



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, October 01, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) HPC Draft Minutes 090324

Administration of Oaths

New Business

- [1.](#) Case # 24-21 312 Moore Street - Demolish House
- [2.](#) Case # 24-22 300 Front Street Unit 3 - New Signage
- [3.](#) Historic Standards Review & Discussion

Commission / Board Comments

Staff Comments

Adjourn



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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, September 3, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the September 3rd, 2024 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

Roll Call

Members Present: Joyce McCune, Chair; Bradley Hedrick, Vice-Chair; Bradley Cummins, Marissa Morris, Jessica Sabiston

Members Absent: Jonathan Haas, Tammy Hunsucker

A quorum was declared with five members present.

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

Agenda Approval

Chair McCune notified the Board that the Agenda was revised to remove Case #24-16 under New Business.

Chair McCune made the motion to approve the revised Agenda and Vice-Chair Hedrick made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Marissa Morris, Jessica Sabiston

Minutes Approval

Member Cummins made the motion to approve the August 6th, 2024 Minutes as presented and Vice-Chair Hedrick made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Marissa Morris, Jessica Sabiston

Administration of Oaths

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

Items of Consent

1. Approval of the Orders for Case #24-20 115 Front Street, Case #24-18 101 Ann Street – Three Townhome Units, Case #24-19 201 Ann St - Certificates of Appropriateness (COA)

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

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Marissa Morris, Jessica Sabiston

Presentations

Ms. Emma Ganey, who was chosen for a summer 2024 internship in the Planning and Inspections Department and is now a Junior at East Carteret High School, completed a project cataloguing homes in the historic district. She gave a presentation to the Board and audience and explained that well over 100 properties had been photographed, documented, and updated with new Resiliency standards. She had also researched all existing Certificates of Appropriateness and Minor Works and incorporated that information into the documentation for each house.

Commission / Board Comments

The Board discussed receiving comments for the new Guidelines from the State Historic Preservation Office, shrub height restrictions, metal roofs, and adding the Resiliency standards as an appendix in the new Guidelines.

Member Morris appreciated the bold typeface and additional photos in the draft Guidelines and suggested adding a clickable table of contents.

Vice-Chair Hedrick discussed demolition by neglect, date brick visibility, solar panels, and how violations are handled in the Historic District.

Staff Comments

Mr. Garner informed the Board that 101 Middle Lane would be purchased by the Beaufort Historic Association. He suggested the Board begin the new Guidelines discussion at the October meeting.

Adjourn

Vice-Chair Hedrick made the motion to adjourn and Member Morris made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Marissa Morris, Jessica Sabiston

Chair McCune declared the September 3rd, 2024 meeting adjourned at 6:50 p.m.

Chair, Joyce McCune

Board Secretary, Laurel Anderson



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, October 1, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business

SUBJECT: Case # 24-21 312 Moore Street - Demolish House

BRIEF SUMMARY:

The owner wishes to demo the existing house located at 312 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, AICP
Date: September 20, 2024
Case No. 24-21

Request: To demolish the existing structure at 312 Moore Street

Applicant: Kyle McLaughlin
 511 Turner Street
 Beaufort, NC 28516

Property Information:

Owners: Same
Location: 312 Moore Street
PIN#: 730617113723000

Project Information: See Attached info 312 Moore Street - SOG that contains Ruth Littles description of the property as well as previous COA information. This attachment is part of the resiliency project with the UNC School of Government & State Historic preservation Office.

The applicant has also submitted a letter from Reid Thomas & Lauren Poole, of the State Historic Office, regarding the structure being contributing or not to the DsitRICT. This is included in the Applicants Application

Proposed work:

- Demolition and removal of existing house.

Material:

Color:

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.

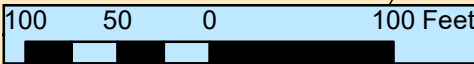
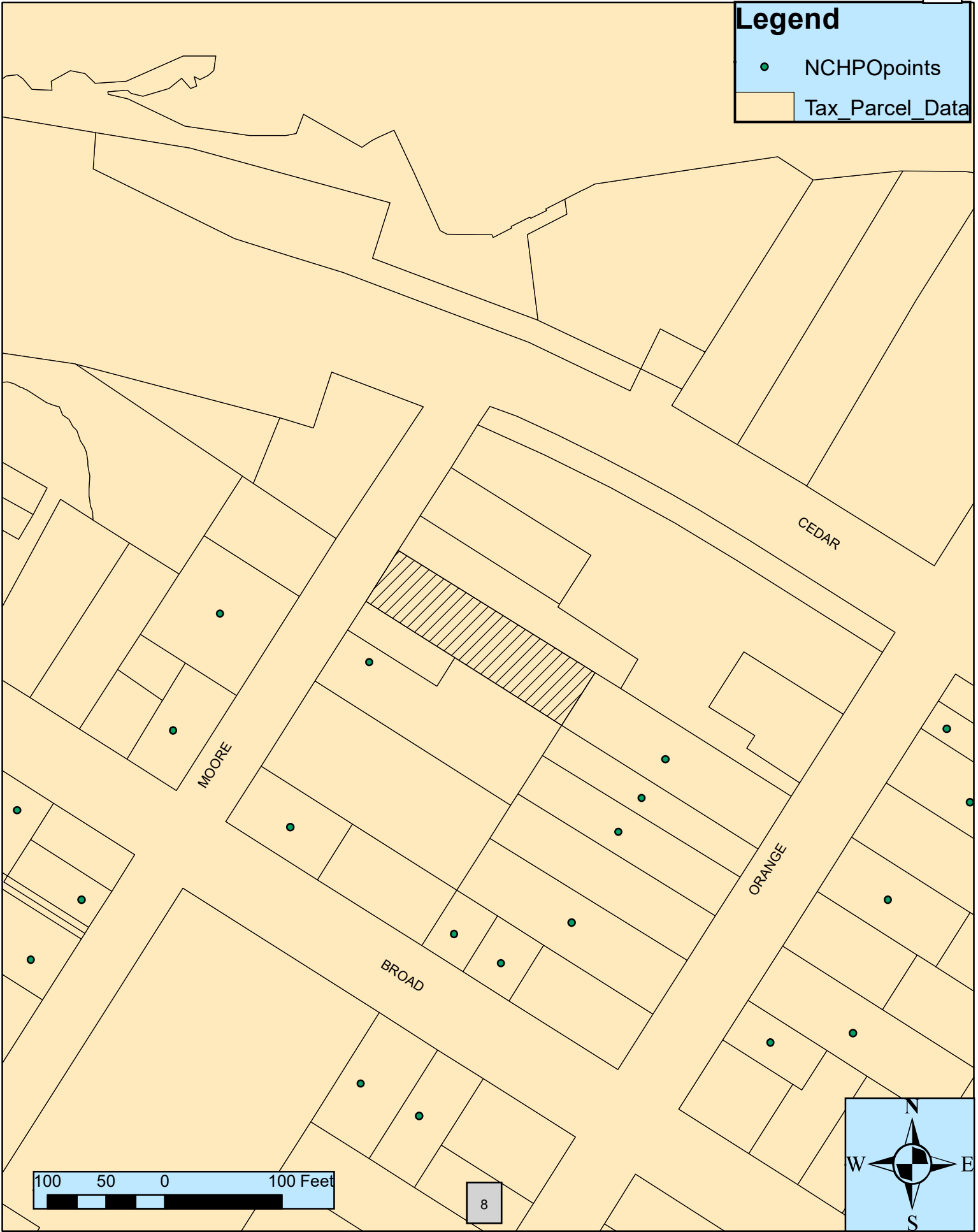
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Case # 24-21 312 Moore Street - Demolish House

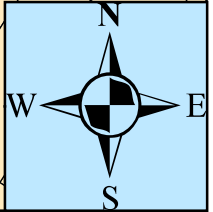
1.


Legend

- NCHPOpoints
- Tax_Parcel_Data



8



Resource Name And Address	District	Flood Zone	EC	Ruth Little Survey Info	Structure Photo	Plaque Photo
House 312 Moore St. No CR #	L	AE-6	N	House. Much altered, 1-story, front gable, Craftsman house originally located at 204 Cedar St. and moved to this location when US 70 was widened. Orientation of the house to the north has not changed, but now house is used as a side gable. Original 3/1 sash, new picture window, replacement front door, asbestos siding, and added front shed porch with boxed posts. (SM)		None

Resource Name Address & State Historic #	Factor 1	Factor 2	Factor 3	Factor 4	Factor 5	Factor 6	Factor 7	Community Value	
	National Register Designation Pts.	Local Historic Designation Pts	Local Historic Value Pts.	Public Sentiment Pts.	Equity Pts.	Economic Importance Pts.	Degree Of Integrity Pts	Total Pts.	
House 312 Moore St. No CR #									

Documented Changes

2019:

- New singles, windows, doors, siding, porch & stairs. When case 19-05 was approved, the owners only went through with a few changes before stopping for an unknown reason. The COA expired before they could pick up progress again.

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Kyle McLaughlin

Applicant Address: 511 Turner St Beaufort NC 28516

Business Phone: 804-833-5953 Email/Cell: McLaughlinRK@gmail.com

Property Owner Name: ~~John Turner~~ Barney & Kyle McLaughlin

Address of Property: 312 Moore St Beaufort NC 28516

Phone Number: 804-833-5953 Email/Cell: McLaughlinRK@gmail.com

PROJECT INFORMATION

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

- Demolition of existing structure with no contributing historical significance
- Fill and grade lot to prevent future flooding
- ~~Request meeting~~
- Request meeting to review new construction concepts

Estimated Cost of Project: \$20,000 Demo
New Home: TBD

Year House Built: Est. 1930-1941

[Signature]
Applicant Signature

8/25/24
Date

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

8-26-24
Date

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

OFFICE USE ONLY

Received by: K6
Date: 9/9/24

Reviewed for Completeness: K6

Deemed Completed and Accepted: 9/9/24

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 of all Design Guidelines that apply to the application and a description of how proposed changes are consistent with the *Design Guidelines for the Beaufort Historic District & Landmarks*, which can be found at <https://www.beaufortnc.org/bc-hpc/page/design-guidelines-beaufort-historic-district-landmarks>
- A list of all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- A site plan showing dimensions of both existing and proposed conditions.
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.).

2. Items required as applicable to project:

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

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

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

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

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

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

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



Kyle McLaughlin <mclaughlinrk@gmail.com>

312 Moore Street

2 messages

Poole, Lauren <lauren.poole@dncr.nc.gov>
To: Kyle McLaughlin <mclaughlinrk@gmail.com>
Cc: "Thomas, Reid" <reid.thomas@dncr.nc.gov>

Fri, Sep 6, 2024 at 1:39 PM

Hi Kyle,

Attached please find an excerpt of a 1997 survey update for the Beaufort Historic District. The attached PDF includes the building description for your property at 312 Moore Street. The 1997 survey update for the historic district included an extended period of significance and updated the contributing and non-contributing status of resources in the district. However, the update was **not** officially submitted to the National Park Service and as such, the district's period of significance was **not** extended. The contributing and non-contributing statuses that you see next to the properties in the survey update are also **not** official.

As I believe Reid mentioned, the Beaufort Historic District nomination does not define a period of significance (as is not uncommon with early National Register nominations). In cases such as this one, the general rule that we follow is that the period of significance for the historic district ends 50 years before the district was listed in the National Register. Any buildings within the district that were constructed after that period are considered non-contributing. Since the Beaufort Historic District was listed in 1974, the period of significance would end in 1924. According to the survey update, the house was constructed c. 1930, which seems consistent with its form and features. I also looked at historic Sanborn Fire Insurance maps and the house is not represented on the 1924 Sanborn map, but does appear on the updated 1941 map (see attached). This suggests a probable construction date between 1924 and 1941. The survey update also indicates that the house was moved from its original location at 204 Cedar Street to the current lot and was reoriented to be side-gabled rather than front-gabled.

Please let me know if you need anything else.

Thank you.



Lauren A. Poole
Historic Preservation Specialist
NC State Historic Preservation Office, Eastern Office

NC Dept. of Natural and Cultural Resources

Phone: (252) 540-6507

lauren.poole@dncr.nc.gov

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

****Effective May 22, 2024 my phone number has changed to: 252-540-6507**

4 attachments



image001.png
58K

 **Beaufort Survey Update_312 Moore Street.pdf**
79K

 **1924 Sanborn Fire Insurance Map_pg 1.pdf**
448K

 **1924 (updated 1941) Sanborn Fire Insurance Map_pg 1.pdf**
484K

Kyle McLaughlin <mclaughlinrk@gmail.com>
To: Kyle Gamer <k.gamer@beaufortnc.org>
Cc: Barney McLaughlin <McbarrBilling@gmail.com>

Fri, Sep 6, 2024 at 2:23 PM

Kyle,

I received the email below back as a response to my request for determination that the house at 312 Moore St is not a contributing structure to allow me to go forward with the application to the historic review board to demo it. Will the provided information be sufficient for me to submit with? I really need to get on the next meeting schedule and hope to apply this afternoon or Monday.

Thanks,

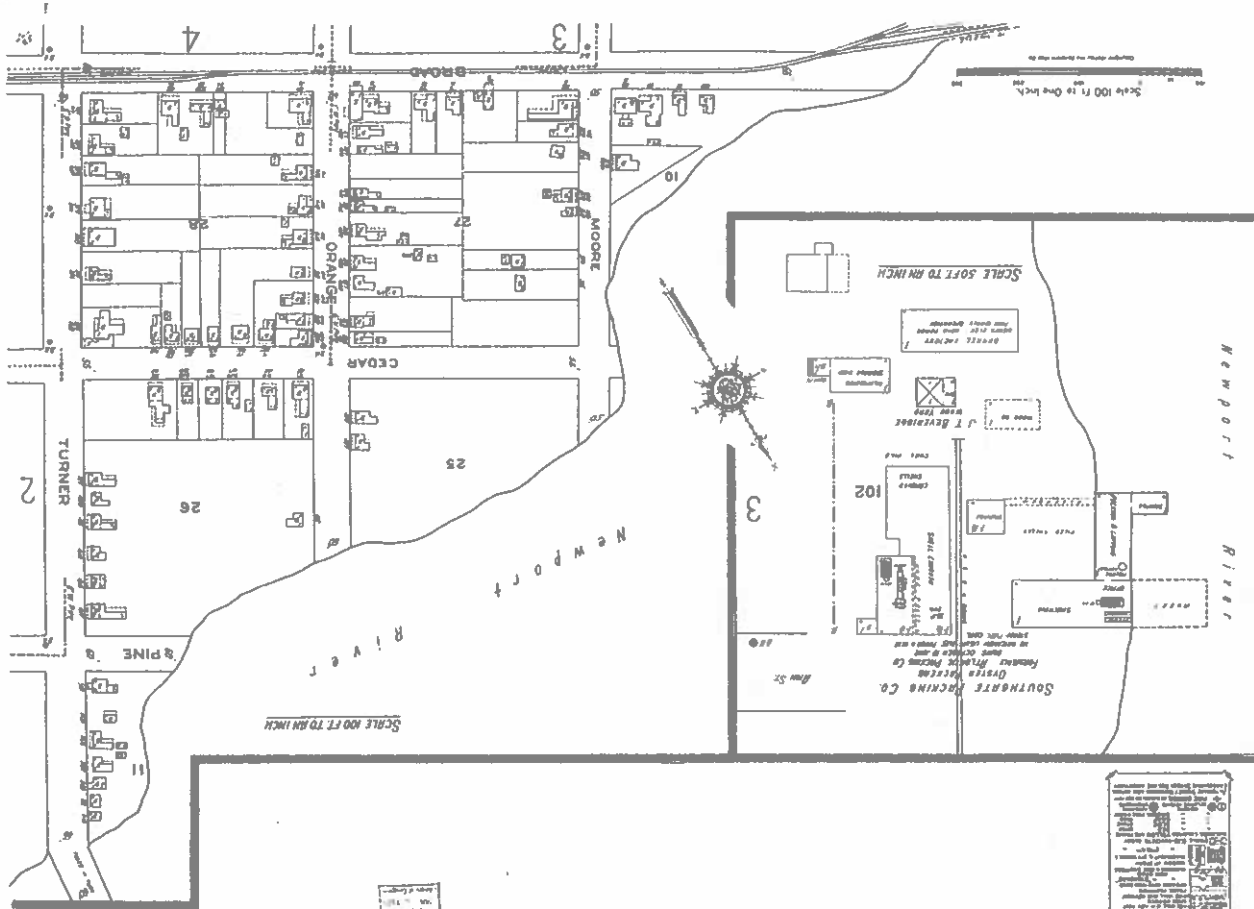
Kyle

[Quoted text hidden]

—
Kyle McLaughlin
McLaughlin Companies
McLaughlincompanies.com

p 804.833.5953
McLaughlinrk@gmail.com

4 attachments



Lot No.	Owner	Area (sq. ft.)	Remarks
10
11
25
26



INDEX

BEAUFORT
NORTH CAROLINA
SEPTEMBER 1924

LENEXVILLE
INCLUDING

From Thomas' map, scales level made by air electric (through) there.
 The map is drawn on a scale of 1/4 inch = 100 feet.
 The map is drawn on a scale of 1/4 inch = 100 feet.
 The map is drawn on a scale of 1/4 inch = 100 feet.

C Shed. c. 1940. 1-story, front gable outbuilding.

120 Moore St.
C
1817
(plaque)
c. 1890

Adams House. Very intact, 2-story, side gable late Greek Revival house, 3-bays wide. Boxed eaves with returns, plain siding, 6/6 sash, and 2-story front-gabled porch with replacement Doric posts and plain railing. Original 5-panel doors with transoms and sidelights on 1st and 2nd stories. The appearance of the house indicates rebuilding or remodeling about 1890. The house on this lot on Gray's 1882 map was Mrs. Thompson's house. (Gray map)

200 Moore St.
C
Mid-19th century

St. Paul's Episcopal Church Cemetery. Approximately 300 gravestones, primarily headstones and family monuments are aligned from east to west and arranged primarily by family plots delineated by low concrete curbing. A few plots have cast-iron fences, decorative concrete walls and brick vaults. There are several wooden markers of discoid shape, with no dates. Large live oak trees shelter the site. A low concrete stuccoed wall encloses the cemetery.

James W. Bryan of New Bern deeded the land to St. Paul's for this cemetery in 1859. He had obtained a charter from the N.C. Legislature for this conveyance. Oldest dated marker is a tall marble headstone to Caroline, consort of Stephen E. Willis, born 1813, died 1867. (Wrenn file)

302 Moore St.
C
19th century?

House. Heavily restored, traditional Beaufort-style, 1 1/2-story, side gable coastal cottage is 3 bays wide, with an engaged porch with open ceiling. Porch has all new material, including chamfered posts and plain railing. Plain siding, overhanging eaves (replacement roof?), 9/6, 4/4, and 6/4 sash, and replacement front door. Side gable wing addition is a recent reproduction. **NC Garage.** c. 1945. Front gabled outbuilding recently remodeled.

308 Moore St.
C
1777
(plaque)
c. 1880

Parsons House. 1 1/2-story, 3-bay, side gable house with plain siding, boxed cornice, cornerboards, 1 exterior brick end chimney, 6/6 and 2/2 sash, and a hipped porch with replacement chamfered posts and replacement turned railing. No 18th century fabric is evident on the exterior. House appears to have been built about 1880.

C House. Altered c. 1890 1-story, 4-bay, side gable cottage moved to rear of 308 Moore St. after 1950; now being used as a potter's shop. Flush eaves, 4/4 sash, 4 panel doors, and added engaged porch.

310 Moore St.
NC-alt.
c. 1930

House. 1-story, 2-bay, front gable house moved to this location after 1950. House has 6/6 sash, replacement front door, asbestos siding, hipped porch with replacement 2x4 posts and plain railing. Architectural integrity compromised by alterations.

312 Moore St.
NC-alt.

House. Much altered, 1-story, front gable, Craftsman house originally located at 204 Cedar St. and moved to this location when US 70 was

c. 1930 widened. Orientation of the house to the north was not changed, but now house is used as a side gable. Original 3/1 sash, new picture window, replacement front door, asbestos siding, and added front shed porch with boxed posts. (SM)

314 Moore St. **House.** 1-story, 3-bay, side gable house has 6/6 sash, hipped porch, and vinyl siding. The new Victorian bracketed porch posts alter its architectural integrity. Built between 1924 and 1941. (SM)
NC-alt.
c. 1930

316 Moore St. **House.** 1-story, 4-bay, side gable double wide or modular home on a cinder block foundation with 2/2 sash, picture window, and vinyl siding.
NC-age
c. 1970

ORANGE STREET WEST SIDE

113 Orange St. **House.** Mobile home.
NC-age
c. 1970

115 Orange St. **House.** 1-story, side gable, Cape Cod house with front cross gable, dormer window, recessed porch with Florida jalousie windows, 6/6 sash, and classical stoop. Built between 1924 and 1941. (SM)
C
c. 1935
C Garage. c. 1935. Front gable outbuilding.

117 Orange St. **Hatsell House.** 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 1890s. (Wrenn file)
C
1827
(plaque)

119 Orange St. **Carl Alfred Hatsell House.** 2-story, gable and wing Queen Anne house with 2-story cut-away bracketed bay window with pedimented cross gable. Plain siding, diamond shingles in gable ends, louvered Palladian gable window, 1/1 sash with molded caps, and 1-story porch with turned posts, railing, and spindle frieze. Now a duplex. Built between 1904 and 1908. (SM)
C
c. 1905
C Garage. c. 1930. 1-bay shed roof garage.
NC Shed. c. 1950. Small metal-walled tool shed.

121 Orange St. **House.** Small, side gable, brick venner Ranch house with projecting front gable wing and interior brick chimney. This 1st appears on 1950 Sanborn.
C

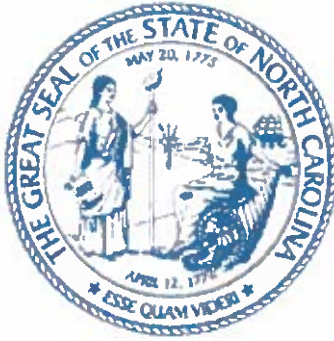





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-  **Beaufort Survey Update_312 Moore Street.pdf**
79K
-  **1924 Sanborn Fire Insurance Map_pg 1.pdf**
448K
-  **1924 (updated 1941) Sanborn Fire Insurance Map_pg 1.pdf**
484K



VICINITY MAP
SCALE NOT TO SCALE

NOTES:
1. AREA BY COORDINATES
2. LOT AREA: 10,744.5 SQ. FT.
3. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
4. 51' FLOOD ZONE 100.

REVISIONS:

NO.	DATE	DESCRIPTION

REFERENCES:
OWNER: N/F JOHN R. TUTTLE
D.B. 1625 PG. 143
MCPIN 75061113729000
ADDRESS: 312 MOORE STREET
PHYSICAL SURVEY WITH 1090

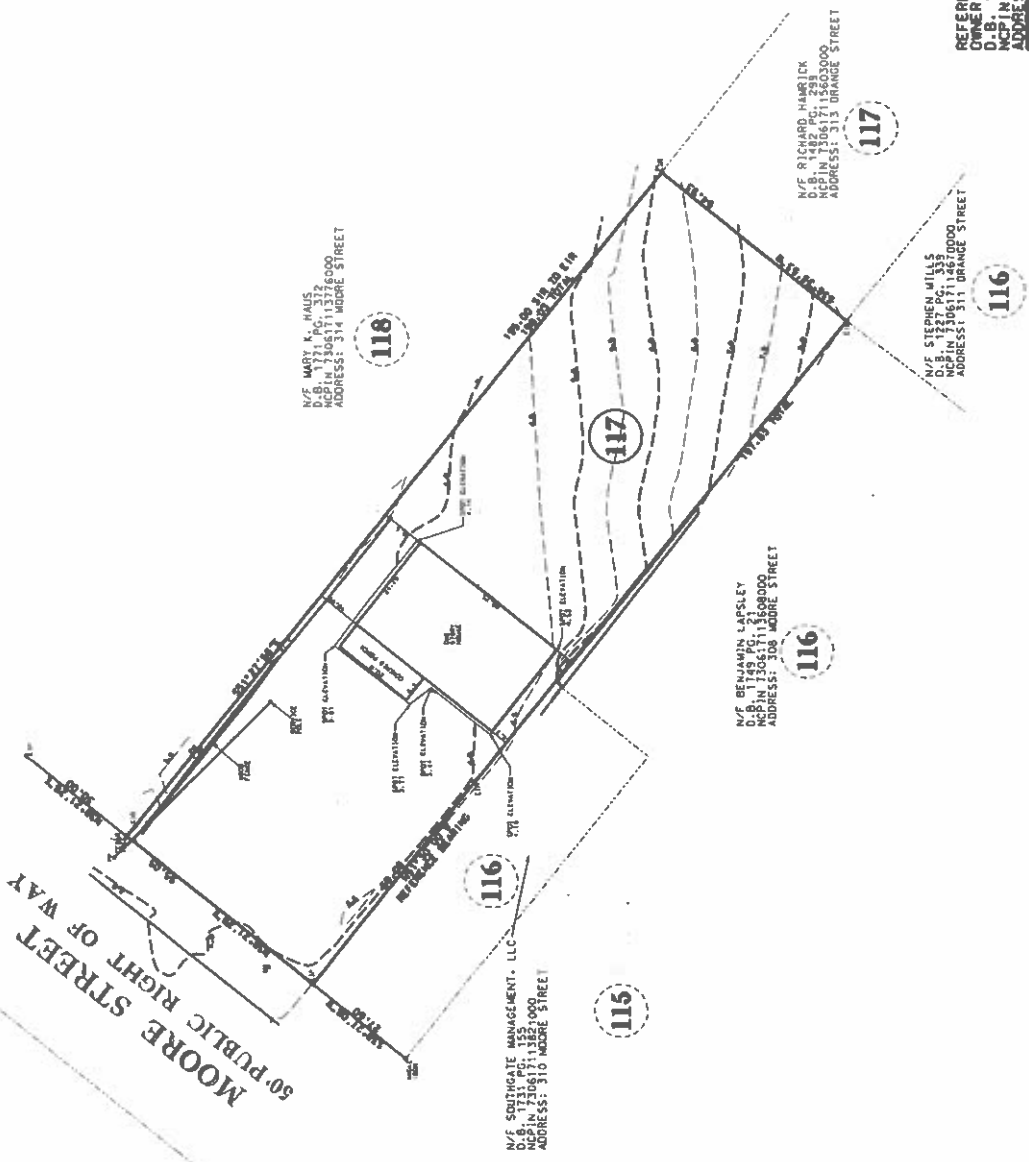
OLD TOWN BEAUFORT
NORTHWESTERN 1/2 LOT 117

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA
SURVEYED BY: [Signature]
DRAWN: [Signature]
ECC/LFC: [Signature]
APPROVED: [Signature]
DATE: 08/27/20
SCALE: 1" = 20'

CLIENT: BARNEY MCCLAUGHLIN
ADDRESS: 14856 PERCH POINT ROAD
CHESTER, VIRGINIA 23836
PHONE: 804-641-0423

THE CULLIPHER GROUP, P.A. C-1482
A SURVEYING & SURVEYING SERVICES
FISHERHEAD CITY, N.C. 28557
(252) 775-0080

E. GLENN CORBETT, P.L.S.



N/F MARY K. MAUS
D.B. 1771 PG. 312
MCPIN 306111376000
ADDRESS: 314 MOORE STREET

N/F RICHARD HAMBICK
D.B. 1482 PG. 291
MCPIN 5111560000
ADDRESS: 311 ORANGE STREET

N/F STEPHEN MILLS
D.B. 1227 PG. 339
MCPIN 306111376000
ADDRESS: 311 ORANGE STREET

N/F BENJAMIN LARSELY
D.B. 1149 PG. 21
MCPIN 306111360000
ADDRESS: 308 MOORE STREET

N/F SOUTHGATE MANAGEMENT, LLC
D.B. 1738 PG. 115
MCPIN 306111376000
ADDRESS: 310 MOORE STREET

D.B. 1625 PG. 143

LEGEND

1" = 20'	EXISTING	NEW
2" = 40'	EXISTING	NEW
3" = 60'	EXISTING	NEW
4" = 80'	EXISTING	NEW
5" = 100'	EXISTING	NEW
6" = 120'	EXISTING	NEW
7" = 140'	EXISTING	NEW
8" = 160'	EXISTING	NEW
9" = 180'	EXISTING	NEW
10" = 200'	EXISTING	NEW
11" = 220'	EXISTING	NEW
12" = 240'	EXISTING	NEW
13" = 260'	EXISTING	NEW
14" = 280'	EXISTING	NEW
15" = 300'	EXISTING	NEW
16" = 320'	EXISTING	NEW
17" = 340'	EXISTING	NEW
18" = 360'	EXISTING	NEW
19" = 380'	EXISTING	NEW
20" = 400'	EXISTING	NEW

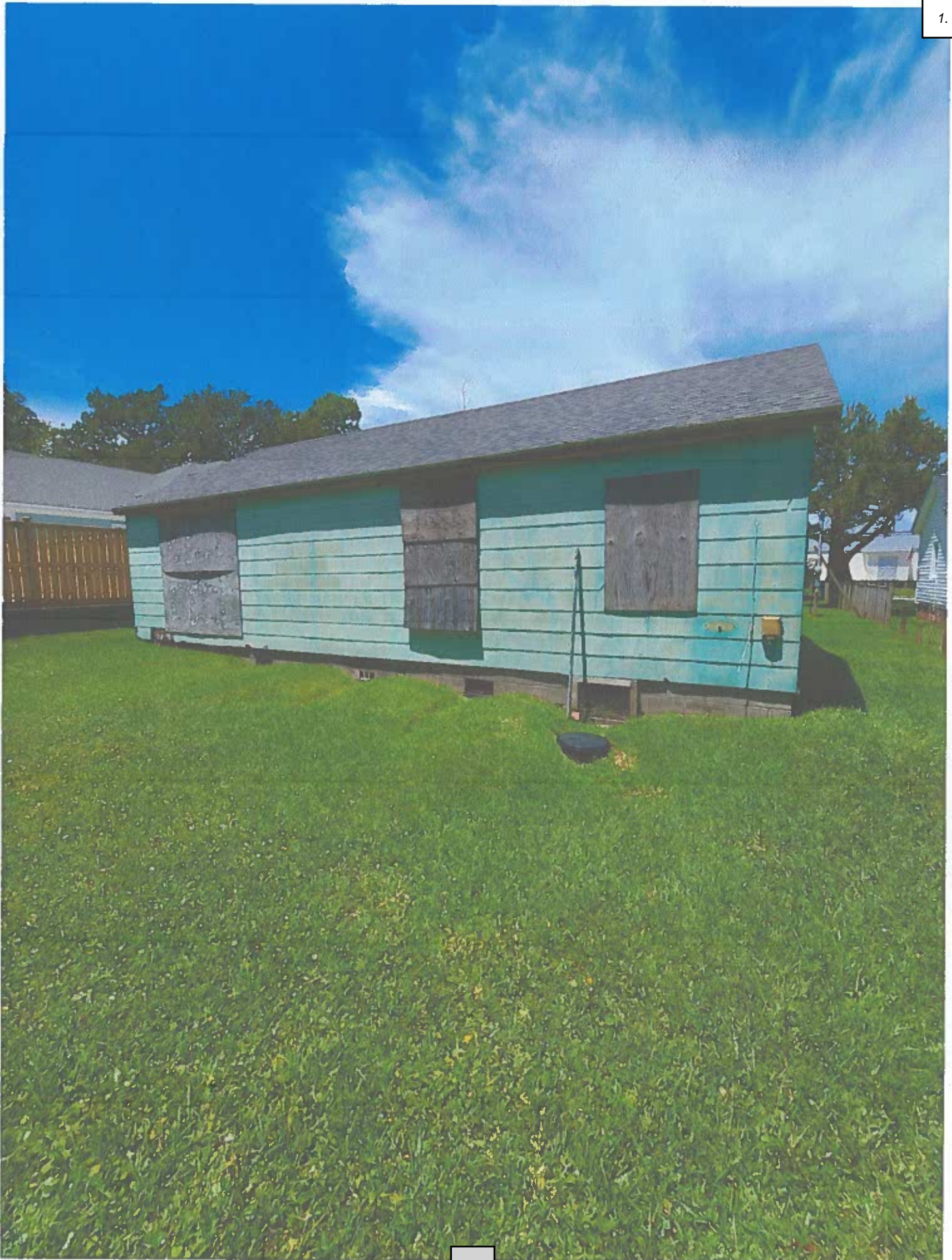


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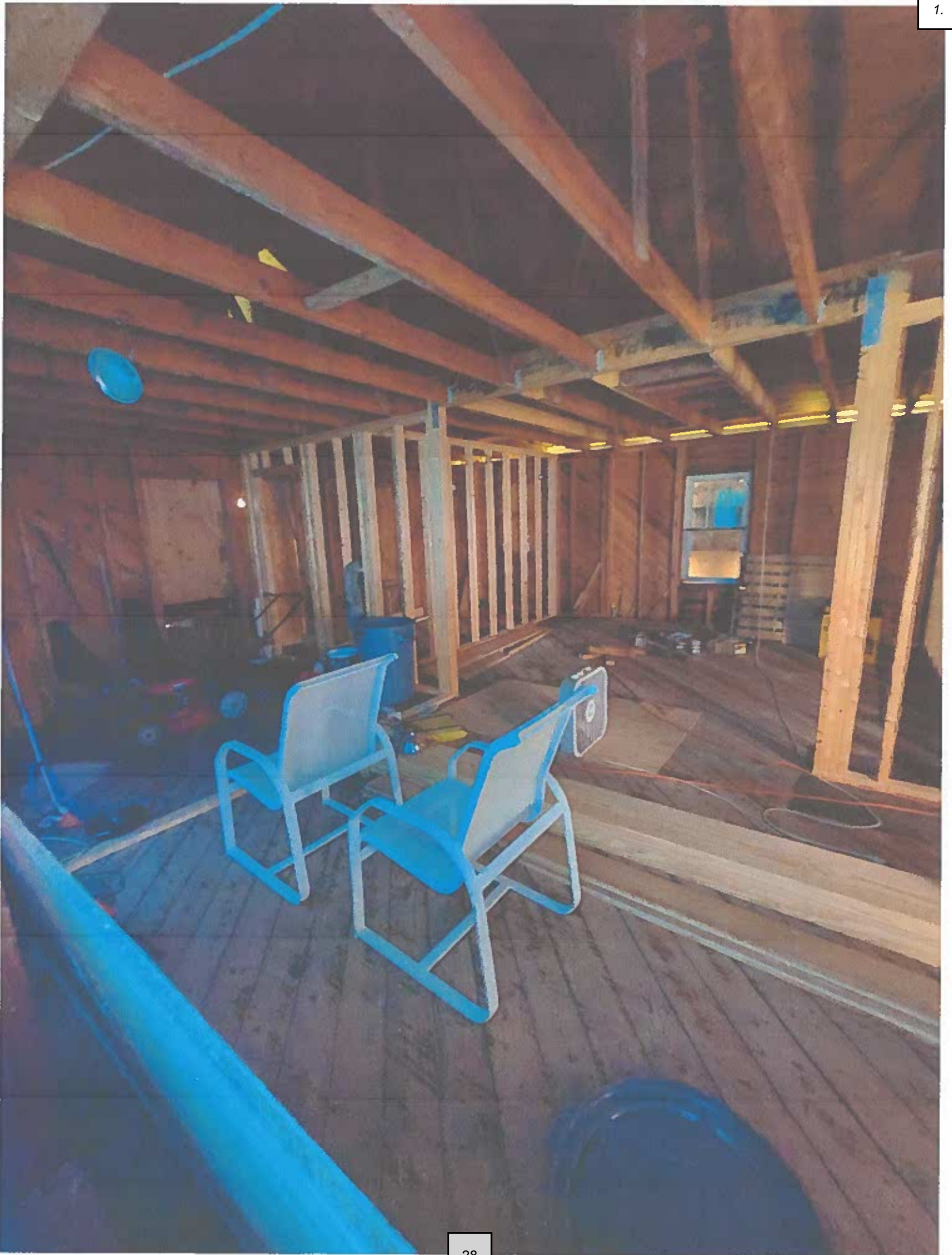


24

1.



1.



28

PARCEL: 730617113776000
 MARY K THOMAS REILLY
 801 OAKLAWN AVE
 WINSTON SALEM, NC 27104
 ACCOUNT NUMBER: 39298

Spoke on phone 8/21/24
 540-525-8256
 Adjust oval

Carteret County, North Carolina

Route Number: ALFREDG
 Appraiser Area: ALFREDG
 Tax Year: 2024 Reval Year: 2020
 Visited By:
 Information Source:

Tax Districts
 04 County, 1159 Town of Beaufort, 46 Beaufort Rescue, 60 Annual Availability Fee (1), 61
 Beaufort Storm Water Fee (60)

PARCEL INFORMATION

PROPERTY DESCRIPTION

VALUE SUMMARY

ADDRESS: 314 MOORE ST BEAUFORT NC 28516
 NBNHD: 59000400-BEAUFORT-N BROAD/CDR
 TOWNSHIP: 1159 - TWN OF BEAUFORT
 MAP #:
 PIN #:
 EAST PT L118 TOWN OF BEAUFORT
 0.1620 AC
 LAND VALUE: 235,197
 BUILDING VALUE: 37,740
 OBXF VALUE: 902
 APPRAISED VALUE: 273,839
 DEFERRED VALUE: 0
 ASSESSED VALUE: 273,839

NOTES

PERMIT INFORMATION

SALES INFORMATION

Date	Status	Amount	CO Date	Date	Price	V/I	S	Book/Page	Valid Code
				6/24/2022	328,000	V		1771/372	N
				10/18/2006	215,000	V		1194/0286	Y
				6/27/2003	127,500	V		1002/0075	N

LAND DATA - MARKET VALUE

L#	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	BACK	DEFA	COND	U PRICE	ADJ U PRC	UNITS	TYPE	OVERRIDE	LAND
1	590401	RESIDENTIAL LOT	31	228			1.00	5,400.00	7,614.00	31.000	FF		235,197	897
Total Market Land														
235,197														

OUTBUILDING DATA

CODE	DESCRIPTION	LENGTH	WIDTH	HEIGHT	UNITS	TYPE	UNIT PRICE	YEAR	QUAL	COND	% GOOD	OVERRIDE	VALUE
000190	SHED	8	12		96	SF	11.050		D	0.85	100%	902	902
Total OBXF Value													902

PARCEL: 730617115603000

RICK RICHARD L ETUX JENNIFE

THE CIRCLE

RALEIGH, NC 27608-1448

ACCOUNT NUMBER: 38472

Carteret County, North Carolina

Adjacent Owner

Tax Districts

01 County, 1159 Town of Beaufort, 46 Beaufort Rescue, 60 Annual Availability Fee (1), 61 Beaufort Storm Water Fee (60)

Route Number: ALFREDG
Appraiser Area: ALFREDG
Tax Year: 2024 Reval Year: 2020
Visited By:
Information Source:

PARCEL INFORMATION

ADDRESS: 313 ORANGE ST BEAUFORT NC 28516

NBHD: 59000400-BEAUFORT-N BROAD/CDR

TOWNSHIP: 1159 - TWN OF BEAUFORT

MAP #:

PIN #:

PROPERTY DESCRIPTION

PART L117 TOWN OF BEAUFORT 0.2400 AC

VALUE SUMMARY

LAND VALUE: 390,090
BUILDING VALUE: 55,397
OBXF VALUE: 0
APPRAISED VALUE: 445,487
DEFERRED VALUE: 0
ASSESSED VALUE: 445,487

NOTES

Subd: No Subdivision Recorded

PERMIT INFORMATION

Date Status Amount CO Date

SALES INFORMATION

Date Price V/I S Book/Page Valid Code
6/27/2014 115,000 V 1482/0299 N
8/3/2010 0 V 1348/0478 N

Ratio: 387%

LAND DATA - MARKET VALUE

L#	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	BACK	DEFA	COND	U PRICE	ADJ U PRC	UNITS	TYPE	OVERRIDE	LAND
1	590401	RESIDENTIAL LOT		53	198			1.00	5,400.00	7,344.00	53.000	FF	390,090	34

Total Market Land

390,090

OUTBUILDING DATA

CODE	DESCRIPTION	LENGTH	WIDTH	HEIGHT	UNITS	TYPE	UNIT PRICE	YEAR	QUAL	COND	% GOOD	OVERRIDE	VALUE
NOCO DE	CAPELOOKOUT LIGHTSE	253	1		253	SF	6.630		D	0.00	100%	0	0
Total OBXF Value													0

PARCEL: 730617113608000
 LEY BENJAMIN ETUX TAMARA
 IONS MOUTH COURT

Carteret County, North Carolina

Route Number:
 Appraiser Area: SUZIEG

CARY, NC 27518
 ACCOUNT NUMBER: 44940

Account Owed!
 01 County, 1159 Town of Beaufort, 46 Beaufort Rescue, 61 Beaufort Storm Water Fee (60)

Tax Districts

Tax Year: 2024 Reval Year: 2020
 Visited By:
 Information Source:

PARCEL INFORMATION

PROPERTY DESCRIPTION

VALUE SUMMARY

ADDRESS: 308 MOORE ST BEAUFORT NC 28516
 NBHD: 59000400-BEAUFORT-N BROAD/CDR
 TOWNSHIP: 1159 - TWN OF BEAUFORT
 MAP #:
 PIN #:

PART L115 116 TOWN OF BEAUFORT
 0.3010 AC

LAND VALUE: 336,096
 BUILDING VALUE: 0
 OBXF VALUE: 0
 APPRAISED VALUE: 336,096
 DEFERRED VALUE: 0
 ASSESSED VALUE: 336,096

NOTES

PERMIT INFORMATION

SALES INFORMATION

Date	Status	Amount	CO Date	Date	Price	V/I	S	Book/Page	Valid Code
				12/6/2021	0	V		1749/0021	N
				10/27/2021	365,000	V		1744/121	Y
				2/4/2020	0	V		1662/0108	N
				8/3/2005	325,000	V		1125/0231	Y

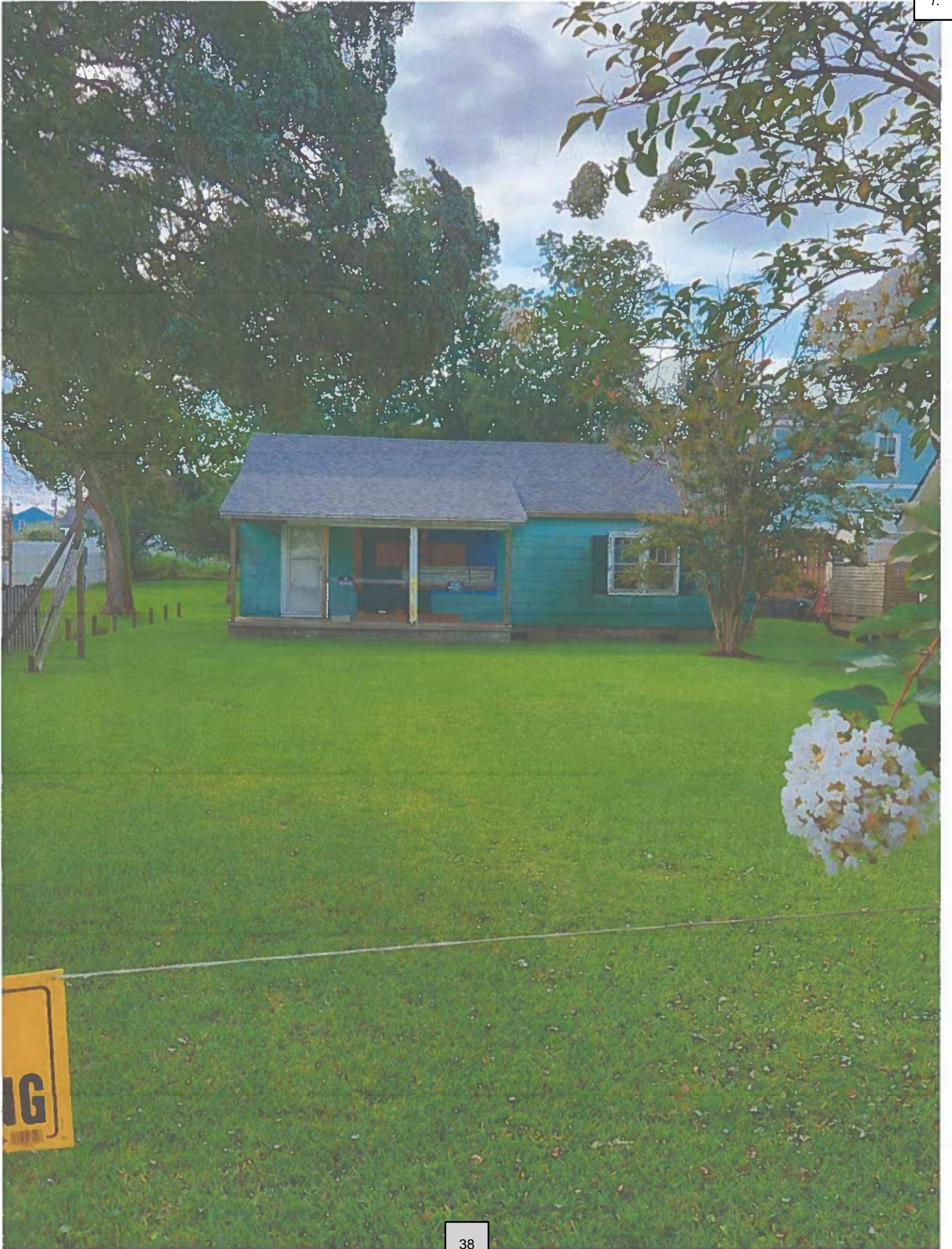
LAND DATA - MARKET VALUE

L#	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	BACK	DEFA	COND	U PRICE	ADJ U PRC	UNITS	TYPE	OVERRIDE	LAND
1	590401	RESIDENTIAL LOT		80	108			0.50	5,400.00	2,538.00	80,000	FF		204,336
2	590401	RESIDENTIAL LOT		50	90			0.50	5,400.00	2,646.00	50,000	FF		131,760
Total Market Land														336,096

OUTBUILDING DATA

CODE	DESCRIPTION	LENGTH	WIDTH	HEIGHT	UNITS	TYPE	UNIT PRICE	YEAR	QUAL	COND	% GOOD	OVERRIDE	VALUE

1.



38

<u>OWNER</u>	<u>MAIL_ADDRE</u>	<u>MAIL_CITY</u>	<u>MAIL_STATE</u>	<u>MAIL_ZI4</u>	<u>MAIL_ZI5</u>
BEAUFORT TCS LLC C/O WILLIAM S CORBITT III	PO BOX 867	NEW BERN	NC	0867	28563
FAULKNER CHRISTOPHER LAWRENCE	1823 W FRIENDLY AVE	GREENSBORO	NC	1240	27403
HAMRICK RICHARD L ETUX JENNIFE	2234 THE CIRCLE	RALEIGH	NC	1448	27608
HAUS MARY K	801 OAKLAWN AVE	WINSTON SALEM	NC		27104
LAPSLEY BENJAMIN ETUX TAMARA	102 LIONS MOUTH COURT	CARY	NC		27518
MILLS STEPHEN D ETUX ETAL	PO BOX 520	SNOW CAMP	NC		27349
SOUTHGATE MANAGEMENT LLC	305 MOORE STREET	BEAUFORT	NC		28516
McLAUGHLIN KYLE	511 TURNER STREET	BEAUFORT	NC		28516



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, October 1, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business

SUBJECT: Case # 24-22 300 Front Street Unit 3 - New Signage

BRIEF SUMMARY:

The applicant wishes to install a Hanging Sign = 10.6 sq. ft., an Attached Sign on the East Side of Building = 16 sq. ft. & an Above Window Sign = 5 sq. ft. Totaling = 31.6 sq. ft

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: September 20, 2024
Case No.: 24-22

Request: Hanging Signage = 10.6 sq. ft., Attached Signage on East Side of Building = 16 sq. ft. & Above window = 5 sq. ft. Total = 31.6 sq. ft.

Applicant: Ted Morris
 2219 Lennoxville Road

Property Information:

Owner: John Warrington
Location: 300 Front Street
PIN: 730617008242000

Project Information:

According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 300 Front Street, C, circa 1985 **Commercial Building**. Large 1-Story Mitchell Manufactured prefabricated metal building with a white brick façade.

The proposed signage is to replace the Z & Z Design hanging sign (10.6 sq. ft) as well as the attached signage on the east side of the building which was 16 sq. ft.

This property has 85 feet of street frontage which would permit up to 170 square feet of total signage per the Land Development Ordinance (LDO) So far Encanto has 30.63 sq. ft and Beaufort Yacht Sales has 28 sq. ft. So far total signage is 58.63 sq. ft of the 170 allowed.

Material: Metal Composite–

Color: Sample has been submitted and available in the Planning Office

Attachments:

- Vicinity Map
- List of Adjacent Property Owners
- COA Application from Applicant.

Guidelines:

Signage Guidelines (pg. 119):

- 8.6.1. Use traditional materials found in the district, such as wood and metal for new signage. Substitute materials that have the appearance of wood are allowed. Plastic signs, flashing signs, or portable mobile signs, except those listed in item 9, are not allowed in the historic district. Interior neon signs larger than 10” by 18” that are located within five (5) feet of a window or glass door on an exterior wall and are so placed as to be seen from the outside are not allowed. INTERNAL GLASS MOUNTED SIGNS ARE NOT SUBJECT TO BHPC REVIEW.
- 8.6.2. Place signs so that they do not visually overwhelm the building or streetscape or damage or obscure character defining architectural details. Recognize that maximum signage allowances granted by the Beaufort Zoning Ordinance may be inappropriate in the context of the building or site under review.
- 8.6.3. Signs on commercial buildings are preferred to be located in a signboard frieze located above the display windows. In this location the sign serves as a boundary between the upper and lower façade.
- 8.6.5. Use simple, clear graphics and lettering styles in sign design.

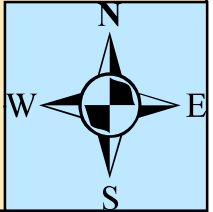
Case # 24-22 300 Front Street Unit 3 - New Signage

2.



80 40 0 80 Feet

44



CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Ted Morris

Applicant Address: 2219 Lennoxville Rd., Beaufort, NC 28516

Business Phone: 919.632.1894 Email/Cell: ted@jtedmorris.com

Property Owner Name: John L. Warrington

Address of Property: 300 Front St. #3, Beaufort, NC 28516

Phone Number: 252.728.3155 Email/Cell: bys@beaufortyachtsales.com

PROJECT INFORMATION

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

The Town of Beaufort previously approved three (3) corporate signs for Z&Z Designs to be installed at 300 Front St. as follows - A) One 24"x96" ACP sign on the eastern side of the building, B) One 10"x72" ACP storefront sign on the north side of the building, and C) One 32"x48" storefront hanging sign on the north side of the building. The applicant proposes new designs (submitted for review) for these three signs while maintaining the size, materials, and location of each sign.

Estimated Cost of Project: \$ 750

Year House Built: _____

James Morris

10 September 2024

Applicant Signature

Date

11 September 2024

Property Owner Signature (if different than above)
Betsy Gilchrist (Sep 11, 2024 09:43 EDT)

Date

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

OFFICE USE ONLY

Received by: KG
Date: 9/10/24

Reviewed for Completeness: KG
Date Deemed Completed and Accepted: 9/11/24

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 of all Design Guidelines that apply to the application and a description of how proposed changes are consistent with the *Design Guidelines for the Beaufort Historic District & Landmarks*, which can be found at <https://www.beaufortnc.org/bc-hpc/page/design-guidelines-beaufort-historic-district-landmarks>
- A list of all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- A site plan showing dimensions of both existing and proposed conditions.
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.).

2. Items required as applicable to project:

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

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

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

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

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

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

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

REQUIRED ATTACHMENTS for
CERTIFICATE of APPROPRIATENESS

Applicant: Ted Morris

Location: 300 Front St. #3, Beaufort, NC 28516

Applicable Design Guidelines - 8.6.1, 8.6.2, 8.6.3 & 8.6.5

Applicable Photographs - streetscape, site and existing building







Description of All Signs

- A) One 24” x 96” ACP sign on the eastern side of the building
- B) One 10” x 72” ACP storefront sign on the north side of the building
- C) One 32” x 48” storefront hanging sign on the north side of the building.

The applicant proposes new designs (below) for these three signs while maintaining, the previously approved size, materials, and location of each sign.

A)



B)



C)



OWNER	MAIL_ADDRE	MAIL_CITY	IL_STAIL_Z	MAIL_ZI5
ASCENCIOS LAUREN ET VIR JULIO	6875 BOWMAN DAIRY ROAD	LIBERTY	NC	27298
FOUR SEAS INVESTMENTS	PO BOX 906	BEAUFORT	NC	28516
HARROLD DENNIS B ET UX ALICE T	301 FRONT STREET	BEAUFORT	NC	28516
REDHAGE SHARON H	900 ST ANDREWS STREET	TARBORO	NC	27886
STATE OF NORTH CAROLINA	1321 MAIL SERVICE CTR	RALEIGH	NC	1321 27699
WARRINGTON JOHN ET UX SONDA	300 FRONT ST	BEAUFORT	NC	2168 28516



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, October 1, 2024 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Historic Standards Review & Discussion

BRIEF SUMMARY:

At the conclusion of the regular business items each month the Commission will go through the "Draft" Standards, page by page, until the Commission is satisfied with the revisions. We encourage you to attend so that your comments are included in the final revisions.

REQUESTED ACTION:

Participation in Draft Standards Discussion

EXPECTED LENGTH OF PRESENTATION:

A time limit will be placed on this item until 8:00 PM at each meeting.

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A