



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

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) HPC Draft Minutes for 3.1.22

Administration of Oaths

Public Comment

Presentations

New Business

- [1.](#) Case # 22-10 117 Orange St - Accessory Structure Demo, Build, Home Addition
- [2.](#) Case # 22-11 211 Moore Street – New Fence

Commission / Board Comments

Staff Comments

Adjourn

DRAFT



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, March 1, 2022 - Held via Zoom due to the COVID-19 Pandemic
Minutes**

Call to Order

Chair Joyce McCune called the March 1, 2022 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

Secretary Anderson took roll call and the following members were present for the meeting: Chair Joyce McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and John Stephens. A quorum was declared with six members present. Chair McCune welcomed Member Hedrick to the Commission.

Also present for the meeting were Town Manager Todd Clark, Commissioner John Hagle, Commissioner Marianna Hollinshed, Town Attorney Arey Grady, Kyle Garner, Jeremy Ganey and Laurel Anderson.

Agenda Approval

Chair McCune stated that the applicant for Case 22-03 requested the removal of their request from the agenda. She asked if there were any other changes to the agenda, and Member Flowers pointed out the address on the letter said 308 Ann St and the address on the agenda was 312 Ann St. Chair McCune asked for a motion to approve the amended agenda with Case 22-03 removed and the address corrected.

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

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

Minutes Approval

Chair McCune asked if there were any changes or corrections to the February 1, 2022 Meeting Minutes. 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. Secretary Anderson took a roll call vote that was unanimous.

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

Quasi-Judicial Statement

Chair McCune then read the quasi-judicial statement.

Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner and Jeremy Ganey.

New Business

- 1. Case #22-06, 305 Moore Street - Expansion of Existing Outbuilding

Secretary Anderson administered the Oath to the applicant Archie Davis. Mr. Garner then gave an overview of the request. Mr. Davis stated that the requested changes were keeping with the same style of the existing structure, with the same siding, roof, and color scheme. Chair McCune asked the Members if they had any questions, and after discussion of the garage door she asked if there were any parties with standing who wished to comment on the application. There being none, Chair McCune then asked for a motion for a Finding of Fact for Case 22-06.

Member Stephens made the motion for the Finding of Fact to include 7.1.2, 7.1.3, 7.1.4, 7.2.1, 7.2.2, 7.2.3, 7.3.1, 7.3.3, 7.6.1, 7.6.2, 8.1.13.

Vice-Chair Flowers made the second. Secretary Anderson took a roll call vote that was unanimous.

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case 22-06.

Member Stephens made the motion for the Certificate of Appropriateness and Vice-Chair Flowers made the second. Secretary Anderson took a roll call vote that was unanimous.

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

Chair McCune then declared Case 22-06 approved and closed.

- 2. Case #22-07 205 Marsh Street – Historic Plaque

Chair McCune introduced Case 22-07 and Secretary Anderson administered the oath to applicant Jim and Lesley Steg. Mr. Garner then gave an overview of the request. The Board discussed the historical integrity of the house which recent renovations had altered, and agreed that older photographs may document the more original structure of the house. Chair McCune closed discussion and asked for a motion for a Finding of Fact against Case 22-07.

Member Stephens made the motion for the Finding of Fact that the Commission conclude the pending application does not meet the following design standards under the design guidelines for the Beaufort Historic District.: 4.2.1, 4.2.2, and 4.2.3. The Commission felt that the project did not meet the guidelines above for eligibility. Member Flowers made the second. Secretary Anderson took a roll call vote.

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

As the Findings of Fact had gone against the project Chair McCune asked for a motion for a Certificate of Appropriateness against the project.

Vice-Chair Flowers made the motion for the Certificate of Appropriateness against the project based on the foregoing Findings of Fact and moved that the Commission conclude that the project is incongruous with the special nature of the Historic District as a whole and that a

Certificate of Appropriateness for Case #22-07 not be issued for the project. Member Stephens made the second. Secretary Anderson took a roll call vote.

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

Vice-Chair McCune then declared case 22-07 closed.

3. Case #22-09, 124 Middle Lane – Pergola and Pavilion

Chair McCune stated that she would need to recuse herself since she is a partner in the business. Vice-Chair Flowers asked for a motion to recuse Chair McCune from the case.

Member Cummins made the motion to recuse Chair McCune and Member Stephens made the second.

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

Secretary Anderson administered the Oath to the applicants Joey McClure, Liz Kopf, and Dustin Lewis.

Mr. Garner then gave an overview of the request.

Vice-Chair Flowers asked the applicants if they had anything further to add. Mr. McClure gave a history of the pub and explained their request for a pergola and pavilion. Vice-Chair Flowers then asked the Board if they had any questions or comments, and after the Board discussed the request, he asked for other parties with standing to testify. Mr. Grady explained the differences between parties with standing and those other parties the Board allows to testify.

Member Stephens made the motion to deny Donna and Scott Brickell standing and Member Huckabee made the second. Secretary Anderson took a roll call vote that was unanimous.

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

Member Stephens made the motion to deny Paloma Capanna standing and Member Huckabee made the second. Secretary Anderson took a roll call vote that was unanimous.

Ms. Capanna took exception to the ruling and noted the right of appeal applying to a person with standing compared to a witness.

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

Member Stephens made the motion to deny Christina Baker standing and Member Cummins made the second. Secretary Anderson took a roll call vote that was unanimous.

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

Other witnesses included Donna Brickell, Heather Sink, Paloma Capanna, Richie Cunningham, and Kevin Sisson.

Members Stephens, Huckabee, and Hedrick asked that the application be re-submitted changing the roof material to a metal roof with standing seams. Member Cummins stated that the pavilion roof on the accessory building would obscure the view of the principal historic building. Vice-Chair Flowers stated the application should be tabled until the pavilion application could be updated with a site plan showing exactly where the pergola and pavilion would be going, including height of each structure, and updated roofing material.

Mr. McClure requested the pergola be separated from the pavilion for possible approval of a Certificate of Appropriateness at the current meeting. He also requested showing the site plan and asked if the Board could accept the site plan as an exhibit during the current meeting. Mr. Garner then screen-shared an overhead drawing from the application which showed the location

of the pavilion and pergola and asked for the drawing to be submitted as evidence. Vice-Chair Flowers asked if it was the pleasure of the Board to approve the pergola without approving the pavilion. Mr. Garner notified the Board that Ms. Capanna objected to the entering of the site plan into evidence and then further objected stating that every witness should be able to speak with substantial changes to the application whether as an exhibit or as an amended application. Mr. Grady responded that that type of objection would apply for a party with standing only, not for a fact witness.

Member Stephens made the motion for the Finding of Fact to include 7.1.2, 7.1.3, 7.1.4, 7.2.1, 7.2.2, 7.2.3, 7.3.1, 7.3.3, 7.6.1, 7.6.2, 8.1.13, and 6.1.3, with the understanding that the pavilion had not been approved. The application would need to be resubmitted for the approval of the pavilion with the description and design to include all measurements for the Commission to consider approval or non-approval. Member Huckabee made the second and Secretary took a roll call vote.

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

Member Stephens made the motion for the Certificate of Appropriateness for case 22-09 be issued with the understanding that the pavilion as submitted had not been approved and the pergola had been approved. Member Cummins made the second and Secretary Anderson took a roll call vote.

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

Vice-Chair Flowers declared Case 22-09 closed, and asked for a motion to bring Chair McCune into the meeting. Member Cummins made the motion and Member Stephens made the second. Secretary Anderson took a roll call vote.

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

Public Comment

Paloma Capanna asked to note for the record that she had made every effort to notify Mr. Garner, Mr. Grady, and Member Stephens of her objection that the acceptance of a diagram on a video after witnesses had testified was a complete violation of due process.

Commission / Board Comments

Vice-Chair Flowers welcomed Member Hedricks to the Commission. Member Cummins thanked everyone for their patience and the open forum.

Staff Comments

Mr. Garner stated that the next month's meeting would be live at the train depot and notified the Board that Member Flowers would be having surgery and wished him a safe and fast recovery. He also welcomed Member Hedrick.

Adjourn

Chair McCune asked for a motion to adjourn the meeting.

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

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

Vice-Chair McCune declared the March 1, 2022 meeting adjourned.

Joyce McCune, Chair

Laurel Anderson, Board Secretary



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: March 24, 2022
Case No. 22-10

Request: Rear addition to existing house and new rear accessory structure
Applicant 2 Kings Architecture & Construction
 807 Ann Street
 Beaufort, NC 28516

Property Information:

Owners: Ross & Susan Jones
Location: 117 Orange Street
Parcel Id # 730617009747000

Project Information:

In the District Survey, updated by Ruth Little, the house at 117 Orange is described as **Hatsell House** c. 1827. One of the best preserved examples of the Beaufort 2-story house, Traditional, Beaufort-style, 2 1/2 story house with engaged 2-story porch with a side hall plan. Wide boxed eaves with returns, plain siding, (original?) single shoulder Flemish bond gable end chimney with glazed headers, 9/9, 9/6 and 6/6 sash, and original chamfered porch posts with round railing. This was the home of A. L. Hatsell and his wife Charity. Mrs. Hatsell lived here until her death in the 1890's. (Wrenn file).

In June 2003 a COA was granted for replacement of Marvin wood windows with exterior grills to Anderson vinyl clad windows with grills between the glass and exterior grills.

In January 2021 a COA was approved for replacement of a cedar shake roof with conventional architecture shingles.

In November 2014 a COA was approved changing the siding from Fiber Cement to Wood Siding (Original Siding).

Existing Sq. Footage = 2,268 + Addition = 767 (Total = 3,035 sq. ft.)

Existing Outbuilding Sq. Ft = 800 (Proposed Outbuilding Sq. ft. = 337)

Attachments:

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

Additions to Historic Buildings Guidelines

- 7.8.1. Where possible locate new additions at the side or rear so that they have a minimal impact on the façade and other primary elevation of the affected building or adjacent properties.
- 7.8.2. The overall proportions of a new addition should be compatible with the existing building in height, scale, size and massing so as not to overpower it visually. A new addition should never be taller or wider than the original structure unless required by code or a non-aesthetic functional requirement. Observe the principle of “additive massing” where the original structure remains dominant and the additions are adjoining and smaller masses.
- 7.8.3. The design elements of a new addition should be compatible with the existing building in terms of materials, style, color, roof forms, massing proportion and spacing of doors and windows, details, surface texture, and location. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged.
- 7.8.4. Additions should be constructed so that they can be removed from the original building in the future without irreversible damage to significant features.
- 7.8.6. Wood windows are most appropriate for new additions within the historic district; however, substitute window materials are acceptable for new additions provided the proposed windows meet the requirements set forth in the WINDOWS AND DOORS guidelines.
- 7.8.7. Rooflines of new additions should be similar in form, pitch, and eave height to the roofline of the original building.
- 7.8.9. Consider in your plan older additions or other alterations to existing buildings that have acquired significance over time when planning and building a new addition.

Roof Guidelines

- 6.1.1 Preserve original and significant later roof forms, shapes, and major roof architectural elements such as dormers, gables, chimneys, and eave overhangs. It is not appropriate to make alterations to the front or other primary portions of the roof of a contributing structure if that roof slope can be seen from public view.
- 6.1.9 Avoid altering the existing roof pitch or introducing a new roof pitch. **(Roof Pitch is 7/12)**
- 6.1.11 Avoid constructing additional stories resulting in an altered appearance.

Window and Door Guidelines

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

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

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

Landscaping Guidelines

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

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

Demolition of Buildings Guidelines

10.1.1. Choose demolition only as a last resort. Property owners of contributing buildings should design the replacement building to reflect the demolished building’s height, scale, massing and location. Applicants will have a heavy burden to demonstrate to the HPC that a replacement building with different height, scale, massing as the previously existing building is congruous with the Historic District.

10.1.4. Minimize ground-disturbing activities during demolition to avoid damage to potential unknown archaeological resources.

10.1.5. Retain mature trees on site.

10.1.6. Clean the site thoroughly of all building debris and leave the lot properly graded and seeded.



<u>OWNER</u>	<u>MAIL</u>	<u>HC</u>	<u>MAIL</u>	<u>ST</u>	<u>MAIL</u>	<u>CITY</u>	<u>MAIL</u>	<u>MAIL</u>	<u>MAIL</u>	<u>MAIL</u>	<u>ADD2</u>
ADAIR,GEOFFREY GLENN	1344		PINE VALLEY DRIVE		NEW BERN	NC		28562			
CANDLEWOOD INVESTMENTS LLC					ROCKY MOUNT	NC		27804		PO BOX K	
EMRICH,MEGAN B ETVIR SAMUEL	2413		RIDGE ROAD		RALEIGH	NC		27612			
HUBBEL,JOHNNIE BRITT ETVIR	112		MOORE STREET		BEAUFORT	NC		28516			
JOHNSON,ZACKARY IAN	206		ANN STREET		BEAUFORT	NC		28516			
JONES,SUSAN O ETVIR ROSS	1820		PEACHTREE STREET NW		ATLANTA	GA		30309		#1912	
MARSHALL,ROBERT ETUX LORENA	2804		ROTHGEB DRIVE		RALEIGH	NC		27609			
PAGE,GEORGE W ETUX CARROLL					DALLAS	TX	1589	75283		PO BOX 831589	
ROSE,GEORGE E JR ETUX ELIZABET					BEAUFORT	NC		28516		PO BOX 2037	
STEPHENSON,CATHERINE POTTER	116		ORANGE ST		BEAUFORT	NC		28516			



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

AGENDA CATEGORY: New Business
SUBJECT: Case # 22-10 117 Orange St - Accessory Structure Demo,
Build, Home Addition

BRIEF SUMMARY:

On behalf of the property owner, 2 Kings Architecture & Construction, is requesting a COA to construct a 1,119 sq. ft. rear addition to the existing structure and demo the existing garage in the rear yard and replace it with a 869 sq. ft. garage.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A

**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: 2Kings Architecture + Construction / David King

Applicant Address: 807 Ann Street, Beaufort, NC 28516

Business Phone: 252-838-9290 Email/Cell: davidking@2kings.us

Property Owner Name: Ross Jones + Susan Owens Jones

Address of Property: 117 Orange Street

Phone Number: 404-425-3306 Email/Cell: r.a.j@me.com

PROJECT INFORMATION

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

Estimated Cost of Project: \$ 465,000.00

Year House Built: 1827

[Signature]
Applicant Signature

02-07-22
Date

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

2-7-22
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: JV
Date: 03/14/2022

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

Adjoining Owners

Street Address	Owner	Mailing Address
115 Orange Street	George + Elizabet Rose	115 Orange Street, Beaufort NC 28516
119 Orange Street	Robert + Lorena Marshall	2804 Rothgeb Drive, Raleigh, NC 27609
210 Ann Street	Zackary Ian Johnson	206 Ann Street, Beaufort, NC 28516
112 Moore Street	Johnnie Britt Hubbel	112 Moore Street, Beaufort, NC 28516
209 Front Street	Candlewood Investments	PO Box K, Rocky Mount, NC 27084
215 Front Street	George + Carroll Page	PO Box 831589, Dallas, TX 75283

Adjacent Property Owners



Zackary Ian Johnson
210 Ann Street

Mailing Address:
206 Ann Street
Beaufort, NC 28516

Johnnie Brit Hubbel
112 Moore Street

Mailing Address:
112 Moore Street
Beaufort, NC 28516

Candlewood
Investments
209 Front Street

Mailing Address:
PO Box K
Rocky Mount, NC 27084

George + Carroll Page
215 Front Street

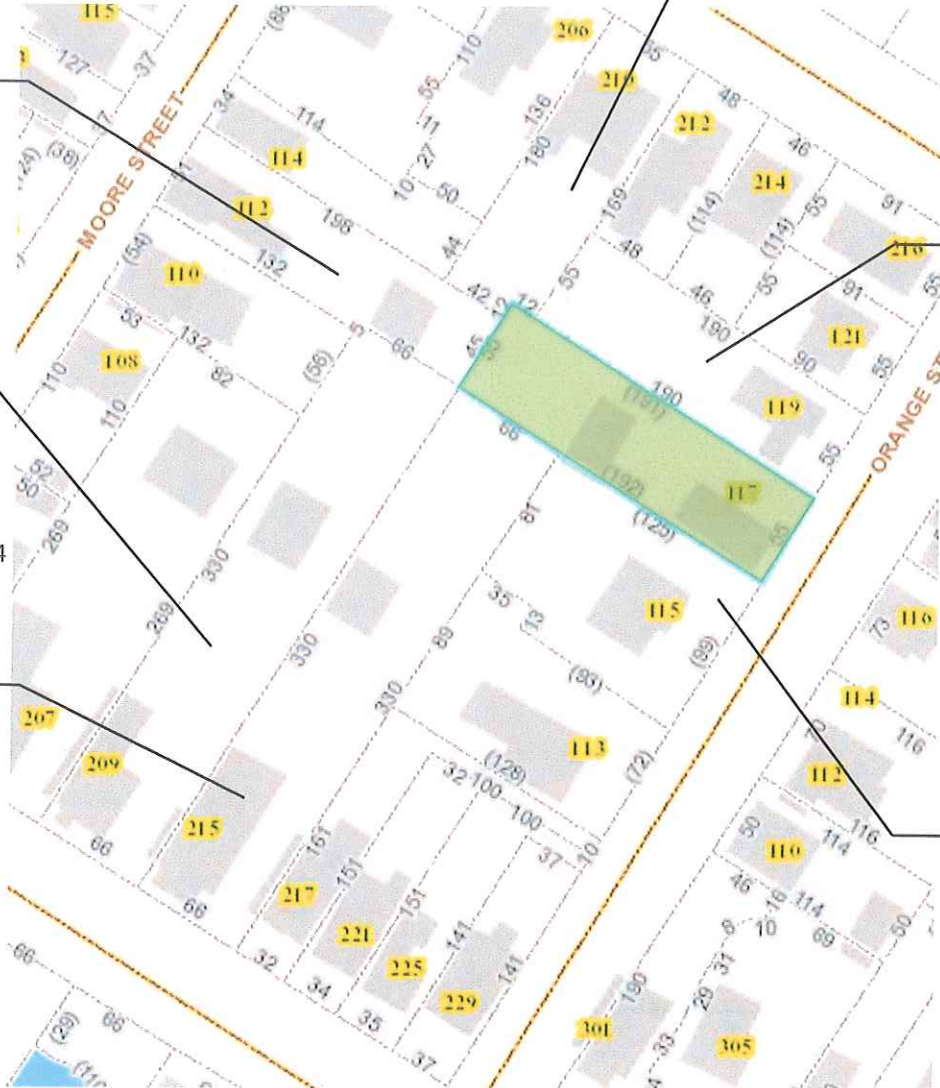
Mailing Address:
PO Box 831589
Dallas, TX 75283

Robert + Lorena
Marshall
119 Orange Street

Mailing Address:
2804 Rothgeb Drive
Raleigh, NC 27609

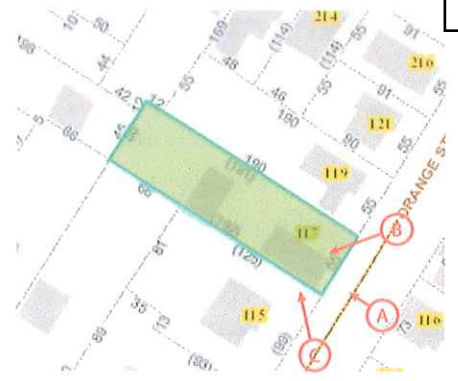
George + Elizabeth Rose
115 Orange Street

Mailing Address:
115 Orange Street
Beaufort, NC 28516



Existing Conditions

1.



(A) Front View of House from Orange Street - 2021



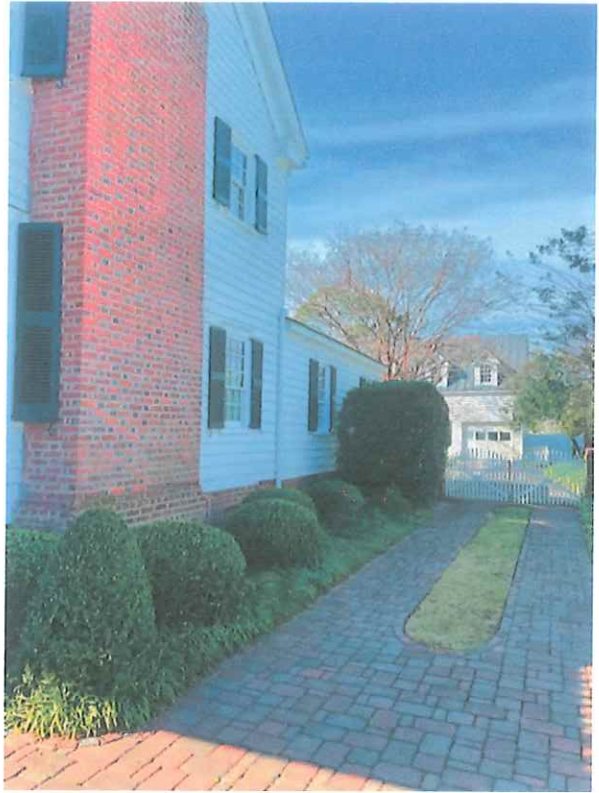
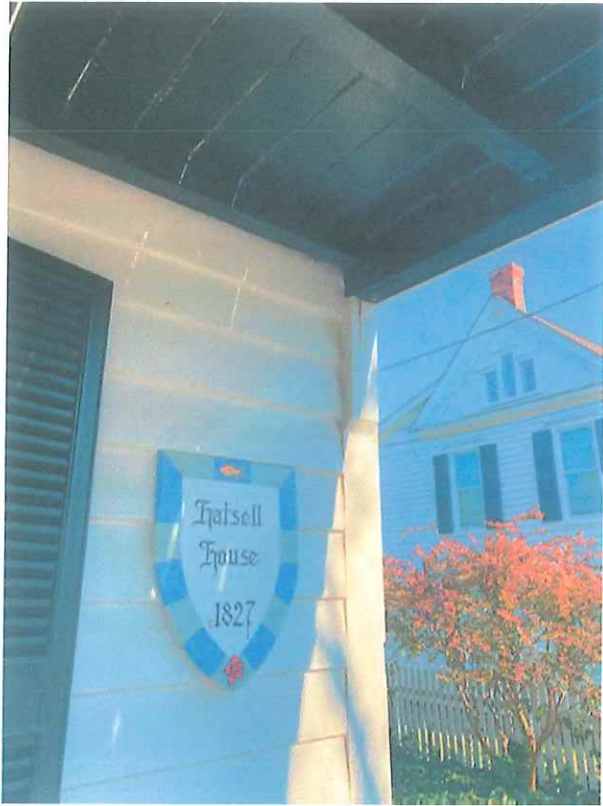
(B) Front View of House - 2021



(C) South West View of House (winter) - 2022



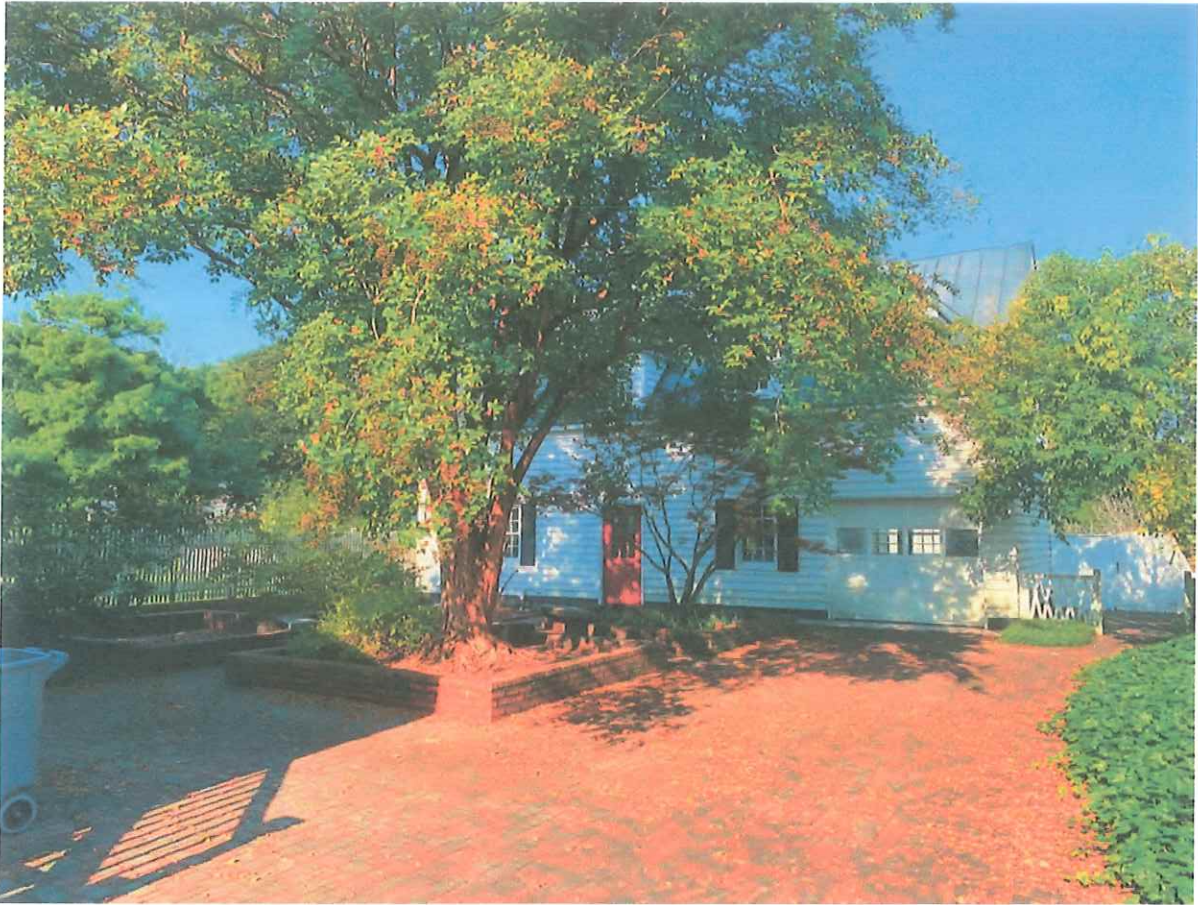
(C) Summer - 2021



View down driveway (historic chimney, landscaping, brick pavers, and gate to remain untouched)



View of Existing Single Story Rear Additions to House



Brick Courtyard between Existing House and Existing Accessory Structure



Brick Courtyard between Existing House 19 Existing Accessory Structure



Existing Accessory Structure on Property



Site Behind Existing Accessory Structure

Request to HPC:

- 1) Demo Existing Accessory Structure (not historic and not structurally sound)
 - 2) Historic Renovation and Addition of second floor above existing one story rear house (no change to existing 2 1/2-story historic house at street)
 - 3) New Accessory Structure at Rear of Property
-

117 Orange Street - Brief History of the Hatsell House

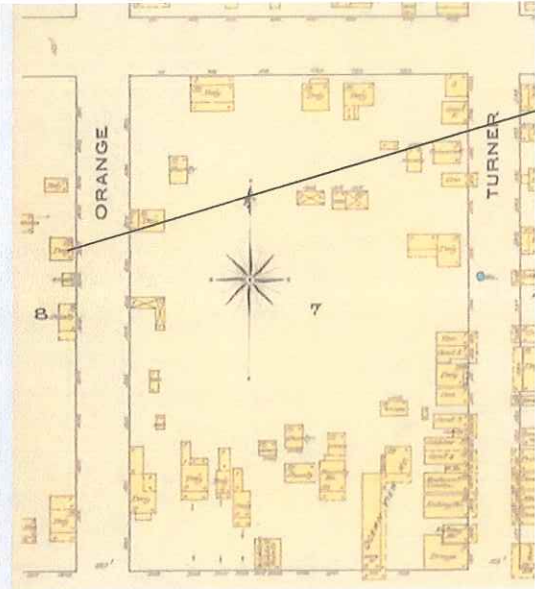
Sitting on the west side of Orange Street, the original "Hatsell House" (plaque c. 1827) was almost perfectly square in plan and stood 2 ½ stories tall. Built by Andrew and Charity Hatchell, the house has had a compelling history as the childhood home of the first lightkeeper of both Bodie Island and Cape Lookout Lighthouses and is rumored to be the likely spot from which Confederate spy Emeline Pigott watched the shelling of Fort Macon on April 25, 1862, along with the Hatsell family.

As Mary Warshaw notes in *Historic Beaufort North Carolina: A Unique Coastal Village Preserved*, "...the house was laid out with a double-pile side passage plan, similar in scale and configuration as the Manson House at 125 Turner Street." Again, from Warshaw's *Historic Beaufort*, "...the most distinctive feature of the building is the chimney on the north gable end, which is laid in Flemish bond with glazed headers above a 1:3 bond base, a late example of this decorative element." An original single-story structure was also built on the property at the same time and served as a detached kitchen for the original residence. (see Sanborn Map, April 1885)

The original structure has been continually modified over time, particularly in the second half of the 19th and early 20th centuries. Between 1885 and 1893, a sizeable single-story addition was added to the rear of the structure as well as a single-story front porch (see Sanborn Map, Sept. 1893). The rear addition was further enlarged over the next decade(s) to include a side porch running along the length of the South-facing single-story façade. (see Sanborn Map, 1898). By 1904, the original detached kitchen had been demolished/otherwise removed along with the rest of the buildings facing Orange Street from the Hatsell House north to Ann Street. The 1904 Sanborn Map is the first to note the addition of the "double piazza", or two-story porch, across the original front façade – an architecturally significant element that is both a prime example of what is now known as part of the "traditional styles" of historic Beaufort, as well as an excellent example of the manifestation of the Bahamian and West Indian influences in the history of Beaufort's building culture. (see Sanborn Map, 1904)

As with any renovation and addition of historic significance, it is centrally important to preserve the key architectural features of this structure, especially those that have become part of the cultural narrative of a time and/or place. Although not part of the original building construction (c. 1827), indicated by the front porch knee wall, the double piazza addition is undoubtedly one of the two most architecturally significant features of the building.

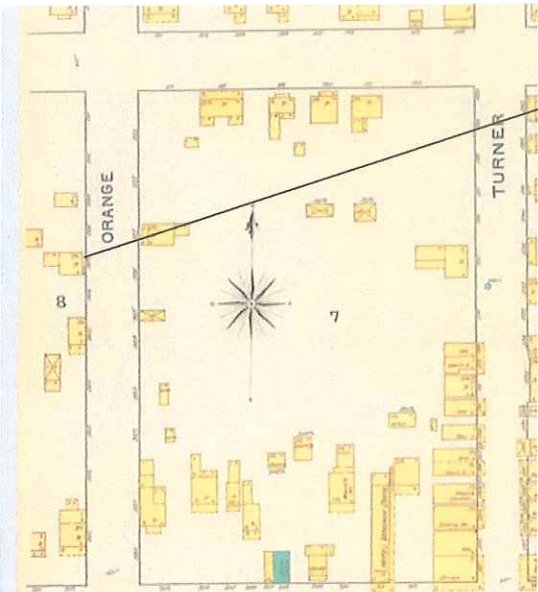
Sanborn Map - 1885



Notice the original structure was the 2 1/2 story house with a detached kitchen.

At this point there was not a single story addition to the rear and possibly not a front porch.

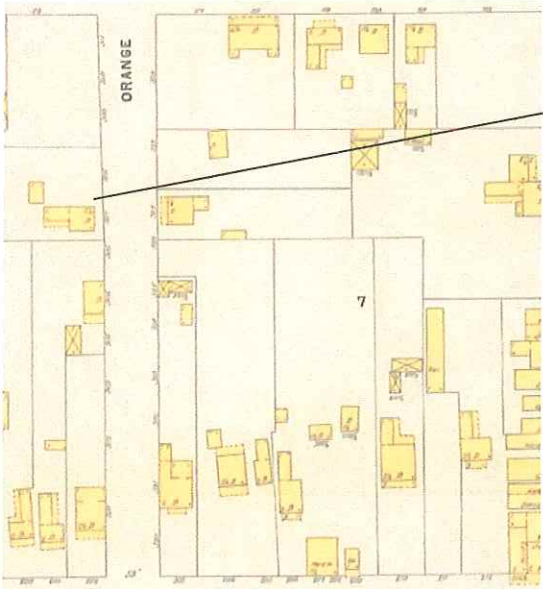
Sanborn Map - 1893



The single story addition was added to the rear, but you will notice that the bump in from the original 2 1/2-story structure is greater than the structure on site today

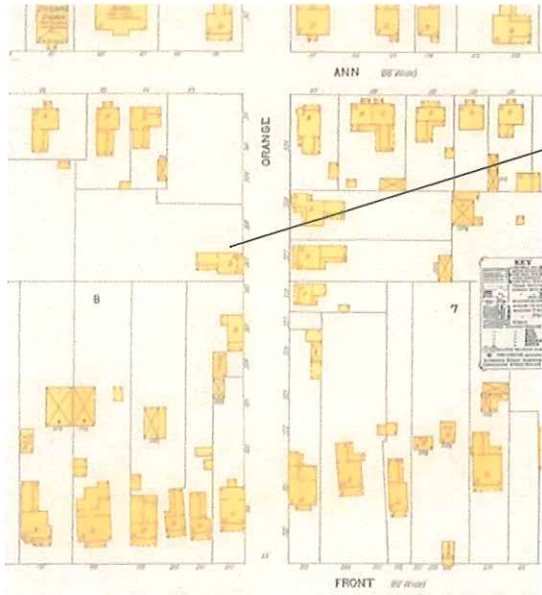
Also, there is a small front porch added to the south side of the streetside elevation. But, it was not the two story front porch at this time.

Sanborn Map - 1898



At this point you can see the addition of a porch to the South of the 1-story addition (notice the 1 in the upper left corner). Porches are denoted by the dotted line versus the solid line that denotes house, and it does not have a number in the shaded box.

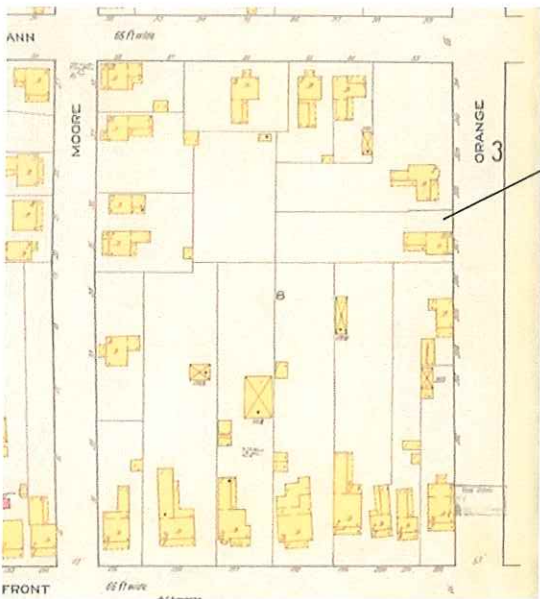
It is interesting to note there is no front porch on this map, only 5 years later.



Sanborn Map - 1904

Notice the presence for the first time of the two-story front porch. Also, the detached kitchen is no longer on the property.

At this point you had a front porch and a rear / side porch to pick up the South sun and likely shade the attached kitchen during the summer months.

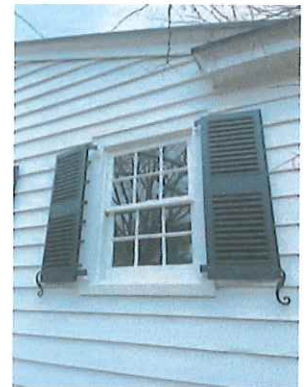


Sanborn Map - 1913

Even in 1913, the side porch is on the South rear structure. There is also no detached structure.



Trim in corner denotes a different layout



Window trim does not match original window trim. Similar but not exact.

Conclusions

The main 2 1/2 story structure is the most historical structure on the site. The two-story front porch, while not original to the structure, is also a central feature to the structure.

However, while we cannot see the roof-lines in any of the Sanborn maps, we know that at some point the South rear porch was walled in and absorbed into the house. Given the construction methodology on both the siding and the rear windows, I can conclude that the shape and design evolved over time and are less historically significant to the main house.

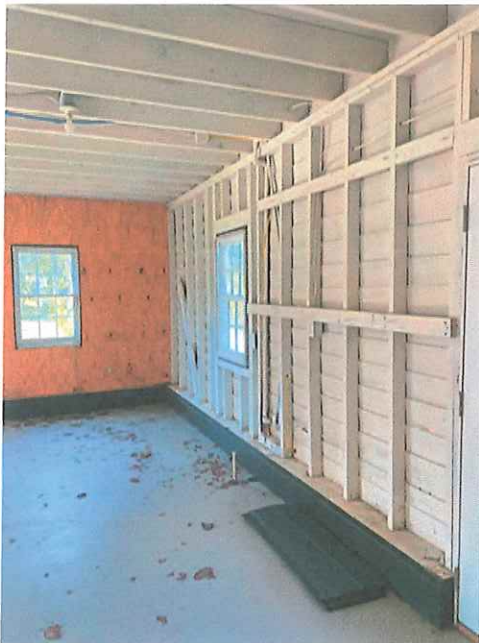


Vertical trim mid wall denotes another addition or absorption.

Request 1) Demo Existing Accessory Structure

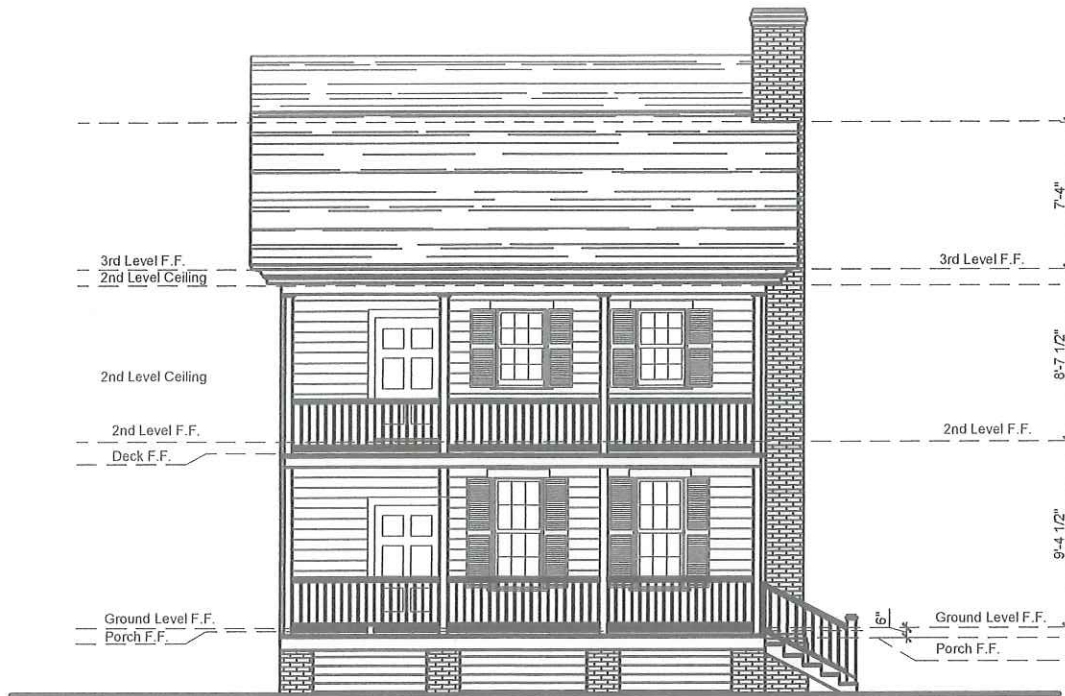
- According to Sanborn Maps, this structure was not original. The original detached kitchen was removed and this was built at some point in time.
- The structure is sitting on a 4" slab with no footers, according to Structural Engineer
- Main girder is undersized, making the spans for the second floor structurally unsound according to Arendell Engineers.
- No sheathing on structure and very little lateral bracing
- Stairs to second floor not to code
- Scale of structure competes with Historic Hatsell House, and it is not architecturally congruent.

Our plan is to carefully salvage as much siding and wood off the existing structure to be used as part of the construction of the new detached structure.

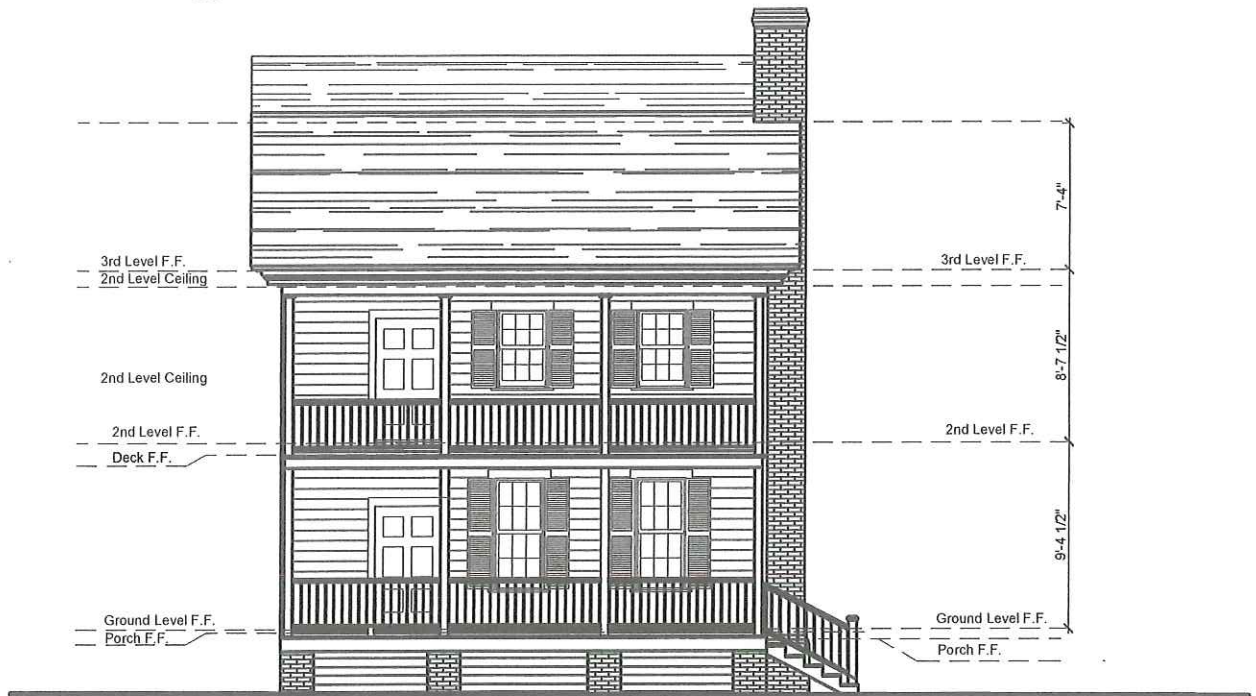


Arendell Engineers was asked to observe several structural conditions identified in a Property Inspection Report completed by Compass One NC, LLC dated September 1, 2021. We observed these items on Wednesday, September 8th, 2021. The following observations and comments are made:

1. **Garage LVL Girder.** There is an existing LVL girder supporting the 2nd floor of the detached garage with two (2) spans of approximately 20' each. This member supports the floor joists for the 2nd floor which has a total width of approximately 20'. The member appears to be a 1 3/4" x 14" LVL. It is our opinion that the member is undersized. If we were to design a beam to support the estimated loads of the 2nd floor for the same span, we would recommend either two (2) 1 3/4" x 18" or three (3) 1 3/4" x 16" 2.0E LVLs.
2. **Southwest Garage Foundation Erosion.** The ground around the exterior of the southwest corner of the garage has eroded away exposing the underside of the concrete slab. There was no footer observed and it appears that the CMU block is supported only by the approximately 4" thick garage slab. There is an approximately 10' x 24" crack in the concrete slab adjacent to the southwest garage corner and the slab does appear to slope slightly towards that corner.

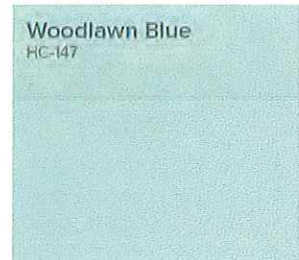


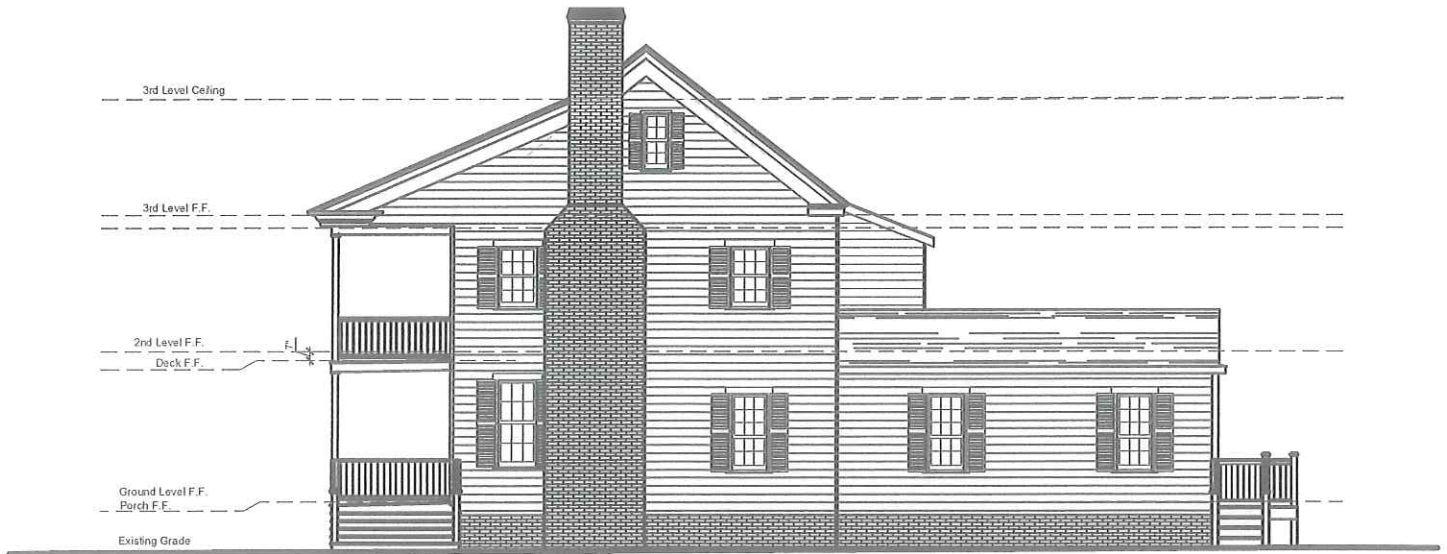
1 EXISTING STREETSIDE ELEVATION (EAST)
SCALE: NTS



2 PROPOSED STREETSIDE ELEVATION (EAST)
SCALE: NTS

Note: No change to front elevation.
Will repair front porch to address structural decay, but no aesthetic changes to structure.
Request change porch ceiling to Benjamin Moore Woodlawn Blue (Historic Color 147)



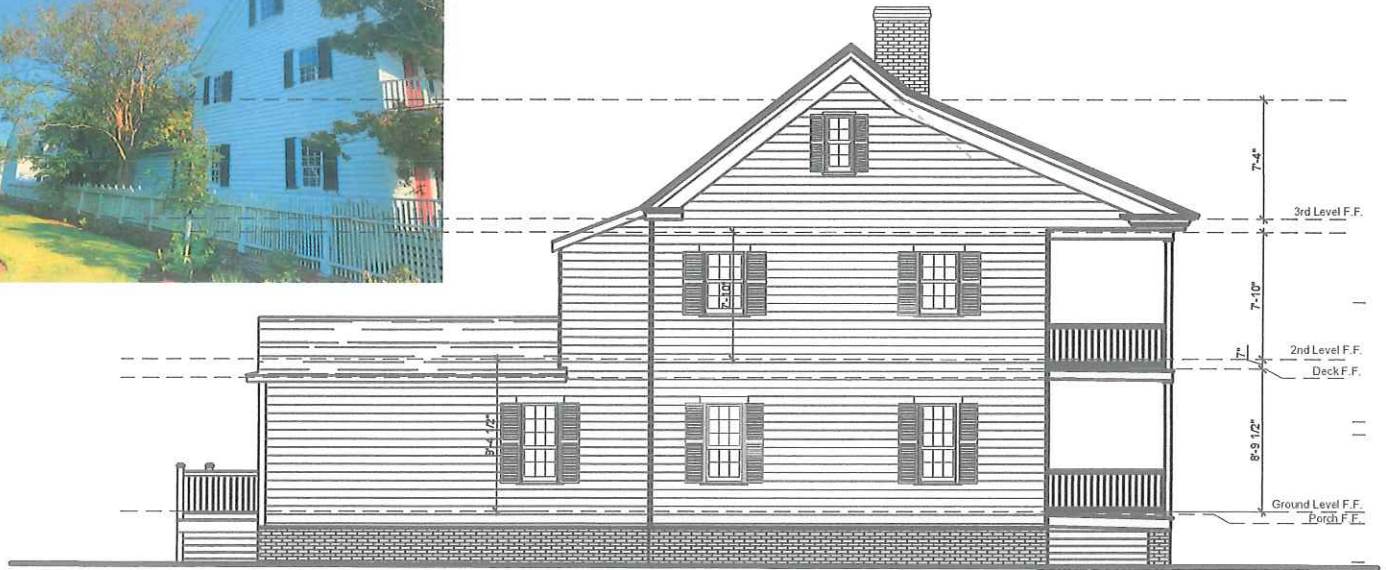


1 EXISTING NORTH ELEVATION
SCALE: NTS



2 PROPOSED NORTH ELEVATION
SCALE: NTS





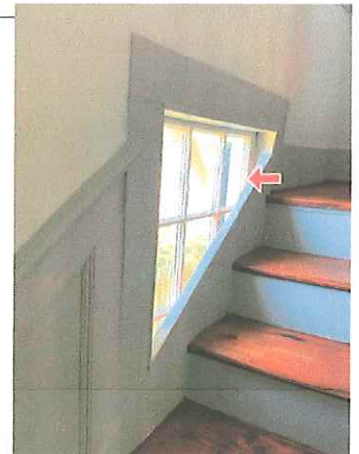
1 EXISTING SOUTH ELEVATION
SCALE: NTS



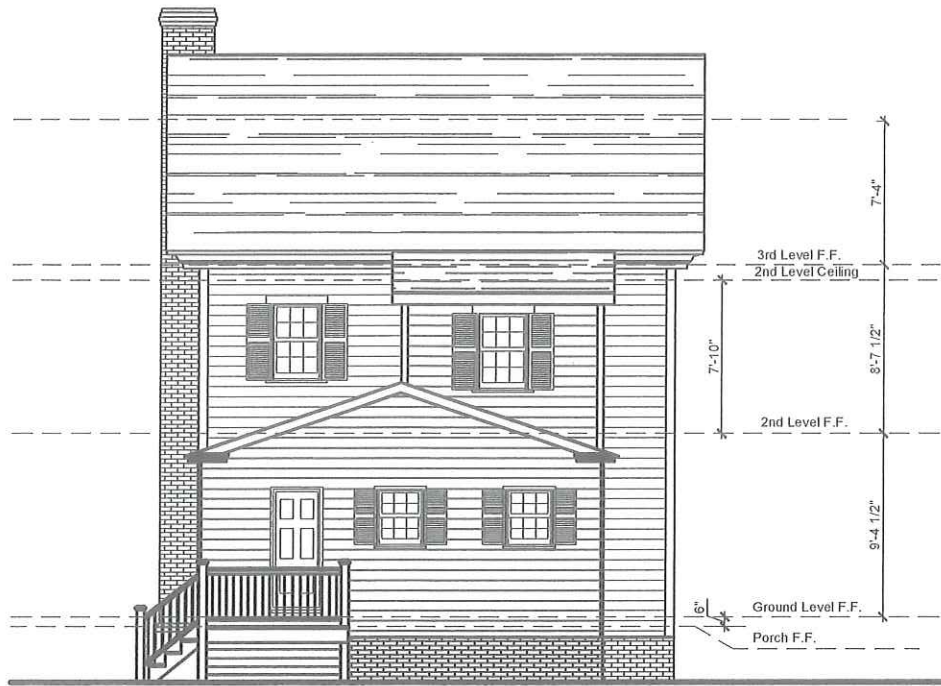
Keep vertical corner board to visibly denote the original corner of the house

Add permanent shutters over existing windows that will appear constantly closed - instead of looking into the side of the stair stringer. -painted black to match existing shutters

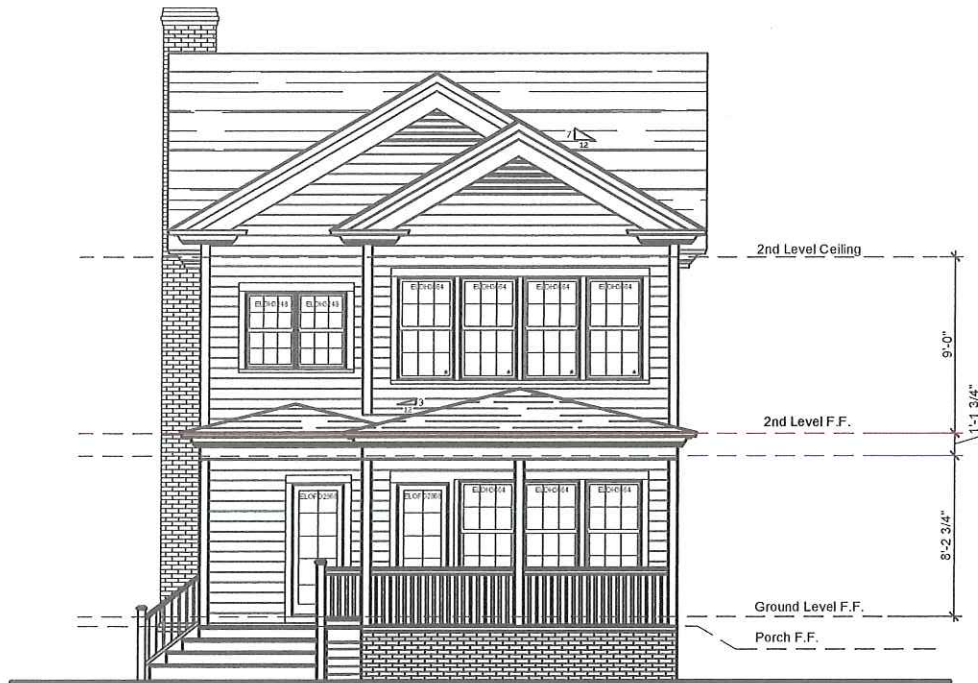
2 PROPOSED SOUTH ELEVATION
SCALE: NTS



Window in middle of main stairs



1 EXISTING WEST ELEVATION
SCALE: NTS



2 PROPOSED WEST ELEVATION
SCALE: NTS

2.3 (1) At the ceiling of the front lower level porch(floor of the upper front porch) there did not appear to be flashing installed at the porch intersection with the house wall. This may allow surface moisture to areas behind the siding and porch band where damage to the wall framing is possible. There were no signs of moisture on the interior of the building at this location. It is recommended to have further evaluation by a qualified professional if concerns exist.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

(2) The second floor of the front porch has floor joist that are missing the bearing blocks or hangers typically used at beam to joist intersections. This may allow the joist to sag or fail. Repairs are recommended.



2.3 Item 3(Picture)

(3) The top of the center right porch post on the front porch lower level has decay at the top of the post below the beam of the upper porch floor. This may allow the floor above to sag or fail. It is recommended to have further evaluation by a qualified professional.



2.3 Item 4(Picture)

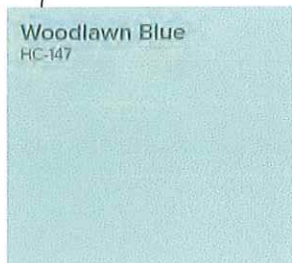
(4) The front porch lower level floor has joist that are missing the bearing blocking or hangers at the beam intersection. The beams themselves appear to be single member assemblies which may not provide the proper support for the floor long term. Either of these conditions may allow the floor to sag or fail. It is recommended to have further evaluation by a qualified professional.



2.3 Item 5(Picture)



2.3 Item 6(Picture)



Repairs to front porch will consist of carefully removing and saving original decking boards, flashing the deck band, and replacing the deck boards back down.

We will add Simpson Stainless Hangers to the 4x4 joists at girder locations and paint the same color of the ceiling.

All structural members under the first floor deck will have hangers added to produce proper connections to the bands.

* with the exception of the requested change in color, there will be minimal changes to the existing porch. If we encounter rotten wood, we will replace with like kind, preferably pressure treated pine that can be painted to match the porch color.

Project Description – Materiality

Siding - ½" pine lap siding installed match the profile of the existing siding, painted to match existing color on house (Sherwin Williams, "7006 Extra White")

SW 7006
Extra White
Interior / Exterior
Location Number 217-C1

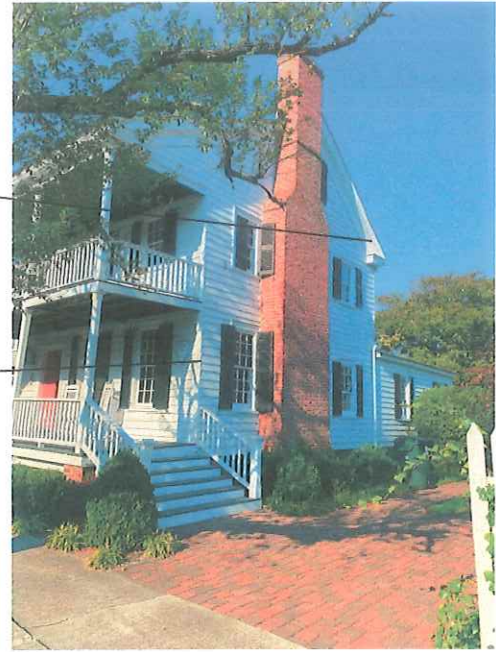
Trim - Crown molding detail in the soffit will be replicated to match the existing structure, as will the gable end returns. All unique and/or unusual trim details will be replicated to match the original existing structure, including the 2x6" corner trims and the retention of an existing visible vertical corner board to denote the original corner of the house (noted on South Elevation).



2x6 corner board faces toward the street to allow siding to end. Does not wrap corner.



Gable end return features heavy frieze boards with small crown. Crown on fascia, with flat return



Foundation - Triangle Brick -Savannah. Will use running bond pattern to match the replicate brick on existing house



Savannah

RED
A piece of the past.

Evocative of the worn cobblestone streets of Historic Savannah, GA, our Savannah brick is a gorgeous historic brick with a smooth red base, and charred black and off-white accents. This tumbled brick provides our customers with a superior level of product quality and consistency unmatched by our competitors.

Brick Image: Engineer Size | Gray Mortar | Merry Oaks

Roof - CertainTeed Landmark Asphalt Shingles (color: Weatherwood to match existing house replaced 2006)




Existing Roof



Certainteed - Weatherwood



Windows + Doors - Marvin Elevate Series Double Hung Windows + French Doors
 Will paint Sherwin Williams SW7006 Extra White to match trim.

MARVIN  Products Solutions Inspiration Why Marvin

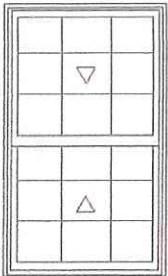
MARVIN ELEVATE™ COLLECTION
ELEVATE DOUBLE HUNG WINDOW

Elevate Double Hung windows pair durable fiberglass exteriors and warm wood interiors. Made for durability and classic style. Find a dealer near you to get started.

[FIND A DEALER](#)



MARVIN 



As Viewed From The Exterior

MO 36" X 60"
CN 3660
RO 36 1/2" X 60 1/4"
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.21
 Visible Light Transmittance: 0.47
 Condensation Resistance: 53
 CPD Number: MAR-N-272-00994-00001
 ENERGY STAR: 5
Performance Grade
 Licensee #783
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG55 1054X1924 mm (41.5X75.75 in)
 LC-PG55 DP +55/-65
 FL10257

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3660
 Rough Opening 36 1/2" X 60 1/4"
 Performance: Impact Zone 3
 Glass Add For All Sash

Top Sash
 Stone White Exterior
 White Interior
 IG - 1 Lite
 Impact Low E3 w/Argon
 Black Perimeter Bar

Bottom Sash
 Stone White Exterior
 White Interior
 IG - 1 Lite
 Impact Low E3 w/Argon
 Black Perimeter Bar
 White Weather Strip Package
 Matte Black Sash Lock
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose

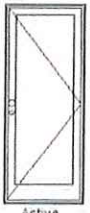
6 9/16" Jamb
 Jamb Extension from 4 9/16" to 6 9/16"
 Nailing Fin
 With Clips
 ***Note: Due to its width, this unit will contain two sash locks.
 ***Note: Unit Availability and Price is Subject to Change

6/20/21 - MARVIN ELEVATE - ELEVATE SWINGING FRENCH DOOR

ELEVATE SWINGING FRENCH DOOR



MARVIN 



Active

As Viewed From The Exterior

MO 32 13/16" X 82 1/4"
CN 2868
RO 33 5/16" X 82 1/2"
Performance Information
 U-Factor: 0.3
 Solar Heat Gain Coefficient: 0.19
 Visible Light Transmittance: 0.41
 Condensation Resistance: 59
 CPD Number: MAR-N-331-00936-00001
 ENERGY STAR: N, NC, SC, S

Stone White Exterior
 White Interior
 Elevate Outswing French Door X Left Hand
 CN 2868
 Rough Opening 33 5/16" X 82 1/2"
 Performance: Impact Zone 3

Stone White Exterior
 White Interior
 IG - 1 Lite
 Impact Tempered Low E3 w/Argon
 Black Perimeter Bar

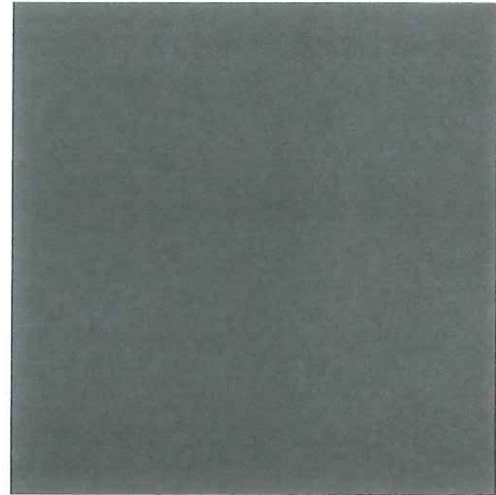
Multi-Point Lock
 Northfield Handle Oil Rubbed Bronze PVD Keyed Exterior Primary Handle Set
 Northfield Handle Oil Rubbed Bronze PVD Interior Primary Handle Set
 Keyed Alike
 Keyed Alike Group 1
 Oil Rubbed Bronze PVD Adjustable Hinges
 Bronze Ultrex Sill / Black Weather Strip

6 9/16" Jamb
 Jamb Extension from 4 9/16" to 6 9/16"
 Nailing Fin
 With Clips
 ***Note: Unit Availability and Price is Subject to Change

Door Hardware - No door hardware will be replaced on front door. No exterior door will be visible from the street. In any case, we are planning on using Marvin's Northfield Handle in Oil Rubbed Bronze. This handleset has multi-point capabilities to protect during heavy wind.



Northfield



Oil Rubbed Bronze

Electrical - no exterior sconces will be used around the porches, near doors, or around garage doors. We will use recessed ceiling can lighting that will be embedded into the covered porches. None of this will impact the aesthetics and will not be visible from the street.

REQUEST 3: NEW ACCESSORY STRUCTURE AT REAR OF PROPERTY

New accessory structure will combine elements of a historic dogtrot house (<https://www.southernliving.com/home/decor/dogtrot-style-house>) with the aesthetic details that are found on the existing historic house on the property, thus making a Beaufort-style dogtrot structure. Unique design elements (gable details, corner trim, etc.) will be utilized to give the new building the same feel as the existing structure, while being of a scale that will not compete with the historic structure at the street. It will complement the structure when viewed from the sidewalk, approximately 165' away and through the existing gate that will not be touched.

Tree Canopy + Landscaping

All mature trees will be maintained and protected during construction. Existing landscaping on the front and sides of house will be maintained as it is as historic to the site as the house.

Materials + General Specs

Relative Dimensions: 38'4 wide x 25'9 deep x 16'0 high

Materials:

Roof – CertainTeed Landmark Asphalt Shingles (color: Weatherwood to match existing house)



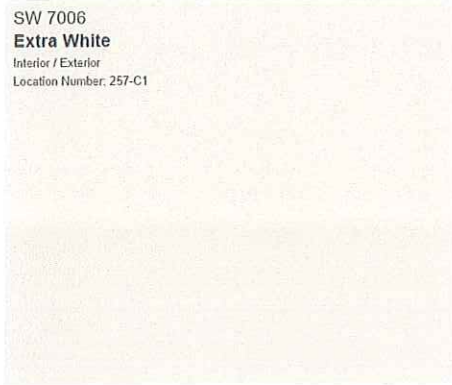
Existing Roof



CertainTeed - Weatherwood

Siding – Fiber cement siding. Will use smooth face of cement siding and paint Sherwin Williams 7006 Extra White to match house. Similar to the West facing wall of the Harborside Park bathrooms.

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1



Trim Details – Historic House has an unusual trim corner detail which will be replicated. Also, crown molding detail in the soffit will be replicated, as will the gable end returns.

Foundation – Triangle Brick – Savannah (running bond to replicate brick on existing house).



Savannah

RED

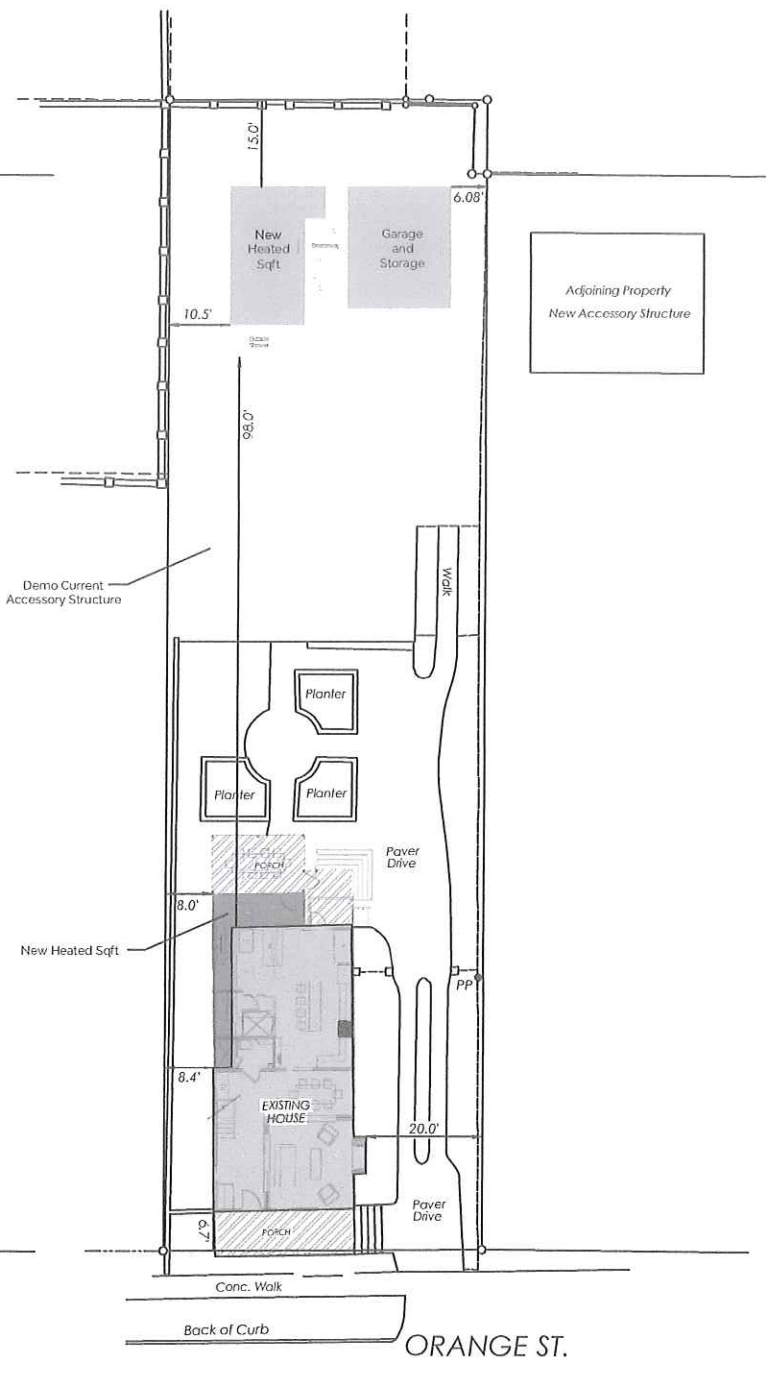
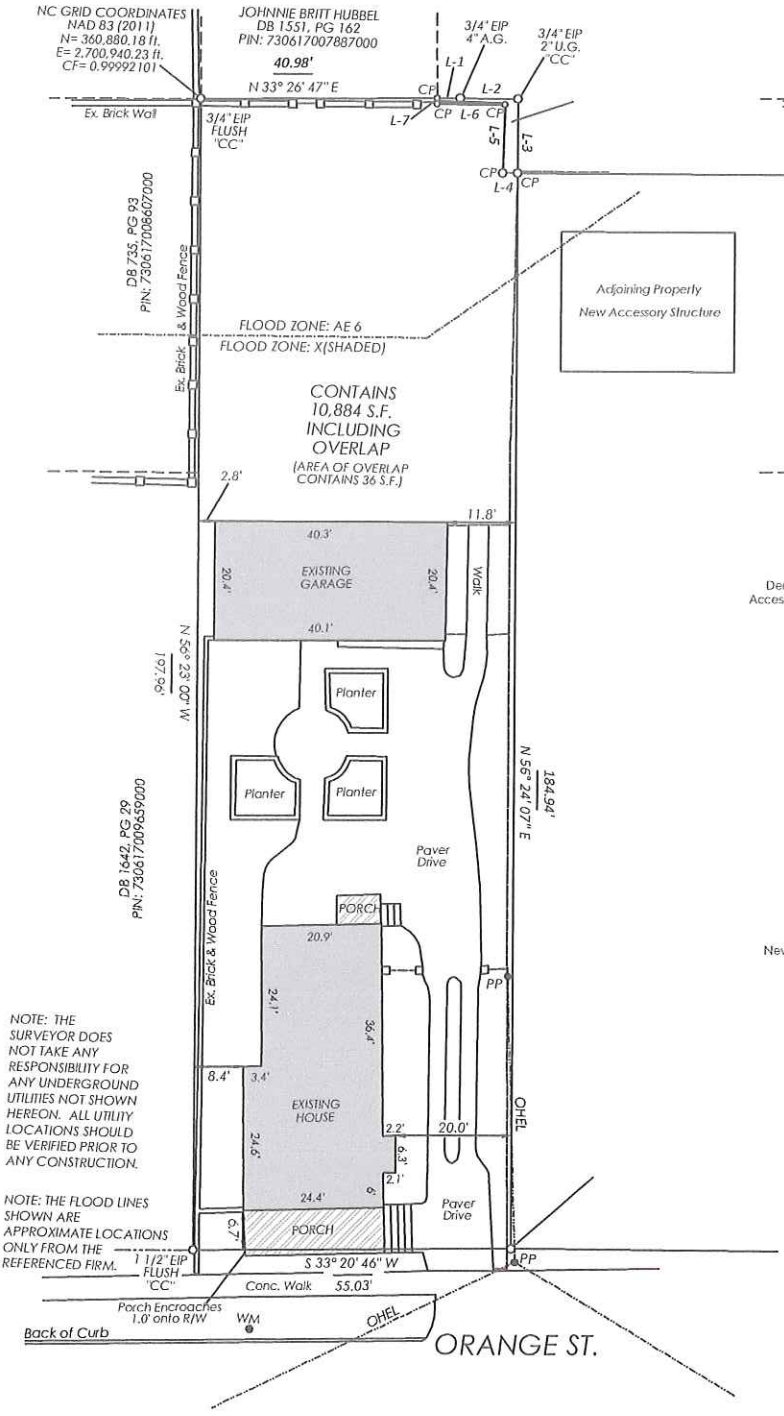
A piece of the past.

Evocative of the worn cobblestone streets of Historic Savannah, GA, our Savannah brick is a gorgeous historic brick with a smooth red base, and charred black and off-white accents. This tumbled brick provides our customers with a superior level of product quality and consistency unmatched by our competitors.

Brick Image: Engineer Size | Gray Mortar | Merry Oaks

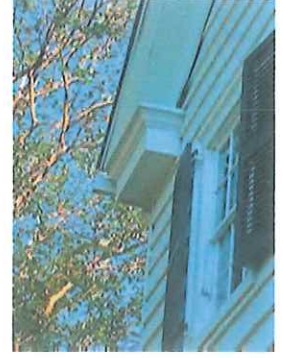
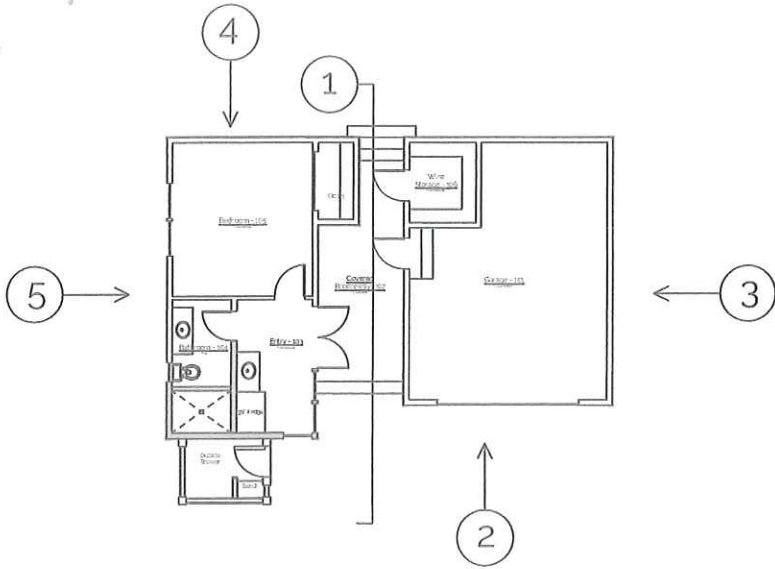
Doors + Windows – Marvin Elevate series patio doors and windows. Will be white to match the existing house. Hardware to be



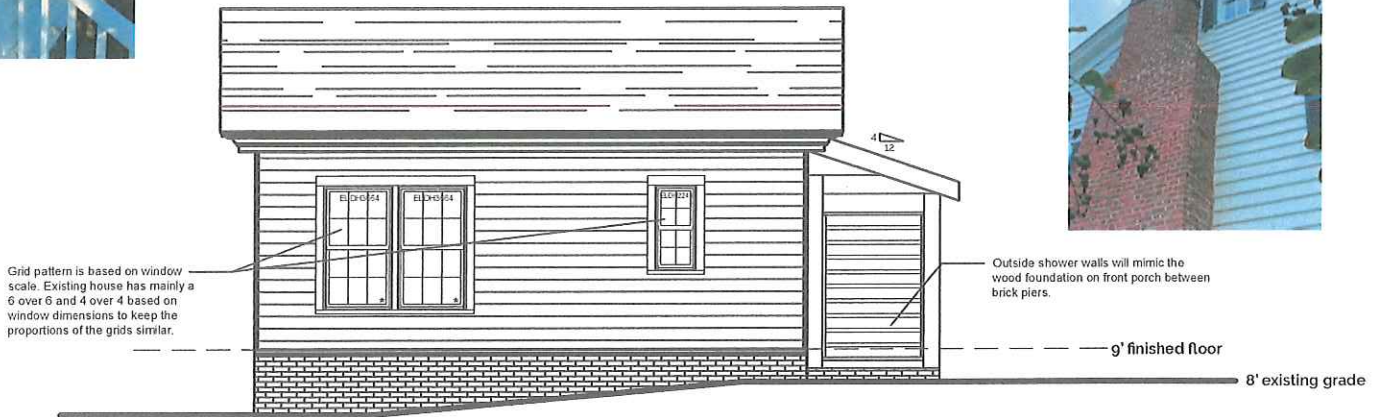
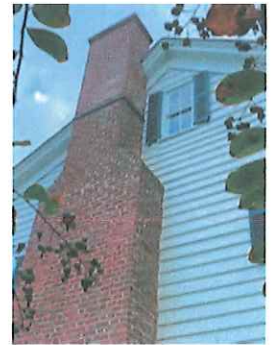


1 EXISTING SURVEY

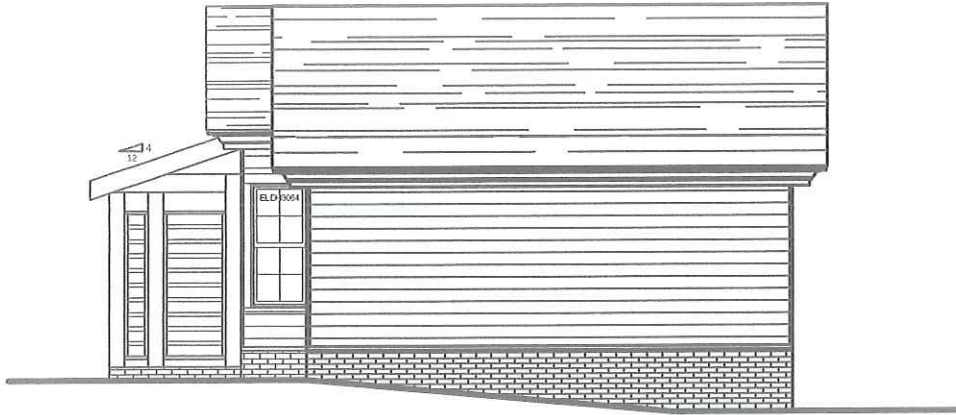
2 PROPOSED SITE PLAN



2 EAST ELEVATION (facing street)
SCALE: 1/8" = 1'-0"



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



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



1 NORTH SECTION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



Town of Beaufort, NC

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

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

AGENDA CATEGORY: New Business
SUBJECT: Case # 22-11 211 Moore Street – New Fence

BRIEF SUMMARY:

The property owner is requesting to construct a 4 foot high fence with 2x2 pickets, spaced 1 1/2” made of cedar.

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: March 23, 2022
Case No. 22-11

Request: Construct a 4 foot high fence with 2x2 pickets, spaced 11/2” made of cedar
Applicant Kent & Margaret Early
 211 Moore Street
 Beaufort, NC 28516

Property Information:

Owners: Same As Applicant
 Location: 211 Moore Street
 Parcel Id #: 730617018435000

Project Information:

In the District Survey, updated by Ruth Little, the house at 211 Moore is described as **Mrs. William Ramsey House** c. 1820. Traditional, Beaufort-style, 1 1/2 Story, 3-bay, side gable coastal cottage has engaged porch with tapered posts, flush eaves, large gable-end stuccoed chimney, and 9/6 and 4/4 sash. The front door and asbestos siding are later additions. Mrs. Ramsey owned the House in 1970.

In 1995 a COA was granted for a rear fence to match the neighbors.

In June 2014 a COA was approved for the accessory structure in the rear of the property. This was done due to the main structure being so intact from the original construction.

In November 2014 a COA was approved changing the siding from Fiber Cement to Wood Siding (Original Siding).

Attachments:

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

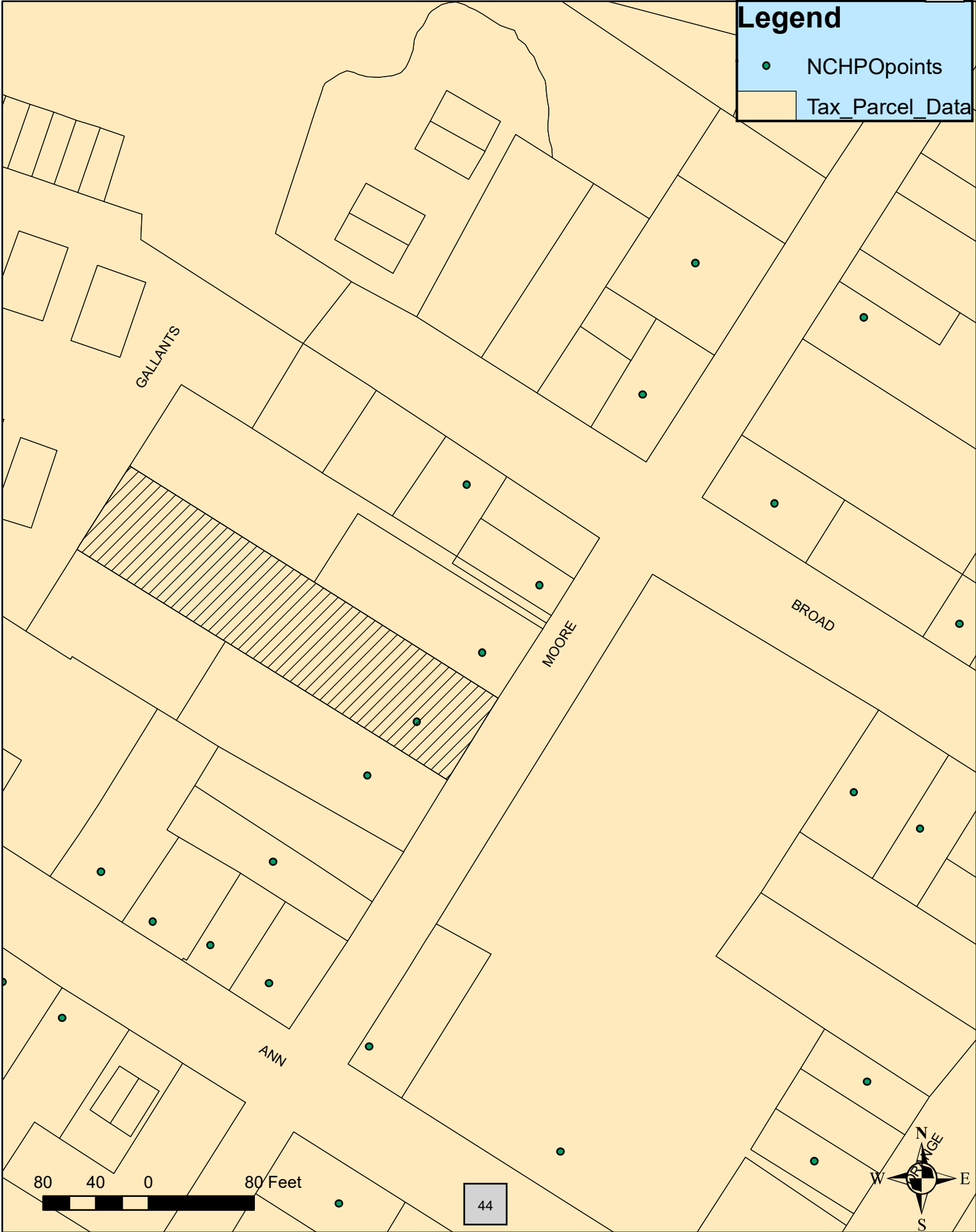
Fences and Walls Guidelines

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.

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HOU:</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
DAWLICKI,ERIC R ETUX ANGELA	47	UNION STREET	FAIRHAVEN	MA	02719	
EARLY,WILLIAM K ETUX MARGARET			ORDINARY	VA	0356 23131	PO BOX 356
ENGLERT RENTALS LLC	908	PINEHURST DRIVE	CHAPEL HILL	NC	27517	
GALLANTS LANDING OWNERS ASSOC	14204	WYNDFIELD CIRCLE	RALEIGH	NC	27615	
ST PAULS EPISCOPAL CHURCH	209	ANN STREET	BEAUFORT	NC	28516	
SWANSON,ARVIN N ETUX HAZEL K	3624	S ALSTON AVE	DURHAM	NC	1802 27713	
WALKER,CINDY R ETAL RUSSELL	5808	BAYBERRY LANE	RALEIGH	NC	27612	

**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: Margaret Early Kent Early

Applicant Address: 211 Moore St

Business Phone: 804-832 2993 Email/Cell: mandy_jean_early@hotmail.com

Property Owner Name: Same

Address of Property: 211 Moore St Beaufort N.C. 28516

Phone Number: _____ Email/Cell: _____

PROJECT INFORMATION

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

4ft Fence + gates to Town spec's
No other removal other than chain link existing Fence
No trees or scrubs, plants etc

Estimated Cost of Project: \$ 14,000 est.

Year House Built: 1820 ^{Front House}
Back House 2014

Applicant Signature _____

Date _____

Margaret Early Kent Early
Property Owner Signature (if different than above) _____

3-14-22
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.

* For fence Permit

2.

Fence..

Pickets 2x2

Space between picketts 1 1/2

Wood - Cedar, Pressure Treated / Pine or Cedar
Whatever permit Allows

211 Moore St

Mr. Eric Dawecki
32 Washington Ave
Fairhaven , Mass 02719

Jack and Hazel Swanson
3624 S Alston Ave
Durham, NC 27713

Tax Parcel Information:

Owner: EARLY, WILLIAM K ETUX MARGARET

Current PIN: 730617018435000

Site Address:
211 MOORE ST
BEAUFORT

Mailing Address:

ORDINARY VA 23131 0356

Legal Description:
L44 OLD TOWN BEAUFORT

Prior PIN: 11007K0210

City Limits: BEAUFORT

Rescue District: BEAUFORT RESCUE

Fire District:

5 **District:** 1159

Township: BEAUFORT

Use: RESIDENTIAL

Land Value: \$249,210

Bldg Value: \$223,099

Other Value: \$2,967

Total Value: \$475,276

Sale Price: \$1,200,000

Deeded Acres: 0.453

Plat Ref: /

Deed Ref: 1743 / 46

Bedrooms: 3

Bathrooms: 1

Roll Type: R

Deed Date: 20211019

GIS Acres: 0.560

Year Built: 1940

Noise Level:

AICUZ Zone:

Bldg Htd Sq Ft: 780

Bldg Tot Sq Ft: 988

NBHD: 590002

Carteret County, N.C.



Printed March 14, 2022

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*Bright white
or color
Allowed.*

2:45




Gallery



Example

This or whatever
Town permits



 lowes.com

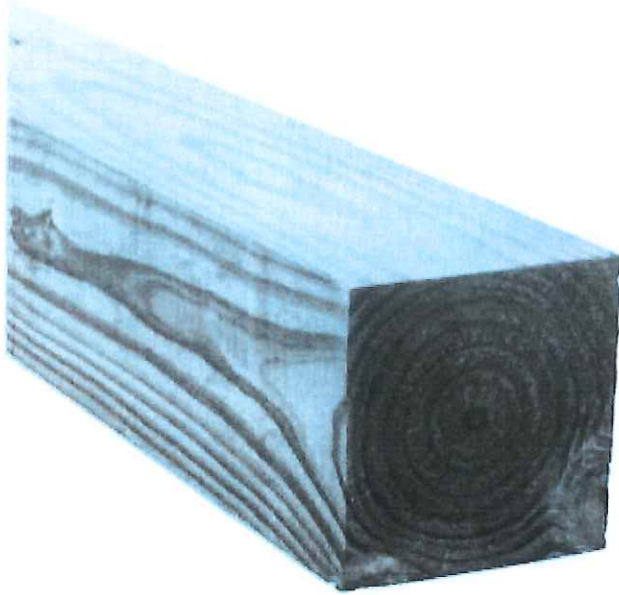
2:46



Gallery



Example



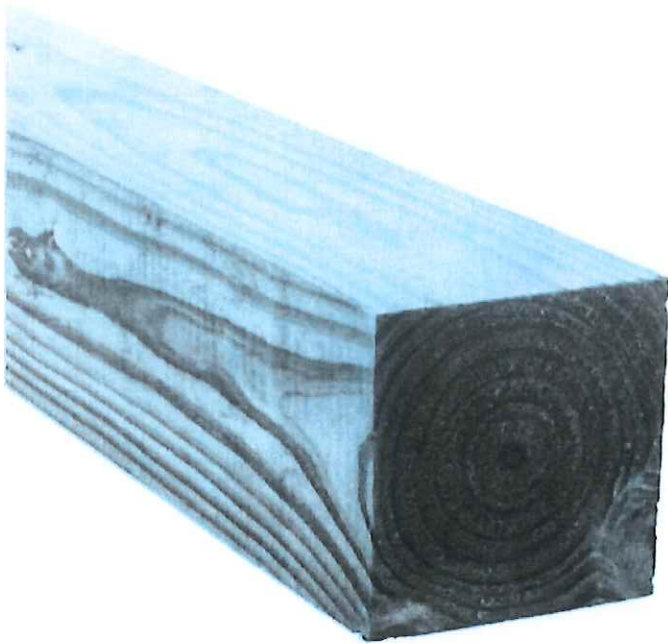
 lowes.com

2:47 

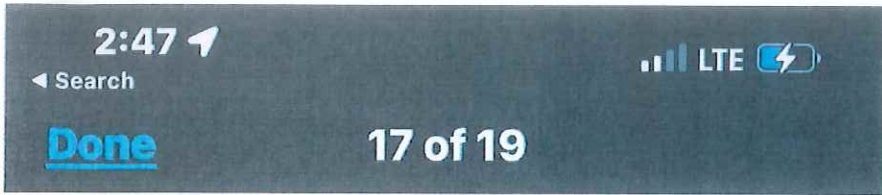
◀ Search LTE 

Done 18 of 19

Example





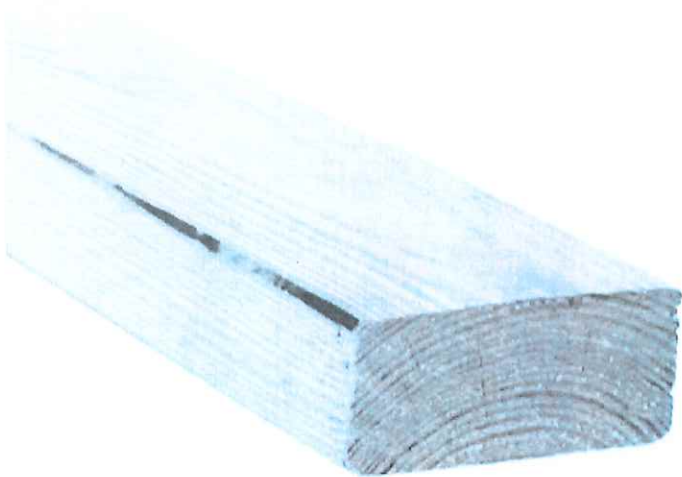
Example



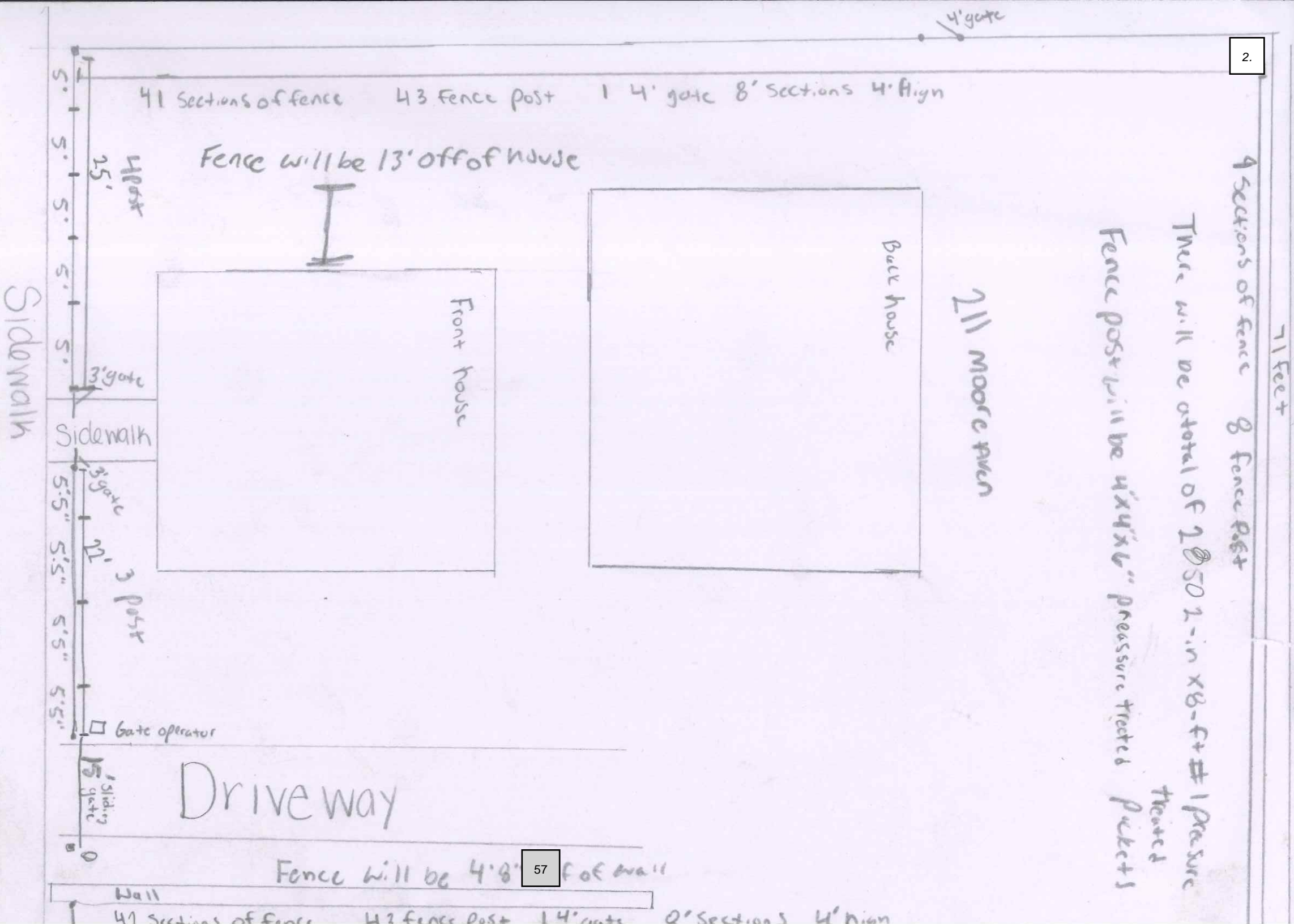
2:48   LTE 

Done 19 of 19

Example



















2.





Same Fence style
127 Front Str.





Same Gate set up

2.





2.



71