



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, August 04, 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) HPC Draft Minutes 070726

Administration of Oaths

Presentation

1. Landmark Designation Request – 200 Craven Street – **Joel H. Davis House**

Quasi-Judicial Proceeding

- [1.](#) Case # 26-23 200 Craven Street- Fence Extension, Landscaping and Lighting
- [2.](#) Case # 26-24 105 Front Street – Pool and Roof

Staff Comments

Adjourn



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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, July 7th 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Acting Chair Hedrick called the July 7th, 2026 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

Roll Call

Members Present: Bradley Hedrick, Vice-Chair; Kris Davis, Tina Proctor, Tyler Tennant

Members Absent: Joyce McCune, Chair; Bradley Cummins, Jessica Sabiston

A quorum was declared with four members present.

Staff Present:

Mr. Kyle Garner, Planning Director
Mr. Charlie Rocci, Senior Planner
Mr. Brad Fockler, Code Enforcement Officer

Ms. Jill Quattlebaum, Town Attorney
Ms. Laurel Anderson, Board Secretary

Agenda Approval

Member Davis made the motion to approve the Agenda as presented and Member Tennant made the second. Acting Chair Hedrick took a vote that was unanimously approved.

Voting yea: Acting Chair Hedrick, Kris Davis, Tina Proctor, Tyler Tennant

Minutes Approval

1. HPC Draft Minutes 060226

Member Davis made the motion to approve the Minutes as presented and Member Tennant made the second. Acting

Chair Hedrick took a vote that was unanimously approved.

Voting yea: Acting Chair Hedrick, Kris Davis, Tina Proctor, Tyler Tennant

Administration of Oaths

Acting Chair Hedrick 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. 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. Parties are limited to those individuals with standing as set forth in North Carolina general statutes 160D-406 and 160D-1402. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed 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.

Secretary Anderson then administered the Oath to Kyle Garner.

Items of Consent

1. Approval of the Orders for 316 Moore Street, 611 Front Street, 303 Turner Street & 201 Front Street – Certificate of Appropriateness

Member Tennant made the motion to approve the Orders as presented and Member Davis made the second. Acting Chair Hedrick took a vote that was unanimously approved.

Voting yea: Acting Chair Hedrick, Kris Davis, Tina Proctor, Tyler Tennant

Old Business

1. Case # 26-18 525 Front Street – 3 Story Mixed Use Building

Acting Chair Hedrick introduced Case #26-18 and asked if any members needed to recuse themselves. Hearing none, he asked Mr. Garner to provide a summary of the case at 525 Front Street for Blue Treasure LLC. He noted that when the case was originally presented, the application was for a three-story mixed-use structure. Following the Commission's request at the May meeting for revisions, the applicant resubmitted a redesigned two-story mixed-use structure. Key revisions besides building height included the addition of awnings on the east side of the building to break up the façade, the relocation of the proposed elevator shaft from the east side to the west side where other commercial structures are located, and the inclusion of material cut sheets for proposed building materials, lighting, and other elements. Mr. Garner confirmed that, because this was a tabled item, re-notification of adjacent property owners was not required, though the application had been posted on the Town's website for more than ten days.

Secretary Anderson then administered the Oath to Jay Horton, Filter Design Studio, applicant for the property.

Applicant Presentation

Mr. Jay Horton of Filter Design Studio appeared on behalf of the applicant, Blue Treasure LLC. He confirmed the revisions made in response to the Commission's prior direction, including the reduction from three stories to two, and the provision of additional façade information regarding doors, windows, and materials. He invited questions from the Commission. Member Davis complemented the new design, and Vice-Chair Hedrick asked about the awnings on the Queen Street side which Mr. Horton stated were aesthetics-driven and would match the awnings on the front of the building.

Commission Discussion

The Commission expressed general approval of the revised design. Member Davis offered that the revised design fits much more naturally with the façade of downtown Beaufort. The Chair agreed, noting that the building as a whole had a much more comfortable and compatible appearance than the original three-story proposal.

Discussion turned to several specific design elements. Regarding the elevator shaft, the Chair observed that the relocated tower, now set well back on the north side of the building, would likely not be visible from the street. Mr. Horton confirmed that the relocation necessitated a complete redesign of the floor plan but was ultimately the preferred position, as it kept the shaft away from the front elevation. On the Queen Street side, the Commission noted that the awnings successfully broke up what had previously been a long expanse of blank wall, and that the garage openings and existing commercial windows on the ground floor contributed to the overall articulation of that elevation.

A discussion arose regarding the placement of a date brick, which is required to clearly differentiate the new construction from the historic fabric of the existing building, which is consistent with the Secretary of the Interior's Standards for Rehabilitation. Acting Chair Hedrick noted that the building itself dates to the 1940s and that placing a date of 2026 prominently on the existing portion of the structure could misrepresent its historical age. Various locations were considered. Member Davis suggested placement either at eye level between the last garage door and the picket fence on the Queen Street side, or at the second-floor level to correspond with the predominantly new construction visible from the rear. Mr. Horton proposed placing the date brick at the second-story level on the northeast corner, facing Queen Street. The Commission found this approach acceptable, with Member Davis summarizing a consensus that a location at the second-floor height on the Queen Street rear corner, in line with the awnings, would be appropriate and visible from the public right-of-way.

Acting Chair Hedrick asked if there were any parties with standing who wished to comment, and Mr. Kevin McHugh, residing at 124 Queen Street, came forward to address the Commission.

Secretary Anderson administered the Oath to Kevin McHugh, owner of 124 Queen Street.

He raised two structural observations: first, that the Queen Street frontage includes an existing loading zone that may be affected by the project; and second, that Duke Power lines along Queen Street currently exceed the height of the existing building, and the addition of a second story would place those lines at window level, potentially requiring utility relocation. On the merits of the design, Mr. McHugh respectfully urged the Commission to deny the application, arguing that the proposed alterations were not compatible with the historic character of the existing building or the surrounding streetscape. He contended that the contemporary architectural vocabulary - including the roofline, modern balcony design, simplified wall planes, and limited traditional detailing - diminished the historic character of the district, particularly as viewed from Queen Street.

Acting Chair Hedrick and legal counsel directed the Commission to first determine whether Mr. McHugh had standing to participate as a party under North Carolina General Statutes §160D-406 and §160D-1402. Ms. Quattlebaum, town attorney, clarified that standing requires a showing of special damage to the witness's own property, not generalized

harm to the neighborhood as a whole. Mr. McHugh, when questioned, indicated that he resided approximately 600 feet from the subject property on Queen Street and argued that the project would obstruct views, set a precedent for further commercial encroachment into a mixed residential street, and create a stark visual contrast with the surrounding historic buildings. Member Davis and others questioned whether these constituted the type of particular, special damages contemplated by the statute, as opposed to generalized neighborhood concerns. Ms. Quattlebaum reinforced that generalized damage to the neighborhood does not qualify as special damage.

Member Davis made the motion to deny standing and Member Proctor made the second. Acting Chair Hedrick took a vote that was unanimously approved.

Voting yea: Acting Chair Hedrick, Kris Davis, Tina Proctor, Tyler Tennant

Mr. McHugh was thanked for his participation. A second member of the public, Mr. Dan Kelly, came forward and voluntarily confirmed that he was not claiming standing in the matter.

Secretary Anderson administered the Oath to Dan Kelly, 101 Finch Loop.

He offered informal commentary suggesting that the use of aged or reclaimed brick could help the new construction blend more naturally with the existing historic building, noting that such materials are available regionally and could give the addition the appearance of an older structure without requiring further structural changes.

Acting Chair Hedrick requested any other witnesses to come forward and there were none.

Findings of Fact

The Commission deliberated and agreed that the revised two-story design, as submitted, was more compatible with the historic district. Members cited the matching materials, reduced massing, retention of major architectural features on the front elevation, and overall proportions as consistent with the district's character. Member Tennant noted that the new design was more cohesive and better aligned with the historic district.

The Chair observed that the historic district has evolved over three hundred years and that compatible new construction represents appropriate stewardship, rather than freezing the district in time.

Acting Chair Hedrick asked for a motion for a Finding of Fact for Case #26-18. Member Davis made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #26-18, move that the Commission concludes that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Building Placement 7.1.1, 7.1.2; Building Height/Scale 7.2.1, 7.2.2, 7.2.3, 7.2.4; Materials 7.3.1, 7.3.3; Details 7.4.1, 7.4.2; Texture and Color 7.5.1; Form and Rhythm 7.6.1, 7.6.2, 7.6.3; Outside Utilities Guidelines 8.3.1, 8.3.2, 8.3.3; Exterior Lighting Guidelines 8.4.1, 8.4.2, 8.4.3, 8.4.5; Roof Guidelines 6.1.3, 6.1.4; Brickwork and Masonry Guidelines 6.3.5, 6.3.6, 6.3.7, 6.3.8; Window and Door Guidelines 6.4.7, 6.4.10; Paint and Exterior Colors Guidelines 6.7.2, 6.7.3; Accessibility and Life Safety Guidelines 6.8.1, 6.8.2; Historic Store Front Guidelines 6.9.1, 6.9.4, 6.9.6.

Member Tennant made the second and Acting Chair Hedrick took a vote that was approved.

Voting yea: Acting Chair Hedrick, Kris Davis, Tina Proctor, Tyler Tennant

Acting Chair Hedrick then asked for a motion for a Certificate of Appropriateness for Case #26-18.

Member Davis made a motion to approve the Certificate of Appropriateness based on the following: Based upon the

foregoing Findings of Fact, I move that the Commission conclude that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #26-18 be issued for the proposed work.

Member Tennant made the second and Acting Chair Hedrick took a vote that was unanimously approved.

Voting yea: Acting Chair Hedrick, Kris Davis, Tina Proctor, Tyler Tennant

Acting Chair Hedrick thanked Mr. Horton for bringing the matter before them and explained that once the Commission adopts the minutes and Findings of Fact at the August meeting, he would receive the COA from the town. The case was then closed.

Commission / Board Comments

Member Davis commended Filter Design Studio and Mr. Horton for their willingness to compromise and engage constructively with the Commission's direction, noting that progress handled with care and craftsmanship can be a smooth process for all involved.

The Chair introduced the Commission's newest member, Ms. Proctor, and welcomed her to the Commission. Ms. Proctor thanked staff for their thorough onboarding.

Member Tennant expressed appreciation to Town staff for attending meetings outside of regular working hours, and to members of the public for their continued engagement in town affairs.

Acting Chair Hedrick raised a concern regarding exterior parking lot lighting at 105 Ann Street, where parking lot poles had reportedly been installed that were not included in the original approved Certificate of Appropriateness. He noted that the lighting was causing issues for adjacent property owners.

Staff Comments

Enforcement – 105 Ann Street: Mr. Garner confirmed that staff member Mr. Fockler had identified the unpermitted parking lot lighting through enforcement review and had communicated the finding to the property owner and their agent, who was present at the meeting. The property owner will be required to update the application.

Ann Street Historic Windows: Mr. Garner highlighted that the Chair had been working with a property owner on Ann Street on the repair of existing historic windows, and that the results were described as "absolutely remarkable." Mr. Garner noted this as an example of successful window rehabilitation in lieu of replacement.

New Senior Planner: Mr. Garner introduced Mr. Charlie Rocci, who had joined the Town as Senior Planner the day prior and would be assuming Mr. Garner's planning responsibilities in the fall. Mr. Garner also introduced summer intern Kendall, who was assisting with historic documents and file organization.

Design Standards Update: Mr. Garner reported that work on the Commission's updated design standards is ongoing, with Ms. Anderson continuing that effort along with Mr. Rocci. Adoption is anticipated by approximately October 2026.

State Historic Office Training: Mr. Garner advised that the State Historic Preservation Office is expected to conduct training at the end of the month in Wilmington. Staff will confirm details and plans to send Mr. Rocci, Ms. Anderson, and Mr. Fockler to the workshop along with two HPC members.

Litigation Update – 312 Moore Street: Town Attorney Ms. Quattlebaum provided an update on the appeal concerning 312 Moore Street. The case originated as an appeal of this Commission's decision to the Board of Adjustment, which upheld the Commission. The matter was subsequently appealed to the Carteret County Superior Court. Following a period of inactivity since the prior September, the case has been scheduled for a hearing on the August 24, 2026 Superior Court calendar at 10:00 a.m. Ms. Quattlebaum noted she could not fully account for why the case had not been active, and that a decision may or may not be issued from the bench. She indicated she would report the outcome to the Commission at its September meeting.

Adjourn

Member Davis made the motion to adjourn and Member Tennant made the second. Acting Chair Hedrick took a vote that was unanimously approved.

Voting yea: Acting Chair Hedrick, Kris Davis, Tina Proctor, Tyler Tennant

Acting Chair Hedrick declared the July 7th, 2026 meeting adjourned at 6:45 p.m.

Chair, Joyce McCune

Board Secretary, Laurel Anderson



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Town of Beaufort Historic Preservation Commission Regular Meeting 6:00 PM Tuesday, August 4, 2026 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business
SUBJECT: Landmark Designation Request – 200 Craven Street – **Joel H. Davis House**

BRIEF SUMMARY:

Joe & Natalie Kennedy are requesting an endorsement from the Historic Commission to apply to the State Historic Preservation Office and the Town of Beaufort for consideration to have the home at 200 Craven Street, known as the **Joel H. Davis House**, to be given local landmark status.

REQUESTED ACTION:

Consider Endorsement of request for 200 Craven Street to the State Historic Preservation Office for Consideration

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: August 4, 2026
Case No. Local Landmark
Request: Endorsement of application for 200 Craven Street to State Historic Preservation Office to be considered a Local Landmark.

Applicant: Joe & Natalie Kennedy
 PO Box 2185
 Atlantic Beach, NC 28512

Property Information:

Owners: READY FIVE HOLDINGS 200 LLC
Location: 200 Craven Street
PIN#: 730617008458000

Project Information:

C.1837

Joel H. Davis House. Traditional Beaufort-style, 2-story, 3-bay, side gable house with a fully engaged 2-story porch. The 2-story rear ell with a matching 2-story porch was added after the Civil War. House has a side hall plan, boxed eaves with returns and ornate brackets, plain siding, 1 interior brick chimney, 6/6 sash, and entrance with side lights and transom. The house was apparently updated in the late 1800s with Italianate- vernacular Queen Anne fancy sawn work railings, curvilinear brackets, and sawn work eave brackets added to chamfered posts with Doric capitals. House remained in the Davis family until 1937, when it was purchased by H.G. Loftin. (BHA files)

C Outbuilding. c. 1930. Front gable outbuilding with metal sheathing.

Joe & Natalie Kennedy are requesting an endorsement from the Historic Commission to apply to the State Historic Preservation Office and the Town of Beaufort for consideration to have the home at 200 Craven Street, known as the Joel H. Davis House, to be given local landmark status

Attachments:

- Vicinity Map
- Letter requesting submitting report to the State Historic Preservation Office
- State Historic GIS - Identification Information
- District Nomination – Survey Info – Tony Wrenn

Additional Information

This structure is already listed as an individual listing on the National Register of Historic Places and has a State Historic Marker as well. However, the property is not listed as a local individual landmark.

The process for requesting a Local Landmark is:

1. A to request endorse an application to the State Historic Office (SHPO) to be considered.
2. A confirmation from SHPO that they agree
3. A joint public hearing with the Historic Commission and Board of Commissioners
4. Adoption of a resolution from the Board of Commissioners creating the local landmark
5. Recordation of the resolution at the register of deeds.

D) Powers and Duties of the BHPC. (Land Development Ordinance Excerpt)

2) Powers of the BHPC.

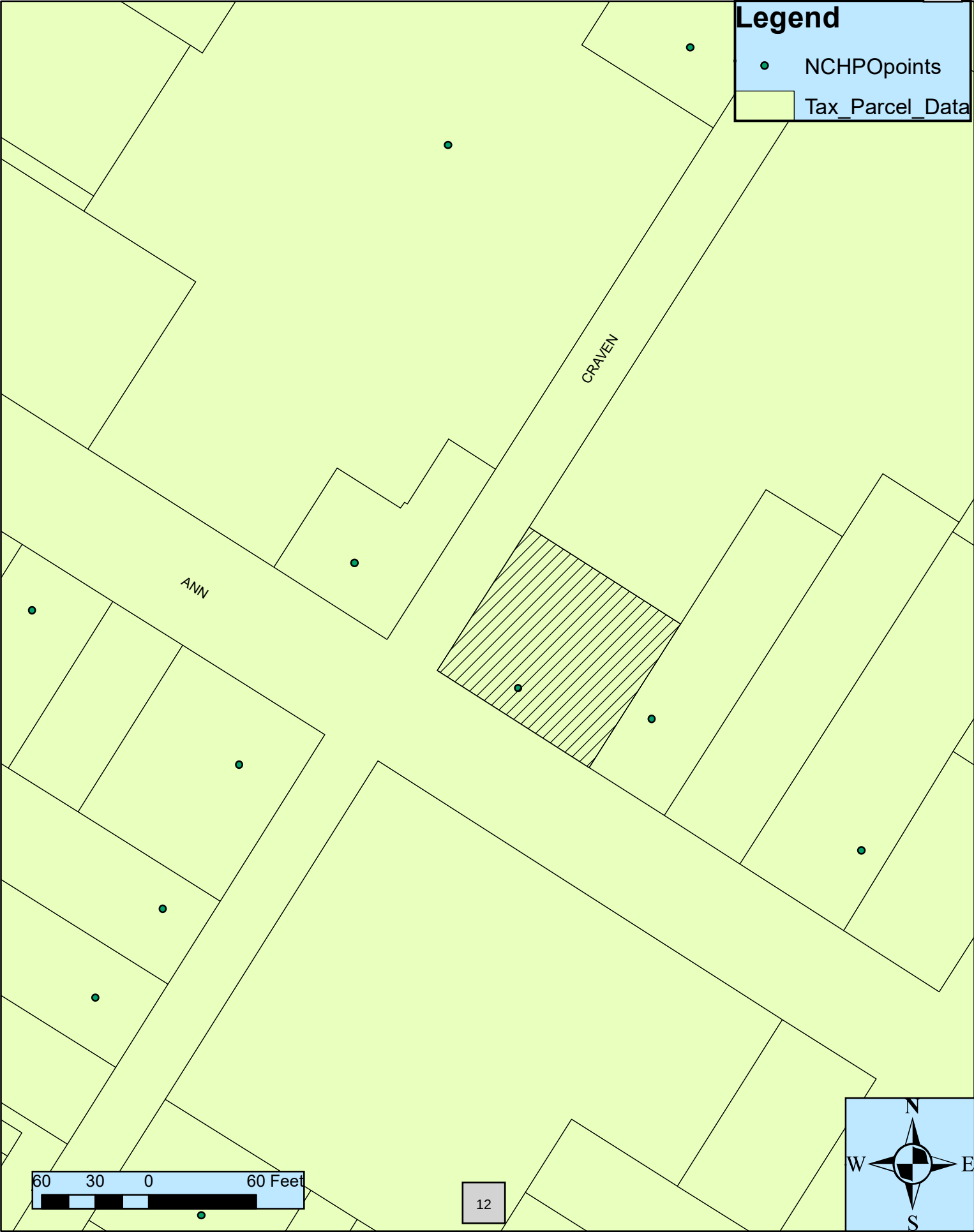
d) To recommend to the BOC individual structures, buildings, sites, areas, or objects to be designated by ordinance as “Landmarks.” As a guide for the identification and evaluation of such landmarks, the BHPC shall maintain an inventory of properties of historical, architectural, pre-historical, and cultural significance within the Town of Beaufort. Such inventories and any additions or revisions thereof shall be submitted as expeditiously as possible to the N.C. Division of Archives and History. No ordinance designating a historic building, structure, site, area, or object as a landmark, nor any amendment thereto may be adopted, nor may any property be accepted or acquired by the BHPC or the BOC until all of the following procedural steps have been taken:

i) The BHPC shall make or cause to be made an investigation and report on the historic, pre-historic, educational, or cultural significance of each building, structure, site, area or object proposed for designation or acquisition. Such investigation or report shall be forwarded to the property owner, the BOC, and the Division of Archives and History, N.C. Department of Cultural Resources.

ii) The Department of Cultural Resources, acting through the State Historic Preservation Office, shall either upon request of the Cultural Resources Department or at the initiative of the BHPC, be given an opportunity to review and comment upon the substance and effect of the designation of any landmark pursuant to this subsection of this Ordinance. Any comments shall be provided in writing. If the Department does not submit its comments or recommendations in connection with any designation within thirty days following receipt by the Cultural Resources Department of the investigation and report of the BHPC, the BHPC and the BOC shall be relieved of any responsibility to consider such comments.

- e) The BHPC and the BOC shall hold a joint public hearing or separate public hearings on any proposed ordinance to designate a landmark. Reasonable notice of the time and place thereof shall be given to the property owner.
- i) Following the joint public hearing or separate public hearings, the BOC may adopt the ordinance as proposed, adopt the ordinance with any amendments it deems necessary, or reject the proposed ordinance.
- ii) Upon adoption of the ordinance, the owners and occupants of each designated landmark shall be given written notification of such designation insofar as reasonable diligence permits. One copy of the ordinance and all amendments thereto shall be filed by the BHPC in the office of the register of deeds of Carteret County. Each designated landmark shall be indexed according to the name of the owner of the property in the grantee and grantor indexes in the register of deeds office, and the BHPC shall pay a reasonable fee for filing and indexing. A second copy of the ordinance and all amendments thereto shall be kept on file in the office of the Town Clerk and be made available for public inspection at any reasonable time. A third copy of the ordinance and all amendments thereto shall be given to the building inspector. The fact a building, structure, site, area, or object has been designated a landmark shall be clearly indicated on all tax maps maintained by the county for such period as the designation remains in effect.
- iii) Upon the adoption of the landmarks ordinance or any amendment thereto, it shall be the duty of the BHPC to give notice thereto to the county tax supervisor because the designation and any recorded restrictions upon the property limiting its use for preservation purposes shall be considered by the tax supervisor in appraising it for tax purposes.

#26-22 - Local Landmark - 200 Craven Street



Chair and Members
 Beaufort Historic Preservation Commission
 Town of Beaufort
 701 Front Street
 Beaufort, NC 28516

Re: Request for Local Landmark Designation
 200 Craven Street (Lot 70, Old Town Beaufort)

Dear Chair and Members of the Beaufort Historic Preservation Commission:

On behalf of the owners of 200 Craven Street, we respectfully request that the Beaufort Historic Preservation Commission initiate the process for designating this property as a Beaufort Local Landmark pursuant to the Town of Beaufort Historic Preservation Ordinance and North Carolina General Statute § 160D-945.

We are working in collaboration with the North Carolina State Historic Preservation Office (SHPO) to document the property's history, architectural evolution, and significance. As additional research is completed, it is becoming increasingly evident that 200 Craven Street represents one of Beaufort's most historically important surviving residences and is exceptionally deserving of Local Landmark designation.

Exceptional Historical Significance

The history of the property begins with Lot 70 of Beaufort's Old Town, one of the original town lots established during the eighteenth century. Historical records document that the lot was first entered by Joseph Gillikin on February 14, 1778, making it one of the earliest documented parcels within Beaufort. The property subsequently passed through the Rumley family before being conveyed to Dr. James Manney on August 24, 1812.

Architectural evidence, deed research, and tax records strongly support that the present dwelling was constructed shortly thereafter, most likely between 1813 and 1815. Tax assessments reflect a dramatic increase in value by 1815, indicating construction of a substantial residence during this period.

For more than two centuries, this property has remained an integral component of Beaufort's historic streetscape and continues to illustrate the community's evolution from the Federal period through the Victorian era and into the twentieth century.

Architectural Significance

Although the house has evolved through several carefully documented additions, it retains an extraordinary amount of original historic fabric.

The residence continues to exhibit:

- Original hand-hewn pegged mortise-and-tenon timber framing.
- Roman numeral assembly marks cut by the original craftsmen.
- Federal-period Flemish bond brick foundation piers (some of which had to be replaced in January 2026).
- Original ballast stone foundation elements.
- Original hand-planed clapboards.
- Original hand-crafted interior doors.
- Surviving Federal-period mantel and architectural woodwork.
- Evidence of early nineteenth-century construction methods rarely preserved to this extent.

Collectively, these surviving features make the residence one of the finest surviving examples of early Beaufort domestic architecture.

Perhaps most importantly, the structural evidence strongly suggests that the home was constructed by James Davis, the master builder responsible for many of Beaufort's earliest and most architecturally significant Federal-period houses. While additional documentation continues to be gathered through SHPO research, the framing methods, construction techniques, proportions, and surviving architectural details closely correspond with Davis's known body of work.

Integrity and Evolution

The home at 200 Craven Street presents a remarkable chronological record of Beaufort's architectural development.

Successive additions made during the nineteenth century preserved, rather than replaced, significant portions of the original structure. Today the house contains physical evidence of nearly every stage of its evolution, allowing historians to interpret more than two hundred years of changing architectural styles and building practices within a single property.

This layered history significantly enhances—not diminishes—the property's historical importance.

Documentary Evidence

The property's historic significance is reinforced through multiple independent documentary sources.

The residence appears on the 1885 Sanborn Fire Insurance Map, confirming its existence during Beaufort's late nineteenth-century development. Subsequent Sanborn Maps from 1893 and 1898 illustrate the continued evolution of the house while documenting its longstanding relationship to the surrounding historic neighborhood, including the neighboring Methodist Church and other contributing historic structures.

Ownership records further document the property's long association with prominent Beaufort families, particularly the Joel Henry Davis family, whose stewardship extended for nearly eighty years. Original window glass within the house still bears inscriptions made by members of the Davis family dating to approximately 1891, providing an exceptionally rare and personal connection to the property's occupants.

Local Landmark Criteria

Based upon the research completed to date, we believe 200 Craven Street clearly satisfies the criteria established for Local Landmark designation by possessing:

- Special historical significance through its association with the early settlement and development of Beaufort.
- Architectural significance as one of Beaufort's earliest surviving Federal-period residences exhibiting exceptional integrity and craftsmanship.
- Association with significant persons, including Dr. James Manney, the Davis family, and likely master builder James Davis.
- Information signifying the home was once used a Civil War Hospital.
- Educational and cultural value through its extraordinary ability to illustrate more than two centuries of architectural development within Beaufort's Historic District.
- Exceptional integrity of location, setting, workmanship, materials, feeling, and association, allowing the property to continue conveying its historic significance.

Conclusion

Designation of 200 Craven Street as a Beaufort Local Landmark would formally recognize one of the town's most historically significant residences and ensure its continued preservation for future generations.

We intend to work collaboratively with both the Beaufort Historic Preservation Commission and the North Carolina State Historic Preservation Office throughout this process. As our ongoing research continues to uncover additional historical documentation, we look forward to supplementing this request with further architectural analysis, historical records, photographs, and supporting evidence.

For these reasons, we respectfully request that the Beaufort Historic Preservation Commission begin the Local Landmark designation process for 200 Craven Street.

Thank you for your thoughtful consideration of this request and for your continued dedication to preserving the remarkable architectural and historical heritage of the Town of Beaufort.

Respectfully submitted,

Ready-Five Holdings 200 LLC
200 Craven Street
Beaufort, North Carolina

Carteret County
Beaufort H.D.
200 Craven Street

CR 35

J. H. Davis House

#327

#1
*

MAPPED

SS # CR

N.70-8 — 62
N.71-4 — 1121-1126

9. MAJOR BIBLIOGRAPHICAL REFERENCES (DOCUMENTS, PUBLICATIONS, REPORTS, NEWSPAPERS)

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE				
CORNER	LATITUDE Degrees Minutes Seconds		LONGITUDE Degrees Minutes Seconds		LATITUDE Degrees Minutes Seconds		LONGITUDE Degrees Minutes Seconds		
NW	°	'	"	°	'	"	°	'	"
NE	°	'	"	°	'	"	°	'	"
SE	°	'	"	°	'	"	°	'	"
SW	°	'	"	°	'	"	°	'	"

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

Survey and Planning	Tony P. Wrenn	TEAM NO.	SIGNATURE <i>Tony P. Wrenn</i>	DATE 3/70
Division of Historic Sites, State Department of Archives & History				
STREET AND NUMBER: P. O. Box 1881				
CITY OR TOWN: Raleigh		STATE North Carolina	CODE 32	

12. LOCAL ORGANIZATION OR INTERESTS (INDICATE NAMES AND ADDRESSES)

Dr. John D. Costlow, Jr.
Beaufort Historical Association
Beaufort, N.C.

Incorporated ☐ Non-profit ☐

STATE OF NORTH CAROLINA
DEPARTMENT OF ARCHIVES AND HISTORY
HISTORIC SITES SURVEY
(Type all entries — Complete applicable sections)

COUNTY
Carteret
BE-48-4-16

1. NAME
COMMON:
J. H. Davis House
AND/OR HISTORIC:

2. LOCATION
STREET AND NUMBER OR OTHER DESCRIPTION OF LOCATION
200 Craven Street
CITY, TOWN, OR TOWNSHIP
Beaufort
STATE
NORTH CAROLINA
CODE
32
COUNTY:
Carteret
CODE

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District ☐ Building ☒	Public ☐ Private ☒ Both ☐	Public Acquisition: ☐ In Process ☐ Being Considered ☐	Occupied ☒ Yes: ☐ Restricted ☐ Unoccupied ☐ No: ☒ Unrestricted ☐ Preservation work in progress ☐

PRESENT USE (Check One or More as Appropriate)

PRESENT USE	PRESENT USE	PRESENT USE	PRESENT USE	PRESENT USE	PRESENT USE
Agricultural ☐	Government ☐	Park ☐	Transportation ☐	Zoning (Specify) ☐	Comments ☐
Commercial ☐	Industrial ☐	Private Residence ☒	Other (Specify) ☐		
Educational ☐	Military ☐	Religious ☐			
Entertainment ☐	Museum ☐	Scientific ☐			

4. OWNER OF PROPERTY
OWNERS NAME:
Henrietta P. Cline
STREET AND NUMBER:
200 Craven Street
CITY OR TOWN:
Beaufort
STATE:
North Carolina
ZIP CODE
CODE

5. LOCATION OF LEGAL DESCRIPTION
COURTHOUSE, REGISTRY OF DEEDS, ETC:
DB 311, p. 454-5
Carteret County Courthouse, Register of Deeds
STREET AND NUMBER:
Courthouse Square, Broad Street
CITY OR TOWN:
Beaufort
STATE:
NORTH CAROLINA
ZIP CODE
CODE
32

6. REPRESENTATION IN EXISTING SURVEYS
TITLE OF SURVEY:
DATE OF SURVEY:
DEPOSITORY FOR SURVEY RECORDS:
STREET AND NUMBER:
CITY OR TOWN:
STATE:
ZIP CODE
CODE

7. DESCRIPTION	
CONDITION	(Check One) Excellent ☐ Good ☐ Fair ☒ Deteriorated ☐ Ruins ☐ Unexposed ☐
INTEGRITY	(Check One) Altered ☐ Unaltered ☐ Moved ☐ Original Site ☒
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE	
A 2-story frame house with a gable roof of relatively low pitch and parallel to the street. The roof is covered with standing seam tin. The house sits on piers, filled between and all stuccoed. No chimney is visible from Craven Street. Window architraves are simple with a drip molding. Attic windows are 9 over 6, 8" x 10" pane size. All others are 6 over 6, with a larger size pane. The entrance is to the right in the 3-bay facade. The door is double, each side consisting of 2 vertical panels. There is a 4-light transom, and the sidelights are 3 light, over a recessed panel. The entire architrave is topped with a cornice cap. The 2-story porch is a part of the central block. Posts are square with a base and a capital about 1' from the top. Above this and extending entirely between the posts is an ornate sawn bracket course. The same appears on a porch on the ell to the right on Ann Street. Balusters on the first floor section of the Ann Street porch are sawn and nicely scaled to the structure. Unfortunately these have been replaced in front and on the second tier of the Ann Street porch with wrought iron having twined oak branches with acorns. Part of the 2nd story of the Ann Street porch has been enclosed. The cornice is wide, having a projecting molding at the top, and sawn, ornate, one piece brackets, spaced closely, about 2' apart. The brackets are grouped at the corners. Weatherboarding on the side is relatively uniform with 6 1/4" to 7" exposed to the weather. Weatherboarding beneath the porch has a 1/2" bead and is relatively narrow with from 4 1/2" to 5" exposed to the weather. There is a 1-story ell to the left having a cresting of the acorn and oak wrought iron around the perimeter of the roof. The house is relatively well kept though needing paint. It is on a corner across from the Ann Street Methodist Church, and diagonally across from the Langdon House. The remaining corner is also owned by the Ann Street Church.	

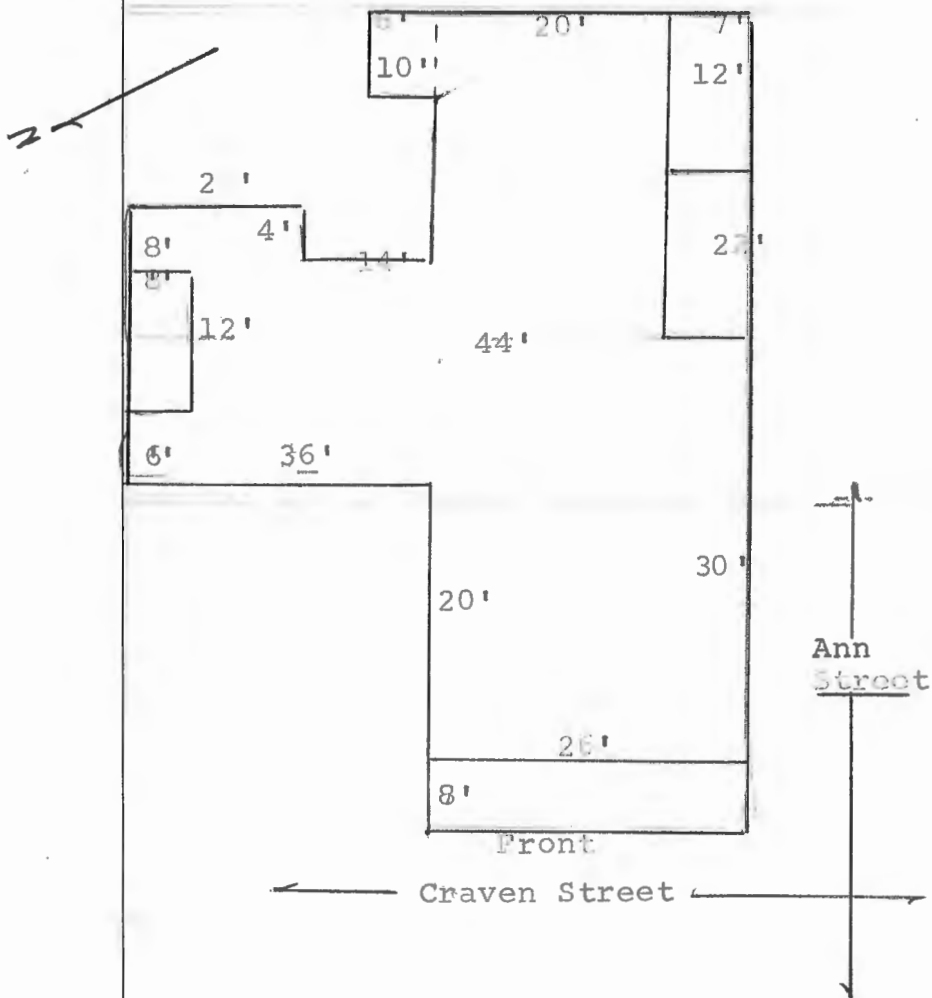
8. SIGNIFICANCE	
PERIOD (Check One or More as Appropriate)	
Pre-Columbian ☐	16th Century ☐ 18th Century ☐ 19th Century ☐ 20th Century ☐
15th Century ☐	17th Century ☐ 1st Qtr. ☐ 3rd Qtr. ☐ 1st Qtr. ☐ 3rd Qtr. ☐
	2nd Qtr. ☐ 4th Qtr. ☐ 2nd Qtr. ☐ 4th Qtr. ☐
SPECIFIC DATE(S) (If Applicable and Known)	
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)	
Aboriginal ☐	Education ☐ Political ☐ Urban Planning ☐
Prehistoric ☐	Engineering ☐ Religion/Philosophy ☐ Other (Specify) ☐
Historic ☐	Industry ☐ Science ☐
Agriculture ☐	Invention ☐ Sculpture ☐
Architecture ☐	Landscape ☐ Social/Humanitarian ☐
Art ☐	Architecture ☐ Italian ☐
Commerce ☐	Literature ☐ Theater ☐
Communications ☐	Military ☐ Transportation ☐
Conservation ☐	Music ☐
STATEMENT OF HISTORICAL SIGNIFICANCE (Include Builder/Architect, Original & Subsequent Owners, Dates, Events, Etc.)	
Beaufort Historical Association Marker: "J. H. Davis House - 1837"	
Part of Lot 6x 70 Old Town	

OUTBUILDINGS:

1.

COMMENTS:

FLOOR/AREA PLANS:



H
H

1
Cathart County, Beaufort Hd
Hous

< Beaufort Hd

1 11 1

LOFTIN MOTOR COMPANY

SALES



SERVICE

BEAUFORT, NORTH CAROLINA

The two and a half story house situated at the corner of Anne and Craven streets and formerly known as the Joel H. Davis House was built in or before 1837.

The present owner, Mrs. H. G. Loftin, has acquired this information from records, deeds, wills and by members of the family relative to this.

Records show there was a house on these lots, now known as 200 Craven St. & Corner of Anne, prior to 1837. Joel H. Davis built a house on this site in 1837; whether any part of the original house was left standing is not definitely established at this time.

This house has undergone several changes and additions since then. The kitchen used to be separate from the house. There were also stables and other out buildings on the grounds.

An ell. consisting of six rooms was added to the Anne St. side of the house after the Civil war, complete with upper and lower porches corresponding with those on the Craven St. side.

LOFTIN MOTOR COMPANY

SALES



SERVICE

BEAUFORT, NORTH CAROLINA

The gingerbread trim one sees on it to-day was added during the Victorian period. This fancy wood work was of the home-made variety as evidenced by the markings of the local carpenters and black smiths tools.

No effort was made to conceal windows, which normally opened to the outside when an addition was made. This has been changed now as it proved to be quite a decorating problem by the present owner.

The windows are of different sizes - those on the north having nine small panes in the upper part and six in the lower. The other windows are larger, having twelve panes each. The glass in some of them is quite wavy.

The doors in the old part of the house are also home-made, rarely two in a room having the same design. They are exceptionally heavy.

The nails used in construction are also of the hand cut variety as was discovered

LOFTIN MOTOR COMPANY



BEAUFORT, NORTH CAROLINA

when the porches were repaired.

The floors are of the wide uneven kind used in houses of that period. They have now been covered by hardwood flooring.

The stairway is a little wider than the usual stairway of some of the old houses, but not as wide as those of the more palatial homes. The banister rail is of solid mahogany wood, and is said to have come from an old ship. The steps are a little longer than the usual, and the treads a little closer together. This combination makes it easier to ascend than most.

Changes were again made in 1940. The upper porch on the Ann St. side was converted into a kitchen and dinette, and one end of the up-stair hall was made into a bath room. This was the time just prior to our entry into World War II when we were asked to help house our service men and their families.

Extensive additions are made in 1952, One all of the house was completely torn down

LOFTIN MOTOR COMPANY



BEAUFORT, NORTH CAROLINA

and replaced by a larger one. This addition is modern on the inside, but retains the style of the main part of the house on the outside. Since then the old wood panisters have been replaced by cast iron grill work.

The third floor of this house was used as a dormitory for young men attending school in Beaufort who needed a home away from home. The Davis home was noted for its hospitality throughout the years.

This house left the Davis family in 1937, just one hundred years later, when H. G. Loftin bought it. He had come to Beaufort in 1925 and opened the first authorized Ford Dealership in Beaufort. He established his business on part of the lands adjoining those of the house. His widow takes great pride in welcoming everyone to the Old Homes Tours each time the tour is made.



NEGATIVE NUMBER N. 70-8 - ~~70~~ 62

PHOTOGRAPHER _____

PHOTO DATE _____

SUBJECT Home

IDENTIFICATION: Mr. Horace Loftin?

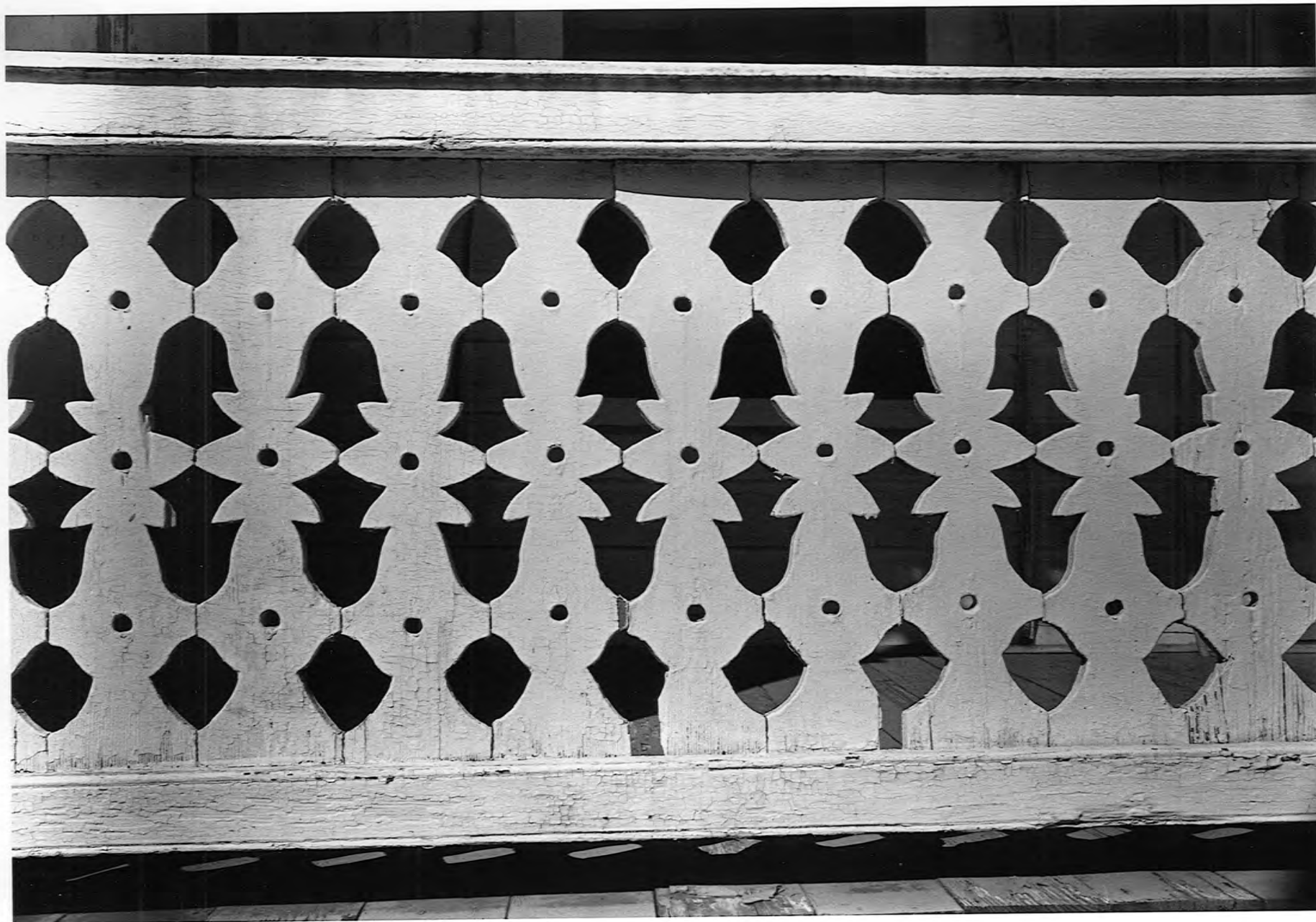
Carteret County
Beaufort H.O.D.

DAVIS HOUSE, CORNER ANN & CRAVEN, NORTHEAST CORNER,
POSTCARD: COURTESY: BEAUFORT HISTORICAL ASSOCIATION

FROM STATE DEPARTMENT OF
ARCHIVES AND HISTORY
RALEIGH, N. C.

JUL 13 1970

PRINT BY NORTH CAROLINA
MUSEUM OF HISTORY



NEGATIVE NUMBER N.71-4-1121-1126

PHOTOGRAPHER T. WRENN

PHOTO DATE APRIL, 1970 Carteret County

SUBJECT 200 CRAVEN ST, BEAUFORT NC

IDENTIFICATION:

J.H. DAVIS HOUSE, DETAIL, BALUSTRADE (ON THE SOUTH,
REAR, OR 503 ANN ST. FACADE

FROM STATE DEPARTMENT OF
ARCHIVES AND HISTORY
RALEIGH, N. C.

JUN 20 1970

PRINT BY NORTH CAROLINA
MUSEUM OF HISTORY



Carteret County
Beaufort H.D.
J.H. Davis House
200 Craven House

200 CRAVEN ST
BHA



NEGATIVE NUMBER N. 71-4-1121-1126

PHOTOGRAPHER T. WRENN

PHOTO DATE APRIL, 1970

SUBJECT 200 CRAVEN ST,

IDENTIFICATION:

Carteret County
BEAUFORT HD
J. H. DAVIS HOUSE, DETAIL, PORCH TRIM (ON THE
SOUTH, REAR, OR 503 ANN ST. FACADE)

FROM STATE DEPARTMENT OF
ARCHIVES AND HISTORY.
RALEIGH, N. C.

JUL 10 1970

PRINT BY NORTH CAROLINA
MUSEUM OF HISTORY.



NEGATIVE NUMBER N. 71-4-1131-1136

PHOTOGRAPHER T. WRENN

PHOTO DATE APRIL, 1970

SUBJECT 200 CRAVEN ST,

IDENTIFICATION:

Carteret County
BEAUFORT HD
J. H. DAVIS HOUSE, WEST (ENTRANCE) AND SOUTH
FACADES

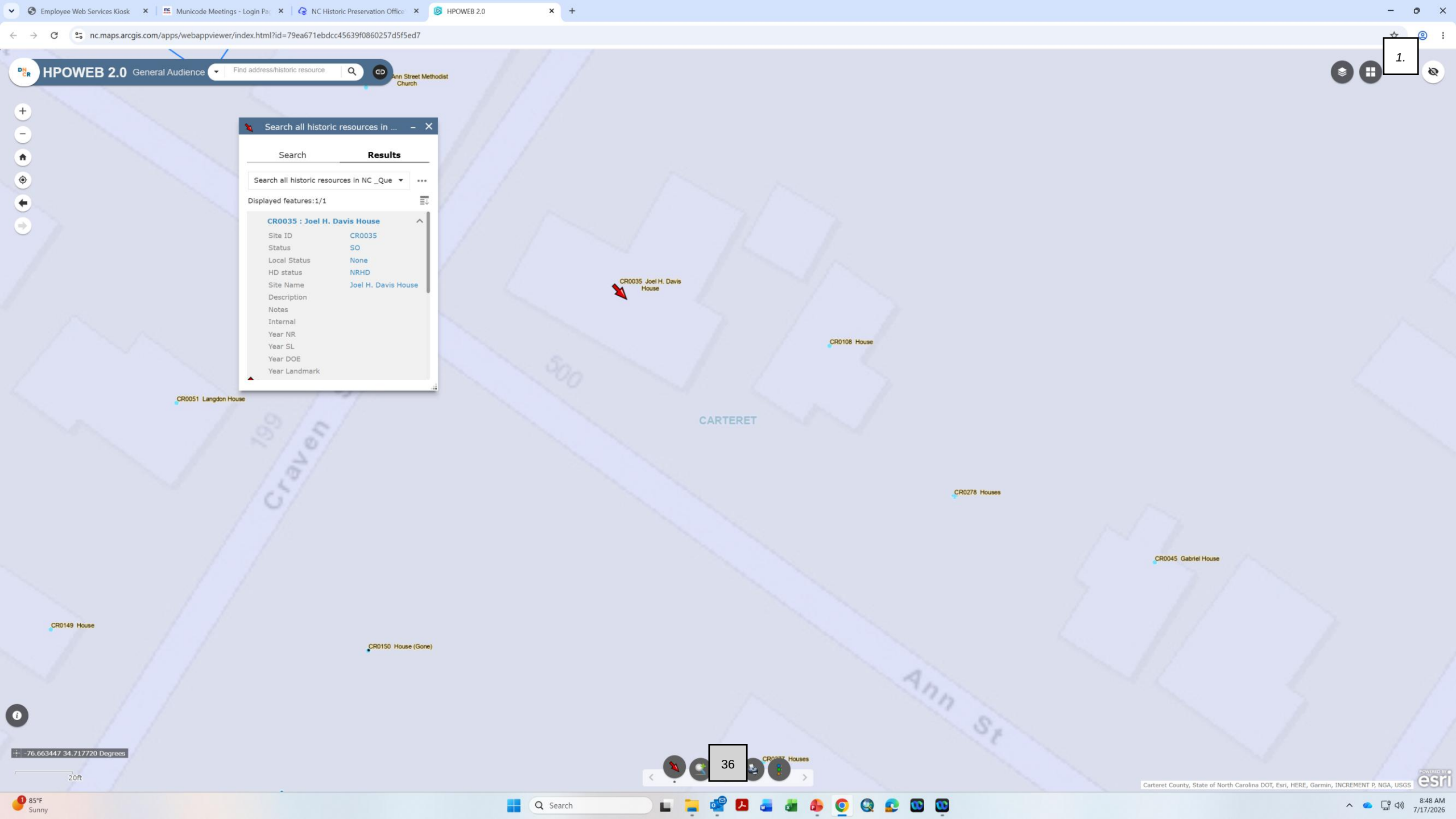
FROM STATE DEPARTMENT OF
ARCHIVES AND HISTORY
RALEIGH, N. C.

JUL 10 1970

PRINT BY NORTH CAROLINA
MUSEUM OF HISTORY



DATE _____



1.

Search all historic resources in ...

Search

Results

Search all historic resources in NC_Que

...

Displayed features: 1/1

CR0035 : Joel H. Davis House

Site ID

CR0035

Status

SO

Local Status

None

HD status

NRHD

Site Name

Joel H. Davis House

Description

Joel H. Davis House

Notes

Internal

Year NR

Year SL

Year DOE

Year Landmark

36



Town of Beaufort, NC

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

Town of Beaufort Historic Preservation Commission Regular Meeting 6:00 PM Tuesday, August 4, 2026 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business

SUBJECT: Case # 26-23 200 Craven Street- Fence Extension,
Landscaping and Lighting

BRIEF SUMMARY:

Natalie Kennedy of Ready Five Holdings has submitted a Certificate of Appropriateness Application to complete a fence extension, landscaping improvements, and new lighting fixtures at 200 Craven Street.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Charles Rocci

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Charles Rocci
Date: August 4, 2026
Case No. Case # 26-23 200 Craven Street – Fence Extension, Landscaping, and Lighting

Request: Proposed fence addition, landscaping adjustments, and exterior lighting

Applicant: Ready Five holdings
 200 Craven Street
 Beaufort NC, 28516

Property Information:

Owners: Ready Five Holdings
Location: 200 Craven Street
PIN#: 730617200455000

Project Information:

The applicant is proposing three modifications including extension of the existing fence with the same design, the replacement of existing entryway brick, the addition of a brick patio in the rear yard, and the addition of exterior lighting.

200 Craven St.
C
 c. 1837

Joel H. Davis House. Traditional Beaufort-style, 2-story, 3-bay, side gable house with a fully engaged 2-story porch. The 2-story rear ell with a matching 2-story porch was added after the Civil War. House has a side hall plan, boxed eaves with returns and ornate brackets, plain siding, 1 interior brick chimney, 6/6 sash, and entrance with side lights and transom. The house was apparently updated in the late 1800s with Italianate- vernacular Queen Anne fancy sawn work railings, curvilinear brackets, and sawn work eave brackets added to chamfered posts with Doric capitals.

House remained in the Davis family until 1937, when it was purchased by H.G. Loftin. (BHA files)

C Outbuilding. c. 1930. Front gable outbuilding with metal sheathing.

Proposed work:

See Attached Application & Narrative

Material:

See Attached Description and Photos

New Construction Guidelines

Landscaping Guidelines

8.1.1. Preserve and maintain historic public and private landscapes that contribute to the character of the historic district, including open spaces, streetscapes, and yards.

8.1.2. Preserve and maintain the individual components and historic features that contribute to Beaufort's historic character, including: mature trees, ornamental trees, and hedge rows.

8.1.3. Preserve and maintain mature street trees. When removal or replacement is necessary, replace with long lived tree species with large canopies that will provide a similar canopy and form as a street tree. Replacement tree species should be appropriate for the district. Suggested species include: oak, sycamore, pecan, maple, ginkgo (male only), Chinese elm, cedar (j u n i p e r) , hickory, Yaupon holly or American holly.

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

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

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

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

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.

8.1.11. Historic sidewalks and other paving materials should be preserved and maintained. New sidewalks shall be compatible in material, detailing, color and finish to existing historic sidewalks.

Fences and Walls Guidelines

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

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

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

8.2.5. The use of false historical details or other non-original architectural embellishments on existing fences is not appropriate.

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

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.

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

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

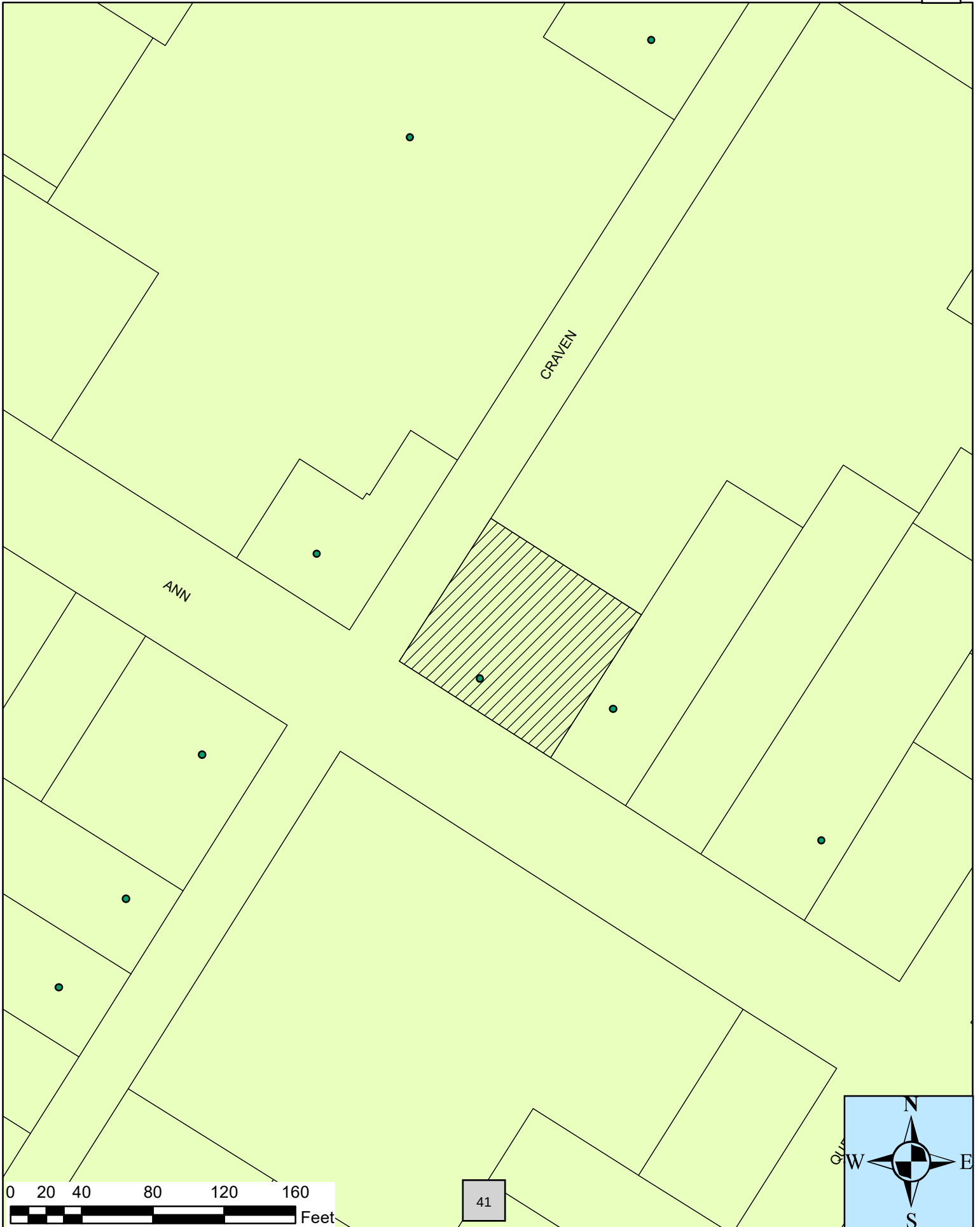
Archaeology Guidelines

8.8.2. Minimize ground-disturbing activities in the historic district to avoid possible damage or destruction to known or unknown archaeological resources.

8.8.4. Preserve archaeological resources intact in their original state and location wherever possible.

#26-23 - 200 Craven Street - Fence Extension, Landscaping, and Lighting

2.



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: Ready Five Holdings-200, LLC

Applicant Address: 200 Craven Street

Business Phone: 252-725-5792 Email/Cell: _____

Property Owner Name: Same as above

Address of Property: _____

Phone Number: _____ Email/Cell: _____

PROJECT INFORMATION

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

Please see attached documentation

Estimated Cost of Project: \$ 20,000

Year House Built: 1812

Natalie Kennedy
Applicant Signature

05-15-2026
Date

Property Owner Signature (if different than above) _____

_____ Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

42

Deemed Completed and Accepted: _____

On behalf of Ready Five Holdings 200, LLC, I appreciate the opportunity to work with you regarding the proposed work at our property.

First, I want to emphasize that our goal throughout this project has been preservation first. We understand the importance of this home and its contribution to the historic character of the community, and we have approached every aspect of this work with respect for the building's history and long-term future.

Since acquiring the property, we have invested significant time and resources into restoring and stabilizing the structure. One of the first major efforts involved extensive foundation work to improve durability, structural integrity, and moisture control. These improvements are not necessarily visible from the street, but they are critical to ensuring this historic home remains standing and functional for generations to come.

In addition, we undertook the substantial task of replacing the home's outdated knob-and-tube electrical system. While this work is largely concealed within the walls and ceilings, it represents one of the most important investments made in the property. Modernizing the electrical infrastructure was necessary to improve the overall safety and reliability of the home while helping preserve the structure for long-term residential use. We approached this work carefully and thoughtfully to balance modern safety standards with the preservation of the home's historic character.

The items before you tonight involve relatively minor exterior modifications. These include:

- Extension of additional fence that will match the current existing fence
- Limited landscape adjustments
- Exterior lighting for safety and functionality
- Request to be considered for Local Landmark Status

With each of these items, we have worked carefully to minimize visual impact and maintain the historic charm and architectural consistency of the property. We have also reviewed the Historic Preservation Commission guidelines and have tried to ensure the proposed work aligns with both the spirit and intent of those standards.

At the same time, the building will serve as a commercial space, which requires us to thoughtfully balance historic preservation with practical concerns such as safety, security, and accessibility for customers and clients using the property. Our intent is not to modernize the home at the expense of its character, but rather to responsibly adapt it in a way that allows the structure to remain actively used, maintained, and preserved.

We truly appreciate the guidance and collaboration of the Historic Preservation Commission throughout this process. We are committed to continuing to work cooperatively with the Board to ensure this property remains an asset to the historic district and to the Town of Beaufort

Adjacent Property Owners

Carteret County Social Services – Carteret County Government
210 Craven Street

Ann Street United Methodist Church
417 Ann Street

Ann Street Methodist Church Presc
500 Ann Street

Thomas and Jewel Myers
505 Ann Street

The Langdon House Bed and Breakfast/The Lizzet Prest Living Trust
135 Craven Street

Photographs of the streetscape, the site, and existing buildings to be impacted.







HIVEMIS

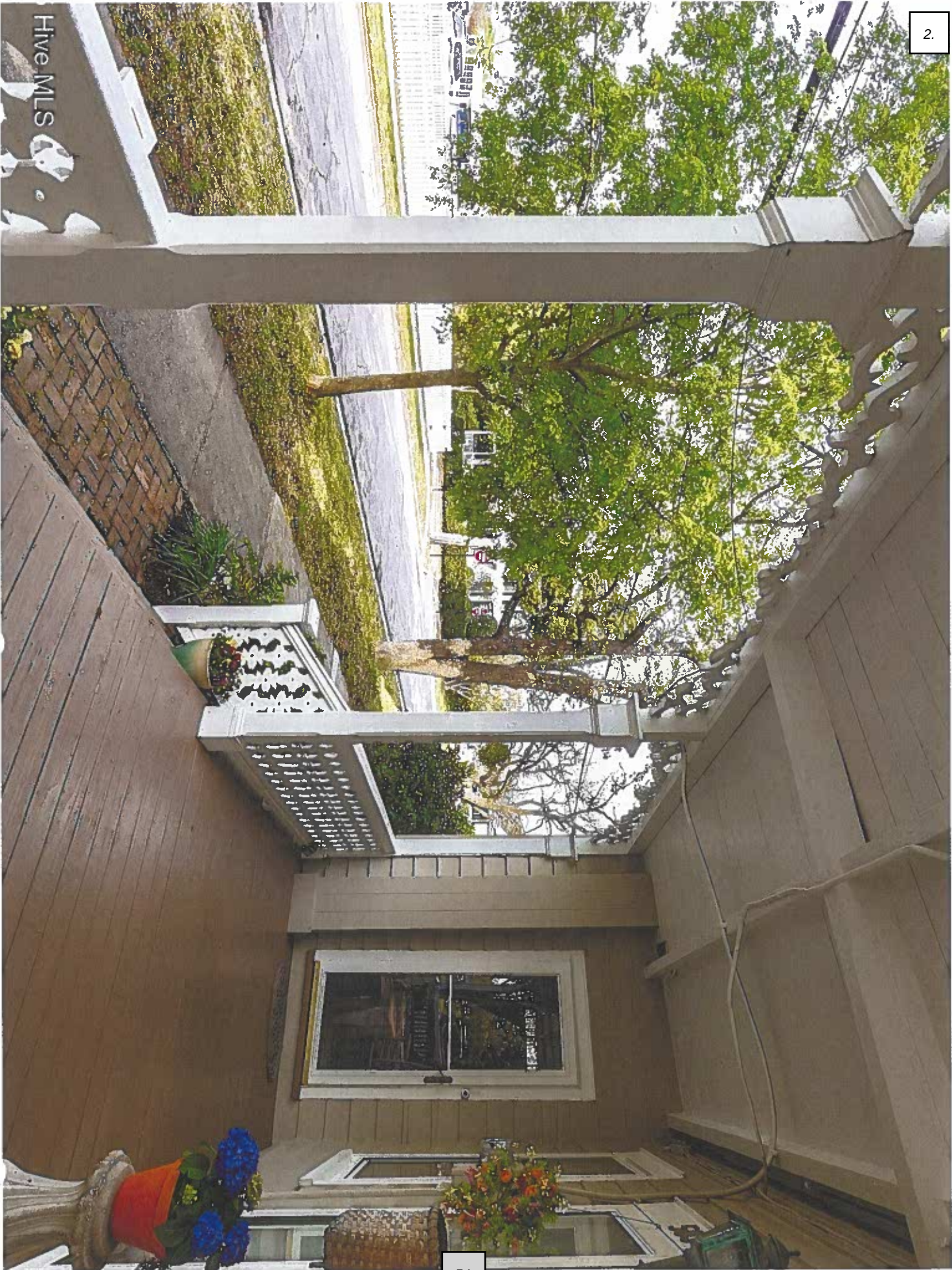






Hive MLS







Hive MLS

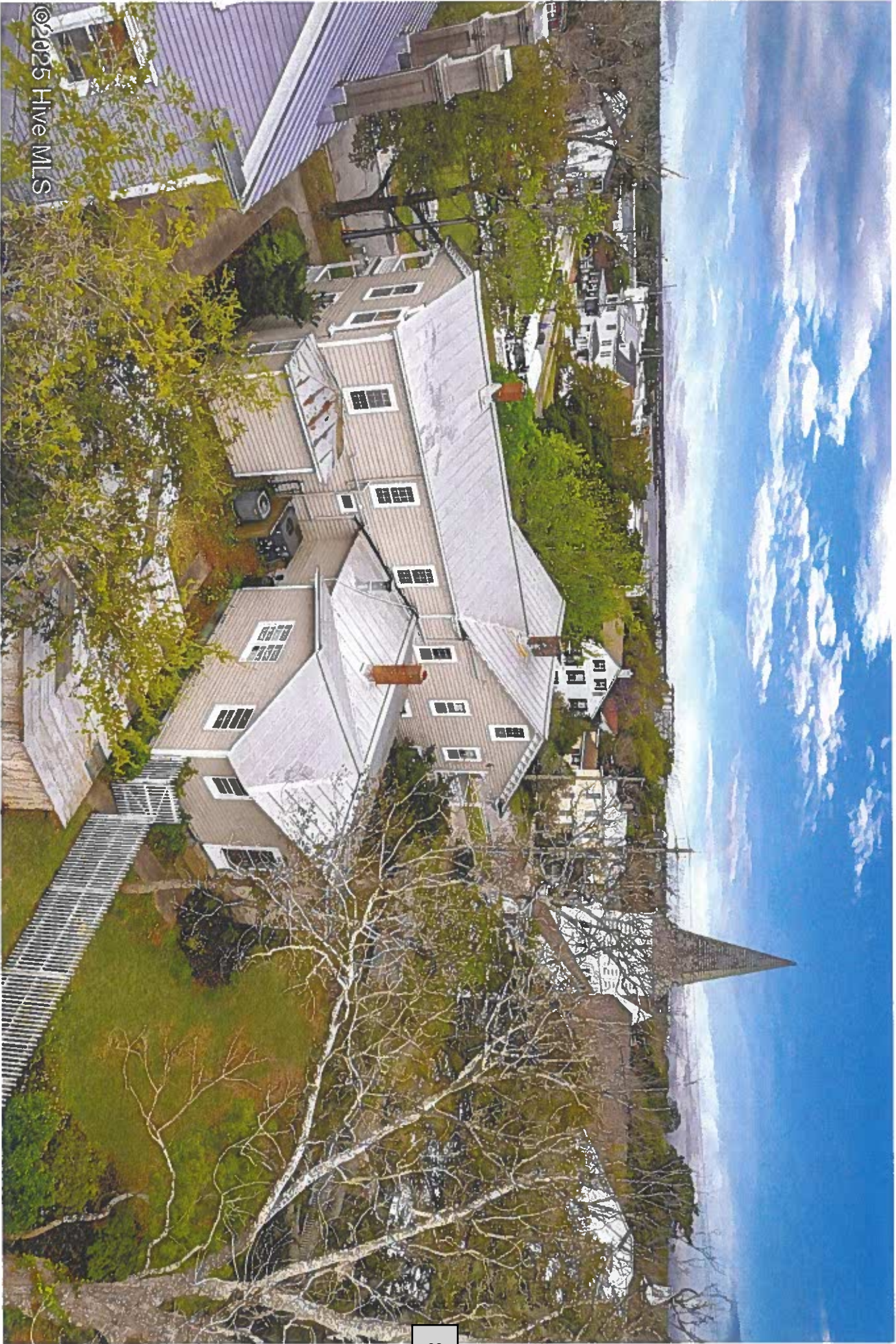




HIVE MLS







©2025 Hive MLS



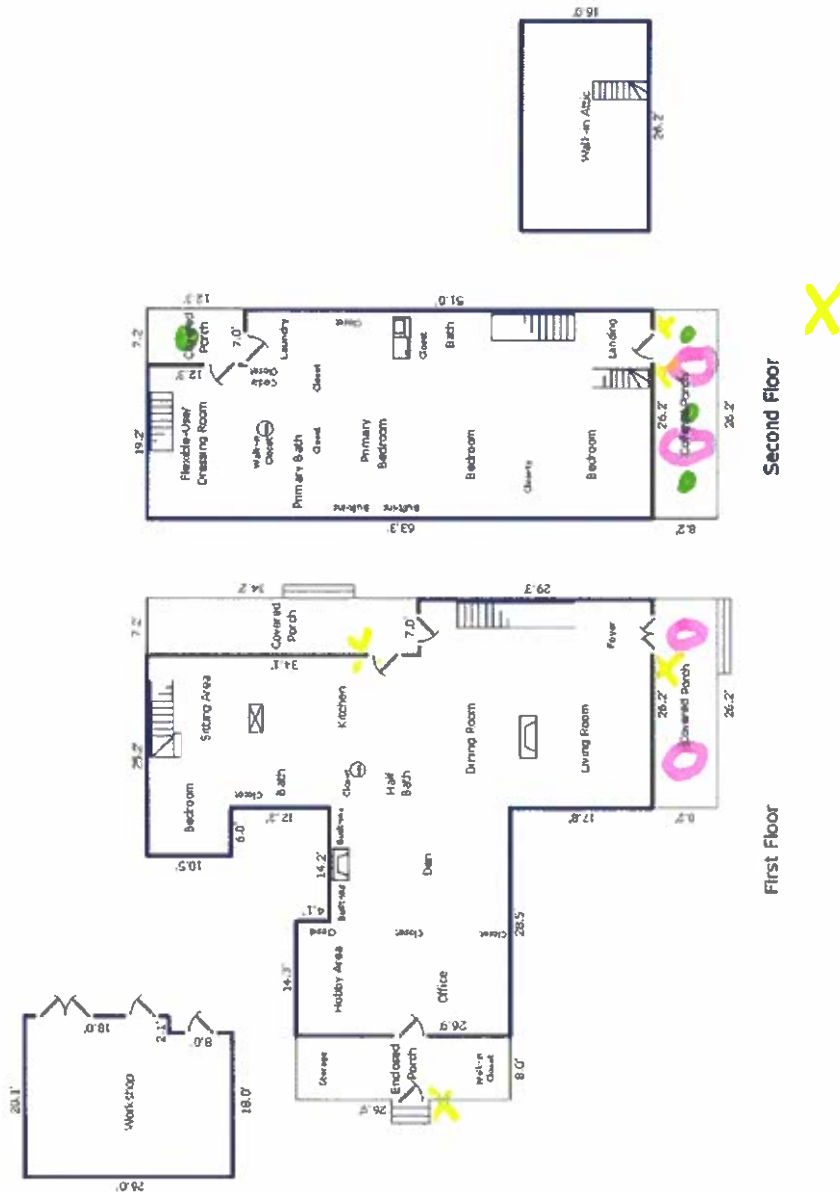






A site plan showing dimensions of both existing and proposed conditions

- ✗ sconce
- recessed canned lights
- ceiling fans



Station by Age Sheet

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width x	Area
GLA1	First Floor	1.0	2189.1	256.3	2189.1	First Floor		26.9 x	14.3 =	384.0
GLA2	Second Floor	1.0	1570.4	179.0	1570.4		0.5 x	4.1 x	0.0 =	0.1
OTH	Walk-In Attic	1.0	419.8	84.4				22.7 x	14.2 =	322.8
	Workshop	1.0	506.2	92.2	92.5.9			25.2 x	10.5 =	264.3
P/P	Covered Porch	1.0	213.8	68.7				29.3 x	26.2 x	766.0
	Covered Porch	1.0	244.9	82.7				23.6 x	19.2 =	452.0



OWNER

ANN STREET METHODIST CHURCH
COUNTY OF CARTERET
MYERS THOMAS D ETUX JEWEL
READY FIVE HOLDINGS 200 LLC
THE LIZZET PREST LIV TR

Mailing Address

417 ANN ST BEAUFORT, NC 28516
302 COURT HOUSE SQ SUITE 200 BEAUFORT, NC 28516
505 ANN STREET BEAUFORT, NC 28516
PO BOX 2185 ATLANTIC BEACH, NC 28512
135 CRAVEN ST BEAUFORT, NC 28516

Fences and Walls: Design Guidelines

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

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FENCES AND WALLS: Proposed Work

Proposed Work: Extension of the current fence to surround the property.

The proposed fence installation is intended to provide appropriate security and controlled access for the residence while maintaining full compatibility with the historical character of the property. The property occupies a prominent corner location adjacent to several businesses and areas of public activity, resulting in frequent pedestrian traffic near the residence and porch areas. The fence is being proposed to create a historically appropriate boundary that discourages unintended access to the porch and private areas of the home.

The proposed fence will match the current fence in design, material, size, height, and color. The intent is to continue the established character of the property rather than introduce a new or incompatible feature.

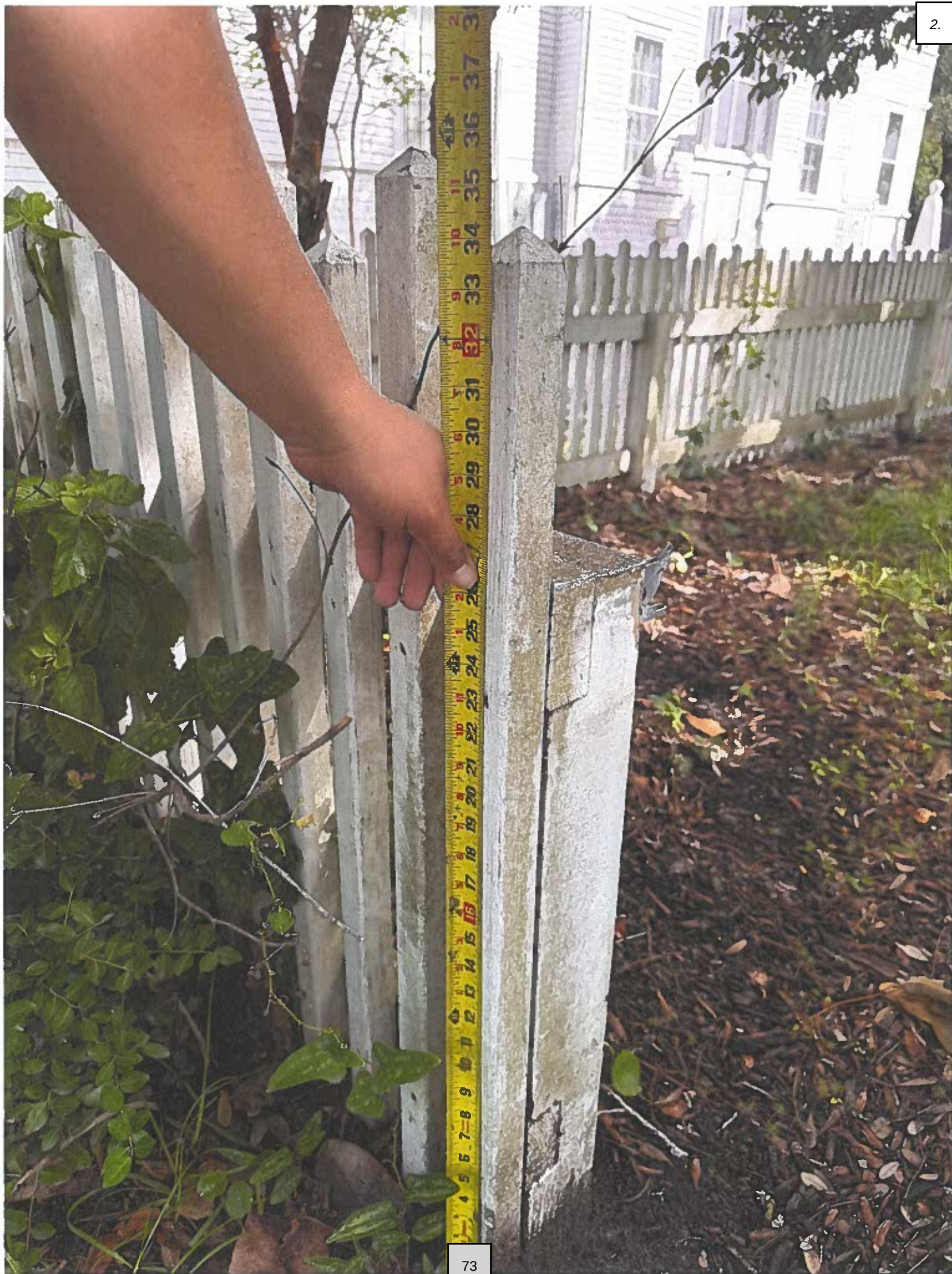
I have included a photograph of the home from the 1900's showing a fence surround the property.

HIVE MILLS

CURRENT FENCE









**PROPOSED AREA
OF EXTENTION**



proposed outline of fence

200 Craven Street Real Photo Postcard



Aristo (1903-1908)

Aristo is a brand name for a silver chloride printing out photo paper, with a collodion or gelatin base, introduced by the American Aristo Company in 1890. The paper usually required gold toning, which produced warm purplish hues with a low gloss finish, but the color could be manipulated in other ways as well. The Aristo Company was purchased by Eastman Kodak in 1899, when it was turned into a subsidiary and renamed the General Aristo Company. Aristo paper was previously used to produce cabinet cards, but by 1903 it began being manufactured on a heavier stock to support real photo postcards. It was produced in postcard size with a pre-printed postcard back and stamp box holding the Aristo logo. Kodak later introduced self-toning versions of this paper with a pure collodion emulsion but production seems to have stopped around 1908. <https://www.playle.com/realphoto/photoa.php>

LANDSCAPING: Design Guidelines

- 8.1.1. Preserve and maintain historic public and private landscapes that contribute to the character of the historic district, including open spaces, streetscapes, and yards.
- 8.1.2. Preserve and maintain the individual components and historic features that contribute to Beaufort's historic character, including: mature trees, ornamental trees, and hedge rows.
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- 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.
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- 8.1.7. Maintain the relationship between the mass/proportion of the building and open space within the context of the streetscape for new construction, additions and landscape.
- 8.1.8. New construction and additions should be sited in locations that will not require the removal of mature plantings, if possible.
- 8.1.10. 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.
- 8.1.11. Historic sidewalks and other paving materials should be preserved and maintained. New sidewalks shall be compatible in material, detailing, color and finish to existing historic sidewalks.

LANDSCAPING: Proposed Work

Proposed Work: New landscaping plan with outdoor accent lighting (see exterior lighting portion below for further details on lighting).

The proposed landscaping plan has been designed to preserve and reinforce the historic landscape character of the Beaufort Historic District. The plan emphasizes the retention of existing historic landscape features, the use of traditional regional plant materials, and the preservation of historically compatible site elements visible from the public right-of-way.

All new plant materials proposed for installation in publicly visible areas have been selected to complement the traditional landscape character of the Beaufort Historic District and surrounding neighborhood. Plant selections are consistent with historically appropriate species commonly found within the district and are intended to reinforce the established streetscape and residential landscape patterns.

Please note: the renderings do show a modern concrete border. This is not part of the current plan and will not be constructed.

Existing historic sidewalks and paving materials will be preserved and maintained wherever feasible. The existing brick pavers serving the Craven Street entrance and the Ann Street entrance have deteriorated beyond repair due to age and wear and currently create unsafe walking conditions and safety concerns for residents and visitors accessing the property.

To address these conditions while maintaining the historic character of the site, the deteriorated brick pavers will be replaced with new brick pavers matching the existing color and design.

In addition, the original bricks removed during the replacement process will be salvaged and incorporated into the proposed hardscape patio design, allowing the historic materials to remain part of the site while supporting the continued historic character of the property.

Proposed Work: A hardscape patio with a brick fire pit and brick built in grill.

The project involves installation of a modest ground-level patio located in the rear corner of the backyard, an area that will have minimal visibility from Cedar Street and limited impact on the public view of the property.

The patio will be constructed using original bricks removed from the existing front sidewalk replacement project. Reusing these historic materials helps maintain compatibility with the character and appearance of the property while preserving historic fabric in a meaningful and sustainable manner.

The proposed work is limited to a ground-level patio and does not include elevated decking or structural additions. The intent of the project is to create a minimally visible and reversible outdoor space that complements the historic property while preserving the integrity of the surrounding historic district.

EXTERIOR LIGHTING: Design 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.
- 8.4.4. Use ground-mounted spots or ornamental light fixtures to illuminate signs instead of internal lighting. Screen spots and accent lighting from view.
- 8.4.5. All lighting should be directed toward the property for which it was intended and should not spill over onto adjacent properties.

EXTERIOR LIGHTING: Proposed Plan

Proposed Work: Replacement of outdoor sconces. Addition of canned lighting on second floor porches. Addition of outdoor ceiling fans on second floor porches. Accent lighting for landscape/yard.

The lighting plan includes recessed outdoor canned lights located on the second-floor porch ceilings. There is a home on the corner of Ann and Queen that utilizes this style of lighting. The plan also includes installation of two outdoor ceiling fans on the Craven street second floor porch.

The proposed wall sconces are copper fixtures measuring approximately 21 inches high by 12 inches wide (large) and 16 inches by 9 inches wide (small). The fixtures utilize two candelabra-style bulbs designed to evoke the appearance and character of traditional gas lantern lighting

while maintaining a restrained and historically appropriate appearance. The fixture scale, finish, and detailing are intended to complement the historic structure without overwhelming the architectural character of the home or surrounding district.

The proposed landscape lighting is intended to provide subtle architectural and pedestrian illumination rather than bright or overly intensive lighting. No harsh fluorescent or high-intensity lighting sources are proposed.

The proposed lighting will act primarily to softly showcase the historic home and improve safe access to entrances while maintaining compatibility with the surrounding residential historic district.

If porch canned lights are not approved, please allow us to continue research to find a suitable light source for the outdoor porches. Any guidance would also be appreciated.

PLANTS USED

Buxus x 'Winter Gem'

Juniperus scopulorum 'Skyrocket'

Trachelospermum asiaticum

Chrysogonum virginianum

Camellia japonica 'Kramer's Supreme'

Clethra alnifolia 'Ruby Spice'

Thelypteris kunthii

Itea virginica 'Little Henry'

Callicarpa americana

Acer palmatum 'Bloodgood'

Podocarpus macrophyllus 'Maki'

Hydrangea macrophylla 'Nikko Blue'

Hydrangea paniculata 'Limelight'

Hydrangea arborescens 'Annabelle'

Ilex vomitoria

Fatsia japonica

Cyrtomium falcatum

~~edging-used~~

~~pietra stone edging champlain grey~~

Pavers used

brick paving

Landscape Plan Renderings

2.



2.



NOTE: Replaced brick pavers
will match current pavers in
size, material, color,
and design

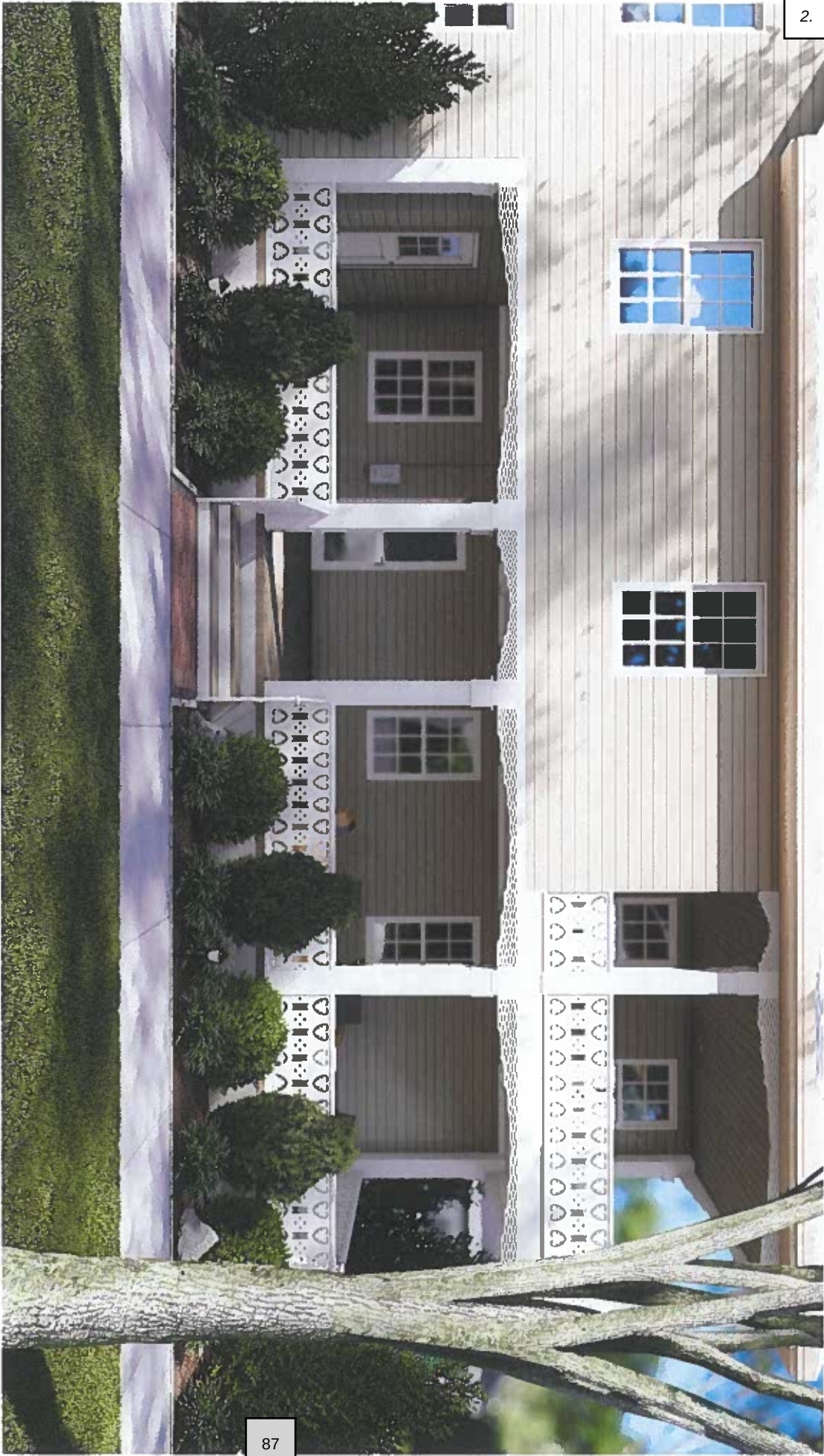
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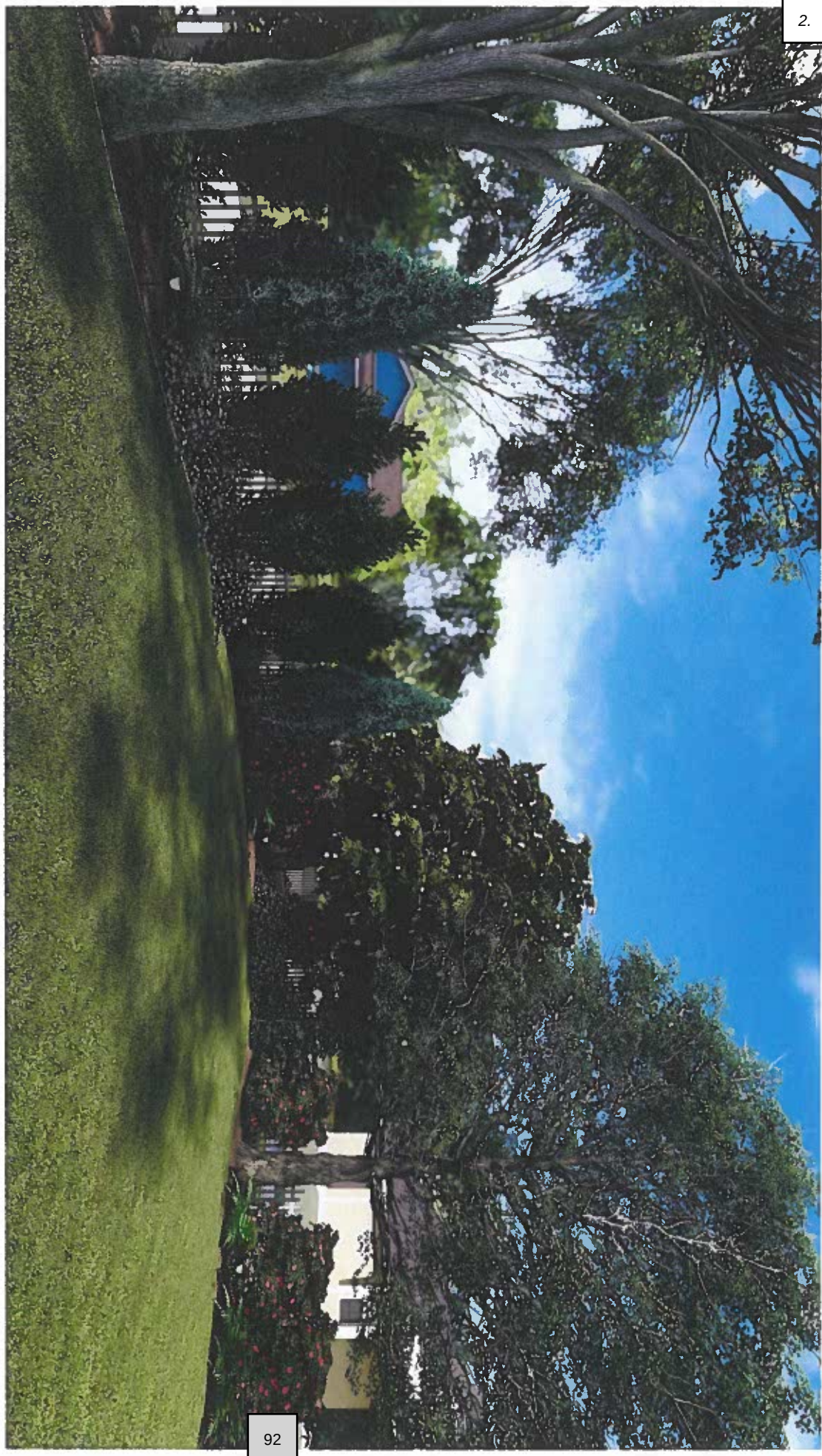
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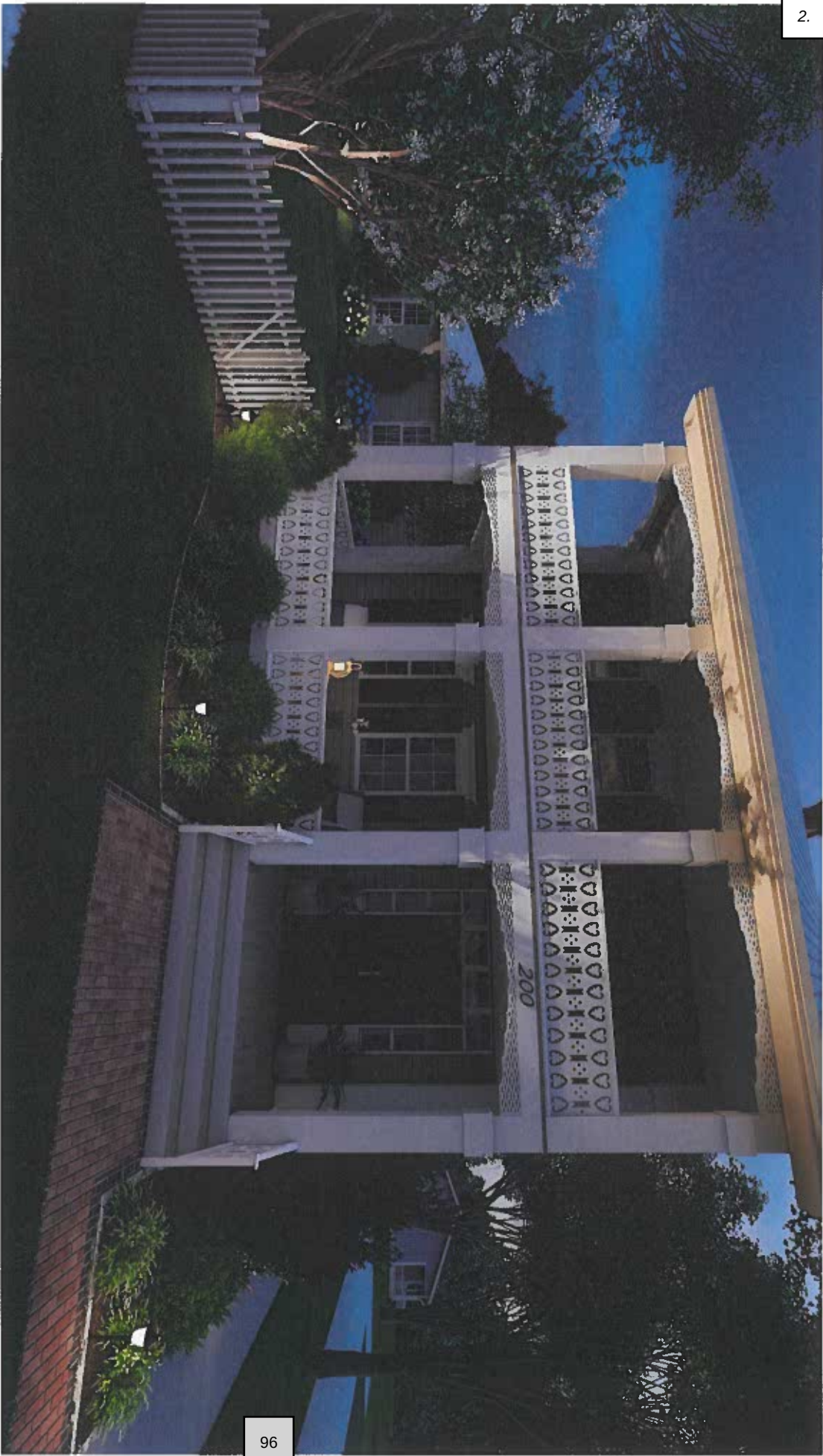
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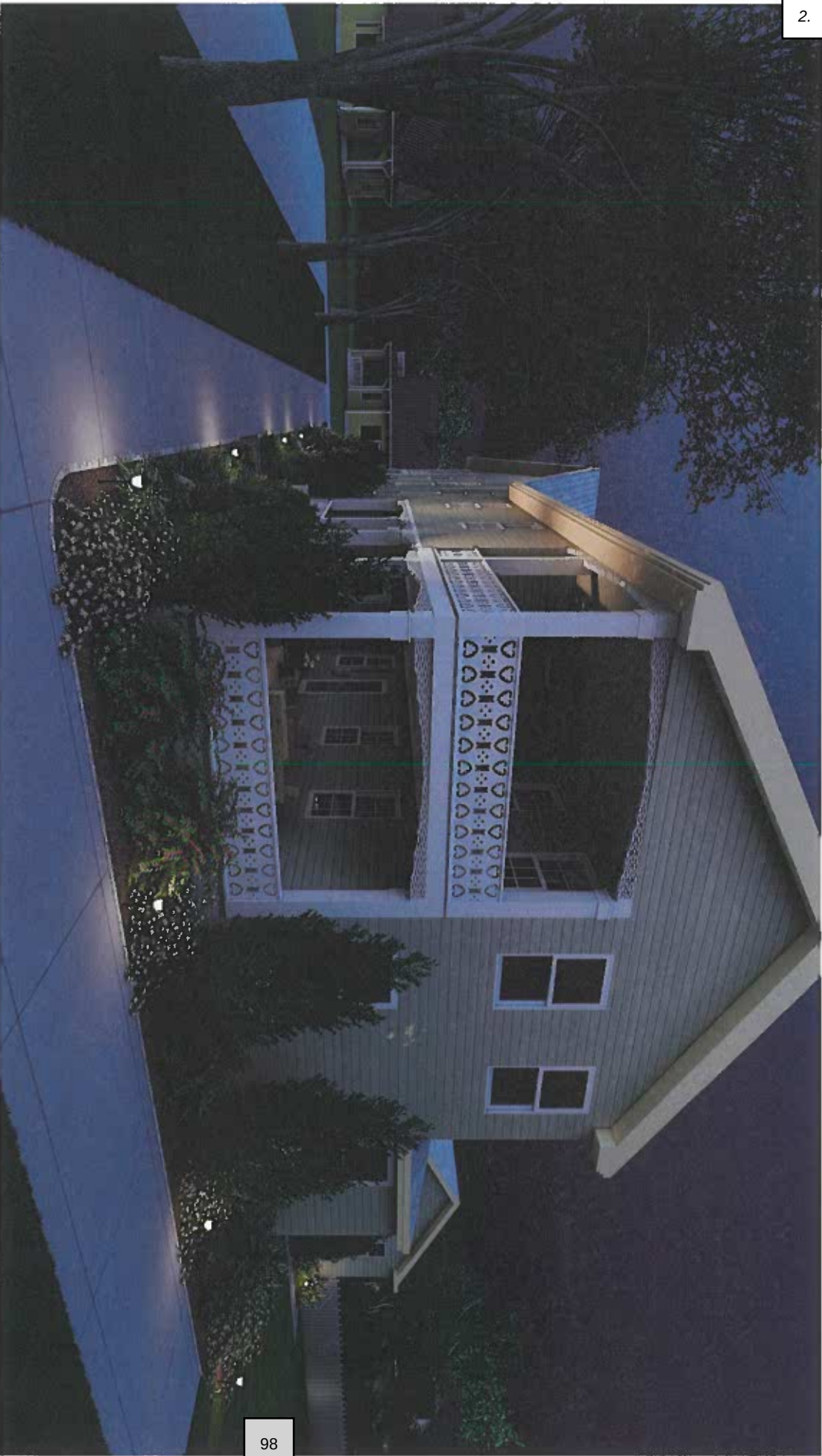
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2.



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2.



Outdoor Lighting



upstairs on either side of craven st. door



Market Street 16" High Antique Copper 2-Light Outdoor Wall Light

\$506.00

ADD TO CART

Product Details

- 16" high x 9" wide. Extends 9" from the wall. Backplate is 5" high x 6" wide.
- Takes two 60 watt maximum or equivalent candelabra base bulbs (not included).
- Traditional industrial style Market Street outdoor wall light, from The Coppersmith.
- Antique copper finish over brass and copper construction. Heat-tempered glass panels.
- Rated for outdoor use. Do not mount to heat-sensitive or flammable materials.

The Market Street collection of outdoor wall lights from The Coppersmith is inspired by classic New Orleans and Charleston designs. Made from solid copper, these fixtures come in an antique copper finish with heat-tempered glass panels. Two candelabra bulbs create a stylish complement to this design, mimicking the charm of gas lamp lights.

Product Attributes

Style	Industrial
Finish	Copper
Type	Wall Light
Color	Brown

Technical Specifications

Height	16.00 inches
Weight	9.00 pounds
UPC Code	84341102365
Manufacturer Number	MS16E



downstairs Ann St 1/2 Craven St.

Product Details

- 21" high x 12" wide. Extends 12" from the wall. Backplate is 5" high x 6" wide.
- Takes two 60 watt maximum or equivalent candelabra base bulbs (not included).
- Traditional industrial style Market Street outdoor wall light, from The CopperSmith.
- Antique copper finish over brass and copper construction. Heat-tempered glass panels.
- Rated for outdoor use. Do not mount to heat-sensitive or flammable materials.

The Market Street collection of outdoor wall lights from The CopperSmith is inspired by classic New Orleans and Charleston designs. Made from solid copper, these fixtures come in an antique copper finish with heat-tempered glass panels. Two candelabra bulbs create a stylish complement to this design, mimicking the charm of gas lamp lights.

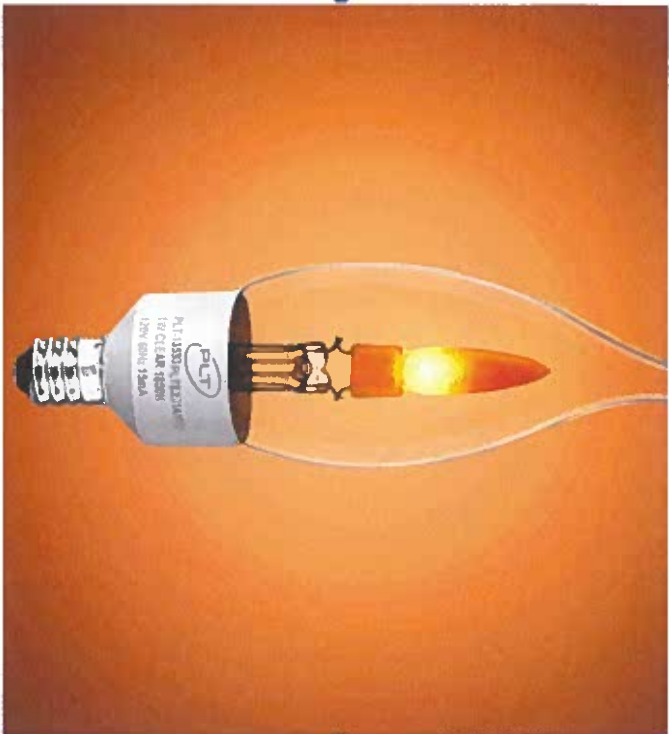
Product Attributes

Style	Industrial
Finish	Copper
Type	Wall Light
Color	Brown

Technical Specifications

Height	21.00 inches
Weight	15.00 pounds
UPC Code	84341102426
Manufacturer Number	MS21E





▶ Watch This Video
to Learn More

\$4.50
ea.

359 In Stock Warehouse #7



Questions? Call our lighting experts. **1-888-459-3090**

- 1 +

Add to Cart

- PLT's LED Flame Chandelier Bulb (SKU: PLT-13593) features a bent tip design for a realistic flame effect
- With a brightness of 25 Lumens and a warm 1800K color temperature, it creates a cozy ambiance
- Ideal for indoor use in chandeliers, wall sconces, and decorative fixtures, enhancing any space
- Offers a long lifespan of 15,000 hours, reducing the need for frequent replacements and energy costs

PRODUCT SPECIFICATIONS

Project Name _____ Date _____

2.

VOLT®

Type or Model _____ Qty _____

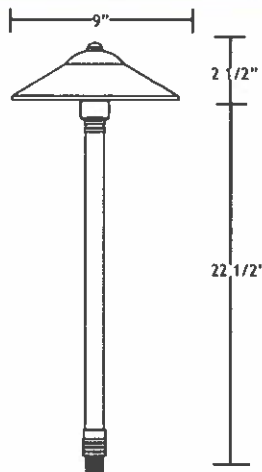
VOLT® Low Voltage Landscape Lighting VOLT® Max Spread Path & Area Lights - 330 Series

PRODUCT DESCRIPTION

The Max Spread Path & Area Light is a high-quality outdoor light that lives up to its name. Featuring a tall stem and large flat hat, the luminaire projects an extra-wide beam of illumination with a diameter of about 16 ft. This allows you to use fewer lights to illuminate a path or garden area.

Corrosion-resistant internal components and an easy-to-change bulb socket-and-enclosure ensure years of optimal performance. Lifetime Warranty.

PRODUCT DIMENSIONS



FEATURES & BENEFITS

- ▶ Solid Brass or Copper Construction.
Pre aged patina or powder coated finish.
- ▶ Stem is 1-inch thick and includes extra-long (1-inch) strip resistant threading for greater stability.
- ▶ Beryllium copper socket - more corrosion resistant than copper.
- ▶ Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- ▶ Machine threaded body screws tight onto an O-ring for a moisture tight design.



SPECIFICATIONS

- ▶ Finish: Bronze, Powder Coated Black or Raw Copper
- ▶ Lead Wire: 4' (standard) or 25' (optional) 18AWG
- ▶ Mounting: 10" Hammer® Stake with cutout for wire exit
- ▶ Lens: Clear Protective Polycarbonate lens
- ▶ Light Source (sold separately): Bi-Pin (LED or Halogen)
- ▶ Operating Voltage: 12V AC
- ▶ Powered by: VOLT's Low Voltage Transformer

WARRANTY

Lifetime Warranty

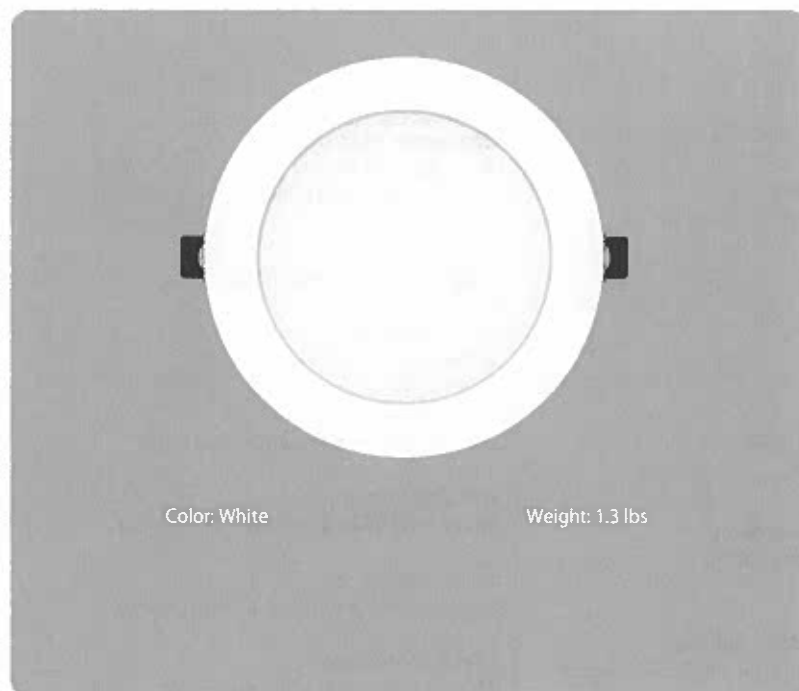
CERTIFICATIONS



Max 20 Watts
File #E466348



Max 20 Watts
File #E466348



Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.13A
208V	N/A
240V	N/A
277V	N/A
Input Watts	13W

LED Info

Watts	13W
Color Temp	2700/3000/3500/4000/5000K
Color Accuracy	90 CRI
L70 Lifespan	N/A
Lumens	1,100 lm
Efficacy	84.6

Technical Specifications

Performance

Product Type:

Round, Edge-Lit Wafer

Description:

Round, edge-lit wafers with a slim form factor and selectable color temperatures. Available in 3", 4", 5", 6", and 8" models with either smooth or baffle trim, all with 90 CRI and TRIAC/ELV dimming.

Wattage Equivalency:

75W Incandescent

Input Wattage:

13W

Lumens (Nominal):

1,100lm

Lumens (Measured):

1,005lm @ 2700K; 1,041lm @ 3000K; 1,115lm @ 3500K; 1,143lm @ 4000K; 1,134lm @ 5000K

Efficacy:

77m/W @ 2700K;
80lm/W @ 3000K;
86lm/W @ 3500K;
88lm/W @ 4000K;
87lm/W @ 5000K

L70 Lifespan:

50,000-Hour LED lifespan based on IES LM-79 results

Electrical

Driver:

Constant Current, Class 2 60 Hz; 120V; 130mA

THD:

≤20%

Power Factor:

≥0.9

Dimmable:

Yes, dimmable down to 10% on compatible TRIAC/ELV dimming systems. See Dimmer Compatibility List.

Input Voltage:

120V

Operating Frequency:

60 Hz

Operating Temperature:

-22°F to 104°F (-30°C to 40°C)

LED Characteristics

Beam Angle:

110°±10°

Color Temperature:

Field adjustable via dip switch
2700/3000/3500/4000/5000K

Color Accuracy (CRI):

>90 CRI

R9 Value:

High color performance with R9 greater than 50

Color Consistency:

<4-step (2700K & 5000K) MacAdam Ellipse binning
to achieve consistent fixture-to-fixture color

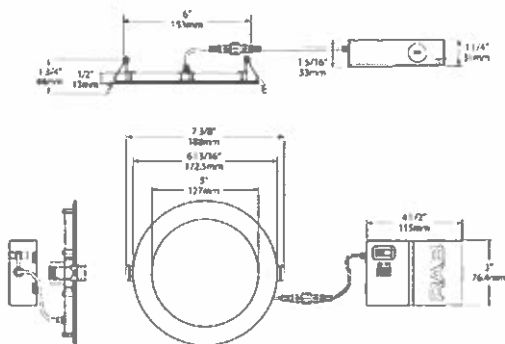
Color Stability:

LED color temperature is warrantied to Shift no more
than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows
the guidelines of the American National Standard for
Specifications for the Chromaticity of Solid State
Lighting (SSL) Products, ANSI C78.377-2017.

Dimensions



Features

- 5 color temperatures in 1 SKU (2700K, 3000K, 3500K, 4000K, 5000K)
- Super slim edge-lit fixture for thin fixture depth
- No recessed housing or J-box required
- New construction or retrofit applications
- UL wet location rated
- Smooth diffused uniform light distribution
- Dimmable down to 10% on compatible dimmers
- Spring loaded retention clips
- Robust, die cast aluminum construction
- IC and airtight rated
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Size	Shape	Wattage	CRI/Color Temp	Driver	Finish	Trim	Depth
WFRL	6	R	13	9FA	120	W	S	
	4 = 4"	R = Round	14 = 14W	9FA = 90 CRI, 2700/3000/3500/4000/5000K CCT	120 = 120V	W = White	B = Baffle	Blank = Standard
	5 = 5"	S = Square	23 = 23W	Adjustable	D = 120V/277V	B = Black	S = Smooth	S = Shallow
	6 = 6"		13 = 13W	9CCT = 90 CRI, 2700/3000/3500/4000/5000K CCT				
	8 = 8"		12 = 12W	Adjustable				
	3 = 3"		10.5 = 10.5W					
			9 = 9W					
			6 = 6W					

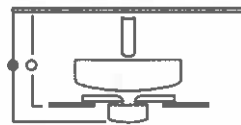
3" only available in round, 120V, and 6W
4" models only available with 120V. 120-277V driver sold separately. Available wattages are 9W & 10.5W.
4" shallow wafer only available with baffle trim and 9W
5" models only available in round, 120V, and 12W
6" standard 120V only available in 13W and 14W
6" standard 120-277V only available in 13W
6" shallow wafer only available with baffle trim and 13W
8" wafer only available in 23W



Estate Patio 42-in Oiled Bronze Indoor/ Outdoor Ceiling Fan (5-Blade)

143425-86

HEIGHT CHART



FAN HEIGHT

Using 4" Downrod

- Distance of 12"
- Distance of 10.75"

GENERAL SPECS

4 Finishes Available (Powder Coated)
Lifetime Motor Warranty
Five ABS Blades
42" Blade Sweep
14-Degree Blade Pitch
4" and 6" Downrods Included

MECHANICAL SPECS

153 x 13 Motor Size
3 Speeds-Reversible
14 Poles
42/31/18 AMPS on H/M/L
61/26/9 WATTS on H/M/L
214/156/52 RPMS on H/M/L
Triple Capacitor
Remote Control Adaptable
Detachable Switch Cup
Skirted Blade Arms/Sealed Vent Holes
UL Wet Listed

ENERGY SPECS

Energy Information at High Speed
Airflow: 3939 Cubic Feet/Minute
Electricity Use: 53 Watts (Excludes Lights)
Airflow Efficiency: 74 Cubic Feet/Minute/Watt
Visit QuorumInternational.com for DOE Energy Guide

REMOTE CONTROL OPTIONS



BLADE ALTERNATIVES

Use outdoor blade type 1-42 See page 354

201 Railhead Road, Fort Worth, TX 76106 - Tel. (817) 626-5483 - www.QuorumInternational.com

Please be advised that all information shown here is subject to verification by Quorum. In the event of a discrepancy, we reserve the right to make any corrections necessary.

RENDERING







Town of Beaufort, NC

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

Town of Beaufort Historic Preservation Commission Regular Meeting 6:00 PM Tuesday, August 4, 2026 – 614 Broad Street – Train Depot

AGENDA CATEGORY: New Business

SUBJECT: Case # 26-24 105 Front Street – Pool and Roof

BRIEF SUMMARY:

Jay Horton of Filter Design Studio has submitted a COA application to install a pool and attach a roof to an existing garage structure.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

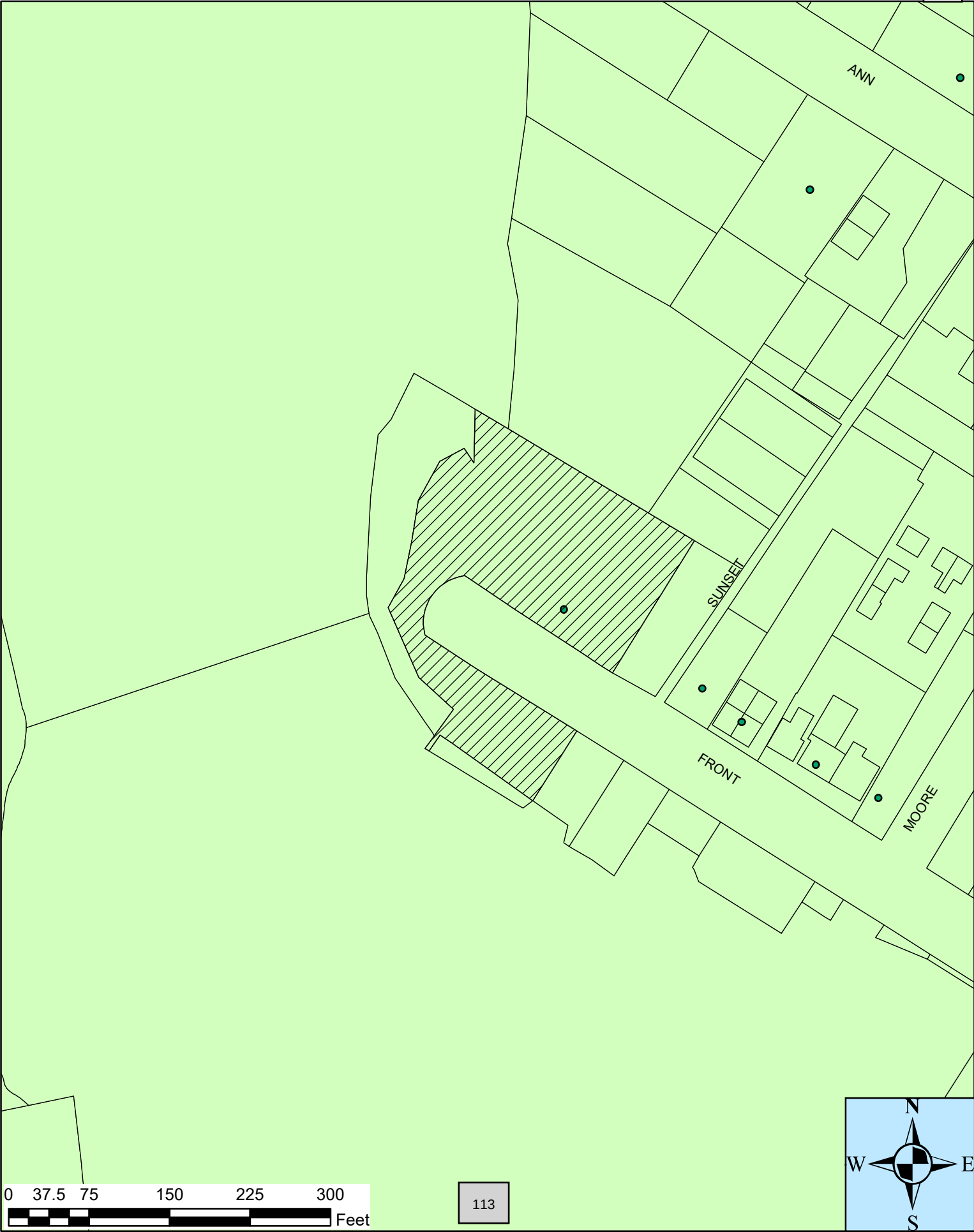
Charles Rocci

BUDGET AMENDMENT REQUIRED:

N/A

#26-24 - 105 Front Street - Pool and Roof

3.



113

OWNER

WOOTEN WILLIAM B
LITTLEWOOD GEORGE F ETUX PAGE
FLOW VICTOR IVAN JR

FullMailin

282 MCNAIR RD TARBORO, NC 27886
113 FRONT STREET BEAUFORT, NC 28516
114 ANN STREET BEAUFORT, NC 28516



BHPC STAFF REPORT



To: BHPC Members
From: Charles Rocci
Date: August 4, 2026
Case No. Case # 26-24 105 Front Street – Pool and Roof

Request: Proposed new construction of a residential swimming pool and roof off existing garage

Applicant: Filter Design Studio
 707 Bridges Street
 Morehead City NC, 28557

Property Information:

Owners: William B. Wooten and Margaret Ann Wooten
Location: 105 Front Street
PIN#: 730617001940000

Project Information:

This is an addition to the ongoing rebuild of the Duncan House following the fire in December of 2025. This project will include the addition of a new concrete swimming pool, surrounding pool deck, masonry retaining wall, copper roof extending off of existing garage, and security fencing as required by North Carolina Building Code on the northwest corner of the property.

Proposed work:

See Attached Application & Narrative

Material:

See Attached Description and Photos

New Construction Guidelines

Materials

7.3.1. Keep the siding and trim material of the proposed building consistent with the materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles (as typically found in gables of Victorian period residential architecture), 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 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 beaded-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.

Landscaping

7.7.1. Retain and protect mature trees during construction.

Landscaping Guidelines

8.1.1. Preserve and maintain historic public and private landscapes that contribute to the character of the historic district, including open spaces, streetscapes, and yards.

8.1.2. Preserve and maintain the individual components and historic features that contribute to Beaufort’s historic character, including: mature trees, ornamental trees, and hedge rows.

8.1.3. Preserve and maintain mature street trees. When removal or replacement is necessary, replace with long lived tree species with large canopies that will provide a similar canopy and form as a street tree. Replacement tree species should be appropriate for the district. Suggested species include: oak, sycamore, pecan, maple, ginkgo (male only), Chinese elm, cedar (j u n i p e r) , hickory, Yaupon holly or American holly.

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

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

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

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

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.

8.1.12. 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

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

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

8.2.3. Fences shall not exceed a height of four (4) feet in front yards and other areas of primary visual concern. Fences at rear yards and other areas not readily seen from the public view may be up to six (6) feet high. The transition between low front fences and higher rear fences should be made as far to the rear

[Type here]

of the enclosed structure or yard as possible, and no more than half the depth of the yard forward of the principal structure. Avoid attaching a portion of the fence to a building because of possible termite damage.

8.2.4. Historic retaining walls should be preserved. New low walls are appropriate only where a sharp change in grade exists, and shall not exceed a height of two (2) feet. Such walls should be constructed of brick or concrete block covered with a true sand-finish stucco.

8.2.5. The use of false historical details or other non-original architectural embellishments on existing fences is not appropriate.

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

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.

8.3.2. Locate roof ventilators, antennas, solar panels, and satellite dishes in areas not visible from public view. Satellite dishes exceeding 24” in diameter shall not be installed in the historic district.

8.3.3. Paint meter boxes, vents, and other utility fixtures visible from the street in colors that will allow them to blend in with the historic/existing building.

8.3.4. Avoid placing window air-conditioning units on the front façade of the building.

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.

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

[Type here]

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

Archaeology Guidelines

8.8.1. Retain and preserve archaeological resources that are important to the history of the site or district.

8.8.2. Minimize ground-disturbing activities in the historic district to avoid possible damage or destruction to known or unknown archaeological resources.

8.8.3. Recognize that archaeological resources exist both below ground and below water.

8.8.4. Preserve archaeological resources intact in their original state and location wherever possible.

8.8.5. When disturbance of archaeological resources is unavoidable, use qualified archaeologists to employ contemporary methods of investigation and evaluation.

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: Jay Horton - Filter Design Studio

Applicant Address: 707 Bridges Street

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

Property Owner Name: William B. Wooten and Margaret Ann Wooten

Address of Property: 105 Front Street, Beaufort, NC 28516

Phone Number: _____ Email/Cell: _____

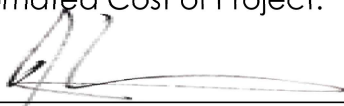
PROJECT INFORMATION

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

Please see attached for a detailed description of Proposed Project.

Estimated Cost of Project: \$ 250,000.00

Year House Built: Proposed 2026


Applicant Signature

7/14/2026

Date

Property Owner Signature (if different than above)

Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

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 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:

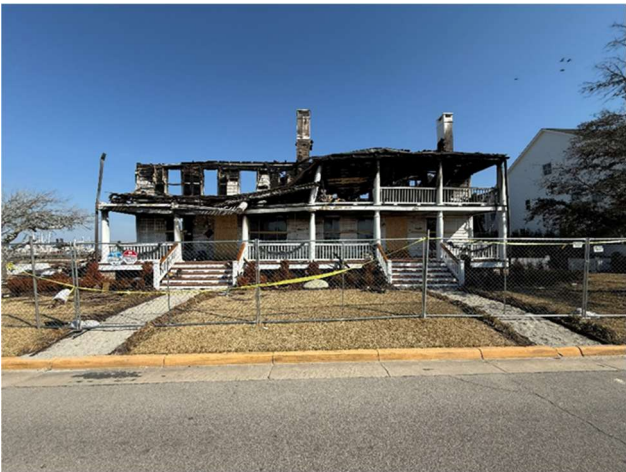
- ☐ A drawing or true likeness of the new sign indicating the dimensions of the sign (and any supporting post or hanging apparatus if applicable). The lettering style and colors of the sign should also be on the drawing or likeness.
- ☐ A paint sample/color swatch of all color(s) to be used both on the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



HPC Application

Certificate of Appropriateness Application

Proposed New Construction of a Small Residential Swimming Pool

Applicant	Filter Design Studio PLLC
Contractor	DJ Rose and Son
Project Address	105 Front Street, Beaufort, NC 28516

Table of Contents

1. Certificate of Appropriateness Application
2. Project Description
3. Character Defining Features
4. Project Specifications
5. Guidelines
6. Adjacent Property Owners Information
7. Site Photographs
8. Proposed Materials

Project Description:

Filter Design Studio, along with D.J Rose and Sons, and owners William B. Wooten and Margaret Ann Wooten are proposing to construct a small residential swimming pool on the lot located within the historical district at **105 Front Street, Beaufort, NC, 28516**. The current structure was destroyed by fire on December 15th, 2025, and deemed a total loss. The owners are seeking approval for the placement of a new small concrete swimming pool, and shed roof off of the West side of the existing garage structure. We are proposing to construct the proposed concrete swimming pool in the Northwest corner of the property. The proposed location is set at the point farthest away from adjacent neighbors, and screened from view of the Front Street Cul de sac.

In an effort to adhere to proposed coastal resiliency standards, the concrete vessel is anchored in place, structurally compliant, and all mechanicals adhering to the required base flood.

Landscaping and parking courts will be placed back as close to previous structures' location as practical as to allow for complete screening of the pool and recreational areas associated with the pool..

As noted, and approved in a previous COA request, the existing garage will be elevated, and a brick foundation wall to match the primary dwelling will be added.

The proposed project acknowledges and complies with all guidelines set forth by the Beaufort Historical Committee and local ordinance. The proposed project will reflect the traditions of its immediate surroundings, as well as streetscape.

The scope of work of the proposed project includes:

1. Small residential concrete swimming pool
2. Surrounding pool deck to match the brick pavers of the existing project.
3. Masonry Retaining Wall (No more than 2 feet in height from grade)
4. Copper standing seam roof with wood trim to match the existing structure.
5. Security fencing as required by North Carolina State Building Code

Character Defining Features:

NA

Project Specifications:

See drawings and comments within each applicable guideline below.

Guidelines

New Construction Guidelines

Pool Placement

Materials

7.3.1. Keep the siding and trim material of the proposed building consistent with the materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles (as typically found in gables of Victorian period residential architecture), and brick, were common sheathing materials and should be used.

The siding and trim material of the proposed structure will be consistent with the materials traditionally used on the immediate block and in the historic district. Hardie Select beaded siding (painted white) will be used to match the original siding. Crown trim and Dentils will be used to match the original.

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.

Hardie Select Beaded Siding (painted white) will be used to match the siding of original structure.

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.

Materials will be used in traditional ways. New materials will appear as if they were applied in a traditional manner to convey the same visual appearance as historically used and applied building materials. Materials will be similar to original structure.

Details

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

The proposed project will use flat columns, crown trim and dentils, brick masonry ,to complement the architectural details of contributing structures on the block, lot 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.

A date brick to be used as a date identification marker, will be placed on the Southwest corner of the foundation wall of the garage.

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 beaded-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.

New construction will provide a similar degree of texture that is found in contributing buildings in the historic district. Texture will match original structure.

Form and Rhythm

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

The new construction will reflect basic shapes and forms on the block and in the historic district. The new construction will have forms which are typical of the historical district and block and will closely resemble the previous historic structure.

Landscaping

7.7.1. Retain and protect mature trees during construction.

No damage is anticipated to mature trees during construction.

Landscaping Guidelines

8.1.1. Preserve and maintain historic public and private landscapes that contribute to the character of the historic district, including open spaces, streetscapes, and yards.

We will continue to preserve all front yard landscape of any significance, including open spaces, streetscapes, and yards.

8.1.2. Preserve and maintain the individual components and historic features that contribute to Beaufort's historic character, including: mature trees, ornamental trees, and hedge rows.

We will continue to preserve all landscape of any significance.

8.1.3. Preserve and maintain mature street trees. When removal or replacement is necessary, replace with long lived tree species with large canopies that will provide a similar canopy and form as a street tree. Replacement tree species should be appropriate for the district. Suggested species include: oak, sycamore, pecan, maple, ginkgo (male only), Chinese elm, cedar (juniper) , hickory, Yaupon holly or American holly.

We will continue to preserve all front yard landscape of any significance.

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.

All new plant materials that were selected for replanting or new planting in the front yard of the property will be similar to previous plantings and will complement the other plants that are found on site, and the surrounding area of the district.

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

Tropical type landscape materials will not be used.

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

There will be no change between the mass/proportion of the building and open space within the context of the streetscape for new construction, additions and landscape. The relationship will be maintained.

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

Pool and roof construction doesn't effect existing landscaping

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.

No current border materials other than approved brick.

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.

Where possible underground utilities will be incorporated.

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

The pool structure will not be visible from public way

Fences and Walls Guidelines

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

New masonry retaining wall will be no more than 2'0 from grade.

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.

Masonry Retaining Wall will be compatible with the associated building, site and streetscape in height, proportion, scale, color, texture, material and design.

8.2.3. Fences shall not exceed a height of four 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 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.

Masonry Retaining Wall will be no more than 2'0 from grade.

8.2.4. Historic retaining walls should be preserved. New low walls are appropriate only where sharp change in grade exists, and shall not exceed a height of two feet. Such walls should be constructed of brick or concrete block covered with a true sand-finish stucco.

New masonry retaining wall has been approved in previous COA.

8.2.5. The use of false historical details or other non-original architectural embellishments on exisiting fences is not appropriate.

NA

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

No contemporary or utilitarian fence materials will be used. Painted white masonry, iron, or wooden materials will be used.

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.

All utilities and pool equipment will be screened from view

8.3.2. Locate roof ventilators, antennas, solar panels, and satellite dishes in areas not visible from public view. Satellite dishes exceeding 24” in diameter shall not be installed in the historic district.

No vented roofs.

8.3.3. Paint meter boxes, vents, and other utility fixtures visible from the street in colors that will allow them to blend in with the historic/existing building.

No utility fixtures will be visible from the street.

8.3.4. Avoid placing window air-conditioning units on the front façade of the building.

There will be no window air-conditioning units.

8.3.6. Install utilities underground whenever possible.

Underground utilities will be requested. Feasibility to be determined by utility providers.

8.3.7. Avoid radically pruning street trees located under utility wires. Such pruning practices permanently damage the form and long-term health of the tree. Refer to LANDSCAPING guidelines for proper tree planting practices.

No tree pruning is currently proposed for utility requirements.

Exterior Lighting Guidelines

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

Fixtures will be simple and unobtrusive and will complement the building and site.

Fixtures will be similar to previous historic structure.

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

Fixtures will not obscure or damage character-defining architectural elements or site features. All fixtures will comply with the historical guidelines and complement proposed structure.

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

All lighting will be directed towards the property for which it was intended. The lighting will not spill over onto adjacent properties.

Archaeology Guidelines

8.8.1. Retain and preserve archaeological resources that are important to the history of the site or district.

All guidelines to be met.

8.8.3. Recognize that archaeological resources exist both below ground and below water.

All guidelines to be met.

8.8.4. Preserve archaeological resources intact in their original state and location wherever possible.

All guidelines to be met.

8.8.5. When disturbance of archaeological resources is unavoidable, use qualified archaeologists to employ contemporary methods of investigation and evaluation.

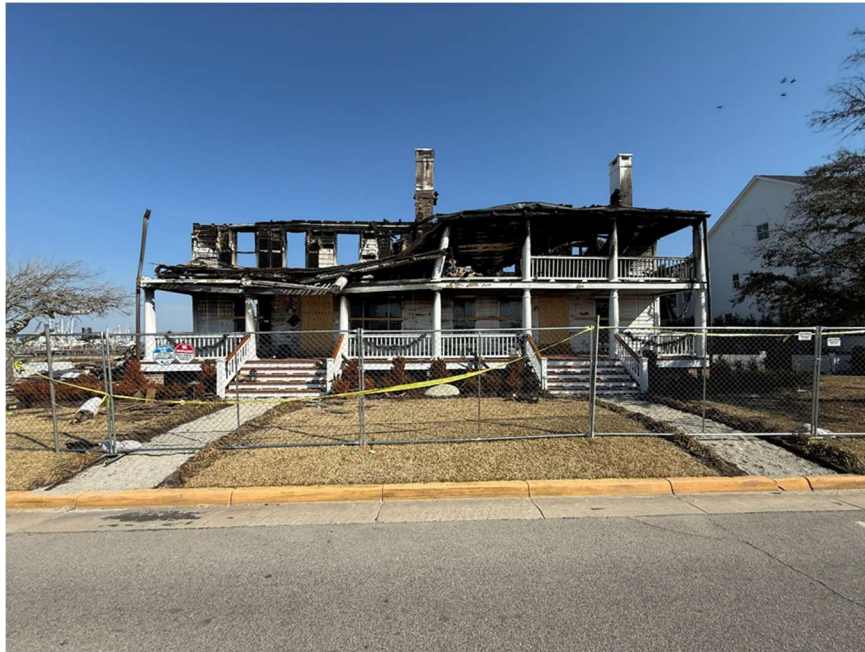
All guidelines to be met.

Adjacent Property Owners

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

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

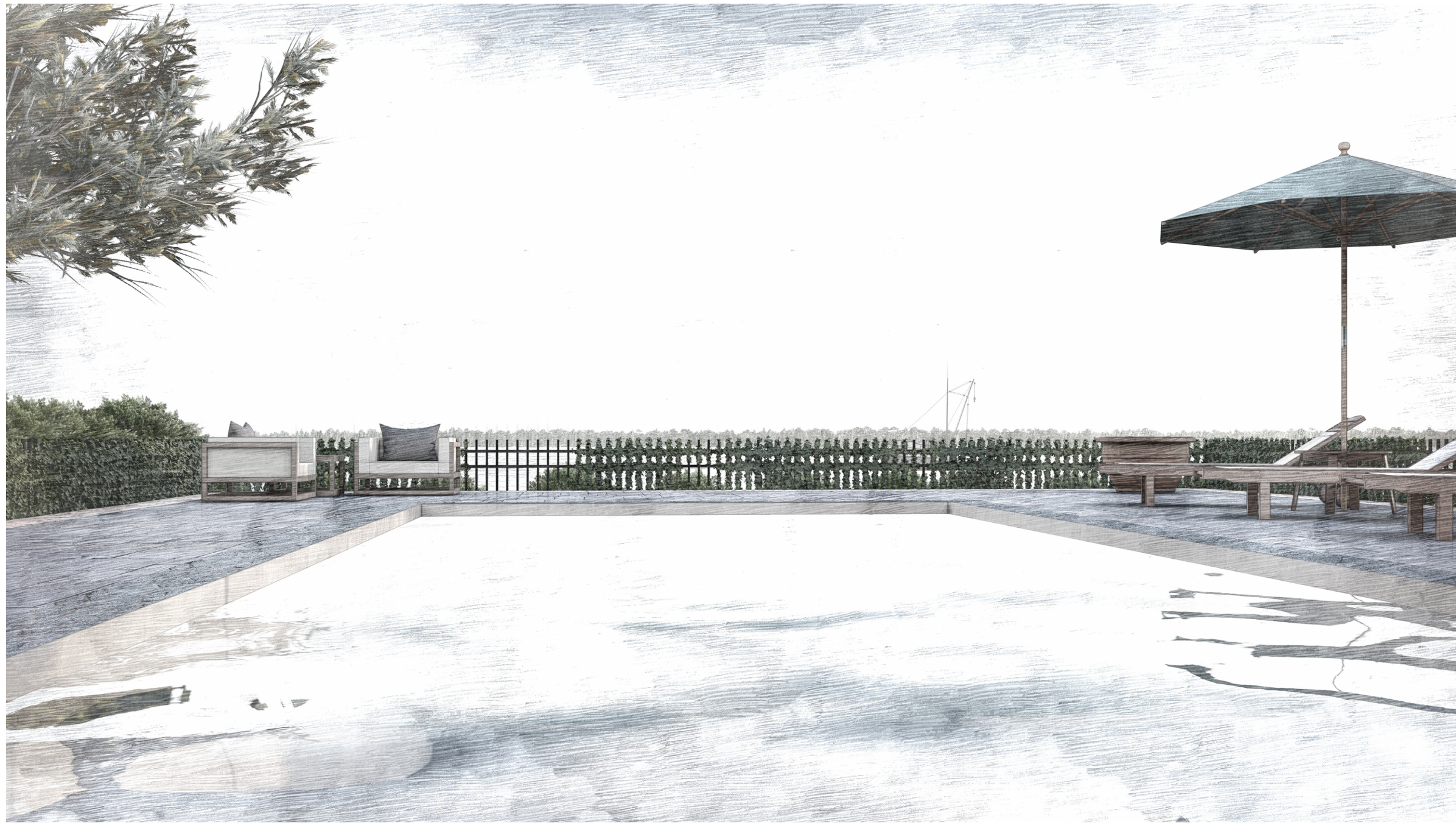
Site Photographs:





Proposed Materials:

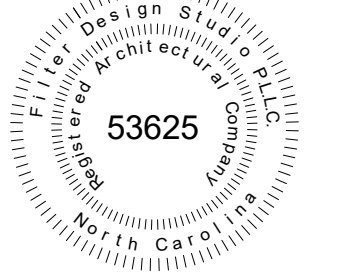
Please see proposed material sheet and renders.



Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayetteville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayetteville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed pool and Terrace

105 Front Street

Beaufort, North Carolina

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No.	Description	Date

Exterior Renderings

Project number 26-004
Sheet Issue Date 07/13/26
Print Date 7/14/2026 8:04:30 AM

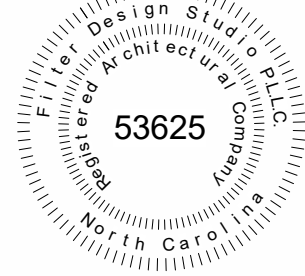
R201

Scale

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayetteville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

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Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed pool and Terrace

105 Front Street
Beaufort, North Carolina

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Max Building Height
22' - 8 1/8"

Pool Deck Bearing
Height
17' - 8 1/8"

01-Plate Height
15' - 6 5/8"

01-Garage Floor
6' - 8 1/8"

4 | Rendered - Rear

1/4" = 1'-0"



Max Building Height
22' - 8 1/8"

Pool Deck Bearing
Height
17' - 8 1/8"

01-Plate Height
15' - 6 5/8"

01-Garage Floor
6' - 8 1/8"

3 | Rendered - Left

1/4" = 1'-0"



Max Building Height
22' - 8 1/8"

Pool Deck Bearing
Height
17' - 8 1/8"

01-Plate Height
15' - 6 5/8"

01-Garage Floor
6' - 8 1/8"

2 | Rendered - Right

1/4" = 1'-0"



Max Building Height
22' - 8 1/8"

Pool Deck Bearing
Height
17' - 8 1/8"

01-Plate Height
15' - 6 5/8"

01-Garage Floor
6' - 8 1/8"

1 | Rendered - Front

1/4" = 1'-0"

No.	Description	Date

Rendered
Elevations

Project number 26-004
Sheet Issue Date 07/13/26
Print Date 7/14/2026 8:04:33 AM

R202

Scale 1/4" = 1'-0"

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayetteville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

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Raleigh, North Carolina 27601
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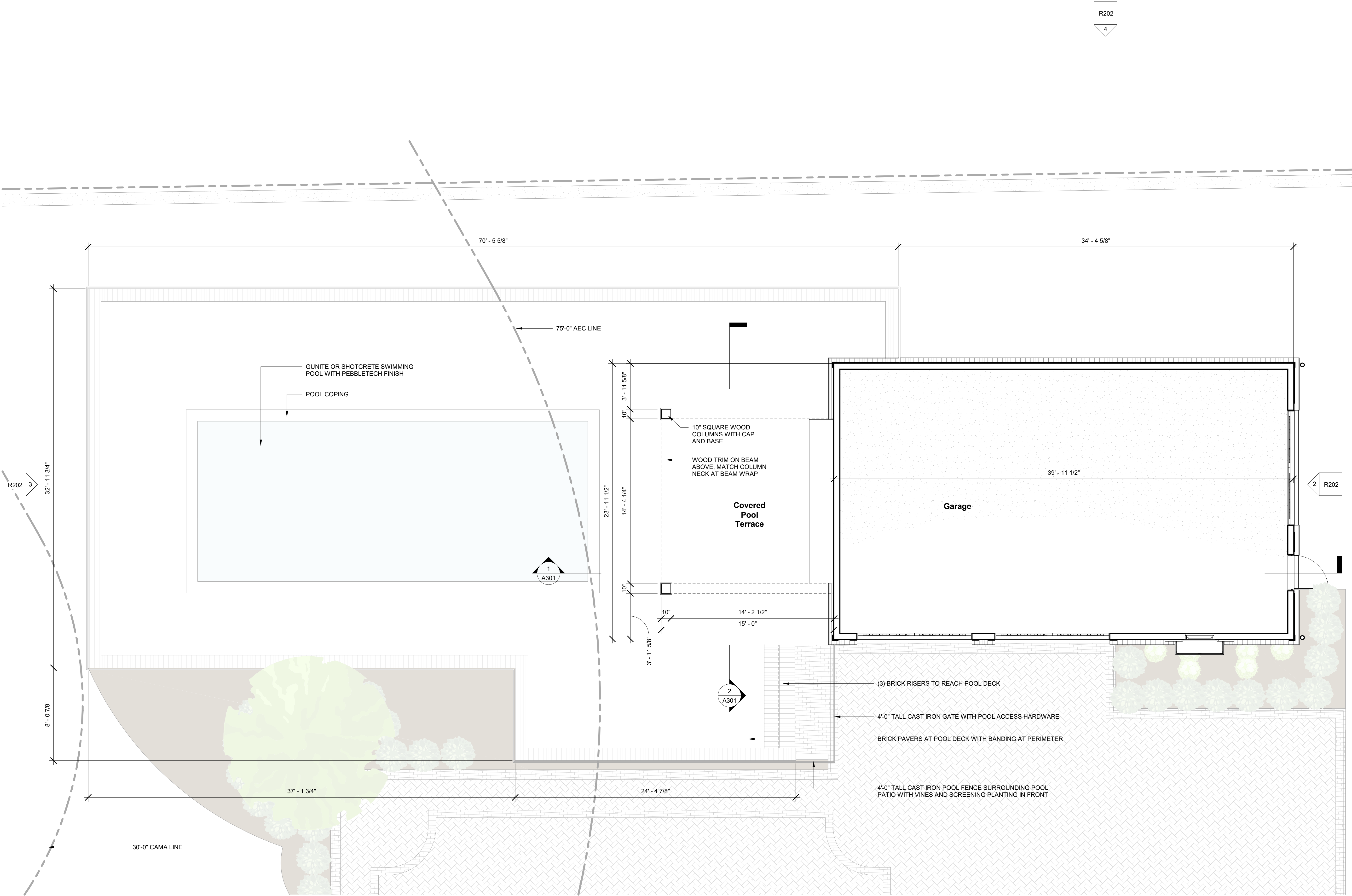
Proposed pool and Terrace

105 Front Street
Beaufort, North Carolina

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No.	Description	Date

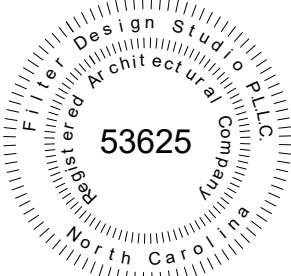
Garage and Pool Deck Plan	
Project number	26-004
Sheet Issue Date	07/13/26
Print Date	7/14/2026 8:04:36 AM
A101	
Scale	1/4" = 1'-0"



Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
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Address: 555 Fayetteville Street Suite 300
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Proposed pool and Terrace

105 Front Street

Beaufort, North Carolina

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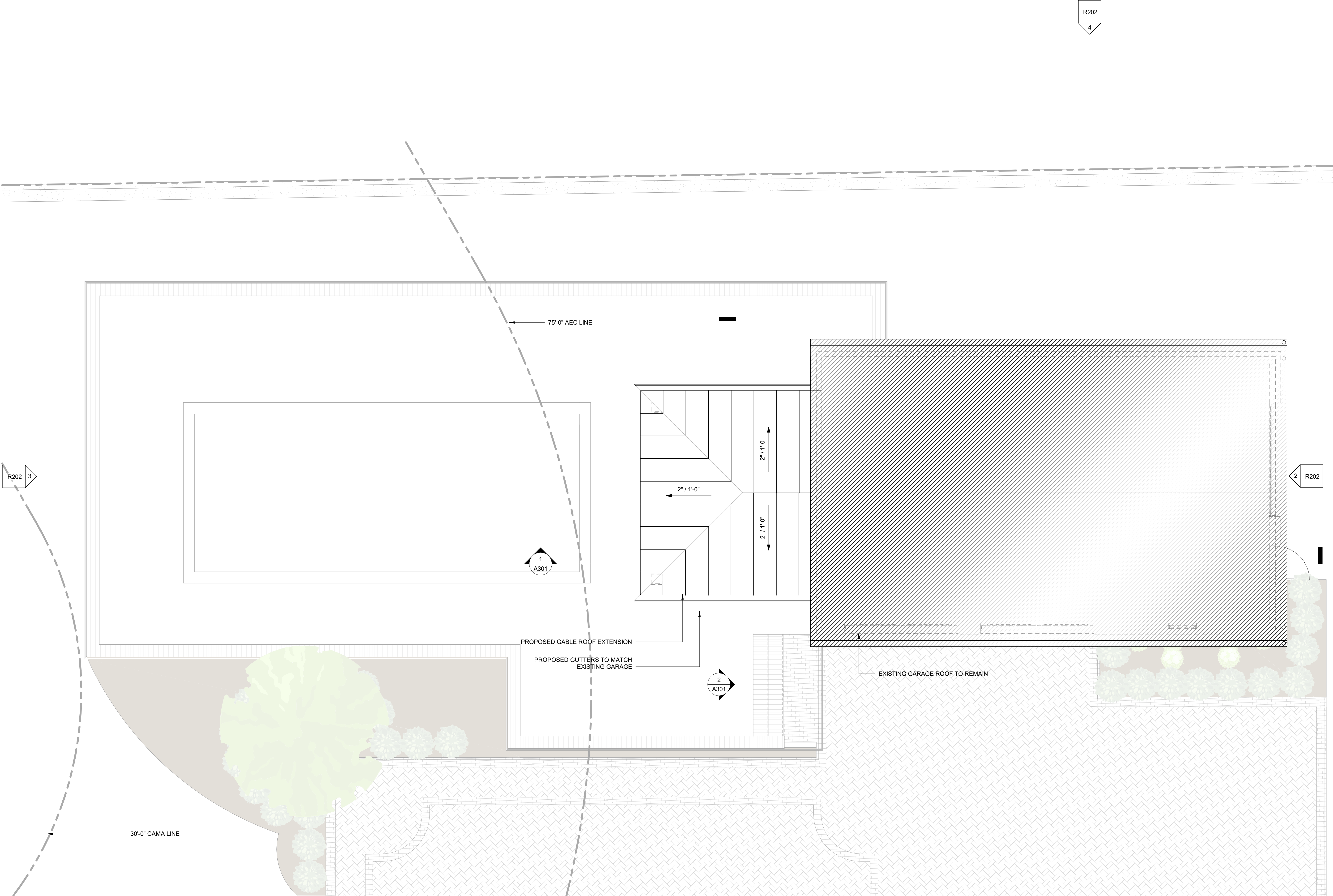
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Garage Roof Plan

Project number	26-004
Sheet Issue Date	07/13/26
Print Date	7/14/2026 8:04:39 AM

A102

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R202
4

R202
3

R202
2

2
A301

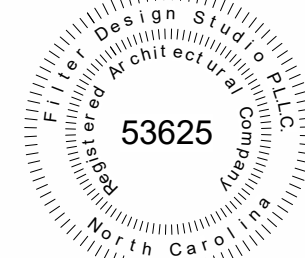
1
A301

1
R202

Architect Seal



Firm Seal



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Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
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Raleigh, North Carolina 27601
Phone: 252-622-4119
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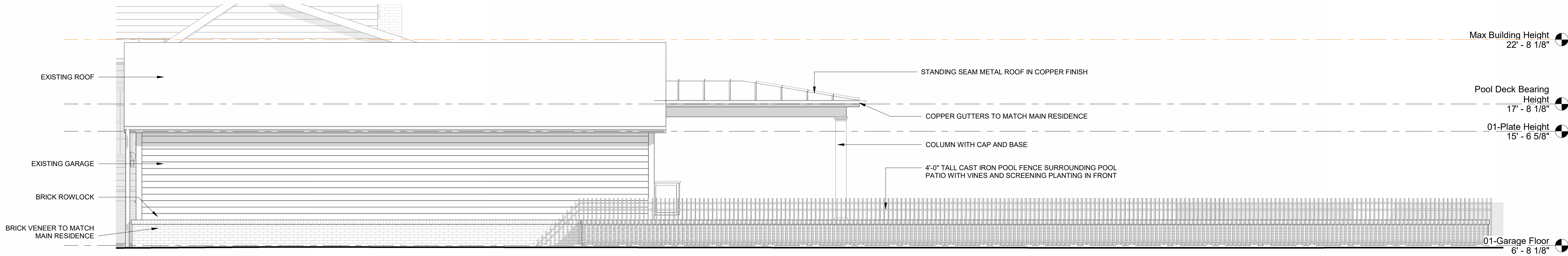
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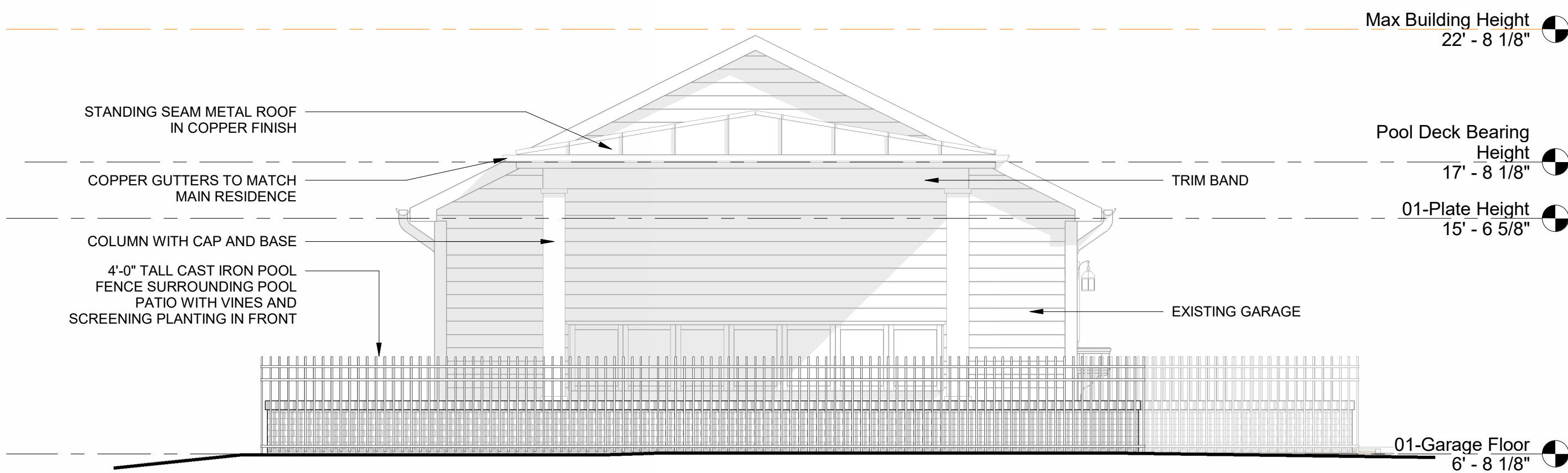
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105 Front Street
Beaufort, North Carolina

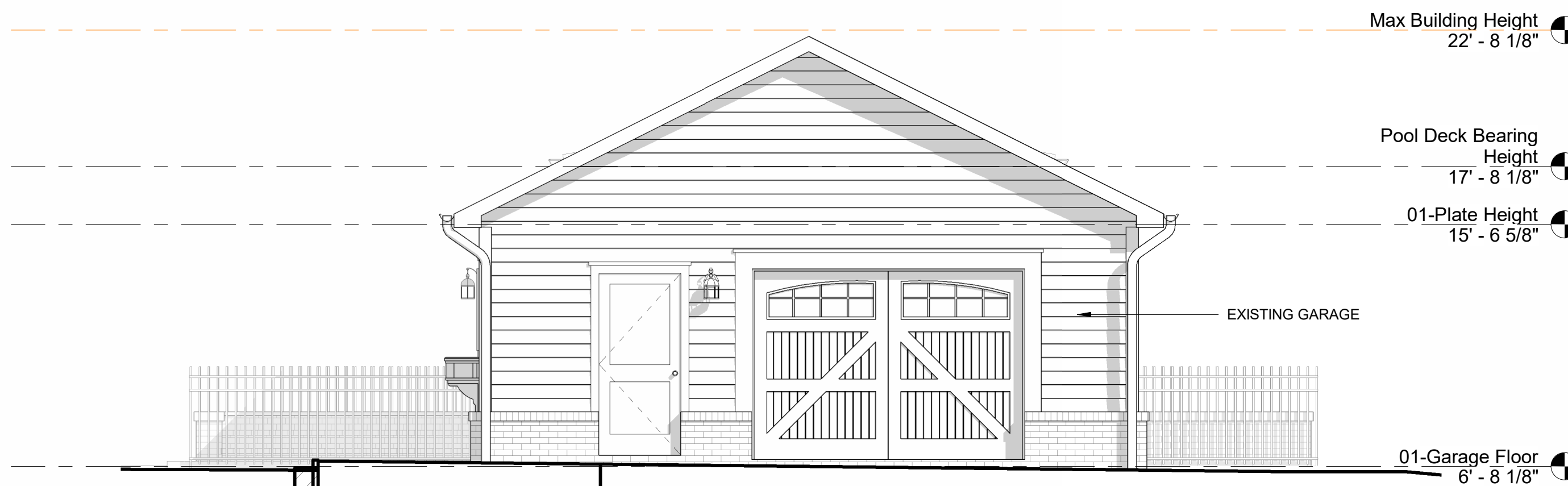
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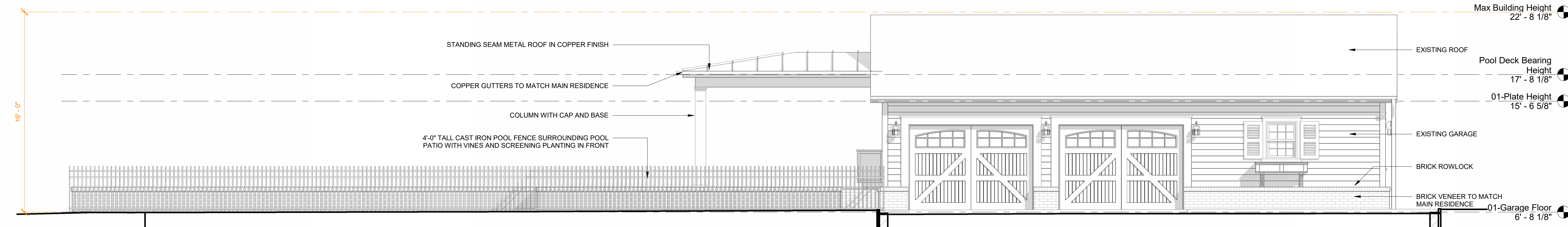
4 Rear
1/4" = 1'-0"



3 Left
1/4" = 1'-0"



2 Right
1/4" = 1'-0"



1 Front
1/4" = 1'-0"

No.	Description	Date

Exterior Elevations

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Sheet Issue Date 07/13/26
Print Date 7/14/2026 8:04:42 AM

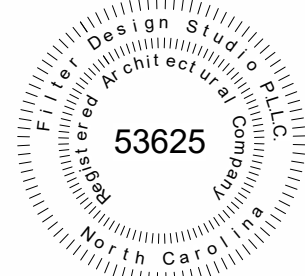
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Scale 1/4" = 1'-0"

Architect Seal



Firm Seal



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Proposed pool and Terrace

105 Front Street

Beaufort, North Carolina

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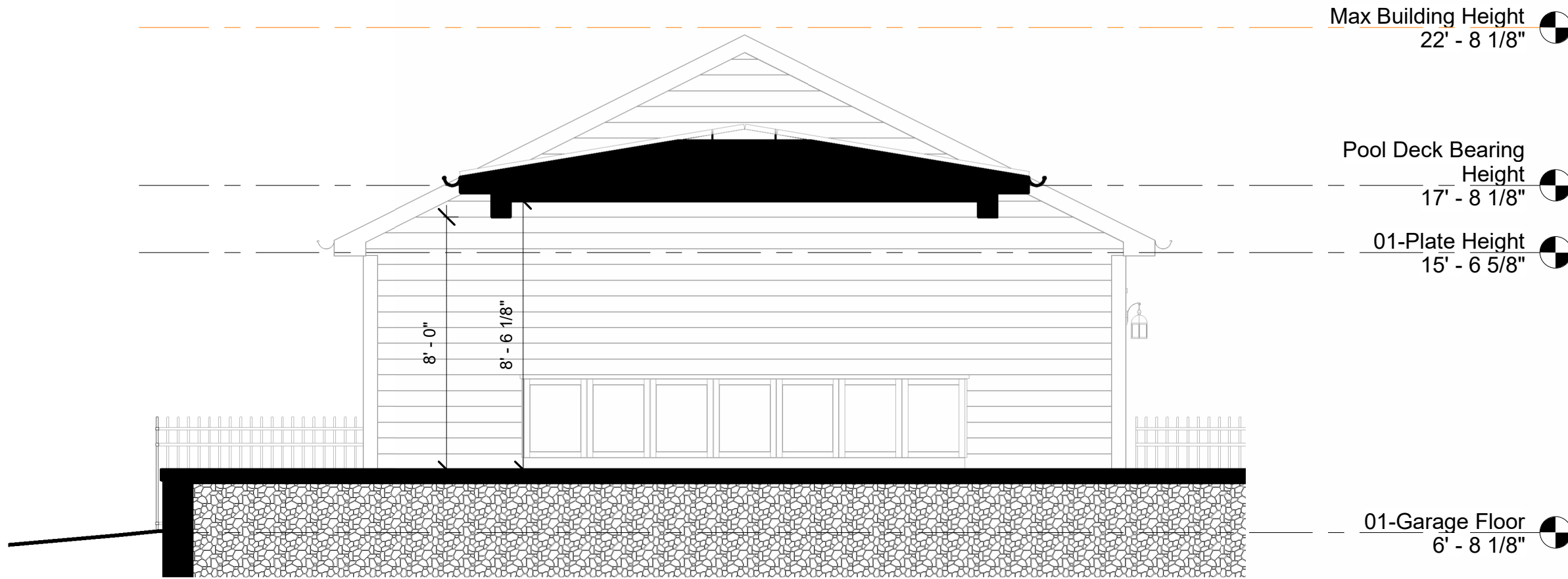
No.	Description	Date

Building Sections

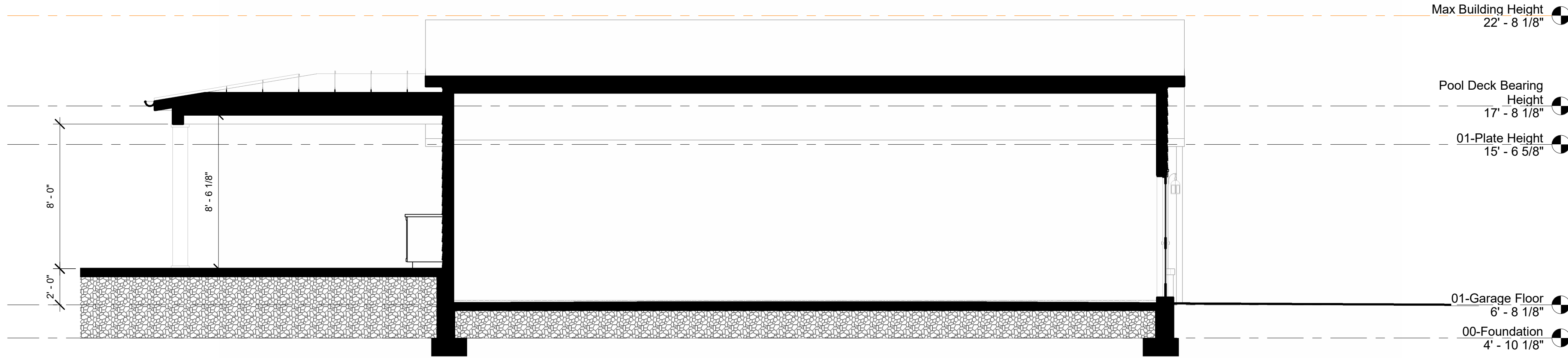
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Sheet Issue Date	07/13/26
Print Date	7/14/2026 8:04:43 AM

A301

Scale 1/4" = 1'-0"



2 Building Section - Covered Pool Deck
1/4" = 1'-0"



1 Building Section - Garage
1/4" = 1'-0"