/A	117	QUEEN ST	BEAUFORT	NC	28516	
BLUE TREASURE LLC			CARY	NC	27519	PO BOX 3557
INLET INN BEAUFORT LLC	215	ANN STREET	WILMINGTON	NC	28401	
PECAN TREE INN HOSPITALITY INC	116	QUEEN STREET	BEAUFORT	NC	28516	C/O STANLEY ETUX CHRISTIN LAMB
SHEPPARD,PATRICIA CAMPBELL	234	GIBBS CT	BEAUFORT	NC	28516	
STEPHENS,PAUL F ETAL TRUSTEE	104	GOVERNORS DRIVE	WILLIAMSBURG	VA	23185	
TOWN OF BEAUFORT/INLET INN						

22-23

4.

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: Inlet Inn

Applicant Address: 601 Front Street

Business Phone: 252-728-3600 Email/Cell: barbara@inlet-inn.com

Property Owner Name: Barbara McKenzie & Jay Tebbo

Address of Property: 601 Front Street

Phone Number: 910-367-3496 m. Email/Cell: (above)

PROJECT INFORMATION

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

Remove and replace old picket fence along Queen Street & North & Side sides of Entrance to Inlet Inn parking lot. Brick knee wall with scalloped fence line will be used.

Estimated Cost of Project: $ 25,000 Year House Built: 1985

Barbara McKenzie — Aug. 16, 2022

Applicant Signature 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: _____

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 <u>Signage</u>:**
   - ☐ 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 **<u>must be present at the meeting</u>** 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 <u>building permit</u> 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 <u>k.garner@beaufortnc.org</u>.

1.
List of Inlet Inn's adjacent Property Owners on Orange Street:

There are only two neighbors adjacent to the Inlet Inn. The back of our parking lot lies adjacent to the back of the Pecan Tree Inn garden and maintenance area. The Carriage House Air BnB at 114 Queen St lies adjacent to our parking lot.

The Pecan Tree Inn
% Christine and Stan Lamb
116 Queen Street
Beaufort, NC 28516
email: christine@pecantree.com

Carriage House AirBnB or Short Term Rental
% Trish Sheppard, Owner
114 Queen Street
Beaufort, NC 28516
email: trish197375@yahoo.com

Photos of Site to be impacted: 114 Orange St. to Front Street

A. Inlet Inn on Queen Street - existing fence on north side of the entrance
B. Inlet Inn on Queen Street - existing fence on south side of the entrance
C. Queen Street to Front Street Proposed Beaufort Fence-north of entrance
D Queen Street to Front Street Proposed Beaufort Fence-south of entrance to corner of Inlet Inn building
E. Existing Entrance
F. Proposed Entrance
G. Existing scalloped Beaufort fence at Marmalade Bakery.
H. Existing brick/picket example at 301 Front Street

Site Plan Dimensions

A. Existing dimensions - 58" tall x 3.5" overall depth and 190 feet total length.
B. *Proposed dimensions* - brick/wood picket fence maximum height -54 " tall, (includes knee wall maximum height of 22"), width of brick knee wall - 12". Height of wood picket not to exceed 32". 190 feet total length.

Description of Building Materials
Triangle Brick - Northhampton Bricks from ADAMS in Morehead City.
Photo of brick sample included — *example AA/I.*
Pickets - Solid 1.5 sq" treated wood, painted white

2.
List of items required as applicable to project:

-Demolition only entails removal of current picket fencing from 114 Queen to Front Street.
-Fence placement will be moved closer to the existing sidewalk to avoid any tree removal, root damage or disruption of existing shrubbery.
-There are no historic structure renovations or demolitions involved in this project.



Existing Fence "A", north side of entrance / Queen Street

4.



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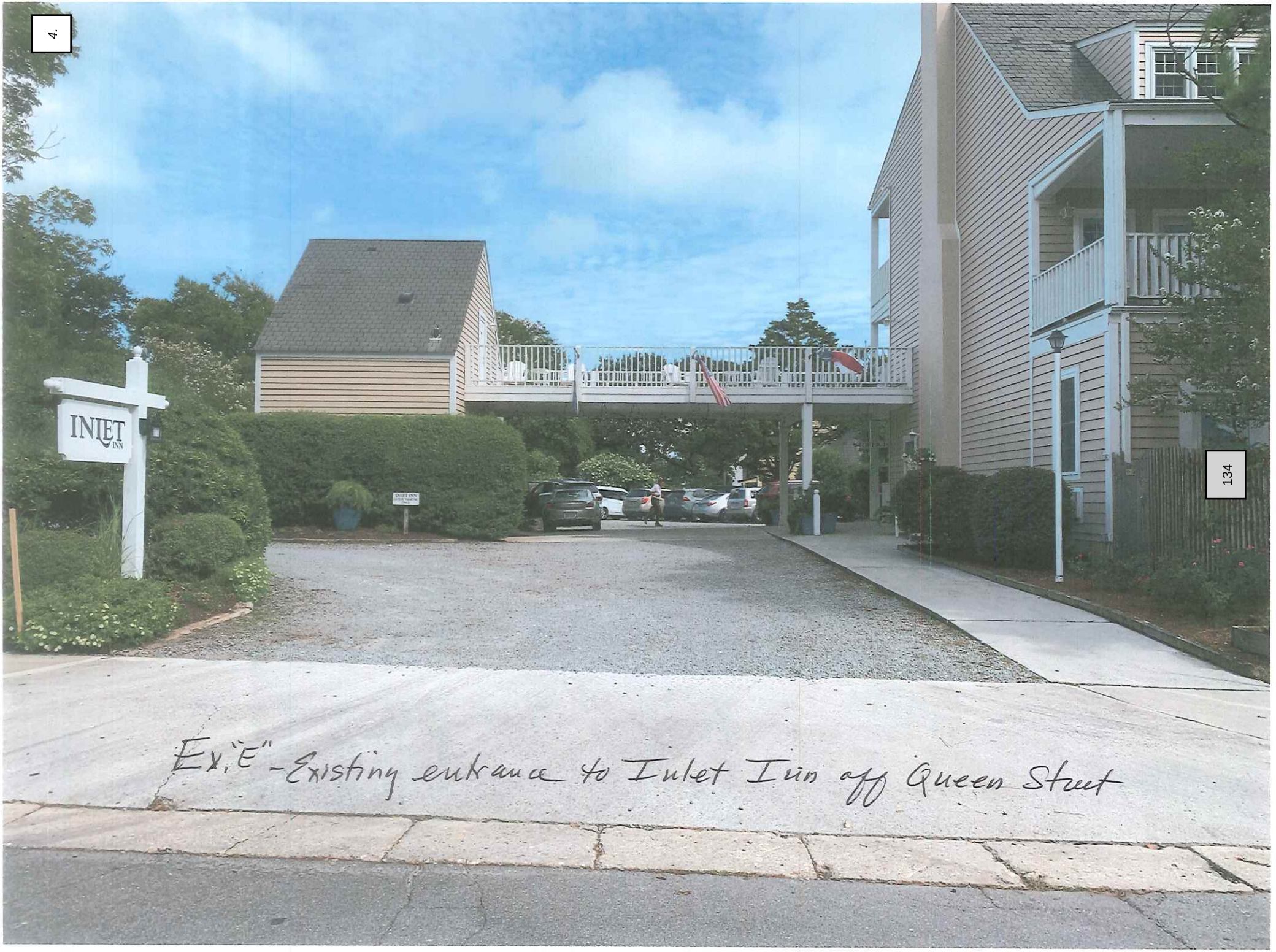
Existing Fence "B", South side of Entrance on Queen

Ex. "C" - Proposed fence north driveway along Queen St.

4.

Ex. "B" - South side of entrance



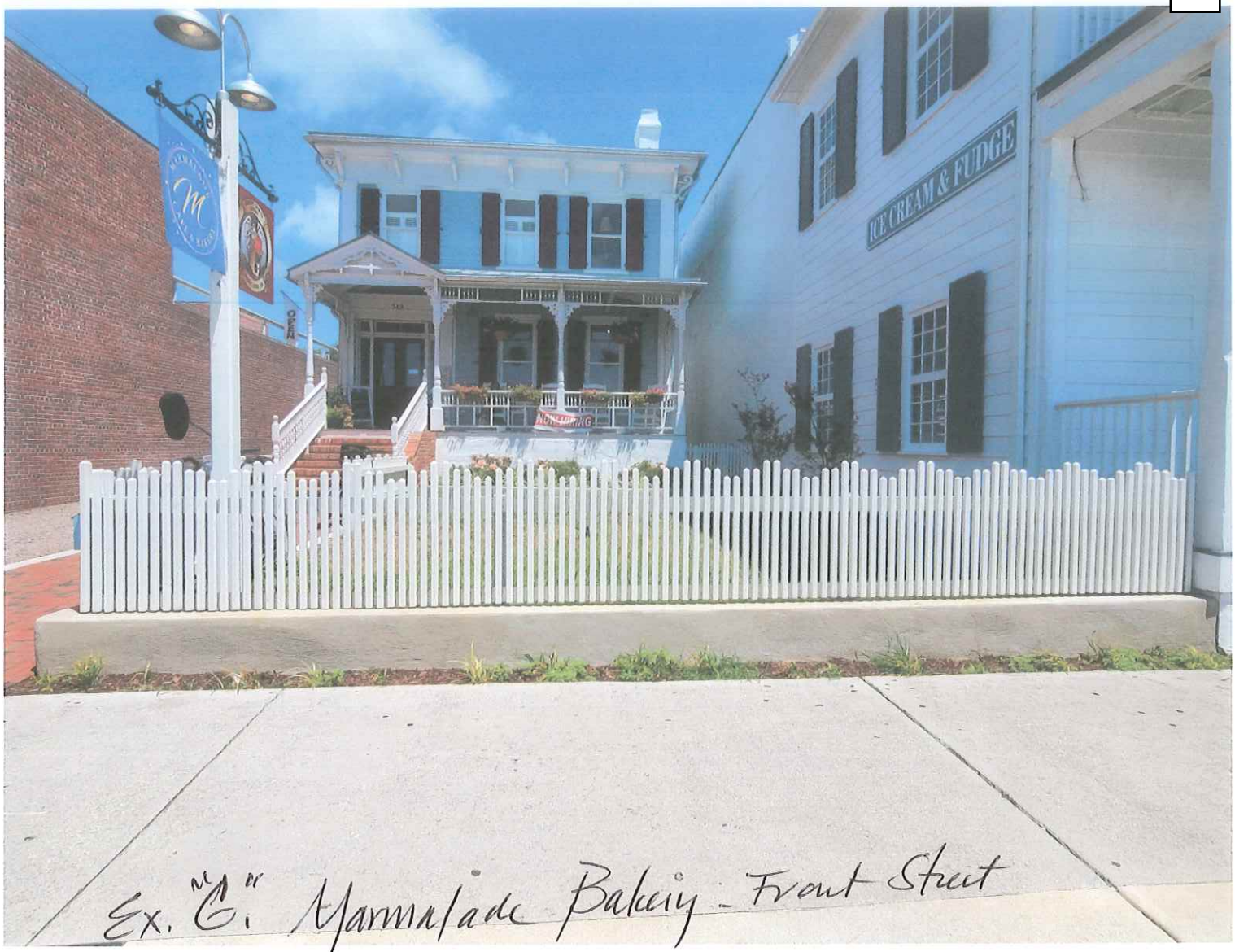
Ex. "E" - Existing entrance to Inlet Inn off Queen Street

4.



Ex. "F"
proposed fence into parking lot

4.



Ex. 6'1" Marmalade Bakery - Front Street

Scalloped Picket (1.5")



H.

Existing Fence - Picket + Knee wall in brick - 301 Front St @ Orange St. Historic District


4.
Triangle Brick
Durham, North Carolina • (919) 544-1796
IMPORTANT NOTICE
138
Brick example "AA"
Northampton
1001

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, September 6, 2022 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business

SUBJECT: Case # 22-24 105 Front Street - Landscaping

BRIEF SUMMARY:

The owner wishes to install a variety of landscaping for 105 Front Street.

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: August 22, 2022

Case No. 22-24

Request: Landscaping

Applicant: Filter Design Studio, PLLC
712 Arendell Street
Morehead City, NC

Property Information:

Owners: Willport, LLC
Location: 105 Front Street
PIN#: 730617001940000

Project Information:

- In August 2012 this property was determined as a structure of Statewide Significance. In his letter dated August 2, 2012 State historic Preservation Officer, Jeffery Crow, describes the "Duncan House" as "an example of the whole being greater than the sum of its parts. Individually, each aspect of the Duncan House is locally significant, but when all of the aspects are considered together, the importance of the Duncan House increases. By virtue of its type, location, and siting, this imposing and largely intact example of a "Beaufort House" stands as a key element in establishing the character of the nationally significant Beaufort House District."
- In March of 2021 the Applicant received a COA to elevate the existing structure.
- In May of this year a COA was granted for fencing on the south side (riparian side of the property)

Proposed work:

- See Attached Landscaping Plan from Applicant.

Planting Material:

- See Attached Landscaping Plan from Appli

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

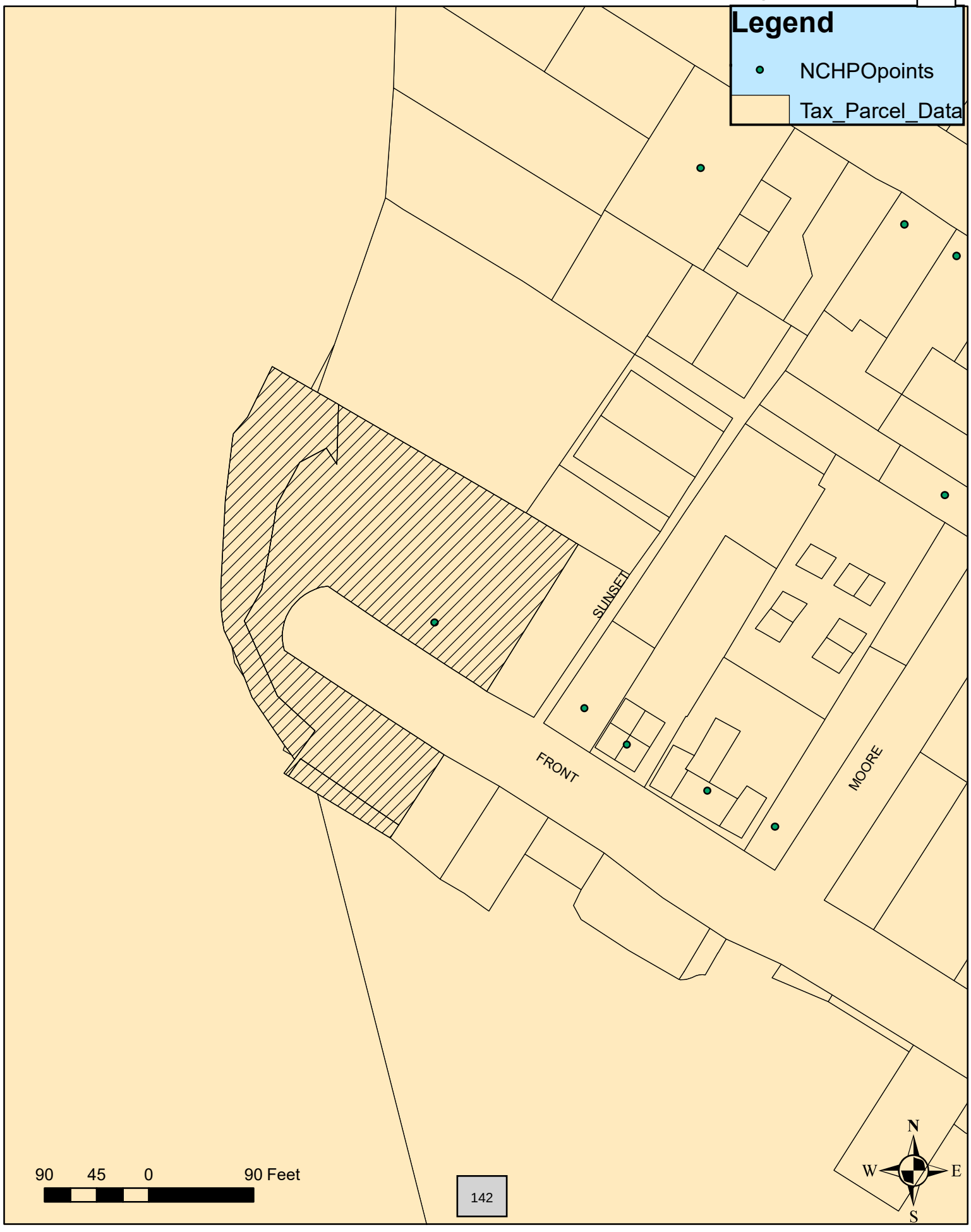
8.1.5. All new plant materials selected for replanting or new planting in publicly visible areas should complement as much as possible those found on the site and in the surrounding area of the district.

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.

8.1.9. 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.

BHPC Case 22-24 105 Front Street - Landscaping



OWNER	IL_HOU	MAIL_ST	MAIL_CITY	L_ST	MAIL_ZI
FLOW,VICTOR I JR ETUX RODGERYN	18	GRAYLYN PLACE CT	WINSTON SALEM	NC	27106
LITTLEWOOD,GEORGE F ETUX PAGE	113	FRONT STREET	BEAUFORT	NC	28516
WOOTEN,WILLIAM B ETUX MARGARET	282	MCNAIR RD	TARBORO	NC	27886

5

filter
DESIGN STUDIO
Architecture | Planning | Landscape Architecture

HPC Application

Certificate of Appropriateness

Landscape Plan



Applicant	Filter Design Studio PLLC
Contractor	Kelsco

filter
DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Table of Contents

1. Certificate of Appropriateness
2. Project Description
3. Adjacent Property Owners Information
4. Adjacent Property Owners Information cont.
5. Landscape Plan
6. Proposed Materials

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Project Description:

The goal of this project is to provide an aesthetically pleasing and historically appropriate Landscape Plan that helps distinguish the property boundaries of public and private space. Our previously approved Beaufort style “Scalloped” picket fence has been installed on the South side of Front Street adjacent to the curb and parallel with the existing Right of Way. On the Western portion of the property, and located on the West end of the existing Cul-De-Sac, there is a public/private land conflict. The owner and the Town of Beaufort have come to an agreement on the location of the existing benches and paver base required for the public to access the benches. The “shipyard” style bollards and chain previously approved, will be installed when stormwater repairs have been made.

Project Specifications:

See attached Landscape Plan:

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Architecture | Planning | Landscape Architecture

Adjacent Property Owners:

PARCEL NUMBER:	730617002865000
OWNER:	LITTLEWOOD,GEORGE F ETUX PAGE
PHYSICAL ADDRESS	113 FRONT ST BEAUFORT
MAILING ADDRESS:	113 FRONT STREET BEAUFORT NC 28516
LEGAL DESCRIPTION:	L FRONT ST TOWN OF BEAUFORT
DEED REF:	1701-096
PLAT REFERENCE:	-
NEIGHBORHOOD:	590005

PARCEL NUMBER:	730617003925000
OWNER:	FLOW,VICTOR IVAN JR
PHYSICAL ADDRESS	95 SUNSET LN BEAUFORT
MAILING ADDRESS:	18 GRAYLYN PLACE CT WINSTON SALEM NC 27106
LEGAL DESCRIPTION:	LOT SUNSET LANE TOWN OF BEAUFORT
DEED REF:	1706-030
PLAT REFERENCE:	-
NEIGHBORHOOD:	590003

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Adjacent Property Owners:

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Photos of Streetscape:



South Elevation of Duncan House; see Landscape Plan for proposed “Plantings” and “Turf”.

Photos of Streetscape:



Western side of Duncan House; see Landscape Plan for proposed plantings.

Photos of Streetscape:



Eastern side of Duncan House where approved “Scalloped Picket Fence”, Secondary Paver Drive, and Paver Walk have already been installed. See Landscape Plan for proposed plantings.

Photos of Streetscape:



South side of Front Street where approved Beaufort style “Scalloped Picket fence” has been installed as approved in previous COA.

Photos of Streetscape:



Southwestern view where fence will terminate at gate for dock, and “shipyard style” bollard and chain barrier will begin.

Photos of Streetscape:



Western view where “shipyard style” bollard and chain barrier will be placed and Town benches will be located in the area agreed upon area. Aforementioned scope has been previously approved.

Materials:



Concrete obelisk style bollard 40” in height, and 12” at the base. Iron tube to be inserted to allow chain to run through top of bollard.

Materials:



Proposed Pine Hall Rumbled Pavers 4”x8”; Pavers to be used on sidewalk and drive.

TURF NOTES

1. Till natural and planting areas and spread topsoil 3 inches deep over adverse soil conditions, if available.

2. Rip entire area.

3. Remove all loose rock, roots, and other obstructions leaving surface reasonably smooth and uniform.

4. Apply agricultural lime, fertilizer, and superphosphate uniformly as recommended by soils test.

5. Continue tillage until a well-pulverized, firm, reasonably uniform seedbed is prepared 4 to 6 inches deep.

Sod Preparation:
Follow preparation as directed for steps 1-5 above. Immediately water sod upon installation and continue until roots are established.

6. Contractor shall water and maintain all lawn areas for 6 weeks or an acceptable stand of grass has been established and signed off on by landscape architect or owners representative.

7. Once an acceptable stand of grass has been established, the Contractor shall repair all damaged areas and monitor the lawn areas until the grass reaches an acceptable stand.

8. At the time the grass reaches a height, the Contractor shall mow the grass to the height recommended by North Carolina Turfgrass Association and turn over the lawn maintenance to the Owner.

9. An acceptable stand of grass shall be 92% coverage or better.

PLANTING NOTES

1. Prior to the start of any excavation for the project, the contractor shall notify NC One Call or equivalent to locate all existing utilities.

2. Contractor shall maintain or provide positive drainage away from all building foundations, structures and within planting beds.

3. Contractor shall supply all plant materials in quantities sufficient to complete all plantings shown on this drawing. Clarify any discrepancies with the Landscape Architect prior to ordering plant material.

4. All plants shall meet or exceed the minimum standards set by the U.S.D.A. for Nursery Stock, sponsored by the American Association of Nurserymen, Inc., Washington, D.C.

5. All plants shall bear the same relationship to finished grade as to the original grades before digging. The Contractor shall revise grades at a minimum of +/- 1/2% to ensure smooth transitions between planting beds and lawn areas.

6. 3 inches Mulch - install stone mulch .

7. All plant materials are subject to the approval of the Landscape Architect at the nursery and at the job site. Landscape Architect has the right to refuse any and all plant material on the site if deemed unacceptable due to size, health, etc..

8. Contractor is encouraged to provide the Landscape Architect with concerns and/or suggestions regarding proposed plant materials, prior to placing a purchase order.

9. Contractor is responsible for verifying all quantities. DRAWINGS SHALL RULE OVER PLANT SCHEDULE. Plant schedule is provieded as a convenience to the contractor.

10. All trees located adjacent to walks and drives shall have 6' of clearance height to first branching.

11. All trees shall be placed a minimum of 3' from sidewalks, curbs, or fire hydrants.

12. All plants shall be installed as per generally accepted planting details.

13. All plants and stakes shall be set plumb unless otherwise specified.

14. Refer to existing conditions plan for trees/shrubs to be either removed or to remain undisturbed if applicable.

15. Landscape Architect shall select and layout all the perennial beds.

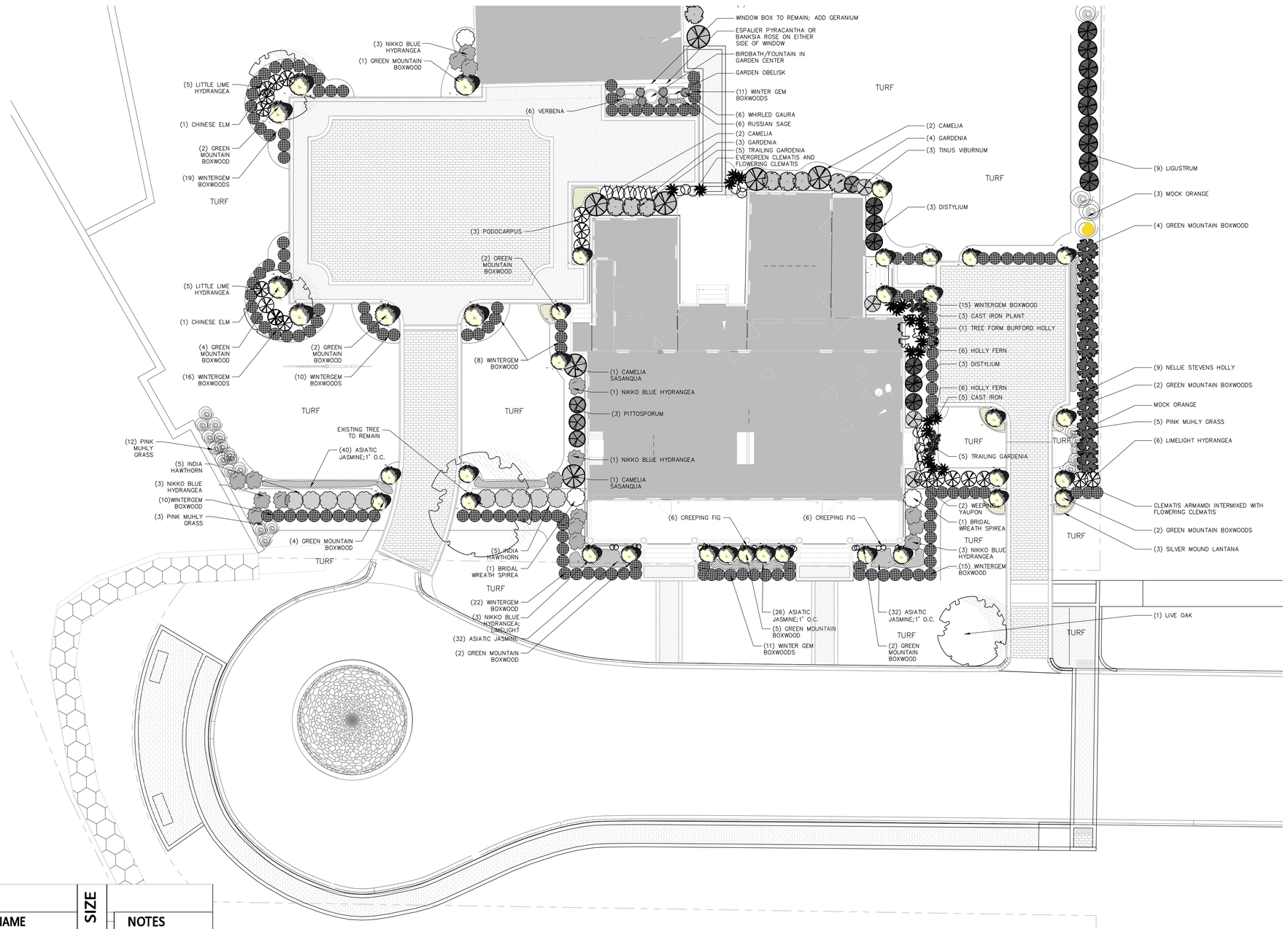
16. All planting bed edges to be smooth flowing arcs unless otherwise noted.

17. Bed edge shall be smooth, consistent, hand trenched 3 to 4 inches deep, and "V" shaped. All excavated material shall be removed from the bed edge and planting bed. If bed edging is proposed, contractor to use 1/4 " thick steel edging.

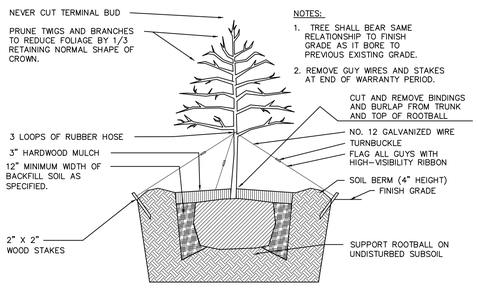
18. If the landscape contractor observes any deficiencies in the site conditions or which could negatively affect plant establishment, survival, or guarantee, notify the Owner and Landscape Architect prior to procurement and/or installation.

19. Any disturbed areas that are not planted or grassed as part of the landscape plan shall be restored to their previous existing condition (including raking uneven areas, seeding grassed areas and for natural areas spreading minimum 2' depth of mulch.

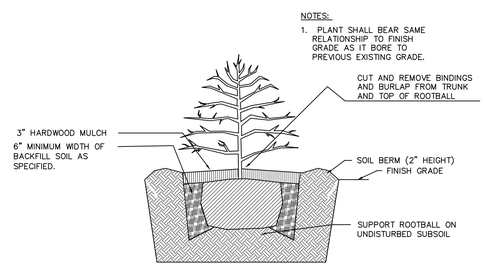
20. Site information has been provided by OTHERS. Jay Horton Designs is not responsible for any descrepancies between actual site, plan and proposed plans.



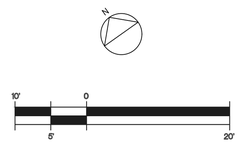
QUAN.	PLANT SCHEDULE		SIZE	
	BOTANICAL NAME	COMMON NAME		NOTES
	TREES			
2	ULMUS PARVIFOLIA	CHINESE ELM	12-14'	B/B FULL
1	QUERCUS VIRGINIANNA	LIVE OAK	28'	B/B
2	LAGERSTOEMIA INDICA NATCHEZ'	NATCHEZ CREPE MYRTLE	8'	CONTAINER
	SHRUBS			
150	BUXUS MYCROPHYLLA VAR. JAPONICA	WINTERGEM	7 GAL.	
15	HYDRANGEA MACROPHYLLA	NIKKO BLUE HYDRANGEA	7 GAL.	CONT/FULL
10	HYDRANGEA PANICULATA	LITTLE LIME HYDRANGEA	7 GAL.	FULL
3	PITTOSPORUM TOBIRA	PITTOPORUM	7 GAL.	
7	HYDRANGEA PANICULATA	LIME LIGHT HYDRANGEA	7 GAL.	36" MINIMUM
3	ILEX VOMITORIA X PENDULA	WEEPING YAUPON	1/2 BUSHEL	6' MINIMUM
12	ILEX CORNUTA X NELLIE STEVNES	NELLIE STEVENS HOLLY	8'	BB/CONT
15	MUHLENBERGIA CAPILARIS	PINK MUHLY GRASS	3 GAL	
	FICUS PUMILA	CREEPING FIG	4" POT	
20	DYSTILIUM	VINTAGE JADE	7 GAL	CONT/FULL
10	PODOCARPUS	PODOCARPUS	1/2 BUSHEL	
12	RAPHIOLEPIS INDICA	PINK INDIA HAWTHORN		
6	ASPIDISTRA ELATIOR	CAST IRON PLANT	7GAL	
5	GARDENIA JASMINOIDES RADICANS	TRAILING GARDENIA	3GAL	
17	GARDENIA JASMINOIDES	KLIEMS HARDY GARDENIA	7 GAL	CONT/FULL
22	CYRTOMIUM FALCATUM	HOLLY FERN		
97	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLPOINT HOLLY	7 GAL.	
36	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	36"-42"	CONT/FIELD GROWN



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



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(CHECK SCALE BEFORE USING)

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Landscape Architect Seal

North Carolina Registered Landscape Architect 1538 Jay Horton

Firm Seal

North Carolina Corporation C-573 Filter Design Studio, P.L.L.C.

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: Jay Horton
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

DUNCAN HOUSE
105 FRONT STREET
BEAUFORT, NC

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No.	Description	Date

PLANTING PLAN

Project number	22019
Date	8/16/22
Drawn by	JH
Review	JH

LA 105

Scale 1" = 10'

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