



## **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](http://www.beaufortnc.org)

### **Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, March 01, 2022 - Virtually Via Zoom Monthly Meeting**

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#### **Call to Order**

#### **Roll Call**

#### **Agenda Approval**

#### **Minutes Approval**

- [1.](#) HPC Draft Minutes for 2.1.22

#### **Administration of Oaths**

#### **New Business**

- [1.](#) Case # 22-06 305 Moore Street - Expansion of Existing Outbuilding
- [2.](#) Case 22-07 205 Marsh Street – Historic Plaque
- [3.](#) Case 22-03 312 Ann Street- Window Change
- [4.](#) Case 22-09 124 Middle Lane - Pergola & Pavilion

#### **Public Comment**

#### **Commission / Board Comments**

#### **Staff Comments**

#### **Adjourn**

DRAFT



**Town of Beaufort, NC**

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

**Call to Order**

Vice-Chair Joyce McCune called the January 4, 2022 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

**Roll Call**

Secretary Anderson took roll call and the following members were present for the meeting: Vice-Chair Joyce McCune, John Flowers, Ian Huckabee, and John Stephens. A quorum was declared with four members present.

Also present for the meeting were Kyle Garner, Jeremy Ganey and Laurel Anderson.

**Agenda Approval**

Vice-Chair McCune asked if there were any changes to the Agenda and hearing none, she asked for a motion.

*Member Flowers made the motion to approve the Agenda and Member Stephens made the second. Ms. Quattlebaum took a roll call vote that was unanimous.*

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

**Minutes Approval**

Vice-Chair McCune asked if there were any changes to the December 7, 2021 Meeting Minutes. She also asked if there were any changes to the January 4<sup>th</sup> Meeting Minutes and Member Flowers stated that in the staff comments "interior" should be changed to "exterior". Vice-Chair McCune asked for a motion to accept the minutes with the change made.

*Member Flowers made the motion to approve the Minutes with the changes made and Member Stephens made the second. Secretary Anderson took a roll call vote that was unanimous.*

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

**Vote for Chair & Vice-Chair**

Attorney Quattlebaum asked for nominations for the position of Chair for the HPC and Member Stephens nominated Vice-Chair McCune. There being no other nominations the floor was closed.

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

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

Chair McCune asked for nominations for the position of Vice-Chair for the HPC and Member Stephens nominated Member Flowers. There being no other nominations the floor was closed.

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

*Voting yea: Chair McCune, Member Flowers, Member Huckabee, Member Stephens*

**Administration of Oaths**

Vice-Chair McCune then read the Quasi-Judicial statement. Secretary Anderson administered the Oath to Kyle Garner and Jeremy Ganey.

**New Business**

- 1. Case #22-04, 115 Front Street – Historic Plaque

Chair McCune introduced Case 22-04 and Ms. Anderson administered the oath to applicant Dillon Rose. Mr. Garner then gave an overview of the request.

Chair McCune asked Mr. Rose for further information pertaining to the date and name for the house. Mr. Rose stated that he thought the Board would give guidance as to choosing the date and name. Mr. Garner stated that the Board could give guidance if the homeowner agreed to accept their findings.

After discussion among Mr. Rose and the Board regarding the age and name of the house, it was decided that the year 1900 and “Fulford House” would be acceptable for the plaque.

Chair McCune then asked for a motion for a Finding of Fact.

*Member Stephens made the motion for the Finding of Fact for a plaque to be issued for the year 1900 and name “Fulford House”, under plaque guidelines to include 4.2.1, 4.2.2, and 4.2.3. Member Huckabee made the second. Secretary Anderson took a roll call vote that was unanimous.*

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case 22-04.

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

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

Chair McCune then declared Case 22-04 approved and closed.

- 2. Case #22-05, 314 Ann Street – Signage

Vice-Chair McCune introduced Case 22-05 and Ms. Anderson administered the oath to applicant John Lampros. Mr. Garner then gave an overview of the request.

Chair McCune asked Mr. Lampros if he had further information to add. Mr. Lampros gave a detailed description of the new signage for the 314 Ann St. paid parking lot.

After further discussion among Mr. Lampros and the Board, Chair McCune asked for a motion for a Finding of Fact for Case 22-05.

*Vice-Chair Flowers made the motion for the Finding of Fact including sign guidelines 8.6.1, 8.6.2, and 8.6.5 and Member Stephens made the second. Secretary Anderson took a roll call vote.*

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

Vice-Chair McCune asked for a motion for a Certificate of Appropriateness.

*Member Stephens made the motion for the Certificate of Appropriateness including all guidelines and Member Huckabee made the second. Secretary Anderson took a roll call vote.*

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

Vice-Chair McCune then declared case 22-05 closed.

**Public Comment**

There was no public comment.

**Commission / Board Comments**

Mr. Stephens asked Mr. Garner if the project at the old First Citizens Bank had a permit for the work done at that project. Mr. Garner stated that he would look into that question.

**Staff Comments**

Mr. Garner stated that there should be two new members of the Board at the next month’s meeting.

**Adjourn**

Chair McCune asked for a motion to adjourn the meeting.

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

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

Chair McCune declared the February 1, 2022 meeting adjourned.

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**Joyce McCune**, Chair

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**Laurel Anderson**, Board Secretary



**Town of Beaufort, NC**

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**Town of Beaufort Historic Preservation Commission Regular Meeting  
6:00 PM Tuesday, March 1, 2022 – Via Zoom**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case # 22-06 305 Moore Street - Expansion of Existing Outbuilding

**BRIEF SUMMARY:**

The property owner is requesting a 240 sq. ft. expansion of existing 120 sq. ft. accessory building in the rear yard.

**REQUESTED ACTION:**

Conduct Quasi- Judicial Hearing

**EXPECTED LENGTH OF PRESENTATION:**

10 Minutes

**SUBMITTED BY:**

Kyle Garner

**BUDGET AMENDMENT REQUIRED:**

N/A



# BHPC STAFF REPORT



**To:** BHPC Members  
**From:** Kyle Garner, Planning Director  
**Date:** February 18, 2022  
**Case No.** 22-06

**Request:** 240 sq. ft. expansion of existing 120 sq. ft. accessory building in rear yard.  
**Applicant** Archie Davis Construction

**Property Information:**

**Owners:** Laura Holland  
**Location:** 305 Moore Street  
**Parcel Id #** 730617111707000

**Project Information:**

In 2013 a COA was issued to a new driveway with runners and a pad for a proposed accessory building.  
 In 2014 a COA was issued for a 12x18 accessory building in the rear yard. (owner only built 12X10 accessory building  
 In 2017 a COA was issued to add a screen porch to the south side of the existing structure.  
 In 2018 a COA was issued to enclose the covered porch to include wood windows and an air conditioning unit.

**Material:**

- See Attached Email from Mr. Davis for Details

**Color:**

- See Attached Email from Mr. Davis for Details

**Attachments:**

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

## New Construction Guidelines

### Building Placement

7.1.2 Maintain the pattern of building, separation and lot coverage that is found on the block and/or side of the street.

7.1.3 Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principle building's prominent features or significant site features.

7.1.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

### Building Height/Scale

7.2.1 New construction shall not exceed thirty-five feet in height.

7.2.2 Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.

7.2.3 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.

### Materials

7.3.1 Keep the siding and trim material of the proposed building consistent with materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles, and brick, were common sheathing materials and should be used.

7.3.3 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.

### Form and Rhythm

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

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

## Landscaping Guidelines

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

**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data



# 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: Archie Davis

Applicant Address: 608 Dancer Court Beaufort

Business Phone: 252-241-1199 Email/Cell: adavisconstruction@ecrr.com

Property Owner Name: Laura Holland

Address of Property: 309 Moore Street

Phone Number: 252-732-5739 Email/Cell: \_\_\_\_\_

### PROJECT INFORMATION

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

Estimated Cost of Project: \$ \$15,000

Year House Built: 1891

Archie Davis  
Applicant Signature

12-29-2021  
Date

Laura Holland  
Property Owner Signature (if different than above)

12-29-2021  
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](http://www.beaufortnc.org). The Commission meets regularly on the first Tuesday of the month unless it is a holiday.***

### **OFFICE USE ONLY**

Received by: \_\_\_\_\_

Reviewed for Completeness: \_\_\_\_\_

Date: \_\_\_\_\_

Date Deemed Completed and Accepted: \_\_\_\_\_

**REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)**

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

**1. Items required for ALL projects:**

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

**2. Items required as applicable to project:**

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

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

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

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

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

*A COA is valid for a period of six (6) months and may be renewed for an additional six months via written request to Town Staff from the applicant (please state all reasons why the extension is needed). If work has not begun or a 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*

<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZIP</u>
BEAIRD,TOM ETUX CAROL	113	BROAD STREET	BEAUFORT	NC	2108 28516
CURRIER,ANNE R	115	BROAD ST	BEAUFORT	NC	28516
FAULKNER,CHRISTOPHER L ETAL TR	1823	W. FRIENDLY AVE	GREENSBORO	NC	27403
HAUS,THOMAS REILLY ETUX MARY B	801	OAKLAWN AVE	WINSTON SALEM	NC	2221 27104
HOLLAND,LAURA ELLEN	305	MOORE STREET	BEAUFORT	NC	1814 28516
LAPSLEY,BENJAMIN ETUX TAMARA	102	LIONS MOUTH COURT	CARY	NC	27518
SOUTHGATE MANAGEMENT LLC	305	MOORE STREET	BEAUFORT	NC	28516
WILSON,MAMRE	302	MOORE STREET	BEAUFORT	NC	28516



Existing Structure

Proposed Addition

Existing Fence

Existing Concrete Drive

Existing home

Laura Holland  
305 Moore Street  
Beaufort NC

Moore Street

**Kyle Garner**

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**From:** Archie Davis Construction <adavisconstruction@ec.rr.com>  
**Sent:** Wednesday, February 16, 2022 3:07 PM  
**To:** Kyle Garner  
**Subject:** RE: 305 Moore Street  
**Attachments:** Holland She Shed Expnasion.pdf; IMG\_8016.jpg

Kyle,

Here is the plan for Mrs. Hollands project. The color will all building components will match the existing shed, see attached picture. The color will be the same as well, white. Please let me know if I need to bring samples to your office or provide more information.

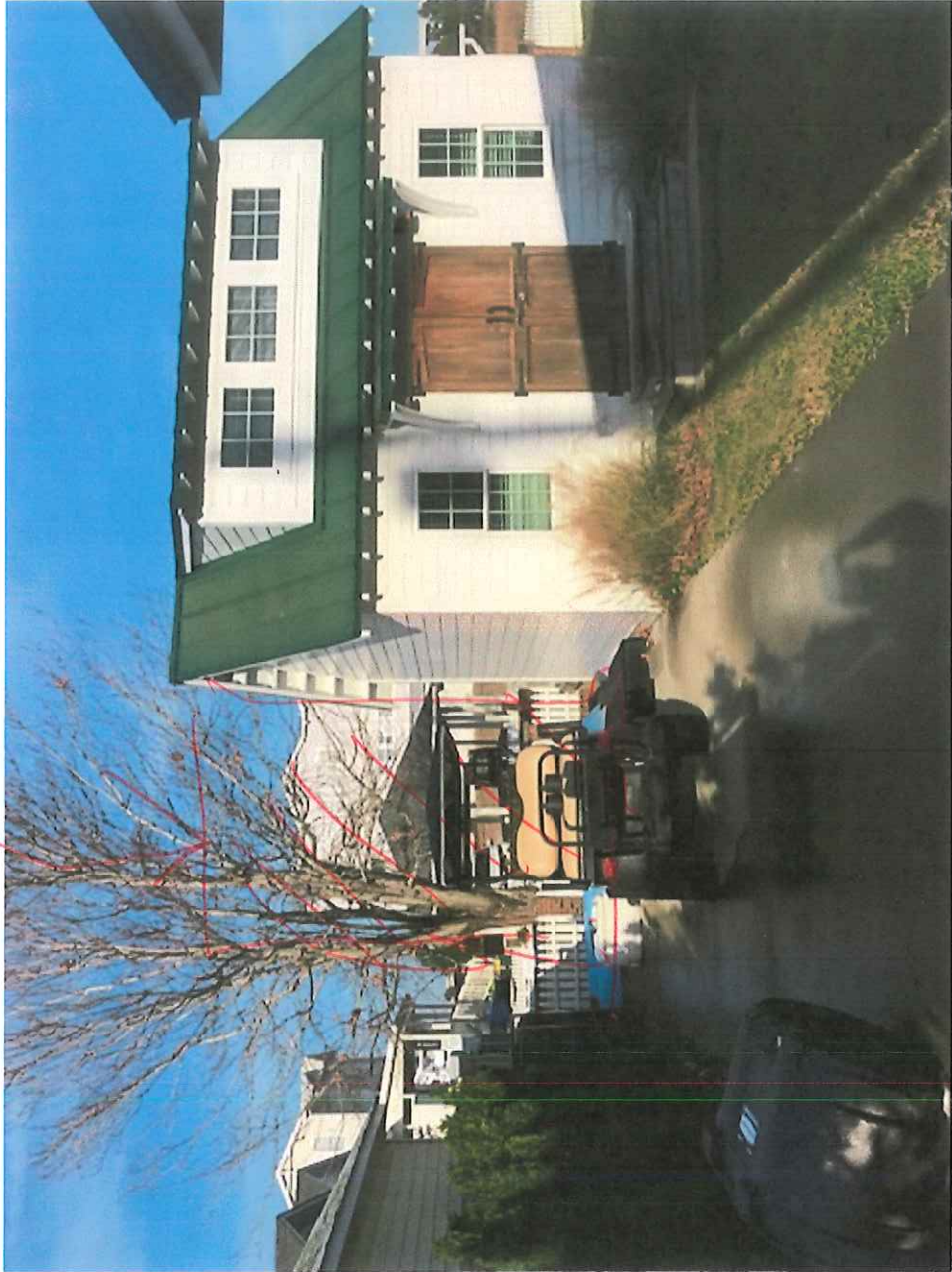
Archie Davis  
Archie Davis Construction  
252-241-1199  
<http://www.archiedavisconstruction.com/>





PROPOSED ADDITION  
HERE, BACK YARD  
ADJACENT TO EXISTING  
STORAGE BUILDING.

PROPOSED ADDITION  
HERE





EXISTING

PROPOSED



**Town of Beaufort, NC**

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**Town of Beaufort Historic Preservation Commission Regular Meeting  
6:00 PM Tuesday, March 1, 2022 – Virtual Meeting via Zoom**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case 22-07 205 Marsh Street – Historic Plaque

**BRIEF SUMMARY:**

Request for a Historic Plaque at 205 Marsh Street – The Applicant has requested the name for the Plaque to be called the Simpson-Noe House Ca. 1910. Additional information can be viewed as part of the applicants submittal.

**REQUESTED ACTION:**

Conduct Quasi- Judicial Hearing

**EXPECTED LENGTH OF PRESENTATION:**

10 Minutes

**SUBMITTED BY:**

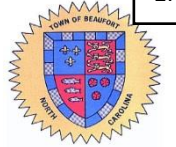
Kyle Garner

**BUDGET AMENDMENT REQUIRED:**

N/A



# BHPC STAFF REPORT



**To:** BHPC Members  
**From:** Kyle Garner, Planning Director  
**Date:** February 4, 2022  
**Case No.:** 22-07

**Request:** Request for a Historic Plaque at 205 Marsh Street

**Applicants:** James & Lesley Steg  
 3512 Andrews Lane  
 Raleigh, NC 27607

**Property Information:**

Owners: Same  
 Location: 205 Marsh Street  
 PIN: 730506390922000

**Project Information:**

In the District Survey, updated by Ruth Little, the house at 205 Marsh is described as **House** c. 1910. 2-Story, 3-bay, Foursquare house with deck-on-hip roof has boxed eaves with brackets, plain siding, 2/2 sash, original glazed door, and replacement porch with cast iron posts on top of the original brick bases. Area 1<sup>st</sup> map by Sanborn in 1913, house is on Map. C Garage C. 1920 1-story, front gable, 2-bay outbuilding.

**Proposed work:**

- Request for a Historic Plaque.

**Attachments:**

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

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**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**

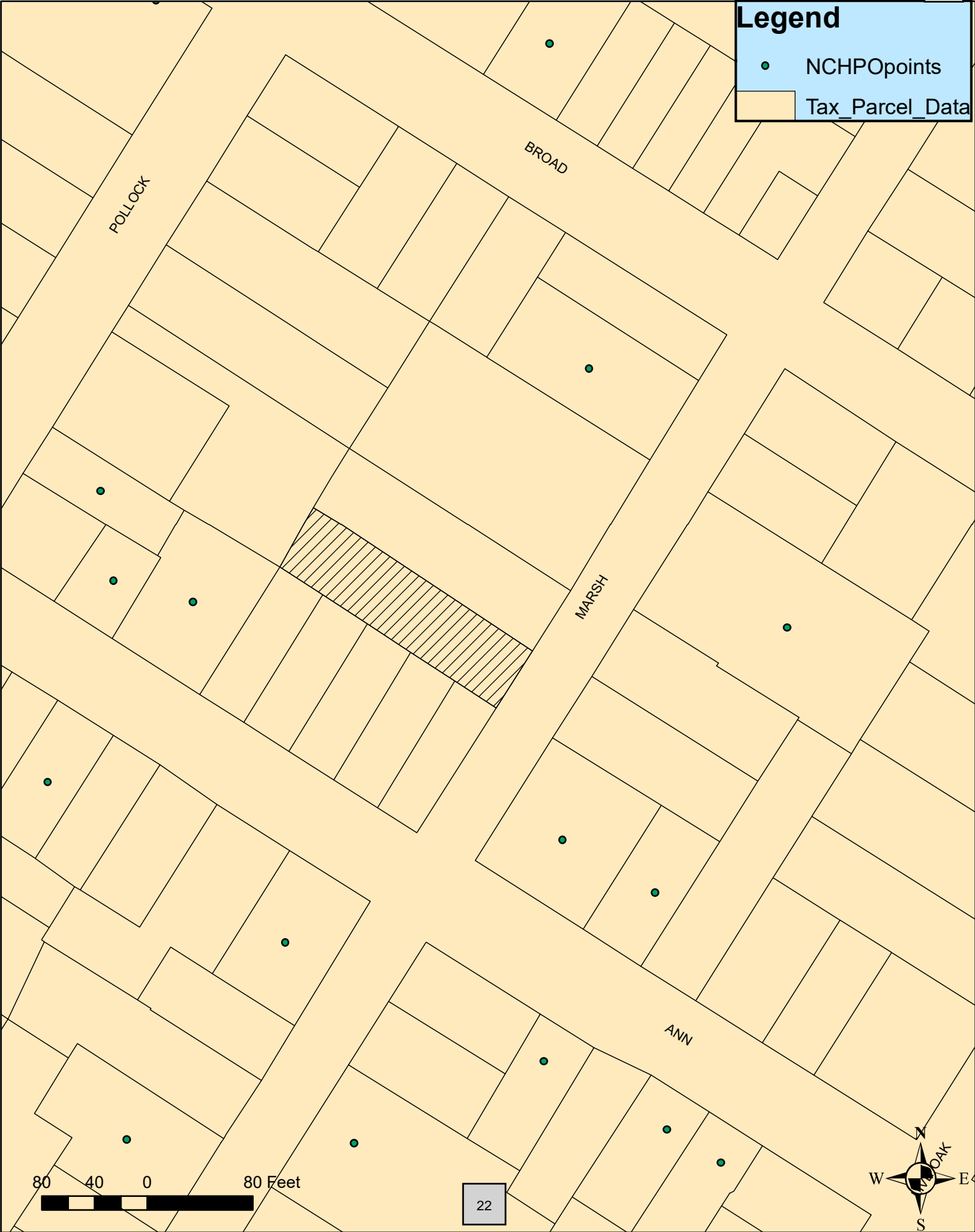
The applicant will be responsible for all expenses of obtaining the plaque and its maintenance. Once a plaque is received by the applicant, it is the responsibility of the owner not to make changes that would alter the architectural integrity of the structure.

**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.

**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data



## 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) James Steg / Lesley Steg

Address: 3512 Andrews Lane, Raleigh NC 27607

Telephone number: 919.349.5907

2. Address of Property: 205 Marsh Street, Beaufort NC 28516

3. Year building was built : 1910

4. Builder's name (if known): Clarence Simpson

5. Architect's name (if known)

6. First Owner (if known) : William Noe

7. Describe architectural style of building: Foursquare

8. Important or interesting facts about the building (can be answered on a  
sheet of paper.)

Application for Structure Plaques  
Page 2

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 is  
available, please include it.

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

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

Application for Structure Plaques  
Page 3

**ADJACENT PROPERTY OWNERS**

Name: Daryl Walker

Address: 207 Marsh Street, Beaufort NC 28516

Phone:

FOR OFFICIAL USE ONLY

Notified by: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Joseph Johnson

Address: 204 Marsh Street, Beaufort NC 28516

Phone:

FOR OFFICIAL USE ONLY

Notified by: \_\_\_\_\_ Date: \_\_\_\_\_

Name: James and Mary Ann Ankeny

Address: 209 Marsh Street, Beaufort NC 28516

Phone:

FOR OFFICIAL USE ONLY

Notified by: \_\_\_\_\_ Date: \_\_\_\_\_

Name: David and Lynn Mosier

Address: 208 Marsh Street, Beaufort NC 28516

Phone:

FOR OFFICIAL USE ONLY

Notified by: \_\_\_\_\_ Date: \_\_\_\_\_

Application may be emailed to [d.graham@beaufortnc.org](mailto:d.graham@beaufortnc.org). There is no submittal fee. All applications are due at least 15 working days prior to the monthly BHPC meeting- the schedule can be found on the

Town's website. If there are questions please call 252-728-2142.

Application for Structure Plaques

Page 4

Beaufort Historic Preservation Commission  
Beaufort, North Carolina

**GUIDELINES FOR OBTAINING PLAQUES**

- PURPOSE:
1. To identify structures worthy of note .
  2. To encourage recognition of this fact by preservation and appreciation.
  3. To become aware of other historic facts through the research required to obtain a plaque.

- ELIGIBILITY:
1. Structure must be at least 100 years old.
  2. Structure must not be subjected to extensive exterior remodeling nor be altered so that the architectural integrity of the structure remains. Extensive exterior remodeling includes but is not limited to the following:
    - a. Use of material not appropriate to the period for which the house was built.
    - b. Architecturally altering the original appearance of the structure from the primary view of the street.

PROCEDURE: Formal written request is to be submitted to the Beaufort Historic Preservation Commission. In the request should be the documentation as outlined below:

DOCUMENTATION: The documentation must be produced by the applicant. It is the responsibility of the applicant to do or have done all the research necessary to provide the documentation to the Beaufort Historic Preservation Commission. Included in the documentation 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) of Beaufort Historic Preservation Commission discretion. In addition, there must be visible evidence of construction methods of the period. Other information to be included: photos of each side the outside, photos of the interior structure used in determining age, scaled map of the lot on which the structure stands indicating all changes in lot by deed(s).

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

The applicant will be responsible for all expenses of 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.

Application for Structure Plaques  
Page 5

The plaque should be to the exact specifications of the Beaufort

**More Research on 205 Marsh Street  
Simpson-Noe House circa 1910**

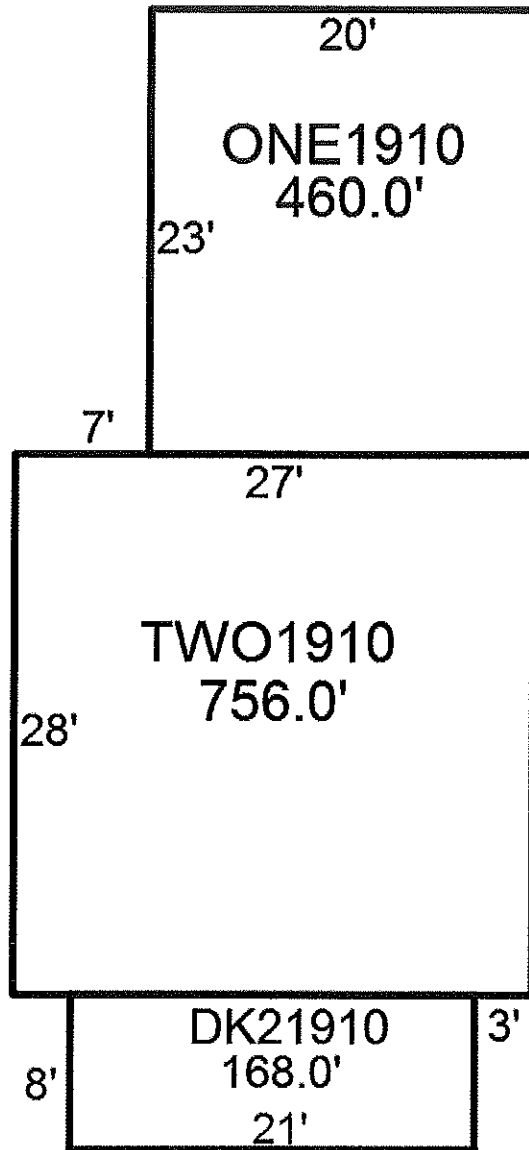
(Suggested name of the house after the builder and longest owner)

Builder Clarence Simpson was born in Beaufort to farmer Solomon L. Simpson and Mary Jane Marshall. About 1899, 28-year-old Clarence married Helen J. Simpson, daughter of Seifus Simpson and Luvisa Gaskill. By the 1900 census, Clarence was recorded as a school teacher. By the 1910 census, the couple was recorded on Marsh Street with four children; Clarence was recorded as a house carpenter. The 1920 census recorded the family on Queen Street. By the 1930 census the family was recorded in Wake Forest, NC, and was recorded as a building contractor. By 1940 they were living in Raleigh, recorded on census as a construction engineer.

William Oscar Noe was living on Broad Street on the 1910 census, when he was recorded as a sailor on a merchant vessel. The 1920 census recorded the Noe family on Marsh Street with four children; William recorded as a merchant. In 1930, the house was valued at \$3,000. At that time, he was recorded as manager of a fish factory. By 1940, William was recorded as superintendent of fish factory.

Interestingly, William Oscar Noe's father, John West Noe (1836–1916), a house carpenter, purchased the Chadwick House at 117 Ann Street in 1882 for only \$400. "It was considered to be haunted and no one else would buy it." (Kell) Noe added a dining room, kitchen and a porch on the north side. About 1906, he enlarged the front section by adding four rooms on the west side of the hall, changing the roof, centering the pediments and adding two additional bays. Noe family heirs lived here until 1987.

Leon Bruce Merrill (1911–1977) was born in Beaufort to Clem Manley Merrill and Mary Lillian Whitehurst. In 1931, Leon married Missie Viola Bardard in Nassau, Florida. The 1940 census recorded the family renting a home on Moore Street; at the time he was noted as an engineer on a "sea-going fish boat." His WWII draft card noted address as 320 Moore Street, and employment at J. Howard Smith's Fish Meal Company in Beaufort. Leon died in Escatawpa, Jackson County, Mississippi.



Sketch by Apex Sketch

**From *Historic Beaufort: A Unique Coastal Village Preserved* by Mary Warshaw**

**205 Marsh Street**

**SIMPSON-NOE HOUSE *circa* 1910**

In 1910, building contractor Clarence Simpson (1871–1959) sold this house to William Oscar Noe (1872–1949). Son of John West Noe and Susan J. Adair, William married Daisy Dean Pierce (1897–1958) in 1896. They were parents of Mabel D., Ruth C., William Pierce, Margaret J., and Earl McIntosh Noe. In 1943, Noe deeded the house to Leon Bruce Merrill and wife Viola Barnard. William Oscar Noe's 1949 death certificate noted his usual occupation as a "Fish Plant Executive."

1997 Survey: 2-story, 3-bay, Foursquare house with deck-on-hip roof, has boxed eaves with brackets, plain siding, 2/2 sash, original glazed door, and replacement porch with cast iron posts on top of the original brick bases. Area first mapped by Sanborn in 1913; house on the map. Garage *circa* 1920: 1-story, front-gable, 2-bay outbuilding.

RT 590002.070.000  
 CARD 002  
 PID R 7305.06.39.0922000  
 373,950 LAND 001

ROSS, PHILIP JOHN ETUX BRENDA K 2021 494,413 MKT  
 492,697 PY Val USE  
 DEF

202 ASH STREET  
 119,223 BLDG 001  
 LISTER 7/07/2017 TD BEAUFORT NC 28516 .227 ACRES  
 1,240 XFOB 002  
 TWP BEAUFORT CITY BEAUFORT FIRE RESCUE BEAUFORT RESCUE  
 OTHER PL BK/PG PLAT ADDRESS 0000205 MARSH ST  
 BEAUFORT 28516 DEED 1705 014 AICUZ PRINTED 10/19/2021 BY  
 NBHD 59000200 USE 000100 RESIDENTIAL RENO RENOVATION 6/08/2005 9/01/2006

LEGAL: PART L39 NEW TOWN BEAUFORT SALES BUILDING PERMITS

IN	Q	RC	M	V	Sale Date	Sale Price	Number	Type	Description	Issued	Schd	Complt	Revisit	Act
Complt	Amount													
WD C	I				1/21/2021	450,000	12791	RENO	RENOVATION	6/08/2005	9/01/2006			
8/23/2006						3,000								
WD V	0G	I			4/13/2017									
WD V	0E	I			4/20/2011									

EXTRA FEATURES

Seq	Bldg Code	Description	Length	Width	Height	#Units	UT	Qty	Qual	UTPrice	Year	Adj1	Adj2	Adj3
001	00040C	PAVING AVERAGE	100	8		800.000	SF	1	0C	6.790	0000	.20	1.00	1.00
1.00	100.00	1,086												
002	000190	SHED	18	16		288.000	SF	1	0D	10.720	0000	.05	1.00	1.00
1.00	100.00	154												

LAND

Seq	Zone	Code	Use	Description	UTPrice	Adj1	Adj2	Adj3	Adj4	Fadj	Dadj	Nbhd	Adj
1		590201		RESIDENTIAL LOT	5,400.000	1.00	1.00	1.00	1.00	1.25	1.10		1.000
	50	198		60									
7,479.000		373,950											

NOTES  
 XFOB 2/5/08 COR XFOB'S-ONLY 100 X 8 FOR 40C



<u>OWNER</u>	<u>MAIL_HOUSE</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZIP</u>
BABINGTON,DONNA R	707	ANN ST	BEAUFORT	NC	28516
HULEY,PETER H ETUX TRACY A	204	POLLOCK STREET	BEAUFORT	NC	28516
JOHNSON,JOSEPH W ETUX ETAL	204	MARSH STREET	BEAUFORT	NC	28516
MCQUEEN,CHAPMAN ETUX SHANNON	1002	E WILLOWBROOK DRIVE	BURLINGTON	NC	27215
PHILLIPS,JOHN ETUX MARY	206	MARSH STREET	BEAUFORT	NC	28516
PRIDEAUX,MARTHA W ETVIR JEFF	1000	BALDWIN ROAD	RICHMOND	VA	23229
STANCIL,PAULA FULGHUM L/T	717	ANN STREET	BEAUFORT	NC	28516
STEG,JAMES B ETUX LESLEY H	3512	ANDREWS LANE	RALEIGH	NC	27607
STROUD,LEMUEL J ETUX BETTY S	715	ANN STREET	BEAUFORT	NC	28516
TNNC VENTURES LLC	2517	SUNSET PLACE	NASHVILLE	TN 4813	37212
WALKER,DARYL F	207	MARSH ST	BEAUFORT	NC	28516
WINDLEY,KENNETH N JR ETUX ETAL	711	ANN STREET	BEAUFORT	NC	28516



**Town of Beaufort, NC**

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

**Town of Beaufort Historic Preservation Commission Regular Meeting  
6:00 PM Tuesday, January 4, 2021 – Via Zoom**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case 22-03 312 Ann Street- Window Change

**BRIEF SUMMARY:**

In February of 2021 a COA was approved for new construction at 312 Ann Street. As part of the original application Anderson 400 series windows were included in the materials and were approved. Now the owner would like to submit a change in the windows from 400 series to 100 series Anderson windows.

**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:** February 15, 2022  
**Case No.** 22-08

**Request:** Exchange previously approved Anderson 400 series windows to an Anderson A series windows per application  
**Applicant** GO Architectural Design, PLLC – Sarah Afflerbach, AIA  
 1202-A Pollock Street – New Bern, NC 28560

**Property Information:**  
 Owners: Scott Davidson  
 Location: 308 Ann Street  
 Parcel Id #: 730617103546000

**Project Information:** The 400 series windows were originally included and approved in December of 2021 as part of Mr. Davidson’s COA request. The main difference is that the interior will be a true wood and the exterior a composite material instead of a vinyl clad window as show in the Anderson Comparison Chart. The Applicant is not proposing a change in the grid pattern of the windows.

**Proposed Work:**

- Exchange previously approved Anderson 400 series windows to Anderson “A” series windows.

**Material:**

- See Attached Exhibit for Details

**Color:**

- See Attached Exhibit from Applicant for Details

**Attachments:**

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

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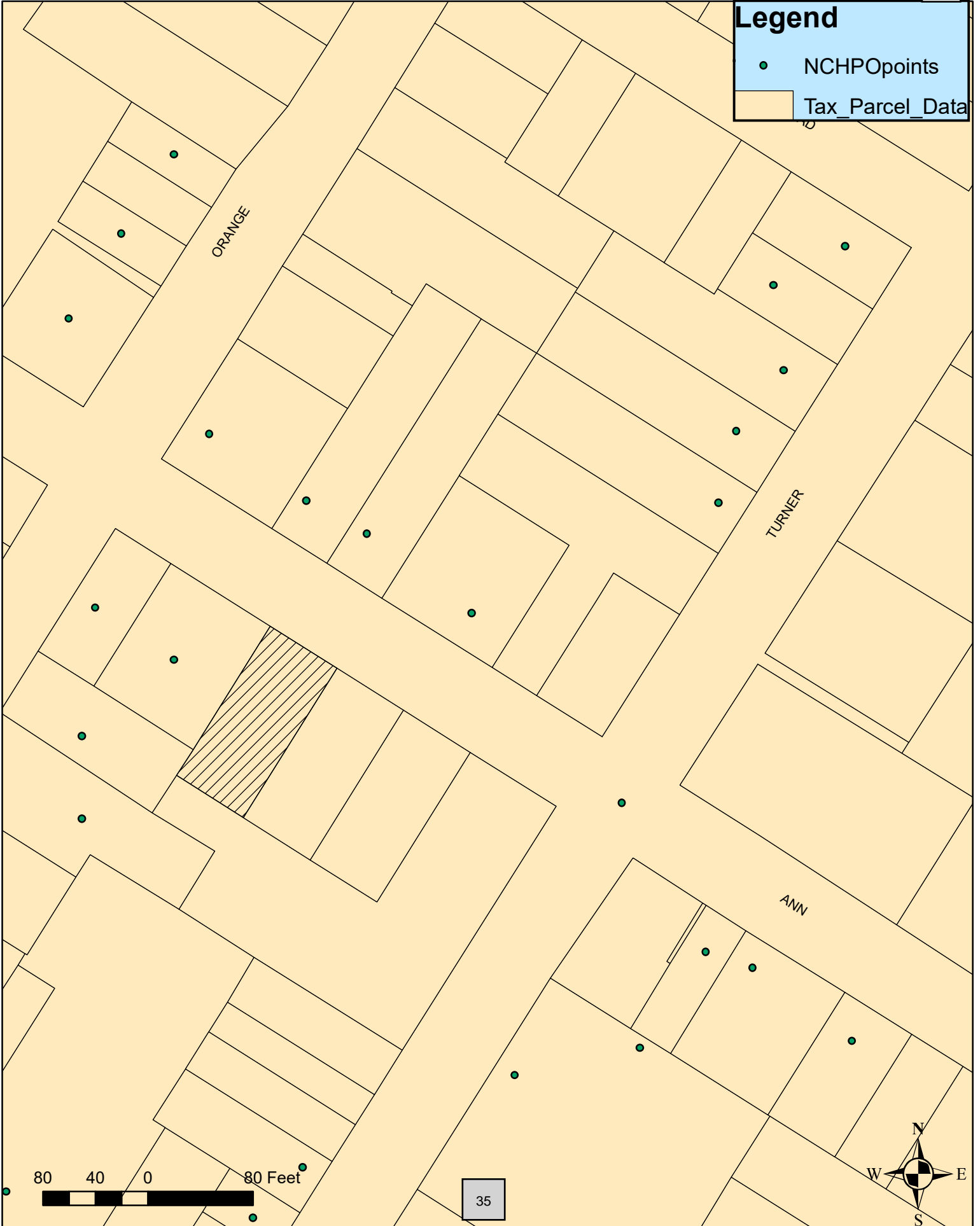
## Window and Door Guidelines

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

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

**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data



35

<u>OWNER</u>	<u>MAIL_HOL</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
DAVIDSON,ARIAIL SCOTT			ASPEN	CO	81612	PO BOX 5141
EMRICH,MEGAN B ET VIR SAMUEL	2413	RIDGE ROAD	RALEIGH	NC	27612	
FIRST BAPTIST CHURCH BEAUFORT	403	ANN STREET	BEAUFORT	NC	28516	
HARRIS,STEPHEN W JR ETUX MARGE	2816	CHELSEA CIRCLE	DURHAM	NC	27707	
MOSIER,DAVID W JR ETAL	305	ANN STREET	BEAUFORT	NC	28516	
MOSIER,WILLIAM H ETUX LAURA R	305	ANN STREET	BEAUFORT	NC	28516	
TAYLOR,NELSON W III ETUX PATRI	311	ANN ST	BEAUFORT	NC	28516	
THE '04 THOMAS O HOLLINSHED TR	100	S RIDGE STREET	SOUTHERN PINES	NC	28387	

# WINDOWS & DOORS COMPARISON CHART

	ENTRANCEWAYS	BIG DOORS	E-SERIES	A-SERIES	400 SERIES	200 SERIES	100 SERIES
<b>PRODUCT STATEMENT</b>	Introduce Your Home with Elegance	Removing Boundaries	Unlimited Possibilities to Create Your Original	Architectural Authenticity, Unparalleled Performance	Time-Tested, Classic Wood Craftsmanship	Warmth of Wood at an Uncommon Value	The Smart Alternative to Vinyl
<b>PRODUCT TYPES</b>		<p>MultiGlide™ Doors</p> <p>MultiGlide Pass-Through Windows (Min RO Size: 60" x 48")</p> <p>Folding Outswing Doors (Max Door Size: 48' x 10')</p> <p>Folding Pass-Through Windows (Min RO Size: 39" x 37")</p> <p>Liftslide Doors (Max Doors Size: 60' x 16')</p> <p>Liftslide Pass-Through Windows (Min RO Size: 59 1/8" x 36")</p> <p>Beefy Bifold Doors</p> <p>Pivot Doors (Max Door Size: 60 sq. ft. glass)</p>	<p>Casement &amp; Awning</p> <p>French Casements</p> <p>Push Out Casement &amp; Awning</p> <p>Double-Hung (Full-Frame, Insert &amp; Sash Kit)</p> <p>Monumental Single-Hung</p> <p>Gliding Windows</p> <p>Specialty Windows</p> <p>Bays &amp; Bows</p> <p>Hinged Patio Doors (Inswing &amp; Outswing)</p> <p>Gliding Patio Doors</p> <p>Sidelights &amp; Transoms</p>	<p>Casement &amp; Awning</p> <p>Complementary Casement</p> <p>Double-Hung</p> <p>Specialty Windows</p> <p>Hinged Patio Doors (Inswing &amp; Outswing)</p> <p>Gliding Patio Doors</p> <p>Sidelights &amp; Transoms</p> <p>Complementary Curved Top Patio Doors</p>	<p>Casement &amp; Awning</p> <p>Complementary Casement</p> <p>Double-Hung Tilt-Wash (Full-Frame &amp; Insert)</p> <p>Gliding Windows</p> <p>Specialty Windows</p> <p>Complementary Specialty Bays &amp; Bows</p> <p>Hinged Inswing Patio Doors</p> <p>Gliding Patio Doors</p> <p>Sidelights &amp; Transoms</p> <p>Complimentary Curved Top Patio Doors</p>	<p>Double-Hung Tilt-Wash</p> <p>Gliding Windows</p> <p>Specialty Windows</p> <p>Hinged Inswing Patio Doors</p> <p>Gliding Patio Doors</p>	<p>Casement &amp; Awning</p> <p>Single-Hung</p> <p>Gliding Windows</p> <p>Specialty Windows</p> <p>Gliding Patio Doors</p> <p>Sidelights &amp; Transoms</p>
<b>MATERIALS</b>	Wood Exterior & Interior Aluminum-Clad Wood (Aluminum Exterior/Wood Interior)	Aluminum Wood-Clad Aluminum-Clad Wood Wood Exterior & Interior (Beefy Bifold, Liftslide and Pivot only)	Aluminum-Clad Wood (Aluminum Exterior/Wood Interior)	Wood Interior Composite Exterior	Vinyl-Clad Wood <sup>1</sup> (Vinyl Exterior/Wood Interior)	Vinyl-Clad Wood <sup>1</sup> (Vinyl Exterior/Wood Interior)	Fibrex® Composite Interior & Exterior
<b>EXTERIOR COLORS</b>	50 Exterior Colors 7 Anodized Finishes & Custom Colors Available	50 Exterior Colors 7 Anodized Finishes & Custom Colors Available	50 Exterior Colors 7 Anodized Finishes & Custom Colors Available	11 Colors	7 Colors <sup>2</sup>	2 Window Colors 6 Patio Door Colors <sup>2</sup>	5 Colors <sup>2</sup>
<b>INTERIOR WOOD SPECIES</b>		+ Custom	+ Custom				NA
<b>INTERIOR WOOD FINISHES</b>	NA	1			NA	NA	NA
<b>INTERIOR COLORS</b>	NA	2			5		4
<b>GRILLE TYPES</b>		3					
<b>HARDWARE FINISHES</b>		3	A		6	6	6
<b>NOTES</b>		<p>1 Interior wood finishes available for MultiGlide door only.</p> <p>2 Available with MultiGlide and Folding Outswing doors only.</p> <p>3 Not all grille types and hardware finishes are available for every product, visit andersenwindows.com for details.</p>	A Not all hardware styles are offered in every finish, see individual products for details.	<p>† Finishes available on pine, oak and maple species only.</p> <p>†† Additional colors are available. See your Andersen supplier for details.</p> <p>‡ Not all hardware styles are offered in every finish, see individual products for details.</p>	<p>1 Some products in this Series have alternate construction methods and materials used, see individual products for details.</p> <p>2 Not all products are offered in every color, see individual products for details.</p> <p>3 Not all products are offered in these wood species, see individual products for details.</p> <p>4 Products with black, dark bronze and Sandtone interiors have matching exteriors.</p> <p>5 Windows only. Dark bronze and black interiors are only available with dark bronze and black exteriors respectively. See your Andersen supplier for availability.</p> <p>6 Not all hardware styles are offered in every finish, see individual products for details.</p>		

Revised: February, 2020



**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, March 1, 2022 – Via Zoom**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case 22-09 124 Middle Lane - Pergola & Pavilion

**BRIEF SUMMARY:**

In May 2016 a COA was issued to install brick panels and a wooden fence to enclose the parking lot. This request also included wood planter boxes or benches and removable screening material. Also included was the addition of two bathrooms and a small bar area for outdoor event space.

In January 2017 a COA was issued for the addition of a brick fence and gate, a request to replace the shingled roof on the PUB with a metal roof, the removal of white cinderblock walls in front of Middle Lane entrance & replace with brick wall, with column & gate to complete the existing patio fencing.

Now the property owners are requesting to construct a pergola and covered Pavilion in the beer garden area.

**REQUESTED ACTION:**

Conduct Quasi- Judicial Hearing

**EXPECTED LENGTH OF PRESENTATION:**

15 Minutes

**SUBMITTED BY:**

Kyle Garner

**BUDGET AMENDMENT REQUIRED:**

N/A



# BHPC STAFF REPORT



**To:** BHPC Members  
**From:** Kyle Garner, Planning Director  
**Date:** February 15, 2022  
**Case No.** 22-09

**Request:**

Addition of a pergola over a portion of the South end of the Backstreet Pub outdoor beer garden and a pavilion over the relocated deck platform on the North end of the beer garden.

**Applicant**

Joey McClure & Liz Kopf

**Property Information:**

Owners: Beaufort Investments, LLC  
Location: 124 Middle Lane  
Parcel Id #: 730617106130000

**Project Information:**

In May 2016 a COA was issued to install brick panels and a wooden fence to enclose the parking lot. This request also included wood planter boxes or benches and removable screening material. Also included was the addition of two bathrooms and a small bar area for outdoor event space.

In January 2017 a COA was issued for the addition of a brick fence and gate, a request to replace the shingled roof on the PUB with a metal roof, the removal of white cinderblock walls in front of Middle Lane entrance & replace with brick wall, with column & gate to complete the existing patio fencing.

**Material:**

- See Attached Exhibit for Details

**Color:**

- See Attached Exhibit from Applicant for Details

**Attachments:**

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

## New Construction Guidelines

### Building Placement

7.1.2 Maintain the pattern of building, separation and lot coverage that is found on the block and/or side of the street.

7.1.3 Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principle building's prominent features or significant site features.

7.1.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

### Building Height/Scale

7.2.1 New construction shall not exceed thirty-five feet in height.

7.2.2 Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.

7.2.3 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.

### Materials

7.3.1 Keep the siding and trim material of the proposed building consistent with materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles, and brick, were common sheathing materials and should be used.

7.3.3 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.

### Form and Rhythm

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

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

### Landscaping Guidelines

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

### Roof Guidelines

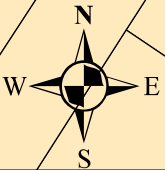
6.1.3 New roofing materials should be compatible with either the existing or original roofing material. Match the historic material as closely as possible in color, shape, size, and texture. Asphalt or fiberglass-asphalt shingles are acceptable substitutes for standing-seam tin, wood shingles, or metal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

**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data



50 25 0 50 Feet



### **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: Joey McClure & Liz Kopf

Applicant Address: 425 Front Street, Beaufort, NC 28516

Business Phone: 252-240-9252 Email/Cell: joeymcclure@mac.com

Property Owner Name: Beaufort Investments LLC

Address of Property: 124 Middle Lane (The Backstreet Pub)

Phone Number: 252-240-9252 Email/Cell: joeymcclure@mac.com

#### **PROJECT INFORMATION**

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

**See attached**

Estimated Cost of Project: \$ 25,000

Year House Built: New structures

Joey McClure  
Applicant Signature

2-8-22  
Date

Joey McClure  
Property Owner Signature (if different than above)

2-8-22  
Date

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

#### **OFFICE USE ONLY**

Received by: \_\_\_\_\_  
Date: \_\_\_\_\_

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 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](mailto:j.ganey@beaufortnc.org).*

2-8-22

Project Description

Proposed addition of a pergola over a portion of the South end of the Backstreet Pub outdoor beer garden and a pavilion over the relocated deck platform on the North end of the beer garden.

The proposed project is to construct a wooden pergola at the South end of the beer garden. This pergola will be constructed of pressure treated lumber and will eventually be covered in live greenery. This is to create an area of natural shade. The wood will be unpainted and will match the natural pressure treated appearance of the existing patio doors.

The proposed pavilion is to cover the relocated deck platform at the Northern end of the beer garden and will be constructed of pressure treated lumber, hardy plank siding, and a tin roof. It will be constructed and painted to match the existing outdoor bar roof shape and use the same matching materials and colors. It will be open on all sides.

Outdoor spaces are important and are very much in demand and preferred since the covid 19 pandemic. We would like to enhance our outdoor space to make it more enjoyable and more comfortable year round. The shading that we are proposing to provide will make it much more comfortable for those who wish to utilize our space in the warmer months of the year and it will add some additional interest to the beer garden. Plus the pavilion will help to redirect music away from the residential area to the North of the beer garden and more toward the South and the business district.

Adjacent Property owners

- 425 Front Street, Beaufort Investment Partnership
- 432 & 433 Front Street, Taylors Creek Enterprises
- 435 Front Street, Doris O. Strickland
- 421 Front Street, Margaret Piner Risser
- 419 Front Street, Bryan Etal Lynell Verch Rev
- 127 Middle Lane, Capanna, Paloma A
- 129 & 133 Middle Lane, Old Town Beaufort LLC
- 121 Craven Street, 111 & 131 Middle lane, IRA Services Trust Company
- 125 Craven Street, Beaufort Linen Interiors LLC

List of building materials

(All materials are to match existing)

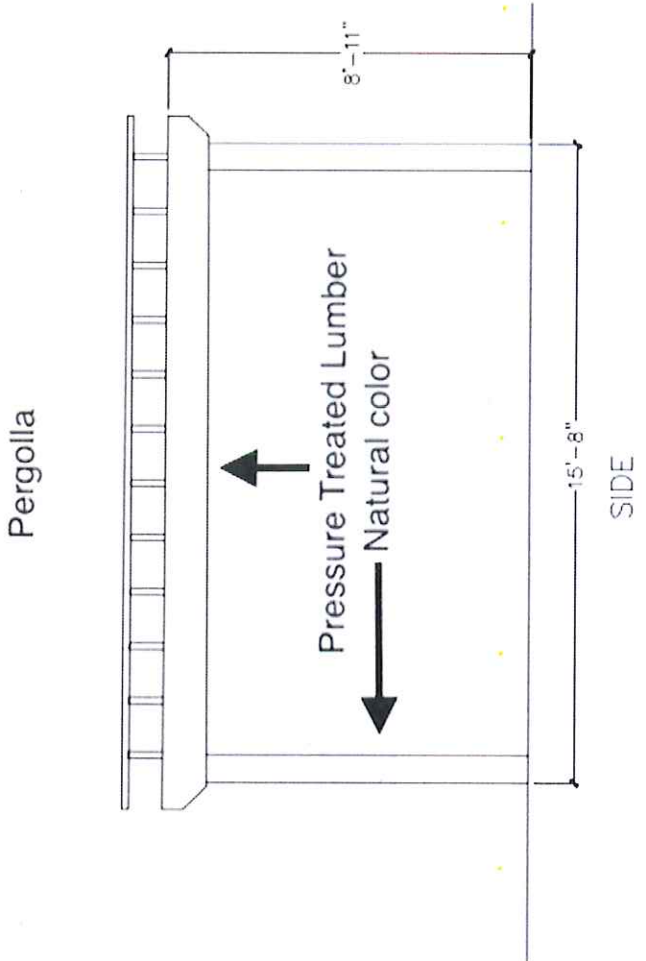
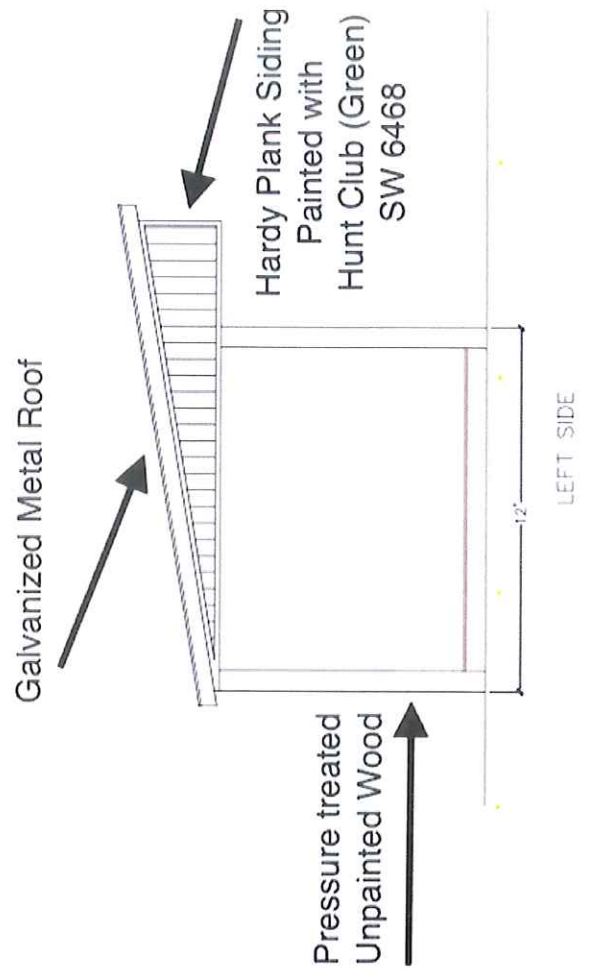
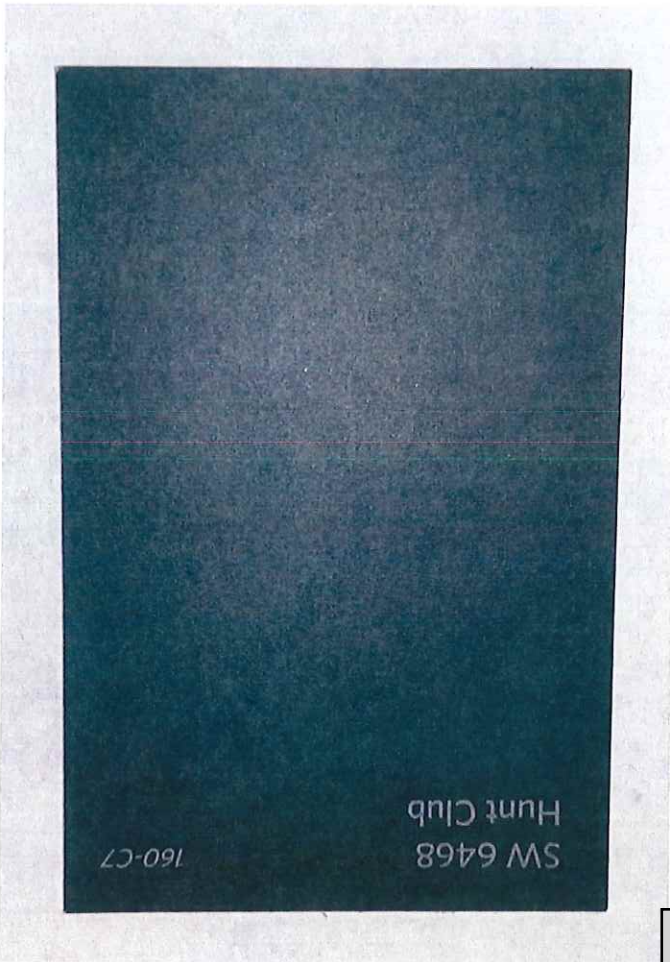
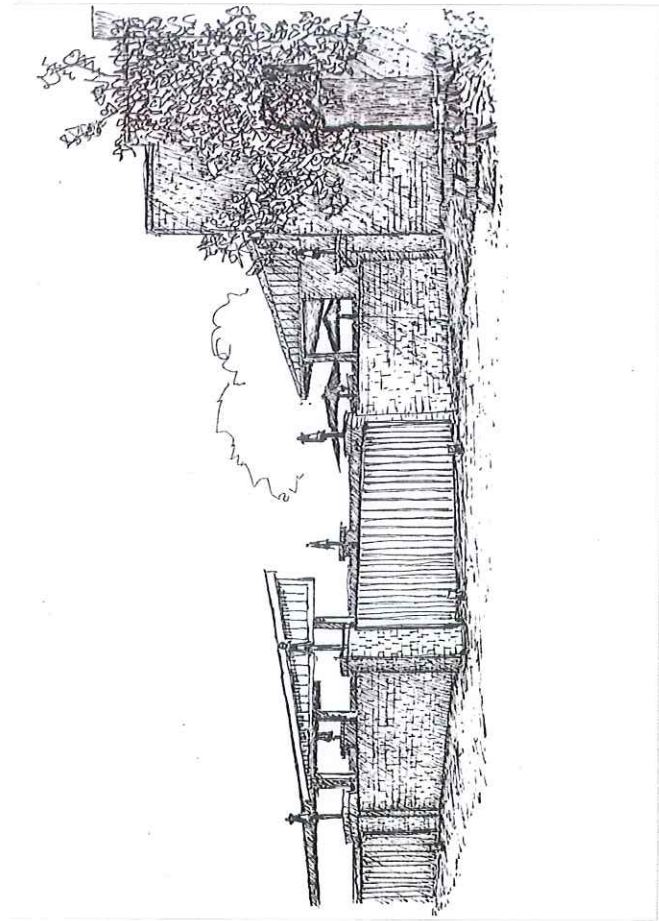
**Pergola (South end)**

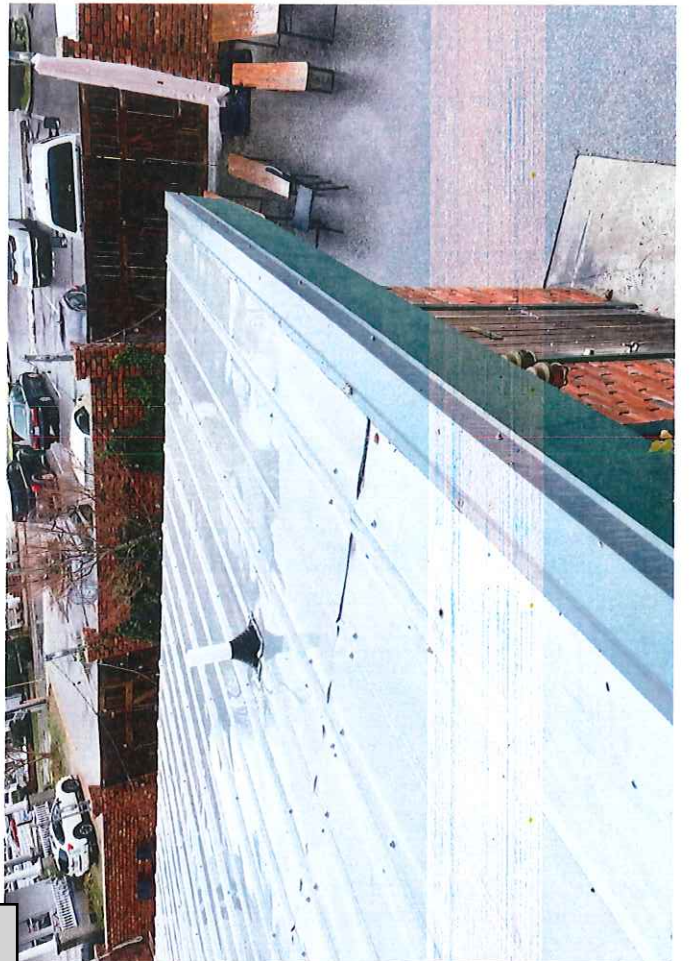
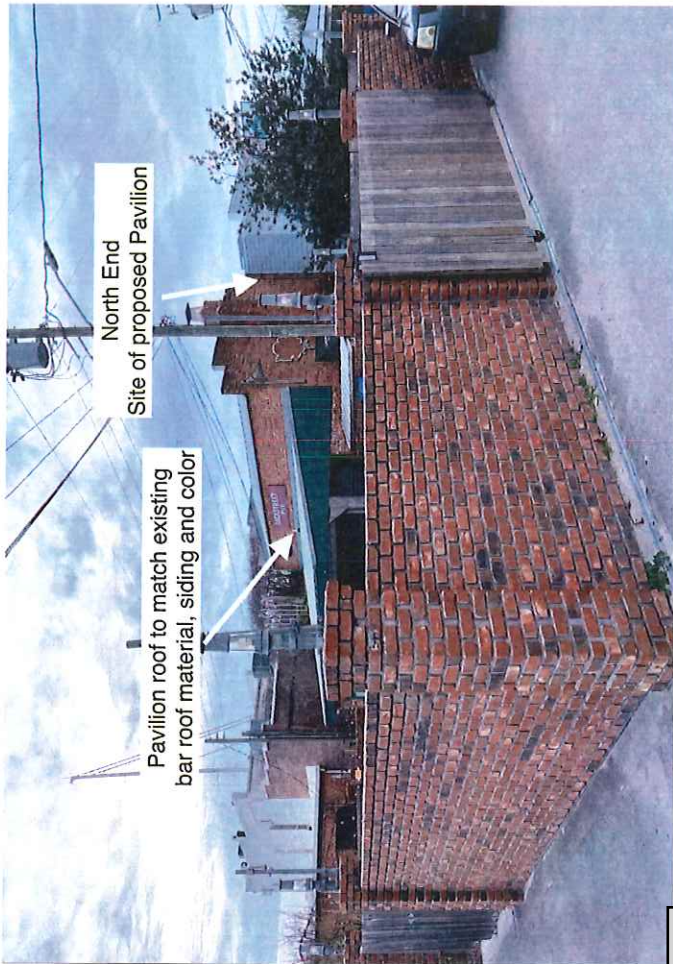
Pressure treated lumber (will match color of existing patio doors)

**Pavilion (North end)**

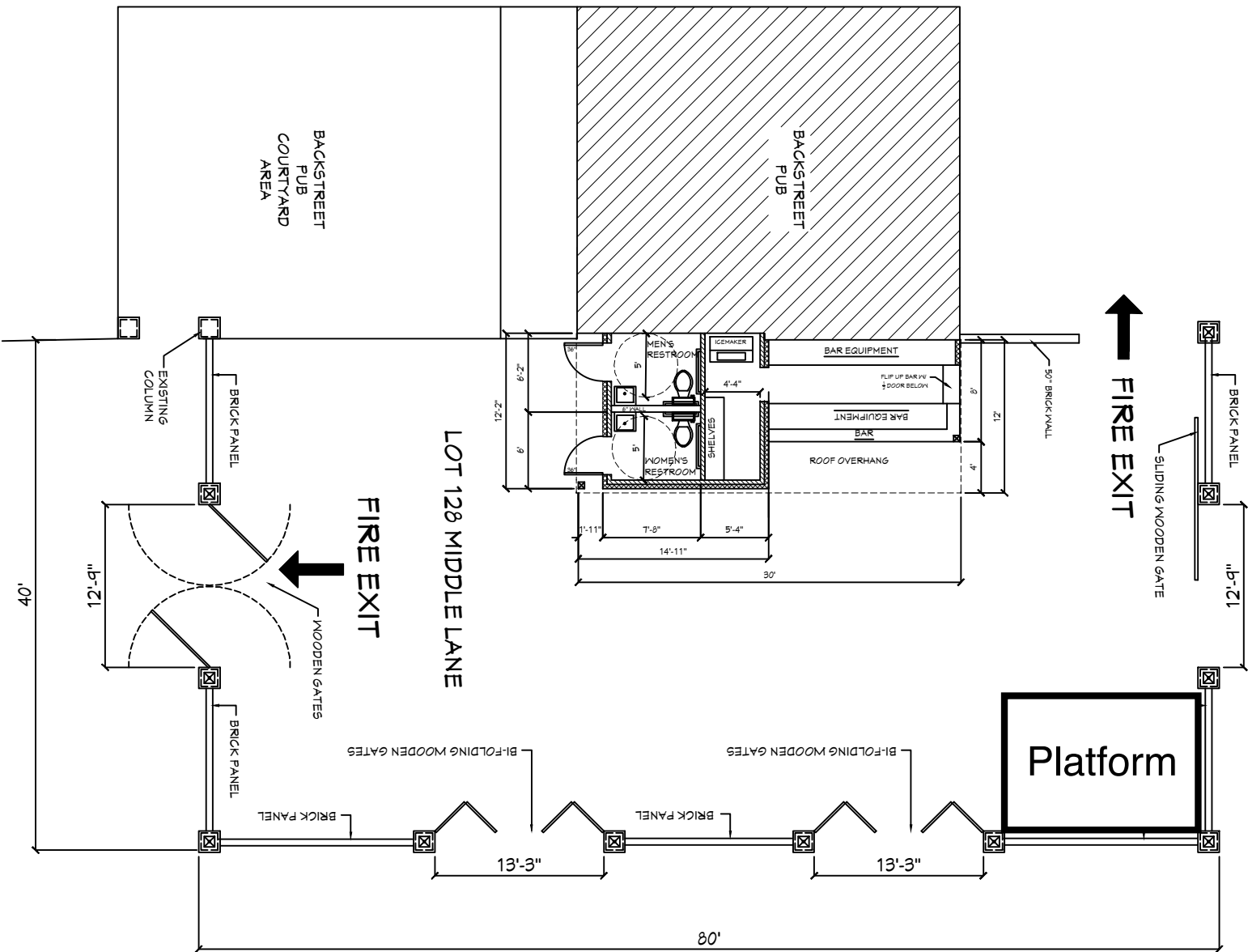
- Pressure treated lumber (to match bar posts and patio doors)
- Galvanized metal roof (to match bar roof and backstreet roof)
- Hardy plank siding (to match existing outdoor bar siding)

Paint will be SW 6468 Hunt Club by Sherwin Williams (to match existing previously approved color of outdoor bar siding)





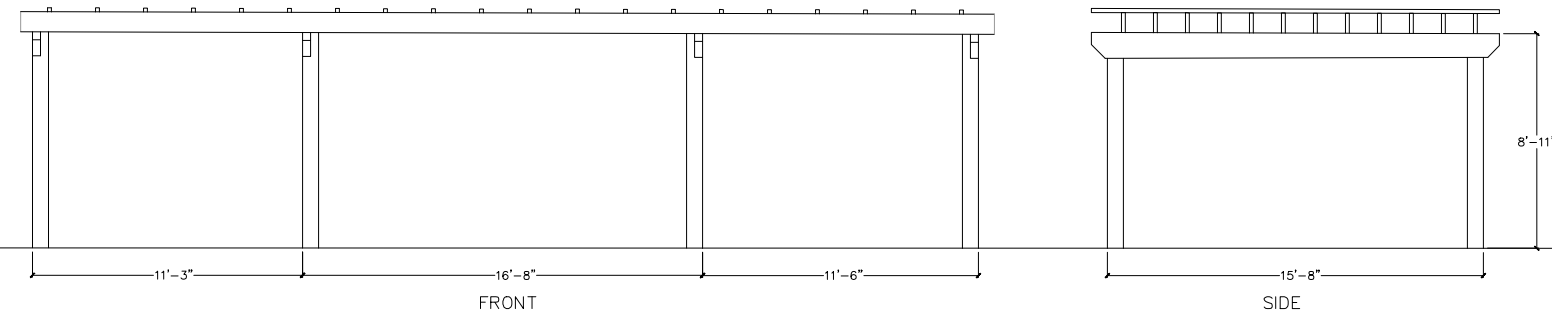
MIDDLE LANE  
SERVICE ACCESS



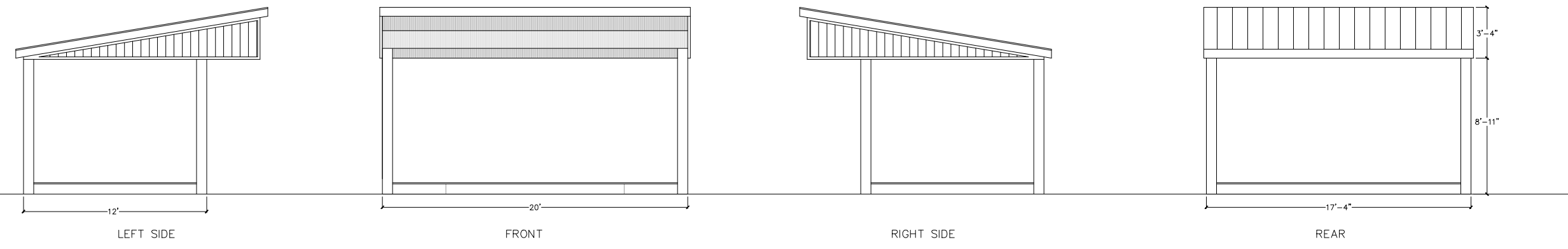
Existing Courtyard



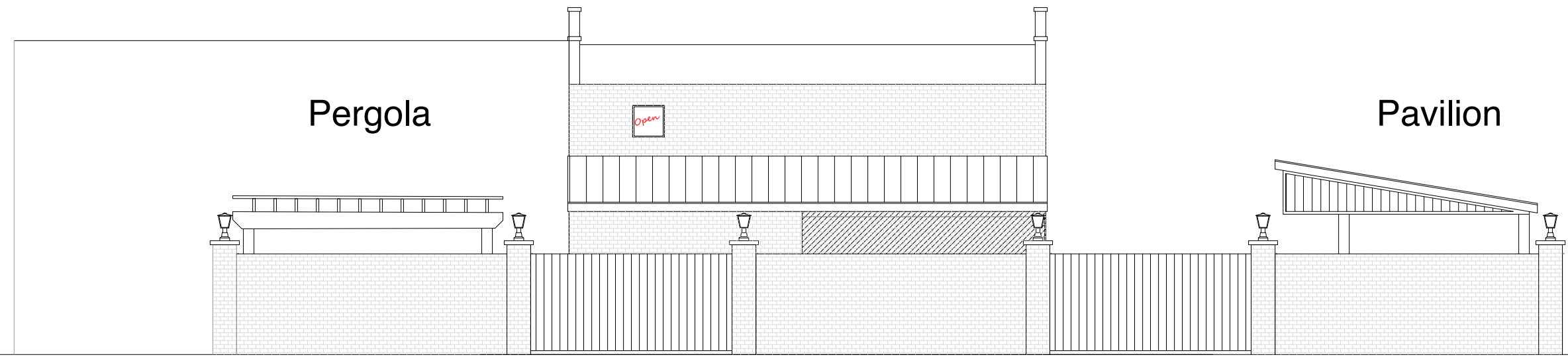
DATE	APPROVED	4
DESCRIPTION	REVISIONS	
SYM		
RALPH C. MERRILL 312 CRAVEN AVE. BEAUFORT, N.C. 28516 (252) 723-8628		
Joey McClure/Liz Kopf <small>BACK STREET PUB</small> 425 FRONT STREET, BEAUFORT, NC 28516 <b>BACKSTREET PUB</b> MIDDLE LANE, BEAUFORT, NC 28516 COURTYARD ADDITIONS - ELEVATIONS		
SHEET	2	OF 2
A-2		



Pergola



Pavilion



EAST ELEVATION FROM CRAVEN STREET



<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
BEAUFORT INVESTMENTS LLP	608	ANN STREET	BEAUFORT	NC	28516	
CAPANNA,PALOMA A	127	MIDDLE LANE	BEAUFORT	NC	28516	
IRA SERVICES TRUST COMPANY	104	TAYLORS CREEK LN	BEAUFORT	NC	28516	
OLD TOWN BEAUFORT LLC	131	MIDDLE LANE	BEAUFORT	NC	28516	
TAYLOR'S CREEK ENTERPRISES LLC			BEAUFORT	NC	28516	PO BOX 2037
DORIS STRICKLAND	519	E HILL STREET	WARSAW	NC	28358	
MARGARET PINER RISSE	118	MOORE STREET	BEAUFORT	NC	28516	
BRYAN & LYNELL VERCH			BEAUFORT	NC	28516	PO BOX 148
BEAUFORT LINEN INTERIORS	125	CRAVEN STREET	BEAUFORT	NC	28516	