



## **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, September 02, 2025 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting**

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#### **Call to Order**

#### **Roll Call**

#### **Agenda Approval**

#### **Minutes Approval**

- [1.](#) HPC Draft Minutes 080525

#### **Administration of Oaths**

#### **Items of Consent**

- [1.](#) Approval of the Orders for 312 Moore Street & 315 Ann Street – Certificate of Appropriateness

#### **New Business**

- [1.](#) Case # 25-27 201 Front Street – Replace Cedar Shake with Metal Roof
- [2.](#) Case # 25-28 122 Front Street – Remove Block Driveway & Replace with Permeable Brick

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

#### **Staff Comments**

#### **Adjourn**



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

**Town of Beaufort Historic Preservation Regular Meeting**  
**6:00 PM Tuesday, August 5<sup>th</sup>, 2025 - Train Depot, 614 Broad Street, Beaufort, NC 28516**  
**Minutes**

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**Call to Order**

Chair McCune called the August 5<sup>th</sup>, 2025 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

**Roll Call**

Members Present: Joyce McCune, Chair; Bradley Hedrick, Vice-Chair; Bradley Cummins, Kris Davis, Jessica Sabiston, Tyler Tennant

Members Absent: Marissa Morris

A quorum was declared with six members present.

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

**Agenda Approval**

*Member Cummins made the motion to approve the Agenda as presented and Vice-Chair Hedrick made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Jessica Sabiston, Tyler Tennant*

**Minutes Approval**

*Member Davis made the motion to approve the Minutes as presented and Member Sabiston made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Jessica Sabiston, Tyler Tennant*

**Administration of Oaths**

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

Secretary Anderson then administered the Oath to Brad Fockler.

**Items of Consent**

- 1. Approval of the Orders for 118 Moore Street, 112 Orange Street, 207 Moore Street, & 112 Moore Street – Certificate of Appropriateness

*Vice-Chair Hedrick made the motion to approve the Orders as presented and Member Sabiston made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Jessica Sabiston, Tyler Tennant*

**New Business**

- 1. Case #25-25 312 Moore Street – Revise Sidewalk from Previously Approved COA

Chair McCune introduced Case #25-25 and asked if any Members needed to recuse themselves. Hearing none, she asked for the Staff Report. Mr. Fockler presented the case, explaining that the applicant, Kyle McLaughlin, was requesting a revision to the sidewalk from a previous Certificate of Appropriateness (COA) issued in November 2024. The board had granted approval for demolition of a house in October 2024 and subsequently approved plans for a new home on the site in November. Upon inspection, a revision for the sidewalk was added to facilitate access to the driveway, as there was no sidewalk that runs down the street.

Secretary Anderson then administered the Oath to the applicant and homeowner, Kyle McLaughlin.

Mr. McLaughlin explained that the issue became apparent after construction. The original approved plan would have required him to walk out into the road while carrying his 2-year-old child to get from his driveway to his house. He noted that several properties in the neighborhood have similar access paths from their driveways to their porches when there is no public sidewalk in front of the houses.

Commissioner Hedrick questioned why the issue wasn't apparent from the original drawing, to which Mr. McLaughlin explained that the sewer line connection hadn't been completed when the driveway was poured, which necessitated pausing the project. This delay allowed him to better evaluate the practical access needs.

Chair McCune noted that the proposed revision would result in less impervious surface and given the absence of a sidewalk on that side of the street, it would likely improve the overall appearance.

There were no parties who wished to comment on the application and no parties with standing.

*Chair McCune asked for a motion for a Finding of Fact for Case #25-25. Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #25-25, move that the Commission concludes that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Landscaping Guidelines 8.1.11, Accessibility and Life Safety Guidelines 6.8.1.*

*Member Davis made the second. Chair McCune took a vote that was approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Jessica Sabiston, Tyler Tennant*

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #25-25.

*Member Cummins made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the Commission conclude that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #25-25 be issued for the proposed work.*

*Member Sabiston made the second and Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Jessica Sabiston, Tyler Tennant*

Chair McCune then declared Case #25-25 closed and notified Mr. McLaughlin that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

2. Case #25-26 315 Ann Street – Landscaping, Tree Removal, Paint Front Door, Fence

Chair McCune introduced Case #25-26 and asked if any Members needed to recuse themselves. Member Davis recused himself from the case due to a professional relationship with the applicant, stating that "the applicant is a current client of mine on another project."

Mr. Fockler presented that the applicant, David Durham, was requesting to remove a cedar tree on the Turner Street side of the property that is close to the foundation of the house, remove shrubs along Turner and Ann Streets and replace them with new landscaping, install a fence along the Turner Street side, and change the color of the front door.

Secretary Anderson then administered the Oath to the applicant and homeowner, David Durham.

Mr. Durham explained that the cedar tree was approximately 2.5-3 feet from the corner of the foundation. He expressed concern that the established tree's roots were already protruding from the ground and heading straight to the foundation. He stated that he wanted to be proactive to prevent potential future damage, particularly during a hurricane that could uproot both the tree and part of his foundation. He also noted that the tree was under the canopy of a beautiful pecan tree.

Regarding the window framing and trim that was listed in the application as being changed from white to black, Mr. Durham clarified that he had changed his mind and would keep them white, noting that the white is "completely classic."

The Commission discussed that the cedar tree's proximity to the foundation was problematic and that its removal was justified. The Commissioners also noted that the tree was under the canopy of a pecan tree, which would likely impact its health, and that the area would be enclosed by the proposed fence.

There were no parties who wished to comment on the application and no parties with standing.

*Chair McCune asked for a motion for a Finding of Fact for Case #25-26. Vice-Chair Hedrick made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #25-26, move that the Commission concludes that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Window and Door Guidelines under 6.4.1 with the note that the trim will be painted white and not black; Landscaping Guidelines 8.1.1, 8.1.2, 8.1.3; Fences and Walls Guidelines 8.2.2, 8.2.3, 8.2.7; Landscaping Guidelines 8.1.1; Accessibility and Life Safety Guidelines 6.8.1.*

*Member Tennant made the second. Chair McCune took a vote that was approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Jessica Sabiston, Tyler Tennant*

Chair McCune then gave the motion for a Certificate of Appropriateness for Case #25-26.

*Chair McCune gave the motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the Commission conclude that the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #25-26 be issued for the proposed work with the condition that both the trim and framing for the windows will remain white and not be painted black as applied for.*

*Vice-Chair Hedrick made the second and Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Jessica Sabiston, Tyler Tennant*

Chair McCune then declared Case #25-26 closed and notified Mr. Durham that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

Member Davis was restored to the meeting following a motion by Vice-Chair Hedrick.

**Commission / Board Comments**

There was a general board discussion on the revised standards being developed by a subcommittee of the commission.

**Staff Comments**

Mr. Fockler reported on a potential enforcement issue at 412 Front Street regarding displays set up in what might be town property on the dock side of the building. He explained his plan to communicate with the business owners to clean up the area.

Mr. Fockler also mentioned that staff had been enforcing like-for-like material requirements, particularly for porches where PVC replacements had been removed in favor of the original wood materials.

Mr. Garner provided an update on the property line dispute in the 100 block of Moore Street, noting that the property owners were at a stalemate despite multiple surveys. He clarified that the previous Certificate of Appropriateness for the property had expired, so any future work would require a new application.

**Adjourn**

DRAFT

DRAFT 1.

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

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Jessica Sabiston, Tyler Tennant*

Chair McCune declared the August 5<sup>th</sup>, 2025 meeting adjourned at 7:40 p.m.

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Chair, Joyce McCune

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Board Secretary, Laurel Anderson



**Town of Beaufort, NC**

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**Town of Beaufort Historic Preservation Commission  
6:00 P.M. September 2, 2025 – 614 Broad Street – Train Depot**

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**AGENDA CATEGORY:** Consent  
**SUBJECT:** Approval of the Orders for 312 Moore Street & 315 Ann Street – Certificate of Appropriateness

**BRIEF SUMMARY:**

As part of the new General Statutes (160D), prior to Evidentiary Hearing Orders being signed and sent to the applicant/property owners, the Board in which conducted the hearing is to review the order for accuracy.

The staff has consulted with the Town Attorney and now asks that the Historic Commission Members review the orders for such accuracy and be prepared to make a motion to recommend approval of the Order or to approve with Commission recommended changes.

**REQUESTED ACTION:**

Review the order for such accuracy and be prepared to make a motion to recommend approval of the Order or to approve with Commission recommended changes.

**EXPECTED LENGTH OF PRESENTATION:**

0 Minutes (Presentation from Staff)

**SUBMITTED BY:**

Kyle Garner, AICP Planning Director

**BUDGET AMENDMENT REQUIRED:**

N/A



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September 2, 2025

Kyle McLaughlin  
312 Moore Street  
Beaufort, NC 28516

RE: Case # 25-25 312 Moore Street – Revise Sidewalk from previously approved COA

Dear Mr. McLaughlin:

Beaufort's Historic Preservation Commission wishes to thank you for your recent application for a Certificate of Appropriateness regarding the property referenced above which is in the Town's Historic District. We appreciate you taking the time to come before the Commission, as well as your willingness to work with us to preserve the distinctive character of Beaufort. Your commitment will help ensure the many historic and cultural resources that we enjoy today will be preserved for future generations.

You have been issued a Certificate of Appropriateness for your project as specified on the enclosed certificate. Please read it carefully. As you proceed with your project, you must comply with all the specifications stated, including provisions in the relevant Historic District Guidelines enumerated on the certificate. Please note the COA must be visibly displayed at the site during the entire duration of the project. Also note that a building permit with the Town may be needed depending on the scope of the work.

Your certificate is valid for the work which must begin within six (6) months from the date of issuance of the COA by the Commission and must be completed no later than one year thereafter. An extension of the COA can be granted upon the Town receiving a written request from the applicant prior to the application expiration date. An extension may only be granted once for a time period of six additional months if the work has been started but not completed within the one-year validation period. Upon completion of your project please contact our office in case an inspection of the project is required.

Thank you for the thought and care that you have dedicated to your project. Your contribution to the preservation of Beaufort's Historic District is greatly appreciated.

Sincerely,

Joyce McCune, Chair  
Beaufort Historic Preservation Commission

Enclosed: COA Certificate

Mayor Sharon Harker  
Commissioner Melvin Cooper • Commissioner Paula Gillikin  
Commissioner John LoPiccolo • Commissioner Lucky Oliver • Commissioner Sarah Spiegler  
Town Manager Matt Zapp



TOWN OF BEAUFORT, NC  
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on August 5, 2025 to consider a Certificate of Appropriateness (“COA”) application submitted by Kyle McLaughlin for **CASE # 25-25 312 MOORE STREET – REVISE SIDEWALK** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on August 5, 2025, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

*Landscaping Guidelines*

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

*Accessibility and Life Safety Guidelines*

6.8.1. Locate fire exits, stairs, landings, and ramps so that they are compatible with the character of the building or site. For example, wheelchair ramps may replicate a railing detail on a building or be of a simple design that allows it to blend discreetly with its surroundings. Such elements should be painted to tie in with the structure.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE #25-25 312 MOORE STREET – REVISE SIDEWALK FROM PREVIOUS COA.**

This the 2<sup>nd</sup> day of September, 2025.

\_\_\_\_\_  
Joyce McCune, Chair  
Beaufort Historic Preservation Commission

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Beaufort Board of Adjustment within 30 days after the date this order is served on you.



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September 2, 2025

David Durham  
315 Ann Street  
Beaufort, NC 28516

RE: Case # 25-26 315 Ann Street –Landscaping, Tree Removal, Paint Front Door, Fence

Dear Mr. Durham:

Beaufort's Historic Preservation Commission wishes to thank you for your recent application for a Certificate of Appropriateness regarding the property referenced above which is in the Town's Historic District. We appreciate you taking the time to come before the Commission, as well as your willingness to work with us to preserve the distinctive character of Beaufort. Your commitment will help ensure the many historic and cultural resources that we enjoy today will be preserved for future generations.

You have been issued a Certificate of Appropriateness for your project as specified on the enclosed certificate. Please read it carefully. As you proceed with your project, you must comply with all the specifications stated, including provisions in the relevant Historic District Guidelines enumerated on the certificate. Please note the COA must be visibly displayed at the site during the entire duration of the project. Also note that a building permit with the Town may be needed depending on the scope of the work.

Your certificate is valid for the work which must begin within six (6) months from the date of issuance of the COA by the Commission and must be completed no later than one year thereafter. An extension of the COA can be granted upon the Town receiving a written request from the applicant prior to the application expiration date. An extension may only be granted once for a time period of six additional months if the work has been started but not completed within the one-year validation period. Upon completion of your project please contact our office in case an inspection of the project is required.

Thank you for the thought and care that you have dedicated to your project. Your contribution to the preservation of Beaufort's Historic District is greatly appreciated.

Sincerely,

Joyce McCune, Chair  
Beaufort Historic Preservation Commission

Enclosed: COA Certificate

Mayor Sharon Harker  
Commissioner Melvin Cooper • Commissioner Paula Gillikin  
Commissioner John LoPiccolo • Commissioner [redacted]ucky Oliver • Commissioner Sarah Spiegler  
Town Ma [redacted] 10 [redacted]att Zapp



TOWN OF BEAUFORT, NC  
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on August 5, 2025 to consider a Certificate of Appropriateness (“COA”) application submitted by David Durham for **CASE # 25-26 315 ANN STREET –LANDSCAPING, TREE REMOVAL, PAINT FRONT DOOR, FENCE** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on August 5, 2025, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

*Paint Colors in the Beaufort Historic District*

The Historic District Ordinance permits the HPC to review the exterior paint color of a building in the historic district. However, the HPC also recognizes the reversibility of paint colors and their possibilities for individual expression and taste. Paint colors for new construction within the historic district are routinely reviewed by the HPC for compatibility with the surrounding block. Painting practices or certain methods of paint removal that are injurious to the building fabric are not allowed by the HPC.

*Window and Door Guidelines*

6.4.1. Retain and preserve historic windows and doors, including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, trim and moldings. Documented restoration is allowable.

*Accessibility and Life Safety Guidelines*

6.8.1. Locate fire exits, stairs, landings, and ramps so that they are compatible with the character of the building or site. For example, wheelchair ramps may replicate a railing detail on a building or be of a simple design that allows it to blend discreetly with its surroundings. Such elements should be painted to tie in with the structure.

*Landscaping Guidelines*

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

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

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

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

*Fences and Walls Guidelines*

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

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

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

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 25-26 315 ANN STREET –LANDSCAPING, TREE REMOVAL, PAINT FRONT DOOR, FENCE, with the condition that the framing and trim for the windows will remain white.**

This the 2<sup>nd</sup> day of September, 2025.

\_\_\_\_\_  
Joyce McCune, Chair  
Beaufort Historic Preservation Commission

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Beaufort Board of Adjustment within 30 days after the date this order is served on you.



**Town of Beaufort, NC**

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**Town of Beaufort Historic Preservation Commission Regular Meeting  
6:00 PM Tuesday, September 2, 2025 – 614 Broad Street – Train Depot**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case # 25-27 201 Front Street – Replace Cedar Shake  
with Metal Roof

**BRIEF SUMMARY:**  
The owner wishes to remove existing old Cedar Roof and replace with Metal Roof.

**REQUESTED ACTION:**  
Conduct Quasi- Judicial Hearing

**EXPECTED LENGTH OF PRESENTATION:**  
15 Minutes

**SUBMITTED BY:**  
Brad Fockler

**BUDGET AMENDMENT REQUIRED:**  
N/A



# BHPC STAFF REPORT



**To:** BHPC Members  
**From:** Brad Fockler  
**Date:** August 25, 2025  
**Case No.** 25-27

**Request:** Replace Cedar Shake Roof  
with Metal Roof

**Applicant:** Owens Construction  
828 West Beaufort Rd  
Beaufort, NC 28516

**Property Information:**

**Owners:** Annette Williamson  
**Location:** 201 Front Street  
**PIN#:** 730617005689000

**Project Information:** Replace Cedar Roof with Metal Roof

**Proposed work:**

- See Application from Applicant

**Material:**

- See Application from Applicant

**Color:**

- See Application from Applicant

## Roof Guidelines

- 6.11 Preserve original and significant later roof forms, shapes, and major roof architectural elements such as dormers, gables, chimneys, and eave overhangs. It is not appropriate to make alterations to the front or other primary portions of the roof of a contributing structure if that roof slope can be seen from public view.
- 6.12 Preserve, maintain, and repair historic roofing details and materials such as slate, standing- seam metal, and tile. Replace in-kind only if necessary due to deterioration or damage. Replace only the damaged or deteriorated portion using materials identical to the original if possible.

- 6.13 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.
- 6.14 Retain historic roof-top features such as ornamental eaves, cornices, rake-boards, dormers, gables, chimneys, finials, cresting, steeples, belfries, cupolas, and railings that add to the overall architectural character of a structure. All original and significant later features should be preserved and restored, rather than removed. The design of any new roof features should be based on documentary evidence and are compatible with both the building and surrounding buildings.
- 6.1.7 Ridge vents, where needed, shall be of the low-profile type and shall not diminish the original design of the roof or destroy any character-defining architectural details. Other vents, such as gable vents and roof-mounted vents, should be installed so as not to be visible from the public view where possible. In the event that they must be visible, they should be installed to respect the architectural details and character of the subject building.

# Case # 25-27 201 Front Street- Replace Cedar Shake Roof with Metal Roof

1.

**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data



OWNER	MAIL_ADDRE	MAIL_CITY	MAIL_S	MAIL_	MAIL_ZI5
WILLIAMSON ANNETT L TRUSTEE	52 VILLAGE RIDGE ROAD	FORT WORTH	TX		76107
ADAMS JUDITH ELAINE L/T	PO BOX 1057	BEAUFORT	NC	1057	28516
WILDER WILLIAM N SR ETUX TANIS	PO BOX 888	BEAUFORT	NC		28516
POST CHARLOTTE	108 MOORE STREET	BEAUFORT	NC		28516

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



**Instructions:**

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

**APPLICANT/OWNER INFORMATION**

*Please print!*

Applicant Name: Owens Construction, Inc.

Applicant Address: 828 West Beaufort Rd., Beaufort, NC 28516

Business Phone: 252-504-3163 Email/Cell: 252-622-1475, john@occ-usa.com

Property Owner Name: Annette Williamson

Address of Property: 201 Front Street, Beaufort, NC 28516

Phone Number: 817-917-6588 Email/Cell: \_\_\_\_\_

**PROJECT INFORMATION**

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

Removal of existing cedar shake roof on main home and guest house and replace with standing seam metal roof. Current roof is allowing outside air intrusion and causing microbial growth throughout the interior of the home and damaging many historic features of the home internally.

Estimated Cost of Project: \$ 85000

Year House Built: 1790

John Engelhard  
Applicant Signature

7 August 2025  
Date

Annette Williamson  
Property Owner Signature (if different than above)

7 August 2025  
Date

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# DESIGN GUIDELINES FOR THE BEAUFORT HISTORIC DISTRICT & LANDMARKS

1994, REVISED 2008



# DESIGN GUIDELINES FOR BEAUFORT HISTORIC DISTRICT & LANDMARKS

PROJECT CONSULTANT  
TRC ENVIRONMENTAL INC.  
50101 GOVERNORS DRIVE, SUITE 250,  
CHAPEL HILL, NORTH CAROLINA 27517

PREPARED FOR:  
TOWN OF BEAUFORT  
215 POLLOCK STREET  
BEAUFORT, NORTH CAROLINA  
TERRI PARKER-EAKES, TOWN MANAGER

BEAUFORT HISTORIC PRESERVATION COMMISSION  
MAMRÉ WILSON, CHAIRMAN  
DAN KRAUTHEIM, VICE-CHAIRMAN  
WENDY DAVIDSON  
FRED MCCUNE  
MARNIE PARK  
LES SADLER  
GERHARDA SANCHEZ

BEAUFORT TOWN COMMISSIONERS  
RICHARD STANLEY, MAYOR  
ROBERT CAMPBELL  
MATH CHAPLAIN  
JOHN HAGLE  
MARIANNA HOLLINSHED  
CHARLES MCDONALD

ACKNOWLEDGEMENT: THE NANCY DUFFY RUSSELL PRESERVATION TRUST AND AN ANONYMOUS PRIVATE RESIDENT HAVE GENEROUSLY CONTRIBUTED TO THE WRITING OF THIS PUBLICATION. THE ACTIVITY THAT IS THE SUBJECT OF THIS PUBLICATION HAS BEEN FINANCED IN PART WITH FEDERAL FUNDS FROM THE NATIONAL PARK SERVICE, DEPARTMENT OF THE INTERIOR. HOWEVER, THE CONTENTS AND OPINIONS DO NOT NECESSARILY REFLECT THE VIEWS OR POLICIES OF THE DEPARTMENT OF THE INTERIOR, NOR DOES THE MENTION OF TRADE NAMES OR PRODUCTS CONSTITUTE ENDORSEMENT OR RECOMMENDATION BY THE DEPARTMENT.

## Frequently Asked Questions

**Who should use the Beaufort Historic District Guidelines?** Anyone who owns, rents, leases, sells or buys property, or who owns or operates a business in the locally designated Beaufort Historic District, or who owns an individual historic landmark should consult these guidelines. They are used by Town staff and the Beaufort Historic Preservation Commission. The guidelines are written for laymen, as well as for architects and other design professionals, contractors, builders, developers, real estate agents, business owners, and all those who have an interest in the preservation of Beaufort’s historic architectural heritage.

**Is my property within the locally designated Beaufort Historic District?** There are two historic districts in Beaufort—one of the National Register of Historic Places and one has been designated by the Beaufort Town Commissioners. Because listing in the National Register does not involve local regulation, these guidelines are for use only within the locally designated historic district. To verify whether a property is located within one or both Beaufort Historic Districts, please consult Chapter 2.

**What is the Historic Preservation Commission (HPC)?** The HPC, composed of seven Beaufort residents with a knowledge of and interest in historic preservation, is appointed by the Town Commissioners for three-year terms. There are five regular members and two alternate members. The HPC reviews and regulates changes in the locally designated historic district, including buildings and their setting, new construction and demolitions, major landscaping and tree removal, and all signs in the historic district. See Chapter 4.

**What is a Certificate of Appropriateness (COA)? What is the application process?** A COA is required before work can begin on exterior changes to buildings, their setting, and all signs in the historic district, as well as (but not limited to) such actions as new construction and demolitions, major landscaping and tree removal, and utility work in the historic district. The COA application is filed upon such time as all applicable town permits have been secured, with the exception of a building permit. The COA application can be obtained at Town Hall or downloaded from the Town’s website at <http://www.beaufortnc.org/Town+Departments/Planning+and+Inspections/default.aspx>. The completed application is reviewed by the Historic Preservation Commission at one of its regular meetings, where it can be approved, denied, or tabled for further investigation. See Chapter 3 for a detailed description and an easy-to-follow flow chart of the COA application process.

**I want to install storm doors and windows on my historic house. Do I need a COA?** There are some actions (including installation of storm doors and windows, window air conditioners, certain types of gutters, and side and rear fences), known as Minor Work Items that an owner can undertake under a simplified COA approval process. See Chapter 4 for a list of Minor Work Items.

**Are the rear of buildings and back yards in the historic district regulated?** In general, the HPC has purview over features (building facades, driveways and walks, and yards) visible from a public right-of-way. Actions occurring on the rear or non-visible sides of the property that are deleterious to the overall building or setting may come under HPC review.

**What style is my building? What architectural styles are common in Beaufort?** There are a number of prevalent historic architectural styles in Beaufort as well as vernacular house forms unique to Beaufort. Your house may be one or a combination of these. Consult Chapter 4 for illustrated examples of common historic architectural styles and forms in Beaufort.

**I hear a lot about Beaufort’s historic waterfront and other important vistas. What are these and why do they need to be preserved?** Beaufort’s waterfront and the vistas along many of its historic streets are among the most important defining features of the Beaufort Historic District and their preservation and protection are an important responsibility of the HPC. See Chapter 5 for a description of Beaufort’s waterfront and historic vistas and those factors property owners need to consider to protect these vistas for all of Beaufort’s citizens and visitors.

**I want to know what materials and features are typical for my building’s age in Beaufort.** Consult Chapter 6 for a discussion of what materials and architectural features are typical for such components as roofs, windows, doors, and porches on historic buildings in Beaufort.

**Is the installation of new vinyl or aluminum siding permitted in the historic district? What about cement fiber siding?** The use of substitute siding such as vinyl and aluminum on visible elevations of buildings and for new construction in the historic district is not allowed. However, the HPC will consider use of cement fiber siding on a case-by-case basis.

**What specific guidelines apply to commercial storefronts in the historic district?** See Chapter 6 for a discussion of the special features of commercial storefronts and their preservation.

**I want to add a wing to my house. Is this permitted?** Old buildings often grow to adapt to changing uses and circumstances. However, the changes should not destroy or detract from the architectural features that make the building significant in the first place. Consult Chapter 7 for guidelines on how to make your addition sensitive to the historic building and its surroundings.

**I’m building a new house in the historic district. Does it have to “look old?”** Effective historic district guidelines do not dictate certain architectural styles to be used for new construction in the Beaufort Historic District. Instead, they seek to encourage good contemporary design that is sensitive to its surroundings and Beaufort’s special architectural character. Consult Chapter 7 for a discussion of such features as scale, materials, rhythm, and proportion that go into designing a new building in the historic district.

**Are the Guidelines concerned with only buildings, or are such features as driveways, lighting, and signs regulated too?** The Beaufort Historic District is more than just a collection of old buildings. Thus, features of the overall setting of the historic district such as driveways and walks, fences, public landscaping, docks, and lighting also fall within the purview of the HPC. Consult Chapter 8 for a discussion of those items that contribute to the setting of the Beaufort Historic District

**Can individual landmarks and buildings within the historic district be demolished?** In certain circumstances, yes, although demolition is strongly discouraged. Consult Chapter 10 for actions a property owner can take to avoid this drastic action.

**I’m not familiar with such terms as a hip roof, portico, or Ionic column.** Consult Chapter 4 for a discussion of architectural styles in Beaufort; Chapter 6 for illustrations of the components of a residential building, a church, and a commercial building; and the Glossary of architectural terms.



View of the Beaufort waterfront, Front Street, and houses in the Beaufort Historic District.

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## Roof Guidelines

- 6.1.1 Preserve original and significant later roof forms, shapes, and major roof architectural elements such as dormers, gables, chimneys, and eave overhangs. It is not appropriate to make alterations to the front or other primary portions of the roof of a contributing structure if that roof slope can be seen from public view.
- 6.1.2 Preserve, maintain, and repair historic roofing details and materials such as slate, standing-seam metal, and tile. Replace in-kind only if necessary due to deterioration or damage. Replace only the damaged or deteriorated portion using materials identical to the original if possible.
- 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.
- 6.1.4 Retain historic roof-top features such as ornamental eaves, cornices, rake-boards, dormers, gables, chimneys, finials, cresting, steeples, belfries, cupolas, and railings that add to the overall architectural character of a structure. All original and significant later features should be preserved and restored, rather than removed. The design of any new roof features should be based on documentary evidence and are compatible with both the building and surrounding buildings.
- 6.1.5 Contemporary or non-historic roof features may be installed on areas of the roof not seen from the public view or on other non-character defining secondary roofs. Included are skylights, roof-mounted vents, dormers, chimneys, antennas, and solar collectors. These are not permitted when their installation or later removal would damage or destroy a significant roof feature. In certain instances, new dormers may be permitted on side or rear elevations if their design is compatible with the building and the roofline.
- 6.1.6 Install new gutters without damaging or obscuring architectural features. It is inappropriate to replace concealed, built-in gutter systems with modern exposed gutters. Gutters of all materials except copper shall have a painted finish. Half-round gutters are appropriate for most contributing properties. Wood gutters may be appropriate for certain period restoration projects. Replacement of gutters is usually reviewed as a Minor Works item.
- 6.1.7 Ridge vents, where needed, shall be of the low-profile type and shall not diminish the original design of the roof or destroy any character-defining architectural details. Other vents, such as gable vents and roof-mounted vents, should be installed so as not to be visible from the public view where possible. In the event that they must be visible, they should be installed to respect the architectural details and character of the subject building.

- 6.1.8 It is not appropriate to create a false sense of historical development by making changes to roofs, such as adding conjectural features lacking insufficient historical, pictorial, or physical documentation.
- 6.1.9 Avoid altering the existing roof pitch or introducing a new roof pitch.
- 6.1.10 Avoid using a substitute material for the replacement of a deteriorated historic element that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.
- 6.1.11 Avoid constructing additional stories resulting in an altered appearance.

# Adjacent Property Owners

## **WILLIAM WILDER**

Physical Address: 207 Front St., Beaufort, NC 28516

Mailing Address: PO BOX 888 BEAUFORT, NC 28516

## **RAJKOVICH LVG TRUST**

Physical Address: 110 MOORE STREET BEAUFORT, NC 28516

Mailing Address: 110 MOORE STREET BEAUFORT, NC 28516

## **JUDITH ADAMS & EMITT NORMENT**

Physical Address: 127 Front St. Beaufort, NC 28516

Mailing Address: PO BOX 1057 BEAUFORT, NC 28516

# Property Photos



South Side Of Main Home



North Side of Main Home



South Side of Guest House



West Side of Garage Roof attached to Guest House



**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, September 2, 2025 – 614 Broad Street – Train Depot**

---

**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case # 25-28 122 Front Street – Remove Block Driveway & Replace with Permeable Brick

**BRIEF SUMMARY:**  
The owner wishes to remove block driveway & replace with permeable brick.

**REQUESTED ACTION:**  
Conduct Quasi- Judicial Hearing

**EXPECTED LENGTH OF PRESENTATION:**  
15 Minutes

**SUBMITTED BY:**  
Brad Fockler

**BUDGET AMENDMENT REQUIRED:**  
N/A



# BHPC STAFF REPORT



**To:** BHPC Members  
**From:** Brad Fockler  
**Date:** August 21, 2025  
**Case No.** 25-28

---

**Request:** Remove Block Driveway  
 & Replace with Permeable  
 Brick

**Applicant:** Lawn Masters of NC / Coastal Division  
 1875 N 20<sup>th</sup> Street  
 Morehead City NC, 28557

**Property Information:**

**Owners:** Annette Williamson  
**Location:** 122 Front Street  
**PIN#:** 730617003651000

**Project Information:** Remove Block Driveway & Replace with Permeable Brick

**Proposed work:**

• See Application from Applicant  
**Material:**

• See Application from Applicant  
**Color:**

• See Application from Applicant

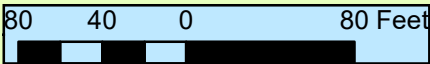
### Off-street Parking Guidelines

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

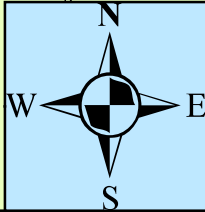
Case #25-28 122 Front Street - Remove Block Driveway & Replace with Permeable Brick

**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data



36



<b>OWNER</b>	<b>MAIL_ADDRE</b>	<b>MAIL_CITY</b>	<b>L_STAIL_ZMAIL_ZI5</b>
ADAMS JUDITH ELAINE L/T	PO BOX 1057	BEAUFORT	NC 1057 28516
FLEET CLIFFORD III ETUX FRAN	512 SOMERSET AVENUE	RICHMOND	VA 23226
LANTERI ANNE T L/T	119 FRONT ST	BEAUFORT	NC 2143 28516
SMITH GORDON III ETUX BEVERLY	125 FRONT ST	BEAUFORT	NC 2143 28516
TOWNSEND ELIZABETH MEWBORNE	121 FRONT STREET	BEAUFORT	NC 28516
WILLIAMSON ANNETTE TRUSTEE	52 VALLEY RIDGE RD	FT WORTH	TX 76107

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



### Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$250.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28518. Incomplete applications will not be processed and **will be** returned to the applicant. Applications must be deemed complete and accepted before the submittal date. Please contact Town Hall at 252-728-2142 if there are any questions.

### APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Lawn Master of NC Coastal Division/Nathaniel

Applicant Address: 1875 N 20th Street Morehead City NC 28557

Business Phone: 252-220-4562 Email/Cell: Coastal@lawnmasterNC.com

Property Owner Name: Annette Williamson

Address of Property: 122 front street Beaufort NC 28516

Phone Number: 817-917-6588 Email/Cell: annette.williamson@farrmail.com

### PROJECT INFORMATION

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

Estimated Cost of Project: \$ 50,000

Year House Built: 2014

[Signature]  
Applicant Signature

8-11-2025  
Date

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

8-11-2025  
Date

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

Date: 8.11.25

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

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

*X Annette Williamson*

Property owner

I

hereby authorize that Lawn Master inc and Heritage Designs NC may represent my interests before the Beaufort NC Historical Commission. As pertaining to projects at my property at 122 Front Street Beaufort NC 285165

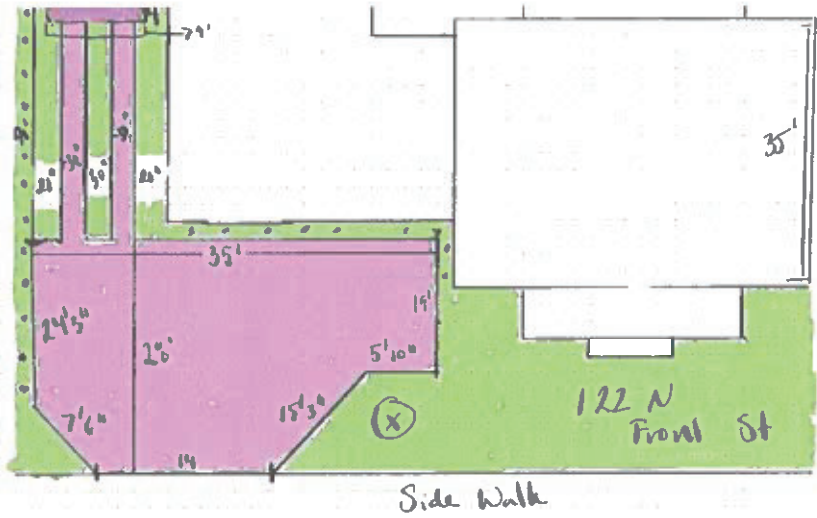
*X Annette Williamson*

Property Owner

*X Nathan Patterson*

Nathan Patterson

Branch Manager Lawn Master INC



★ Demo Guidelines

10.1.4 - All precautions taken for preserving artifacts

10.1.6 properly demmed w/ reasonable amount of time for excavate off street

★ 8.5.1 → unobtrusive w/ necessary

8.5.2 → See Attached Plans

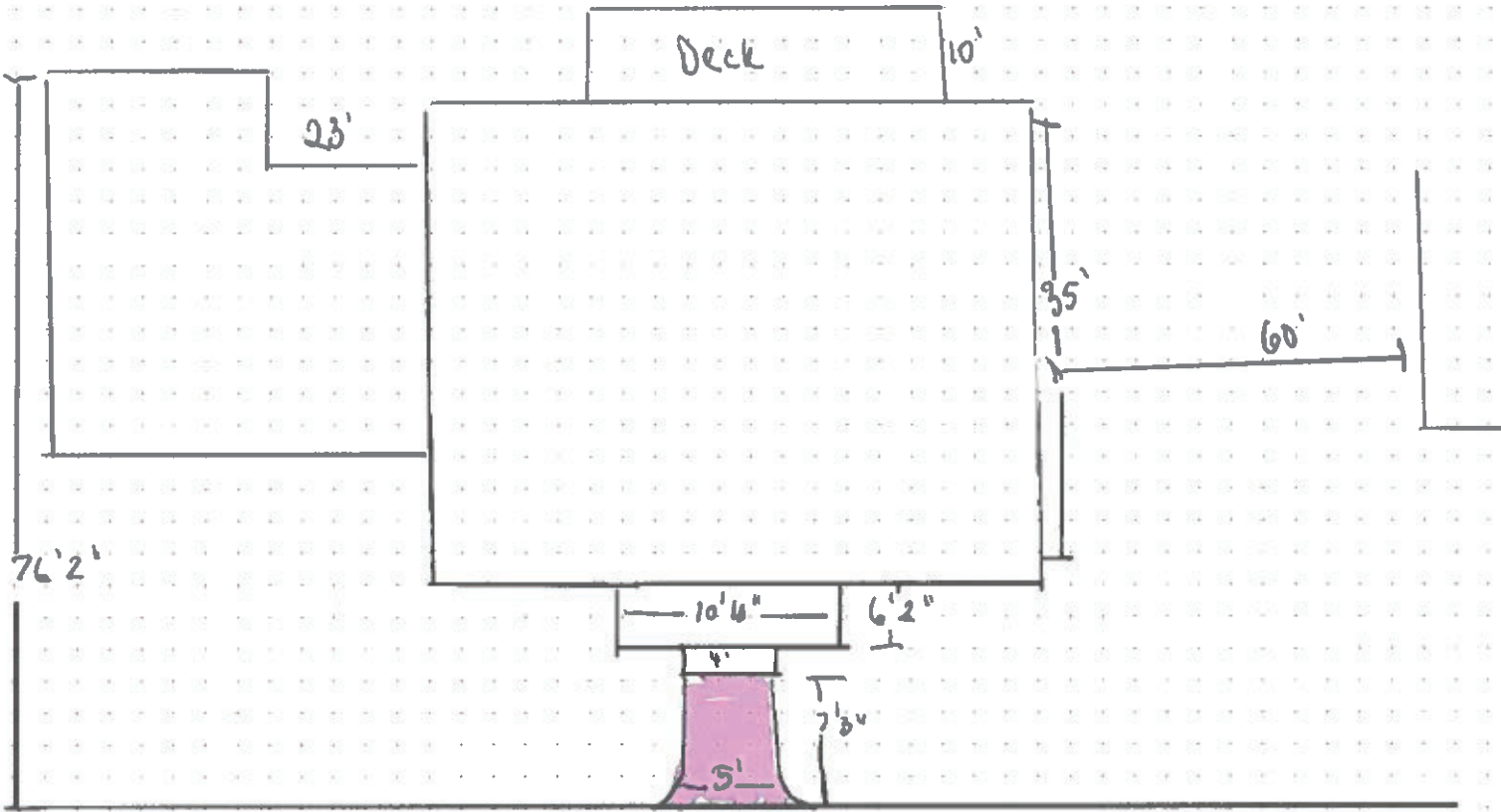
8.5.4 → no existing Landscapes will be removed

8.5.7 → Pine Mall Rumbled Main Street materials foundation and assembly Landscapes

~ 11,86 Sq Feet

\$ 35,500 40 → Running Bond Pattern

\$ 41,000 → Herring Bone



Side walk

### N. Front St.

- customer desires to have a more consistent walk way tied into the public sidewalk in the area highlighted in pink
- the proposed brick walkway will be comprised of the rumbled pinehall mainstreet with the matching flash coloration
- sidewalk length will be 7'3 inches and will include one step to from public walkway to grade of new sidewalk
- new sidewalk will tie into the porchstep and begin at 4' in width and apron out to 5' at the step
- path will follow a vertical running bond pattern with a soldier course picture frame
- while none is anticipated, any impact to the public sidewalk will be corrected prior to job completion

Description of Proposed project

Removal of existing turf block drive way and

Instillation of permeable brick driveway/ parking area to match the towns walkway

Running bond style Lay

Drive way will be 1186 square feet

Instillation of brick walkway from front door connected to public walkway. One step to be included to match grade. Walk way will be 35 sq feet

New sidewalk secondary to driveway. If not approved other options include walkway from driveway to front door. We completely understand if the front door new pathway is not approved. We request the driveway as a priority and look forward to finding an adequate solution for all parties towards the front walk way.

Any and all impact on public sidewalk will be handled at the property owner’s expense

Demo Guidelines

10.1.4. Minimize ground-disturbing activities during demolition to avoid damage to potential unknown archaeological resources.

10.1.4. Minimize ground-disturbing activities during demolition to avoid damage to potential unknown archaeological resources.

Guide Lines

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

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

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

Adjacent property owners

127 FRONT STREET

ADAMS JUDITH ELAINE L/T  
NORMENT EDGAR EMMIT L/T

Mailing Address

ADAMS JUDITH ELAINE L/T NORMENT EDGAR EMMIT L/T PO BOX 1057 BEAUFORT, NC 28516-1057

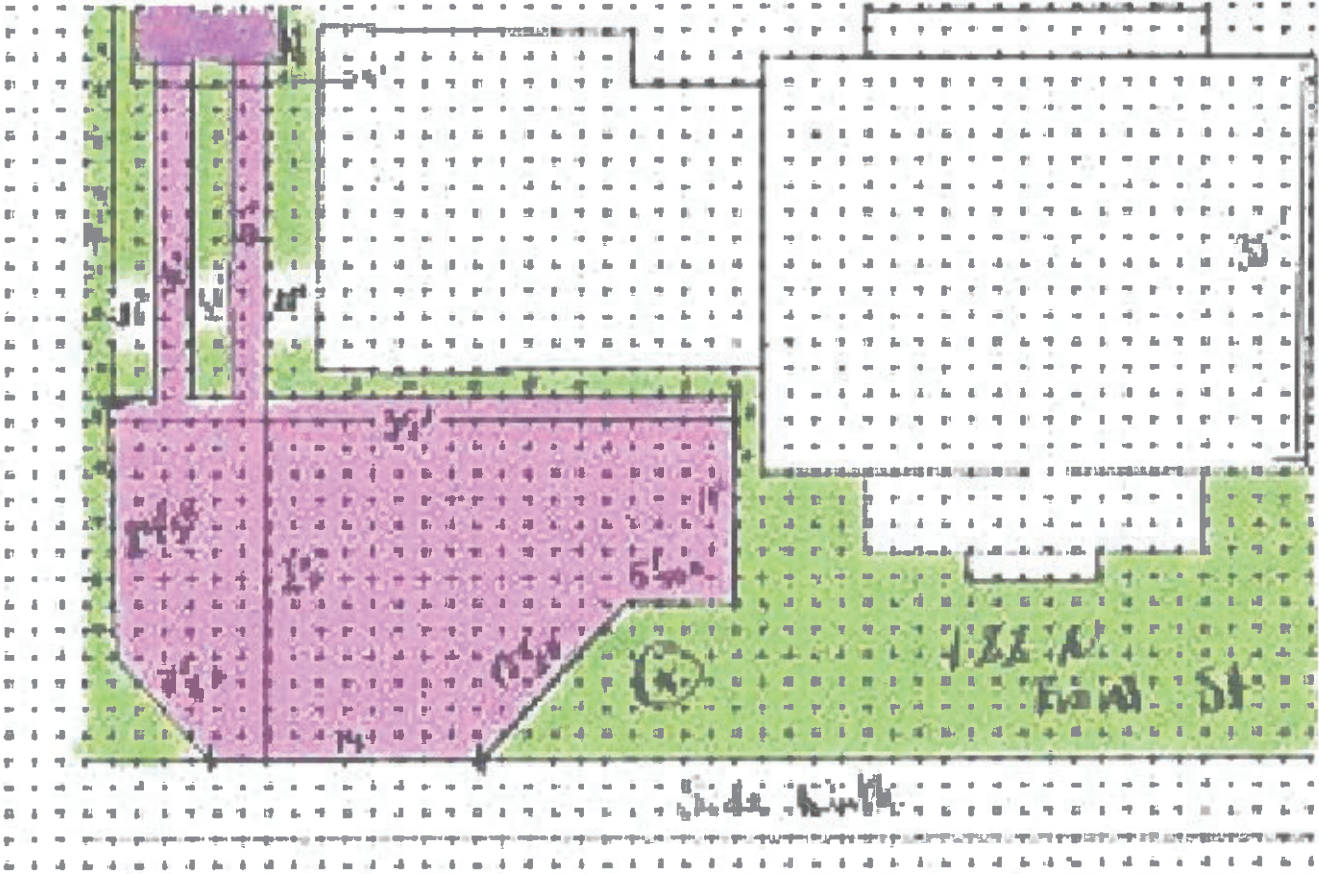
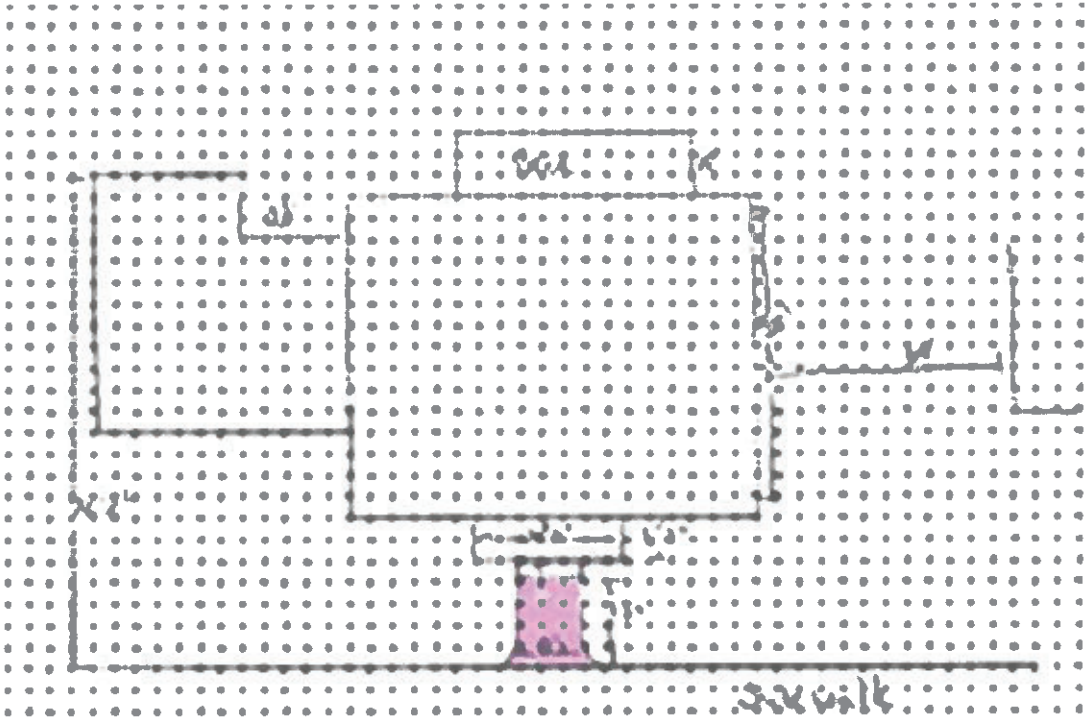
116 Front street

COPLAND JASON C ETAL

Mailing Address

COPLAND JASON C ETAL 3156 ABINGDON PLACE BURLINGTON, NC 27215

Site Plan



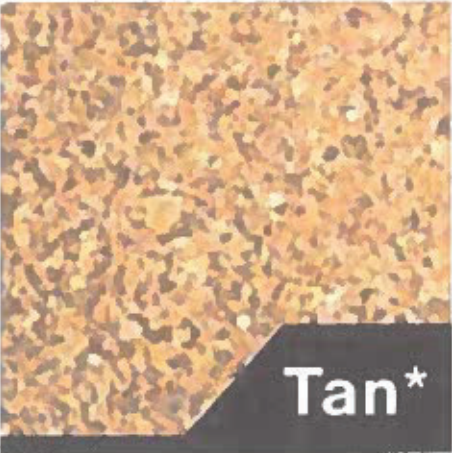
Instillation materials

8 in permeable rock base

Pine Hall Main Street tumbled brick to match towns walk way



Tan Polymeric filter sand



Demolition plan

Removal of existing turf block drive way and base layer

Existing side walk and driveway. Side walk will not be modified



