



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, February 02, 2021 - Virtual | Zoom Link Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Administration of Oaths

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

Old Business

1. 218 Front St - Revised – Case No. 20-28

New Business

1. 204 Turner Street – Demolition – Case No. 20-17
2. 312 Ann Street- New Construction – Case No. 21-05
3. 120 Moore Street – Accessory Structure – Case No. 21-06

Public Comment

Commission / Board Comments

Staff Comments

Adjourn

Documents that may be used for Consideration/Deliberation:

- 1. The Beaufort National Register Historic District Comprehensive Survey (A Resurvey of the 1970 Survey) compiled by Ruth Little, 1997
- 2. Beaufort An Album of Memories by Jack Dudley
- 3. The Design Guidelines for the Beaufort Historic District & Landmarks (1994, Revised 2008)
- 4. The Town of Beaufort Land Development Ordinance (Adopted 2013)
- 5. The 2012 NC Building Code Chapter 34, Existing Buildings & Structures, Section 3409 on Historic Buildings (Updated 2018)
- 6. The Town of Beaufort Comprehensive Plan Update, prepared by the East Carolina Council of Governments (Adopted 2012)



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 P.M. February 2, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: Old Business
SUBJECT: 218 Front Street - Revised
Case No. 20-28

BRIEF SUMMARY:

Install a new uncovered deck, 4' Beaufort Style Fence along Front Street, Landscaping & proposed Dock at 218 Front Street.

REQUESTED ACTION:

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

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP, Planning Director
Date: January 13, 2021
Case No.: 20-28

Request: Install a new uncovered deck, 4' Beaufort Style Fence along Front Street, Landscaping & proposed Dock at 218 Front Street.

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

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

Project Information: Since the December 1st 2020 meeting the Owner has decided to:

1. Remove the covered shelter from the application and install an uncovered deck.
2. Remove the 2' masonry wall from the previous application and build a 4' tall Beaufort style wood fence along Front St.
3. The applicant also has supplied materials of the dock and the landscaping plans.

Proposed work:

- See Attached Elevation Drawings

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

Landscaping

Project Information: The applicant has submitted a landscaping plan developed by Parker’s Landscape Service and shows the following shrubs to be used.

Materials:

- Front Street & East Property Line - (49) 15 Gallon Needlepoint Holly planted 3 feet on Center with (49) 3-Gallon Pink Muhly Grass planted 3 feet on Center behind.

Guidelines (page 107)

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

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

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

Fences and Walls

Project Information: The applicant has submitted a revised fencing plan showing a 4 foot Beaufort Style Picket Fence along Front Street

Materials:

- Front Street & East Property Line - Four foot high wood 1”X 1” Pickets painted white. An 8 foot wide gate of 1” x 1” pickets painted white with hardware.

Guidelines (page 111)

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

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

Dock & Pier

Project Information: The applicant has submitted a revised fencing plan showing a 4 foot Beaufort Style Picket Fence along Front Street

Materials:

75.6 foot long x 10 foot wide floating dock made of #1 Clear Treated Kiln Dried Deck Lumber connecting to a 6 foot x 30 foot access pier made of aluminum.

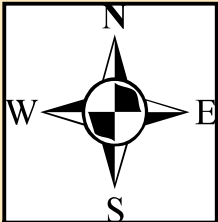
Guidelines (page 121)

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

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

1.

ANN



7

Legend

- NCSHPO Historic Properties

**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; 70i Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: DJ Rose & Son Inc.

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

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

Property Owner Name: J218 LLC

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

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

PROJECT INFORMATION

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

Construct:

- 1. New uncovered deck per submitted specifications, photos and elevation drawings
- 2. 4' Beaufort Style Fence along Front Street (reduce the overall height of the existing 6' fence to 4')

Install:

- 1. Landscaping per submitted plan

Estimated Cost of Project: \$ 50,000.00

Year House Built: N/A

Dillon Rose Jr
Applicant Signature

11/6/2020
Date

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

11-9-2020
Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

Adjacent Property Owners 218 Front Street

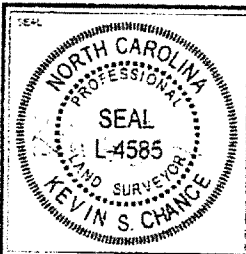
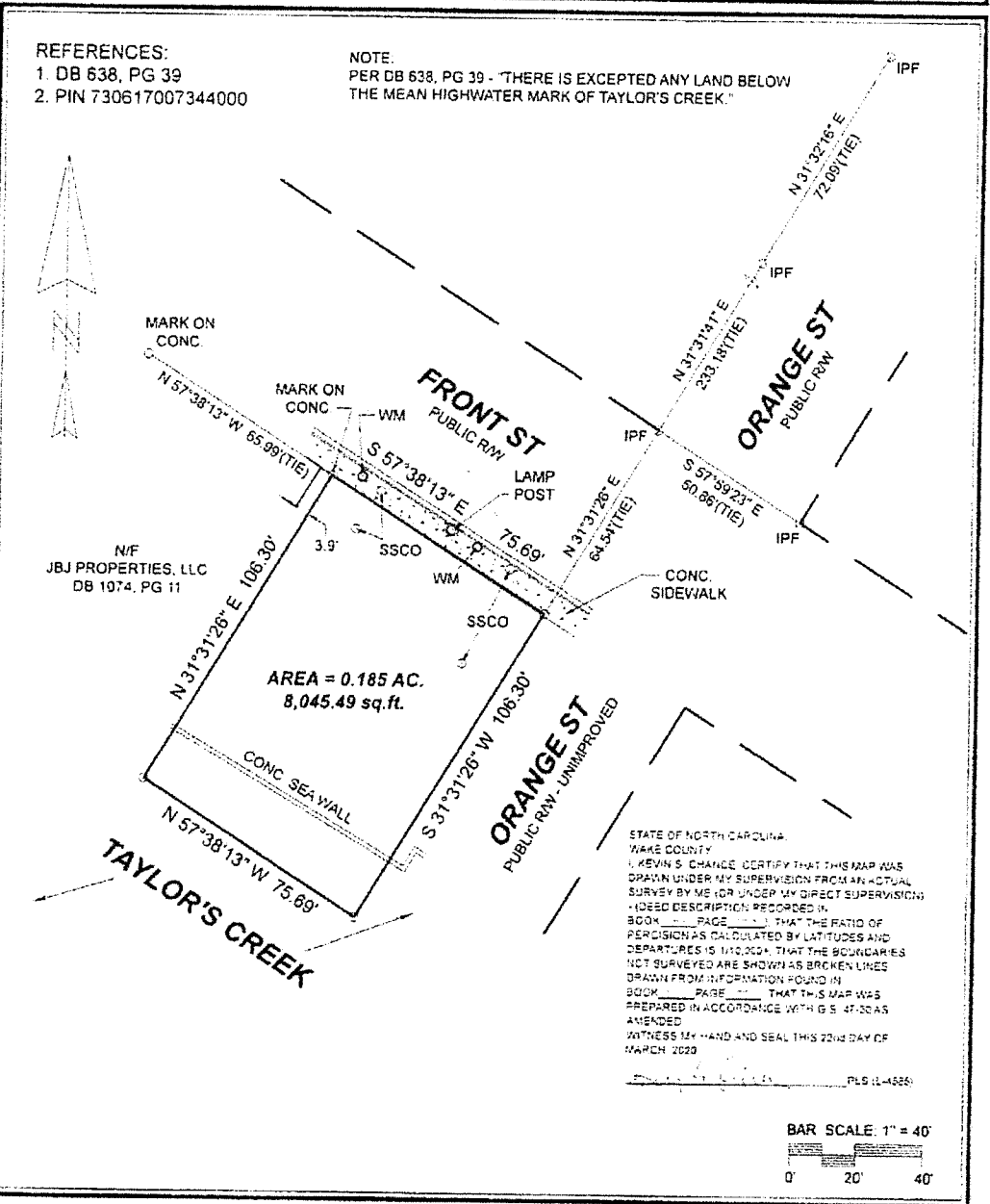
218 Front Street List of Adjacent Property Owners

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

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

Existing Conditions Survey

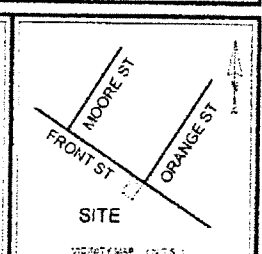
SCALE: 1" = 40' DATE: 22 MARCH 2020 FILE NAME: 220 Front St.dwg TOWNSHIP: BEAUFORT	LOT ---- SECTION ---- BLOCK ---- PHASE ---- SUBDIVISION ---- AS RECORDED IN MAP BOOK ---- PAGE ---- CARTERET COUNTY REGISTRY. NOTES: 1 ALL AREAS ARE BY COORDINATE GEOMETRY 2 ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED 3 NORTH ARROWS IS PER RECORDED MAP OR DEED LISTED ABOVE UNLESS OTHERWISE NOTED	LEGEND IPF = IRON PIPE FOUND IPS = IRON PIPE SET CP = COMPUTED POINT CM = CONCRETE MONUMENT D = DECK P = PORCH ET = ELECTRIC TRANSFORMER DU = DESTINATION UNKNOWN LP = LIGHT POLE PP = POWER POLE OE = OVERHEAD ELECTRIC LINE F = FENCE MISA = MAXIMUM IMPERVIOUS SURFACE AREA
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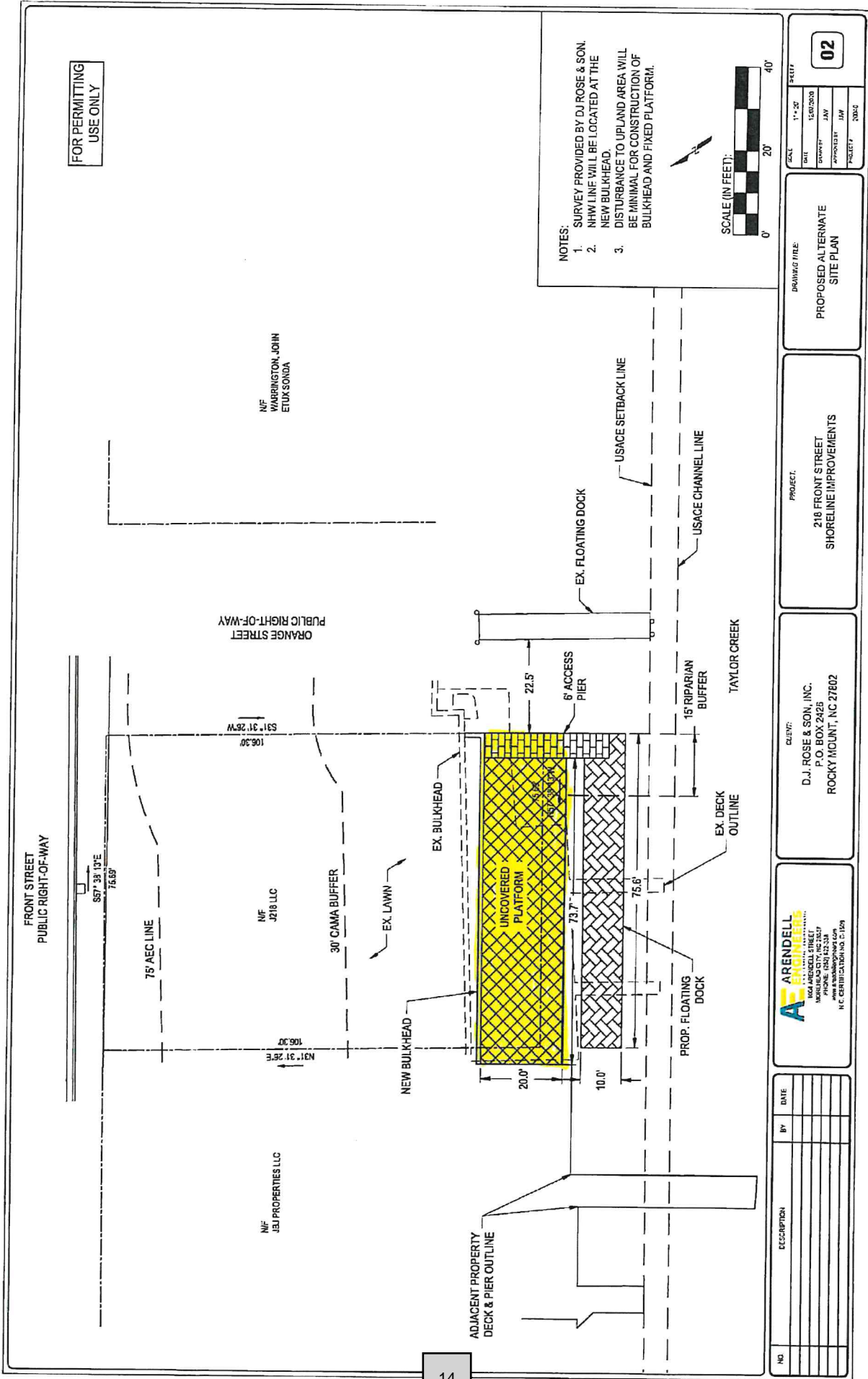
6900 FIELD HILL ROAD
 RALEIGH, NORTH CAROLINA - 27603

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

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

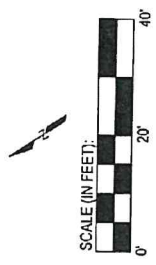


218 Front Street Proposed Uncovered Deck



FOR PERMITTING
USE ONLY

- NOTES:
1. SURVEY PROVIDED BY DJ ROSE & SON. NHW LINE WILL BE LOCATED AT THE NEW BULKHEAD.
 2. DISTURBANCE TO UPLAND AREA WILL BE MINIMAL FOR CONSTRUCTION OF BULKHEAD AND FIXED PLATFORM.
 - 3.



SCALE	1" = 20'	DATE	08/17
DRAWN	JAW	DATE	12/02/20
APPROVED	JAW	DATE	
PROJECT	2002		

DRAWING TITLE:
**PROPOSED ALTERNATE
SITE PLAN**

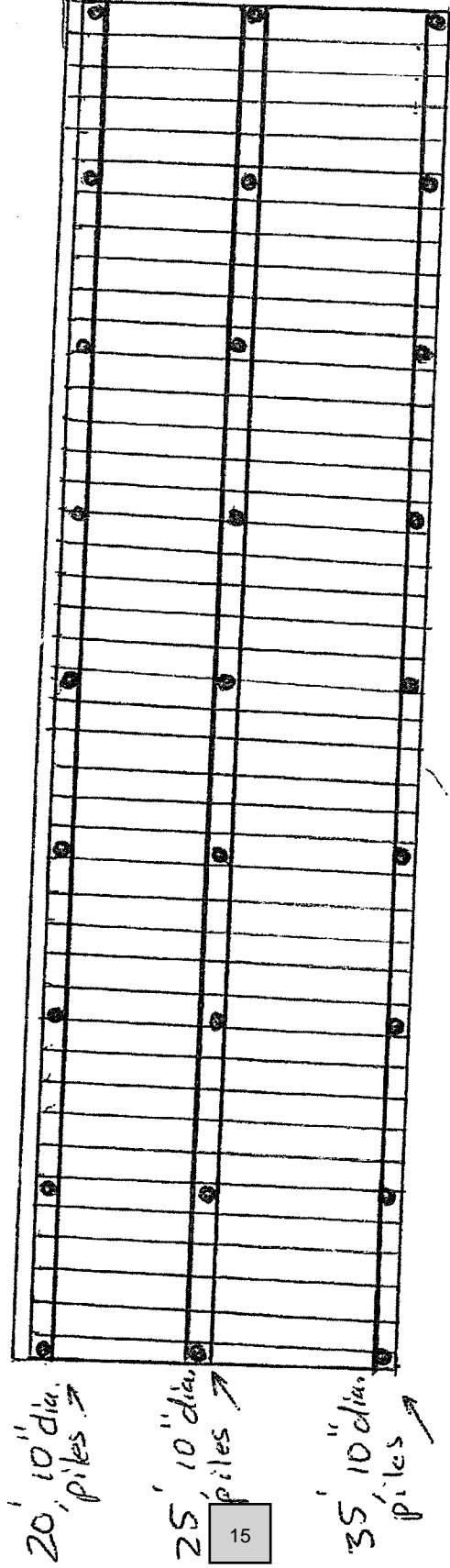
PROJECT:
**218 FRONT STREET
SHORELINE IMPROVEMENTS**

CLIENT:
**D.J. ROSE & SON, INC.
P.O. BOX 2425
ROCKY MOUNT, NC 27802**

NO.	DESCRIPTION	BY	DATE

D. J. Rose & Son, Inc.
P. O. Box 2426
Rocky Mount, N. C. 27802

Project: 218 Front Street
Beaufort, N. C.
Shoreline Improvements,
(Deck pile & framing)
plan



20' 10" dia.
piles →

25' 10" dia.
piles →

35' 10" dia.
piles →

- Notes:
- 10" dia piles (Marine Grade) w/ 12" dia. Black HDPE Pile Sleeves.
 - 4" x 10" Continuous drop girders running parallel to shoreline attached to ea. pile w/ 2- 3/4" dia SS bolts
 - 2" x 10" joist (on 16" centers) attached to girders w/ SS simpson tie down straps
 - 1/4" SS fasteners.
 - 2" x 6" (#1 clear, KOAT) decking, attached w/ SS screws

218 Front Street Uncovered Deck Finish Schedule

Railings:

2" x 2" square pickets

Handrail

2" x 6" #1 clear treated kiln dried lumber with eased edges

Top and Bottom Rails of Railing:

2" x 6" #1 clear treated kiln dried deck lumber turned edgeways

Decking:

2" x 6" #1 clear treated kiln dried lumber

Fasteners:

Simpson Strong Tie square drive 305 stainless steel screws

Stain Color:

Cabot Honey Teak

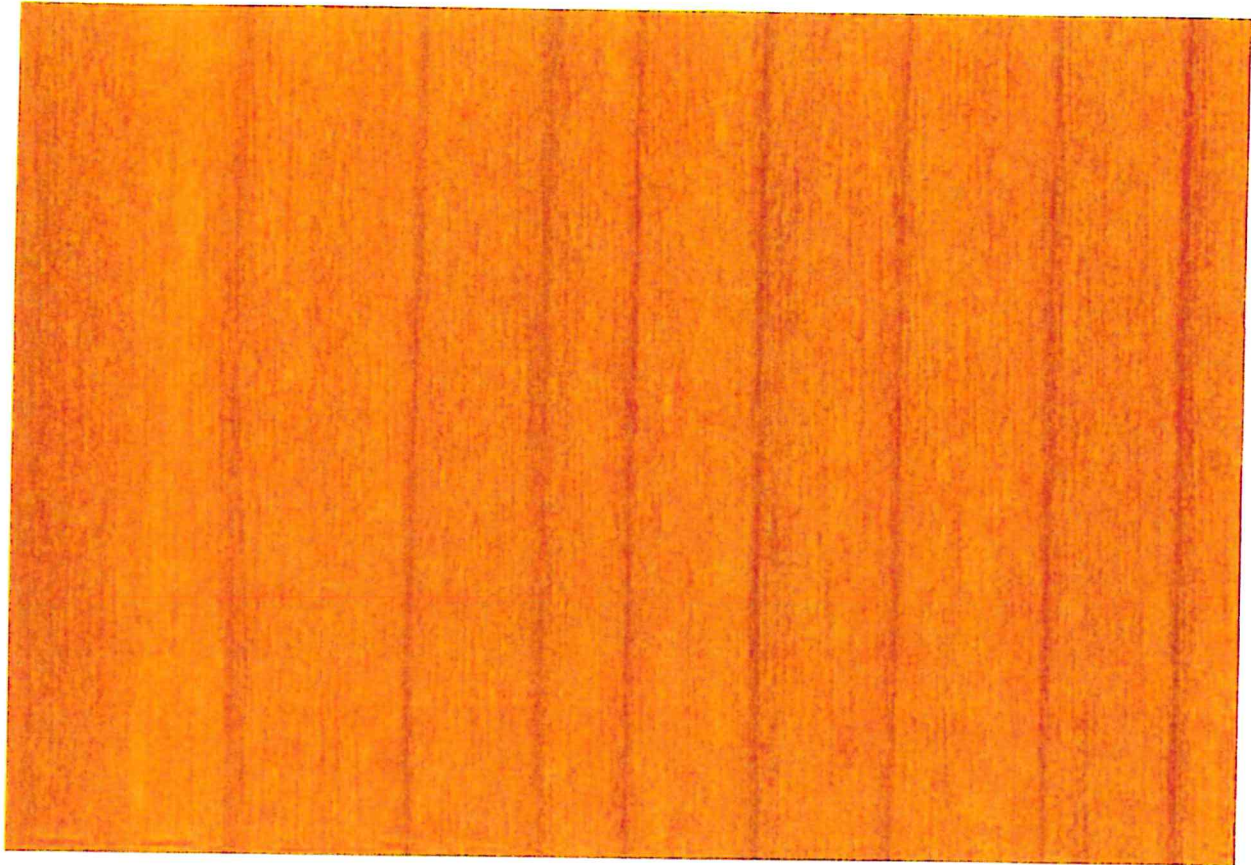
218 Front Street Uncovered Deck
Proposed Stain, Railing and Deck Detail



218 Front Street Uncovered Deck
Proposed Stain, Railing and Deck Detail



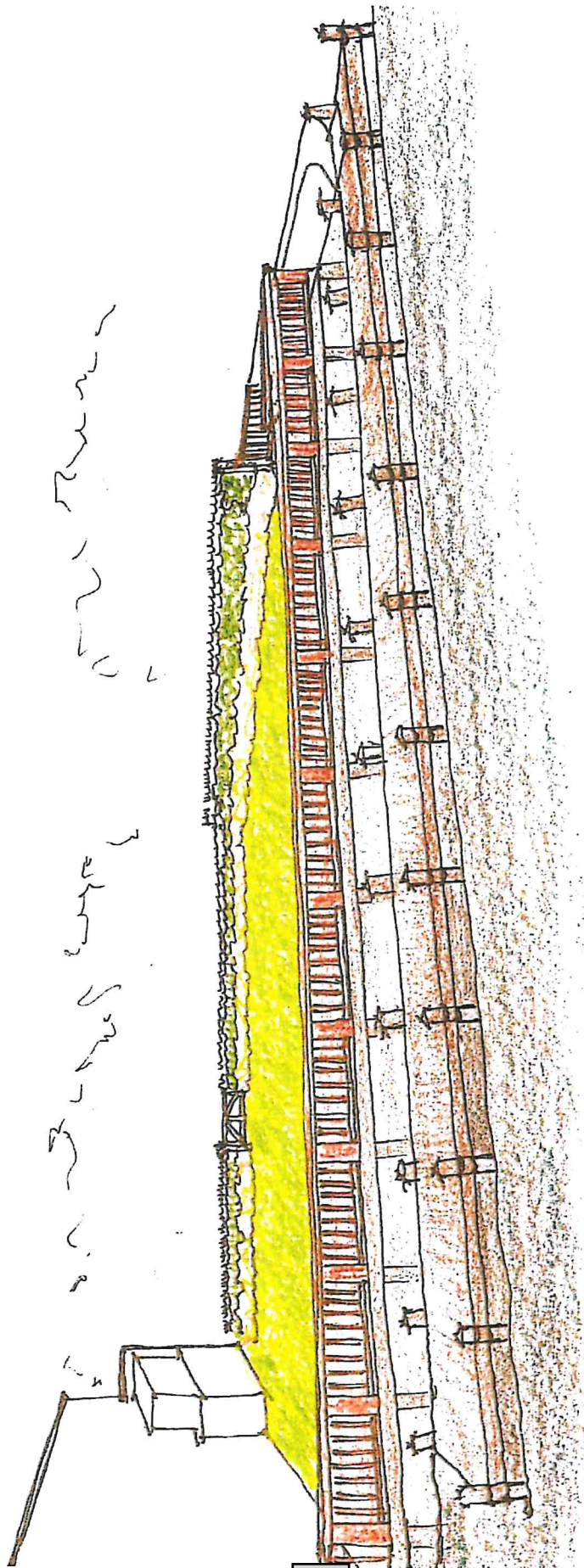
218 Front Street Uncovered Deck
Proposed Stain Color



Honey Teak

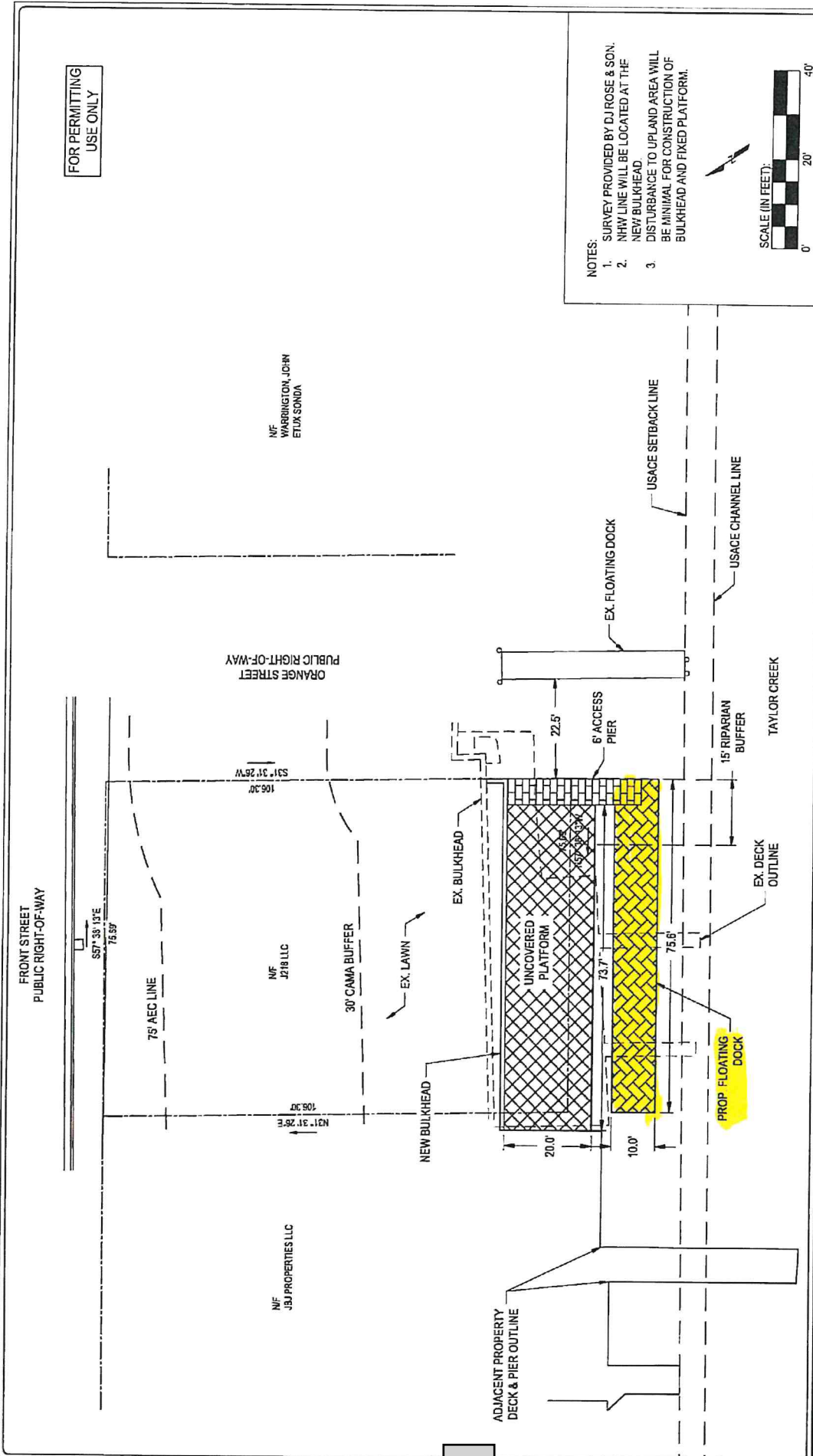
Wood Toned Stain





218 FRONT ST.
BEAUFORT NC
12/21/20

218 Front Street Proposed Floating Dock



FOR PERMITTING
USE ONLY

NOTES:
 1. SURVEY PROVIDED BY DJ ROSE & SON.
 2. NHW LINE WILL BE LOCATED AT THE NEW BULKHEAD
 3. DISTURBANCE TO UPLAND AREA WILL BE MINIMAL FOR CONSTRUCTION OF BULKHEAD AND FIXED PLATFORM.

SCALE (IN FEET):
 0 20' 40'

DRAWING TITLE
**PROPOSED ALTERNATE
 SITE PLAN**

SCALE: 1" = 20'

DATE	11-20-20
DESIGNER	JAV
CHECKER	JAV
PROJECT NO.	2000

02

PROJECT:
**218 FRONT STREET
 SHORELINE IMPROVEMENTS**

CLIENT
**D.J. ROSE & SON, INC.
 P.O. BOX 2425
 ROCKY MOUNT, NC 27602**

ARENDELL
 ENGINEERS & ARCHITECTS
 1504 ARENDELL STREET
 ROCKY MOUNT, NC 27602
 PHONE: (817) 221-2338
 www.arendell-engineers.com
 I.C. CERTIFICATION NO. C-1509

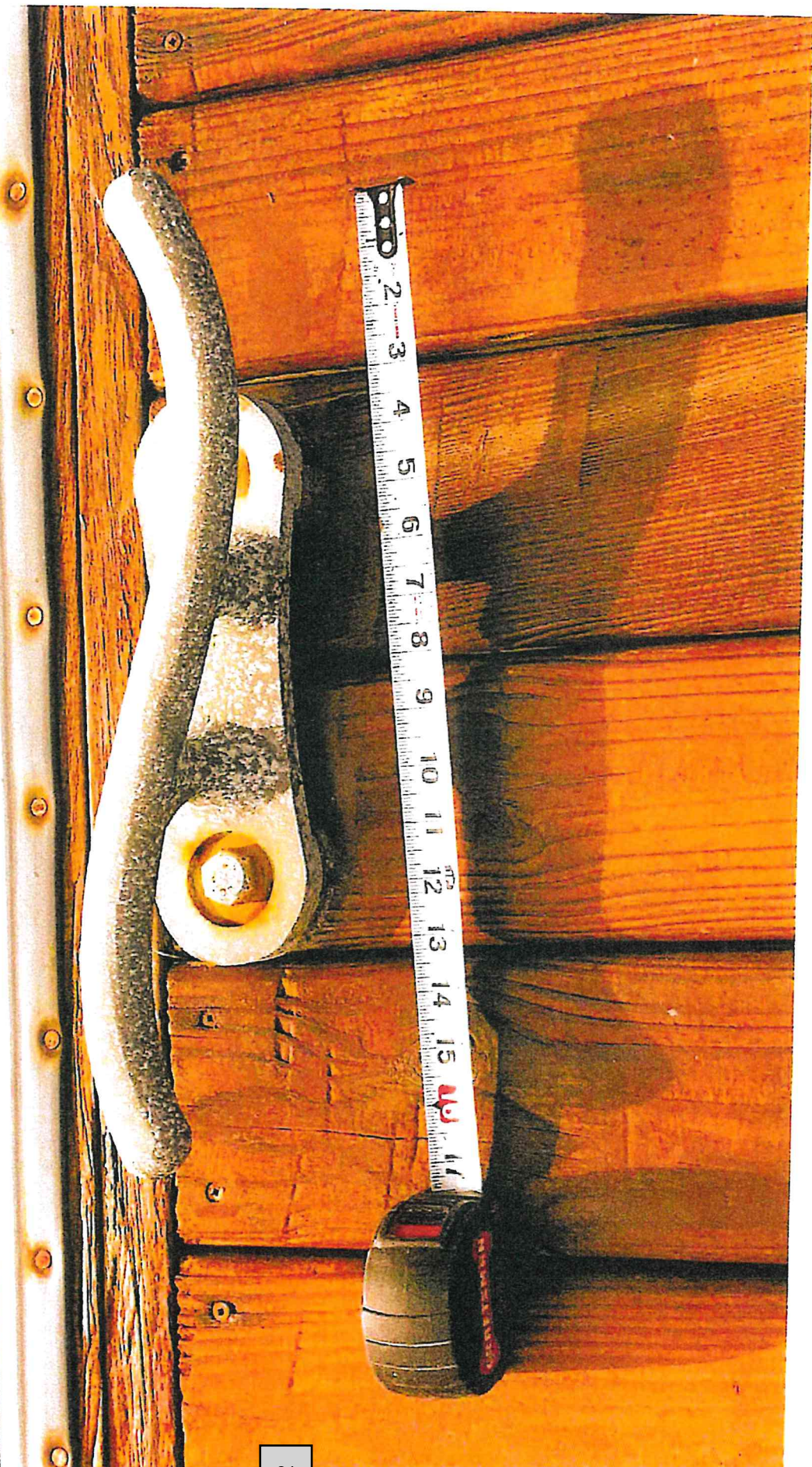
NO.	DESCRIPTION	BY	DATE

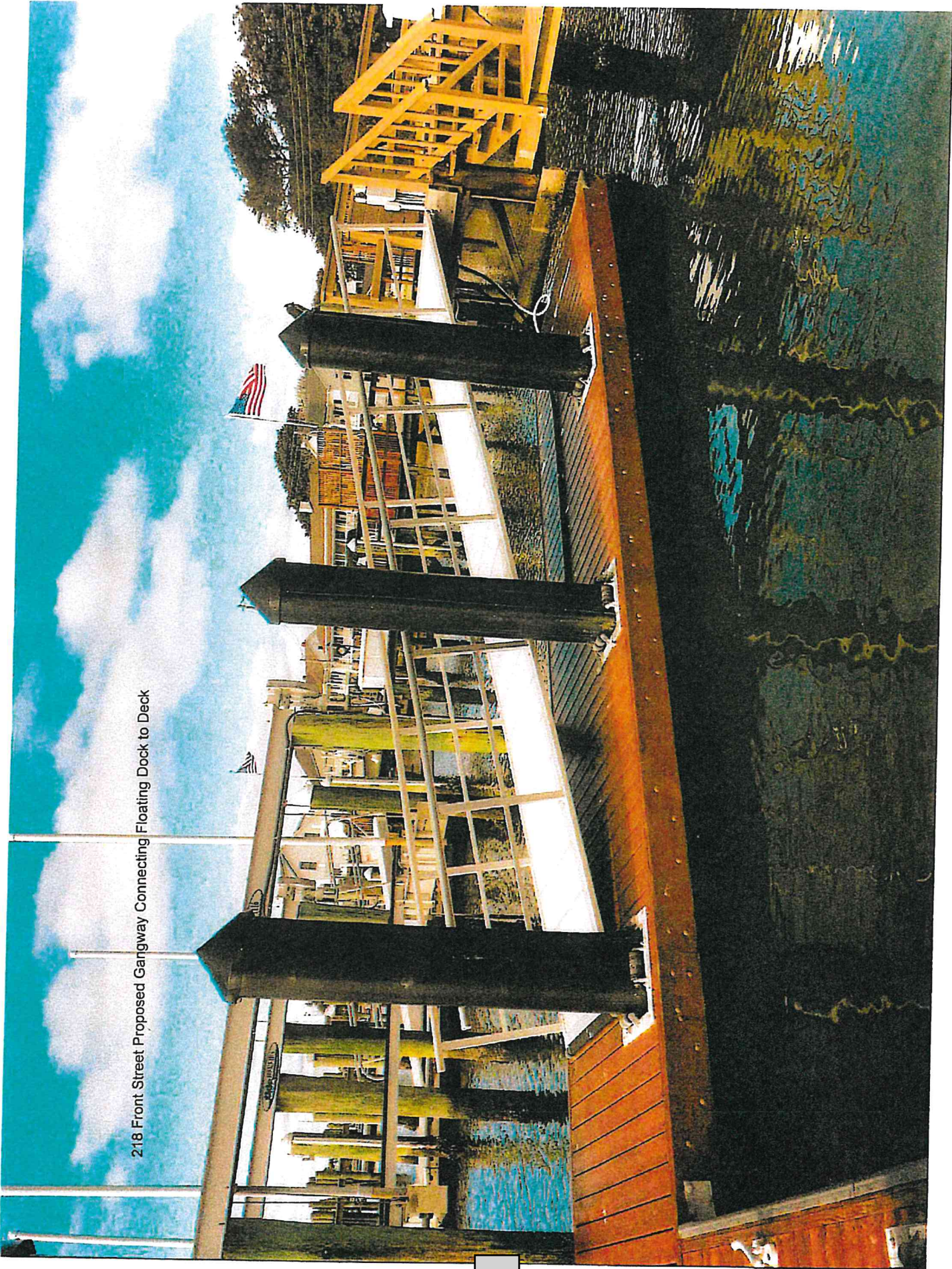
218 Front Street
Proposed 12" Diameter Black HDPE Pile Sleeves with Black HDPE Pile Caps





218 Front Street Proposed 16"
Galvanized Cleat on Floating Dock



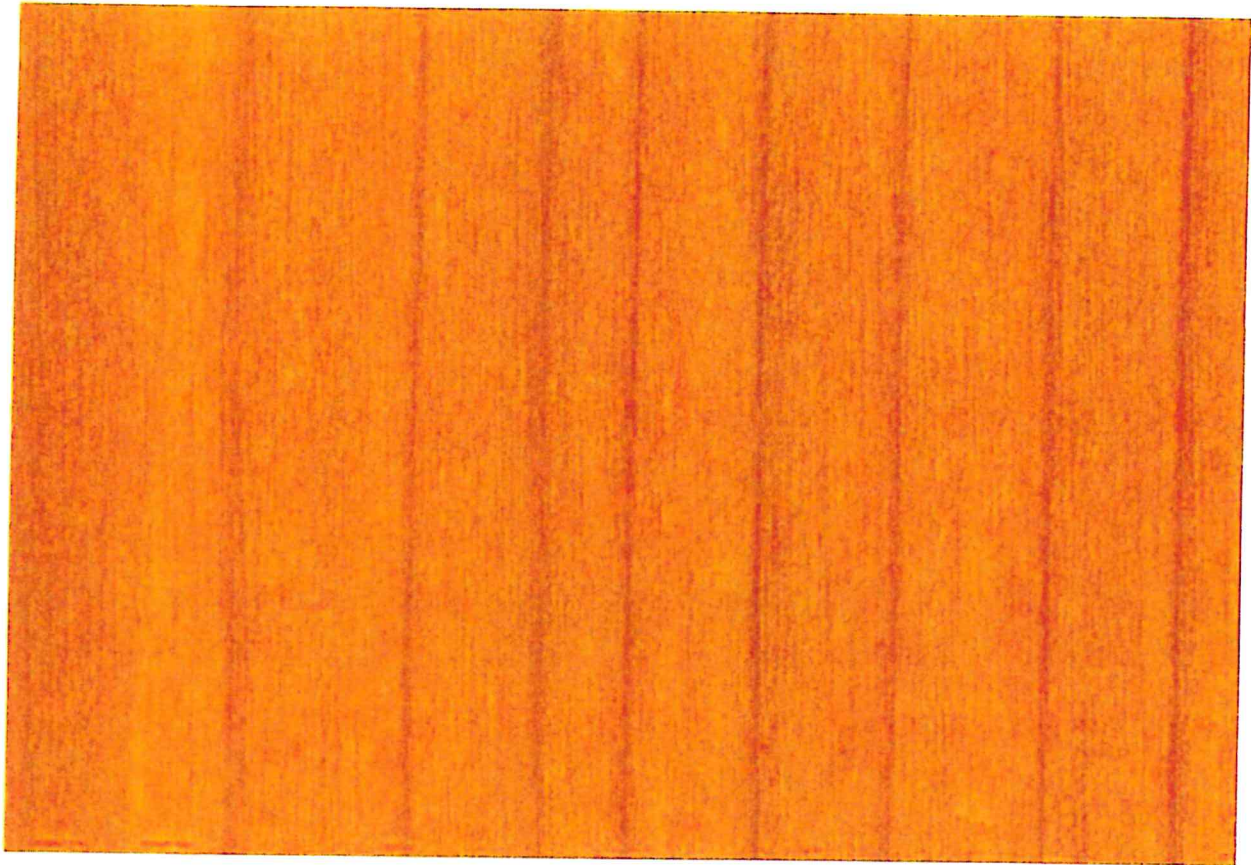


218 Front Street Proposed Gangway Connecting Floating Dock to Deck



218 Front Street Proposed Gangway
Connecting Floating Dock to Deck

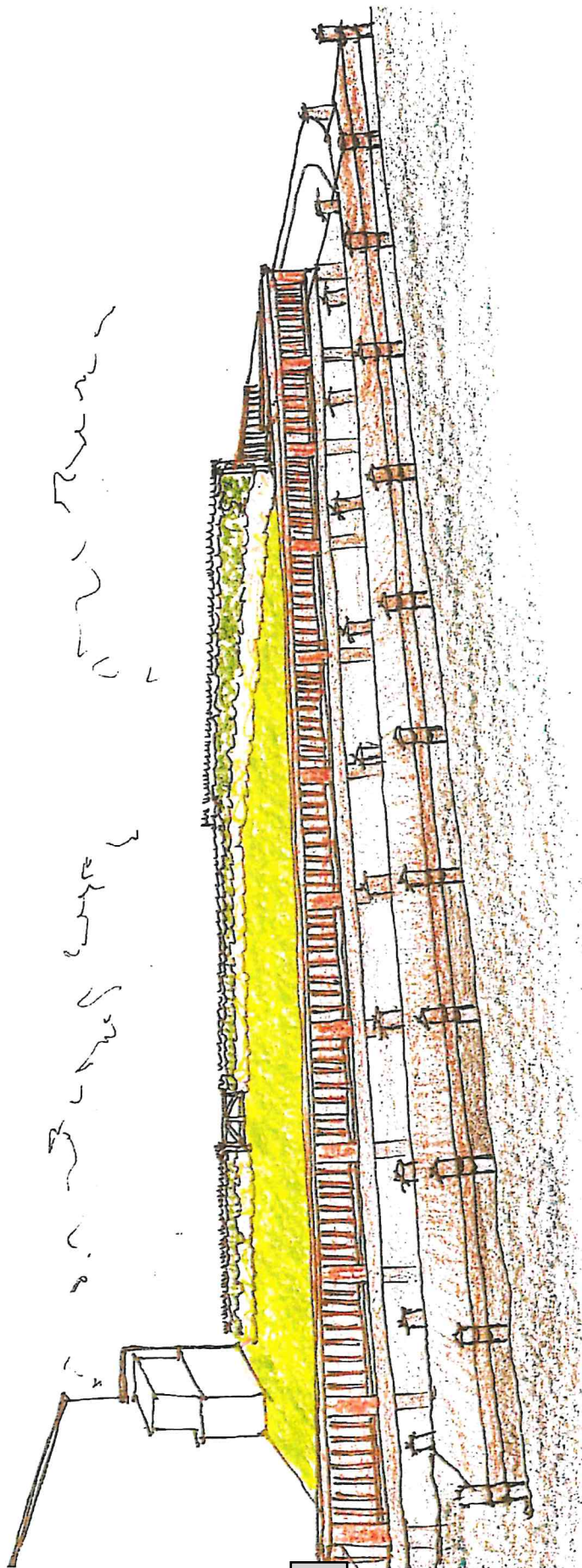
218 Front Street Floating Dock Stain Color



Honey Teak

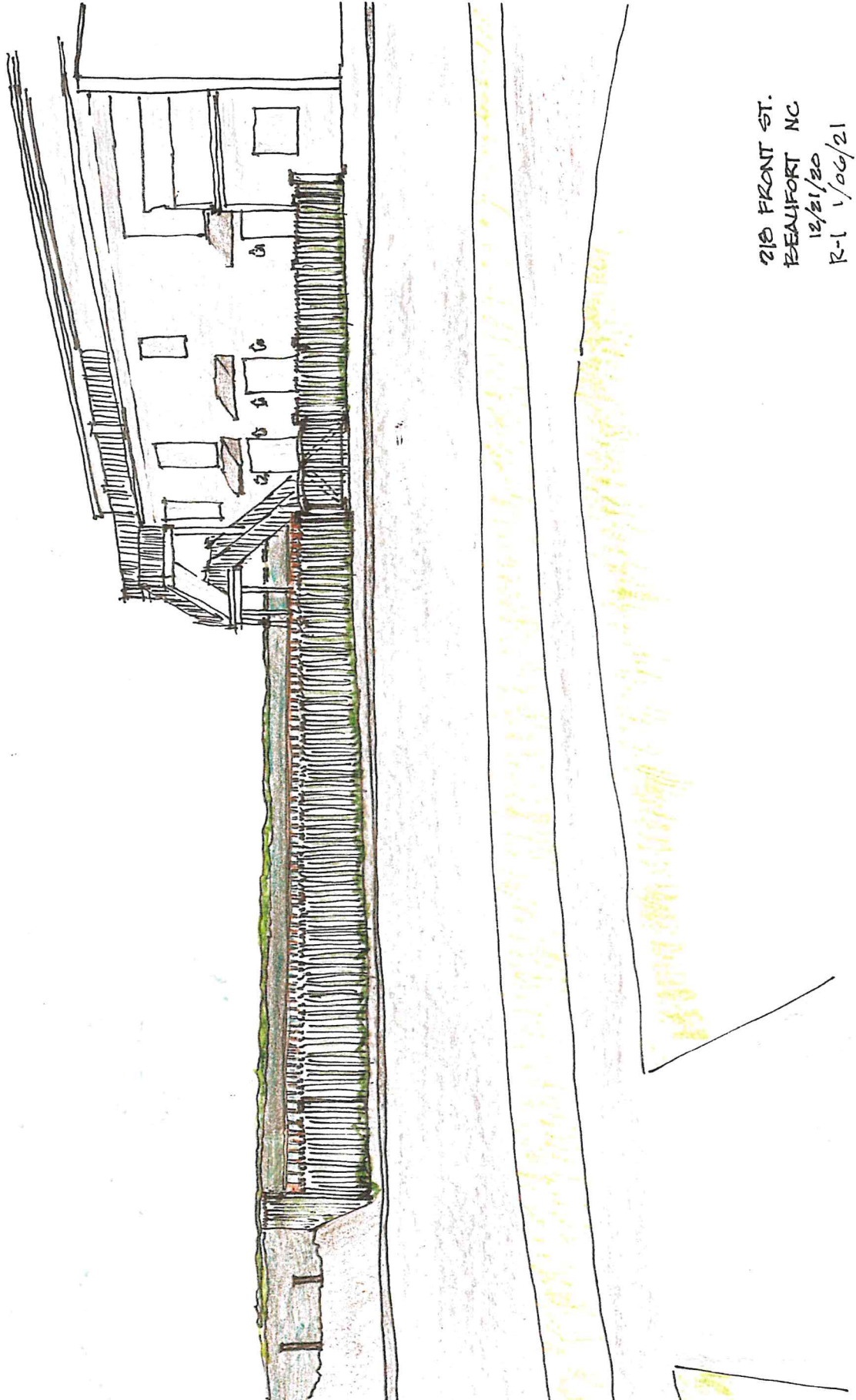
Wood Toned Stain





218 FRONT ST.
BEAUFORT NC
12/21/00

218 Front Street Proposed Beaufort Style Fence Along
Front Street



218 FRONT ST.
BEAUFORT NC
12/21/20
R-1 1/06/21

218 Front Street Proposed Gate Latch



218 Front Street Proposed Gate Hinge



218 Front Street Proposed Landscape Plan



Needlepoint Holly
300 Front Street

218 Front Street Streetscape Photos



Front Street Elevation

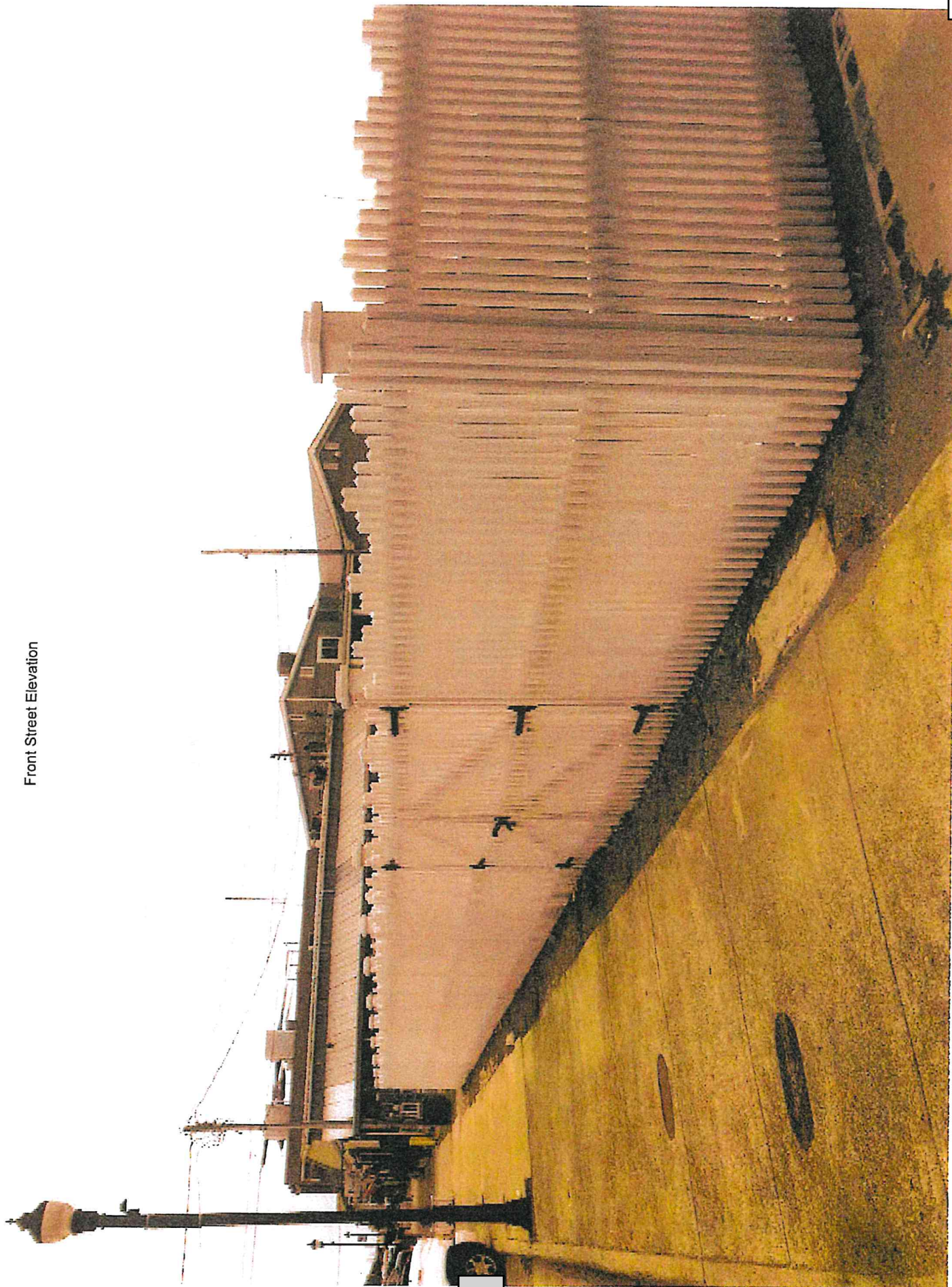
East Elevation looking West



Waterside Elevation



Front Street Elevation





Town of Beaufort, NC

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252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, February 2, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: 204 Turner Street – Demolition
Case # 20-17

BRIEF SUMMARY:

On July 31, 2020 this application was paid for and Staff began the process of determining if the property was of Statewide Significance per Section 23-J of the Land Development Ordinance. Staff immediately contact Mr. John Wood of the State Historic Preservation Office as well as conferring with the Town Attorney and Mr. Wood on this matter together. Staff then contacted ten (10) consultants to see if they were interested in conducting research as to the Statewide Significance criteria as a woman’s seminary/academy and only one responded, Cynthia de Miranda of MdM Historical Consultants, who through research determined that there was another woman’s academy in Tarboro, NC (Email November 2020). Based on this information and again discussing with Mr. Wood, the Franklin Lodge is not likely to meet the Statewide Significance Criteria and therefor the Commission can hear the request and decide to approve the demolition or delay for a period of one year.

REQUESTED ACTION:

Conduct Quasi-Judicial Hearing and render a decision on the Findings of Fact & COA

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: January 13, 2021
Case No. 20-17

Request: Demolition of the Masonic Lodge Building at 204 Turner Street.

Applicant: Flora Lea Louden
 2020 Travianna Court
 Raleigh, NC 276029

Property Information:

Owner: Same
 Location: 204 Turner Street

Project Information:

In the District Survey, updated by Ruth Little, the structure at 204 Turner Street is described as the Franklin Masonic Lodge N. 109 – Large 2-story building, 3-bays wide, with a front clipped gable roof and raised stuccoed foundation. Plain siding, molded eave returns, molded cornice with decorative brackets, unusual sawnwork cornice, and decorative gable end rake board. 1 exterior replacement chimney, and 6/6 sash. Greek Revival entrance with double-leaf 6-panel doors, Doric pilasters, molded cornice with frieze, sidelights and transom. I-story hipped porch with chamfered post and traditional railing.

On Gray’s 1882 map this building was the Beaufort Academy. By 1885 the building was a seminary, by 1898 a public hall, and by 1908 a Masonic Hall, which it still is.

On July 31, 2020 this application was paid for and Staff began the process of determining if the property was of Statewide Significance per Section 23-J of the Land Development Ordinance. Staff immediately contact Mr. John Wood of the State Historic Preservation Office as well as conferring with the Town Attorney and Mr. Wood on this matter together. Staff then contacted ten (10) consultants to see if they were interested in conducting research as to the Statewide Significance criteria as a woman’s seminary/academy and only one responded, Cynthia de Miranda of M&M Historical Consultants, who through research determined that there was another woman’s academy in Tarboro, NC (Email November 2020). Based on this information and again discussing with Mr. Wood, the Franklin Lodge is not likely to meet the Statewide Significance Criteria and therefor the Commission can hear the request and decide to approve the demolition or delay for a period of one year.

Material:

- Photos of 204 Turner Street

Attachments:

- Vicinity Map
- Adjacent Property Owners list
- COA Application
- John Wood Emails
- Cynthia de Miranda Email

Staff Findings:

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.

10.1.2. Document the historic resource prior to demolition. Documentation shall take the form of black and white photographs, and color digital photographs of the building, structure, or site's principal elevations, architectural elements (both in exterior and interior), and special features. Measured drawings of the resource may also be required. The HPC shall determine on a case-by-case basis the extent of documentation required and the parties responsible for producing such documentation. The documentation shall be submitted to the HPC and become a permanent record of the Town of Beaufort.

10.1.3. Salvage architectural features and building materials for reuse or study. Contact antique dealers and used building supply establishments to arrange for removal. Consider donations of items to interested non-profit organizations or museums or the NC-SHPO.

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.

BHPC Case 20-17 204 Turner Street - Demolition



<u>OWNER</u>	<u>MAIL_HOL</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>L</u>	<u>ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
AQUADRO,CHARLES ETUX GERALD	3	PINEWOOD AVE	SAVANNAH	GA		31406	
BRENNAN,DAVID ETUX SHELLY	207	TURNER STREET	BEAUFORT	NC		28516	
CARTERET COUNTY	302	COURTHOUSE SQUARE	BEAUFORT	NC		28516	SUITE 200
FIRST BAPTIST CHURCH BEAUFORT	403	ANN STREET	BEAUFORT	NC		28516	
LOUDEN,FLORA LEA	101	STURBRIDGE ROAD	RALEIGH	NC	1551	27615	C/O JAMES W ANKENY
WILSON,ROBERT MANTON L/T	209	TURNER ST	BEAUFORT	NC		28516	

STATE HISTORIC PRESERVATION OFFICE
 OFFICE OF ARCHIVES AND HISTORY
 NORTH CAROLINA DEPARTMENT OF NATURAL AND CULTURAL RESOURCES
 NATIONAL REGISTER CONSULTANTS

July 2020

The following consultants have successfully completed National Register nominations according to National Park Service and State Historic Preservation Office standards *between January 2017 and April 2020* and have requested to be included on this list. Successful completion is defined as the timely submission in three or fewer drafts of a complete and correct nomination package that is approved by the Keeper of the National Register with the National Park Service, Washington, D. C. upon first submission. Titles of successful consultant nominations and the dates of listing are indicated. All nomination files are available for inspection at the Survey and National Register Branch of the Historic Preservation Office (HPO) located at the North Carolina State Archives and Library Building, Second Floor, 109 East Jones Street, Raleigh, North Carolina and all properties listed in the National Register are posted on the HPO website: <https://www.ncdcr.gov/about/history/division-historical-resources/state-historic-preservation-office/architectural-3>

NOTE: This list is provided as a service to individuals, organizations, and agencies planning to have a historic property nominated to the National Register of Historic Places. (For a list of archaeological consultants, please contact the Office of State Archaeology, 919/814-6552.) *The State Historic Preservation Office does not attest to personal or corporate qualifications of these or any other consultants, whose level of experience and fees vary.* Contracting individuals, organizations, and agencies are encouraged to ask any consultant for references and recent work samples. Questions about this list should be directed to the Survey and National Register Branch of the Historic Preservation Office (919/814-6587).

Consultant	Listing date (month/year), Nomination
Sybil Argintar Southeastern Preservation Services 166 Pearson Drive Asheville, NC 28801 828.230.3773 sybil.argintar@yahoo.com	5/17, Otto King House, Henderson County
Jaime L. Destefano, MSHP JLD Preservation Consulting, LLC Nashville, TN 37206 404.697.0004 JLD.PreservationConsulting@gmail.com	4/20, Mooresville Historic District (Boundary Increase), Iredell County 4/20, Reid Memorial Presbyterian Church, Iredell County
Jamie Dail 401 N. Heritage St. Kinston, NC 28501 252.527.5972 jamie@dunndalton.com	4/17, Imperial Tobacco Co. Office Building, Lenoir County

Consultant

Listing date (month/year), Nomination

<p>Heather Fearnbach Fearnbach History Services, Inc. 3334 Nottingham Road Winston-Salem, NC 27104 Phone: 336.765.2661 Fax: 336.768.8166 heatherfearnbach@bellsouth.net</p>	<p>9/17, Granite Mill, Alamance County 9/17, J. M. Bernhardt Planing Mill & Box Factory, Caldwell County 9/17, Lenoir Cotton Mill / Blue Bell, Inc. Plant, Caldwell County 9/17, Highland Park Mill No. 1, Mecklenburg County 1/18, Magnolia Place (Boundary Decrease), Burke County 1/18, Caswell County Training School, Caswell County 1/18, North Carolina Industrial Home for Colored Girls, Orange County 1/18, East Spencer Graded School, Rowan County 5/18, Flynt House, Forsyth County 6/18, Haywood County Hospital, Haywood County 1/19, Stamey Company Store, Cleveland County 1/19, The Meadows (Boundary Decrease), Henderson County 5/19, Lexington Industrial Historic District, Davidson County 8/19, Taylorsville Milling Company Roller Mill, Alexander County 8/19, Carolina & Northwestern Railway Freight Station, Caldwell Co. 8/19, T. Austin & Ernestine L. Finch House, Davidson County 8/19, Bunyan S. & Edith W. Womble House, Forsyth County 8/19, Caromount Mills, Inc.,-Burlington Industries, Inc. Plant, Nash Co. 4/20, Granite-Cora-Holt Mills Historic District, Alamance County 4/20, Schley Grange Hall, Orange County</p>
<p>Clay Griffith Acme Preservation Services 825C Merriman Avenue #345 Asheville, NC 28804 828.281.3852 cgriffith.acme@gmail.com</p>	<p>5/17, Foster’s Log Cabin Court, Buncombe County 1/18, James Madison and Leah Arcouet Chiles House, Buncombe Co. 1/18, Windover, Haywood County 5/19, Henry River Mill Village Historic District, Burke County</p>
<p>Mary Ruffin Hanbury Hanbury Preservation Consulting P.O. Box 6049 Raleigh, NC 27628 919.828.1905 maryruffin@hanburypreservation.com</p>	<p>5/17, Berry O’Kelly Historic District, Wake County (with Jeffrey A. Harris) 8/19, Gem Theatre, Cabarrus County 12/19, Warren Place, Northampton County 12/19, St. Ambrose Episcopal Church, Wake County</p>
<p>Martha B. and Michael O. Hartley Hartley & Hartley Consultants P.O. Box 834 King, NC 27021 336.287.1387 michael.orion.hartley@gmail.com mahartley@oldsalem.org</p>	<p>12/19, Evergreen Farm, Forsyth County</p>

Consultant	Listing date (month/year), Nomination
<p>M. Ruth Little, Ph.D. Longleaf Historic Resources 2312 Bedford Avenue Raleigh, NC 27607 919.412.7804 mruthlittle@gmail.com www.longleafhistoricresources.com</p>	<p>9/18, Oak Grove Cemetery, Wake County 9/18, Oberlin Cemetery, Wake County</p>
<p>Richard Mattson, Ph.D. and Frances Alexander Mattson, Alexander and Associates, Inc. 2228 Winter Street Charlotte, NC 28205 704.376.0985 – R. Mattson 704.358.9841 – F. Alexander rlmattson1@gmail.com fpalexander@att.net</p>	<p>9/17, Depot Historic District (Boundary Increase), Wake County</p>
<p>Jennifer F. Martin and Cynthia de Miranda MdM Historical Consultants, Inc. P.O. Box 1399 Durham, NC 27702-1399 Physical Address: 808 Parker Street Durham, NC 27701 919.368.1602 – Jennifer F. Martin 919.906.3136 – Cynthia de Miranda jennifer@mdmhc.com cynthia@mdmhc.com</p>	<p>9/18 – Minneola Manufacturing Co. Cloth Warehouse, Guilford Co. -JM 12/18, Asheville School, Buncombe Co. (Additional Documentation) -CdM 4/20, Cedar Grove School, Orange County -JM</p>
<p>Michelle Michael 204 Woodburn Road Raleigh, NC 27605 910.257.3047 historybydesign@aol.com</p>	<p>1/19, Bethlehem Baptist Church, Hertford County 4/20, Colerain Historic District, Bertie County</p>
<p>J. Daniel Pezzoni Landmark Preservation Associates 6 Houston Street Lexington, VA 24450 540.464.5315 gilespezzoni@rockbridge.net www.danpezzoni.com</p>	<p>5/19, Oakwood Historic District (Boundary Increase), Catawba County 12/19, Ridge Westfield Elementary School, Surry County 12/19, Ben and Barbara Graves House, Surry County 12/19, Mount Carmel Presbyterian Church & Cemetery, Richmond County and Montgomery County</p>

Consultant **Listing date (month/year), Nomination**

<p>Laura A. W. Phillips 59 Park Boulevard Winston-Salem, NC 27127 336.727.1968 lawp@bellsouth.net</p>	<p>4/17, Rock Spring Camp Ground (Additional Documentation and Boundary Increase), Lincoln County</p>
<p>Eric Plaag, Phd Carolina Historical Consulting, LLC 703 Junaluska Rd. Boone, NC 28607 828.773.6525 ericplaag@gmail.com</p>	<p>9/18, Cicero Pennington Farm, Ashe County</p>
<p>Heather M. Wagner Slane hmwPreservation 54 Citation Drive Durham, NC 27713 336.207.1502 heather@hmwpreservation.com</p> <p>Heather M. Wagner Slane and Cheri Szcodronski</p>	<p>5/18, Concord School, Franklin County 9/18, William H. & Sarah H. Speas House, Forsyth County <i>with Sunny Stewart</i> 5/19, West Chapel Hill Historic District (Boundary Increase), Orange County</p> <p>4/17, Little River High School, Durham County 1/18, West Martin School, Martin County 5/18, Allen Grove School, Halifax County 5/18, Mars Hill School, Madison County 5/18, Canetuck School, Pender County 6/18, Castalia School, Nash County 9/18, Bladen County Training School, Bladen County 9/18, Lincoln Heights School, Wilkes County 1/19, College Heights Historic District, Durham County 1/19, Cleveland School, Rowan County 8/19, Sanford Tobacco Co. Redrying Plant & Warehouse, Lee County</p>

Kyle Garner

From: Cynthia de Miranda <cynthia@mdmhc.com>
Sent: Monday, November 16, 2020 2:54 PM
To: Kyle Garner
Cc: Wood, John
Subject: Masons meeting in Tarboro Female Academy

Hello, Kyle—

I have not heard from you since letting you know that your project schedule and my work schedule for the Beaufort Female Academy Statewide Significance report do not mesh. I presume that you did receive it.

I'm writing today because while working on another project, I came across this source that mentions that a lodge in Tarboro met in the Tarboro Women's Academy Building for about 50 years in the first half of the 19th century.

<https://digital.lib.ecu.edu/16920#?c=0&m=0&s=0&cv=0&xywh=-772%2C-234%2C4542%2C4663>

From what I can tell, the Tarboro Women's Academy Building is not extant, but I'm not certain about that.

Regardless, this will be helpful info for whoever does prepare the report.

Best,
Cynthia

Kyle Garner

From: Jill R. Quattlebaum <jrquattlebaum@nclawyers.com>
Sent: Tuesday, July 21, 2020 3:56 PM
To: Kyle Garner
Subject: RE: 204 Turner Street Certificate of Appropriateness for Demolition - Town of Beaufort, NC

Hi Kyle,

Looks good. Please keep us posted.

Thanks!

Jill

Jill R. Quattlebaum | Attorney

DRC Certified Mediator

 Sumrell Sugg | nclawyers.com

T: (252) 633-3131 | M: (252) 670-6208

416 Pollock Street | P.O. Drawer 889

New Bern, North Carolina

jrquattlebaum@nclawyers.com

From: Kyle Garner [mailto:k.garner@beaufortnc.org]
Sent: Tuesday, July 21, 2020 3:45 PM
To: forsale.info@gmail.com
Cc: Jill R. Quattlebaum; Wood, John
Subject: 204 Turner Street Certificate of Appropriateness for Demolition - Town of Beaufort, NC

Ms. Louden,

I am writing you this email in regards to your application for a Certificate of Appropriateness to demolish 204 Turner Street.

While reviewing your application I noticed that you had not submitted a determination from the State Historic Preservation Officer as to if the structure was considered of Statewide Significance or not. This is found in Section 23-J (Historic Preservation Commission) of the Town of Beaufort Land Development Ordinance which is attached.

Based on this information not being included you have a couple of options which are:

- Withdraw you application, in writing, and decide that you would seek a determination from the State Historic Preservation Officer. When such a determination is made then you could reapply if determined the structure is not of Statewide Significance. I have included in this email a representative from the State Historic Preservation Office, Mr. John Wood, who is familiar with the history of this property and is willing to share what information he has on it. You can reach him via the email address above or via phone at 919-268-0318.

- Another option, is to decide that you wish to proceed with your application as submitted, in which case the Town of Beaufort would seek a determination from the State Historic Preservation Officer as to if the structure is of Statewide Significance then submit an application requesting it be considered for Statewide Significance if recommended by the Officer. This entire process could take up to 180 Days which means you might not have an answer for several months. If the structure is found to be of Statewide Significance then the structure shall NOT be demolished according to State Law.

I understand that this is a lot to consider at the moment, however I will need an answer by close of business this Friday, July 24, 2020 as to which option you wish to go with. I am also available to answer any questions you may have or provide clarification on anything mentioned above.

It is my desire to work with you to resolve this issue as soon as possible.

Sincerely,

Kyle Garner, AICP

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: Louden, Flora Lea
 Applicant Address: 2020 Travianna Court Raleigh NC 27609
 Business Phone: 252 528 8643 Email/Cell: forsale.info@gmail.com
 Property Owner Name: Louden, Flora Lea
 Address of Property: ~~2020~~ 204 Turner St Beaufort NC 28516
 Phone Number: 252 528 8643 Email/Cell: forsale.info@gmail.com

PROJECT INFORMATION

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

Removal of existing building

Estimated Cost of Project: \$ 30,000 Year House Built: 1910
Flora Lea Louden Date 7/3/2020
 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.

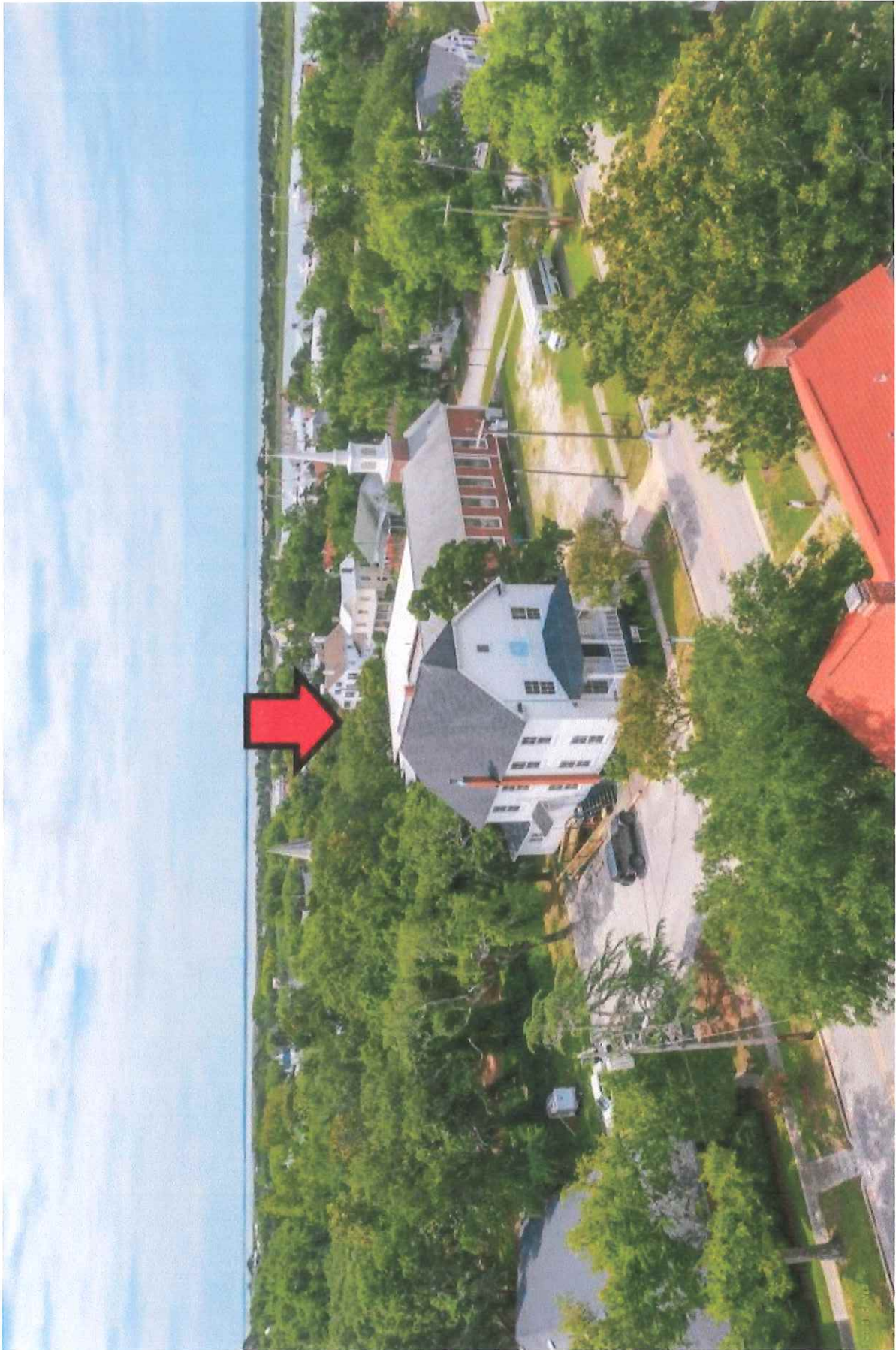
Adjacent property owners:

PARCEL NUMBER: 730617108836000
OWNER: CARTERET COUNTY
PHYSICAL ADDRESS 210 TURNER STREET (Old Library)
302 COURTHOUSE SQUARE
MAILING ADDRESS: SUITE 200
BEAUFORT NC 28516
LEGAL DESCRIPTION: PART LOT 92 BEAUFORT LIBRARY BUILDING

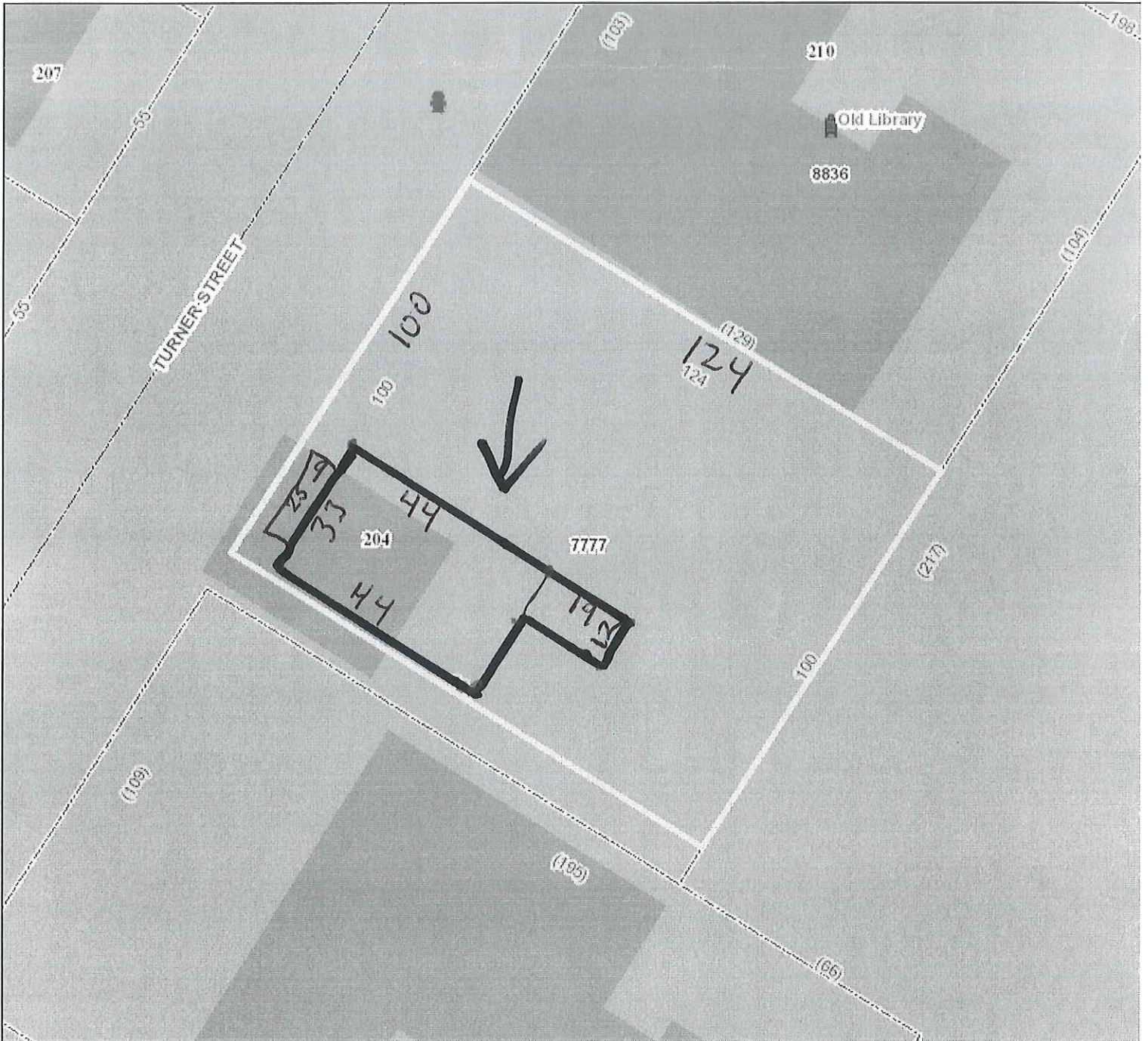
PARCEL NUMBER: 730617109762000
OWNER: OLD TOWN CEMETERY
PHYSICAL ADDRESS 411 ANN ST
BEAUFORT
MAILING ADDRESS:
LEGAL DESCRIPTION: PT L71 L82 L92 L101 OLD TOWN CEMETERY BEAUFORT

Alley (12'?) owned by town or county to connect to Cemetery closer to Ann street

Turner Street Proper 200 block



Carteret County, N.C.



July 5, 2020

Description:

Demolition of building at 204 Turner street. No planned removal of trees unless demolition requires it. Basic grading of lot as needed with existing soil. Seed with Rye. Possibly perimeter posts with cable for non trespassing.





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, February 2, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: 312 Ann Street- New Construction
Case # 21-05

BRIEF SUMMARY:

- Construct a new 3,856 sq. ft. single-family dwelling and detached carport at 312 Ann 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: January 20, 2021
Case No. 21-05

Request: 3,856 sq. ft. New Single-family Dwelling
Applicant Sandra F. Grotheer
 125 Whimbrel Way
 Beaufort, NC 28516

Property Information:

Owners: Same
Location: 312 Ann Street
Parcel Id # 730617104662000

Project Information:

This property was not included in the Survey conducted by Ruth Little and has been a vacant lot for some time under the ownership of the First Baptist Church.

Proposed Work:

- Construct a new 3,856 sq. ft. single-family dwelling and detached carport at 312 Ann Street

Material:

- See Attached Exhibit for Details

Color:

- See Attached Exhibit from Applicant for Details

Attachments:

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

New Construction Guidelines

Building Placement

- 7.1.1 Maintain a similar front, side, and rear yard setback to other contributing historic buildings on the block and/or side of the street.
- 7.1.2 Maintain the pattern of building, separation and lot coverage that is found on the block and/or side of the street.
- 7.1.3 Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principle building's prominent features or significant site features.
- 7.1.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

Building Height/Scale

- 7.2.1 New construction shall not exceed thirty-five feet in height.
- 7.2.2 Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.
- 7.2.3 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.
- 7.2.4 Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.

Materials

- 7.3.1 Keep the siding and trim material of the proposed building consistent with materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles, and brick, were common sheathing materials and should be used.
- 7.3.2. The use of substitute products such as vinyl, aluminum and pressed board siding and other modern day products marketed to imitate traditional building materials are not allowed. Smooth fiber cement siding may be used on a case by case basis. Use of fiber-cement lap siding may be approved for use on new structures. In all circumstances every effort shall be made to ensure that new structures and the application of modern day products achieve compatibility with existing historic buildings that define the character of the Beaufort Historic District.
- 7.3.3 Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

Details

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

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

Texture and Color

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

Form and Rhythm

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

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

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

Landscaping

7.7.1 Retain and protect mature trees during construction.

Off-street Parking Guidelines

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

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

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

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

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

Outside Utilities Guidelines

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

8.3.6. Install utilities underground whenever possible.

Exterior Lighting Guidelines

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

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

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

Landscaping Guidelines

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

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

Fences and Walls Guidelines

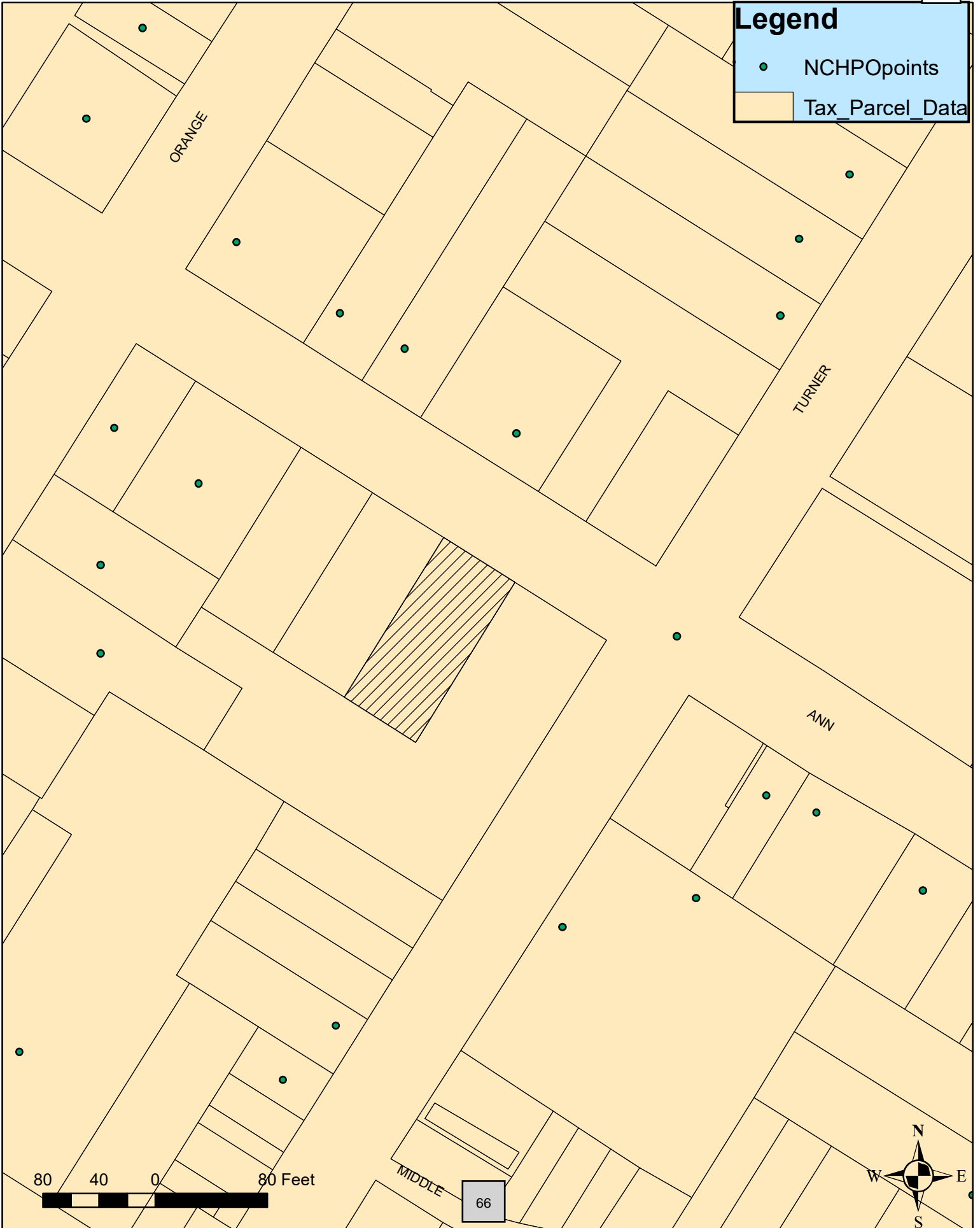
8.2.2. Design new fences that are compatible with the associated building, site and streetscape in height, proportion, scale, color, texture, material and design. Substitute fence materials are not allowed along front or visible side property lines in the historic district. Fence types such as wire, 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.

BHPC Case 21-05 312 Ann Street - New Construction

Legend

- NCHPOpoints
- Tax_Parcel_Data

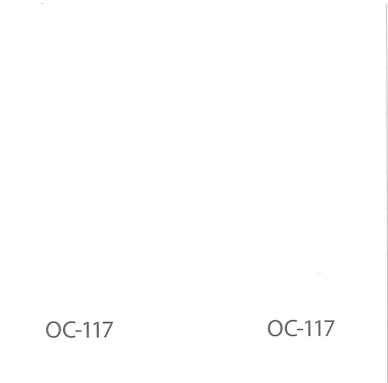


<u>OWNER</u>	<u>.IL HOI</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>.IL ST</u>	<u>MAIL_ZIP</u>
AQUADRO,CHARLES ETUX GERALD	3	PINEWOOD AVE	SAVANNAH	GA	31406
TAYLOR,NELSON W III ETUX PATRI	311	ANN ST	BEAUFORT	NC	28516
FIRST BAPTIST CHURCH BEAUFORT	403	ANN STREET	BEAUFORT	NC	28516

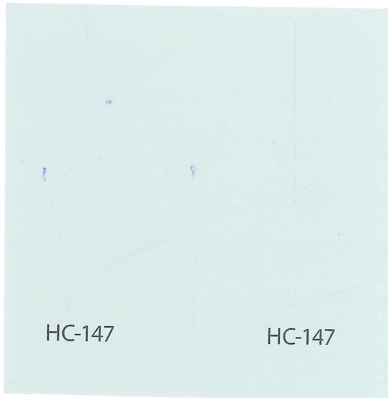
312 ANN STREET
Sandy Grotheer

Materials and Colors: Paint Samples

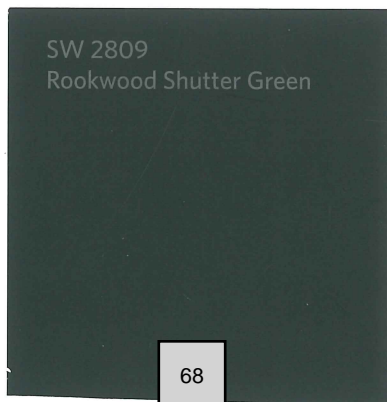
Color for Siding, Trim, Porch Columns and Railings
Benjamin Moore OC-117, Simply White



Color for Porch Ceilings
Benjamin Moore HC-147, Woodlawn Blue



Color for Louvered Shutters
Sherwin Williams SW-2809, Rookwood Shutter Green



**Application for a
CERTIFICATE OF APPROPRIATENESS
312 Ann Street**



**Applicant: Sandra F. Grotheer
Designer: Pat Smith
Builder: Jerry Lawrence General Contractor Inc.**

Certificate of Appropriateness Checklist

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS

All new construction or projects valued at \$10,000.00 or more require a pre-application meeting with two or three members of the Historic Preservation Commission and Town Staff. Please contact Town Staff if your project meets any or all of these criteria. Pre-application meetings are held prior to the regular Historic Preservation Commission meetings.

Please provide the following (14 sets of copies where applicable), as well as this checklist form, with the Certificate of Appropriateness 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 impacted.
- A site plan showing dimensions of both existing and proposed conditions.
- Description of all building/landscaping materials (siding, roofing, windows, doors, signs, etc.).

2. Items required as applicable to project:

- Description of any planned demolition.
- Indication of all trees to be replaced and/or removed.
- Landscaping plans indicating major planting materials.
- Exterior paint color sample(s) for projects involving any change in exterior color(s).
- 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.
- If a project involves replacing existing features of a historic structure, justification for replacement and a description and/or sample of the new material(s) to be used.
- A copy of any associated state or federal permits (CAMA, ACOE), as required.

3. Additional items required only for Signs:

- A drawing indicating the dimensions of the sign, lettering type, and overall design.
- Sample of color(s) to be used.

4. At least **14 sets of copies** of any material(s) where color is to be evaluated should be submitted with this application. If it is not possible to submit copies, an electronic file of the work dealing primarily with color changes, should be submitted. An electronic copy may be requested by Town Staff on such matters.

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 a representative to be present at the assigned meeting, please contact Town Staff as soon as possible.

The Certificate of Appropriateness is valid for a period of six (6) months from the date of issuance. Failure to obtain a [building permit](#) within the six-month period will be considered as a failure to comply with the Certificate deeming the Certificate invalid. If a building permit is not required for the project, the work authorized by the Certificate must be completed within six months after the Certificate is issued. The Certificate is considered issued once the Commission approves the application at their regular meeting.

If there are questions regarding what should be included with this application, please contact Town Staff at bftplanner@beaufortnc.org or at 252-728-2141.

Lot Location and Survey

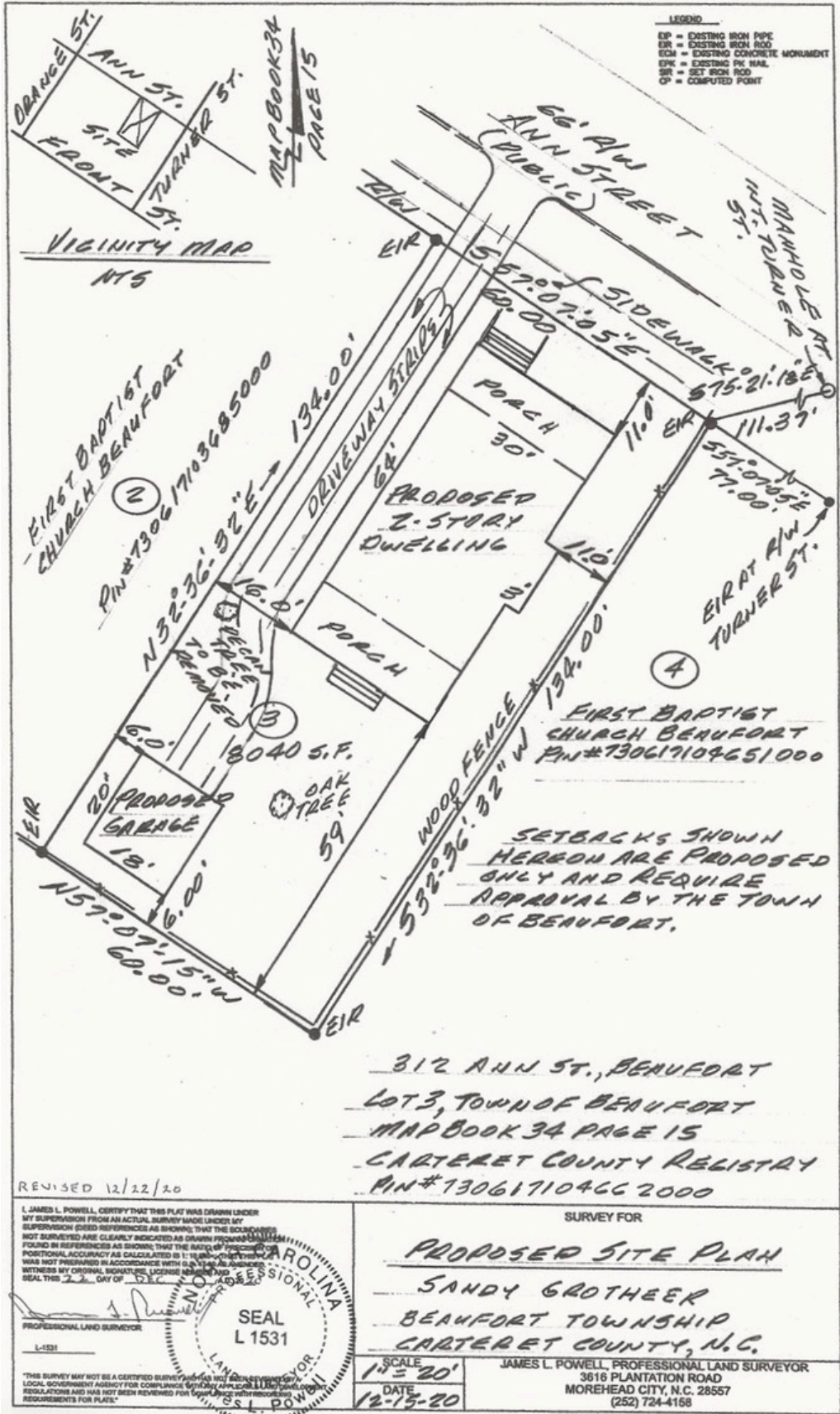
Lot Location & Survey

Vicinity Map for 312 Ann Street



VICINITY MAP N.T.S.

**Site Plan
and
Proposed Size & Scale**



Proposed Size & Scale

Lot is 8,040 Sq Ft (60' Wide x 134' Deep)

House 1 st Floor Heated:	1,300 Sq Ft
2 nd Floor Heated:	1,300 Sq Ft
<hr/>	
Total Heated	2,600 Sq Ft

Unheated

Porch - 1 st Floor Front:	300 Sq Ft
Porch - 2 nd Floor Front:	300 Sq Ft
Porch - 1 st Floor Back:	336 Sq Ft
Carport – 16' x 20'	320 Sq Ft
<hr/>	
Total Unheated:	1,256 Sq Ft

“Footprint”: 2,256 Sq Ft , ~ 28% of lot size

**Adjacent Property Owners
and
Mailing Addresses**

Adjacent Property Owners:

First Baptist Church Beaufort (310 Ann Street/Surrounding Parking Lot)
403 Ann Street
Beaufort, NC 28516

The '04 Thomas O Hollinshed TR (306 Ann Street)
100 S Ridge Street
Southern Pines, NC 28387

Nelson W III Taylor (311 Ann Street, primary residence)
311 Ann Street
Beaufort, NC 28516

Charles Aquadro ETUX Gerald (313 Ann Street, For Sale by Estate)
3 Pinewood Ave
Savannah, GA 31406

Richard Collins (315 Ann Street, primary residence)
P.O. Box 986
Atlantic Beach, NC 28512

**Streetscape, Site
and
Adjacent Homes**

Photos of Streetscape, Site and Adjacent Homes:

View of the lot from Ann Street:



306 Ann St – Closest adjacent home on same side of Ann St.
Separated by two empty lots.



311 Ann Street – First of three homes directly across Ann St.



313 Ann Street – Second of three homes directly across Ann St.



315 Ann Street – Third of three homes directly across Ann St.



House Plans/Elevations

NOTES:

1. UNLESS NOTED ALL WINDOWS: ANDERSEN 400 SERIES, W/ FIXED EXTERIOR AND INTERIOR GRILLS, 4 OVER 1 GRILL PATTERN ENTRY DOOR: DSA E-09 ALEXANDRIA 6LT W/SL AND TRANSOM
3. FRENCH DOORS: THERMADOOR SDL, FIXED EXTERIOR/INTERIOR GRILLS PAINT COLORS PROVIDED ON MATERIALS AND COLORS SHEET

CERTAINTEE SHINGLE, CHARCOAL BLACK

HARDIE PLANK (WOOD GRAIN)

WOODEN PORCH RAILING W/ 2"X2" SQ SPINDLES

WOODEN POST

WOODEN LOUVERS
TYP. ALL LOUVERS

COMPOSITE SHUTTERS

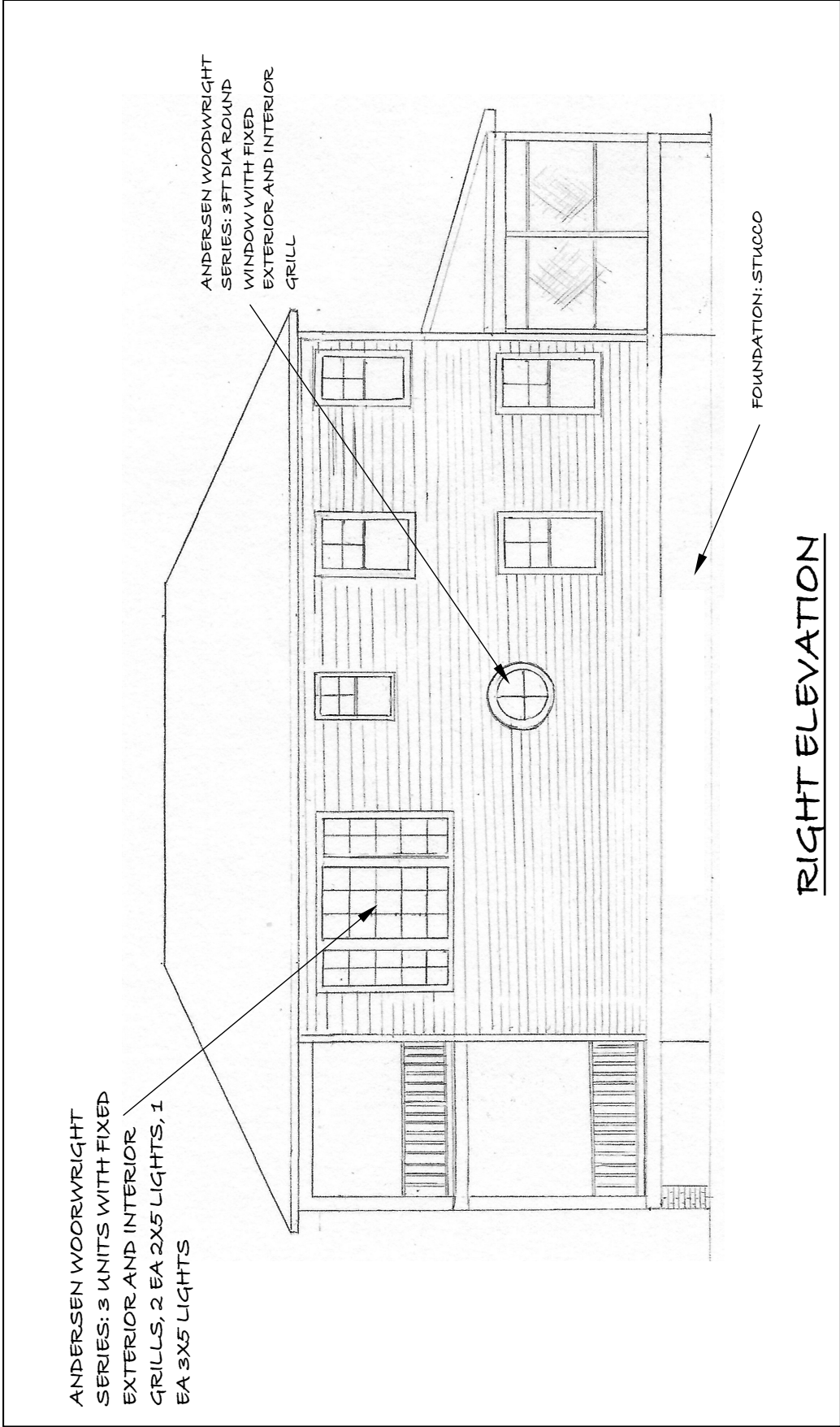
BRICK PORCH FOOTERS
COLOR: GENERAL SHALE

DATEBRICK: "2021"

**FRONT ELEVATION
(ANN STREET VIEW)**

12
6

GROTHER RESIDENCE
312 ANN STREET
BEAUFORT, NC 28516



RIGHT ELEVATION

GROTHER RESIDENCE
312 ANN STREET
BEAUFORT, NC 28516



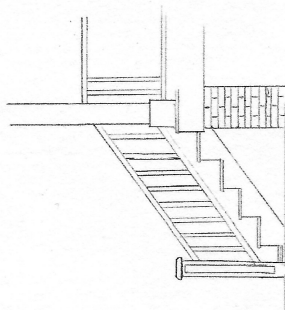
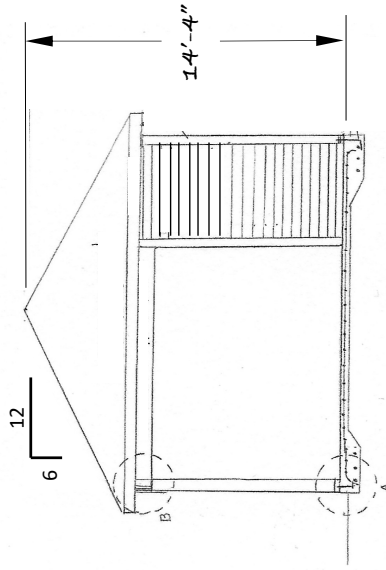
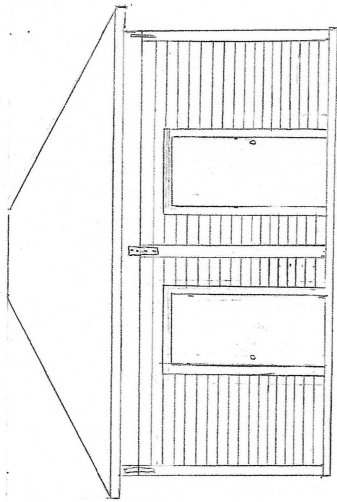
LEFT ELEVATION

GROTHER RESIDENCE
312 ANN STREET
BEAUFORT, NC 28516



NOTES:

1. CARPORT FOOTPRINT: 16'W X 20'D
2. CARPORT ROOF TO MATCH HOUSE: CERTAINEED CHARCOAL BLACK
3. CARPORT SIDING TO MATCH HOUSE: HARDIE PLANK (WOOD GRAIN)
4. CARPORT COLORS AND TRIM TO MATCH HOUSE: SEE MATERIALS AND COLORS
5. FRONT STEPS MATERIALS AND COLORS TO MATCH HOUSE



CARPORT AND STEP DETAILS

GROTHER RESIDENCE
 312 ANN STREET
 BEAUFORT, NC 28516

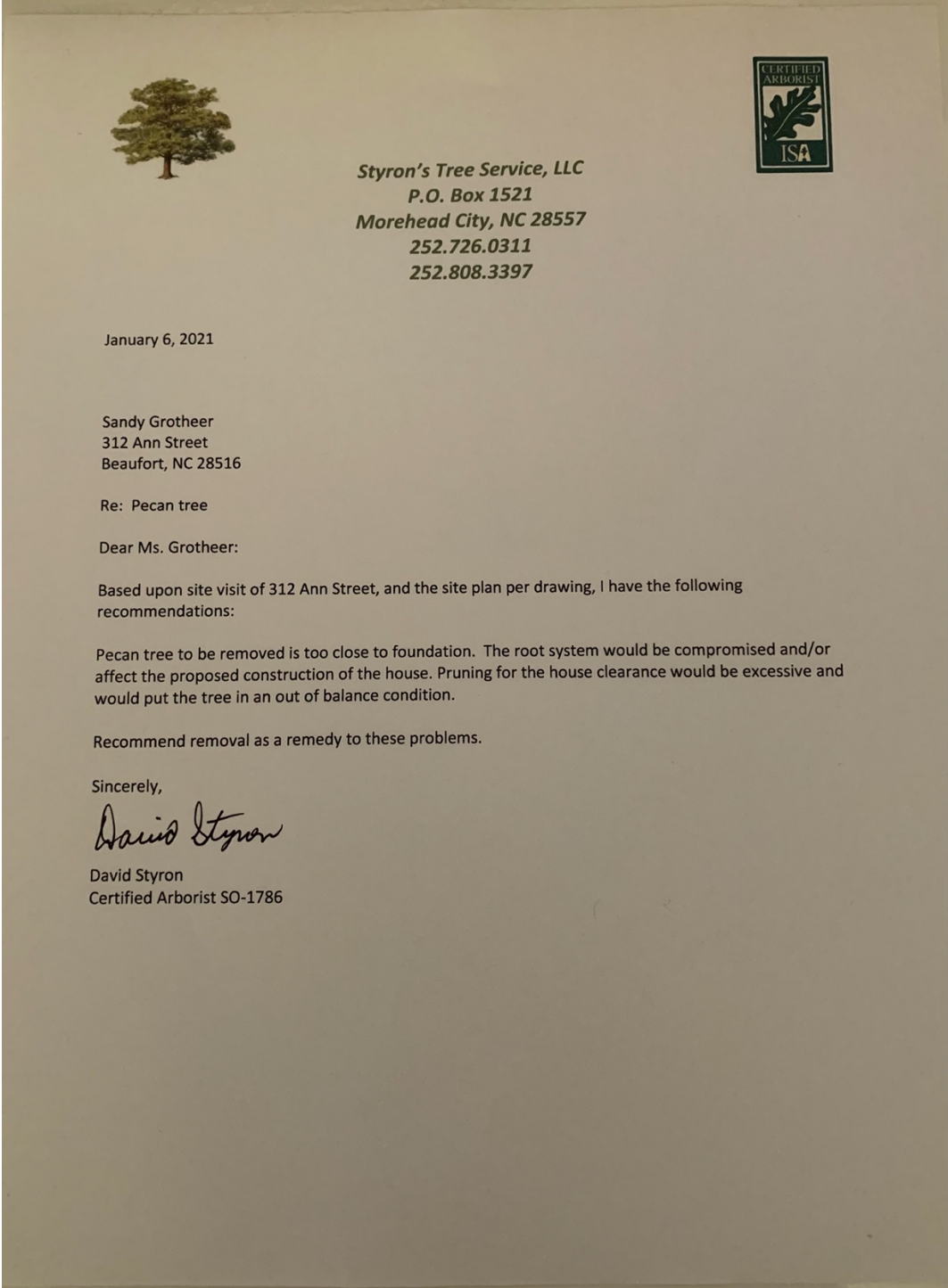
**Landscaping
And
Details of Tree to be Removed**



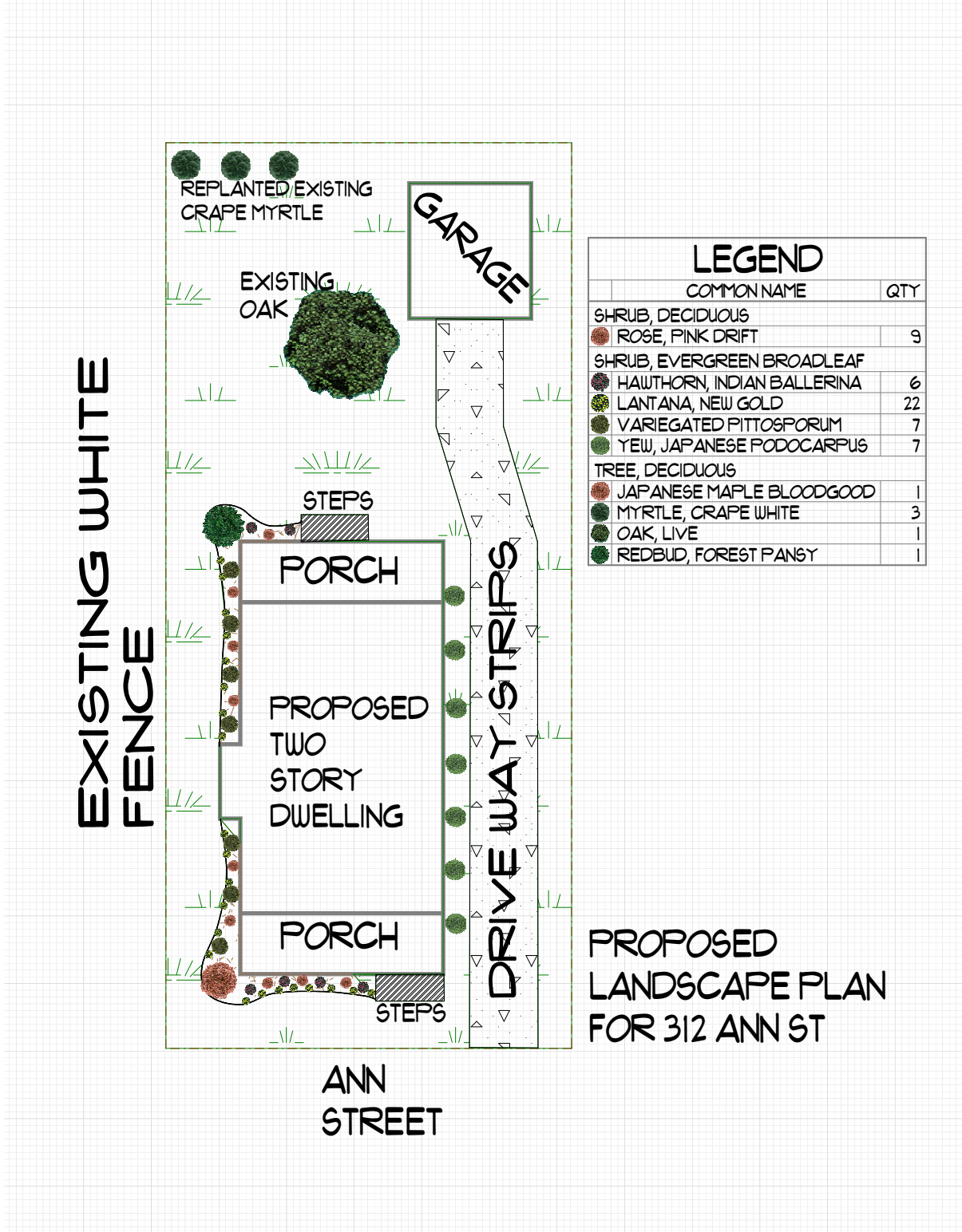
Notes on existing trees and vegetation.

- 1. Live Oak tree to remain.
- 2. Dying Pecan tree (non-native species) to be removed. Please see attached report from Styron's Tree Service, LLC
- 3. Three Crepe Myrtles to be replanted on lot

Licensed Arborist Report



Landscaping Plan



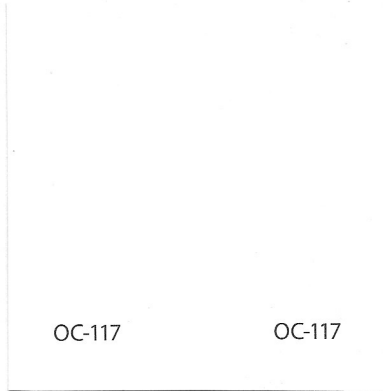
Materials and Colors

Material and Colors

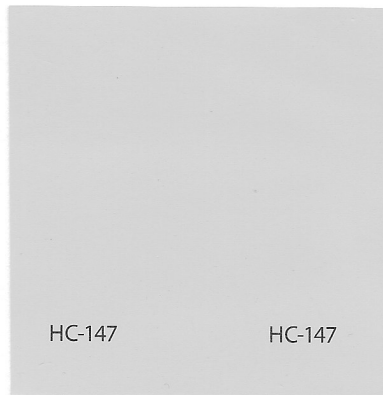
- Siding: Hardie Plank, (Wood grain): Painted with Benjamin Moore OC-117, Simply White
- Trim: Color - Benjamin Moore OC-117, Simply White
- Roof: CertainTeed Shingle: Color - Charcoal Black
- Foundation: Stucco color: Painted with Benjamin Moore OC-117, Simply White
Brick Porch Footers: General Shale – Silas Lucas Brick
- Windows: Except as noted below: Andersen 400 Series with Fixed Exterior and Interior Grills, “4 over 1”
Stairwell - Andersen 400 Series with Fixed Exterior and Interior Grills, See Elevations for Grill Pattern
1st Floor Bathroom – 3’ Diameter Andersen 400 Series with Fixed Exterior and Interior Grills, See Elevations for Grill Pattern
Front Porch - Andersen 400 Series with Fixed Exterior and Interior Grills. Transoms above to match Front Door. See Elevation for Grill Pattern
Color: All Windows - White
- Shutters: Louvered with working hardware: Painted with Sherman Williams SW-2809, Rookwood Shutter Green
- Ext. Doors: Front Door - DSA E-09 Alexandria 6LT, Single door with side lights and transom. Color – Mahogany, Specification sheet attached
2nd Floor Front Porch Doors: Thermadoor with Exterior and Interior Grills to match other exterior doors, See Elevation for Grill Pattern, Color - White
- Columns: Wooden box beam covered with PVC trim, color: Benjamin Moore, OC-117, Simply White
- Porch Ceiling: 1 X 6 Bead board painted with Benjamin Moore HC-147, Woodlawn Blue
- Porch Surface: Trex Porch Decking: Color - Pebble Gray
- Exterior Lights: Saint James Lighting, Model: Magnolia, Copper Wallmount, Electric

Materials and Colors: Paint Samples

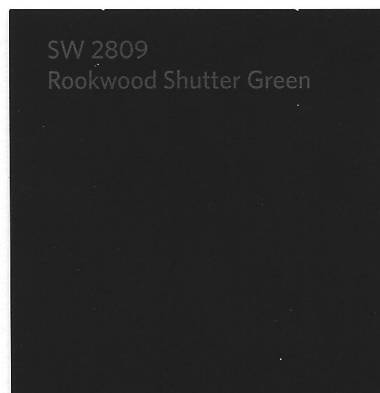
Color for Siding, Trim, Porch Columns and Railings
Benjamin Moore OC-117, Simply White



Color for Porch Ceilings
Benjamin Moore HC-147, Woodlawn Blue



Color for Louvered Shutters
Sherman Williams SW-2809, Rookwood Shutter Green



Materials and Colors: Example Pictures

Trex Porch Decking
Pebble Gray

Porch Ceiling Color
Benjamin Moore Woodlawn Blue

Hardie Plank Exterior Siding
to be painted Ben Moore Simply White

Shutter Color
Sherman Williams Rookwood Shutter Green

Exterior Paint Color
Benjamin Moore Simply White

Shutter Style Louver

Brick Foundation
General Shale - Silas Lucas

Shingles
Charcoal Black

Exterior Decorative Light
Electric

Entrance Door

Materials and Colors: Front Door Detail

14"

36"

10"

10"

© PLAN COPYRIGHT DSA

DOOR GENERAL SPECIFICATIONS	DATE :	01/05/2021
E-09 ALEXANDRIA 6LT	PO # :	---
0/10 X 3/0 X 0/10 X 6/8 SQ TOP SINGLE W SL&TRANSOM	VENDOR # :	---
GLASS TYPE: CLEAR IG LOW E	DSA ORDER # :	---
	CUSTOMER: SAFRITS	
	SALES PERSON: GLEN KING	

***ESE**

Order will be processed per this drawing.
 Note all changes on this drawing before approval.
 *REVISION FEE MAY APPLY FOR CHANGES MADE AFTER SIGNED APPROVAL.
 *SIGN & DATE HERE:

DSA
 MASTER CRAFTED DOORS

PHONE: 919-781-3200 FAX: 919-781-2380

Materials and Colors: Window Detail



Andersen 400 Series SDL with Fixed Exterior “4 over 1” Grills

Notes:

1. “4 over 1” style windows shown above will be used except as noted on elevations.
2. Elliptical window shown above has same “divided light” pattern as 3 foot diameter round window shown on Right Elevation. Round window trim will match simple flat trim style shown on rectangular windows
3. Picture windows in stairwell will be same Andersen series but non-opening with full height exterior grills as noted on elevations. Trim will be as shown above.



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, February 2, 2021 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: 120 Moore Street – Accessory Structure
Case No. 21-06

BRIEF SUMMARY:

- Construct a 270 sq. ft. accessory structure in the rear yard of 120 Moore 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: January 19, 2021
Case No. 21-06

Request: Construct a 270 sq. ft. accessory Structure in the rear yard of 120 Moore Street

Applicant: David & Adeline Talbot

Property Information:

Owners: Same
 Location: 120 Moore Street
 PIN#: 730617018034000

Project Information:

In November 2019 the HPC approved a COA for an addition to 120 Moore Street. Since the meeting the applicants have working on the house to meet the requirements of their COA.

Attachments:

- Vicinity Map
- Adjacent Property Owners list
- Application
- Elevation Drawings

Landscaping Guidelines

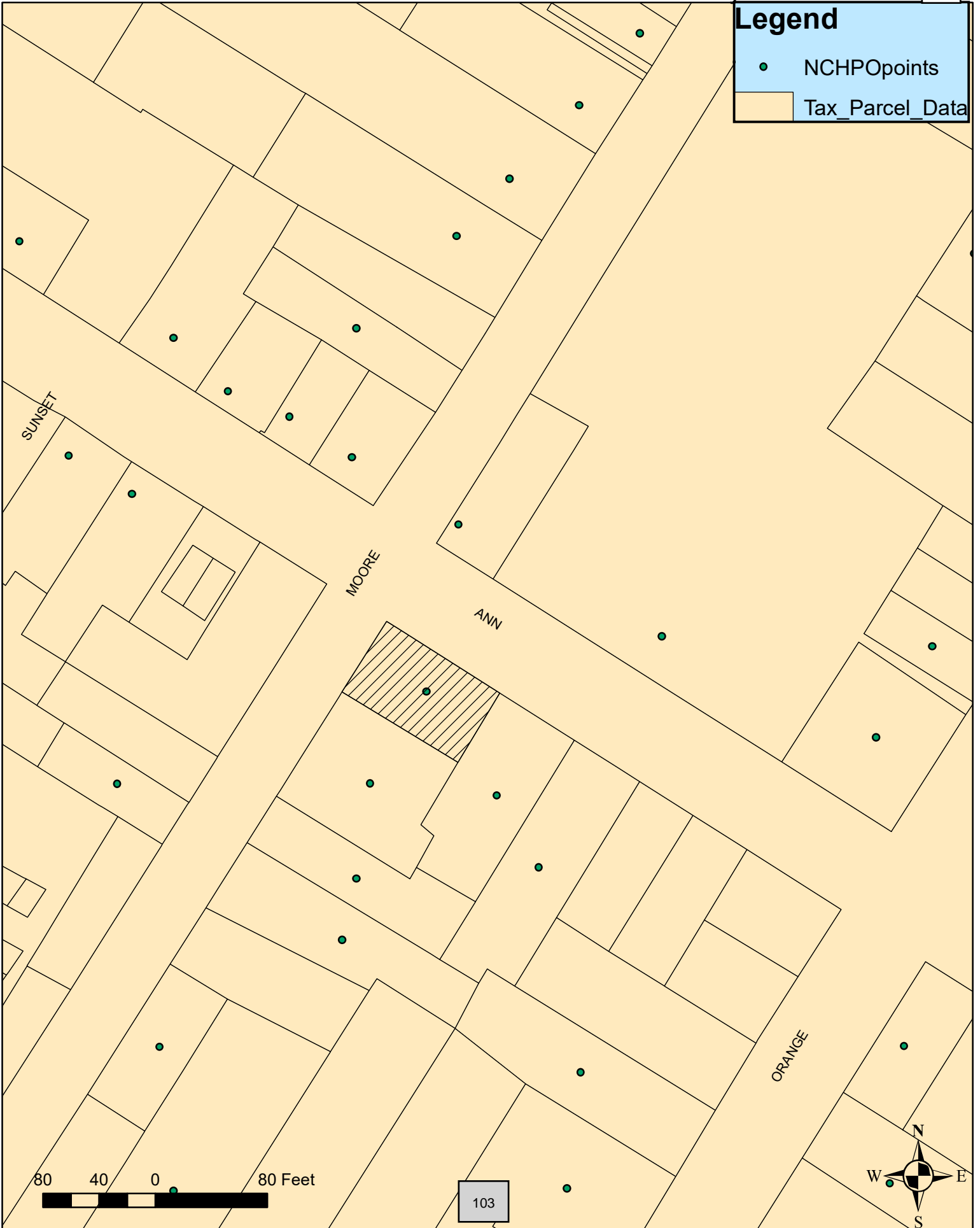
8.1.13. New tool sheds, swimming pools and other modern yard features should be located in areas not seen from public view.

Roof Guidelines

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

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL HOI</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>L ST</u>	<u>MAIL ZI</u>	<u>MAIL ZI</u>
COSTLOW,VIRGINIA HERRMAN MASON	201	ANN STREET	BEAUFORT	NC		28516
JOHNSON,ZACKARY I ETAL HUNT	206	ANN STREET	BEAUFORT	NC		28516
PAUL,ALLAN	403	GLASCOCK ST	RALEIGH	NC		27604
RISSER,MARGARET PINER	118	MOORE STREET	BEAUFORT	NC	2129	28516
ST PAULS EPISCOPAL CHURCH	209	ANN STREET	BEAUFORT	NC		28516
TALBOT,DAVID C ETUX ADELINE C	120	MOORE STREET	BEAUFORT	NC		28516
TUTAK,CHRISTOPHER N ETUX HEIDI	131	ANN STREET	BEAUFORT	NC		28516

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



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$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: DAVID AND ADELINE TALBOT

Applicant Address: 913 ANN ST, BEAUFORT NC 28576

Business Phone: 336-543-6879 Email/Cell: talbotdavid50@gmail.com

Property Owner Name: DAVID AND ADELINE TALBOT

Address of Property: 120 MOORE STREET BEAUFORT

Phone Number: 336-543-6879 Email/Cell: talbotdavid50@gmail.com

PROJECT INFORMATION

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

SEE ATTACH.

Estimated Cost of Project: \$ 30,000.00

Year House Built: (1816, 1855 est.)

Applicant Signature [Signature]

Date 1/14/21

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: _____

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
120 MOORE STREET
BEAUFORT NC**

APPLICANT/OWNER INFORMATION

APPLICANT: David and Adeline Talbot
913 Ann Street
Beaufort NC 28516

TELEPHONE: David Talbot: 336-543-6879
Adeline Talbot: 336-312-5654

EMAIL: David Talbot: talbotdavid50@gmail.com

PROPERTY OWNER: David and Adeline Talbot

ADDRESS OF PROPERTY: 120 Moore Street, Beaufort NC 28516

PROJECT INFORMATION

The owners propose to build an outbuilding in the yard behind the home that will serve as a storage and utility shed. The structure will be wood framed, on a slab foundation with brick edging at base to match the main house. Siding will be clapboard using hardie board, with white color to match the main house. Roofing of asphalt shingles also to match the front portion of the main house.

Dimensions, site plan, a drawing of the proposed building, and images of the proposed windows, doors, and shingles are attached. Photographs of the yard and proposed construction site are also attached. The proposed outbuilding placement will be within appropriate setbacks for this corner lot, as indicated on the site plan.

No changes to the landscaping are planned at this time. A small and derelict shed in the back yard will be removed from the property.

Images of the shingles and paint color are attached, and both will match the materials recently approved in the COA for reconstruction of the main house which have been used in the reconstruction project.

Images of the door and window type to be used are attached

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). (A1) (A2)
- Photographs of the streetscape, the site, and existing buildings to be impacted. (A3-A6)
- A site plan showing dimensions of both existing and proposed conditions. (A7)
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.). (A8) (8-9)

2. Items required as applicable to project:

- A description of any planned demolition. NA
- An indication of all trees to be replaced and/or removed. N/A
- A landscaping plan indicating major planting materials. NA.
- Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only. (A10) (A11)
- All types of building material samples. (A12) (A13) (A14)
- If a project involves the reconstruction of an earlier feature of a historic structure, documentation of the prior existence of such feature. NA

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.

(A1)



Margaret Kisser; 118 Moore Street



Christopher & Heidi Tatuk; 131 Ann Street



Virginia Costlow and Mason Herrman; 201 Ann Street



Zackery Johnson; 206 Ann Street



St Paul's Episcopal Church
205 & 209 Ann Street

Please note that the lot directly across Moore St has no built structures

A3

VIEWS OF 120 MOORE STREET



VIEWS, NAMES & ADDRESSES OF ADJACENT PROPERTIES

(A4)



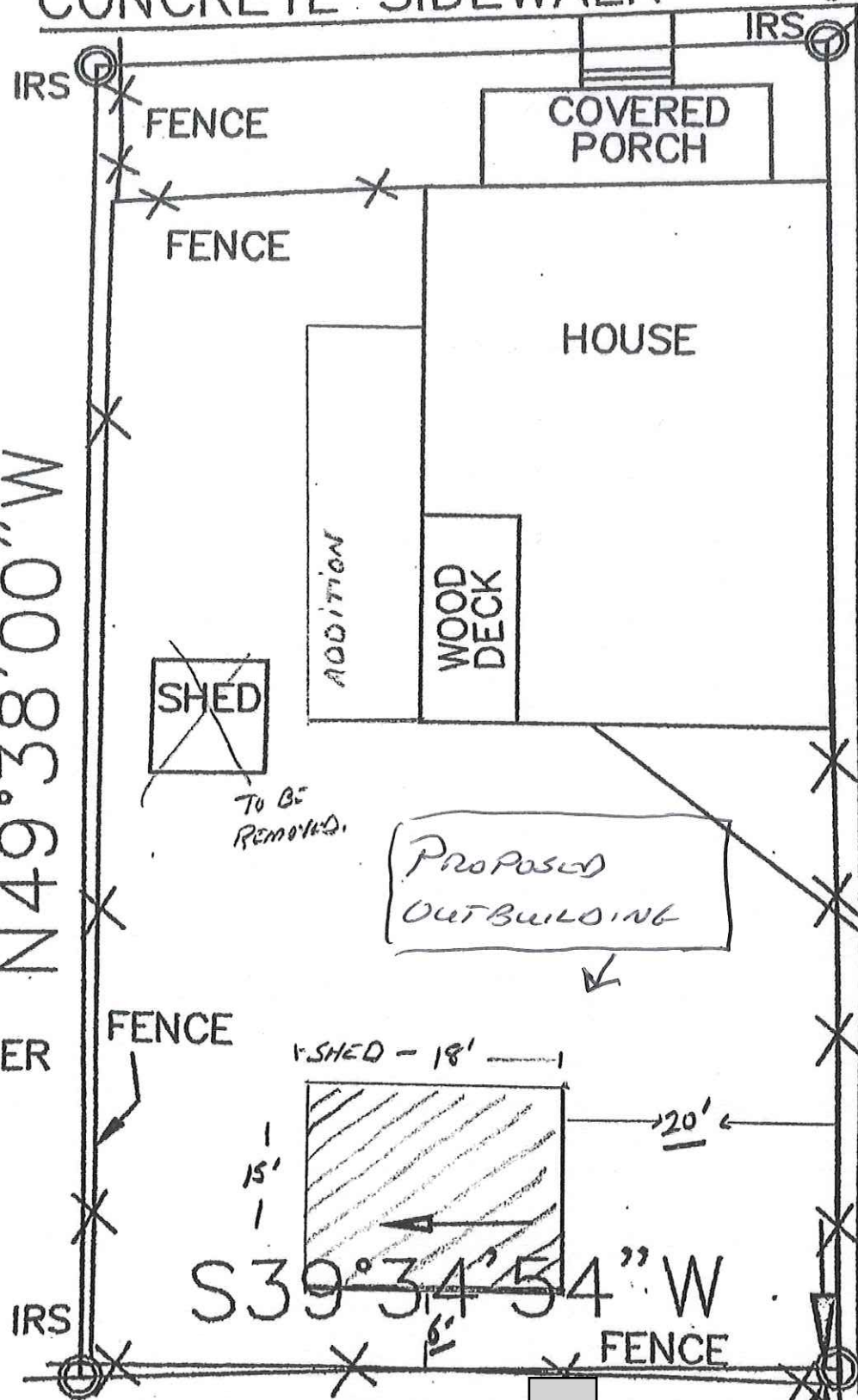




(PUBLIC) N39°34'54"E

CONCRETE SIDEWALK

S03°54'



CONCRETE SIDEWALK

S49°38'00"E

OOON

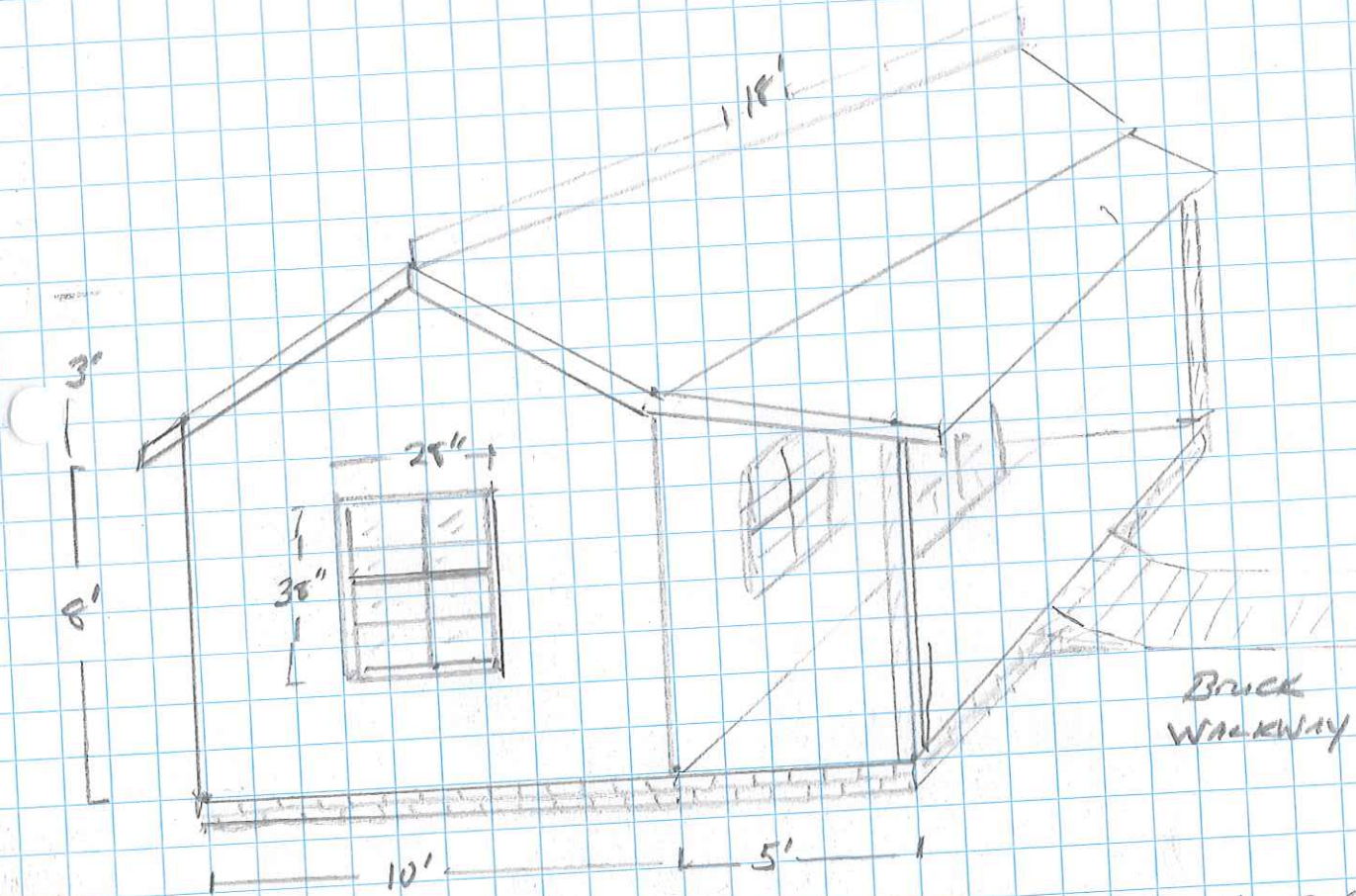
T PINER 379

S39°34'54"W

TREET (PUBLIC)

A8

120 MOORE STREET
PROPOSED OUTBUILDING



WHITE GLAZED SOME - HARDIE BOARD - MATCHING HOUSE EAVE
 SLAB FOUNDATION WITH BRICK EDGING.
 ASPHALT SHINGLES MATCHING ROOF OF MAIN HOUSE
 WINDOWS WHITE VINYL FOL

(ANN ST)

(A9)

124 MOORE STREET
PROPOSED OUTBUILDING

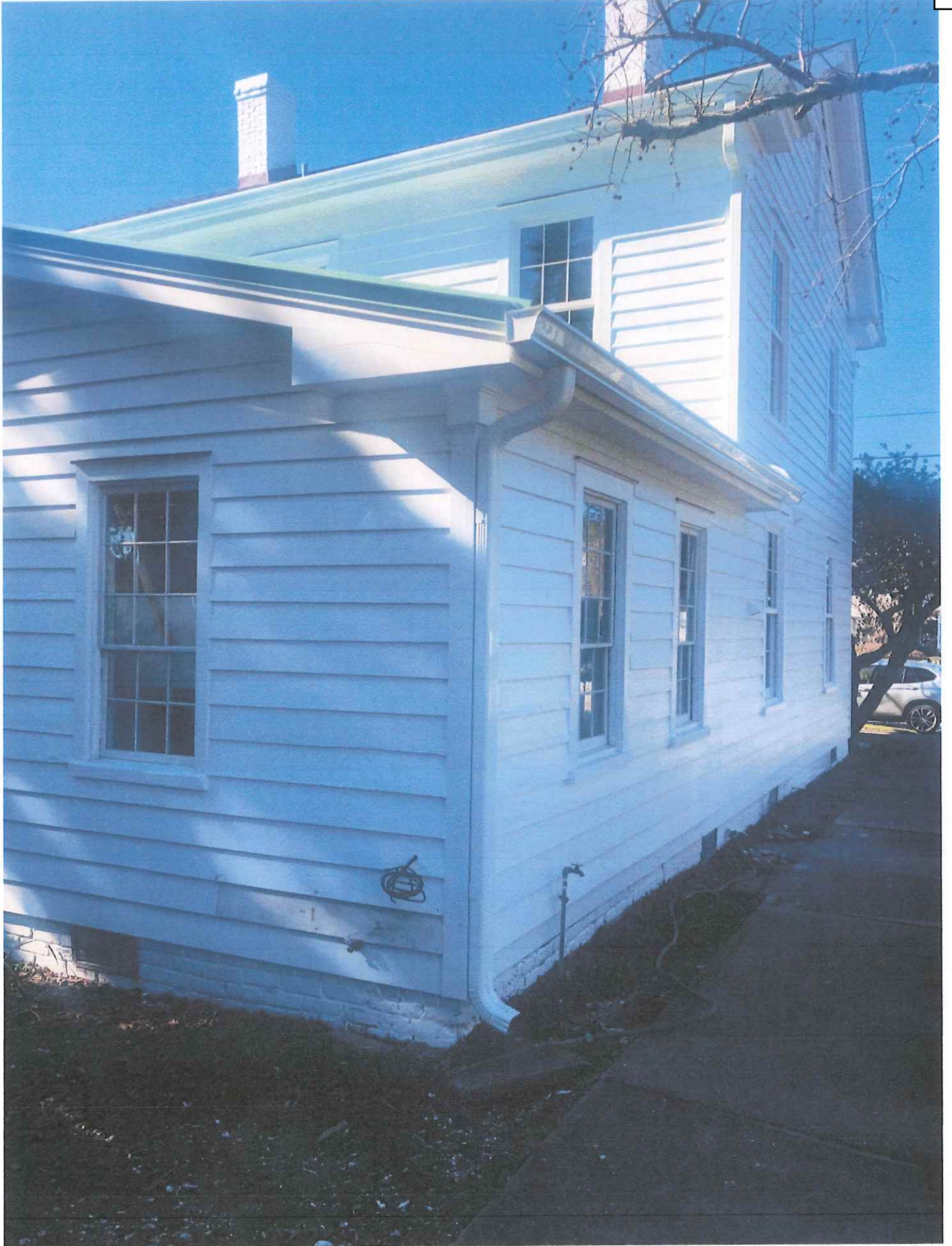


WINDOWS 24" x 36" VINYL WHITE FOL
DOORS VINYL WHITE

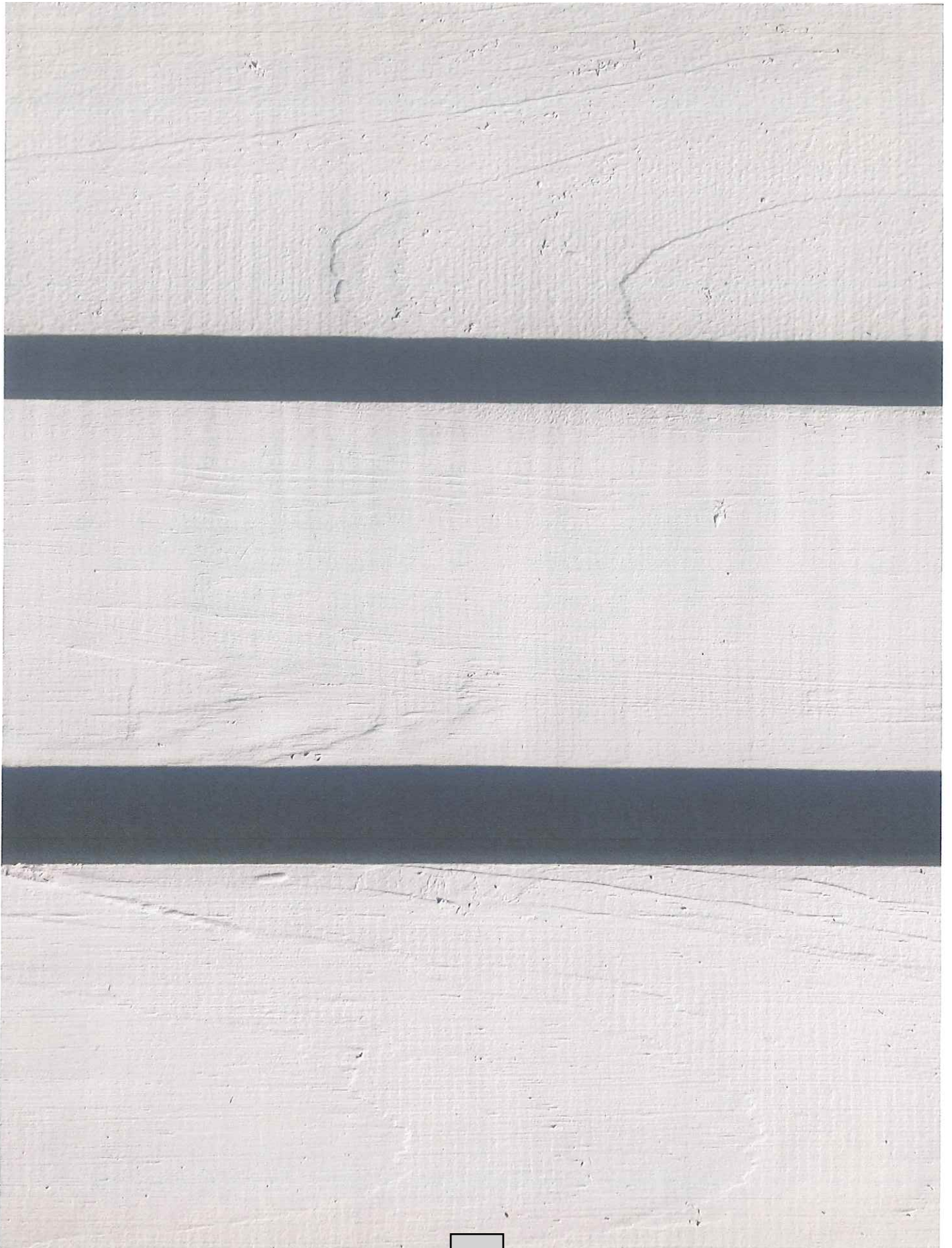
NEED BRICK
WALKWAY TO
HOUSE.

← ANN
STREET

A10



119

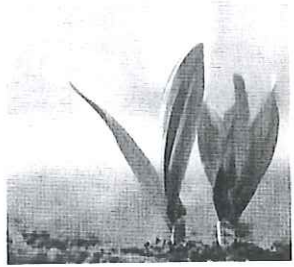


119

A12

3.



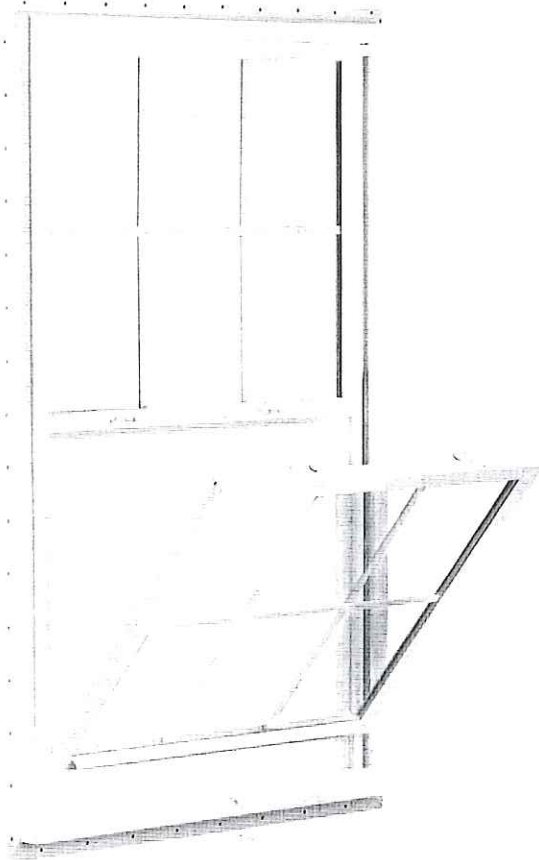


(A13)

3.

SERIES 150 SINGLE HUNG WINDOWS FOR NEW CONSTRUCTION

Single hung, picture windows and architectural shapes



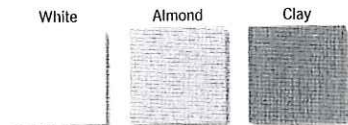
- + Beautiful, true brick mould exterior frame perimeter
- + Bottom sash tilts in for easy cleaning
- + Fully welded frame and sash corners
- + Sloped sill for easy water run-off
- + DP 50 rating (window size tested 36" x 74")
- + Integrated J-channel (Series 160 available without J-channel)
- + Pre-punched nail fin makes installation simple
- + Insulated glass panels with optimum thermal air space featuring warm-edge spacer system
- + Block & tackle balance system
- + Continuous head and sill on twins and triples
- + Half screen comes standard*
- + Jamb depth: 3.277"
- + Limited lifetime warranty with 25 year insulated glass coverage

CUSTOM Options

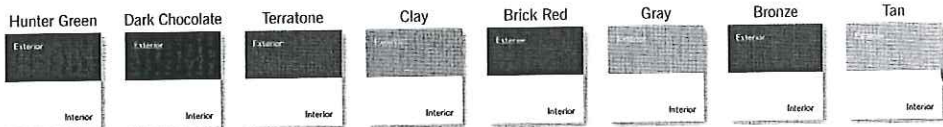
- + Low-E Glass
- + Low-E Glass + Argon Gas
- + Ultra Low-E Glass + Argon Gas
- + 5/8" and 3/4" flat, 5/8" or 1" contoured, and 1 1/8" simulated divided lite (SDL) grids available
- + Eight exterior painted colors
- + Factory mulling of twins, triples and architectural shapes
- + Paintable or stainable wood jamb extensions (4 1/16" and 6 1/16")
- + Charcoal aluminum mesh screen*
- + Window Opening Control Device restricts sash opening for safety
- + Custom sizes available
- + Window Opening Control Device

+ COLOR OPTIONS

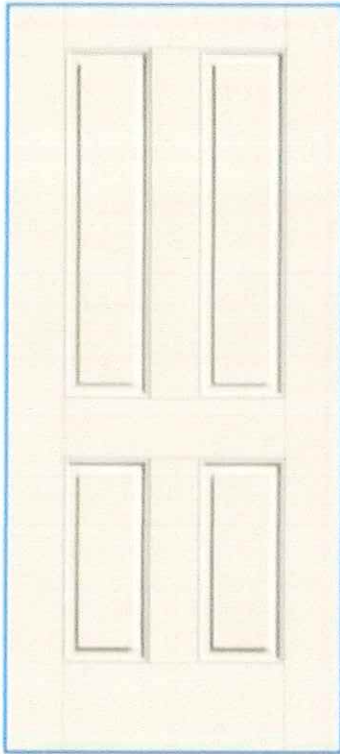
Vinyl Colors:*



Paint Exterior Colors:*



A14



S960

2/8	6/8
2/10	6/8
3/0	6/8