



## **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, December 07, 2021 - Virtual Via Zoom Monthly Meeting**

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**Call to Order**

**Roll Call**

**Agenda Approval**

**Minutes Approval**

- [1.](#) HPC Minutes for 10.05.2021

**Administration of Oaths**

**New Business**

- [1.](#) Case 21-39 312 Ann Street- Garage Addition
- [2.](#) Case 21-40 308 Ann Street- New Construction
- [3.](#) 2022 Planning Board Meeting and Submittal Calendar

**Public Comment**

**Commission / Board Comments**

**Staff Comments**

**Adjourn**



**Town of Beaufort, NC**

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**Town of Beaufort Historic Preservation Regular Meeting  
6:00 PM Tuesday, October 5, 2021 - Held via Zoom due to the COVID-19 Pandemic  
Minutes**

**Call to Order**

Chair Terwilliger called the October 5, 2021 Historic Preservation Committee regular meeting to order at 6:00pm.

**Roll Call**

Town Attorney Quattlebaum took roll call and the following members were present for the meeting were Chair Robert Terwilliger, John Stephens, Vice –Chair Joyce McCune, John Flowers and Ian Huckabee. Chair Terwilliger declared a quorum with all seven members present.

Also present for the meeting were Jeremy Ganey, Kyle Garner and Commissioners Ann Carter & John Hagle.

**Agenda Approval**

Chair Terwilliger asked if there were any changes to the Agenda. Hearing none, the Chair asked for a motion and member McCune made the motion to approve with Member Huckabee seconding. Town Attorney Quattlebaum took a roll call vote that was unanimous.

**Minutes Approval**

Chair Terwilliger mentioned that staff was a little behind on minutes due to short staff but would have them before the Commission very soon.

**Administration of Oaths**

Chair Terwilliger stated that a detailed list of the documents that would be used for deliberation and consideration.

Chair Terwilliger then read 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 and 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 opinion. Witnesses must swear or affirm their testimony. Chair Terwilliger asked that the Oath or Affirmation be administered at this time.

Chair Terwilliger then administered the Oath to staff members, Jeremy Ganey and Kyle Garner.

**New Business**

1. Case 21-35, 608 Broad Street – Home Renovation

Chair Terwilliger opened the hearing and asked if anyone was there to speak on this item. Mr. Robbin Rodewigg stated that he was and Chair Terwilliger swore Mr. Rodewigg in by affirmation.

Chair Terwilliger asked Mr. Garner to give a brief overview of the request. Mr. Garner stated that this request is a follow up to the demolition request that was approved in April of 2021 and that Mr. Rodewigg had followed his COA to the letter and was now back before the commission to complete the project by closing in the east side of the structure, moving it a few feet over and adding a garage to the application.

Mr. Rodewigg then spoke briefly about his project and was glad to answer questions.

Member McCune asked about the fence height and Mr. Rodewigg testified that the fence would be four feet in height;

Member Stephens asked about the location of the proposed Solar Panels. Mr. Rodewigg testified that the panel would be on the rear of the garage facing south away from public view as well as any that may be placed on the roof of the structure if needed:

Member Flowers then asked about the proposed color of the structure, type of brick for the foundation and the color of the metal roof. Mr. Rodewigg testified that the color would be white to match existing shown on the porch area and that the brick and metal roof were the exact types of his home at 209 Orange Street and as shown in the photos:

Member Huckabee was next and asked if any of the cinderblock would be retained and the location again of the solar panels and the color of gravel to be placed down. Mr. Rodewigg testified that the blocks could not be reclaimed as they were in bad shape, the solar panels would be on the rear of garage & main structure if needed away from view and the gravel would be white.

Hearing no further questions Chair Terwilliger asked for motion for a finding of fact and Member Stephens made the following motion, having reviewed the record and having considered all evidence submitted and oral testimony for case #21-35, 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; Guidelines, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.6, 7.8.7, 7.8.8, 7.8.9, 6.6.1, 6.6.2, 6.6.4, 6.6.5, 6.2.1, 6.2.2, 6.4.1, 6.4.2, 6.4.3, 6.4.7, 6.4.10, 8.2.2, 8.2.3, 6.1.1, 6.1.2, 6.1.3, 8.1.13, 8.5.7, 9.1.7, 9.1.8 Board Member McCune made the second. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the Findings of Fact.

Chair Terwilliger then made a motion for approval of the COA based on that the proposed project is not incongruous with the special character of the historic district as a whole and that at Certificate of Appropriateness for case #21-35 be issued for the proposed work.

Member Stephens seconded the motion. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the COA.

Chair Terwilliger stated that the matter had been approved and he closed case 21-35.

2. Case 21-36, 313 Ann Street – Garage Conversion to a Screened Porch

At this time Member Huckabee asked to be recused since he was the applicant. Chair Terwilliger then asked for a motion and member Flowers made the motion and member Stephens seconded to recuse Mr. Huckabee from discussion. Attorney Quattlebaum took a roll call vote that was unanimous.

Chair Terwilliger moved to the next matter, Case 21-36, 313 Ann Street. Chair Terwilliger opened the hearing and asked if anyone was there to speak on this item. Mr. Ian Huckabee , wife Tracy and their Architect Sarah Afferbach AIA stated that they were and Chair Terwilliger swore them in by affirmation.

Chair Terwilliger asked Mr. Garner to give an overview of the project. Mr. Garner stated that at the Huckabee's want to take the rear garage area that could not be seen from Ann Street but could be seen from Turner Street and convert it to a screened porch area. And stated that he was unsure how a car could currently fit based on the current configuration.

At this time Mr. & Mrs. Huckabee gave a brief description of the project to include Ms. Huckabee stating that the garage was not original to the structure.

Chair Terwilliger then opened the hearing up for questions.

Member McCune began with questions on the height of the structure of 13 feet and Member Stephens had similar questions. The architect Sarah Afferbach AIA then testified that the roof line for the screened porch was in the same location as the garage and the height was the same as before.

Hearing no further questions, Chair Terwilliger then asked for a finding of fact and Member Stephens made the following motion, having reviewed the record and having considered all evidence submitted and oral testimony for case #21-36, 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; Guidelines, 6.5.4, 6.5.5, 6.5.7, 6.1.3, 6.1.9 Board Member Flowers made the second. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the Findings of Fact.

Chair Terwilliger then made a motion for approval of the COA based on that the proposed project is not incongruous with the special character of the historic district as a whole and that at Certificate of Appropriateness for case #21-35 be issued for the proposed work. Member Stephens seconded the motion. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the COA.

Chair Terwilliger stated that the matter had been approved and he closed case 21-36.

Chair Terwilliger then closed discussion on case 21-36.

At this time Member Flowers made a motion and Member Stephens seconded to allow Member Huckabee to rejoin the meeting as a member. Attorney Quattlebaum took a roll call vote that was unanimous.

3. Case 21-37, 111 Moore Street – New Construction

Chair Terwilliger opened the hearing for Case # 21-37 and asked if anyone was there to speak on this item. Mr. Danny Allen and his son were sworn in by affirmation. Chair Terwilliger then asked Mr. Garner to give an overview from the Town's position. Mr. Garner stated that the property was unique as it had been before the Board of Adjustment for a

variance before submitting to the Commission and that the setbacks shown on the survey were correct based on the variance. And that the structure was proposed a t a little over 1,700 square feet in size.

Chair Terwilliger then asked Mr. Allen for a brief statement which Mr. Allen went to describe the structure and that he had been to all the neighbors to show them what he was planning to build. After Mr. Allen’s comments the Chair asked for Board comments or questions.

Member McCune began by asking Mr. Allen about the proposed columns, railing, exterior lighting and decking. Mr. Allen Testified that the columns would be square similar to his historic house in Hillsborough and that he had not selected exterior lighting and that was not included in the application and that he would like to use the Trex decking colored a gray that looked like real wood. After some discussion from the Commission members the consensus was that Trex decking in a gray color would be fine.

Member. Stephens then had questions regarding the brick border for the driveway in which Mr. Allen testified that it would be Savannah style brick as included in the application as the brick for the foundation.

Member Flowers questioned the wood grain side for Fiber Cement as the Guidelines stated smooth side only as well as mentioning that the windows should not be tinted with the green style tint for Anderson series submitted but a low e glass. Exterior lighting was also mentioned. Planning Director then shared with the Commission that Mr. Flowers made an excellent point about the smooth side for fiber cement however the Commission in times past had allowed grain side. Member Stephens then stated that his building on Front Street was allowed grain side fiber cement siding.

Hearing no further questions, Chair Terwilliger then asked for a finding of fact and Member Stephens made the following motion, having reviewed the record and having considered all evidence submitted and oral testimony for case #21-37, 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; Guidelines, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.3.1, 7.3.2, 7.3.3, 7.4.1, 7.4.2, 7.5.1, 7.6.1, 7.6.2, 7.6.3, 7.7.1, 8.5.1, 8.5.2, 8.5.3, 8.5.4, 8.5.7, 8.3.1, 8.3.6, 8.4.1, 8.4.2, 8.4.3, 8.1.8, 8.1.13, 8.2.2 & 8.2.3 Board Member McCune made the second. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the Findings of Fact.

Chair Terwilliger then made a motion for approval of the COA based on that the proposed project is not incongruous with the special character of the historic district as a whole and that at Certificate of Appropriateness for case #21-37 be issued for the proposed work with the conditions that the applicant bring back to the Commission the proposed exterior lighting (**guidelines 8.4.1, 8.4.2 & 8.4.3**) before the project is complete and that the applicant has the option of using smooth side to grain side fiber cement siding for the exterior of the structure. Member Stephens seconded the motion. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the COA.

Chair Terwilliger stated that the matter had been approved and he closed case 21-37.

Chair Terwilliger then closed discussion on case 21-37.

4. Case 21-38, 509 Front Street – Replacement of Privacy Fence

At this time Member McCune asked to be excused since he was the applicant. Chair Terwilliger then asked for a motion and member Flowers made the motion and member Stephens seconded to excuse Ms. McCune from discussion. Attorney Quattlebaum took a roll call vote that was unanimous.

Chair Terwilliger opened the hearing for Case # 21-38 and asked if anyone was there to speak on this item. Mr. Sam Williams representing Harborside Suites, Fred McCune an adjacent property owner, and Ms. Pat Castagnia also an adjacent property owners were sworn in by affirmation. Attorney Doug Goins was also in attendance. Chair Terwilliger then asked Mr. Garner to give an overview from the Town's position. Mr. Garner stated that Mr. Williams had requested the replacement of a section of fence that had been removed and was located in the rear of 509 Front However could be seen from Craven Street.

Mr. Williams then stated that the fence use to be there and then was removed to help with the construction of another project only to cause a problem with traffic and vehicles blocking the access easement to other properties and that they would like the fence back. Mr. McCune stated very similar comments about the traffic and that it was a problem as well as Ms. Castagnia. At this point Chair Terwilliger stated that this request was pretty straight forward and that unless anyone had any questions he would ask for a motion of Finding of Fact.

Hearing no discussion Member Stephens made the following motion; having reviewed the record and having considered all evidence submitted and oral testimony for case #21-38, I 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; Guidelines, 8.2.1, 8.2.3 & 8.2. 7 Member Flowers seconded the motion. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the Findings of Fact.

Chair Terwilliger then made the motion for a COA based upon the foregoing findings of fact, I move that the Commission conclude that the proposed project is not incongruous with the special character of the historic district as a whole and that at Certificate of Appropriateness for case #21-38 be issued for the proposed work. Member Flowers made the second. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the COA.

Chair Terwilliger closed case 21-38.

At this time Member Stephens made a motion and Member Huckabee seconded to allow Member McCune to rejoin the meeting as a member. Attorney Quattlebaum took a roll call vote that was unanimous.

**Public Comment**

There was no public comment.

**Commission / Board Comments**

Chair Terwilliger asked if there were any comments and Member Flowers stated that as an HPC Member that each person should take the role seriously. There were no other comments.

**Staff Comments**

Mr. Garner stated that the Design Standards had been completed by the Consultant and that the State Historic preservation Office would finish the document with us. Also mentioned was having training for the Board after the new year to include other citizen boards and propose an information session after the adoption of the new standards for those in the Historic District. Staff had no further comments.

**Adjourn**

Chair Terwilliger asked for a motion to adjourn the meeting. Member Flowers made the motion and Member Stephens made the second. Attorney Quattlebaum took a roll call vote that was unanimous.

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Robert Terwilliger, Chair

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Denice Winn, Board Secretary



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**Town of Beaufort Historic Preservation Commission Regular Meeting  
6:00 PM Tuesday, December 7, 2021 – Via Zoom**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case 21-39 312 Ann Street- Garage Addition

**BRIEF SUMMARY:**

In February of 2021 a COA was approved for a 360 sq. ft. detached garage. The applicant is now requesting expansion of the garage to 408 sq. ft.

**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 19, 2021  
**Case No.** 21-39

**Request:** Expand the approved detached garage from 360 sq. ft. to 408 sq. ft. garage

**Applicant** Sandra F. Grotheer

**Property Information:**

Owners: Sandra F. Grotheer  
 Location: 312 Ann Street  
 Parcel Id #: 730617104662000

**Project Information:**

This garage was issued a COA in February of 2021 for 360 sq. ft.

**Proposed Work:**

- Construct a new 408 sq. ft. Garage at 312 Ann Street

**Material:**

- See Attached Exhibit for Details

**Color:**

- See Attached Exhibit from Applicant for Details

**Attachments:**

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

## New Construction Guidelines

### Building Placement

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

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

### Building Height/Scale

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

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

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

7.2.4 Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.

### Materials

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

7.3.2. The use of substitute products such as vinyl, aluminum and pressed board siding and other modern day products marketed to imitate traditional building materials are not allowed. Smooth fiber cement siding may be used on a case by case basis. Use of fiber-cement lap siding may be approved for use on new structures. In all circumstances every effort shall be made to ensure that new structures and the application of modern day products achieve compatibility with existing historic buildings that define the character of the Beaufort Historic District.

7.3.3 Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

## Details

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

7.4.2 Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

## Texture and Color

7.5.1 Create in new construction a similar degree of texture that is found in contributing buildings in the historic district. Texture is the relief on a building surface that is achieved through use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding, decorative fish-scale shingles and bead-board porch ceilings are examples of wooden architectural elements that have different physical and visual qualities and contribute to the texture of a building surface.

## Form and Rhythm

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

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

7.6.3 Maintain similar percentages and patterns of window and door openings consistent with the style of buildings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will tend to have a disruptive effect on the desired harmony of the streetscape.

## Outside Utilities Guidelines

8.3.1. Locate utilities, vents and meter boxes and other utility connections in side or rear yards and screen from public view with plantings, fencing, or other means.

8.3.6. Install utilities underground whenever possible.

## Exterior Lighting Guidelines

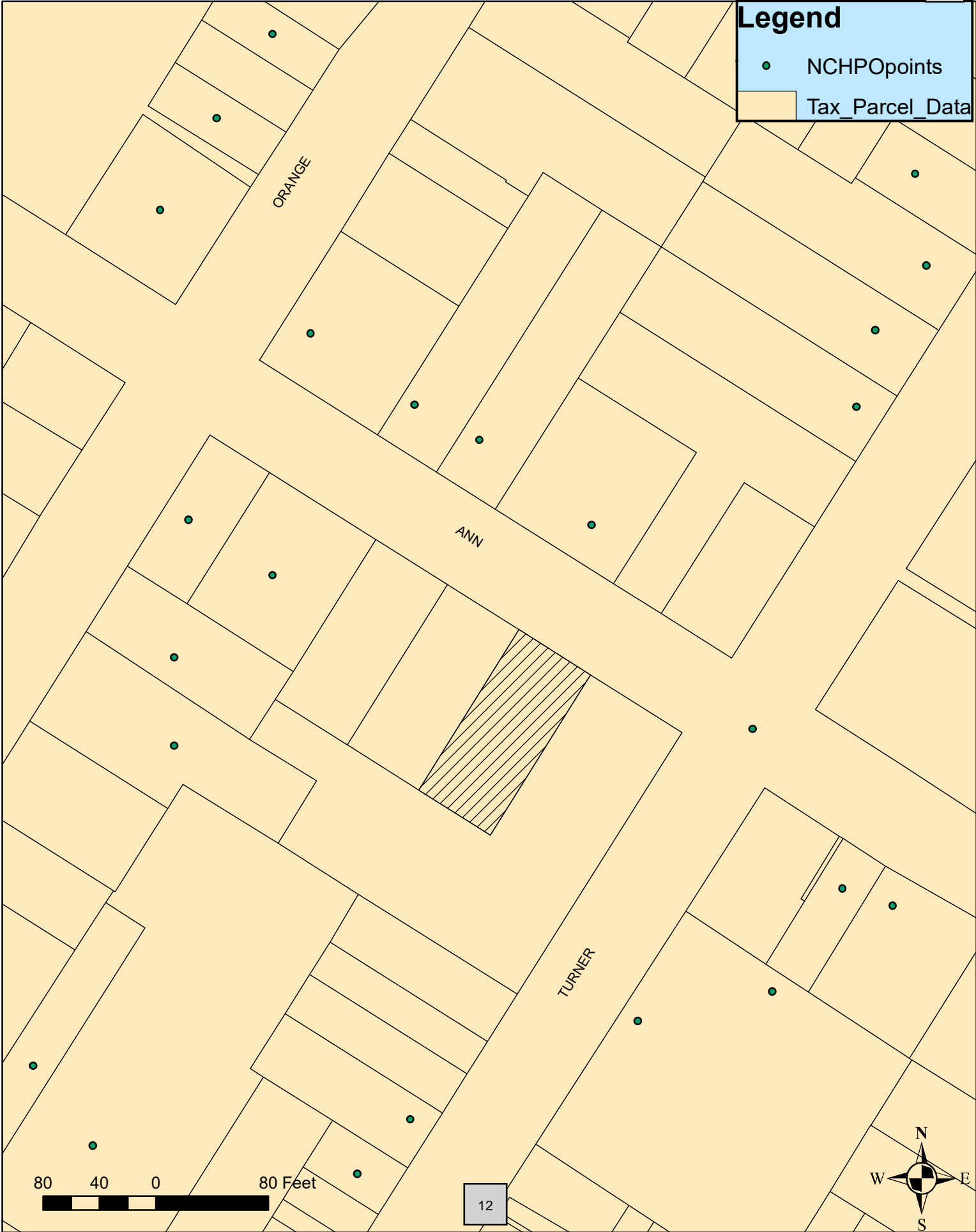
8.4.1. Unless original fixtures already exist, choose fixtures that are simple and unobtrusive and complement the building or site.

8.4.2. Choose lighting sources that generate a soft white light instead of a more intensive yellow or orange light. Metal halide bulbs will achieve the desired effect instead of sodium vapor or fluorescent light sources.

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

**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data



<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_Z</u>	<u>MAIL_Z15</u>
COLLINS,RICHARD A JR	2533	LAUREL CHERRY STREET	RALEIGH	NC		27612
FIRST BAPTIST CHURCH BEAUFORT	403	ANN STREET	BEAUFORT	NC		28516
GROTHER,SANDRA F	125	WHIMBREL WAY	BEAUFORT	NC		28516
HARRIS,STEPHEN W JR ETUX MARGE	2816	CHELSEA CIRCLE	DURHAM	NC		27707
HUCKABEE,IAN DOUGLAS ETUX TRAC	313	ANN STREET	BEAUFORT	NC	2105	28516
TAYLOR,NELSON W III ETUX PATRI	311	ANN ST	BEAUFORT	NC		28516

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**Application for a  
CERTIFICATE OF APPROPRIATENESS  
312 Ann Street Detached Garage**



Applicant: Sandra F. Grotheer  
Designer: Plansource  
Designs LLC  
Builder: AIM Development LLC.

# **Certificate of Appropriateness Checklist**

## **REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS**

All new construction or projects valued at \$10,000.00 or more require a pre-application meeting with two or three members of the Historic Preservation Commission and Town Staff. Please contact Town Staff if your project meets any or all of these criteria. Pre-application meetings are held prior to the regular Historic Preservation Commission meetings.

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*Please provide the following (14 sets of copies where applicable), as well as this checklist form, with the Certificate of Appropriateness application:*

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

A list all adjacent property owner (with mailing addresses).

"Photographs of the streetscape, the site, and existing buildings impacted.

A site plan showing dimensions of both existing and proposed conditions.

Description of all building/landscaping materials (siding, roofing, windows, doors, signs, etc.).

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

~~Description of any planned demolition.~~

~~Indication of all trees to be replaced and/or removed.~~

"Landscaping plans indicating major planting materials.

Exterior paint color sample(s) for projects involving any change in exterior color(s).

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.

If a project involves replacing existing features of a historic structure, justification for replacement and a description and/or sample of the new material(s) to be used.

A copy of any associated state or federal permits (CAMA, ACOE), as required.

**3. Additional items required only for Signs:**

A drawing indicating the dimensions of the sign, lettering type, and overall design.

Sample of color(s) to be used.

**4. At least 14 sets of copies of any material(s) where color is to be evaluated should be submitted with this application. If it is not possible to submit copies, an electronic file of the work dealing primarily with color changes, should be submitted. An electronic copy may be requested by Town Staff on such matter s.**

**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 a representative to be present at the assigned meeting, please contact Town Staff as soon as possible.**

The Certificate of Appropriateness is valid for a period of six (6) months from the date of issuance. Failure to obtain a [building permit](#) within the six-month period will be considered as a failure to comply with the Certificate deeming the Certificate invalid. If a building permit is not required for the project, the work authorized by the Certificate must be completed within six months after the Certificate is issued. The Certificate is considered issued once the Commission approves the application at their regular meeting.

If there are questions regarding what should be included with this application, please contact Town Staff at [bftplanner@beaufortnc.org](mailto:bftplanner@beaufortnc.org) or at 252-728-2141.

**Lot Location  
and  
Survey**

# Lot Location & Survey

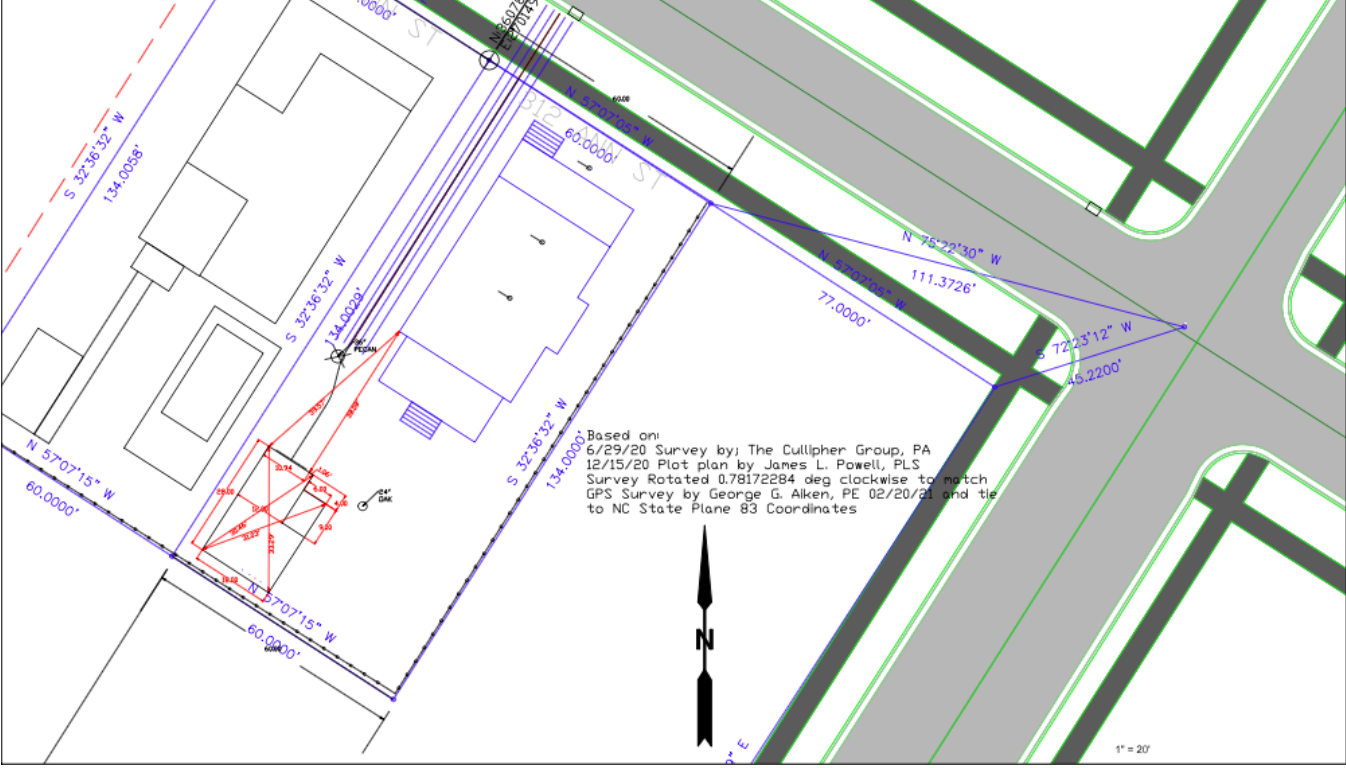
## Vicinity Map for 312 Ann Street



VICINITY MAP N, T. S.,



**Site Plan  
and  
Proposed Size & Scale**



# Proposed Size & Scale

Lot is 8,040 Sq Ft (60' Wide x 134' Deep)

House	
1 <sup>st</sup> Floor Heated:	1,300 Sq Ft
2 <sup>nd</sup> Floor Heated:	1,300 Sq Ft
<hr/>	
Total Heated	2,600 Sq Ft

Garage	
Heated:	208 Sq Ft
Unheated:	272 Sq Ft
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Total: 408 Sq Ft

**Adjacent Property Owners  
and  
Mailing Addresses**

## Adjacent Property Owners:

First Baptist Church Beaufort (310 Ann Street/Surrounding Parking Lot)  
403 Ann Street  
Beaufort, NC 28516

Peggy and Walker Harris (310 Ann Street, house building in progress)  
2816 Chelsea Circle  
Durham, NC 27707

Earl Scott Davis (308 Ann Street lot)  
P.O. Box 5141  
Aspen, CO 81612

The '04 Thomas O Hollinshed TR (306 Ann Street)  
100 S Ridge Street  
Southern Pines, NC 28387

Nelson W III Taylor (311 Ann Street, primary residence)  
311 Ann Street  
Beaufort, NC 28516

Ian and Tracey Huckleby  
313 Ann Street  
Beaufort, NC 28516

Richard Collins (315 Ann Street, primary residence)  
P.O. Box 986  
Atlantic Beach, NC 28512

**Streetscape, Site  
and  
Adjacent Homes**

# Photos of Streetscape, Site and Adjacent Homes:

312 Ann Street – Current house/construction



310 Ann Street (directly next door to 312 Ann Street - House under construction)



308 Ann Street Lot



306 Ann St



311 Ann Street – First of three homes directly across Ann



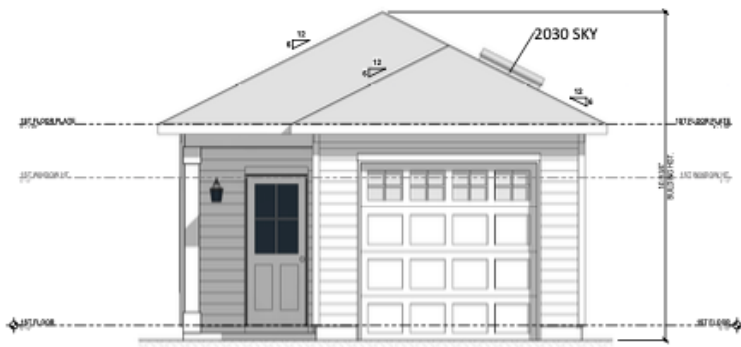
313 Ann Street – Second of three homes directly across Ann St.



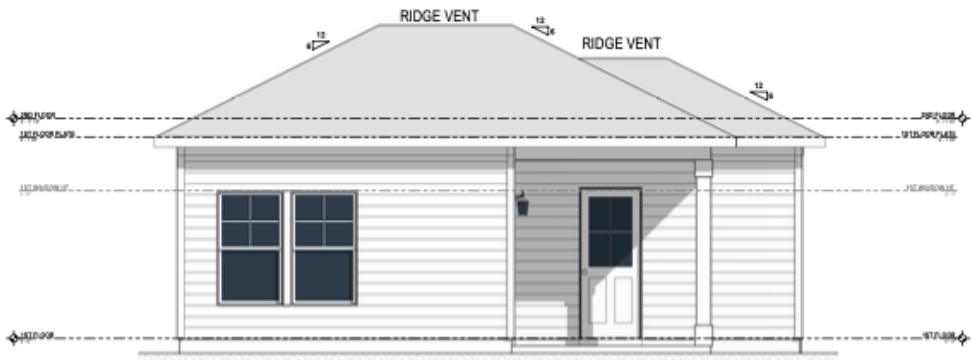
315 Ann Street – Third of three homes directly across Ann St.



## House Plans/Elevations



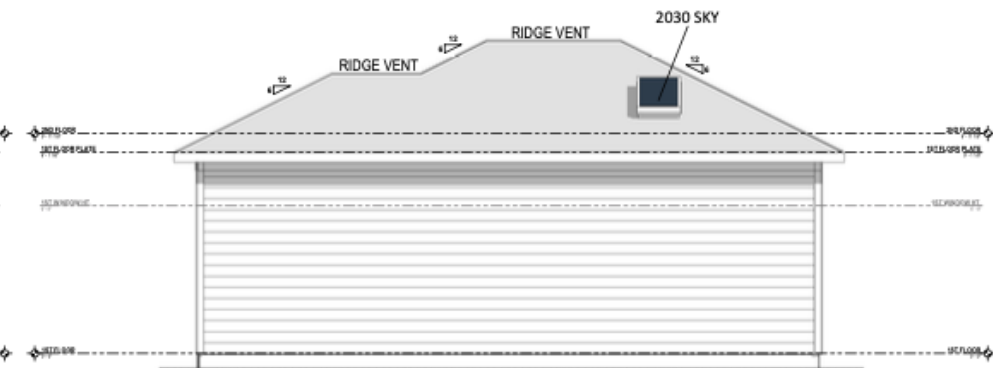
**1 FRONT ELEVATION**  
1/8" = 1'-0" WHEN PRINTED ON 11" X 17" ARCH B PAPER SIZE



**2 LEFT ELEVATION**  
1/8" = 1'-0" WHEN PRINTED ON 11" X 17" ARCH B PAPER SIZE

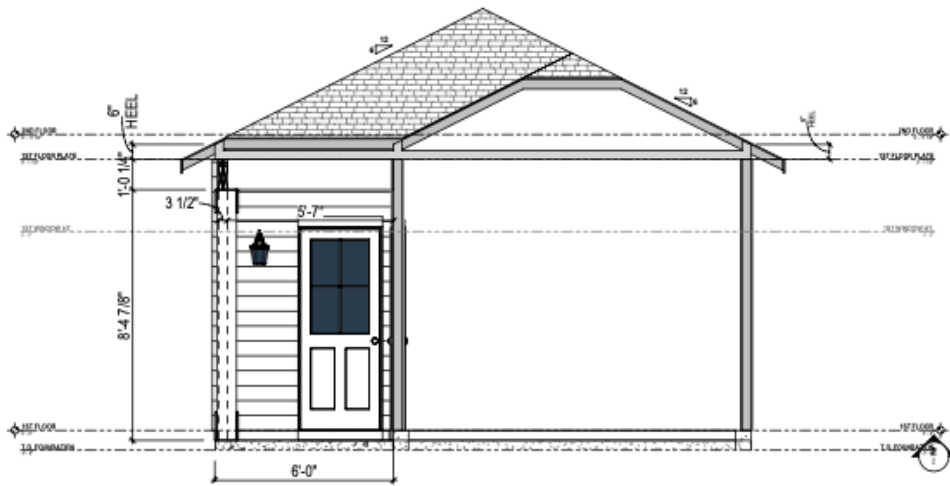


**3 REAR ELEVATION**  
1/8" = 1'-0" WHEN PRINTED ON 11" X 17" ARCH B PAPER SIZE

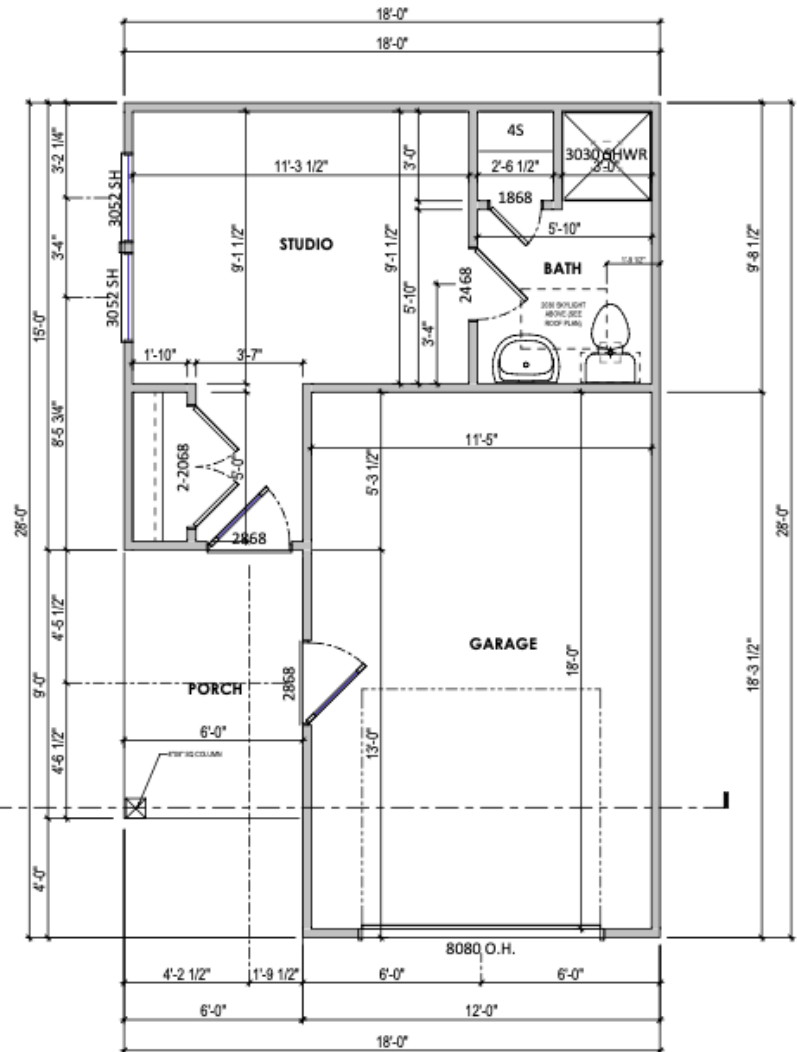


**4 RIGHT ELEVATION**  
1/8" = 1'-0" WHEN PRINTED ON 11" X 17" ARCH B PAPER SIZE

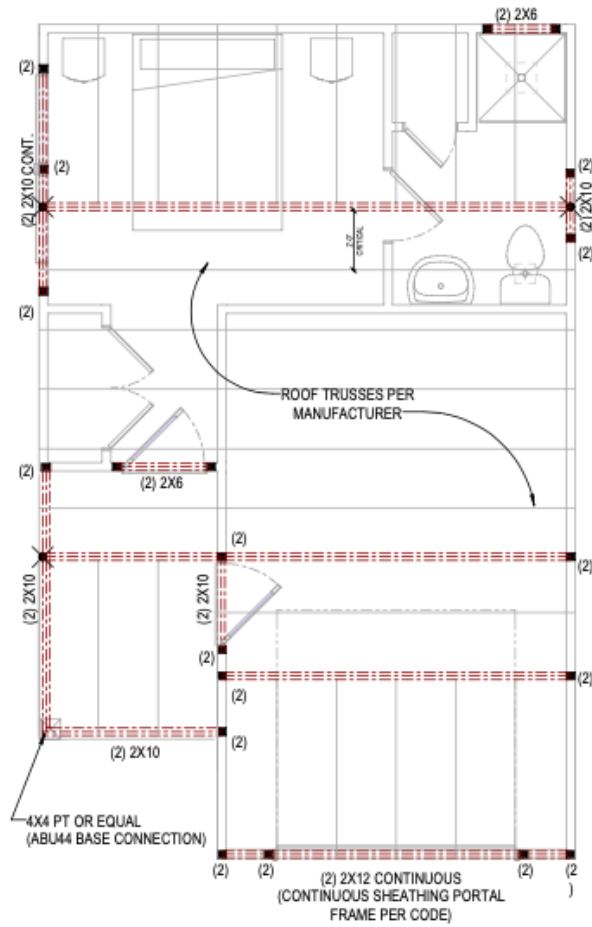
Unheated SQFT		Heated SQFT	
Description	Area	Description	Area
Front Porch	54 SF	Studio Livable	208 SF
Garage	218 SF	Grand total	208 SF



**2 Section 1**  
1/4" = 1'-0" DIMS PRINTED ON 11"x17" / ANGLE PAPER SIDE



**1 FIRST FLOOR**  
1/4" = 1'-0" DIMS PRINTED ON 11"x17" / ANGLE PAPER SIDE

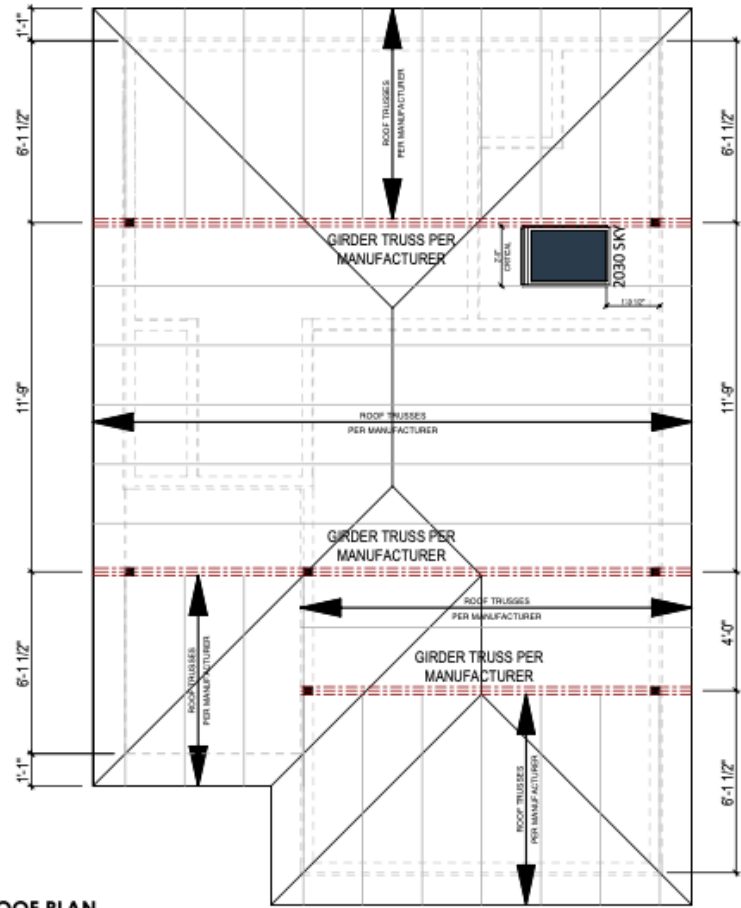


**1 CEILING FRAMING**  
1/4" = 1'-0" WHEN PRINTED ON 11" X 17" AND 9" PAPER SIZE

NOTE: PLANSOURCE DESIGNS IS NOT RESPONSIBLE FOR THE STRUCTURAL CALCULATIONS FOR THIS CONSTRUCTION PLAN SET. ALL STRUCTURAL DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO, BEAM SIZES, FLOOR SPANS, STUD COLUMNS AND FOOTING SIZES, ARE TO BE THE RESPONSIBILITY OF THE BUILDER AND/OR ENGINEER.

### Roof Vent Calculations

SOFT. REQUIRED 480 /100 = 2.296T.



**1 ROOF PLAN**  
1/4" = 1'-0" WHEN PRINTED ON 11"X17" /ANSI B PAPER SIZE

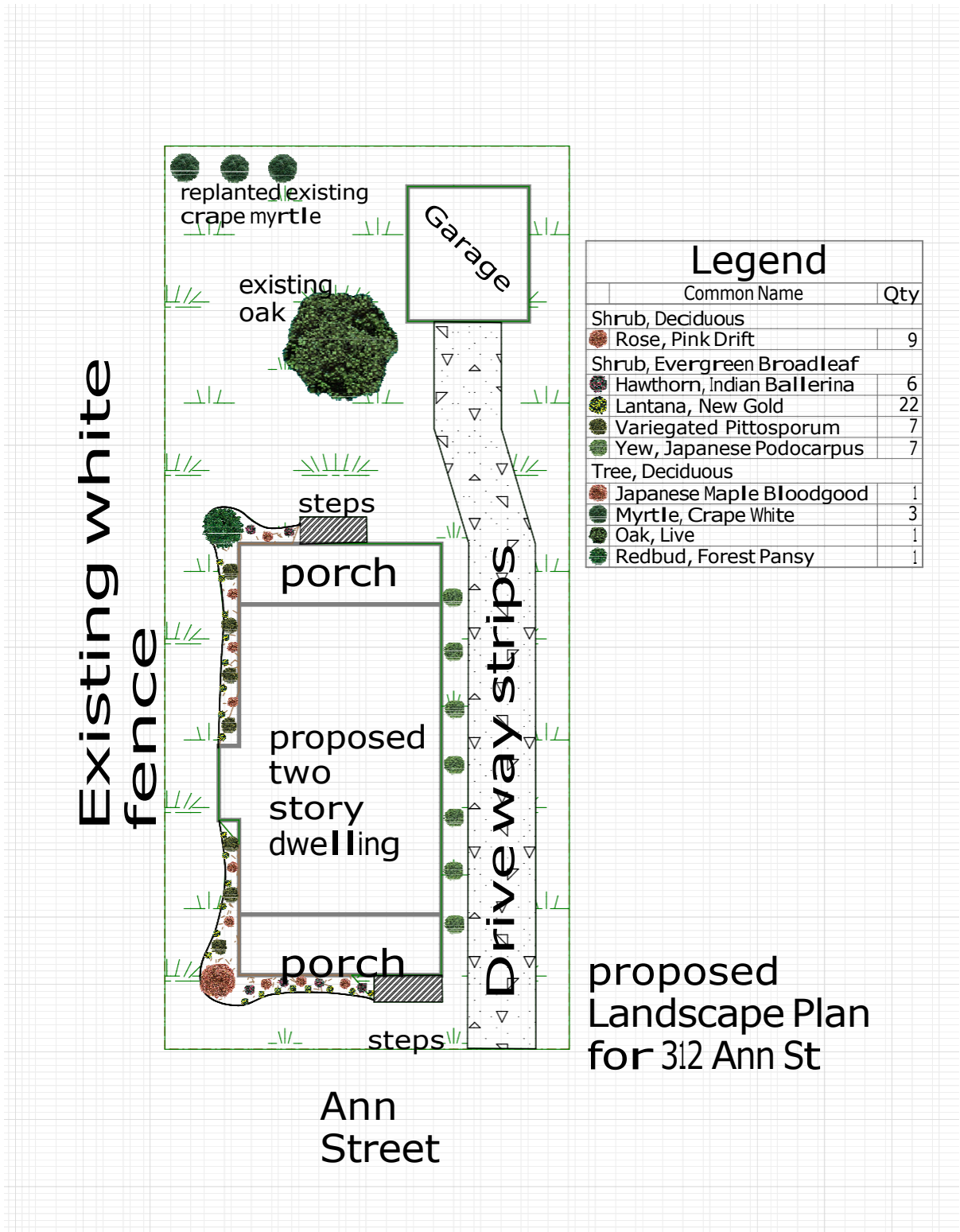
NOTE: PLANSOURCE DESIGNS IS NOT RESPONSIBLE FOR THE STRUCTURAL CALCULATIONS FOR THIS CONSTRUCTION PLAN SET. ALL STRUCTURAL DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO, BEAM SIZES, FLOOR SPANS, STUD COLLUMNS AND FOOTING SIZES, ARE TO BE THE RESPONSIBILITY OF THE BUILDER AND/OR ENGINEER

**Landscaping  
And  
Details of Tree to be Removed**

Notes on existing trees and vegetation.

1. Live Oak tree to remain.
2. Three Crepe Myrtles replanted on lot

# Landscaping Plan



## Materials and Colors

## Material and Colors

Siding: Hardie Plank, (Wood grain): Painted with Benjamin Moore OC-117, Simply White

Trim: Color - Benjamin Moore OC-117, Simply White

Roof: CertainTeed Shingle: Color - Charcoal Black

Foundation: Monolithic slab foundation

Windows: Except as noted below: Andersen 400 Series with Fixed Exterior and Interior Grills, "4 over 1"  
Exterior and Interior Grills, See Elevations for Grill Pattern  
Front Porch - Andersen 400 Series with Fixed Exterior and Interior Grills.  
Color: All Windows - White

Ext. Doors: Porch Doors ThermaTru with Exterior and Interior Grills to match other exterior doors, See Elevation for Grill Pattern, Color – White. Garage Door: Overhead Door Corporation 371 T Courtyard Collection

Columns: Wooden box beam covered with PVC trim, color: Benjamin Moore, OC-117, Simply White

Porch Ceiling: 1 X 6 Bead board painted with Benjamin Moore HC-147, Woodlawn Blue

Porch Surface: Concrete

Exterior Lights: Saint James Lighting, Model: Magnolia, Copper Wallmount, Electric. Recessed can lighting in porch ceiling

# Materials and Colors: Paint Samples

Color for Siding, Trim, Porch Columns and Railings  
Benjamin Moore OC-117, Simply White

OC-117

OC-117

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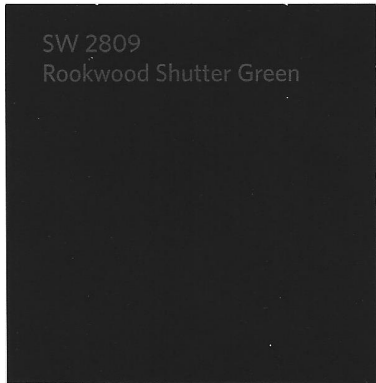
Color for Porch Ceilings  
Benjamin Moore HC-147, Woodlawn Blue

HC-147

HC-147

---

Color for Louvered Shutters  
Sherman Williams SW-2809, Rookwood Shutter Green



# Materials and Colors: Example Pictures



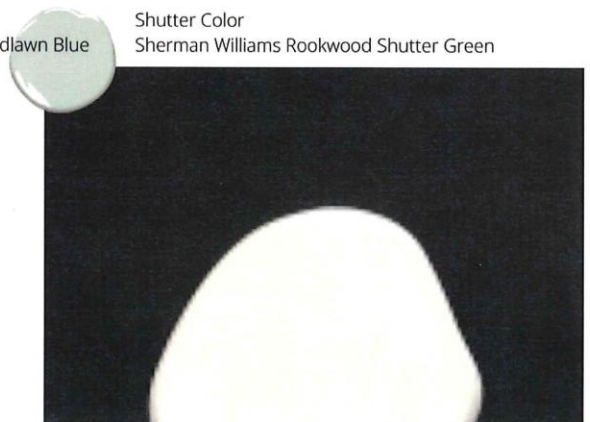
Trex Porch Decking  
Pebble Gray



Hardie Plank Exterior Siding  
to be painted Ben Moore Simply White

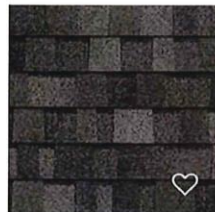
Porch Ceiling Color  
Benjamin Moore Woodlawn Blue

Shutter Color  
Sherman Williams Rookwood Shutter Green



Exterior Paint Color  
Benjamin Moore Simply White

Entrance Door



Shingles  
Charcoal Black



Exterior Decorative Light  
Electric



Brick Foundation  
General Shale - Silas Lucas

Shutter Style Louver



## Materials and Colors: Window Detail



Andersen 400 Series SDL with Fixed Exterior "4 over 1" Grills

Notes:

1. "4 over 1" style windows shown above will be used except as noted on elevations.
2. Elliptical window shown above has same "divided light" pattern as 3 foot diameter round window shown on Right Elevation. Round window trim will match simple flat trim style shown on rectangular windows
3. Picture windows in stairwell will be same Andersen series but non-opening with full height exterior grills as noted on elevations. Trim will be as shown above.



**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, December 7, 2021 – Via Zoom**

---

**AGENDA CATEGORY:** New Business  
**SUBJECT:** Case 21-40 308 Ann Street- New Construction

**BRIEF SUMMARY:**

This is the last lot that was owned by the First Baptist Church to be developed as in-fill. The applicant is proposing to construct a new 4,582 sq. ft. New Single-family Dwelling with a detached 447 sq. ft. garage.

**REQUESTED ACTION:**

Conduct Quasi- Judicial Hearing

**EXPECTED LENGTH OF PRESENTATION:**

15 Minutes

**SUBMITTED BY:**

Kyle Garner

**BUDGET AMENDMENT REQUIRED:**

N/A



# BHPC STAFF REPORT



**To:** BHPC Members  
**From:** Kyle Garner, Planning Director  
**Date:** November 29, 2021  
**Case No.** 21-40

**Request:** 4,582 sq. ft. New Single-family Dwelling with a detached 447 sq. ft. garage

**Applicant** GO Architectural Design, PLLC – Sarah Afflerbach, AIA  
 1202-A Pollock Street – New Bern, NC 28560

**Property Information:**

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

**Project Information:**

This property was not included in the Survey conducted by Ruth Little and has been a vacant lot for some time under the ownership of the First Baptist Church.

**Proposed Work:**

- Construct a new 4,582 sq. ft. New Single-family Dwelling with a detached 447 sq. ft. garage at 308 Ann Street

**Material:**

- See Attached Exhibit for Details

**Color:**

- See Attached Exhibit from Applicant for Details

**Attachments:**

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

## New Construction Guidelines

### Building Placement

7.1.1 Maintain a similar front, side, and rear yard setback to other contributing historic buildings on the block and/or side of the street.

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

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

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

### Building Height/Scale

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

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

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

7.2.4 Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.

### Materials

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

7.3.2. The use of substitute products such as vinyl, aluminum and pressed board siding and other modern day products marketed to imitate traditional building materials are not allowed. Smooth fiber cement siding may be used on a case by case basis. Use of fiber-cement lap siding may be approved for use on new structures. In all circumstances every effort shall be made to ensure that new structures and the application of modern day products achieve compatibility with existing historic buildings that define the character of the Beaufort Historic District.

7.3.3 Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

## Details

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

7.4.2 Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

## Texture and Color

7.5.1 Create in new construction a similar degree of texture that is found in contributing buildings in the historic district. Texture is the relief on a building surface that is achieved through use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding, decorative fish-scale shingles and bead-board porch ceilings are examples of wooden architectural elements that have different physical and visual qualities and contribute to the texture of a building surface.

## Form and Rhythm

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

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

7.6.3 Maintain similar percentages and patterns of window and door openings consistent with the style of buildings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will tend to have a disruptive effect on the desired harmony of the streetscape.

## Landscaping

7.7.1 Retain and protect mature trees during construction.

## Off-street Parking Guidelines

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.

8.5.3. Site new parking areas in interior or rear lot locations where possible.

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

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.

### Outside Utilities Guidelines

8.3.1. Locate utilities, vents and meter boxes and other utility connections in side or rear yards and screen from public view with plantings, fencing, or other means.

8.3.6. Install utilities underground whenever possible.

### Exterior Lighting Guidelines

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

8.4.2. Choose lighting sources that generate a soft white light instead of a more intensive yellow or orange light. Metal halide bulbs will achieve the desired effect instead of sodium vapor or fluorescent light sources.

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

### Landscaping Guidelines

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

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

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

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

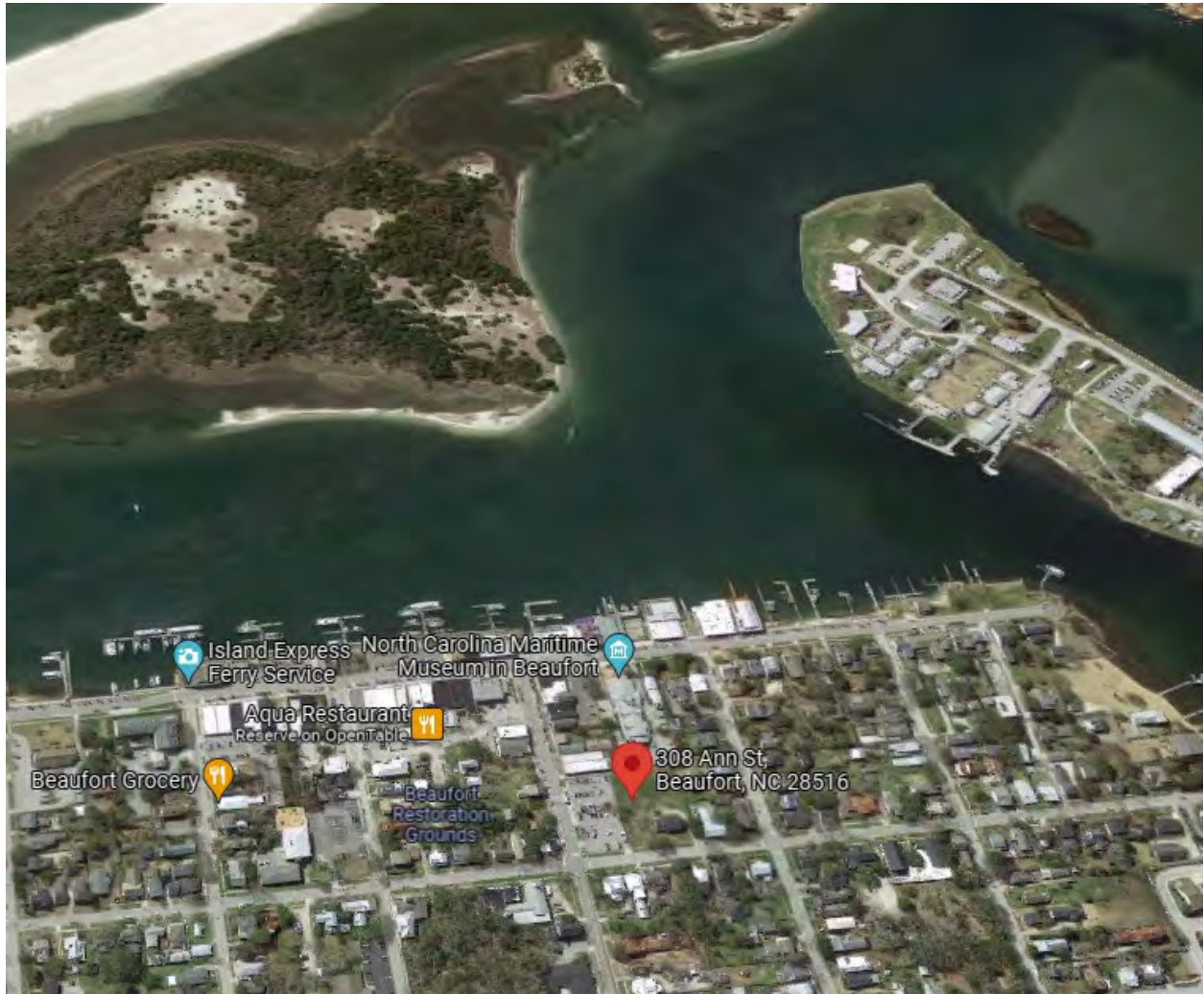
**Legend**

- NCHPOpoints
- Tax\_Parcel\_Data



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZI5</u>
FIRST BAPTIST CHURCH BEAUFORT	403	ANN STREET	BEAUFORT	NC	28516
GOELLNER,ALBERT J ETUX RUTH	118	ORANGE ST	BEAUFORT	NC	28516
MOSIER,DAVID W JR ETAL	305	ANN STREET	BEAUFORT	NC	28516
MOSIER,WILLIAM H ETUX LAURA R	305	ANN STREET	BEAUFORT	NC	28516
TAYLOR,NELSON W III ETUX PATRI	311	ANN ST	BEAUFORT	NC	28516
THE '04 THOMAS O HOLLINSHED TR	100	S RIDGE STREET	SOUTHERN PINES	NC	28387

Application for a  
CERTIFICATE OF APPROPRIATENESS  
308 Ann Street, Beaufort, NC 28516



Applicant: Scott Davidson  
Architect: GO Architectural Design, PLLC  
Builder: Aim Development, LLC

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



**Instructions:**

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

**APPLICANT/OWNER INFORMATION**

*Please print!*

Applicant Name: GO Architectural Design, PLLC - Sarah Afflerbach, AIA

Applicant Address: 1202A Pollock Street, New Bern, NC 28560

Business Phone: 252-633-0322 Email/Cell: sarah@goarchdesign.com  
252-349-7806

Property Owner Name: Scott Davidson

Address of Property: 308 Ann Street, Beaufort, NC 28516

Phone Number: 970-948-4800 Email/Cell: scott@christiesasenre.com

**PROJECT INFORMATION**

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

New two story residence with detached garage (see plans provided)

Estimated Cost of Project: \$ \_\_\_\_\_

Year House Built: empty lot

*Scott Davidson*  
Applicant Signature

11/8/21  
Date

Property Owner Signature (if different than above)

Date

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

**OFFICE USE ONLY**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Adjacent Property Owners  
to  
308 Ann Street, Beaufort, NC 28516

**Adjacent Property owners to 308 Ann Street**

**PARCEL NUMBER:** [730617102745000](#)

**OWNER:** THE '04 THOMAS O HOLLINSHED TR

**PHYSICAL ADDRESS** 306 ANN ST  
BEAUFORT

**MAILING ADDRESS:** 100 S RIDGE STREET  
SOUTHERN PINES NC 28387

**LEGAL DESCRIPTION:** PART L64 TOWN OF BEAUFORT

**PARCEL NUMBER:** [730617101688000](#)

**OWNER:** GOELLNER,ALBERT J ETUX RUTH

**PHYSICAL ADDRESS** 118 ORANGE ST  
BEAUFORT

**MAILING ADDRESS:** 118 ORANGE ST  
BEAUFORT NC 28516

**LEGAL DESCRIPTION:** PART L54 TOWN OF BEAUFORTT ORANGE STREET

**PARCEL NUMBER:** [730617103685000](#)

**OWNER:** HARRIS,STEPHEN W JR ETUX MARGE

**PHYSICAL ADDRESS** 310 ANN ST  
BEAUFORT

**MAILING ADDRESS:** 2816 CHELSEA CIRCLE  
DURHAM NC 27707

**LEGAL DESCRIPTION:** LOT 2 TOWN OF BEAUFORT

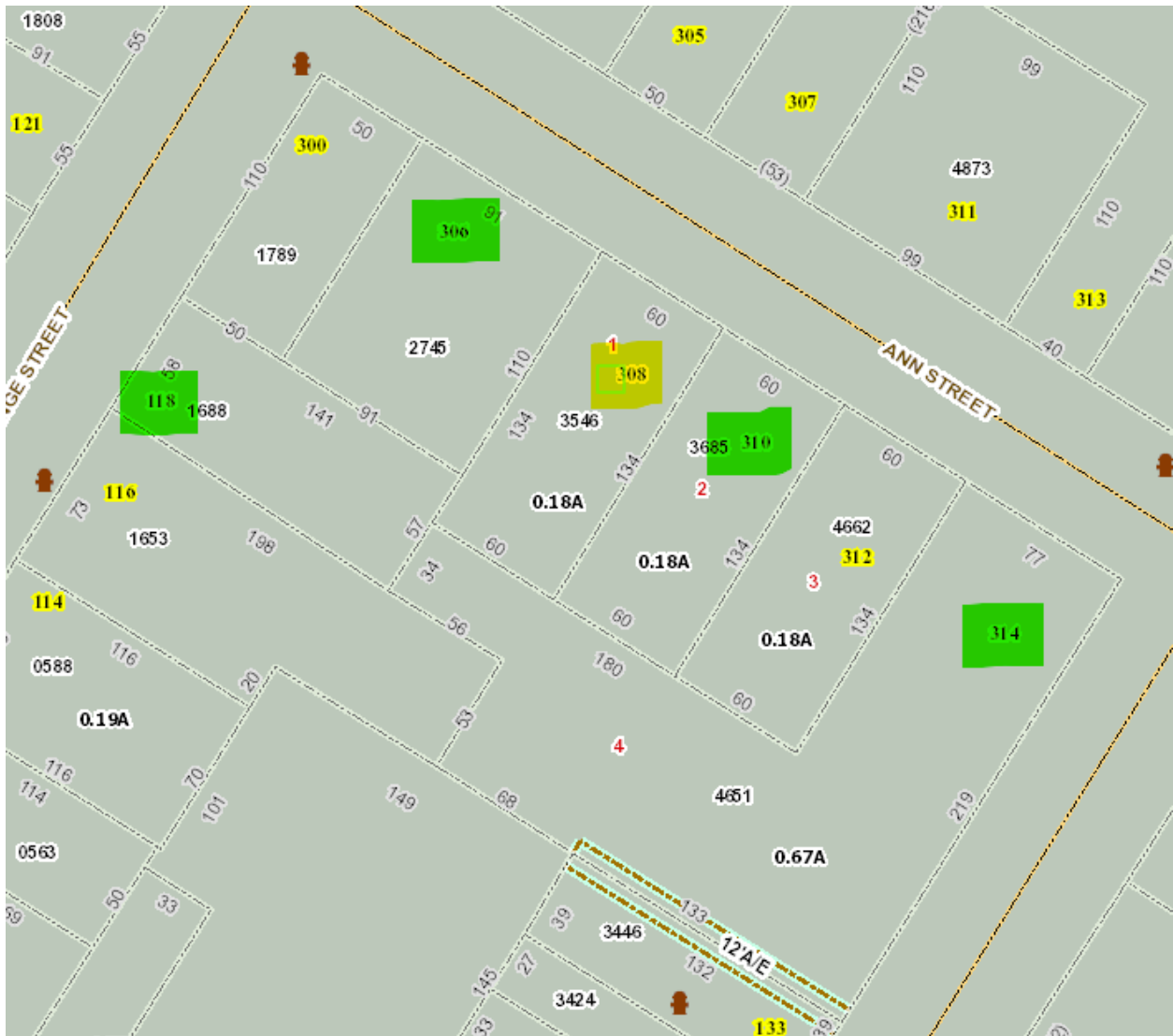
**PARCEL NUMBER:** [730617104651000](#)

**OWNER:** FIRST BAPTIST CHURCH BEAUFORT

**PHYSICAL ADDRESS** 0 ANN ST

**MAILING ADDRESS:** 403 ANN STREET  
BEAUFORT NC 28516

**LEGAL DESCRIPTION:** L4 TOWN OF BEAUFORT



Subject Property in yellow  
Adjacent property owners outlines in green.

Photos of Streetscape, Site and Adjacent Homes:  
308 Ann Street, Beaufort, NC 28516



308 Ann Street – Existing Site



Street view West on Ann Street



Street view West on Ann Street



Street view West on Ann Street



Street view East on Ann Street



Street view East on Ann Street



Street view East on Ann Street

# DAVIDSON - CUSTOM HOME



SCALE: 3/16" = 1'-0"

### KEYS & SYMBOLS

**DOOR & WINDOW SIZE KEY**  
2060 = 2'-0" WIDE X 6'-0" HIGH

DRAWING NUMBER: 1  
SHEET NUMBER: A-204

ROOM NAME: BEDROOM  
10' C.G. WOOD

CEILING HEIGHT AND SQUARE FOOTAGE

DRAWING NUMBER: 1  
SHEET NUMBER: A-101  
**FIRST FLOOR PLAN**  
Scale: 1/4" = 1'-0"

0'-0" GRADE ELEVATION HEIGHT

### ELECTRICAL ELEGEND

- ⦿ RECEPTACLE
- ⦿<sub>F</sub> FLOOR RECEPTACLE
- ⦿<sub>GF</sub> GFCI RECEPTACLE
- ⦿<sub>WP</sub> WATER PROOF RECEPTACLE
- \$ SWITCH
- \$<sub>3</sub> 3 WAY SWITCH
- ✕ FAN / LIGHT
- ⦿<sub>SL</sub> SECURITY LIGHT
- ⦿<sub>CM</sub> CEILING MOUNT
- ⦿<sub>WS</sub> WALL SCONCE
- ⦿<sub>CP</sub> CEILING PENDANT
- ⦿<sub>FL</sub> FAN / LIGHT
- ⦿<sub>6"</sub> 6" RECESSED CAN
- ⦿<sub>DPL</sub> DIRECTIONAL PIN LIGHT
- ⦿<sub>FLU</sub> FLUORESCENT
- ⦿<sub>UC</sub> UNDER-COUNTER
- ⦿<sub>C</sub> CABLE
- ⦿<sub>GDO</sub> GARAGE DOOR OPENER W/ LIGHT

### SHEET SCHEDULE

G-101	TITLE SHEET
C-101	SITE PLAN
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-201	ROOF PLAN
A-203	ELEVATIONS
A-202	ELEVATIONS
A-203	ELEVATIONS
A-204	COTTAGE ELEVATIONS
A-205	COLOR CHOICES

### SQUARE FOOTAGE

<b>HEATED / COOLED</b>	
FIRST FLOOR PLAN	1,573 SF
SECOND FLOOR PLAN	1,373 SF
<b>TOTAL</b>	<b>2,949SF</b>
<b>DEPENDANCY</b> 447 SF	
<b>NON HEATED</b>	
GARAGE	305 SF
FRONT PORCH	413 SF
SCREENED PORCH	241 SF
1ST FL REAR DECK	337 SF
2ND FL REAR DECK	337 SF
<b>TOTAL</b>	<b>1,633 SF</b>



1202-A Pollock Street  
New Bern, NC 28560  
252-633-0322  
www.goarchdesign.com

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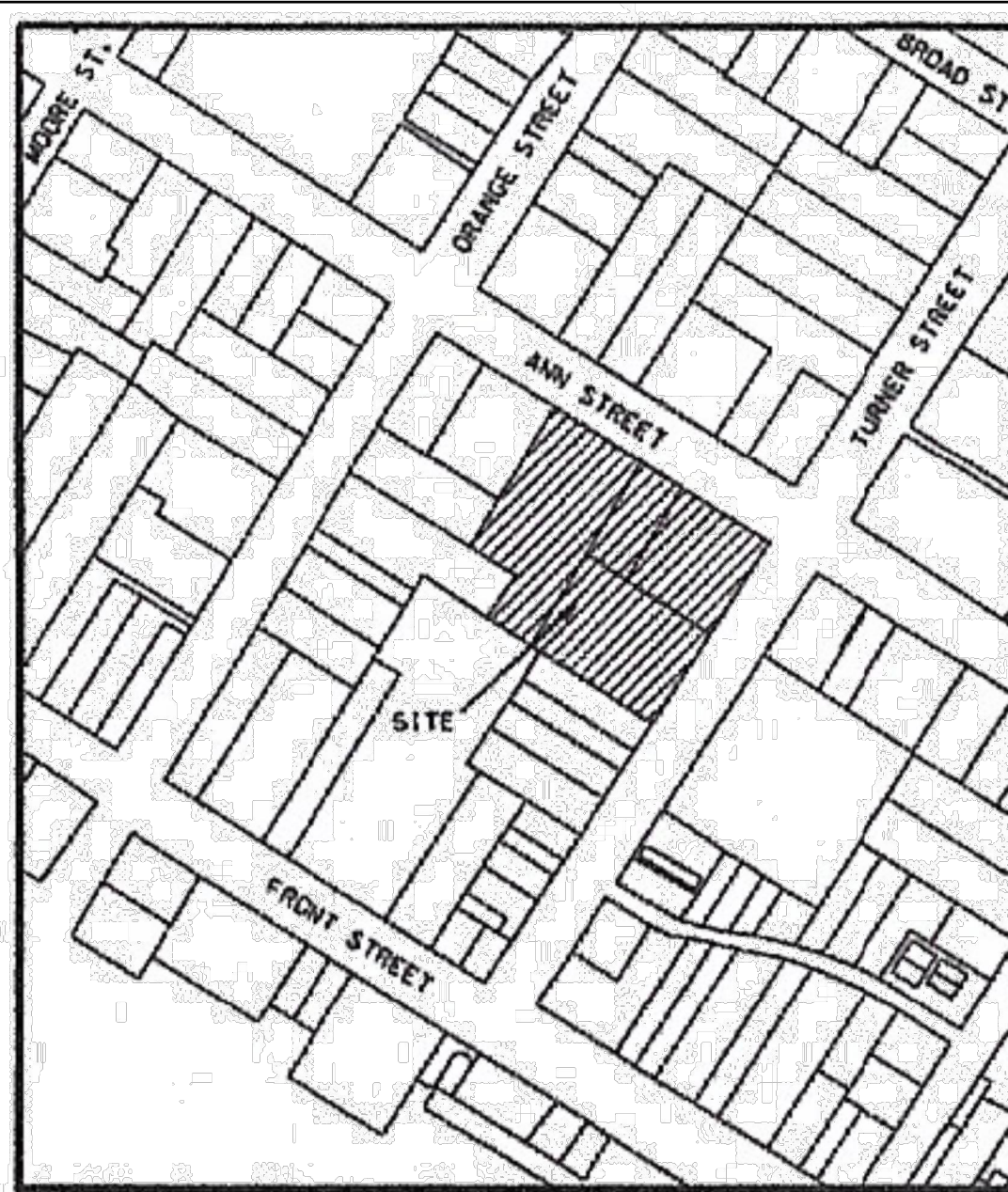
**DAVIDSON CUSTOM HOUSE**  
308 ANN STREET, NEW BERN, NC 28516

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. VERIFY COMPLIANCE WITH ALL LOCAL CODES. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER. TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.

**G-101**

TITLE SHEET

11.22.2021  
DAVIDSON - 308 ANN ST



VICINITY MAP N.T.S.

COVERAGE	
LOT SIZE 60'X134'	8,040 SF
HOUSE FOOTPRINT	2,627 SF
DEPENDENCY FOOTPRINT	752 SF
TOTAL	3,379 SF
LOT COVERAGE	42%

**312 ANN STREET**  
 8,040 SQUARE FEET  
 VACANT LOT EXCEPT FOR  
 EXISTING WOOD FENCE  
 ALONG NE & SE LOT LINES

N/F MARIANNA HOLLINSHED  
 D.B. 932 PG. 446  
 NCPIN 730617102745000

N/F ALBERT GOELLNER  
 D.B. 821 PG. 247  
 NCPIN 730617101688000

N/F CATHERINE STEPHENSON  
 D.B. 786 PG. 662  
 NCPIN 730617101653000

**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF BEAUFORT, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**TOWN APPROVAL**

THIS IS AN EXEMPT SUBDIVISION PURSUANT TO THE TOWN OF BEAUFORT SUBDIVISION ORDINANCE ARTICLE V SECTION 1A: COMBINATION OR RECOMBINATION OF PREVIOUSLY PLATTED LOTS.

*Mike Sam, Planning Director* 6/30/2020  
 DATE: PLANNING DIRECTOR

**REVIEW OFFICER CERTIFICATION**

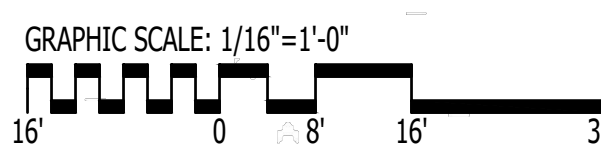
COUNTY OF CARTERET

I *Regan Retchiff*, REVIEW OFFICER OF CARTERET COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

*Regan Retchiff* 10/30/2020  
 REVIEW OFFICER DATE

**REGISTER OF DEEDS CERTIFICATION**

FILED FOR REGISTRATION AT 4:32 PM 10:00 CLOCK



1202-A Pollock Street  
 New Bern, NC 28560  
 252-633-0322  
 www.goarchdesign.com

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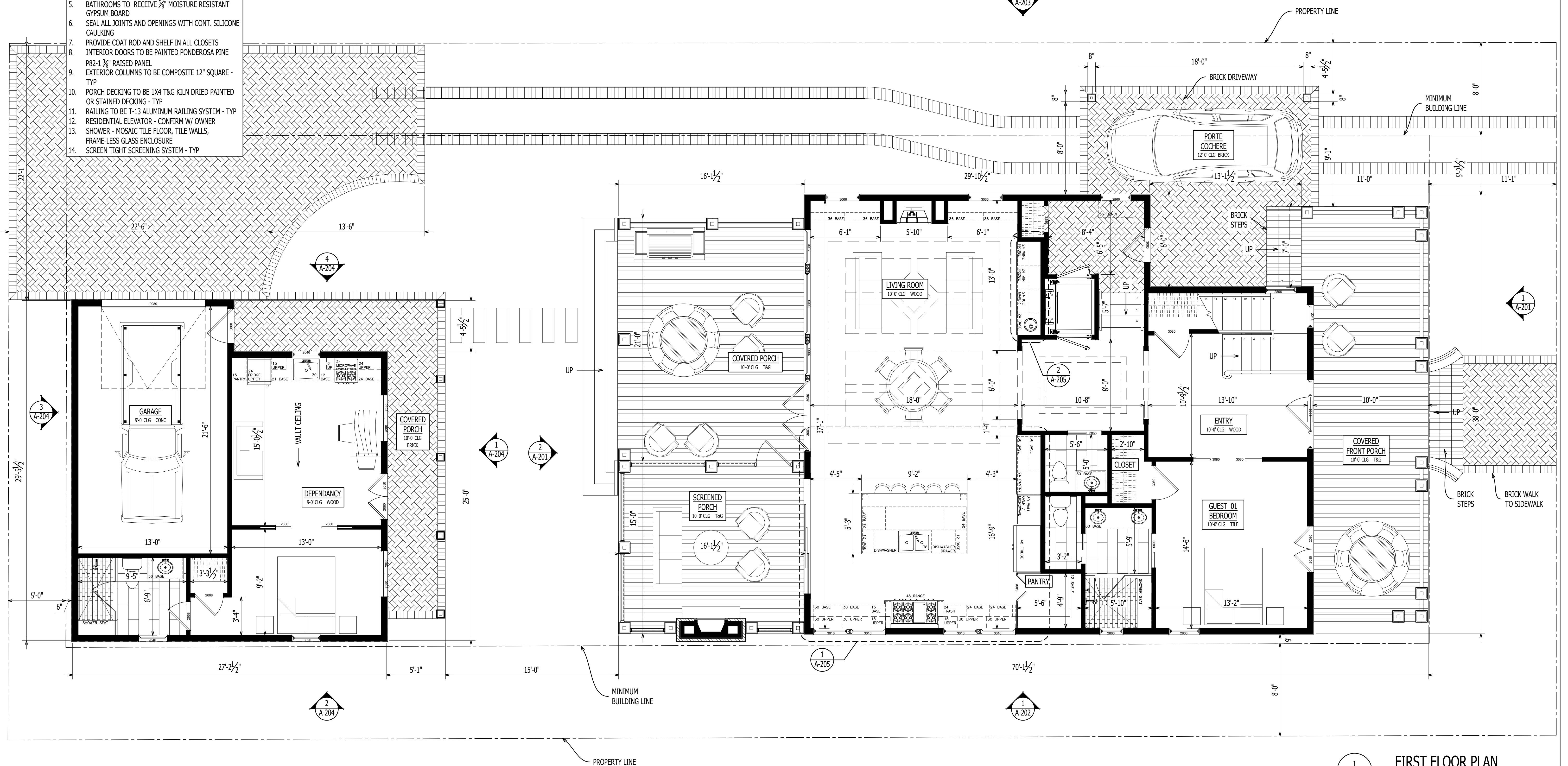
**DAVIDSON CUSTOM HOUSE**  
 308 ANN STREET, NEW BERN, NC 28516

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**C-101**  
 SITE PLAN  
 11.22.2021  
 DAVIDSON - 308 ANN ST

NOTES

1. DIMENSIONS ARE TO FACE OF STUD - THIS SHEET
2. ALL EXTERIOR WALLS - 2X6 WOOD STUD @ 16" O.C.
3. ALL INTERIOR WALLS - 2X4 WOOD STUD @ 16" O.C.
4. 1/2" PAINTED GYPSUM BOARD ON ALL WALLS AND CEILING
5. BATHROOMS TO RECEIVE 3/8" MOISTURE RESISTANT GYPSUM BOARD
6. SEAL ALL JOINTS AND OPENINGS WITH CONT. SILICONE CAULKING
7. PROVIDE COAT ROD AND SHELF IN ALL CLOSETS
8. INTERIOR DOORS TO BE PAINTED PONDEROSA PINE P82-1 3/4" RAISED PANEL
9. EXTERIOR COLUMNS TO BE COMPOSITE 12" SQUARE - TYP
10. PORCH DECKING TO BE 1X4 T&G KILN DRIED PAINTED OR STAINED DECKING - TYP
11. RAILING TO BE T-13 ALUMINUM RAILING SYSTEM - TYP
12. RESIDENTIAL ELEVATOR - CONFIRM W/ OWNER
13. SHOWER - MOSAIC TILE FLOOR, TILE WALLS, FRAME-LESS GLASS ENCLOSURE
14. SCREEN TIGHT SCREENING SYSTEM - TYP



1 FIRST FLOOR PLAN  
 Scale: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"

**GO ARCHITECTURAL DESIGN PLLC**

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 New Bern, NC 28560  
 252-633-0322  
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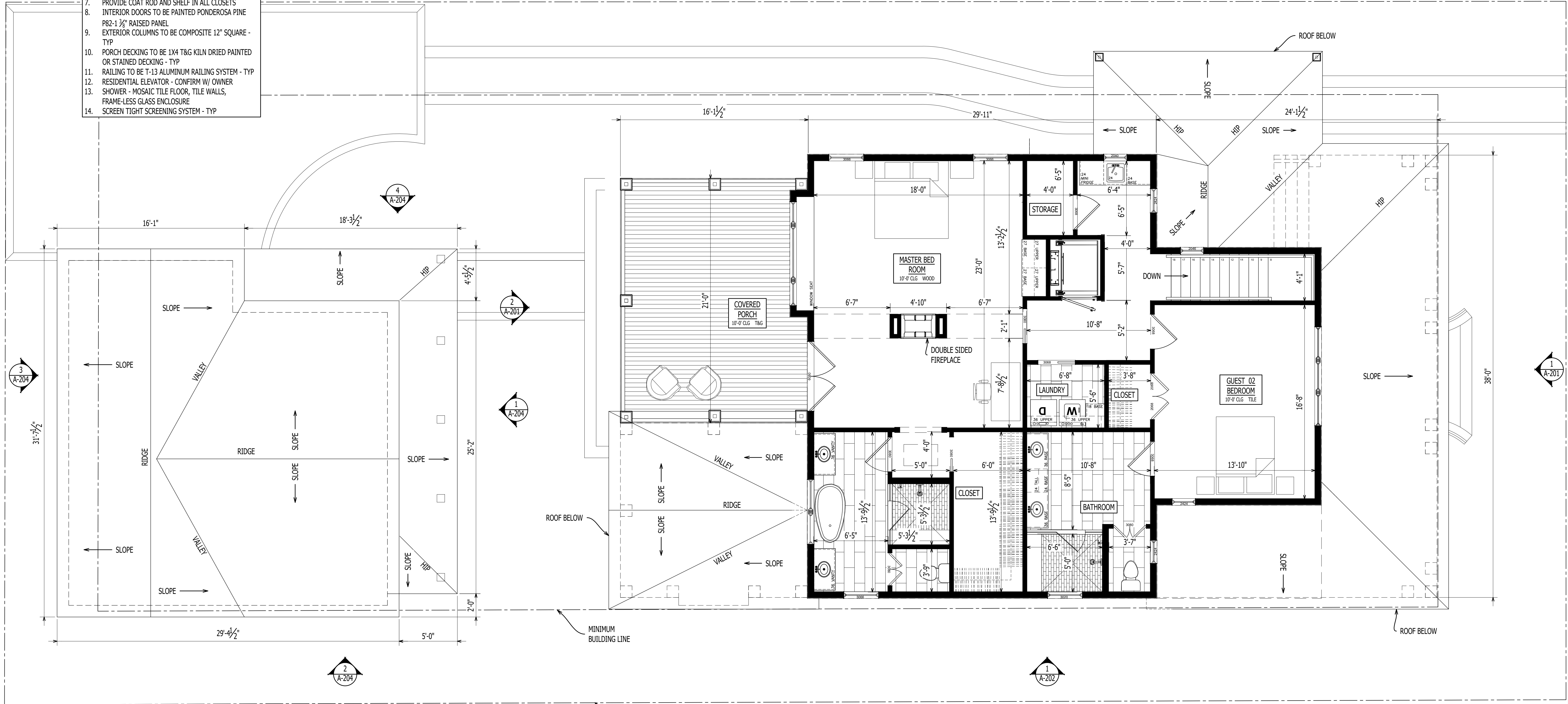
**DAVIDSON CUSTOM HOUSE**  
 308 ANN STREET, NEW BERN, NC 28516

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**A-101**  
 FIRST FLOOR PLAN  
 11.22.2021  
 DAVIDSON - 308 ANN ST

NOTES

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7. PROVIDE COAT ROD AND SHELF IN ALL CLOSETS
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12. RESIDENTIAL ELEVATOR - CONFIRM W/ OWNER
13. SHOWER - MOSAIC TILE FLOOR, TILE WALLS, FRAME-LESS GLASS ENCLOSURE
14. SCREEN TIGHT SCREENING SYSTEM - TYP



1 SECOND FLOOR PLAN  
 Scale: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"

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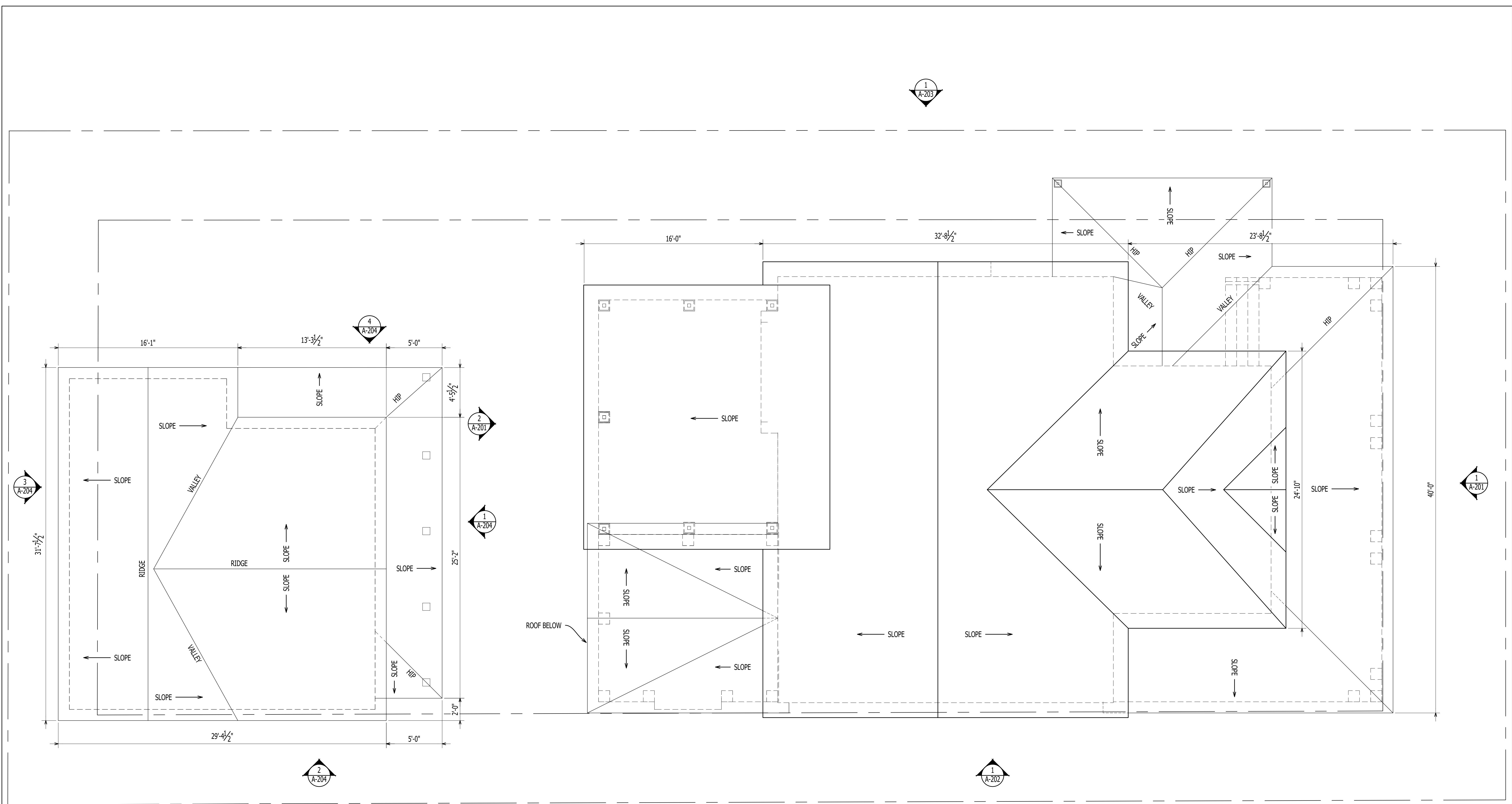
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# DAVIDSON CUSTOM HOUSE

308 ANN STREET, NEW BERN, NC 28516

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**A-102**  
 SECOND FLOOR PLAN  
 11.22.2021  
 DAVIDSON - 308 ANN ST



1  
A-103  
ROOF PLAN  
Scale: 1/4" = 1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"  
4 0 2 4 8



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# DAVIDSON CUSTOM HOUSE

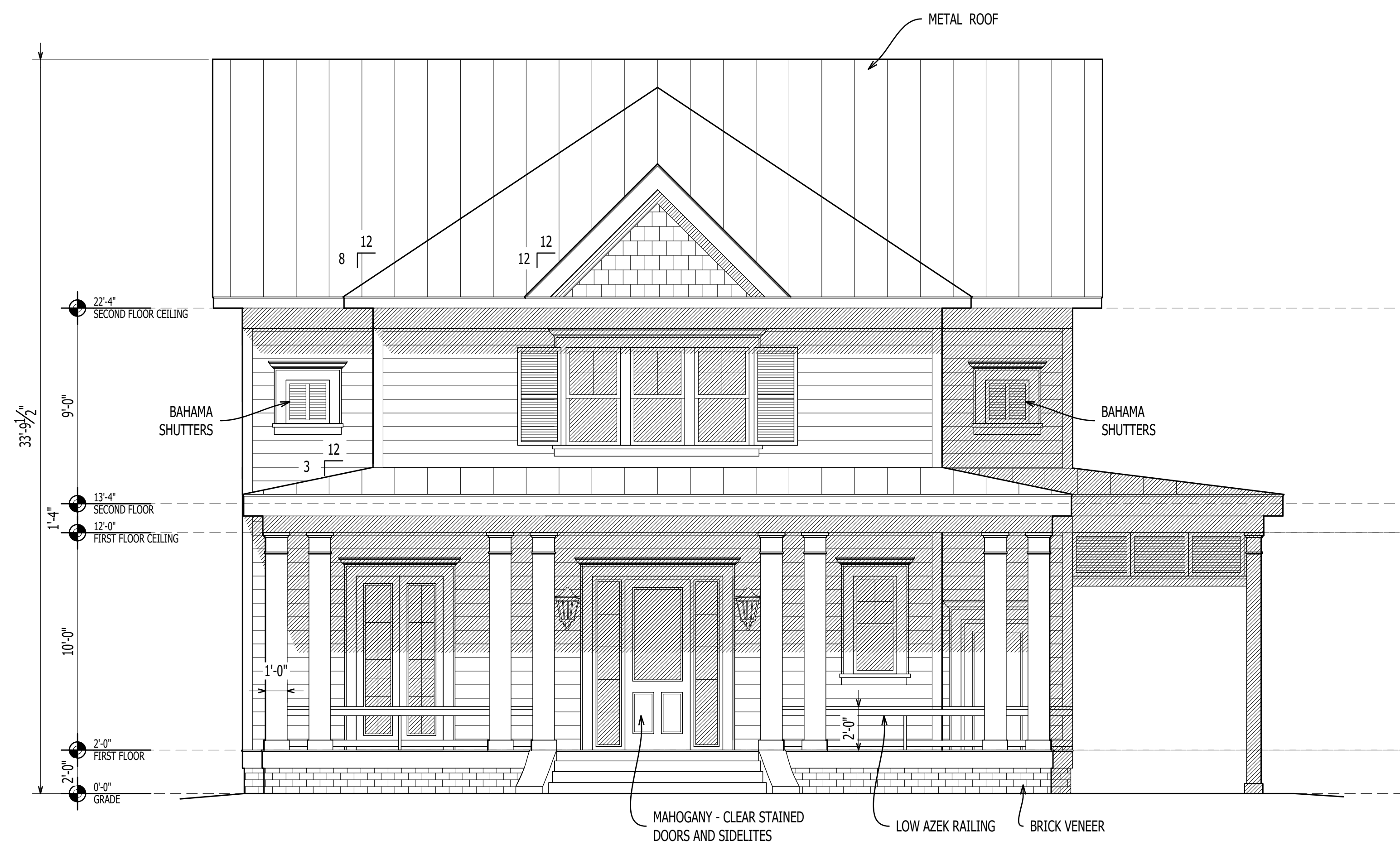
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A-103

ROOF PLAN

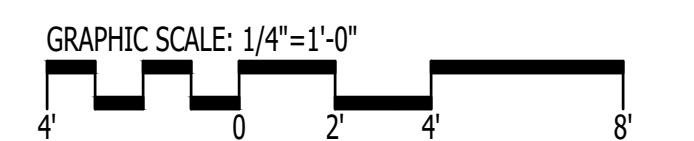
11.22.2021  
DAVIDSON - 308 ANN ST



1  
A-201  
**ELEVATION**  
Scale: 1/4" = 1'-0"



2  
A-201  
**ELEVATION**  
Scale: 1/4" = 1'-0"



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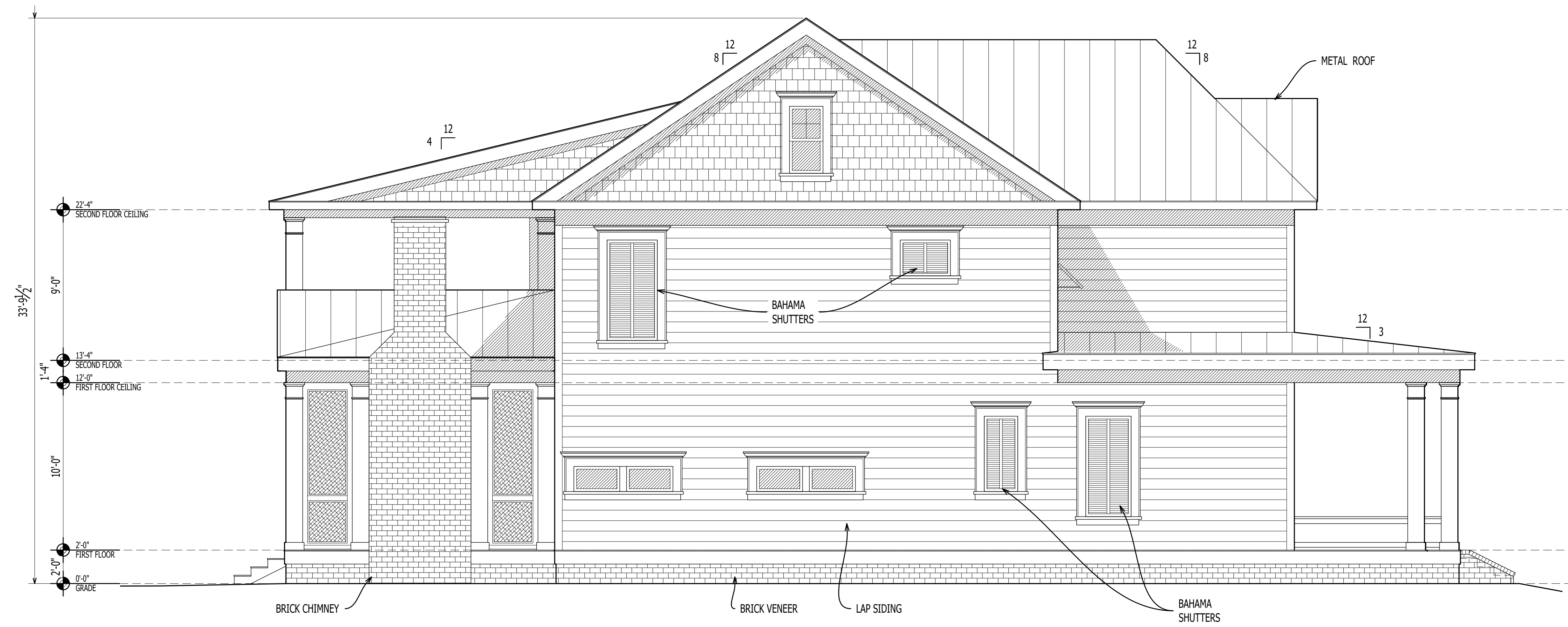
# DAVIDSON CUSTOM HOUSE

308 ANN STREET, NEW BERN, NC 28516

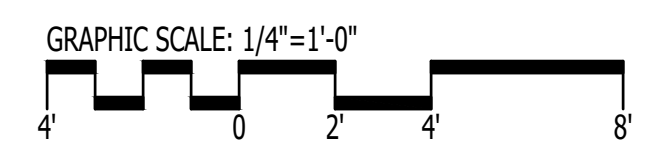
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**A-201**  
ELEVATIONS

11.22.2021  
DAVIDSON - 308 ANN ST



1  
A-202  
ELEVATION  
Scale: 1/4" = 1'-0"



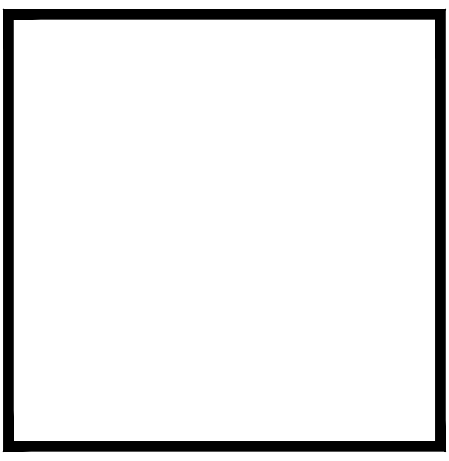
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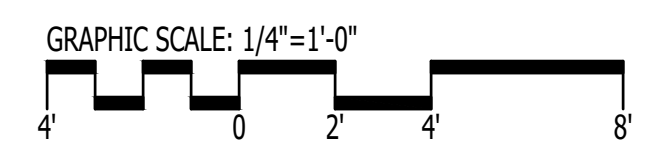


**A-202**  
ELEVATIONS  
11.22.2021  
DAVIDSON - 308 ANN ST



2  
A-202

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

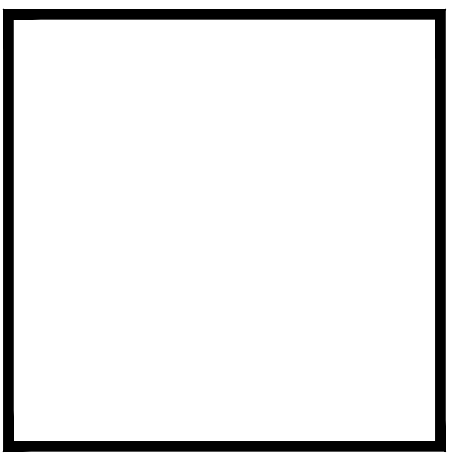


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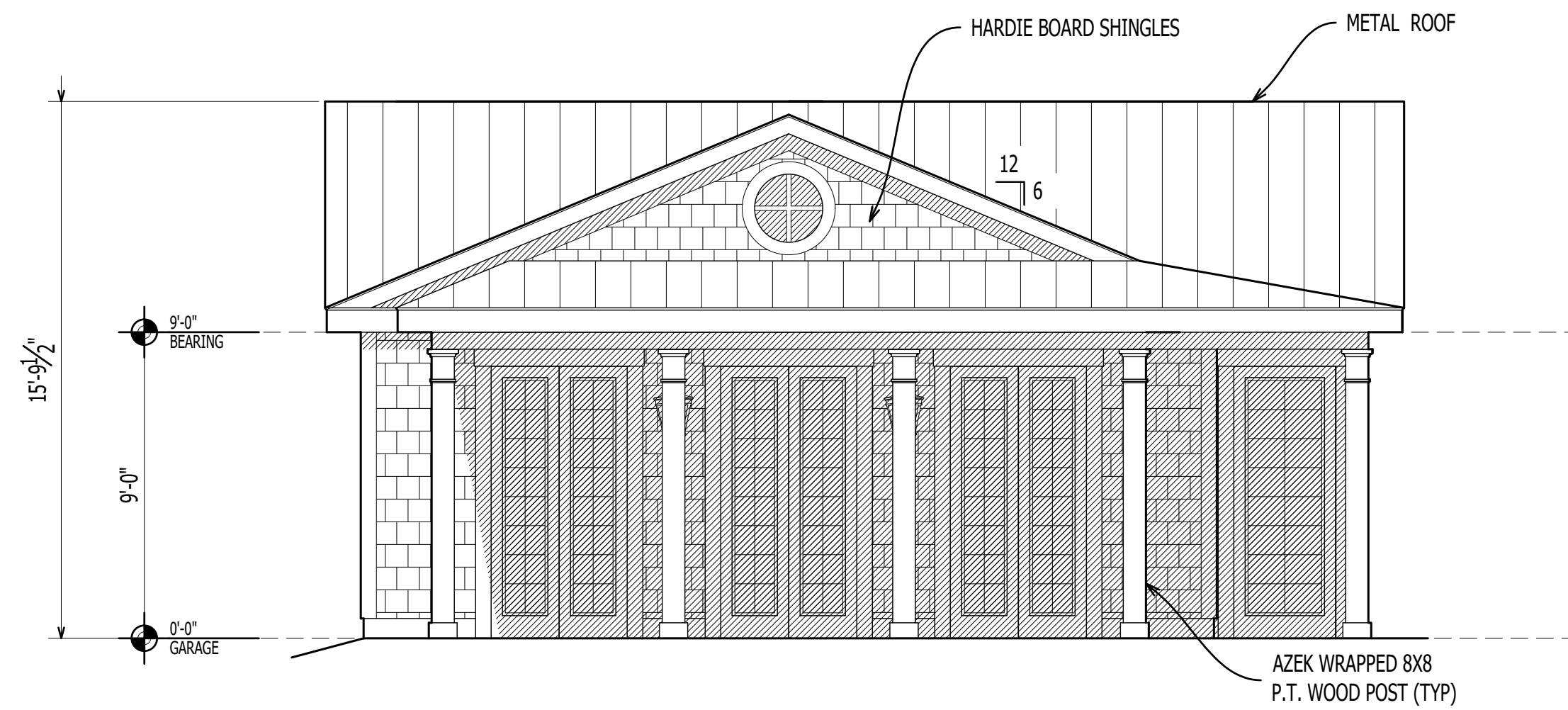
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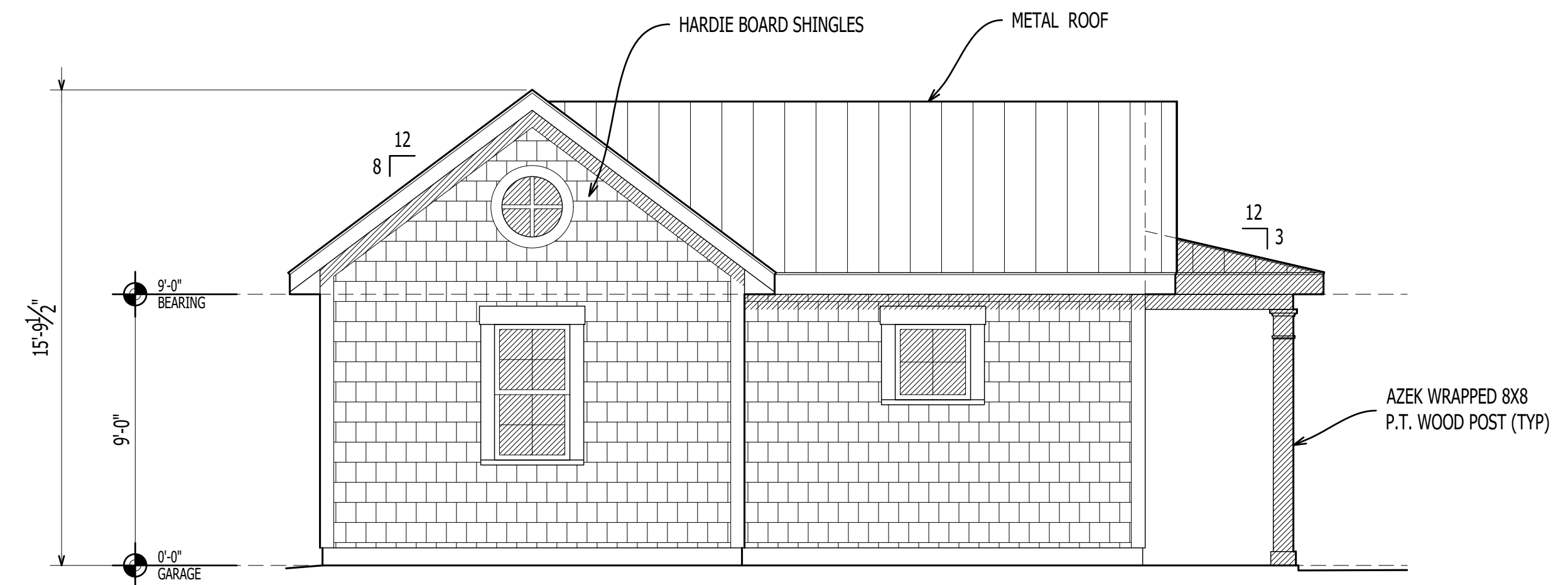
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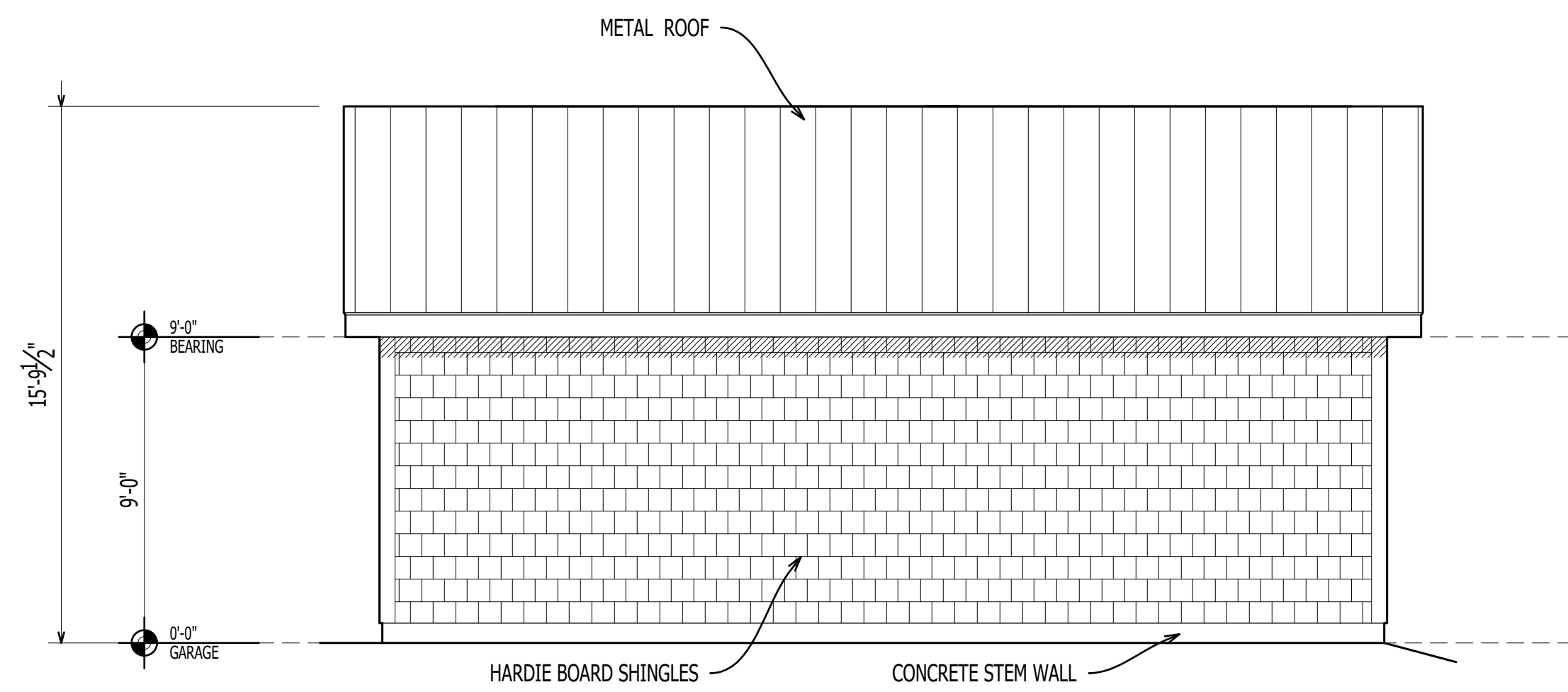
**A-203**  
ELEVATIONS  
11.22.2021  
DAVIDSON - 308 ANN ST



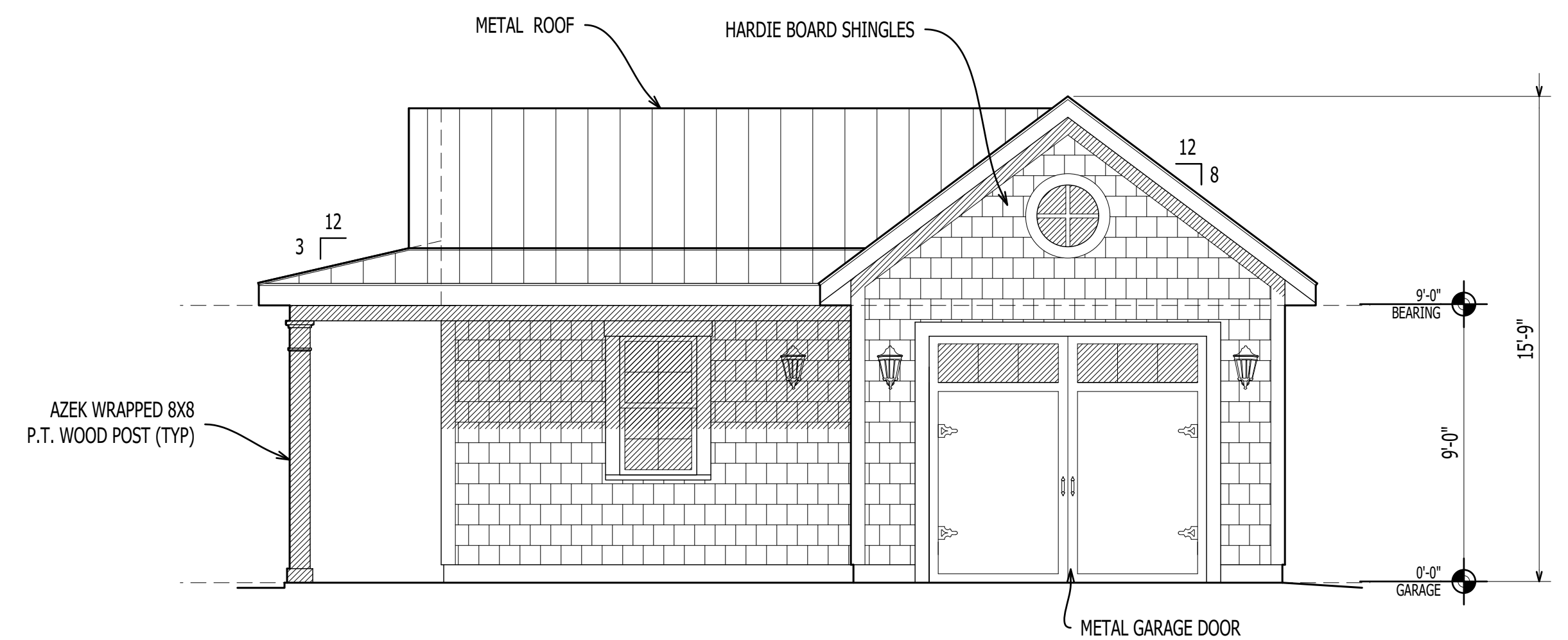
1 GARAGE ELEVATION  
A-204 Scale: 1/4" = 1'-0"



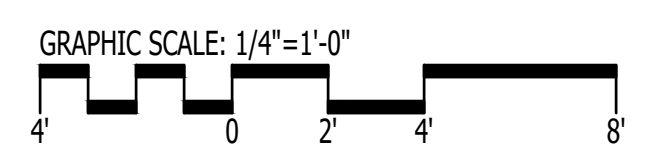
2 GARAGE ELEVATION  
A-204 Scale: 1/4" = 1'-0"



3 GARAGE ELEVATION  
A-204 Scale: 1/4" = 1'-0"



4 GARAGE ELEVATION  
A-204 Scale: 1/4" = 1'-0"



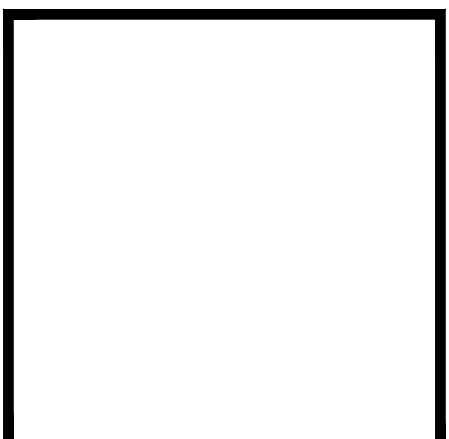
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**A-204**  
GARAGE ELEVATIONS  
11.22.2021  
DAVIDSON - 308 ANN ST



1/A-201 ELEVATION



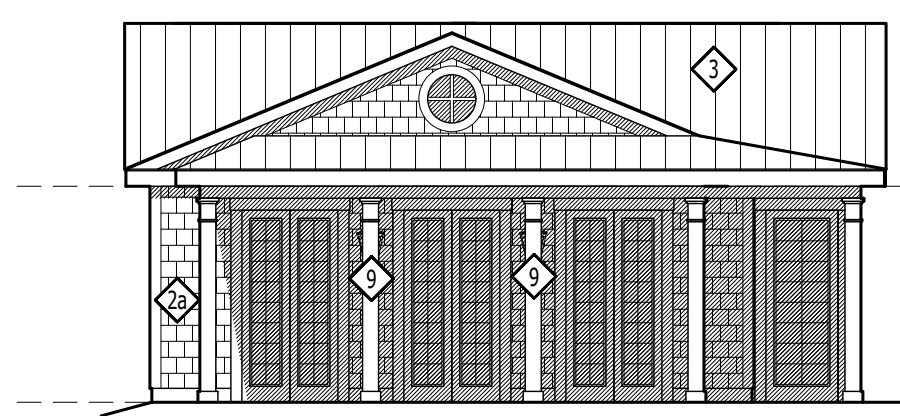
1/A-201 ELEVATION



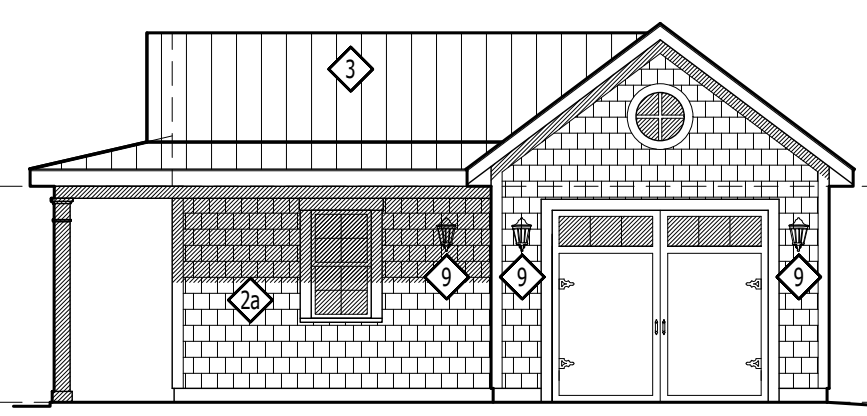
1/A-203 ELEVATION



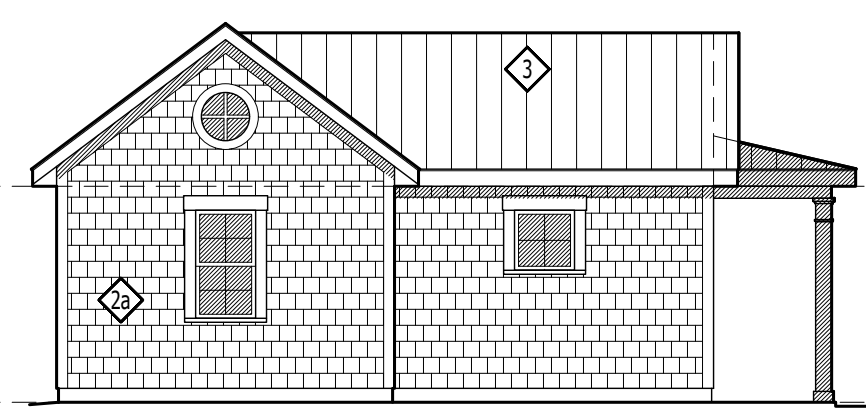
1/A-202 ELEVATION



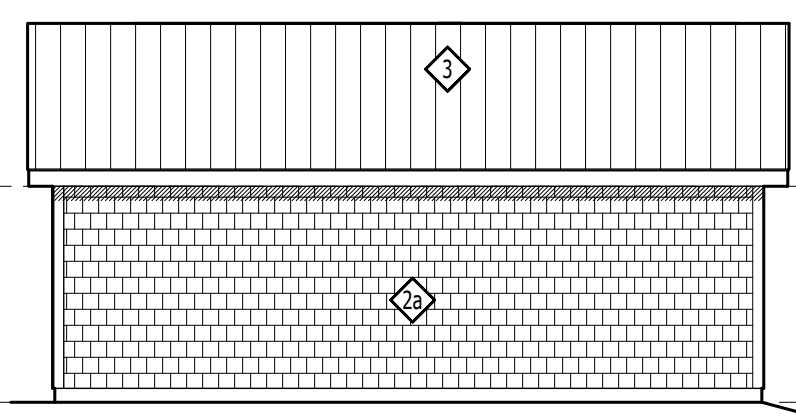
1/A-204 ELEVATION



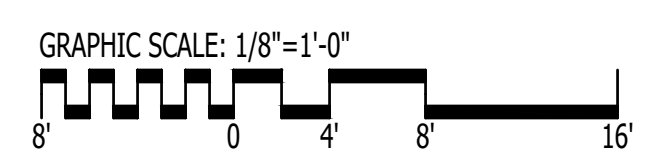
2/A-204 ELEVATION



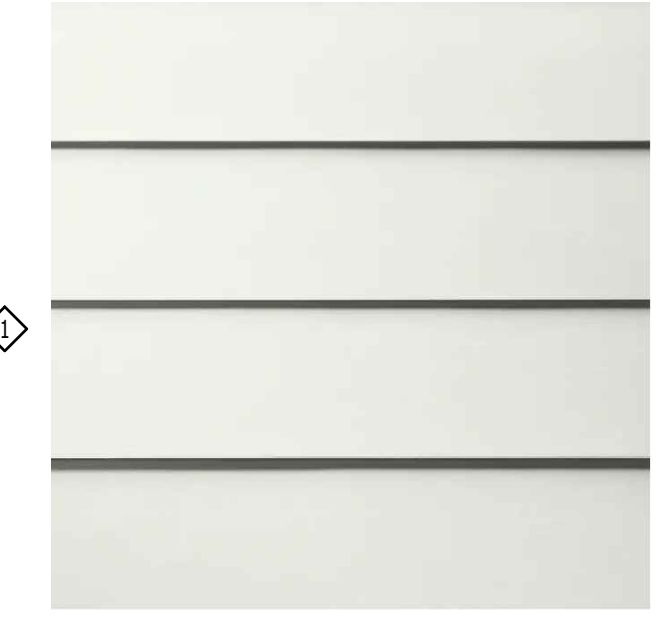
3/A-204 ELEVATION



4/A-204 ELEVATION



COLOR NOTES



ALL HARDIEPLANK FIBER CEMENT SMOOTH SIDING 7.25\"/>



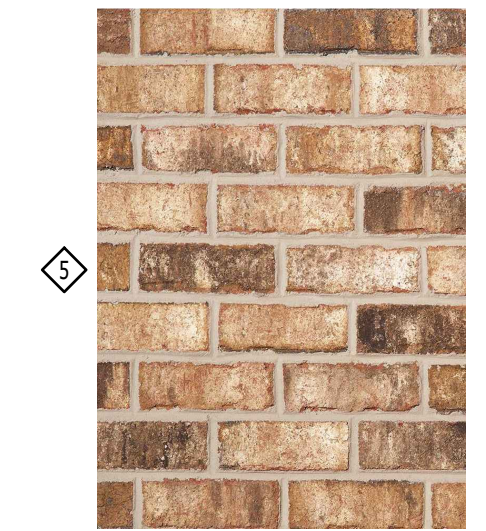
HARDIESHINGLE FIBER CEMENT STRAIGHT SIDING 15.25\"/>



HARDIESHINGLE FIBER CEMENT STRAIGHT SIDING 15.25\"/>



DOVE GREY STANDING SEAM METAL ROOF - TYP



ALL BRICK TO BE: TRIANGLE BRICK - OAKTON - TYP



MAHOGANY - CLEAR STAINED DOORS AND SIDE-LITES (SHOWN FOR COLOR)



ALL SHUTTERS TO BE PAINTED - DE NIMES 229 - TYP



TREX DECKING - FOGGY WARF - TYP



BEUVO GOVERNOR'S CARRIAGE LIGHT FIXTURE - 17\"/>



BEUVO FRENCH QUARTER 21\"/>



BEUVO GOVERNOR'S CARRIAGE LIGHT FIXTURE - 24\"/>



BEUVO GOVERNOR'S ORIGINAL BRACKET LIGHT FIXTURE - 30\"/>



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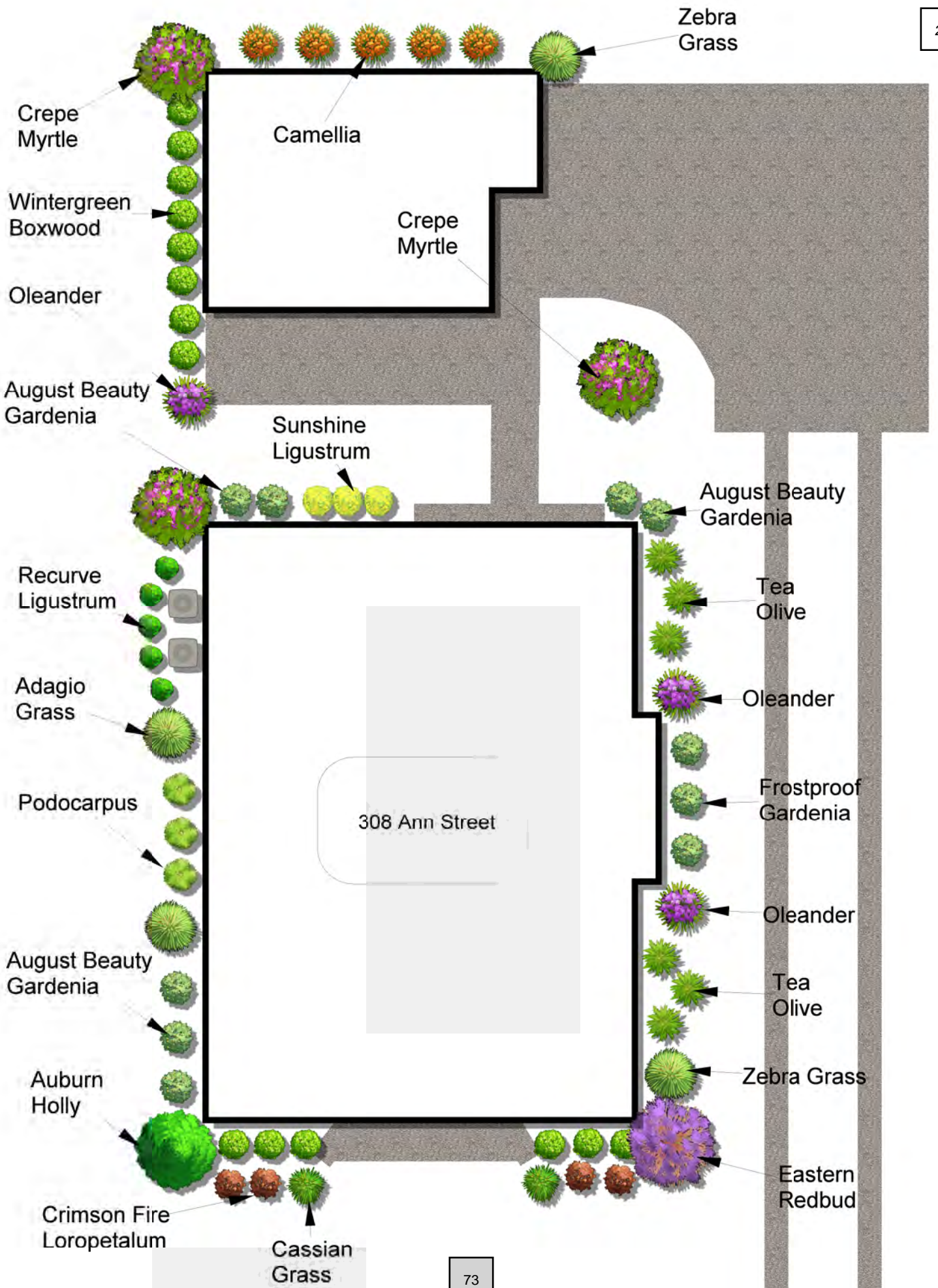
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**A-206**  
EXTERIOR COLORS  
11.22.2021  
DAVIDSON - 308 ANN ST

Landscaping  
and  
Details of Tree to be Removed  
308 Ann Street, Beaufort, NC 28516





***Styron's Tree Service, LLC***  
***P.O. Box 1521***  
***Morehead City, NC 28557***  
***252.726.0311***  
***styronstreeservice@outlook.com***

November 10, 2021

Mr. Scott Davidson  
PO Box 5141  
Aspen, CO 81612

Re: 308 Ann Street, Beaufort; Persimmon Tree

Dear Mr. Davidson,

I have made a site visit to 308 Ann Street and a review of the site plan drawing which you supplied.

Based upon that I recommend that the persimmon tree located in the southwest corner of the lot be removed as it is within the footprint of the proposed carriage house.

Sincerely yours,

David Styron

Certified Arborist SO-1786A



308 Ann Street – Tree to be removed

Photos of Bahama Shutters:  
308 Ann Street, Beaufort, NC 28516



209 Pollock Street, Beaufort, NC 28516



303 Pollock Street, Beaufort, NC 28516



**Town of Beaufort, NC**

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

**Town of Beaufort Historic Preservation Commission Regular Meeting  
6:00 PM Tuesday, December 7, 2021 – Virtual Meeting via Zoom**

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**AGENDA CATEGORY:** New Business  
**SUBJECT:** 2022 Planning Board Meeting and Submittal Calendar

**BRIEF SUMMARY:**

Our new administrative support specialist, Laurel Anderson, has developed the 2022 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 December 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

## BHPC Meeting Dates for 2022 (First Tuesday of the Month)

<b>Submission Deadline</b>	<b>Meeting Date</b>
12/14/2021	1/4/2022
1/11/2022	2/1/2022
2/8/2022	3/1/2022
3/15/2022	4/5/2022
4/12/2022	5/3/2022
5/17/2022	6/7/2022
6/14/2022	7/5/2022
7/12/2022	8/2/2022
8/16/2022	9/6/2022
9/13/2022	10/4/2022
10/11/2022	11/1/2022
11/15/2022	12/6/2022
12/13/2022	1/3/2023