



Town of Beaufort, NC

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

Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, October 06, 2020 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

1. Call to Order

Roll Call

1. Roll Call

Agenda Approval

1. Agenda Approval for the October 6, 2020 Meeting

Minutes Approval

1. Minutes Approval from the September 21, 2020 Meeting

Administration of Oaths

New Business

1. Case # 20-20 206 Marsh St. - Historic Plaque

Public Comment

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Special Meeting for the Canceled 9/1/2020 Meeting
6:00 PM Monday, September 21, 2020 - Held via Zoom Due to the COVID-19 Pandemic
Minutes**

Call to Order

- 1. Call to Order
Chair Terwilliger called the meeting to order.

Roll Call

- 2. Roll Call
Present for the meeting were Robert Terwilliger, Laura Chadwick Sicklin, Joyce McCune, John Stephens, and Janet Woodward. Secretary Winn declared a quorum.
Also present for the meeting were Kyle Garner, Jeremy Ganey, Denice Winn, Town Attorney Jill Quattlebaum, Commissioner Ann Carter, and Commissioner John Hagel.

Agenda Approval

- 3. Agenda Approval for the September 21, 2020 Meeting
Board Member Stephens made a motion to approve the Agenda as presented. Board member McCune made a second. The motion carried unanimously.

Minutes Approval

- 4. Minutes Approval for the August 18, 2020 Special Meeting
Board Member Stephens made a motion to approve the minutes from the August 18, 2020 meeting as they were presented. Board Member McCune made the second. The motion carried unanimously.
- 5. Minutes Approval for the September 1, 2020 Meeting
Board Member Stephens made a motion to approve the minutes from the September 1, 2020 meeting as they were presented. Board Member Sicklin made the second. The motion carried unanimously.

Administration of Oaths

Chair Terwilliger stated that he would like to read some information that they liked being in the minutes before the Administration of Oaths.

The following documents and resources may be considered by the HPC when deciding whether applications are compliant with relevant standards and law and congruent with the special nature of the Beaufort Historic District as a whole: 1) The Beaufort National Register Historic District comprehensive Survey, a resurvey of the 1970 survey compiled by Ruth Little in 1997, 2) Beaufort, an Album of Memories by Jack Dudley, 3) The Design Guidelines for the Beaufort Historic District and Landmarks 1994, revised 2008, 4) the Town of Beaufort Land Development Ordinance adopted 2013, 5) The 2012 NC Building Code Chapter 34, Existing Buildings and Structures section 3409 on historic buildings updated 2018, and 6) the Town of Beaufort Comprehensive Plan Update prepared by the East Carolina Counsel of Government adopted in 2012. Chairman stated that these documents are available online or they can be gotten through Town Hall. Next the Chairman read through the Quasi-Judicial statement and explained how this group works and that each of the hearings are evidentiary in nature. Chairman stated that State Law sets specific procedures and rules concerning how this Board must make its decisions. Chairman explained that witness must swear or affirm before giving testimony.

At this point Kyle Garner and Jeremy Ganey, staff members were sworn for their testimony.

Old Business

- 6. Case # 18-31 505 Ann Street Rear Addition – COA extension

Chair Terwilliger opened discussion for Case #18-31, Certificate of Appropriateness (COA) Extension for 505 Ann Street. Chair Terwilliger stated that this is a relatively unique situation due to the COA being approved in 2018. Hurricane Florence caused a lack of contractors and delayed the project so the owners were not able to complete the project. He stated that the owners have come back to ask for an extension. Chair Terwilliger told the members of the Board that they had two options. Option 1 the Board could just consider the extension request and vote on whether or not to approve it without having a discussion and going back through everything. Option 2 the hearing could be opened, the Board could do a complete review and then the Board could make a vote. Chair Terwilliger stated that he wanted to poll the members of the Board to see which option they wanted to do. All of the members wanted to go with Option 1. Board Member Stephens had one question of the applicant. He wanted to know if there have been any changes to the original application. Chair Terwilliger stated that they had made a statement to that effect on their application. Board Member Woodward agreed with option 1 but also wanted clarification concerning no changes. Applicant Thomas Myers was present and affirmed for testimony. Board Member Stephens posed the question to Mr. Myers and Mr. Myers confirmed that they proposed no changes from the original application.

Board Member Stephens made a motion to approve Case #18-31, 505 Ann Street, Rear Addition, to extend the COA that was already granted for another period of six months. Board Member Sicklin made a second to the motion. The motion carried unanimously with all five members present voting to approve the motion to grant the extension of the COA for a period of six months.

- 7. Case # 20-15, 513 Front Street - Exterior Paint

Chair Terwilliger reopened Case #20-15, 513 Front Street, Exterior Paint that was tabled from the meeting on August 18, 2020.

Nelson Owens, applicant, was present and affirmed for his testimony. Mr. Owens stated that the only color that is changing is the lap-siding paint. The red color he stated, is going to be matched to the door and the shutters. The gray is going to be a pastel gray. Mr. Nelson stated

he sent an email to Mr. Garner and had asked him to forward it to the Board with updates on what he had done since the last meeting, which included using paint sticks with the colors on them for the members as well as painting sample colors on the structure.

Chair Terwilliger polled each of the members of the board. The members all felt that the colors were appropriate and they thanked him for doing the samples and providing them with the paint sticks. Board Member McCune asked about the "red" and Mr. Nelson clarified that it was color matched to the door as well as using the ruby "flash glass" to match. Board Member McCune also wanted to clarify that the gray was called "Nimbus Gray" and Mr. Nelson stated it was.

Board Member McCune made Findings of Fact, having a reviewed the record and having considered all evidence submitted and oral testimony for Case #20-15, I move that the Commission conclude the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks, Paint and Exterior Colors Guidelines, 6.7.2 and 6.7.4, the applicant having testified under oath tonight that the red color will be a match to the red on the existing door, I move that as part of the finding of fact. Chair Terwilliger made a second. The Findings of Fact carried by a unanimous vote with all five members present voting to approve.

Chair Terwilliger made the motion for the COA, based upon the foregoing findings of fact, in the additional finding and statement that the color of red used in the shutters and door will be matched and coordinated, 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 COA for case 20-15 be issued for the proposed work. Board Member Stephens made the second. The COA carried by a unanimous vote with all five members present voting to approve.

New Business

8. Case # 20-18, 97&99 Sunset Lane - Exterior Siding

Chair Terwilliger opened Case #20-18, 97/99 Sunset Lane. Ms. Beth Bowen, applicant was present and sworn for her testimony.

Mr. Garner provided a summary of what the request is for the Board. He stated the property lies between Front Street and Ann Street. Mr. Garner said this is an existing duplex structure and the applicant is requesting the wood siding be replaced with fiber cement siding. He stated the structure is not an historic structure and that it was built in the 1980's. Mr. Garner said the applicant provided samples in the packet. Chair Terwilliger asked the applicant if she had anything to add. She stated that she would wait for questions.

Chair Terwilliger polled the members of the board and none of them had any questions for the applicant or Mr. Garner and were in favor of the request.

Board Member Stephens made the Finding of Fact, having reviewed the record and having considered all evidence submitted and oral testimony for Case #20-18, I move that the Commission conclude the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks, Wood Siding, Trim, and Ornament Guidelines, 6.2.10 and 6.2.11. Board member McCune made the second. The Findings of Fact carried by a unanimous vote with all five members present voting to approve.

Chair Terwilliger made the motion for a COA, 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 #20-18 be issued for the proposed work. Board Member Stephens made the second. The COA carried by a unanimous vote with all five members present voting to approve.

9. Case # 20-19, 119 Orange Street - Fence

Chair Terwilliger opened Case #20-19, 119 Orange Street. The applicant, Robert Marshall was present and affirmed for his testimony.

Mr. Garner gave a brief summary of the request. Mr. Garner explained the applicant was requesting to add a 10 foot section of Beaufort style fence on the back side of the lot. Mr. Garner stated that Mr. Marshall would like to match the existing fence in his yard and that the gate would be 60 inches in height, which is 5 feet and it will be painted white to match. Mr. Marshall stated that the only thing he would add is the finishing the 10 foot section in back of the property.

Chair Terwilliger polled the board members. Board Member Stephens had a question concerning where the fence was going to go. Mr. Marshall clarified fence was going in the rear of the property. Board Member Woodward wanted to clarify that Mr. Marshall was going for 10 feet in length and not height.

Chair Terwilliger opened for public comment and hearing none closed the public comment.

Board Member Stephens stated he would do the Finding of Fact but had one other question. Board Member Stephens stated that the application was not clear on the height of the gate nor where the new section of fence was going. Mr. Marshall stated that the gate is in the rear of the yard but it is visible from the street and that he was requesting to make 60 inches or 5 feet for more privacy. Board Member Stephens wanted to clarify that they were not approving anything higher than 4 feet for the front of the house. Mr. Marshall stated they were not touching any fence on the street side of the property.

Board Member Stephens made the Finding of Fact, having reviewed the record and having considered all evidence submitted and oral testimony for Case #20-19, I move that the Commission conclude the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks, Fences and Walls Guidelines, 8.2.2 and 8.2.3, with the understanding that none of the proposed new fence or addition is on the front side of the property. Board Member Sicklin made the second. The Findings of Fact carried by a unanimous vote with all five members present voting to approve.

Chair Terwilliger made the motion for the COA, 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 #20-19 be issued for the proposed work. Board Member McCune made the second. The COA carried by a unanimous vote with all five members present voting to approve.

Public Comment

No public comments

Commission / Board Comments

Board Member Stephens requested a copy of the handout for evidentiary hearing process be sent out by email. Ms. Quattlebaum stated she would send it out to everyone. Board Member Stephens wanted to know the process for enforcing the Guidelines for the historic district and he wanted to know if the board members should be the ones to "police" those things and report them. Mr. Garner stated that staff finds things, the board members report things and that they also hear from business owners and neighbors. Board Member McCune stated that the old Somerset Square building has some siding that doesn't match and wanted to know what was going on with that. Mr. Garner stated that all of that is supposed to match. Board Member Stephens asked about the ADA compliance component and if they were going to put a lift in. Mr. Garner stated that Mr. Ganey and Ms. Bowden are on top of this project. Mr. Garner stated that the Department would give an update on the project at the next

meeting. Board Member Woodward stated that this board is a wonderful group who does their homework and they really care about the historic district. Board Member Woodward asked if the Courthouse was in the historic district. Mr. Garner stated that the Courthouse is but if Board Member Woodward was referring to the new monument that there are currently no guidelines for that. Chair Terwilliger had one comment around the new Guidelines/Regulations and he stated that the Board really needs to review these and stay on top of this. He stated he felt the six month completion for the COA's timeline for completion needs to be extended to at least a year or 18 months. Chair Terwilliger stated he wanted to come up with some kind of standard for paint colors. He stated that he wanted the Board to think about the direction they want to go with the paint colors and come up with ways to approach it. Mr. Garner stated that one of the State representatives was going to do some research for the Town of Beaufort. Chair Terwilliger stated the State representative, Christy Brantley, was going to be doing some research and he was going to ask her to do a presentation once she compiled all of data.

Staff Comments

Mr. Garner stated that the consultant doing the Guidelines had just finished the element dealing with flood protection, elevation and things of that nature. The outline has been submitted to the State for review. Mr. Garner stated that there may be someone purchasing the old First Citizens Bank and the Board may be seeing an application for a sign in the future. Mr. Garner stated that on the 100 block of Turner Street, the Town is looking to do some street scaping. He also stated that Topsail Park will be getting some grass and a clean up of that area. Mr. Garner stated that Mr. Ganey will have a report for you at the next meeting and we have one item, a historic plaque.

Adjourn

Board Member Stephens made a motion to adjourn the meeting. Board Member McCune made the second. The motion carried unanimously to adjourn the meeting with all five members present voting yes.

Robert Terwilliger, Chairman

Denice Winn, Secretary



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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Monday, October 6, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-20 206 Marsh St. - Historic Plaque

BRIEF SUMMARY:
Request for a Historic Plaque at 206 Marsh Street

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:
5 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: September 23, 2020
Case No.: 20-20

Request: Request for a Historic Plaque at 206 Marsh Street

Applicants: John & Mary Phillips
 206 Marsh Street
 Beaufort, NC 28516

Property Information:

Owners: Same
 Location: 206 Marsh Street
 PIN: 730506392855000

Project Information:

In the District Survey, updated by Ruth Little, the house at 206 Marsh is described as **HOUSE** c. 1911. 2-Story, 3-bay, Foursquare house with hipped roof, plain siding, hipped dormer, boxed eaves, 1 interior brick chimney, 1/1 sash with molded caps, and front door with sidelights and transom. Hipped porch with doric columns and turned railing. Area first mapped by Sanborn in 1913; house is on Map.

Outbuilding c. 1945 2-bay front gable outbuilding with 4/4 sash, German siding, and asbestos siding.

Proposed work:

- Request for a Historic Plaque.

Attachments:

- Vicinity Map
- List of Adjacent Property Owners
- COA Materials submitted by the applicant

Eligibility:

1. Structure must be at least 100 years old.
2. Structure must not be subjected to extensive exterior remodeling nor be so altered that the architectural integrity of the structure no longer remains.

Documentation:

The documentation must be produced by the applicant. It is the responsibility of the applicant to do so or have done all the research necessary to provide the documentation to the Historic Preservation Commission. Included in the document should be:

Written proof of the date of construction, or the earliest date of reference in the tax records, to show that the structure existed. Any records can be used to substantiate the existence of the structure, including early maps of the area, or other comparable documentation (with verification by outside sources if necessary) at the Historic Preservation Commission’s discretion. In addition, there must be visible evidence of construction methods of the period. Other information to be included: photos of each side of the outside, photos of interior features used in determining age, scaled map of the lot on which the structure stands indicating all changes in lot by deed(s).

Plaque Guidelines:

4.2.1

If the request to obtain a plaque is granted, the applicant will receive written permission from the Beaufort Historic Preservation Commission. This permission will state the earliest name and date as determined by the Beaufort Historic Preservation Commission. No other information may be placed on the plaque.

4.2.2

The applicant will be responsible for all expenses of obtaining the plaque and its maintenance. Once a plaque is received by the applicant, it is the responsibility of the owner not to make changes that would alter the architectural integrity of the structure.

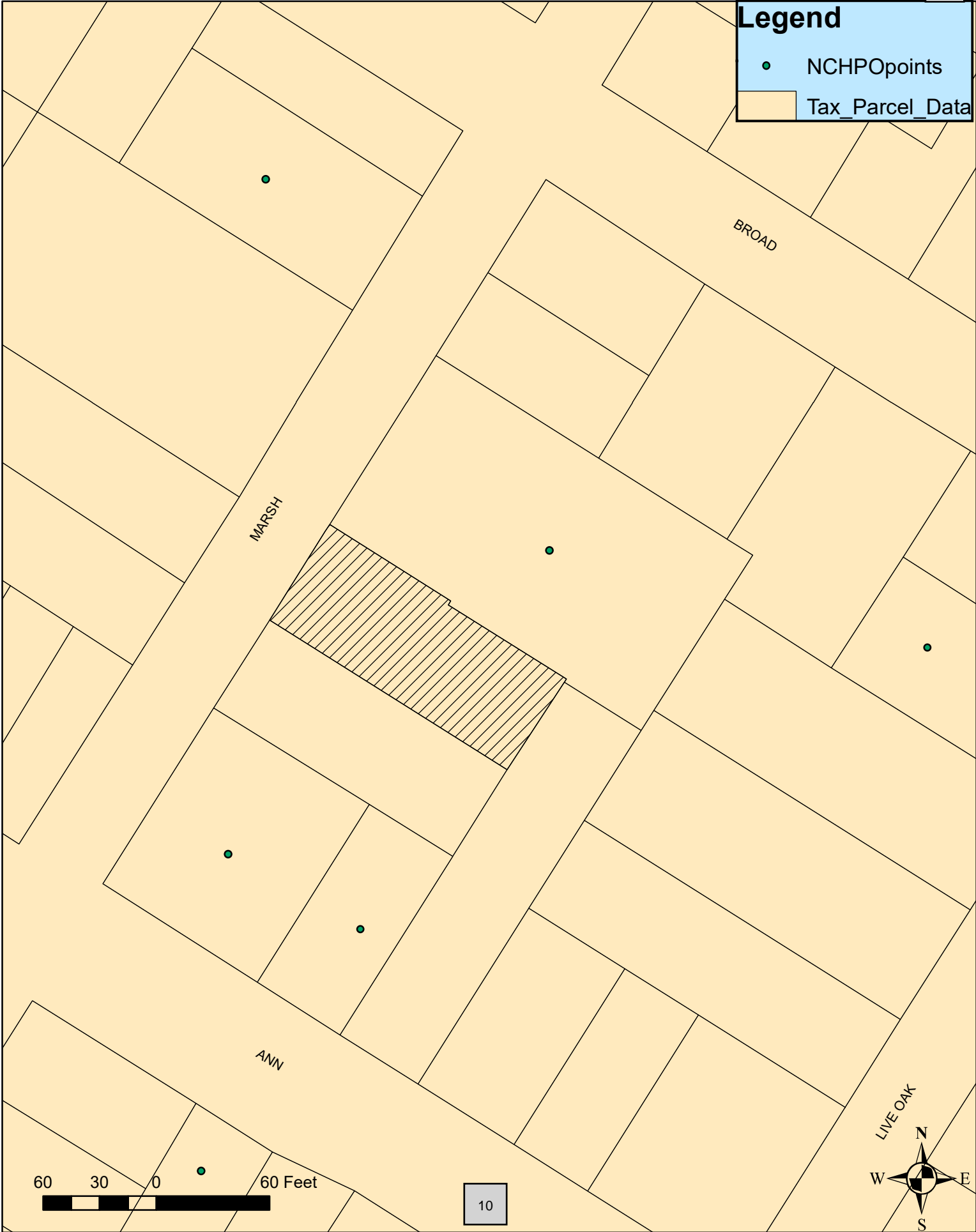
4.2.3

The plaque should be to the exact specifications of the Historic Preservation Commission. If future changes not appropriate to the original documentation which govern the issued plaque occur, the Commission has the right to request the removal of the plaque.

BHPC Case 20-20 206 Marsh Street - Plaque

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL HOUSE</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>L ST</u>	<u>MAIL Z1</u>	<u>MAIL Z15</u>
ANKENY,JAMES W ETUX MARY ANN	101	STURBRIDGE ROAD	RALEIGH	NC	1551	27615
JOHNSON,JOSEPH W ETUX ETAL	204	MARSH STREET	BEAUFORT	NC		28516
KING,DAVID ETUX ANNA	807	ANN ST	BEAUFORT	NC		28516
MADES,ROBERT KEITH ETAL WILLIS	1471	MERRIMON ROAD	BEAUFORT	NC		28516
MOSIER,DAVID W JR ETUX LYNN H	1134	HARVEY STREET	RALEIGH	NC		27608
PHILLIPS,JOHN ETUX MARY	206	MARSH STREET	BEAUFORT	NC		28516
WALKER,DARYL F	207	MARSH ST	BEAUFORT	NC		28516

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$50.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: John and Mary Phillips

Applicant Address: 206 Marsh Street, Beaufort

Business Phone: _____ Email/Cell: 678-523-1154

Property Owner Name: Same as above mephillips162@gmail.com

Address of Property: _____

Phone Number: _____ Email/Cell: _____

PROJECT INFORMATION

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

Application for historic Plaque

Estimated Cost of Project: \$ _____

Year House Built: 1910
8/14/2020 purchased 2/1911

Mary E Phillips
Applicant Signature

Date

Property Owner Signature (if different than above)

Date

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

OFFICE USE ONLY

Received by: JG

Reviewed for Completeness: _____

Date: 08/17/2020

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

Please provide the following along with this checklist form, with the COA application:

1. Items required for ALL projects:

- A list all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- A site plan showing dimensions of both existing and proposed conditions.
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.).

2. Items required as applicable to project:

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

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

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

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

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

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

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

APPLICATION FOR STRUCTURE HISTORIC PLAQUES

DIRECTIONS: "USING THE GUIDELINES FOR OBTAINING PLAQUES"
PLEASE ANSWER THE FOLLOWING QUESTIONS AND
GIVE PERTINENT INFORMATION.

1. Property Owner(s)
John and Mary Phillips
Address
206 Marsh Street, Beaufort
Telephone number
678-523-1154
2. Address of Property
206 Marsh Street, Beaufort
3. Year building/structure was built
1910 - purchased 2/1911
4. Builder's name (if known)
C.C. Euthrie
5. Architect's name (if known)

6. First Owner (if known)
Wiley Higgins Taylor
7. Describe architectural style of building
2-story, foursquare with hipped roof, plain siding,
hipped dormer, boxed eaves, hipped porch
with Doric columns and turned railing
8. Important or interesting facts about the building/structure (can be
answered on a sheet of paper.) Balloon framing,
found penciled "W.H. Taylor, Beaufort NC"
written on interior trim piece

9. Please attach documentation regarding age and style of structure as well as current pictures of the front. If an early picture of the building/ structure is available, please include it.

10. What visible evidence of construction methods of the period can be found?

Extensive molding, Doric Columns, plain siding, Staircase, hardwood flooring

11. What records can be used to substantiate the existence of this structure?

original Mortgage Deed ~ W.H. Taylor & wife dated February 28, 1911 (copy of) we have the original *
Mamz Warszawa's Book (pg 142)

ADJACENT PROPERTY OWNERS

Name: Joe and Susan Johnson
Address: 204 Marsh St
Phone: 252-504-7199 (h) 252-732-0675 (c)

Name: David and Lynn Mosier
Address: 208 Marsh St
Phone: 252-838-9588 (h) 919-815-4545 (cell)

Name: Daryl Walker
Address: 207 Marsh St (across street)
Phone: 919-219-9840

Name: _____
Address: _____
Phone: _____

Name: _____
Address: _____
Phone: _____

Name: _____
Address: _____
Phone: _____

MORTGAGE DEED

W. A. Taylor

his wife

TO

The Bank of America
Trust Co

For \$

Dated July 28th 1911

Filed for registration on the 28th day of
July, 1911

at 10 o'clock P. M., and registered

in the office of the Register of Deeds for

Carroll County,

in Book No. 10, page 253, this

28th day of July, 1911

W. J. Walker

Register of Deeds for Carroll County.

STATE OF NORTH CAROLINA,

COUNTY.

I, J. C. Wade, Clerk of the Superior Court, do hereby certify that W. A. Taylor and Gallie B. Taylor, his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance; and the said Gallie B. Taylor being by me privately examined separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband, or any other person, and that she doth still voluntarily assent thereto. Let the same, with this certificate, be registered.

Witness my hand and official seal, this 28th day of February, A. D. 1911.

STATE OF NORTH CAROLINA,

COUNTY.

I, _____, Justice of the Peace, do hereby certify that _____ and _____ personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance; and the said _____ being by me privately examined separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband, or any other person, and that she doth still voluntarily assent thereto. Witness my hand and private seal, this _____ day of _____, A. D. 19_____.

STATE OF NORTH CAROLINA,

COUNTY.

The execution of the foregoing instrument was this day acknowledged before me by _____, the grantor, for the purposes therein expressed. Let the same, with this certificate, be registered. Witness my hand and _____ seal, this _____ day of _____, 19_____, J. P. (Seal)

STATE OF NORTH CAROLINA,

COUNTY.

The execution of the foregoing instrument was this day proven before me by the oath and examination of _____, the subscribing witness thereto. Let the same, with this certificate, be registered. Witness my hand and _____ seal, this _____ day of _____, 19_____.

STATE OF NORTH CAROLINA,

COUNTY.

The foregoing certificate of _____ of _____ County, is adjudged to be correct. Let the instrument, with the certificates, be registered. Witness my hand and official seal, this _____ day of _____, 19_____.

Clerk Superior Court

NORTH CAROLINA Curter County

THIS INDENTURE, Made this 28 day of February A. D. 1911, by and between Wiley N. Taylor and Collier B. Taylor, his wife, of North Carolina County, and State of North Carolina, parties of the first part, and The Beaufort Banking & Trust Company of Curter County, and State of North Carolina, part is of the second part:

WITNESSETH, THAT WHEREAS, Said part is of the first part are justly indebted to said part is of the second part in the sum of Nine hundred and fifty Dollars, as evidenced by cash bond is of even date herewith, bearing interest from date at six per cent per annum, and due and payable on the six months from date

AND WHEREAS, said part is of the first part are anxious to secure the payment of said bond is at maturity: NOW, THEREFORE, in consideration of the premises, and for the purposes aforesaid, and for the sum of ten dollars to the part is of the first part paid by the part is of the second part, the receipt of which is hereby acknowledged, said part is of the first part have is given, granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do is hereby give, grant, bargain, sell, alien, convey and confirm unto said part is of the second part their share and assigns forever, a certain piece or tract of land lying and being in Curter County, State aforesaid, in Beaufort Township, and described and defined as follows, to wit:

Part of Lot No. 3rd New Town beginning at the Southwest Corner of John Jones' lot on Marsh Street, running Eastwardly with said Jones line 110 feet to the Thomas line, thence Southwardly with said Thomas line 70 feet, thence Westwardly parallel with said Street 110 feet, thence Northwardly with said Street to the beginning; also Part of Lot No. 3rd New Town beginning at the Southwest Corner of the above described

lot containing about the width of 40 feet
 40 feet thence Easterly, parallel with
 Cross Street to the Thomas line, thence with
 said Thomas line Northwards 40 feet, thence
 Westwardly parallel with Cross Street to the
 beginning of the lot. Also all building and
 both of above lots.

To HAVE AND TO HOLD said land and premises to ~~the~~ said part~~s~~ of the second part, ~~their~~ ^{their} Successors and assigns forever. And said part~~s~~ of the first part do covenant to and with said part~~s~~ of the second part, ~~that~~ ^{they} are the owners and seizers of said premises in fee simple; that ~~they~~ ^{they} have the right to convey the same; that the same are free from any encumbrance whatsoever, and that ~~they~~ ^{they} will forever warrant and defend the title to the same from the lawful claims of all persons whomsoever.

IT IS UNDERSTOOD AND AGREED between the parties to this Deed that the part~~s~~ of the first part shall keep the buildings on said premises insured in some reliable Insurance Company having an agency in the said County of ~~Carroll~~ ^{Carroll} in the sum of ~~Seven Hundred, fifty~~ ^{Seven Hundred, fifty} ~~and no~~ ^{and no}

Dollars, and if any loss should occur the same shall be payable to the part~~s~~ of the second part, to be applied, as far as it may extend, to the satisfaction of this Mortgage. And if the part~~s~~ of the first part shall fail to insure said buildings for ten hours, the part~~s~~ of the second part shall be at liberty to effect such insurance, and the amount expended for insurance shall be deemed principal money, bearing ~~Six~~ ^{Six} per cent interest per annum, and be payable when the next installment of interest becomes due.

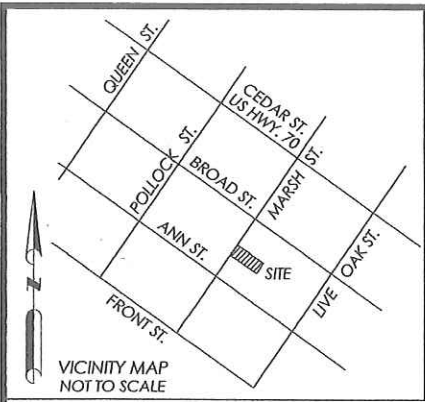
But this deed is made on this special trust: That if said part~~s~~ of the first part shall well and truly pay to said part~~s~~ of the second part, or ~~their~~ ^{their} legal representatives, the bond herebefore described, at ~~its~~ ^{its} maturity, then this Deed to be null and void.

But if default shall be made in the payment of said bond ~~and~~ ^{and} the interest on the same, or any part of either, at maturity, then and in that event it shall be lawful for and the duty of said part~~s~~ of the second part to sell said land hereinbefore described, to the highest bidder, for cash, at the court-house door in ~~Carroll~~ ^{Carroll} County, first advertising said sale by posting notice thereof at the court-house door and three other public places in said county for thirty days immediately preceding such sale, and also publishing said notice for four weeks in some newspaper published in said county, and convey the same to the purchaser in fee simple; and out of the moneys arising from said sale to pay said bond ~~and~~ ^{and} interest on same, together with costs of sale, and pay surplus (if any) to said part~~s~~ of the first part, or ~~their~~ ^{their} legal representatives.

IN TESTIMONY WHEREOF, said part~~s~~ of the first part hereto subscribe their names and affix their several seals.

Signed, sealed and delivered in the presence of
 _____ (Seal)
 _____ (Seal)

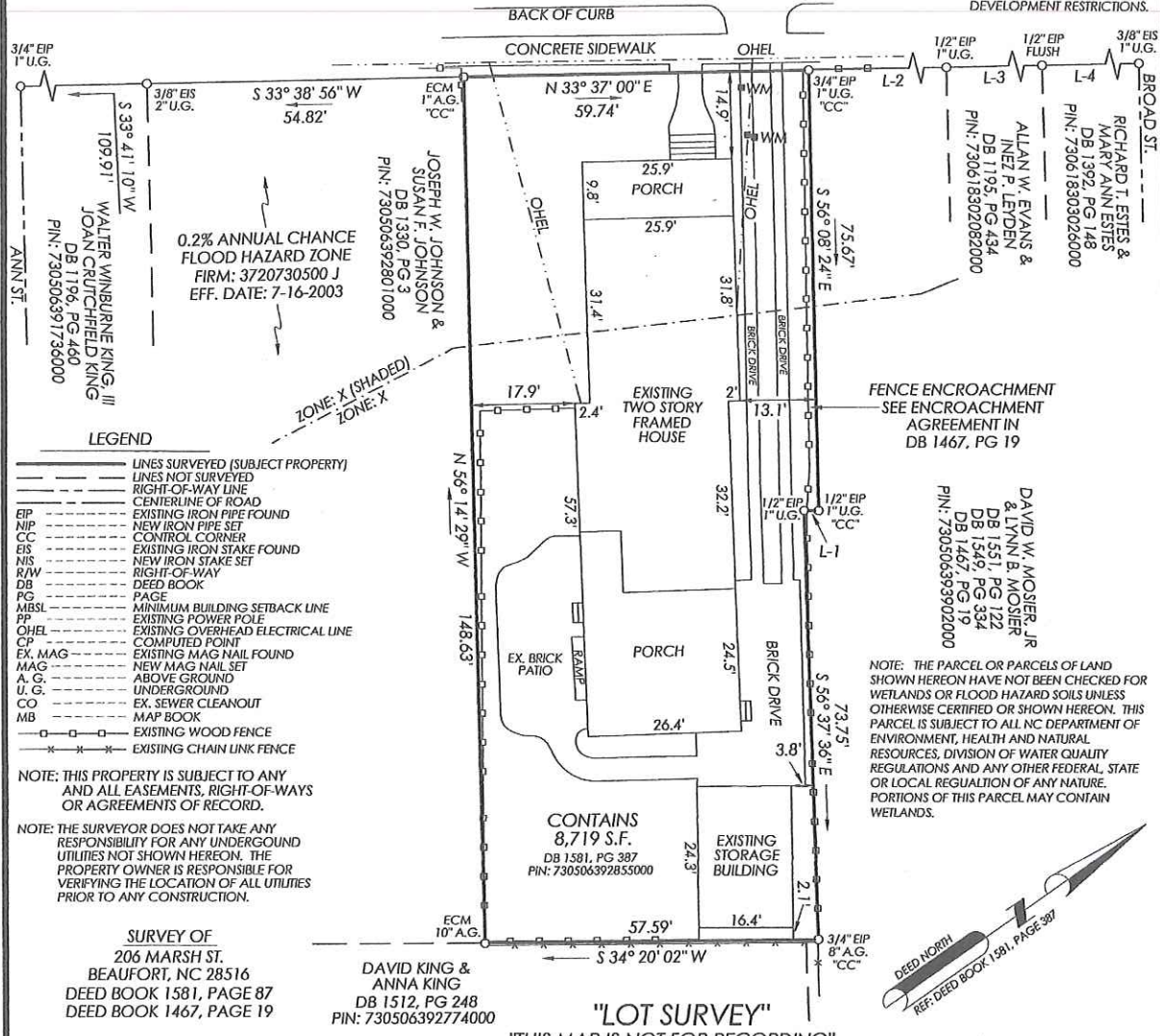




SURVEYORS DECLARATION TO WHOM IT MAY CONCERN: It is the responsibility of the present owner(s) or future owner(s) of the property shown hereon to check for any wetlands, high water table or other water conditions which may cause a portion of this property to be unusable for certain uses. No responsibility of any nature is assumed by the surveyor for any conditions which may presently exist on the property shown hereon but are unknown to the surveyor such as: Cemeteries, Family Buying Grounds, Toxic or Hazardous Waste Materials, Underground Utilities, Existing or Proposed easements or right-of-ways, etc. not shown hereon. Any utilities or features and any easements, right-of-ways or buffers associated with said utilities or features shown hereon are shown according only to what was known or visible at the time of this survey by the surveyor. This property may be subject to additional easements or right-of-ways unknown to the surveyor at this time that a complete title examination may reveal. There shall not be any construction in the area of any utilities, easements or right-of-ways without a complete title examination and additional surveying to identify the accurate widths and correct locations of record of any easements or right-of-ways. The surveyor is NOT an Attorney at Law and it is advised that the owner of this property consult with a Licensed Attorney of Law to perform a complete title examination to confirm all known encumbrances and reveal any potential encumbrances or title issues associated with this property.

LINE	BEARING	DISTANCE
L-1	S 35° 15' 09" W	2.52'
L-2	N 33° 34' 13" E	105.26'
L-3	N 33° 39' 15" E	54.85'
L-4	N 33° 24' 14" E	56.00'

NOTE: TOWN OF BEAUFORT SHOULD BE CONTACTED TO DETERMINE BUILDING SETBACKS AND ANY OTHER DEVELOPMENT RESTRICTIONS.



- LEGEND**
- LINES SURVEYED (SUBJECT PROPERTY)
 - LINES NOT SURVEYED
 - RIGHT-OF-WAY LINE
 - CENTERLINE OF ROAD
 - EXISTING IRON PIPE FOUND
 - NEW IRON PIPE SET
 - CONTROL CORNER
 - EXISTING IRON STAKE FOUND
 - NEW IRON STAKE SET
 - RIGHT-OF-WAY
 - DEED BOOK
 - PAGE
 - MINIMUM BUILDING SETBACK LINE
 - EXISTING POWER POLE
 - EXISTING OVERHEAD ELECTRICAL LINE
 - COMPUTED POINT
 - EX. MAG --- EXISTING MAG NAIL FOUND
 - MAG --- NEW MAG NAIL SET
 - A.G. --- ABOVE GROUND
 - U.G. --- UNDERGROUND
 - CO --- EX. SEWER CLEANOUT
 - MB --- MAP BOOK
 - EXISTING WOOD FENCE
 - EXISTING CHAIN LINK FENCE

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD.

NOTE: THE SURVEYOR DOES NOT TAKE ANY RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

SURVEY OF
 206 MARSH ST.
 BEAUFORT, NC 28516
 DEED BOOK 1581, PAGE 87
 DEED BOOK 1467, PAGE 19

DAVID KING &
 ANNA KING
 DB 1512, PG 248
 PIN: 73050639274000

"LOT SURVEY"
 "THIS MAP IS NOT FOR RECORDING"

NOTE: PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.

I, LINWOOD E. BYRD, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 1581, PG 387, DB 1423, PG 177 & DEED BOOK 1467, PG 19); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS REFERENCED ON THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1 : 10,000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)

THIS THE 1st DAY OF SEPTEMBER, 2017.

Linwood E. Byrd, Jr.
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-4662



SURVEY FOR		
JOHN PHILLIPS & MARY PHILLIPS		
TOWNSHIP BEAUFORT	COUNTY CARTERET	STATE NORTH CAROLINA
SURVEYED BY LEBJ		ZONE
DRAWN BY LEBJ		CITY BEAUFORT
CHECKED BY LEBJ		PIN: 730506392855000
ACREAGE COMPUTED BY COORDINATE METHOD ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE NOTED		
0 20' 40' SCALE: 1" = 20'		

BYRD C-0719

SURVEYING, P.A.

LAND SURVEYING
 112 E. JOHNSTON STREET
 SMITHFIELD, N.C. 27577
 PHONE: 919-989-9300
 www.byrdsurvey.com

DATE 9-1-2017	DRAWING NO. 17-089
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HISTORIC Beaufort NORTH CAROLINA

A Unique Coastal Village Preserved



MARY WARSHAW

Recommended by the Beaufort Historical Association

Simpson were the driving force behind the creation of the Carteret County Coat of Arms. When she died in 1985, Miss Loftin left the house to the Carteret Historical Society; the society sold to Mike and Mitty Beal, who extensively remodeled it.

1997 Survey: Heavily altered and remodeled 1½-story, 3-bay, side-gable house with flush eaves, now expanded with large front-gabled 2-story porch, a north gabled wing and read shed dormer. All exterior fabric is replacement. The house was originally a traditional Beaufort-style coastal cottage that faced the waterfront; it has lost its architectural character through alterations.



206 Marsh Street
WILEY H. TAYLOR HOUSE
circa 1911



C.C. Guthrie built the home for Wiley Taylor. Born on the "Hellen Farm" in the community of Bettie, Wiley Higgins Taylor (1879–1970), son of Edwin Warren Taylor and Emeline Bryan Hellen, first married Sallie Ward Bell in 1904. About 1919, he married Ruth Elizabeth Ives of Grifton.

Wiley Taylor was employed in a local wholesale grocery business, known as Beaufort Grocery. He served several terms as a Beaufort Commissioner and worked on the mailboat to Ocracoke before his appointment as postmaster.

USPS: On August 31, 1933, Wiley Higgins Taylor Sr. assumed the postmastership at Beaufort. He retained that office for almost sixteen years. During Taylor's tenure, the town post office was relocated to 701–703 Front Street; he also supervised the hanging of one of Beaufort's unique assets, the post office murals. In 1940, Wiley Higgins Taylor Sr. was appointed "lifetime postmaster" for Beaufort by the United States Senate. He retired in May 1949.

1997 Survey: 2-story, Foursquare house with hipped roof, plain siding, hipped dormer, boxed eaves, interior brick chimney, sash with molded caps and front door with sidelights and transom. Hipped porch with Doric columns and turned railing.

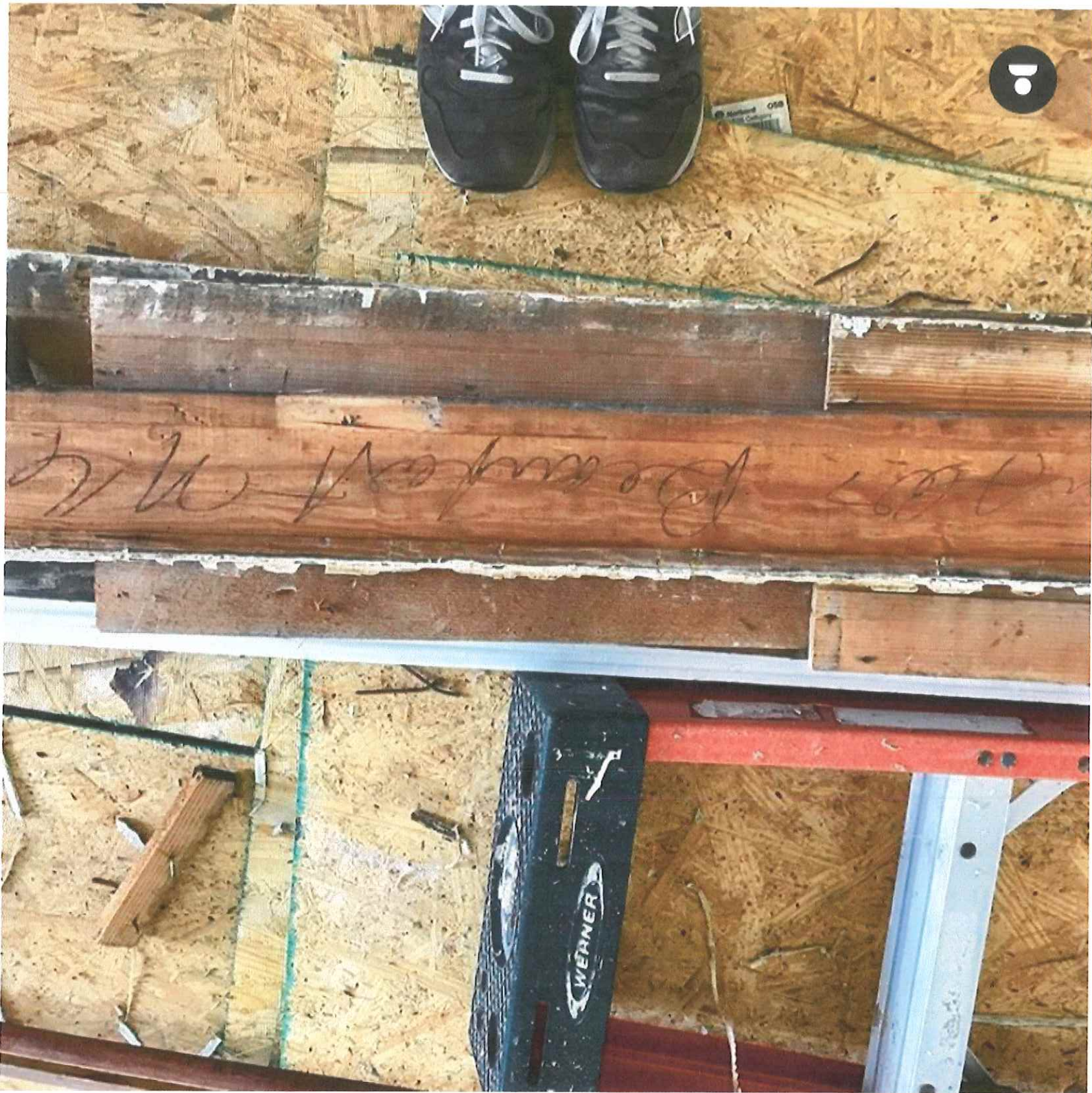


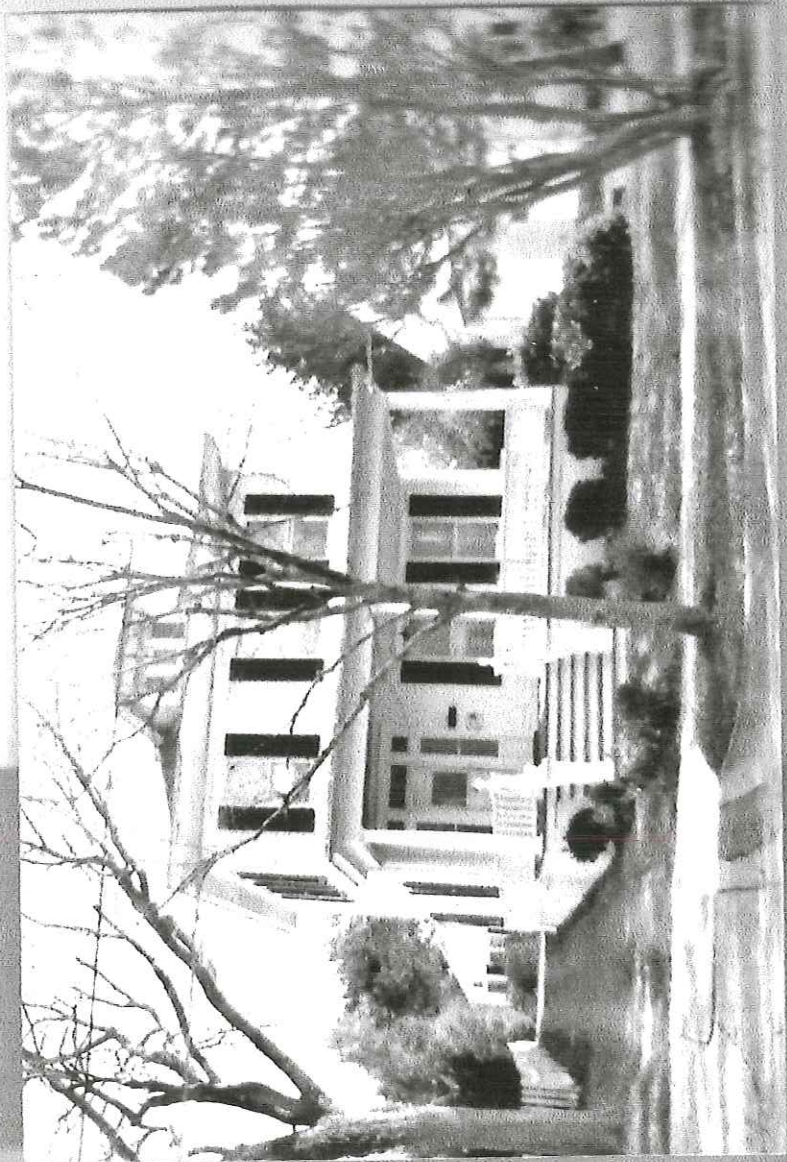
208 Marsh Street
***JOHN B. JONES HOUSE**
circa 1885 – plaqued

John Benners Jones' father, Redding Jones, was born in Carteret County about 1815. Married in 1836, Redding and Nancy Guthrie became parents of the following children: David M., born in 1837, married Susan F. Dill; Hannah, born about 1840; John Redding, born about 1843, married Margaret A. Guthrie; Mary, born about 1844; and John Benners Jones (1848–1925) married Hannah Delamar. While returning to Beaufort from a trip to the West Indies about 1850, Capt. Redding Jones was lost at sea.



penciled "W.H. Saylor Beaufort, NC"
 found on interior molding







1.



1.

Front Interior Door

1.



