



## **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, November 01, 2022 - 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 10.4.22

#### **Administration of Oaths**

#### **Items of Consent**

- [1.](#) Orders

#### **New Business**

- [1.](#) Case # 22-29 214 Orange Street - New Siding
- [2.](#) Case # 22-28 214 Broad Street - Increase Size of Garage
- [3.](#) 2023 Historic Commission Meeting and Submittal Calendar

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

#### **Staff Comments**

#### **Adjourn**



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**Town of Beaufort Historic Preservation Regular Meeting**  
**6:00 PM Tuesday, October 4, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516**  
**Minutes**

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**Call to Order**

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

**Roll Call**

Members Present: Chair McCune, Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens

Members Absent: Bradley Cummins

A quorum was declared with six members present.

Staff Present: Kyle Garner, Town Attorney Jill Quattlebaum, and Laurel Anderson

**Agenda Approval**

*Member Huckabee made the motion to amend the Agenda to move Case #22-15 from New Business to Old Business and Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens*

**Minutes Approval**

1. HPC Draft Minutes for 9.6.22

*Vice-Chair Flowers made the motion to amend the Minutes to replace Town Attorney Arey Grady with Town Attorney Jill Quattlebaum under Roll Call and Member Stephens made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens*

## Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner. Chair McCune then read the quasi-judicial statement.

## Items of Consent

*Member Stephens made the motion to approve the Orders for 105 Front St, 204 Turner St, 308 Ann St, and 300 Ann St and Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens*

## Old Business

1. Case #22-15; 411 Front Street – Landscaping, Masonry, Fencing & Signage

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

Chair McCune introduced Case #22-15 and Mr. Garner stated that Mr. Horton had re-submitted the drawings for the courtyard and fence at 411 Front Street. Mr. Horton explained that they had responded to the Board's concerns while dealing with topography issues and had engineered the interior of the courtyard to match the finished floor of the building for handicap accessibility, and also had brought the wall from 30" to a maximum height of one foot six inches while attempting to keep the fence aesthetically pleasing.

Member Huckabee asked if there were steps from the building to the courtyard, and Mr. Horton explained that there were no steps and there was a slope of 2% to the west.

Member Hedrick asked if there were lights on the fence and Mr. Horton stated that the lights had been removed so the fence panels would be below 4 feet.

Chair McCune asked about the highest point of the fence on the sidewalk and Mr. Horton stated that the highest area was the southwest corner which is 5' 5".

Member Flowers stated that the plan looked good and a planter could possibly be added to be level with the wall.

Member Stephens expressed concern about the height of the fence and Mr. Horton explained that he was trying to aesthetically define the courtyard space while dealing with the landscape grade. Member Stephens then asked why the metal part of the fence needed to be so high and suggested lowering the foundation wall.

Member Hunsucker requested the guideline grade allowance, and with Member Hedrick's help finding it, Chair McCune read Fence Guideline 8.2.4 which states "Historic retaining walls should be preserved. new low walls are appropriate only where a sharp change in grade exists, and shall not exceed a height of two (2) feet. Such walls should be constructed of brick or concrete block covered with a true sand-finish stucco." She stated that the building is in the commercial district and the Board was also charged with congruity and the aesthetics of appearance.

Member Flowers noted that a fence height of 42" is required as it is a commercial building.

*Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-15 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #21-15, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Landscaping 8.1.1, 8.1.2; Fences and Walls 8.2.2, 8.2.3, 8.2.7, Storefront 6.9.1, 6.9.4, 6.9.6.*

*Member Hedrick made the second and Chair McCune took a vote.*

*Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, and Ian Huckabee*

*Voting nay: Member Hunsucker, Member Stephens*

Chair McCune then asked for a motion for a Certificate of Appropriateness (COA) for Case #21-15.

*Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: 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 #21-15 be issued for the proposed work.*

*Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens*

Chair McCune then declared Case #22-15 closed.

## **New Business**

### 1. Case #22-25 525 Front Street - Signage

Chair McCune introduced Case #22-25 and the following applicant was sworn in:

Korey Bernauer, 104 Olga Road, Beaufort; representing Blue Treasure LLC

Mr. Garner explained that the applicant wished to remove the existing wooden sign and replace with a new high density urethane sign. The new sign will be the exact size and colors from the existing sign. In 2012, the building was approved for 40 square feet of attached signage (Case #12-01). The site has 33 feet of frontage which allows 66 square feet of total signage, and in 2017 the Applicant applied for 37.89 square feet of attached signage which is less than what was approved in 2012.

Member Stephens asked if the sign total square footage formula included all script on the building, and Mr. Garner stated that it was all included in the total. Member Hunsucker asked if the material sample was the requested color and Mr. Garner responded that the color sample was included in the packet.

*Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-58 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-25, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Signage 8.6.1, 8.6.2, 8.6.3, 8.6.5.*

*Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens*

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #22-25.

*Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: 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 #22-25 be issued for the proposed work.*

*Member Huckabee made the second. Chair M*

*Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens*

Chair McCune then declared Case #22-25 closed.

2. Case #22-26; 122 Front Street – Off-Street Parking

Chair McCune introduced Case #22-26 and asked if any Members needed to recuse themselves. Member Huckabee stated that he had received a phone call from the applicant asking about the process, at which time he directed her to the website and sent her a link to the guidelines. Chair McCune stated that did not seem to be an issue to cause recusal.

Secretary Anderson administered the Oath to the applicant’s representative, Robert McCall.

Mr. Garner explained that the applicant wished to install turf stone as a parking surface for 122 Front Street and reminded the Board that Mrs. Williamson had come before them at the last month’s meeting to ask guidance on the turf stone she already had installed, and had followed their instructions to submit a COA application.

Vice-Chair Flowers read part of Off-Street Parking guideline 8.5.7 and asked if Mr. McCall had any pictures of similar driveways on surrounding blocks or streets, and Mr. McCall stated that he did not. Vice-Chair Flowers then stated that this was not a traditional driveway for Beaufort and there were no similar driveways in the historic district.

Member Stephens asked what grass would be planted and Mr. McCall stated that zoysia would be planted and would cover the whole concrete pad.

Chair McCune said that she understood Vice-Chair Flowers’ concerns but because of the home’s location a pervious surface was a good argument for that type of driveway. Member Huckabee stated that it depended on the type of stone used as to whether it was and would remain permeable, and the design standards encouraged permeable paving.

*Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-26 and Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-26, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Off-Street Parking 8.5.7.*

*Member Stephens made the second and Chair McCune took a vote.*

*Voting yea: Chair McCune, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens*

*Voting nay: Vice-Chair John Flowers*

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #22-26.

*Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: 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 #22-26 be issued for the proposed work.*

*Member Huckabee made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens*

Chair McCune then declared Case #22-26 closed. Mr. Garner stated that the stop-work order would be removed from the project and work could continue.

3. Case #22-27; 305 Front Street – Window Replacement

Chair McCune introduced Case #22-27 and the following applicant was sworn in:

Lauren Ascencios, 305 Front Street

Mr. Garner explained that the applicant wished to install new windows facing Front Street and they had provided the types of proposed windows with descriptions and included windows found in similar properties.

Member Hedrick said that Ruth Little's survey stated that very little of the original 18<sup>th</sup> century exterior appeared to be existing and asked how old the current windows were. Mr. Garner stated that the oldest window appeared to be the top window, and the others appeared to be at least 12-14 years old, and when the home was operating as a restaurant the windows were more of a commercial grade.

Ms. Ascencios then brought a sample window forward to show the Board and explained that the existing windows were from four different eras, dry-rotted, some were cracked, and that the new windows would be uniform and consistent.

Vice-Chair Flowers asked if the windowsills and trimwork would be installed per guidelines and Ms. Ascencios stated that she wanted the windows to look historic, and Chair McCune pointed out the labor quote for the windows included removing and replacing the windows and trimming the interior and exterior with like kind, retaining historic requirements.

*Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-27 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-27, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Window and Door 6.4.1, 6.4.2, 6.4.3, 6.4.5, 6.4.6, and 6.4.7.*

*Member Stephens made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens*

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #22-27.

*Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: 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 #22-27 be issued for the proposed work.*

*Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens*

Chair McCune then declared Case #22-27 closed.

### Commission / Board Comments

- a. Member Stephens discussed the quasi-judicial procedure and reporting issues of non-compliance of approved COA's and asked the Town Attorney how other board members would be notified of those issues. Ms. Quattlebaum explained that there was no requirement to inform the Board of non-compliance issues as the Town handled code enforcement. Mr. Garner asked Ms. Quattlebaum to explain the code enforcement process and she explained the procedure to the Board.
- b. Vice-Chair Flowers requested copies of Minor Works permits and to ensure those projects are consistent with current guidelines. There was Board discussion regarding requiring projects with existing out of compliance materials to be brought into compliance.
- c. Chair McCune suggested requiring COA applications for metal roofs to show the entire roof and materials to ensure it would be in compliance. Vice-Chair Flowers updated the Board with the guidance from the State Historic Preservation Office's (SHPO) workshop, including differentiating between existing historic homes and new construction.

### Staff Comments

- a. Mr. Garner stated that SHPO staff had toured the Old Burying Ground and observed the landscape remediation and the previously unknown graves that had been uncovered when the shrubs were cut back. He also informed the Board that SHPO has offered to return and give a cemetery workshop in Beaufort, possibly in late winter or early spring.
- b. He also notified the Board of a code enforcement issue on Moore Street.
- c. The National Park Service has released plans for historic structures and resiliency and the new language will be merged with the draft guidelines.
- d. At the SHPO workshop, Mr. John Wood stated that HPC's can make requests for guidance to SHPO and a non-legally binding review will be completed within 30 days.

### Adjourn

Chair McCune asked for a motion to adjourn the meeting.

*Vice-Chair Flowers made the motion to adjourn and Member Huckabee made the second. Chair McCune took a vote that was unanimous.*

*Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens*

Chair McCune declared the October 4, 2022 meeting adjourned.

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Chair, Joyce McCune

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Board Secretary, Laurel Anderson



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November 1, 2022

Intracoastal General Contracting  
4936 Highway 101  
Newport, NC 28570

RE: Case # 22-26 122 Front Street – Install Turf Stone Pavers with Sod for Off-Street Parking

Dear Sirs:

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  
CC: Ms. Annette Williamson

Mayor Sharon Harker  
Commissioner John Hagle • Commissioner Marianna Hollinshed  
Commissioner Bucky Oliver • Commissioner [redacted] • Commissioner Bob Terwilliger  
Town Manager [redacted] • [redacted] Fodd Clark



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 October 4, 2022 to consider a Certificate of Appropriateness (COA) application submitted by Intracoastal General Contracting for **CASE # 22-26 122 FRONT STREET – INSTALL TURF STONE PAVERS WITH SOD FOR OFF-STREET PARKING** 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 October 4, 2022, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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 brick, stone, or metal to contain loose paving materials. Landscaping timbers, railroad ties, and concrete or plastic edging are not allowed.

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 # 22-26 122 FRONT STREET – INSTALL TURF STONE PAVERS WITH SOD FOR OFF-STREET PARKING.

This the 1<sup>st</sup> day of November, 2022

\_\_\_\_\_  
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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November 1, 2022

Lauren Ascencios  
305 Front Street  
Beaufort, North Carolina 28516

RE: Case # 22-27 305 Front Street - Window Replacement

Dear Ms. Ascencios:

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



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 October 4, 2022, to consider a Certificate of Appropriateness (COA) application submitted by Lauren Ascencios for **CASE # 22-27 305 FRONT STREET - WINDOW REPLACEMENT** 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 October 4, 2022, we find that the application submitted currently only meets the window and door guidelines of the Local Historic District based on the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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.

6.4.2. Repair existing historic windows and doors where possible, rather than replacing entire window or door units. Use techniques such as wood epoxies and wood patches to repair and strengthen deteriorated wood elements. Replace only those elements that cannot be repaired. Reproduction glass is desirable but not required.

6.4.3. Use replacement windows and doors that match the existing historic elements as closely as possible. Wood windows should be replaced with wood windows. If replacement windows or doors are required, consider first replacing only the deteriorated element, such as a single sash or door, rather than the entire frame or unit. Any new replacements shall match the original in all dimensions, materials, and detailing as closely as possible.

6.4.5. Replacement of historic windows and doors for the sole purpose of improved thermal performance is not appropriate. Wood, or appropriately painted metal storm windows and doors should be used.

6.4.6. Tinted glass is not appropriate in the historic district in any area visible from public view. Energy-saving or “low-E” glass may be used only if it is not tinted.

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.

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 # 22-27 305 FRONT STREET – WINDOW REPLACEMENT**.

This the 1<sup>st</sup> day of November, 2022.

\_\_\_\_\_  
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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November 1, 2022

Filter Design Studios, PLLC  
707 Bridges Street  
Morehead City, North Carolina 28516

RE: Case # 22-15 411 Front Street – Fencing, Landscaping, Signage, and Masonry

Dear Mr. Horton:

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  
CC: Flybridge Ventures, LLC



TOWN OF BEAUFORT, NC  
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held evidentiary hearings on September 6, 2022 and October 4, 2022 to consider a Certificate of Appropriateness (“COA”) application submitted by Filter Design Studios for **CASE # 22-15 411 FRONT STREET – FENCING, LANDSCAPING, SIGNAGE, AND MASONRY** 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 September 6, 2022 and October 4, 2022 we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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.

8.2.2. 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.

6.9.1. Retain and preserve historic commercial storefronts and building façades, including display windows, entrance configurations, doors, transoms, bulkheads, windows, cornices, parapets, and brickwork.

6.9.4. Preserve and rehabilitate rear facades where possible, particularly where access is provided from rear parking areas. Eliminate or consolidate utility lines, pipes, meters, mechanical units, etc. to improve the appearance of rear facades. Locate trash cans and dumpsters away from public rear access doors and screen them from public view.

6.9.6. Retain original roof forms and features. Do not add additional stories, penthouse, roof decks, skylights, mechanical equipment or any other features that can be seen from the sidewalk, right-of-way or any public rear access walkway. Exceptions may be made on a case-by-case basis if there is a clear historic precedent.

8.6.1. Use traditional materials found in the district, such as wood and metal for new signage. Substitute materials that have the appearance of wood are allowed. Plastic signs, flashing signs, or portable mobile signs, except those listed in item 9, are not allowed in the historic district. Interior neon signs larger than 10” by 18”

that are located within five (5) feet of a window or glass door on an exterior wall and are so placed as to be seen from the outside are not allowed. INTERNAL GLASS MOUNTED SIGNS ARE NOT SUBJECT TO BHPC REVIEW.

8.6.2. Place signs so that they do not visually overwhelm the building or streetscape or damage or obscure character defining architectural details. Recognize that maximum signage allowances granted by the Beaufort Zoning Ordinance may be inappropriate in the context of the building or site under review.

8.6.3. Signs on commercial buildings are preferred to be located in a signboard frieze located above the display windows. In this location the sign serves as a boundary between the upper and lower façade.

8.6.4. Neon colors or fluorescent colors on signs is not allowed.

8.6.5. Use simple, clear graphics and lettering styles in sign design

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 # 22-15 411 FRONT STREET – FENCING, LANDSCAPING, SIGNAGE, AND MASONRY.

This the 1<sup>st</sup> day of November, 2022

\_\_\_\_\_  
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  
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)

November 1, 2022

Korey Bernauer  
104 Olga Road  
Beaufort, NC 28516

RE: Case # 22-25 525 Front Street – Signage

Dear Mr. Bernauer:

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  
CC: Blue Treasure, LLC



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 October 4, 2022 to consider a Certificate of Appropriateness (COA) application submitted by Korey Bernauer for **CASE # 22-25 525 FRONT STREET - SIGNAGE** 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 October 4, 2022, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

8.6.1. Use traditional materials found in the district, such as wood and metal for new signage. Substitute materials that have the appearance of wood are allowed. Plastic signs, flashing signs, or portable mobile signs, except those listed in item 9, are not allowed in the historic district. Interior neon signs larger than 10” by 18” that are located within five (5) feet of a window or glass door on an exterior wall and are so placed as to be seen from the outside are not allowed. **INTERNAL GLASS MOUNTED SIGNS ARE NOT SUBJECT TO BHPC REVIEW.**

8.6.2. Place signs so that they do not visually overwhelm the building or streetscape or damage or obscure character defining architectural details. Recognize that maximum signage allowances granted by the Beaufort Zoning Ordinance may be inappropriate in the context of the building or site under review.

8.6.3. Signs on commercial buildings are preferred to be located in a signboard frieze located above the display windows. In this location the sign serves as a boundary between the upper and lower façade..

8.6.5. Use simple, clear graphics and lettering styles in sign design.

**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 # 22-25 525 FRONT STREET - SIGNAGE**.

This the 1<sup>st</sup> day of November, 2022

\_\_\_\_\_  
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**

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, November 1, 2022 – 614 Broad Street – Train Depot**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case # 22-29 214 Orange Street - New Siding

**BRIEF SUMMARY:**

The applicant wishes to replace wood siding with Fiber Cement siding on the sides of the house.

**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:** November 1, 2022  
**Case No.** 22-29

**Request:** To replace wood siding with Fiber Cement siding on the sides of the house.  
**Applicant:** Christopher Cecil  
 214 Orange Street  
 Beaufort, NC 28516

**Property Information:**

Owners: Same  
 Location: Same  
 PIN#: 730617114169000

**Project Information:** 1999 - A COA was granted for replacement of windows, door erecting a picket fence, replacing the siding, roof and reconstruct a new addition on the rear and construct a storage shed in the rear of the house.

2003 - A Plaque was approved for the house.

2010 – A COA was approved for paint (5001-1B Woodlawn Silver Brook)

2018 – A COA was approved for the property.

2022- October 7<sup>th</sup> Staff was informed of illegal work being done to structure after visiting the site with the building inspector it was determined that fiber cement siding was being installed on the north facing exterior wall without a COA. Staff took photos (See Staff Photo exhibit) of the exterior material that was removed and told the contractor to contact the owner.

**Proposed work:**

- See Attachment from Applicant

**Material:**

- See Material Submitted by Applicant

**Color:**

See Attached Description from Applicant.

**Attachments:**

- Vicinity Map
- List of adjacent property owners used for mailing notifications
- COA application and supporting materials supplied by applicant.
- Staff photos taken on October 7, 2022

### Wood Siding, Trim, and Ornament Guidelines

6.2.1. Preserve and maintain existing original wood siding, trim, ornamentation, and other wood decorative elements.

6.2.2. Preserve and repair existing wood elements wherever possible. Use preservation techniques which encourage repair (such as epoxies, splicing, and patching where applicable) rather than wholesale replacement.

6.2.3. Replace historic wood elements only where the original is too deteriorated to repair. If replacement is necessary, use new replacement wood that matches the original as closely as possible in all properties: shape, profile, texture, and detailing. The deteriorated or damaged condition should be documented. Replacement of these features in kind and according to the guidelines does not normally require a COA.

6.2.4. If a portion of a historic wall is deteriorated beyond repair, replace only the damaged portion. In other words, a damaged portion of a wall does not provide an excuse for wholesale replacement.

6.2.10. The HPC may allow the replacement of existing substitute siding with new substitute siding (such as cement fiber siding) if the proposed replacement will be more in keeping with the original appearance of the structure. Substitute siding with a simulated wood grain will not be permitted.

6.2.11. The use of fiber cement siding may be approved for new structures, non-historic structures and additions to historic structures not visible from public streets or waterways.

### Substitute Wood Siding Policy

The elements of the coastal environment have always been harsh on wood siding and as a result a number of substitute materials have been developed. Some of these new materials may be appropriate for use on houses in the historic district depending on the position of the new siding in relation to the street. Any substitute material siding must have the surfact texture, surface reflectivity, and finish of wood.

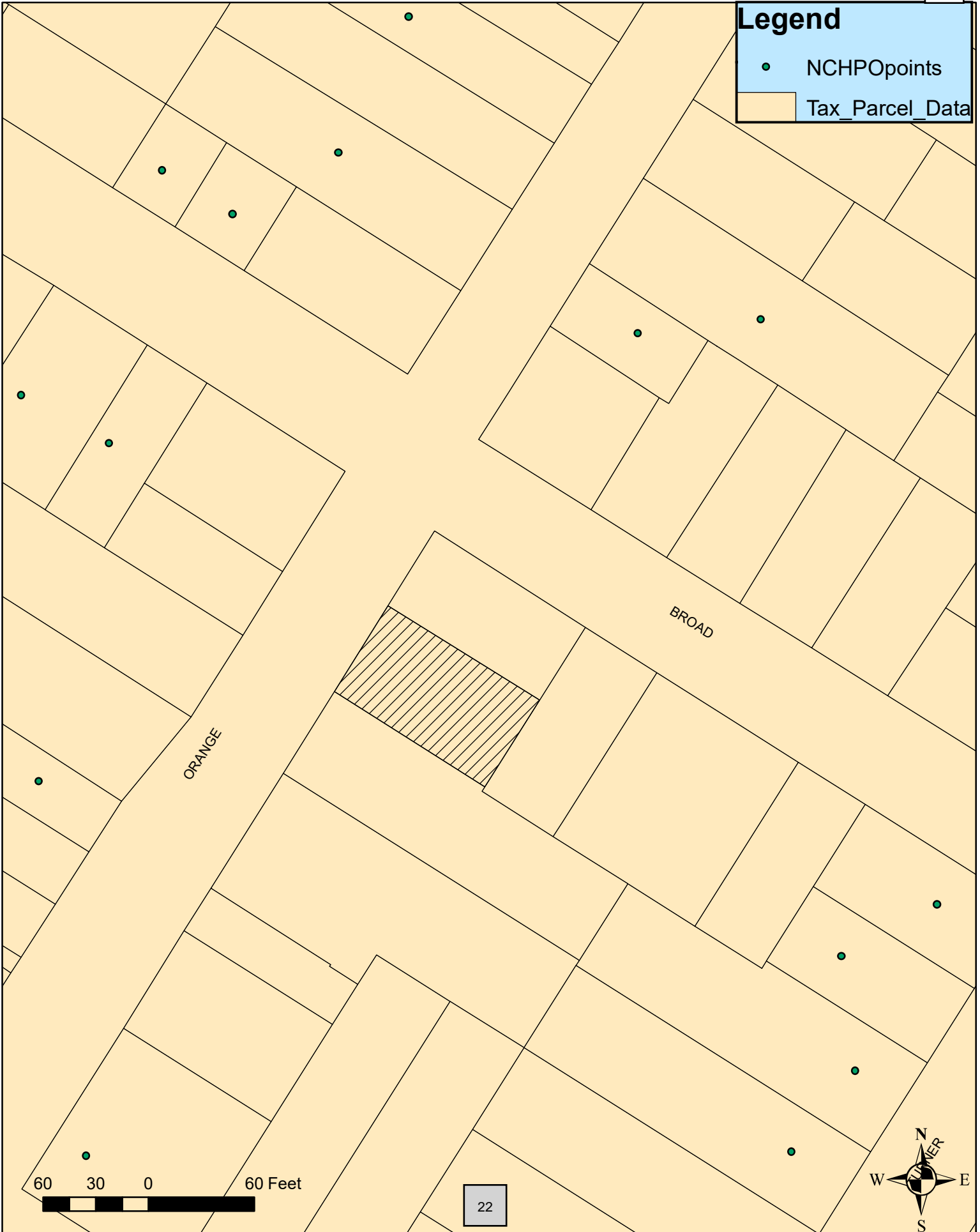
The use of vinyl, aluminum, and pressed wood as a cosmetic cladding is not appropriate.

The use of fiber cement siding may be approved for new structures, non-historic structures and additions to historic structures not visible from public streets or waterways. When fiber cement is used it must have the smooth side out and have the same size exposure as the siding in the rest of the building. Fiber cement siding may be used in areas that have been proven to be prone to excessive rotting.

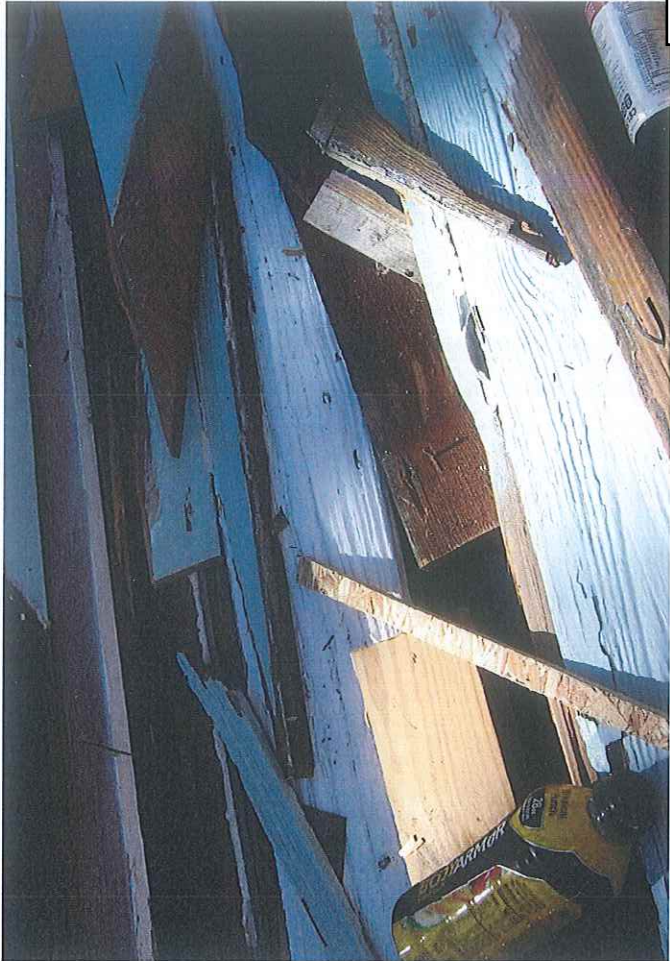
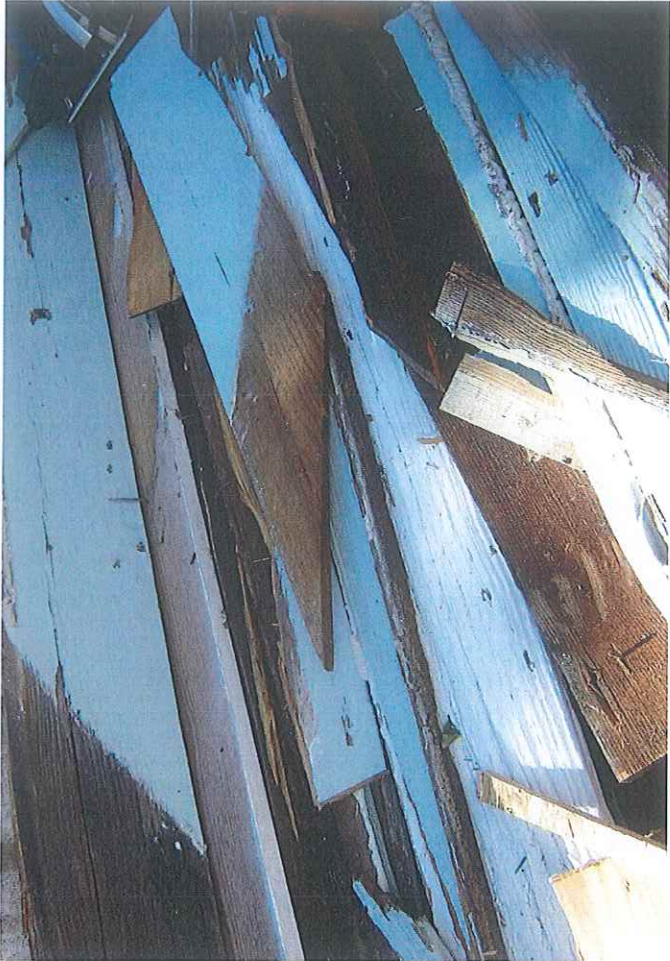
In the case of structures that are presently covered with vinyl, aluminum, and pressed wood cosmetic cladding, the HPC may allow for a change to another substitute siding (such as fiber cement siding), if the proposed new siding is more in keeping with original appearance of the structure or the character of the district.

1. The appearance, surface textures, details, and other key visual characteristics of most substitute sidings are not appropriate in the historic district.
2. Vinyl, Aluminum and Pressed wood shall not be used to cover or replace wood siding or brick structures that contribute to the character of the Historic District, or on new structures.

# BHPC Case 22-29 214 Orange Street - Siding



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>L_ST</u>	<u>AIL_Z</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
BARNES,GAIL RACKLEY	385	CHEROKEE AVE SE	ATLANTA	GA	2230	30312	
BOWEN,MARY ELIZABETH WARD	590	NEW WAVERLY PLACE	CARY	NC		27518	SUITE 120
MAGOWAN,STEVEN F ETUX JOANNE O	303	CHESAPEAKE RIDGE #1C	NORTH EAST	MD		21901	
OGUS,RICHARD C ETUX MARY H	306	BROAD STREET	BEAUFORT	NC		28516	
ORANGE STREET BEAUFORT LLC	500	EAST BLVD	CHARLOTTE	NC	5110	28203	C/O CHRISTOPHER & RUTH CECIL
WHEELER,DAVID S ETUX WINNIFORD	215	ORANGE STREET	BEAUFORT	NC	2134	28516	
WILLIS,ADAM DANIEL	2103	HIGHWAY 101	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. Please contact Town Hall at 252-728-2142 if there are any questions.

**APPLICANT/OWNER INFORMATION**

*Please print!*

Applicant Name: Christopher H.A. Cecil

Applicant Address: 214 Orange Street, Beaufort, NC 28516

Business Phone: 704-560-9288 Email/Cell: chris@biltmorefamilyoffice.com

Property Owner Name: Christopher H.A. Cecil

Address of Property: 214 Orange Street, Beaufort, NC 28516

Phone Number: 704-560-9288 Email/Cell: chris@biltmorefamilyoffice.com

**PROJECT INFORMATION**

Our home has had repeated and significant water damage on the interior walls on gable and front sides of our house. We discovered most, if not all, of the cedar siding was rotten. Furthermore, the home has no sheathing nor weather barrier (EG behind rotten exterior siding was wet insulation and then interior drywall). With hurricane season beginning, I asked our carpenter to immediately replace the most rotten gable ends with material immediately available. Also wanted to add sheathing behind the siding and add a weather barrier as well. Available immediately, at significantly lower cost, with far superior performance, was cement fiber siding. I asked our carpenter to replace small sections at a time to waterproof the home immediately, and subsequently found the entire gable ends needed replacement. The wood grain side of the fiber board is by far the closest and a very near match to the existing rough cut but rotting cedar siding. We have found rotten cedar on front of house, which will be replaced with cedar only to not affect the street presence of the home. All will be painted to immediately to match existing blue/gray color. The house required painting which was not possible with the rotten siding. The work we hope to perform will add significant life to the home, match exactly to what was rotten, and abide by historical standards and appropriateness. Please note that the neighboring house was also recently and entirely sided in cement fiberboard. Thank you. !!

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

Year House Built: 1887/1990/2018

*CAH*  
Applicant Signature

10/07/2022  
Date

Property Owner Signature (if different than above)

Date

*An application fee of \$250.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at [www.beaufortnc.org](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). SEE ATTACHED
- Photographs of the streetscape, the site, and existing buildings to be impacted. SEE ATTACHED
- A site plan showing dimensions of both existing and proposed conditions. SEE ATTACHED
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.). - SEE ATTACHED.

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

- A description of any planned demolition. Only rotten siding to be replaced. SEE ATTACHED
- An indication of all trees to be replaced and/or removed. None
- A landscaping plan indicating major planting materials. None
- Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only. SEE ATTACHED. TO MATCH existing
- All types of building material samples. Attached photos
- If a project involves the reconstruction of an earlier feature of a historic structure, documentation of the prior existence of such feature. N/A

**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.
- N/A

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.

Will have computer drop off to Town Hall.

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).

# The Problem

Rotten wood found all around house. Gable ends to be replaced with matching cement fiberboard, front of house to be replaced with natural cedar.

Open insulation found behind rotting siding, and no sheathing nor weather barrier. This was causing significant moisture and mold inside the structure. Wet insulation to be replaced.



# The Proposed Solution

Working in small sections, remove rotten siding, replace wet insulation where required, add plywood sheathing, add weather barrier, cover in cement fiberboard to match (only on gable ends. Front of house to be replaced with cedar siding to match)

This repair will immediately stop water from entering the house, provide a permanent weather barrier, and will be painted to match existing blue/grey house color. This will preserve the house to its original design and appeal while remain appropriate for the historic district.



# The Color and Materials

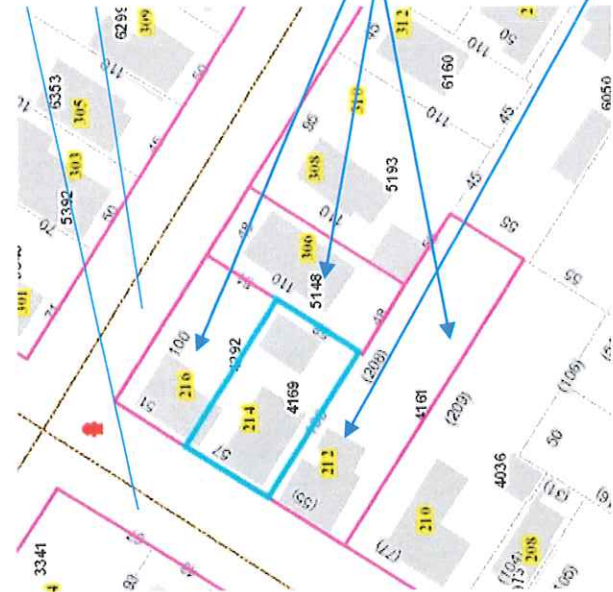
The material chosen, cement fiberboard, is a modern replacement to the rotting cedar, and the texture and size match exceptionally well. The replacement siding will match the blue/grey color and should hold paint much better than wet, rotting cedar. Note that the Front of house to be replaced with cedar siding to match existing.

The curb appeal should greatly improve as the paint will match and removes all rotten wood and peeling paint. Using only fiberboard on gable ends maintains the front façade to original. Please note, that although neighboring homes have been recently entirely covered in fiberboard, we choose to only cover the gable ends which are not highly visible except from driveway.



Orange Street

Broad Street

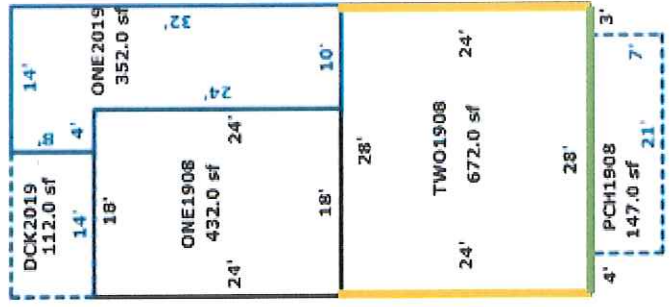


### Adjoining Owners

PIN15	OWNER
730617114161000	WILLIS, ADAM DANIEL
730617115148000	OGUS, RICHARD C ETUX MARY H
730617114292000	MAGOWAN, STEVEN F ETUX JOANNE O

Neighboring house recently replaced entirely with fiberboard

The plan to the left shows the exterior dimensions of the home. Only the exterior gable ends indicated in yellow will be replaced with fiberboard. The front façade shown in green, will be replaced in cedar.



RT 590002.014.000  
 PID R 7306.17.11.4169000  
 ORANGE STREET BEAUFORT LLC  
 500 EAST BLVD  
 CHARLOTTE NC 28203 5110  
 CITY BEAUFORT  
 FIRE  
 PL BK/PG DEED 1576 245 AICUZ  
 DEED 1576 245 AICUZ  
 NBHD 59000200 USE 000100 RESIDENTIAL  
 LEGAL: L104 TOWN OF BEAUFORT

2023 426,218 MKT  
 426,218 PY Val  
 USE  
 DEF  
 .130 ACRES  
 RESCUE BEAUFORT RESCUE OTHER  
 ADDRESS 0000214 ORANGE ST BEAUFORT 28516  
 PRINTED 9/30/2022 BY ALLENW

BUILDING CHARACTERISTICS for BldgSeq# 001 (Item# 001 )

Code	Description	Code	Description	Code	Description
MODL 01	SNG FAMILY	BVAL	00001C SNG FAMILY	ARCH	10 CONVENTL
FINDN 02	CONC BLOCK	FRAME	N/A	WINDO	N/A
HEAT 10	HEATPUMP	A/C	N/A	RSTR	03 GABLE
INT1 03	PLASTER	INT2%	10	FLR1	14 CARPET
KTCH	N/A	DPR1	02	BATH	1.00
+/-	10 PLUS 10	FRPL	04	UD-3	N/A
COND 0A	AVERAGE	INSP	04	ESTIMATED	UD-9 N/A

Subarea Actual Adj Heated Prime Rate Value %Good  
 TWO STO 672 1344 672 159.56 107226 76.00 81,491  
 PORCH 147 51 27.68 4069 76.00 3,093  
 ONE STO 432 432 79.78 34465 76.00 26,194  
 DECK 112 28 19.95 2234 76.00 1,698  
 ONE STO 352 352 79.78 28083 76.00 21,343  
 LUMP 1715 2207 83.77 2200 76.00 1,671  
 TOTAL 1715 2207 1456 178277 135,490

RCNLD TWO1908=6725 PCH1908=1475 ONE2019=3525.  
 TRVERSE  
 ONE1908=4325 DCK2019=1125

RT 590002.014.000  
 PID R 7306.17.11.4169000  
 ORANGE STREET BEAUFORT LLC  
 500 EAST BLVD  
 CHARLOTTE NC 28203 5110  
 CITY BEAUFORT  
 FIRE  
 PL BK/PG DEED 1576 245 AICUZ  
 DEED 1576 245 AICUZ

BUILDING PERMITS

IN Q	RC	M	V	Sale Date	Number	Type	Description	Issued	Schd	Complt	Revisit	Act	Complt	Amount
WD	U	I	5/19/2017	455,000	22-00050	PRMT	RENOVATION	1/01/2022	3/01/2023					15,000
WD	C	I	9/12/2002	390,000	1900031	C/O	ISSUED	7/19/2019				12/20/2019		20,000
WD	U	I	1/21/1999	135,000	19-00031	ADDI	ADDITION	1/17/2019				6/21/2019		20,000

EXTRA FEATURES

Seq	Bldg	Code	Description	Length	Width	Height	#Units	UT	Qty	Qual	UTPrice	Year	Adj1	Adj2	Adj3	Adj4	%Good	Value
001	000040	GARAGE/JNFISH/		30	18		1	0C	540.000	SF	1	0C	.95	1.00	1.00	1.00	100.00	12,907
002	000466	PATIO-ABOVE	AVG	260	1		1	0B	260.000	SF	1	0B	.95	1.00	1.00	1.00	100.00	1,383
003	00040A	PAVING	EXCELLEN	18	10		1	0A	180.000	SF	1	0A	.95	1.00	1.00	1.00	100.00	1,573

LAND

Seq	Zone	Code	Use	Description	Depth	Back	FT	#Units	UT	UTPrice	Adj1	Adj2	Adj3	Adj4	Fadj	Dadj	Mbhd	Adj	Eff	Rate	Value
1	57	100	60	RESIDENTIAL LOT	57.000	FF	5,400.000	.90	1.00	1.00	1.00	1.00	1.21	.82	1.000	4,822.192	274,865				



**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, November 1, 2022 – 614 Broad Street – Train Depot**

---

**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case # 22-28 214 Broad Street - Increase Size of Garage

**BRIEF SUMMARY:**

The applicant wishes to increase the size of an approved shed to a workshop/garage 13' X 30"

**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:** November 1, 2022  
**Case No.** 22-28

**Request:** Increase Size of Approved Shed to Workshop/Garage 13' X 30"

**Applicant:** Beth Bowen  
 109 Greensview Drive  
 Cary, NC 27518

**Property Information:**

**Owners:** Same  
**Location:** 214 Broad Street  
**PIN#:** 730617113341000

**Project Information:** This property was not included in the Survey conducted by Ruth Little and has been a vacant lot for some time.

In July 2020 this location a COA was approved for a 2,368 sq. ft. dwelling with a 8' X 12' Shed (See Shed Exhibit & Site Plan)

**Proposed work:**

- See Attachment from Applicant

**Material:**

- See Material Submitted by Applicant

**Color:**

See Attached Description from Applicant.

**Attachments:**

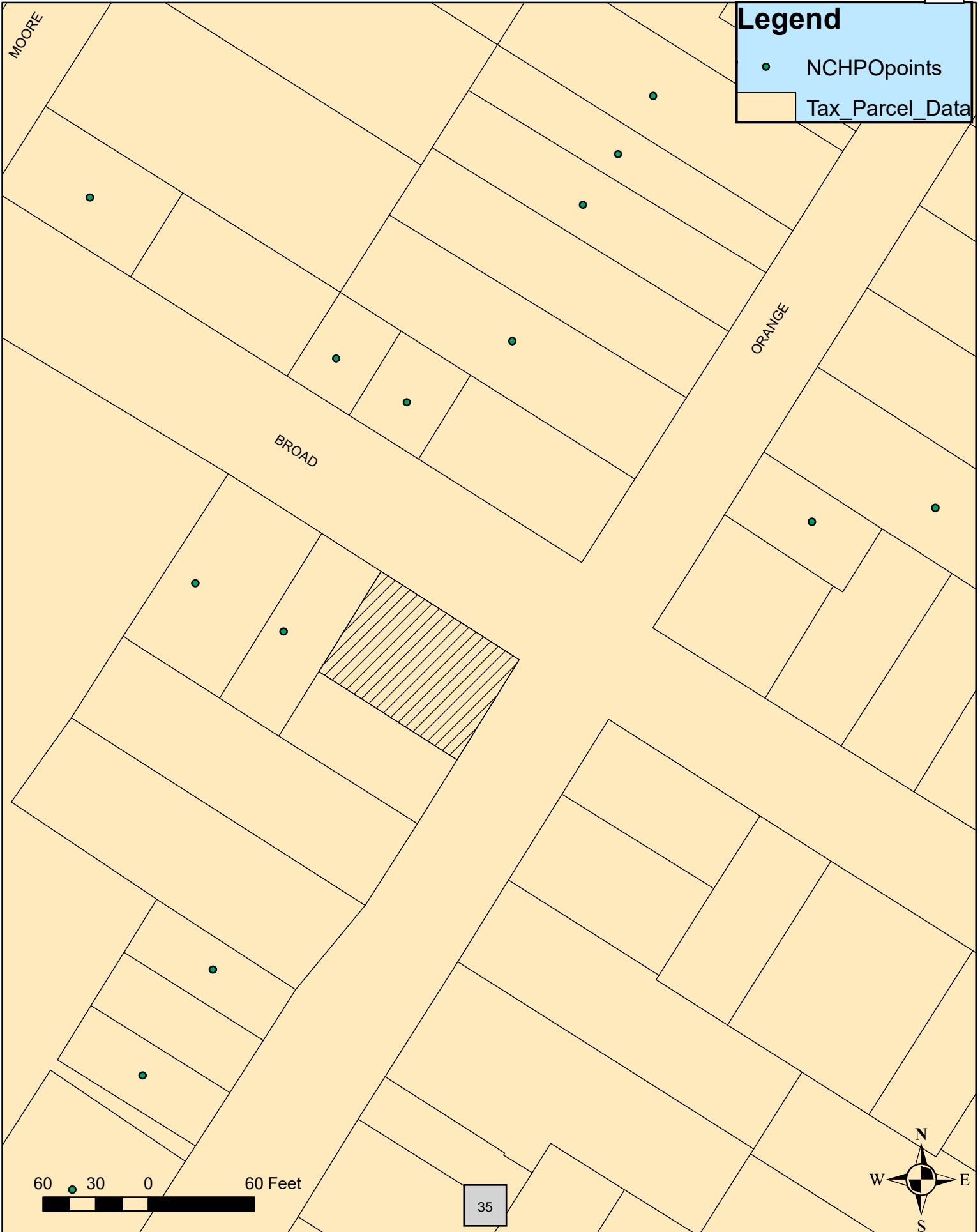
- Vicinity Map
- List of adjacent property owners used for mailing notifications
- Shed Exhibit from 2020
- Site Plan from 2020
- COA application and supporting materials supplied by applicant
- New 2022 Site Plan

## Building Placement

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.

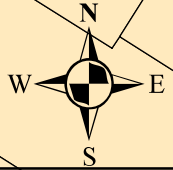
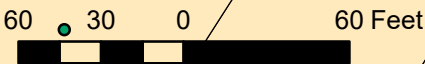
8.1.13. New tool sheds, swimming pools and other modern yard features should be located in areas not seen from public view.

# BHPC Case 22-28 214 Broad Street - Increase Size of Garage



**Legend**

- NCHPO points
- Tax\_Parcel\_Data



35

<u>OWNER</u>	<u>IL</u>	<u>HO</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>IL ST</u>	<u>MAIL Z</u>	<u>MAIL ZI</u>	<u>MAIL_ADD2</u>
BOWEN,MARY ELIZABETH WARD	590		NEW WAVERLY PLACE	CARY	NC	27518	SUITE 120	
CANNON,EDWIN KEITH ETUX	301		BROAD STREET	BEAUFORT	NC	28516		
MAGOWAN,STEVEN F ETUX JOANNE O	303		CHESAPEAKE RIDGE #1C	NORTH EAST	MD	21901		
ORANGE STREET BEAUFORT LLC	500		EAST BLVD	CHARLOTTE	NC	5110 28203	C/O CHRISTOPHER & RUTH CECIL	
SOUTHGATE MANAGEMENT LLC	305		MOORE STREET	BEAUFORT	NC	28516		
TAYLOR,PAULA J	217		BROAD STREET	BEAUFORT	NC	2110 28516		
WHEELER,DAVID S ETUX WINNIFORD	215		ORANGE STREET	BEAUFORT	NC	2134 28516		



JEREMY MASON CONSTRUCTION, LLC  
 P.O. BOX 8043  
 MOREHEAD CITY  
 NORTH CAROLINA  
 28557  
 PHONE: 252.240.3277  
 FAX: 252.240.3277  
 jermym@jeremymasonconstruction.com

DATE: Tuesday, June 23, 2020  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY:  
 MOBILE:  
 PHONE:  
 FAX:  
 MCQUEEN SHED

PAGE: 1/5  
 EAST SHED



- NOTES:
1. ALL SIDING, ROOFING & EXTERIOR TRIM TO BE WHITE (DEPICTED COLORS ARE FOR CONTRAST ONLY)
  2. ALL WINDOWS TO BE ANDERSEN A-SERIES

**East Elevation**  
 SCALE: 1/4" = 1'-0"

PAGE: 2/10  
SITE PLAN

DATE: Monday, June 15, 2020  
SCALE: 1" = 10'-0"

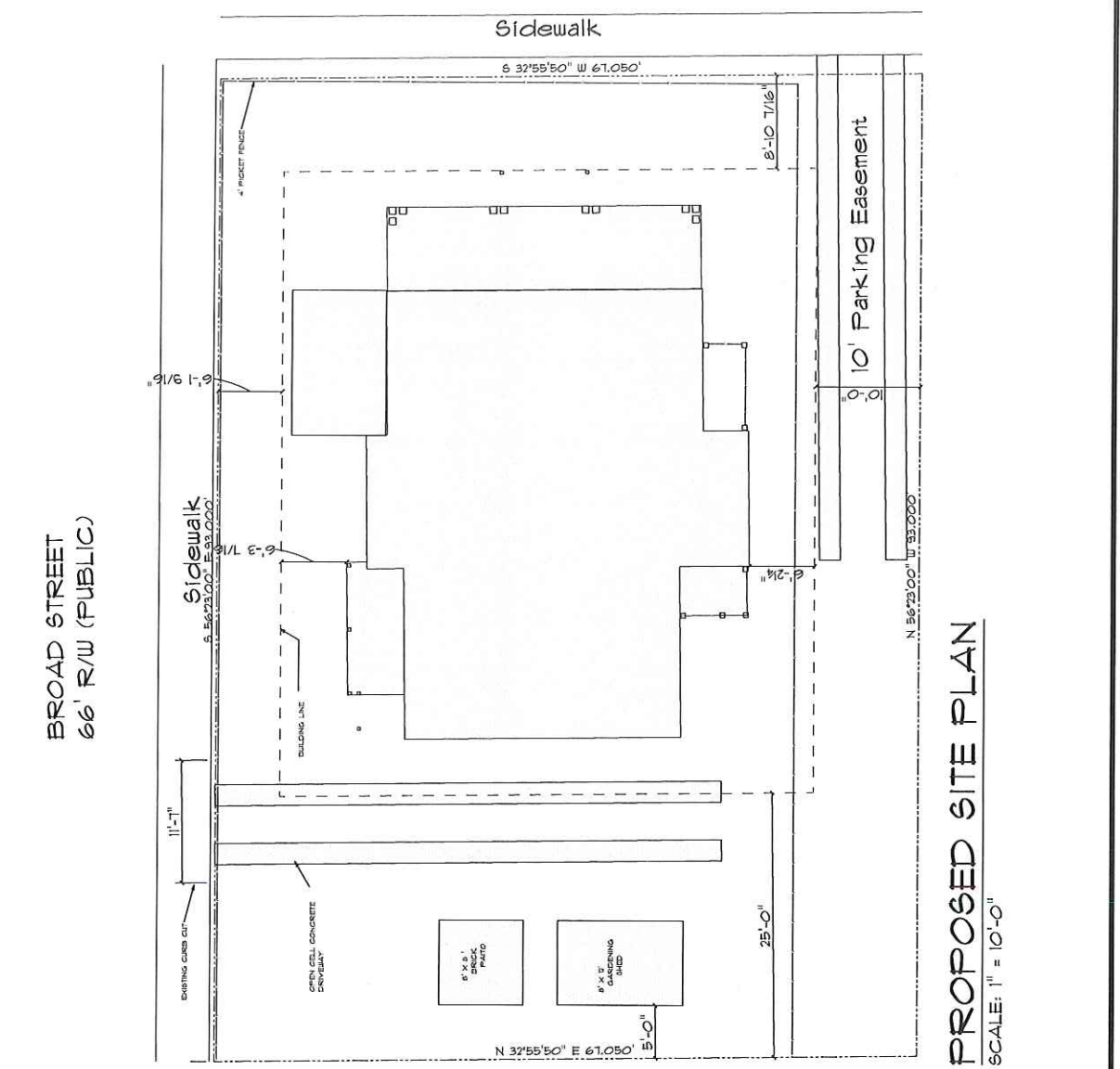
DRAWN BY:  
PHONE: 252.240.3277  
FAX: 252.240.3277  
jeremy@jeremymasonconstruction.com



DANNY & MARY MCQUEEN  
217 ORANGE STREET  
BEAUFORT  
NORTH CAROLINA  
28516  
PHONE:  
FAX:  
MOBILE:

JEREMY MASON CONSTRUCTION, LLC  
P.O. BOX 2043  
NORHEAD CITY  
NORTH CAROLINA  
28557

ORANGE STREET  
60' R/W (PUBLIC)



PROPOSED SITE PLAN  
SCALE: 1" = 10'-0"

**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. Please contact Town Hall at 252-728-2142 if there are any questions.

**APPLICANT/OWNER INFORMATION**

*Please print!*

Applicant Name: Mary Elizabeth Ward Bowen

Applicant Address: 109 Greensview Dr Cary NC 27518

Business Phone: 919-418-7137 Email/Cell: beth@bowenlawfirm.net/919-418-7137

Property Owner Name: Mary Elizabeth Ward Bowen

Address of Property: 214 Broad Street Beaufort NC 28516

Phone Number: 919-418-7137 Email/Cell: beth@bowenlawfirm.net/919-418-7137

**PROJECT INFORMATION**

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

Increase size of originally approved shed to a workshop/garage for Case #20-14. Please see attached sketches, list of materials and light fixtures. Change color of rear door to Sherwin Williams Iron Ore (7069). Savannah brick patio walkways. Remove fence.

Estimated Cost of Project: \$ 50,000

Year House Built: currently under construction

*Mary Elizabeth Ward Bowen*  
Applicant Signature

10/31/22  
Date

Property Owner Signature (if different than above)

Date

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

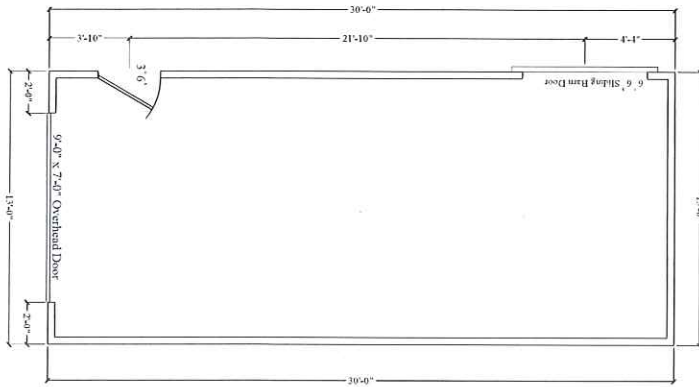
**OFFICE USE ONLY**

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

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

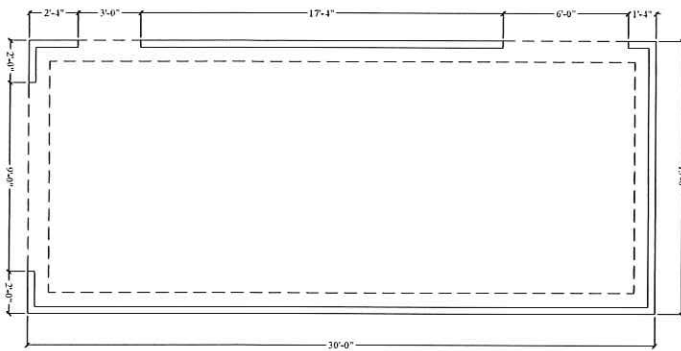
Date: \_\_\_\_\_

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



Floor Plan

Scale: 1/4" = 1'-0"



Foundation Plan

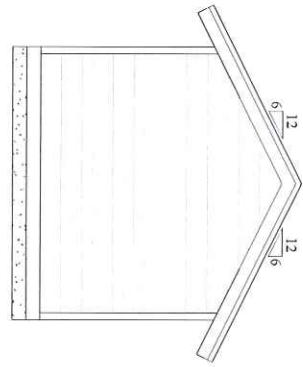
Scale: 1/4" = 1'-0"

Drawing Floor / Foundation Plan	
Date 07-21-2022	Sheet <b>1</b>
Scale 1/4" = 1'-0"	

**Rouse Engineering, PLLC**  
 402 Lanyard Drive  
 Newport, North Carolina 28570

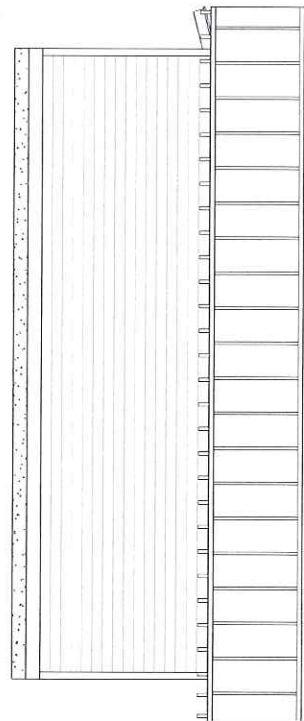
Beth Bowen  
 217 Orange Street  
 Beaufort, North Carolina

No.	Revision	Date



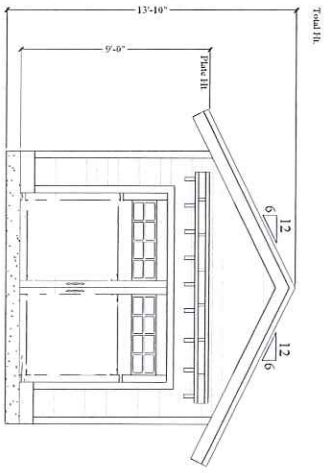
Rear Elevation

Scale: 1/4" = 1' - 0"



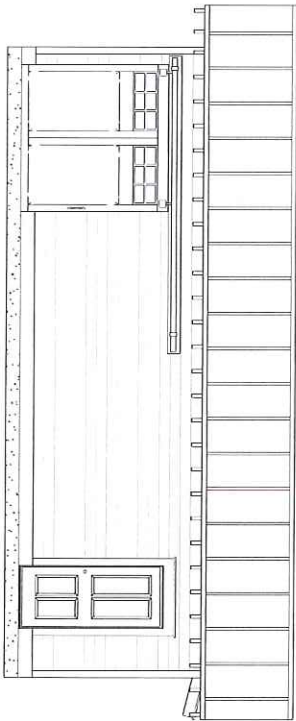
Right Elevation

Scale: 1/4" = 1' - 0"



Front Elevation

Scale: 1/4" = 1' - 0"



Left Elevation

Scale: 1/4" = 1' - 0"

Drawing Elevations	
Date	Sheet
07-21-2022	2
Scale	
1/4" = 1'-0"	

**Rouse Engineering, PLLC**  
 402 Lanyard Drive  
 Newport, North Carolina 28570

Beth Bowen  
 217 Orange Street  
 Beaufort, North Carolina

No.	Revision	Date

Materials:

Roof: Standing seam metal – Gray – will match the house

Siding: Smooth, Hardie Lap Siding – Sherwin Williams – Super White – will match the house

Garage Door: White Carriage House Style – Courtyard Collection

Garage Side Door: Therma-tru smooth star door with window panes at top - Sherwin Williams - Iron Ore

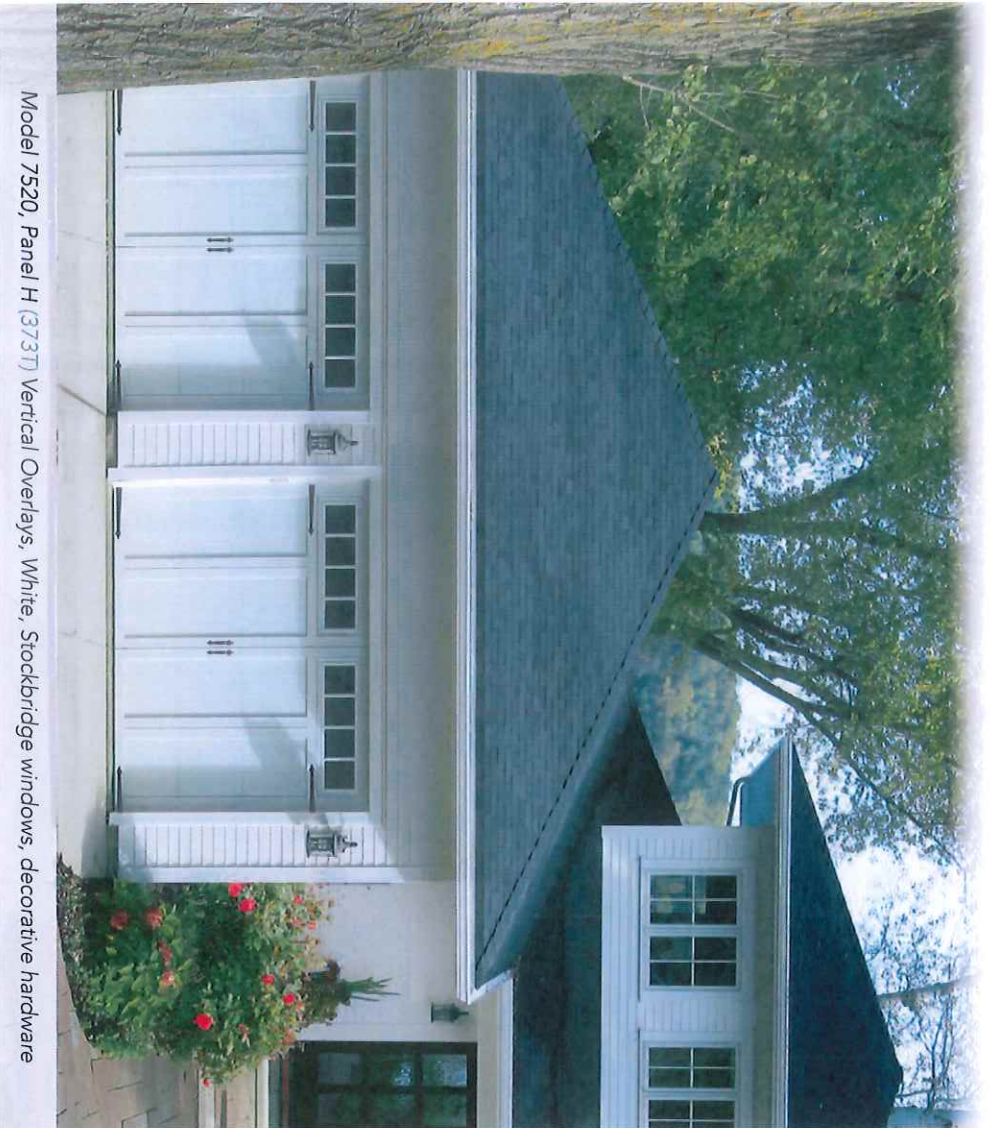
Sliding Barn Door: Custom made door to match carriage style garage door - Sherwin Williams - Iron Ore

Driveway/patio/walkways Material: relocate existing runners with a savannah permeable pavers per attached survey

Lighting: Same lights as current shed with additional lights:

- (a) 2 outdoor wall mounts over garage door and 1 over sliding barn door
- (b) 1 outdoor lantern beside side door

# Courtyard Collection®



Model 7520, Panel H (3737) Vertical Overlays, White, Stockbridge windows, decorative hardware

## Building code/agency requirements (See page 31 for Wind Speed / Design Pressure notes)

EXPOSURE B	DOOR WIDTH UP TO	WIND SPEEDS/DESIGN PRESSURES MPH / PSF / PSF DESIGN PRESSURE	IMPACT RESISTANT	GLASS AVAILABLE STANDARD	GLASS AVAILABLE IMPACT
Models 7520	9'	90 - 200+ mph1 / 115 - 255 mph <sup>2</sup> (+12.80/-14.80) - (+64.00/72.00)	Yes <sup>3</sup>	SP/LP <sup>3</sup>	SP/LP <sup>3</sup>
	16'	90 - 170 mph1 / 110 - 195 mph <sup>2</sup> (+12.80/-13.80) - (+34.40/38.30)	Yes <sup>3</sup>	SP/LP <sup>3</sup>	SP/LP <sup>3</sup>
	18'	90 - 170 mph1 / 110 - 117 <sup>5</sup> mph <sup>2</sup> (+12.40/-13.80) - (+30.00/33.50)	Yes <sup>3</sup>	SP/LP <sup>3</sup>	SP/LP <sup>3</sup>

## Model 7520

Our Courtyard Collection® doors give you the beauty of wood with the durability of steel. Each model provides varied design options to withstand your home's unique wind load needs.

### Polyurethane insulation

Foamed-in-place, polyurethane insulation provides an R-value\* of up to 12.76 and U-factor up to 0.24.



### In-between-section thermal seals

With an air infiltration rating as low as .08 cfm, these seals help to provide superior resistance to the elements.



### Weather resistant

Wood grain textured trim boards are resistant to dents and the elements.

FEATURES	MODEL 7520
Wood grain trim	•
Color matched trim	•
Warranty	20-year Limited
Polyurethane insulation	•
R-value*	9.3
U-factor**	0.24
Overlay thickness	3/8"
Door thickness	1"
Commercial track	optional
Residential track	•
Ball bearing rollers with nylon wheels	•





Where Home Begins..

S4816XJ-SDLF1  
**Smooth-Star®**



Included in Your Entryway Project

Color - Sherwin Williams - Iron Ore

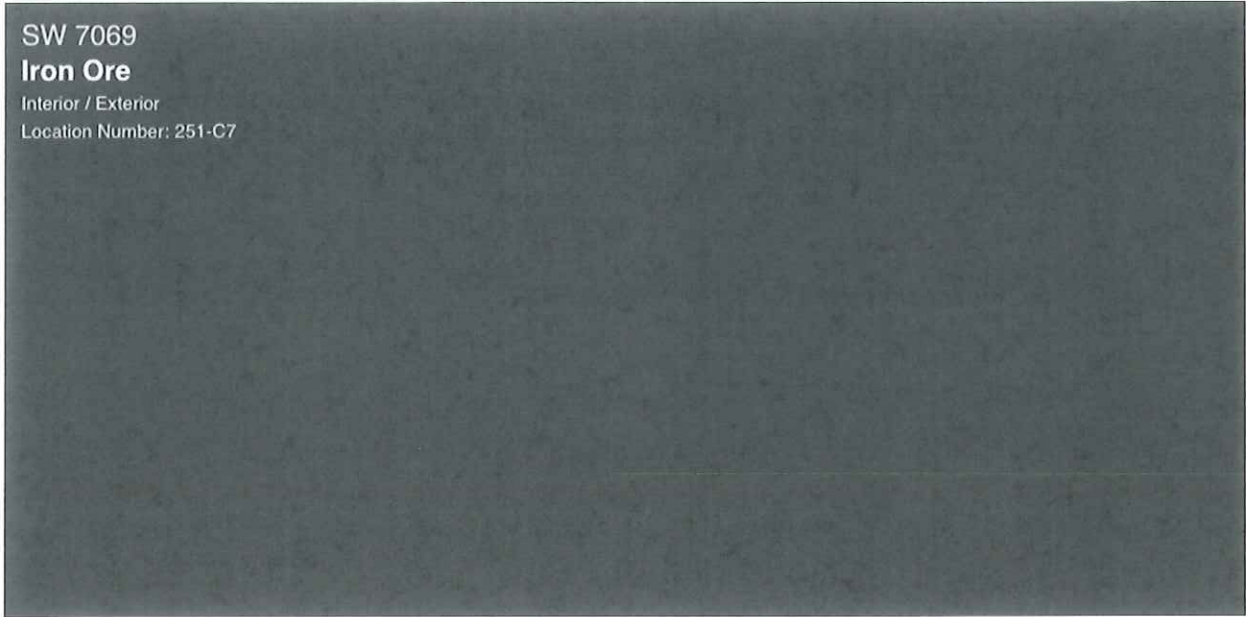


SW 7069

**Iron Ore**

Interior / Exterior

Location Number: 251-C7





5380 US-70 West in Brandywine Crossing Morehead City, NC 28557

252-504-4000 Fax: 252-504-4642



coastallightinggallery.lighting



dmroz@safrits.com



### One Light Outdoor Lantern



Item ID: 9494290  
MFG #: DNM8406EK  
Manufacturer: Quoizel  
Finish: Earth Black  
Collection: Dunham  
Width: 5.75"  
Height: 9.50"  
Length: 6.50"

*SHEED / GARAGE  
SIDE DOOR*

Illuminate your home's exterior with the Dunham collection. The classic lighthouse silhouette is crafted from a sturdy composite and finished in Earth Black and paired with clear seeded glass. As a part of our Coastal Armour collection, you can rest assured that this fixture is built to last.

### Bulbs

Voltage: 120 V

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg. Life	Dim	Beam
1	E26	Medium	100.00 W	-	-	-	-	-	-	-	-

### Details

Safety Listing: ETL  
 Safety Rating: ETL  
 Glass: Clear Seeded Glass  
 Canopy: 4.500" x 6.750"  
 Wire: 6"  
 Extension: 6.50"

Weight: 2.53 lb  
 Connection: Hardwire  
 UPC: 611728316559

### Collection





5380 US-70 West in Brandywine Crossing  
Morehead City, NC 28557

252-504-4000  
Fax: 252-504-4642



coastallightinggallery.lighting



dmroz@safrits.com



One Light Outdoor Wall Mount



Item ID: 065849  
MFG #: 49980BKT  
Manufacturer: Kichler  
Finish: Textured Black  
Collection: Allenbury  
Width: 12.00"  
Height: 9.00"

*SHED/GARAGE  
OVER BARN DOOR  
AND OVER GARAGE DOOR*

Allenbury(TM) collection's 12in. 1-light outdoor wall light gets Kichler's Climates treatment, assuring the rich Matte Black finish withstands any rough exterior weather conditions.

Bulbs

Voltage: 120 V

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
1	A19	Medium	100.00 W	-	Incandescent	-	-	-	-	-	-

Details

Safety Listing: ETL  
Safety Rating: Wet  
Canopy: 5.25"  
Top to outlet: 4.25"  
Extension: 17.25"  
Weight: 1.00 lb

Manufacturer Warranty: One (1) year from the date of purchase  
UPC: 783927542944

Collection



One Light Outdoor Wall Mount



One Light Outdoor Wall Mount



One Light Outdoor Wall Mount



One Light Outdoor Wall Mount



One Light Outdoor Pendant/Semi Flush



**\*Proposed\***  
**BHPC Meeting Dates for 2023**  
**(First Tuesday of the Month)**

<b>Submission Deadline</b>	<b>Meeting Date</b>
12/13/2023	1/3/2023
1/17/2023	2/7/2023
2/14/2023	3/7/2023
3/14/2023	4/4/2023
4/11/2023	5/2/2023
5/16/2023	6/6/2023
6/13/2023	7/5/2023*
7/11/2023	8/1/2023
8/15/2023	9/5/2023
9/12/2023	10/3/2023
10/17/2023	11/7/2023
11/14/2023	12/5/2023
12/12/2023	1/2/2024

\* Moved due to Holiday Schedule



**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, November 1, 2022 – Train Depot**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** 2023 Historic Commission Meeting and Submittal Calendar

**BRIEF SUMMARY:**

Our new administrative support specialist, Laurel Anderson, has developed the 2023 meeting and submittal calendar for the coming year. We ask that each member review the proposed dates and inform us of any conflicts at the November meeting.

**REQUESTED ACTION:**

Discussion on Proposed Calendar  
Decision on Proposed Calendar

**EXPECTED LENGTH OF PRESENTATION:**

5 Minutes

**SUBMITTED BY:**

Kyle Garner, AICP  
Planning & Inspections Director

**BUDGET AMENDMENT REQUIRED:**

N/A