



Town of Beaufort, NC

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

Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, January 07, 2020 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) Draft Minutes of October 1, 2019

Administration of Oaths

Public Comment

New Business

- [1.](#) Case 20-01 519 Front Street - Signage & Siding
- [2.](#) Case 20-02 208 Cedar & 319 Orange Street - Parking, Landscaping & Lighting

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00pm, Tuesday, January 7, 2020, 614 Broad Street, Beaufort, NC 28516**

AGENDA CATEGORY: Minutes Approval

SUBJECT: Approval of Minutes from November 5, 2019

BRIEF SUMMARY:

Draft Minutes from November 5, 2019

REQUESTED ACTION:

Approve as presented or amended

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Dee Winn, Administrative Specialist for Planning and Inspections

BUDGET AMENDMENT REQUIRED:

No



Town of Beaufort
 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

NOVEMBER 5, 2019
 Train Depot, 6:00 P.M.

The Town of Beaufort Historic Preservation Commission held its regularly scheduled meeting on Tuesday, November 5, 2019 at 6:00 p.m. at the Train Depot located at 614 Broad Street, Beaufort, N.C.

Members Present:

Laura Chadwick-Sicklin
 Nancy Francis-Heckman
 Joyce McCune
 Heather Poling, Vice-Chair
 Janet Woodward
 Robert Terwilliger, Chair
 John Stephens

Staff Present:

Kyle Garner, Planning Director
 Jeremy Ganey, Code Enforcement Official
 Dee Winn, Commission Secretary
 Commissioner Ann Carter
 Town Attorney Jill Quattlebaum

1. CALL TO ORDER/ PLEDGE OF ALLEGIANCE.

Chair Terwilliger called the meeting to order and asked all those in attendance to stand and join in the Pledge of Allegiance.

2. ROLL CALL.

Secretary Winn called roll and declared a quorum present for the meeting.

3. AGENDA ADOPTION.

A motion was made to approve the agenda as amended. The motion was seconded and the vote was 5 in favor and 0 opposed and so the amended agenda was approved.

4. MINUTES APPROVAL.

A motion was made and seconded to approve the October 1, 2019 minutes as offered.

5. ADMINISTRATION OF OATHS.

The Chair stated for those of who don't know and are here for the first time, the Town of Beaufort, Historical Preservation Committee is a Quasi-Judicial body. We are all appointed to certain terms by the Town representatives and as a Quasi-Judicial body we have certain rules and regulations that we have to follow concerning evidentiary information that's presented to us. All discussions that are made relative to the cases that are brought here this evening are done so based on the evidence presented here tonight and the witnesses that come before us. We are not allowed as a group to have any prior discussion amongst ourselves or amongst the members of the Town in order to preview the information, if we do we need to recues ourselves, so we try and very tightly mimic

happens in a court of law. We don't have rules that are exactly like a court of law but they try very closely to that to make sure the decisions made are based upon the specific guidelines that we are asked to follow and that is resented here tonight, so I just wanted to give clarification. 1.

Then the Chair entered the following documents into the record: (1) the *Beaufort National Register Historic District Comprehensive Survey (A Resurvey of the 1970 Survey)* compiled by Ruth Little, 1997; (2) *Beaufort, An Album of Memories* by Jack Dudley; (3) the *Design Guidelines for the Beaufort Historic District & Landmarks (1994, Revised 2008)*; (4) the Town of Beaufort *Land Development Ordinance* (adopted 2013); (5) the 2018 NC Building Code Chapter 34, Existing Buildings and Structures, Section 3409 on Historic Buildings; and (6) the *Town of Beaufort Comprehensive Plan Update*, prepared by the East Carolina Council of Governments (adopted 2012).

6. CONSIDERATION OF NEW APPLICATIONS.

Old Business:

A. Case # 19-21 – 209 Queen Street – Install Brick Driveway Pavers

Kyle Garner, AICP, Planning Director presented the staff report along with the following attachments; 1) COA Application, 2) Vicinity Map, 3) List of Adjacent Property Owners, 4) Site Plan & Material Samples from Applicant and 5) Photos.

Guidelines presented by staff were as follow: Off-street Parking Guidelines (page 117) 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.

Project Information: In August of 2017 the Historic Commission approved a COA to demolish the existing structure at 209 Queen Street due to structure conditions. In February of 2018 the Historic Commission issued a COA for a new structure that could be considered a replica of the Craftsman Style that was there previously.

Donald and Virginia Eitner spoke concerning the home being near completion and the pavers that they would be using and were available for any questions that the members of the board had for them.

Questions were raised concerning the pavers and the description being "timeless worn look recalling stone of centuries old Mediterranean villages" and whether or not that would fit within the historic district. Mr. Garner and Commissioner McCune both stated that there are pavers like these on other properties within a two block radius of this property.

After discussion and questions, Commissioner McCune made the following motion of the Findings of Facts: Having reviewed the record and having considered all the evidence submitted and oral testimony for Case #19-21, Queen Street driveway, I move that the Commission conclude that the pending application meets the following design standards and the design guidelines for the Beaufort Historic District and land marks and Off Street Parking guidelines, 8.5.7. Commissioner Poling made a 2nd in this matter. The motion carried unanimously.

Chair Terwilliger moved to approve the requested COA for case #19-21, Queen Street driveway and the motion carried unanimously. The COA was approved.

New Business:

B. Case # 19-22 – 217 Front Street – Proposed Story Rear Addition

Kyle Garner, AICP, Planning Director presented the staff report along with the following attachments; 1) Application, 2) Vicinity Map, 3) List of Adjacent Property Owners, 4) Survey, 5) Project Description, 6) Elevations Drawings, 7) Window Information, and 8) Photos. 1.

Guidelines presented by staff were as follow: 1) Additions to Historic Buildings Guidelines (page 102) 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.6, 7.8.7, 7.8.8, and 7.8.9; 2) Off-street Parking Guidelines (Page 117) 8.5.7; 3) Exterior Lighting Guidelines 8.4.1, 8.4.2, and 8.4.3; and 4) Accessibility and Life Safety Guidelines 6.8.1.

Project Information: In September 2012 the Historic Commission approved a COA to repair the widows walk (original to the structure) and addition of a screened porch. In July of 2017 a COA was issued to demolish the rear storage and construct a new detached garage.

Ned T. Grady was present on behalf of the owners of the property. Thomas Bird spoke on behalf of Ned Grady, Inc. and he stated that he was available for any questions that the commissioners may have.

Thomas Bird was available for questions concerning the windows, type of garage door that would be used and the overall square footage of the project. Mr. Garner stated that the estimated square footage to be added was approximately 1,200 square feet. The windows were to be one over one and it was requested that a condition be in the COA to that effect. There were also discussions and questions as to the magnolia tree that was no longer in the back yard. It was explained that that was from a previous application and the history of applications for the property was trying to be established.

After discussion and questions, Commissioner Poling made the following motion for a Finding of Fact for case 19-22 for 217 Front Street, having reviewed the record and considering all of the evidence submitted and oral testimony for case 19-22, I move the commission conclude the pending application meets the following design standards under the design guidelines for the Beaufort Historic Landmarks which include additions to Historic Buildings Guidelines on page 102, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.6, 7.8.7, 7.8.8, and 7.8.9; the Off-street Parking Guidelines, on page 117 8.5.7; Exterior Lighting Guidelines 8.4.1, 8.4.2, and 8.4.3 and Accessibility and Live Safety Guidelines of 6.8.1. There was a second to this motion and the motion carried unanimously.

Chair Terwilliger made a motion as to specific case 19-22, 217 Front Street, for approval of the rear addition on the condition that we want to put on that there is clear documentation to be received indicating that the windows, that all windows will be one over one as discussed during the meeting and the evidence provided. There was a second to this motion and the motion was carried unanimously.

C. Case # 19-23 Gallants Channel Landing – Install Elevated Lift

Kyle Garner, AICP, Planning Director presented the staff report along with the following attachments; 1) COA Application (to include CAMA permit), 2) Vicinity Map, 3) Vicinity Map #2, 4) List of Adjacent Property Owners, and 5) Photos.

Project Information: On October 14, 2019 the applicant secured a CAMA permit to install a 13' x 13' Boat Lift for Slip #8 at Gallants Landing. The Gallants Landing Project was developed prior to 2008, so Historic District Guidelines were not applied to this project at its construction.

Guidelines presented by staff were as follow: Chapter 5. Protecting Beaufort's Historic Vistas: *The vistas of Beaufort's waterfront play a crucial role in defining the character of Beaufort's Historic District. These include, but are not limited to: the sweeping vistas across Taylor's Creek, Gallant's Channel, and Town Creek; and the views of the Historic District, particularly Front Street, from the water. An important factor in evaluating certificates of appropriateness for new construction and additions to existing structures will be the impact from both the land and water on the vistas of Beaufort's waterfront. Generally, new construction, or additions to existing structures, that encroaches into the vistas of Beaufort's waterfront should be permitted only to the extent necessary to allow reasonable use of the property.* In

weighing the impact of new construction and additions to existing structures, the commission should consider traditional setting or context of the subject property relating to the vistas of Beaufort's waterfront.

1.

Docks, Piers, and Boardwalks Guidelines (Page 121) 8.7.1 and 8.7.2

Mr. Garner presented the staff report and stated that in his twelve years this is the first time that this particular issue has come before this commission. There is no specific address for this but it is boat slip #8 at Gallants Landing. On October 14, 2019 the applicant secured a CAMA permit to install a 13' x 13' boat lift. Mr. Garner stated that these boat slips were developed prior to 2008 so the guidelines were not in play at that time. Aerial photos show how the slips are laid out. Applicant also contacted John Wood with SHIPPO. Chair Terwilliger wanted to know for clarification what they were looking for, such as materials or impingement of vistas relative to the Historic District. Commissioner Poling asked how the ones prior to twelve years happened and Mr. Garner stated that they were already there and the staff looked but couldn't find anything relative to this situation. Commissioner McCune remembered something concerning the lifts from the past but couldn't remember the details. Commissioner Woodward asked about public walkways but all of this is privately owned. The vista's that are being protected are from the water to the land.

Applicant Eddie Myers came forward to talk about the number of boat slips, 27, and approximately half on the north side have lifts, although they are designed for a little bit bigger boats that are around 25' to 30' in length. Mr. Myers spoke about reaching out to John Wood and SHIPPO concerning this. He said that boat lifts are now a part of the Beaufort waterfront and it is safer and cleaner way to go.

Chair Terwilliger asked about the materials that would be used and Mr. Myers explained that there are concrete floating docks there now that are 20' wide and 50' long. We are looking at something a little more compact next to the floating docks. There would be four pilings and an aluminum frame.

There were no concerns or discussion for this matter. Commissioner Francis-Heckman made the following motion for a Finding of Fact for case 19-23: Based upon the testimony, evidence and records before us, I move that the commission concludes that the application meets the following design standards under the design guidelines for the Beaufort Historical District landmarks revised in 2008; Docks, piers, and boardwalks Guidelines (page 121) 8.7.1, 8.7.2, they are in congruent with those guidelines. Commissioner Poling made a second and the motion carried unanimously.

Commissioner McCune made the motion for the COA as follows, based upon the forgoing findings of facts I move that the commission conclude that the proposed project is congruent with the special characteristics of the Historic District and the COA for Case #19-23 be issued for the proposed lift. Commissioner Poling made a second and the motion carried unanimously.

- D. Case # 19-24 120 Moore Street – Revision to approved COA – (Revise approved COA to reduce the size (Sq. Ft.) of proposed addition to 120 Moore Street)

Kyle Garner, AICP, Planning Director presented the staff report along with the following attachments; 1) Vicinity Map, 2) Adjacent Property Owners List, 3) Application, 4) Survey, 5) COA Approved Elevation Drawings, and 6) Elevation Drawings.

Project Information and Brief Summary: In July the HPC approved a COA for an addition to 120 Moore Street. Since the meeting the applicants have decided to reduce the size of the original addition request (by approximately 450 sq. ft.) and are asking for the HPC to consider a revised COA based on the submitted drawings with this application. The application states that the previously approved materials and specifications will remain the same.

Applicants David and Adeline Talbot were present.

6

Mr. Garner stated that this matter came before the Commission in July 2019. Once the homeowners got into the project they decided that they needed to scale back a little. The gentleman who was at the last meeting questioned what the scale and so forth was; in this application you can see exactly where they are proposing to make their addition as well as the dimensions and he was greatly appreciative for this and that is why he isn't here tonight, because he said that was what he was looking for in July. 1.

Applicants came forward to answer any questions and to state that they didn't have much to add except the change in the design, everything else is the same. Chair Terwilliger stated that he had two questions concerning the following; 1) Changing from a two story to a one story as well as whether or not the metal roof that was approved would now go all the way around and 2) Whether the new windows would be 6/4 or 4/4, and the windows will be 4/4. Commissioner McCune wanted clarification concerning the metal roof and if they were bringing it around the side of the house. It was stated that it is the same as was approved previously but would they would be bringing it around.

There were no concerns or discussion for this matter. Commissioner Sicklin stated during the discussion that smaller was better. Commissioner Stephens made the following motion for a Finding of Fact: I make a motion of Finding of Fact for the project having reviewed the record and having received all of the evidence submitted and oral testimony for case #19-17, I move that the commission conclude the pending application meets the following design standards under the design guidelines for the Beaufort Historic District and Landmarks; Roofing Guidelines, 6.1.9; and under the group, Additions to Historic Buildings, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.6, 7.8.7, 7.8.8, and 7.8.9. Chair Terwilliger pointed out that this is case #19-24 and Commissioner Francis-Heckman stated she was also going to point this out. Commissioner Poling made a second and the motion carried unanimously.

Chair Terwilliger made a motion to go ahead and approve the COA for 19-24 to revise the original COA for 120 Moore Street to reduce the physical size of the addition and square footage. Commissioner Poling made a second and the motion carried unanimously.

7. PUBLIC COMMENTS.

None

8. COMMISSION COMMENTS.

Commissioner Stephens: Based on what we went through tonight we had at least two things brought before us that we had dealt with in the past. So when we approved the Harvey project I the previous documentation they had light fixtures and wooden fence additions, then is it correct for us to assume those were approved and they just haven't done them yet and we don't need to cover them again because there weren't any examples or anything brought before us to look at, like light fixtures picked out in 2012 and now we are approaching 2020, eight years later does that light fixture still exist?

Mr. Garner stated that is a good point and something that Jeremy and I can start doing at these applications. The Talbot's is a little bit different because theirs is so recent, but that is a good point that you want the most recent COA with everything done. If the storage building had still been there they would have had to request a demolition for that storage building. Next time we will try and break all of that out from the original COA and whether it has been taken care of or not. Everyone stated that would be very helpful.

Commissioner Francis-Heckman: She wanted to thank the staff and particularly Mr. Garner for getting the tickets for the Craftsman Home Tour. That was very nice and she learned a few things. She also asked if it counted for CLG credits.

Commission Woodward and Chair Terwilliger thanked Debbie Graham for her work and service throughout all of the years.

9. STAFF COMMENTS.

Mr. Garner: John Wood will be here tomorrow to go over the contract and the draft request for proposals in the guidelines. Hoping to get that out for bid by the first of December and hopefully have someone under contract by the first of January. Mr. Garner responded to Commissioner Francis-Heckman's question about CLG's and explained he was going to be talking with John Wood concerning a YouTube video that has to do with storm damage and seeing if that would count for next year. He brought up the date of August 4, 2009 and that was Debbie's first meeting with this board. Mr. Garner also thanked Jill Quattlebaum for the materials and motion guidelines for the board as these were some of the best motions that were made in quite a while.

10. ADJOURNMENT.

A motion was made and seconded to adjourn with the vote unanimous in favor of adjournment.

Robert Terwilliger, Chair

Denice Winn, Commission Secretary



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 1/07/20 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 20-01 519 Front Street - Signage & Siding

BRIEF SUMMARY:

Mr. George Aswad has submitted an application for a proposed 20 square foot attached sign as well as the addition of fiber cement siding to the lower front facade.

The signage square footage is less than allowed per the Land Development Ordinance.

REQUESTED ACTION:

- Conduct Public Hearing
- Determine Findings of Fact
- Decision on Certificate of Appropriateness

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kyle Garner, AICP

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: December 20, 2019
Case No. 20-01

Request: Install a 20 square foot attached sign and add fiber cement siding to lower front facade.
Applicant: Shack Shoppe II LLC (George Aswad)
 108 Jr's Ranch Road
 Newport, NC 28570

Property Information:

Owners: Ann Smith
Location: 519 Front Street
PIN#: 730505198877000

Project Information:

The applicant wishes to install a 20 square foot attached sign. The amount of signage allowed for this property is 44 square feet, so the amount requested is less than allowed in the LDO. The other request is to use fiber cement on the lower front façade to match adjacent structures.

In the District Survey (November 1997), updated by Ruth Little, the structure at 519 Front Street is described as **Commercial Building** c. 1930 – 1-story red brick building contains 2 stores with beveled and recessed entrances and plate glass storefronts. Features decorative brickwork, castellated parapets and concrete block roof-line coping. 519 is previously Biggs Shoe Store. Built between 1924 and 1941.

Proposed work:

- Install a new 20 square foot attached sign that was once used at 113 Turner Street (COA Approved in 2014) and add fiber cement siding and some paint.

Material:

- C-Bond Aluminum (Metal) Sign, Fiber Cement and sample has been submitted.

Color:

See attached sign sample

Attachments:

- Area map
- List of adjacent property owners used for mailing notifications
- COA application and supporting materials supplied by applicant

Staff Findings:

Historic Store front Guidelines (Page 87)

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.

6.9.2. Replace historic storefront features only when original elements are too deteriorated to repair. Replacement materials should match the originals in design, dimension, texture and color. Identical replacement materials are preferred but substitute materials may be approved on a case-by-case basis.

Signage Guidelines: (Page 119)

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.

Paint and Exterior Colors Guidelines

6.7.2. Determine the building’s style and period and consult with the HPC or reference sources for the most appropriate paint colors. Use paint colors that are appropriate for the style and period of the subject property and that accentuate the building’s architectural features.

6.7.3. Masonry surfaces that have been previously unpainted, such as brick, stucco, or stone should not be painted if those surfaces are in good condition and if the painting is proposed for the purpose of color change only. The painting of certain masonry surfaces may be appropriate if the surfaces have been patched or marred by damage over time, and if the visual integrity of the surface has been compromised. Paint colors should reflect the base material where possible.

CASE 20-01 519 FRONT ST. SIGNAGE & SIDING

1.



13

<u>OWNER</u>	<u>MAIL_HQ1</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_STA</u>	<u>MAIL_ZIP</u>	<u>MAIL_ADD2</u>
PLAZA MEXICO BAR & GRILL, INC		5167 HIGHWAY 70 WEST #60	MOREHEAD CITY	NC	28557	
BLUE TREASURE, LLC			CARY	NC	27519	PO BOX 3557
SOUTHERN FROCK, LLC		360 STEEP POINT ROAD	BEAUFORT	NC	28516	
TOWN OF BEAUFORT			BEAUFORT	NC	28516	PO BOX 390

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: SHACK SHOPPE II LLC (GEORGE ASWAD)

Applicant Address: 108 JR'S RANCH ROAD Newport NC 28570

Business Phone: 252 728-7433 Email/Cell: 252 876-2288

Property Owner Name: ANN SMITH

Address of Property: 519 FRONT ST BEAUFORT NC 28570

Phone Number: * 728-3338 Email/Cell: _____

PROJECT INFORMATION

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

Estimated Cost of Project: \$ 1,000.00 ⁰⁰/_{XX}

Year House Built: 1935

George Aswad
Applicant Signature

12/15/19
Date

Anne Hill Smith
Property Owner Signature (if different than above)

12/16/19
Date

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

OFFICE USE ONLY

Received by: JG

Reviewed for Completeness: JG

Date: 12/17/19

Date Deemed Completed and Accepted: 12/17/19

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.

Jeremy Ganey

From: Island Express <islandexpressferry@gmail.com>
Sent: Wednesday, December 18, 2019 12:30 PM
To: Jeremy Ganey
Subject: Shack Shoppe

Hello Jeremy,

Sorry for getting back to you so late. The paint we are using is Valspar Duramax Satin Exterior in the color Frappe.

Thank you,
Captain George Aswad

Adjacent properties:

517 Front Street

Owner: Betsy Newnam

360 Steep Point Road, Beaufort NC 28516

Mezcalilto Restaurant

521 Front Street

1.



19



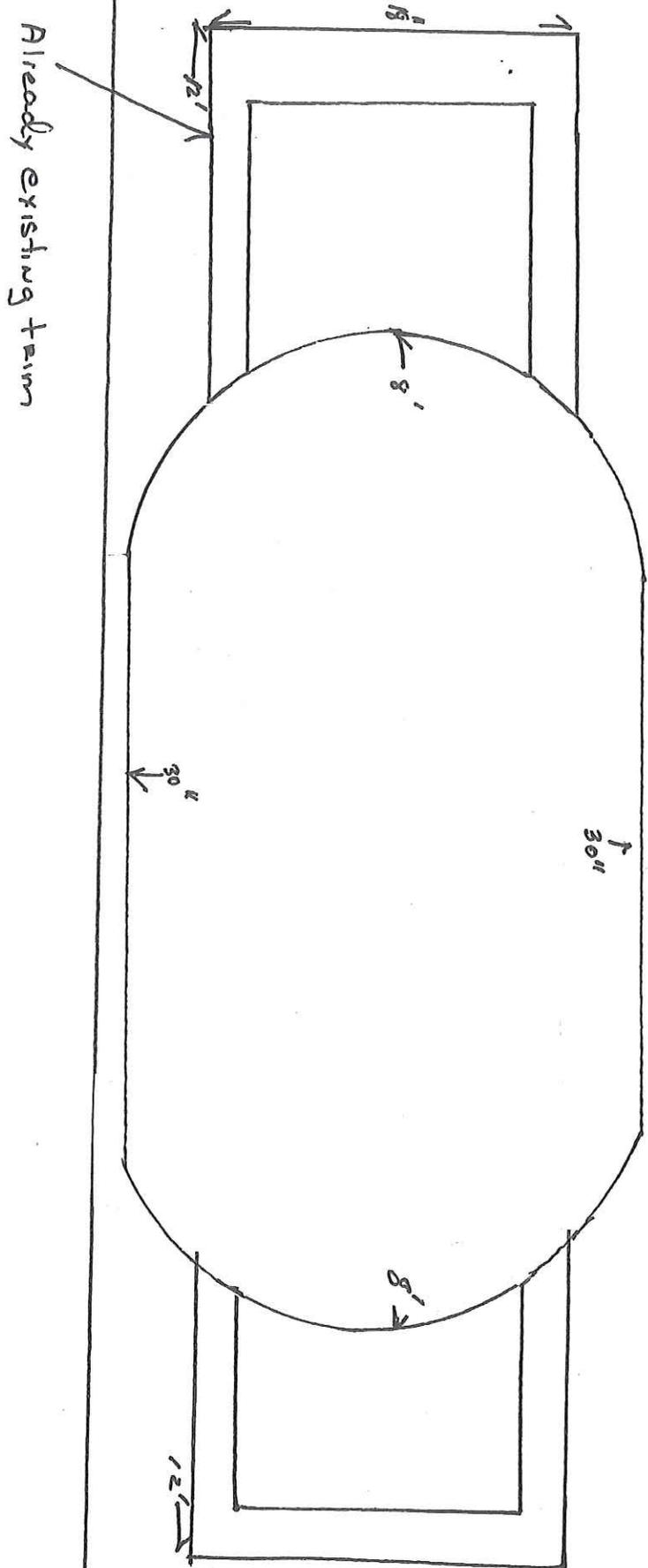
1.

20



1.

21



1.



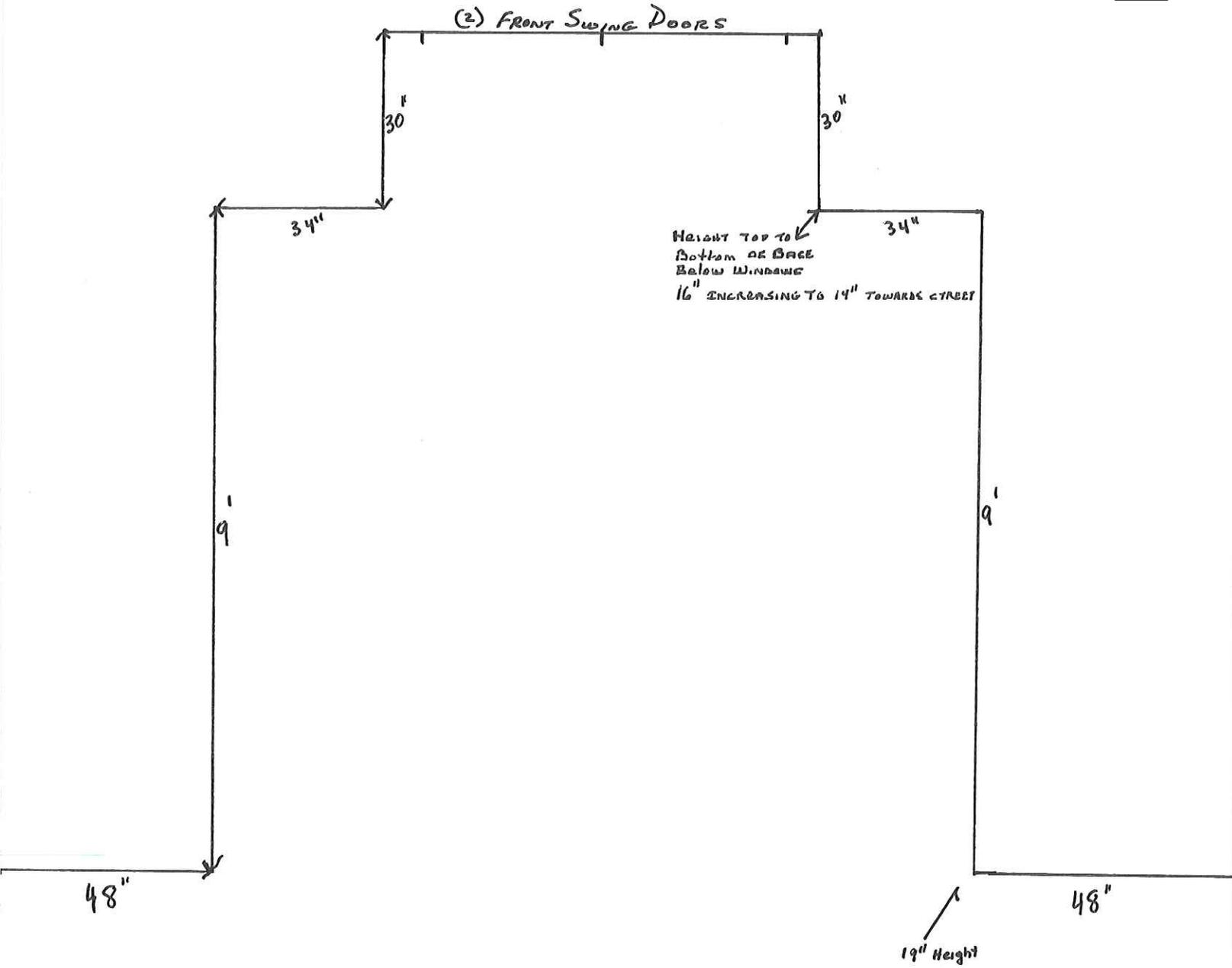
519

23



519 Front Street

1.



PROPOSED CHANGES TO BASE BELOW WINDOWS

25



1.



1.



1.

Morehead City Lowe's Open till 9PM! ✓



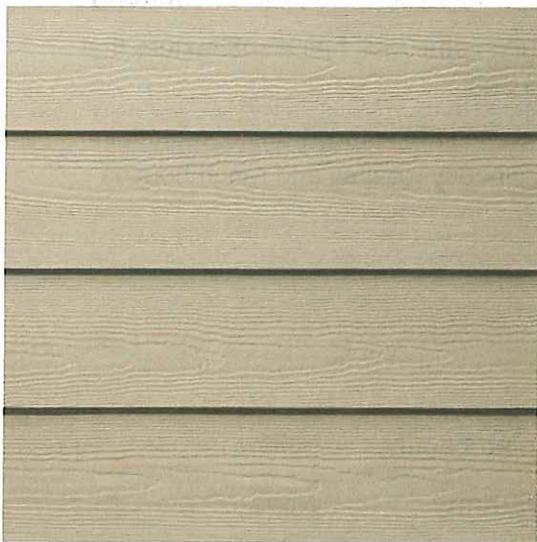
Item # 165986 Model # 215521

James Hardie 5.25-in x 144-in-HZ10 HardiePlank Cedarmill Lap Siding

34 Ratings
★★★★★
4.9 Average

97%
Recommend this product

Community Q&A
[View Now](#)



Images depict product family; contact store for color, texture, and size availability



Have a question?
We can help.

1.

\$7.24

- Engineered specifically for climates that may experience strong sunlight, hurricane-force...
- Resists cracking, rotting, swelling, and damage from mold
- Fire resistant and non-combustible



Ships to Store
FREE

✓ Ready for pickup:
Estimated by
01/06/2020



Delivery

✓ Ready for delivery:
Estimated on
01/06/2020

Feedback



Get 5% OFF* Every Day or 6 Months Special Financing**

*,**Offer subject to credit approval and can't be combined with other credit offers. Minimum purchase required. Exclusions apply.

[GET DETAILS](#)

Product Information



519

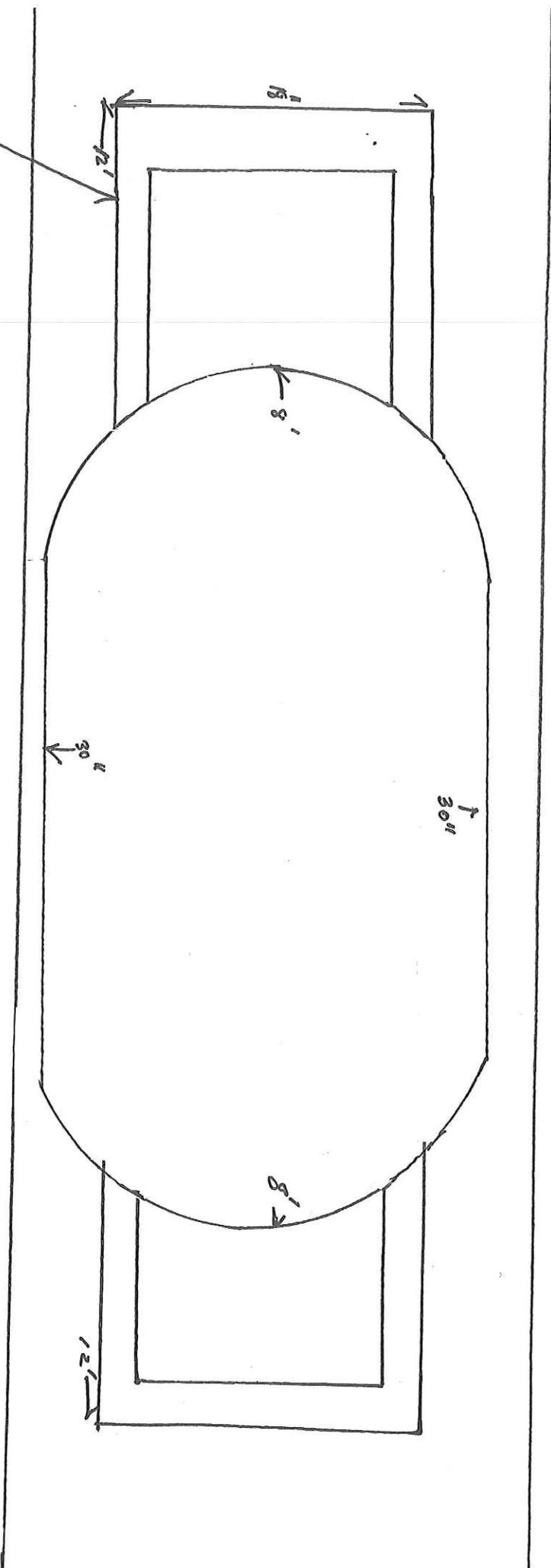


1.



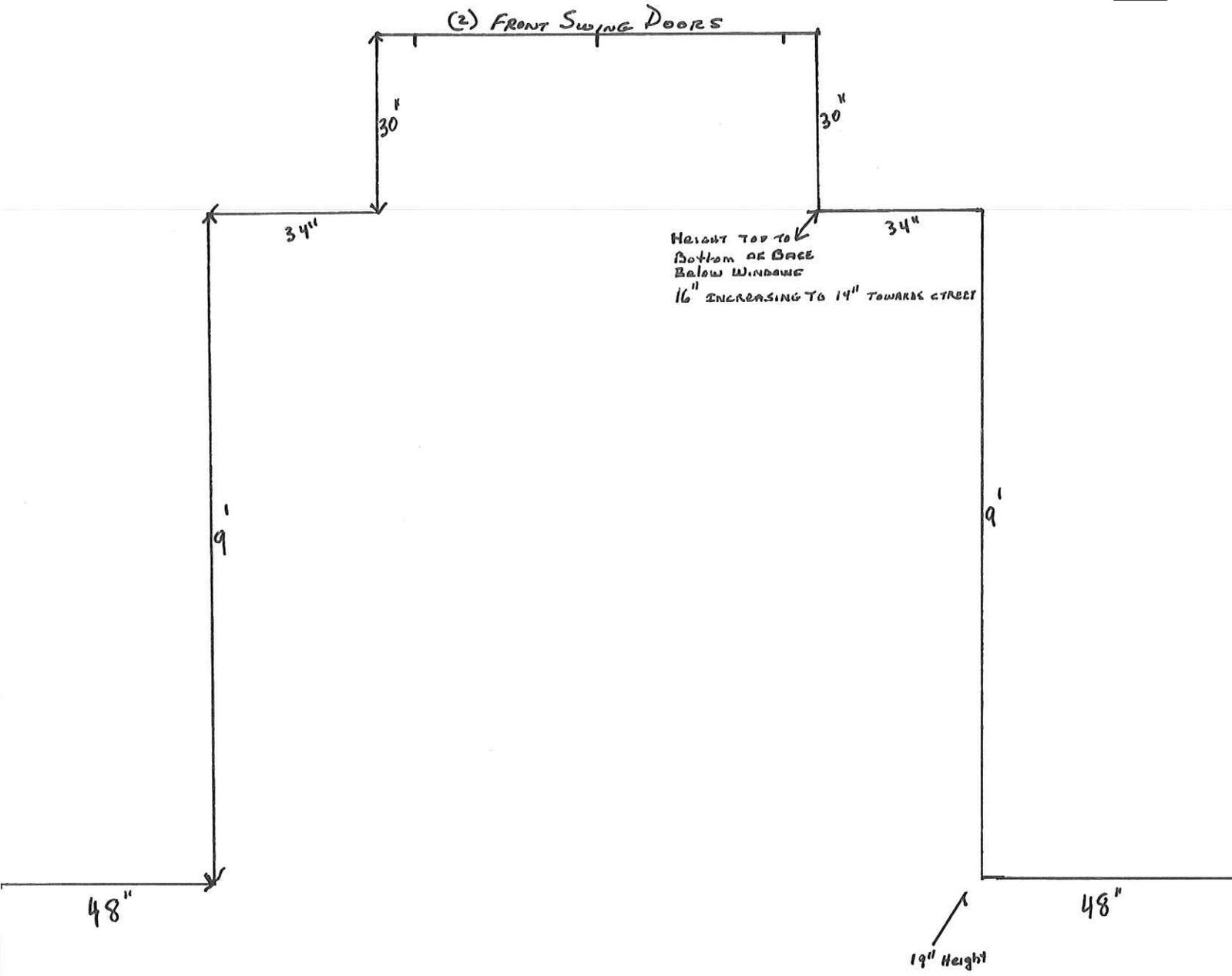
32

Already existing train



519 Front Street

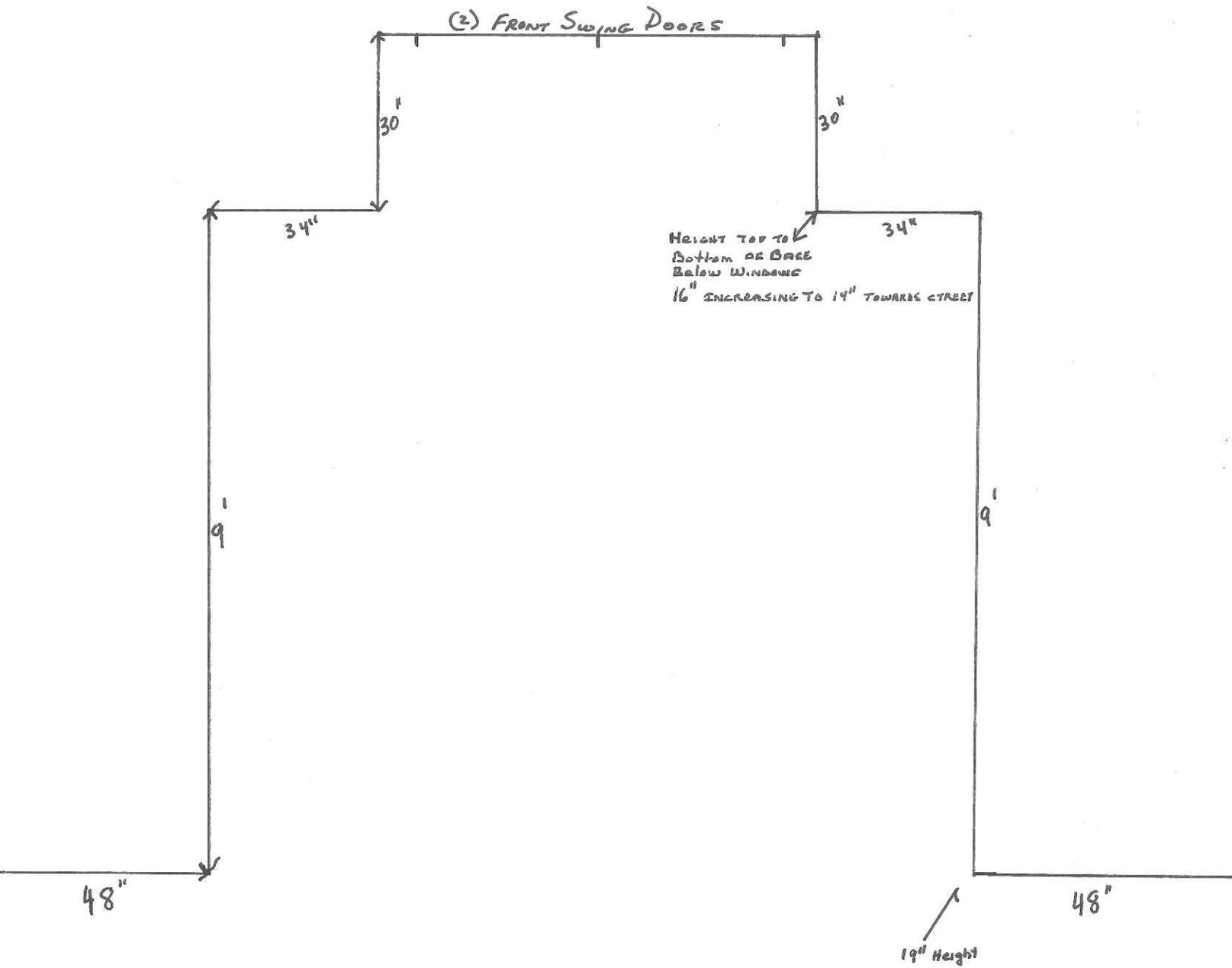
1.



PROPOSED CHANGES TO BASE BELOW WINDOWS

519 Front Street

1.



PROPOSED CHANGES TO BASE BELOW WINDOWS



1.

36



1.

37



1.

38



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 1/07/20 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case 20-02 208 Cedar & 319 Orange Street - Parking,
Landscaping & Lighting

BRIEF SUMMARY:

Beaufort Partners has submitted a revised application for the demolition of two structures, adding a parking lot, landscaping & lighting to 208 Cedar & 319 Orange Street.

REQUESTED ACTION:

- Conduct Public Hearing
- Finding of Fact
- Decision on Certificate of Appropriateness

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kyle Garner, AICP

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: December 18, 2019
Case No. 20-02

Request: Demolition of two existing structures, remove several existing trees, install fencing and landscaping and parking at Cedar Street.

Applicant: Beaufort Partners, LLC
 1700-D East Arlington Blvd.
 Greenville, NC 27858

Property Information:

Owners: Betty Apperson
Location: 208 Cedar Street & 319 Orange Street

Project Information:

In June 2019, a COA was tabled pending additional information on the structures to be demolished and a recommendation from the Planning Board.

In November 2019, the Beaufort Board of Commissioners approved the site plan for the Compass project. The original application was withdrawn from the applicant at the request of the Town because the timing would have allowed an approval of the request without returning to the HPC.

In the District Survey, updated by Ruth Little, the structure at 200 Cedar is described as Gas Station/Used Car Dealership c. 1980. Originally built as a gas station and convenience store, but now serving as “Ham Man’s Buy, Sell, or Trade” used car lot. Rectangular brick and glass store with a flat roof under a large metal canopy.

Material:

- (Samples to be provided at BHPC)

Color:

Color samples are to be presented during the meeting.

Attachments:

- Vicinity Map
- Adjacent Property Owners list
- COA Application, including photographs

Staff Findings:

Landscaping Guidelines

8.1.4. Plant smaller trees species in the planting strips adjacent to public streets only if utility lines or other overhead obstructions exist. Use species such as crape myrtle, cedar, dogwood, redbud, Carolina cherry laurel and sweet bay magnolia. **Staff Comments: All species of trees and shrubs are native of this area and are included in Appendix A of the Land Development Ordinance.**

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. **Staff Comments: All species of trees and shrubs are native of this area and are included in Appendix A of the Land Development Ordinance.**

8.1.9. Planting strips between the public sidewalks and the street edge shall be preserved and remain predominantly ground covers or tree plantings. Small walkways will be permitted on these strips if the proposed walkway aligns with the walkway leading from the front door or main entrance of the structure to the sidewalk. New walkways shall not exceed a width of four (4) feet. Paving, filling, or otherwise altering this strip within the district is not appropriate. **Staff Comments: All species of trees and shrubs are native of this area and are included in Appendix A of the Land Development Ordinance.**

8.1.14. Use a combination of fences and plantings to screen parking lots. To provide adequate visibility for drivers entering and leaving, screening should not exceed height of three (3) feet at the street/sidewalk edge. (SEE OFF STREET PARKING GUIDELINES for more details) **Staff Comments: A fencing detail is included in the plans as well as landscaping.**

Fences and Walls Guidelines

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

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.

8.2.6. Use a combination of fences and plantings to screen parking lots. To provide adequate visibility for drivers entering and leaving, the fence should not exceed a height of three (3) feet at the street/sidewalk edge. (SEE OFF-STREET PARKING GUIDELINES for more details)

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.

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.

8.4.5. All lighting should be directed toward the property for which it was intended and should not spill over onto adjacent properties.

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.

8.5.5. Integrate pedestrian scale lighting into parking areas to avoid excessive glare and illumination to adjoining properties. See EXTERIOR LIGHTING guidelines and the Beaufort Zoning Ordinance for further details on lighting standards.

8.5.6. Incorporate existing mature trees into new parking areas. Avoid the placement of impervious surface materials such as asphalt and concrete in areas below the canopy crown of the tree. Use turf stone, gravel, marl, or other pervious materials in these areas.

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.

Demolition of Buildings Guidelines

10.1.1. Choose demolition only as a last resort. Property owners of contributing buildings should design the replacement building to reflect the demolished building's height, scale, massing and location. Applicants will have a heavy burden to demonstrate to the HPC that a replacement building with different height, scale, massing as the previously existing building is congruous with the Historic District.

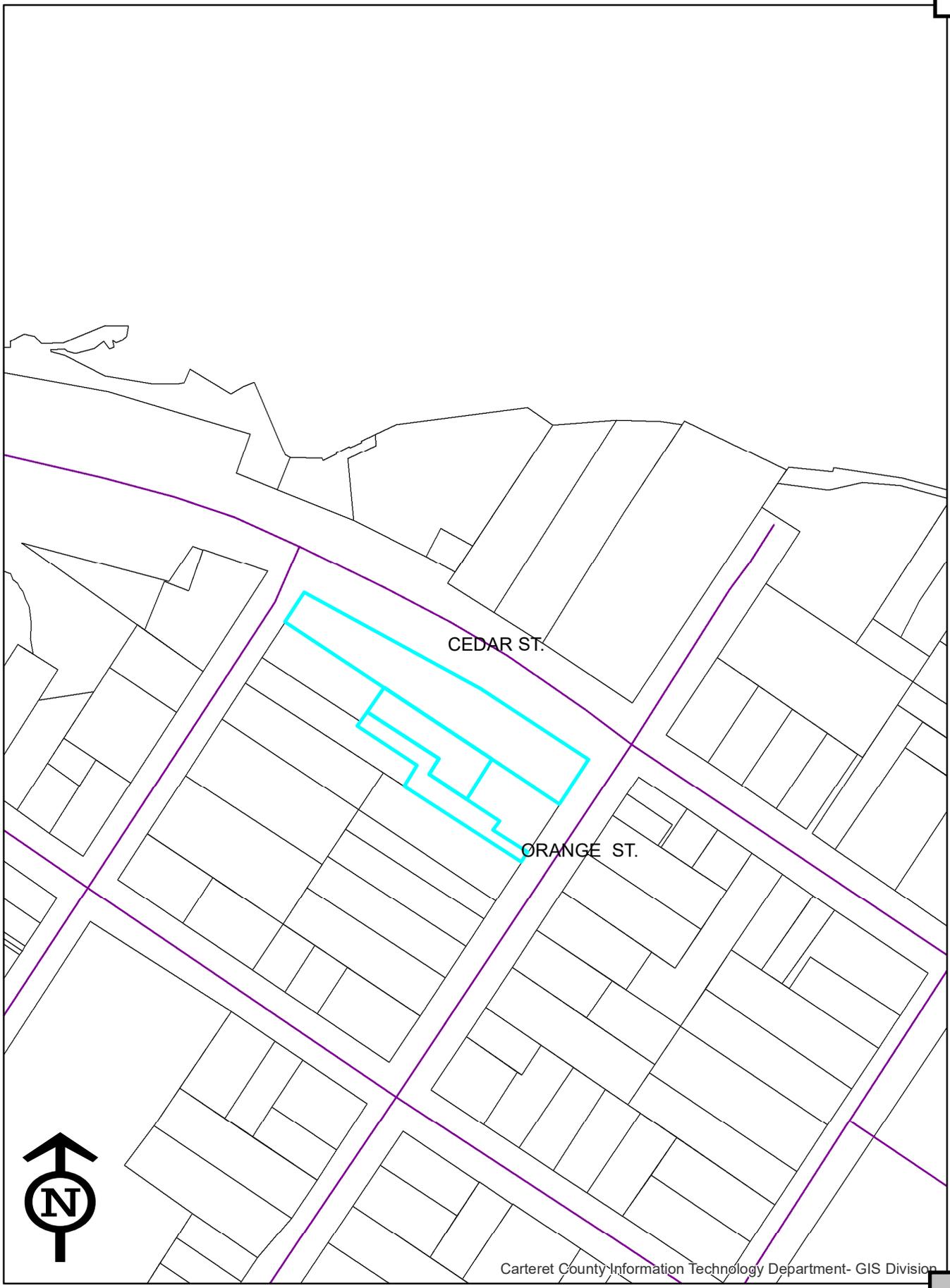
10.1.2. Document the historic resource prior to demolition. Documentation shall take the form of black and white photographs, and color digital photographs of the building, structure, or site's principal elevations, architectural elements (both in exterior and interior), and special features. Measured drawings of the resource may also be required. The HPC shall determine on a case-by-case basis the extent of documentation required and the parties responsible for producing such documentation. The documentation shall be submitted to the HPC and become a permanent record of the Town of Beaufort.

10.1.3. Salvage architectural features and building materials for reuse or study. Contact antique dealers and used building supply establishments to arrange for removal. Consider donations of items to interested non-profit organizations or museums or the NC-SHPO.

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

10.1.5. Retain mature trees on site.

10.1.6. Clean the site thoroughly of all building debris and leave the lot properly graded and seeded.



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>AIL_ST</u>	<u>MAIL_ZI4</u>	<u>MAIL_ZI5</u>	<u>MAIL_ADD2</u>
APPERSON,BETTY CUMBIE			LAGRANGE	NC		28551	PO BOX 625
BEAUFORT PARTNERS LLC			NEW BERN	NC		28561	PO BOX 14165
DEBUTTS,RICHARD E JR ETUX ANNA	320	ORANGE STREET	BEAUFORT	NC		28516	
DWELLWELL COASTAL LLC	8030	ROSEMONT PARKWAY	DURHAM	NC		27713	
FLAKE,DONNA B ETVIR JERRY A	134	PARTRIDGE ROAD	WILMINGTON	NC		28412	
FLOWERS,JOHN ETUX KAREN	316	DOGWOOD LANE	HAMPSTEAD	NC		28443	
FULLAM,MICHAEL ETAL O'SULLIVAN			NIANTIC	CT		06357	PO BOX 649
HAMILTON,JULIAN CRAIG	316	MOORE STREET	BEAUFORT	NC		28516	
HAMRICK,RICHARD L ETUX JENNIFE	2234	THE CIRCLE	RALEIGH	NC	1448	27608	
HOMER SMITH LLC			SALTER PATH	NC		28575	PO BOX 68
MEISLOHN,PETER R ETAL BARTA	208	LIVE OAK STREET	BEAUFORT	NC		28516	
MUDDIMAN,HAROLD J JR	318	ORANGE STREET	BEAUFORT	NC	1821	28516	
SOUND SHORE CONSTRUCTION INC	1913	FRONT STREET	BEAUFORT	NC		28516	
TOWN OF BEAUFORT			BEAUFORT	NC		28516	PO BOX 390

**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: Beaufort Partners, LLC c/o Baldwin Design Consultants, PA (Agent)

Applicant Address: 1700-D East Arlington Blvd, Greenville, NC 27858

Business Phone: 252-756-1390 Email/Cell: mwbaldwin@baldwindesignconsultants.com

Property Owner Name: Betty Apperson

Address of Property: 208 Cedar Street/319 Orange Street

Phone Number: 252-559-0592 Email/Cell: zackapperson@hotmail.com

PROJECT INFORMATION

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

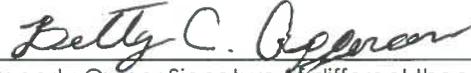
Demolition of existing house, concrete cinder block building, and parking lot to allow for parking lot and vegetation improvements

Estimated Cost of Project: \$ 200,000.00

Year House Built: 1984


Applicant Signature

12/16/19
Date


Property Owner Signature (if different than above)

12/16/19
Date

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

OFFICE USE ONLY

Received by: _____

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 l.ganey@beaufortnc.org.

**CEDAR STREET PARKING LOT
CERTIFICATE OF APPROPRIATENESS APPLICATION NARRATIVE
DECEMBER 17, 2019**

PROJECT DESCRIPTION: The project site is located off the southern right-of-way of Cedar Street between Moore Street and Orange Street, Beaufort, Beaufort Township, Carteret County, NC. The purpose of this project is to demolish 2 structures as soon as possible and then construct a new parking lot.

ADJACENT PROPERTY: Property is bounded on the north by Cedar Street, bounded on the east by Orange Street, bounded on the south by residential, and bounded on the west by Moore Street. Due to the proposed plan showing vegetative buffers and fencing, surrounding properties should not be adversely affected by this development.

PROPOSED CONSTRUCTION DETAILS

DEMOLITION:

Proposed demolition of two (2) existing structures that are not historic and request that if Certificate of Appropriateness is granted that the delay period of 365 days be waived for this process (see photos). All will comply with Article 10.1 of the Historic District Guidelines.

1. To our knowledge there are not any architectural artifacts to be salvaged since this site used to be a gas station and parking lot for auto sales.
2. Ground disturbance will be at a minimal and will be converted into a parking lot when completed.
3. The only mature trees on site are palms and we request to remove these.
4. The site will be cleaned and debris removed.

LIGHTING:

Proposed lighting will be dark sky of the Luminis SR125 variety. Lighting poles will be 16' high and black in color.

FENCING:

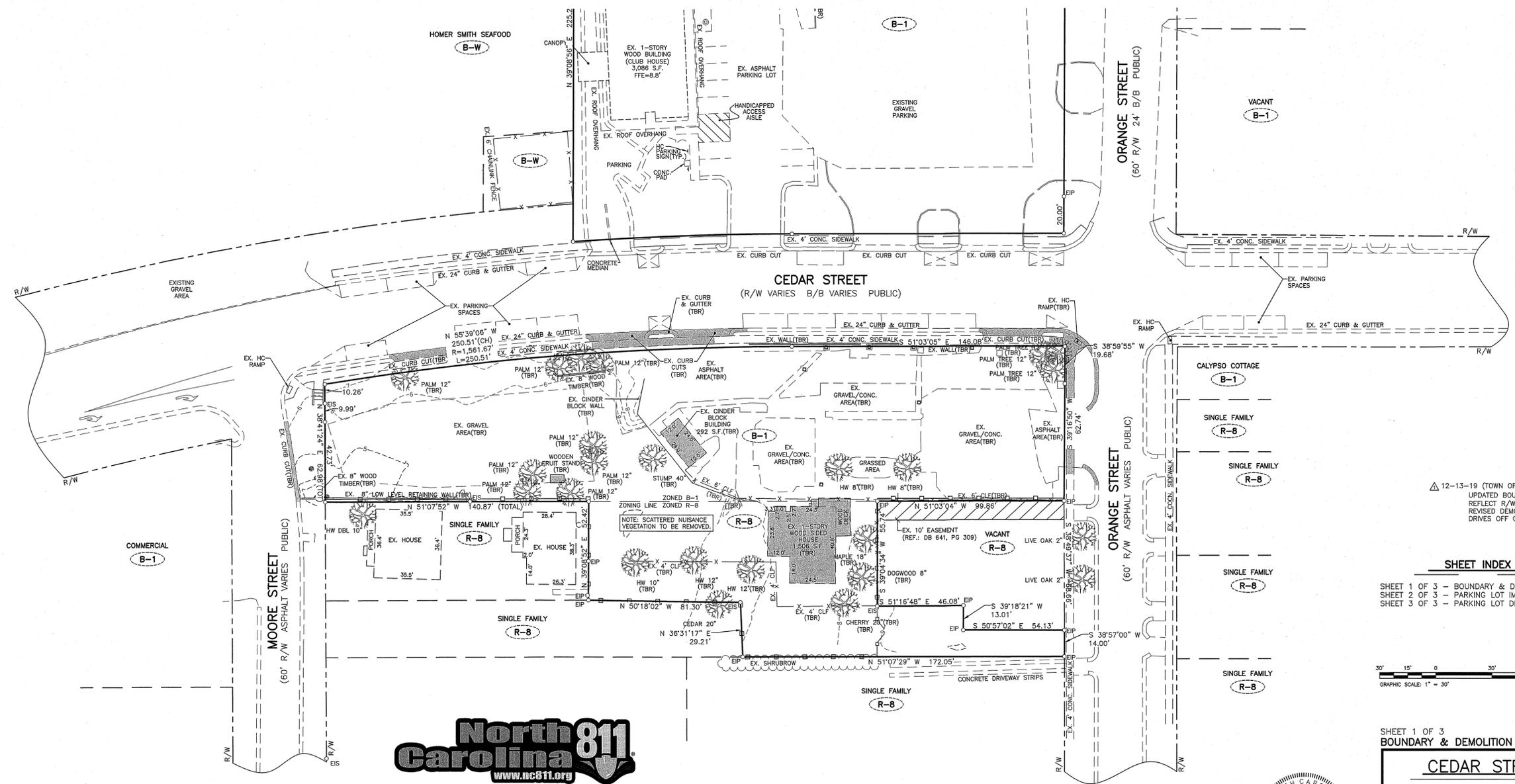
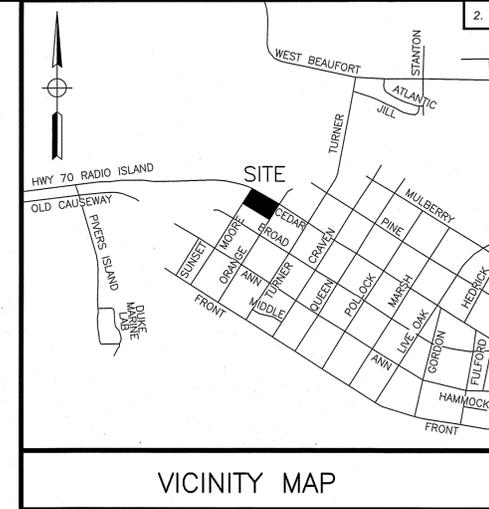
Proposed fencing will be Beaufort Style. Fencing will be 6' high, made of wood and Sherwin Williams SW7006 Extra White in color.

LANDSCAPING:

Proposed landscaping will consist of removal of existing palm trees not native to the area and replaced with 6 each Live Oak; 16 each Flowering Dogwood; 24 each Wax Myrtle; 12 each American Holly and multiple Coastal Dwarf Azalea.

SITE DATA	
TOTAL AREA IN TRACT	0.816 ACRE
ZONING CLASSIFICATION	B-1 & R-8

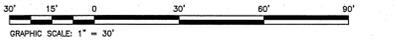
- LEGEND**
- ABS = ACRYLONITRILE-BUTADIENE-STYRENE
 - BB = BOTTOM OF BANK
 - B/B = BACK OF CURB TO BACK OF CURB
 - BC = BACK OF CURB
 - BD = BOLLARD
 - BFE = BASE FLOOD ELEVATION
 - BLD = BUILDING CORNER
 - BM = BENCH MARK
 - BMP = BEST MANAGEMENT PRACTICE
 - BO = BLOW OFF
 - BSP = BACTERIOLOGICAL SAMPLING POINT
 - BV = BALL VALVE
 - CATV = CABLE TELEVISION BOX
 - CB = CATCH BASIN
 - CLD = CENTERLINE DITCH
 - CLP = CENTERLINE PATH
 - CLR = CENTERLINE ROAD
 - CMP = CORRUGATED METAL PIPE
 - CO = CLEAN CUT
 - CONC = CONCRETE
 - CP = COMPACT PARKING SPACE
 - CPP = CORRUGATED PLASTIC PIPE
 - DI = DROP INLET
 - DIP = DUCTILE IRON PIPE
 - DS = DOWNSPOUT
 - DW = DRIVEWAY
 - ECM = EXISTING CONCRETE MONUMENT
 - EIA = EXISTING IRON AXLE
 - EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - ELEC = ELECTRICAL
 - ELM = ELECTRIC METER BOX
 - ELMH = ELECTRIC MANHOLE
 - EP = EDGE OF PAVEMENT
 - EPKN = EXISTING PARKER KALON NAIL
 - ERRS = EXISTING RAILROAD SPIKE
 - ESCP = EXTRA STRENGTH CONCRETE PIPE
 - FES = FLARED END SECTION
 - FFE = FINISHED FLOOR ELEVATION
 - FH = FIRE HYDRANT
 - FIRM = FLOOD INSURANCE RATE MAP
 - FM = FORCE MAIN
 - FMV = FORCE MAIN VALVE
 - F/O = FIBER OPTIC MARKER
 - GM = GAS METER
 - GV = GAS VALVE
 - GW = GUY WIRE
 - HB = HOSE BIB
 - ICV = IRRIGATION CONTROL VALVE
 - INV = INVERT
 - JB = JUNCTION BOX
 - LP = LIGHT POLE
 - LSA = LANDSCAPED AREA
 - MB = MAIL BOX
 - MBL = MINIMUM BUILDING LINE
 - MH = MANHOLE
 - MHW = MEAN HIGH WATER
 - MP = METAL PIPE
 - MW = MONITORING WELL
 - NTS = NOT TO SCALE
 - OUT = OUTLET CONTROL STRUCTURE
 - OUP = OVERHEAD UTILITY POLE
 - PH = PUMP HOUSE
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PGB = POINT OF BEGINNING
 - PRC = POINT OF REVERSE CURVATURE
 - PT = POINT OF TANGENCY
 - PVC = POLYVINYL CHLORIDE
 - RCP = REINFORCED CONCRETE PIPE
 - R/W = RIGHT-OF-WAY
 - SIP = SET IRON PIPE
 - SM = SET MAG NAIL
 - SPKN = SET PARKER KALON NAIL
 - SRRS = SET RAILROAD SPIKE
 - SS = SEWER SERVICE
 - SSMH = SANITARY SEWER MANHOLE
 - STMH = STORM SEWER MANHOLE
 - SV = SEWER VENT
 - SW = SIDEWALK
 - SWHDP = SMOOTH WALL HDPE PIPE
 - SWPP = SMOOTH WALL PLASTIC PIPE
 - TB = TOP OF BANK (TOPO ONLY)
 - TBL = TOP OF BLOCK
 - TBR = TO BE REMOVED
 - TC = TOP OF CURB
 - TCOCON = TOP OF CONCRETE
 - TG = TOP OF GRAVEL
 - TMH = TELEPHONE MANHOLE
 - TP = TOP OF PAVEMENT
 - TSW = TOP OF SIDEWALK
 - TMH = TELEPHONE MH
 - TOT = TOTAL
 - TPED = TELEPHONE PEDESTAL
 - TRANS = ELECTRICAL TRANSFORMER
 - TSP = TRAFFIC SIGNAL SUPPORT POLE
 - UTP = UTILITY POLE
 - VG = VALLEY GUTTER
 - WDL = WOODSLINE
 - WM = WATER METER BOX
 - WP = WETLAND POINT
 - WS = WRAPPED STEEL
 - WV = WATER VALVE
 - WV = NOT TO SCALE
 - WV = CLASS "B" STONE APRON
 - WV = CONSTRUCTION ENTRANCE/EXIT
 - WV = EXISTING OVERHEAD UTILITIES
 - WV = EXISTING SANITARY SEWER LINE
 - WV = SANITARY SEWER FORCE MAIN
 - WV = EXISTING WATER LINE
 - WV = LIMITS OF CONSTRUCTION
 - WV = UNDERGROUND COMMUNICATIONS LINE
 - WV = GAS LINE
 - WV = FIBER OPTIC LINE
 - WV = UNDERGROUND ELECTRICAL LINE
 - WV = UNDERGROUND CABLE
 - WV = SILT FENCE
 - WV = DRAINAGE EASEMENT
 - WV = RIPARIAN BUFFER
 - WV = SIGHT TRIANGLE
 - WV = SIGN EASEMENT
 - WV = ZONING CLASSIFICATION
 - WV = AREA TO BE DEMOLISHED
 - WV = EXISTING TREE



△ 12-13-19 (TOWN OF BEAUFORT COMMENTS)(NRW)
 UPDATED BOUNDARY ON CEDAR STREET TO
 REFLECT R/W CONVEYANCE
 REVISED DEMOLITION DUE TO REMOVAL OF
 DRIVES OFF OF MOORE & ORANGE STREETS

SHEET INDEX

SHEET 1 OF 3 - BOUNDARY & DEMOLITION PLAN
SHEET 2 OF 3 - PARKING LOT IMPROVEMENTS PLAN
SHEET 3 OF 3 - PARKING LOT DETAILS PLAN



- Call 72 Hours Before You Dig!
 1-800-632-4949
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
 - ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
 - SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.

SHEET 1 OF 3
 BOUNDARY & DEMOLITION PLAN

CEDAR STREET PARKING LOT

REFERENCE: DEED BOOK 879, PAGE 793 & DEED BOOK 937, PAGE 309 & DEED BOOK 1449, PAGE 1 OF THE CARTERET COUNTY REGISTER OF DEEDS
 BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.

OWNER: BETTY APPERSON
 ADDRESS: P.O. BOX 625
 LAGRANGE, NC 28551
 PHONE: (252) 559-0592

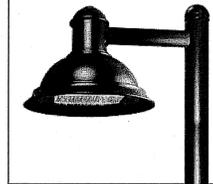
DEVELOPER: BEAUFORT PARTNERS, LLC
 P.O. BOX 14165
 NEW BERN, NC 28551
 (252) 635-7476

DESIGNED: MWB	APPROVED: MWB
DRAWN: NRW	DATE: 05/13/19
CHECKED: MWB	SCALE: 1" = 50'



Y:\DRAWINGS\07-160 Beaufort Yacht Club\HOTEL-2017\CEDAR STREET PARKING LOT IMPROVEMENTS-REV.dwg Men, Dec. 16, 2019 9:51:18am RWELLS

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)



US Patent 7,828,499, 8,002,426, 8,177,388, 8,434,893, 8,567,983 and US & Int'l. patents pending
SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others. BLS - 8-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 50% maximum drive current.

LEDs - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI DW, 80 CRI NW and WW.

DISTRIBUTION PATTERN - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

CROWN - Cast aluminum. Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.

SHADES - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

OPTICAL UNIT - Optical unit and aluminum door frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to door frame (includes pressure-stabilizing breather). Optical unit is fethered and provides access to driver. Door frame retaining fasteners are capWV.

BRACKETS - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

MOUNTING - Classic Hook (CH), Side Arm (SA - 4" O.D. minimum pole top required), Wall Mount (W - for use with CH or SA style) and Universal Pole Clamp (UCL) available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information. Side Arm pole mount requires 3" reduced drilling pattern. Classic hook mount requires a 4" O.D. pole or fence.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C82.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480 VAC. Optional button-type photocells (PC) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVERS - Available in SS (Super Saver) and HD (High Output) drive currents (Drive currents are factory programmed.). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip polyester powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (IN CARTON) - 24 lbs. (10.8 kg)

LISTINGS - UL listed to U.S. and Canadian safety standards. Suitable for wet locations

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

Light Output (lm)	Lumens (Heminal)				Watts (Weminal)
	Type 3	Type FT	Type 5	Watts (Weminal)	
SS	7100	6500	6200	71	
NW	7000	6200	6200	108	
WW	6510	5900	5900	71	
HD	8810	7600	7700	102	
SH	4750	5170	5010	71	
SB	5650	6800	6700	105	

LED Chips are frequently updated therefore values may increase.

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XDLSB 3 LED SS CW UE BLK CH S PC120**

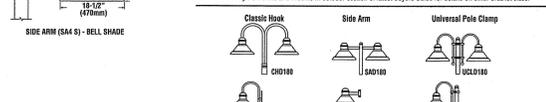
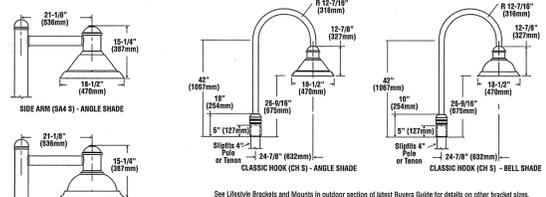
Prefix	Distribution	Light Source	Drive	Color Temp	Input Voltage	Finish	Mounting Style	Mounting Configuration	Options
XDLSA	Angle Shade	LED	SS - Super Saver	CW - Cool White (5000K)	UE - Universal Voltage (120-277V)	BLK - Black BRZ - Bronze WHT - White	CH - Classic Hook SA - Side Arm Mount for 4" O.D. Round Pole*	S - Single D180 - Double D240 - Double	DM - 0-10 Volt Dimming (from external signal) BLS - 8-level Dimming (from external 120-277V signal) BTP - Button Type Photocell PC120 - 120V PC208-277V - 208-277V PC347 - 347V
XDLSB	Bell Shade	LED	SS - Super Saver	CW - Cool White (5000K)	UE - Universal Voltage (120-277V)	BLK - Black BRZ - Bronze WHT - White	CH - Classic Hook SA - Side Arm Mount for 4" O.D. Round Pole*	S - Single D180 - Double D240 - Double	DM - 0-10 Volt Dimming (from external signal) BLS - 8-level Dimming (from external 120-277V signal) BTP - Button Type Photocell PC120 - 120V PC208-277V - 208-277V PC347 - 347V

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
FX130 Single Fixture (120V)	FX130	FX140 Double Fixture (120V)	FX140
FX130T Single Fixture (277V)	FX130T	FX140T Double Fixture (277V)	FX140T
FX130L 240 Double Fixture (208V, 240V)	FX130L, 240P		

FOOTNOTES:
 1- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLSB 3 LED SS CW UE BLK CH D180 PC120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets for pole ordering information.
 2- See Lifestyle Bracket ordering chart for Mounting Style Configurations availability.
 3- 3" reduced drilling pattern required.
 4- For use with SA4 and SAS mounting styles only.
 5- DIM and BLS cannot be ordered together.
 6- Fixing must be located in the hand hole of pole.
 Note: Includes Bracket

DIMENSIONS



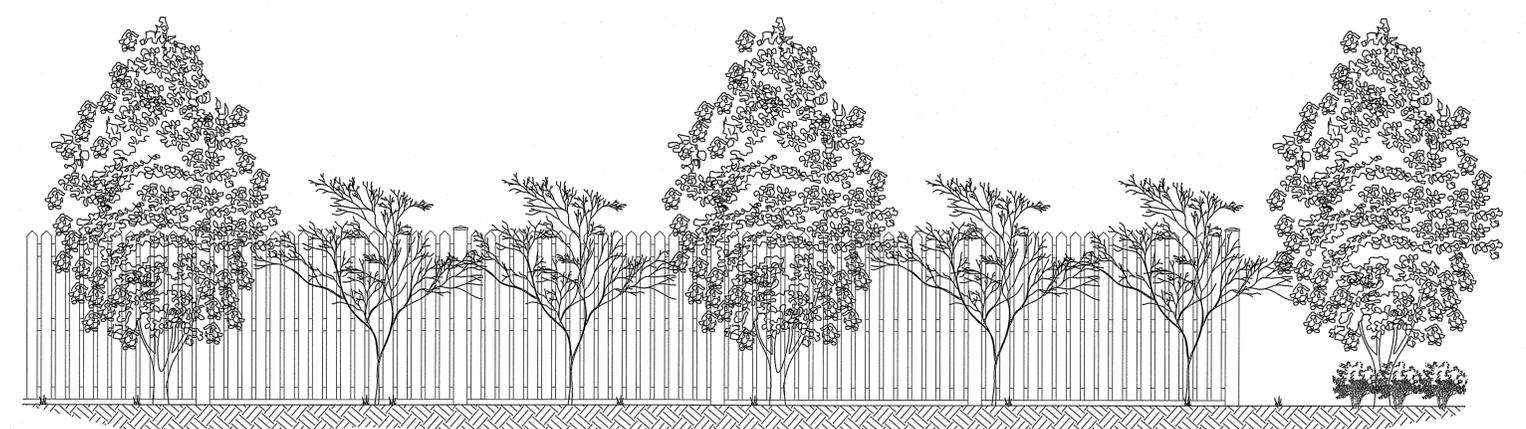
5,000 LUMENS / 70 WATTS

POLES FOR AREA LIGHTS TO BE 1.6 FEET IN HEIGHT

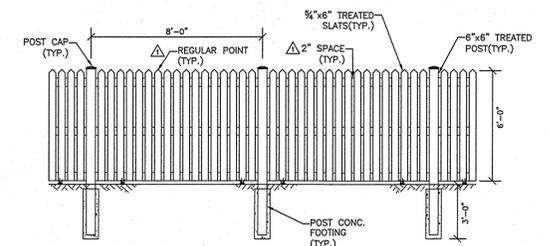
LUMINAIRE EPA CHART - XDLS

Mounting Style	Single	Double
D180*	1.6	2.7
D240*	2.3	3.3
D300*	3.4	4.1

DECORATIVE AREA LIGHT DETAILS
SCALE: N.T.S.



STREET ELEVATION VIEW (ALONG ORANGE STREET)
SCALE: N.T.S.



6' WOOD PRIVACY FENCE DETAIL
SCALE: N.T.S.

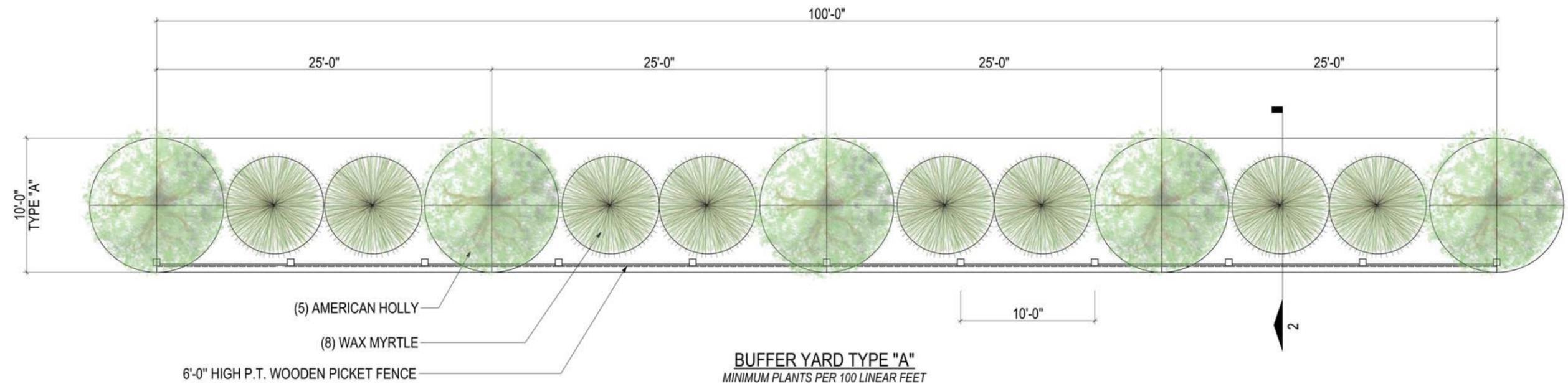
12-13-19 (TOWN OF BEAUFORT COMMENTS)(NRW)
 REMOVED DETAILS FOR CHARGING STATIONS
 REVISED DETAILS FOR PRIVACY FENCE
 UPDATED DECORATIVE LIGHT DETAIL NOTES

SHEET 3 OF 3
PARKING LOT DETAILS

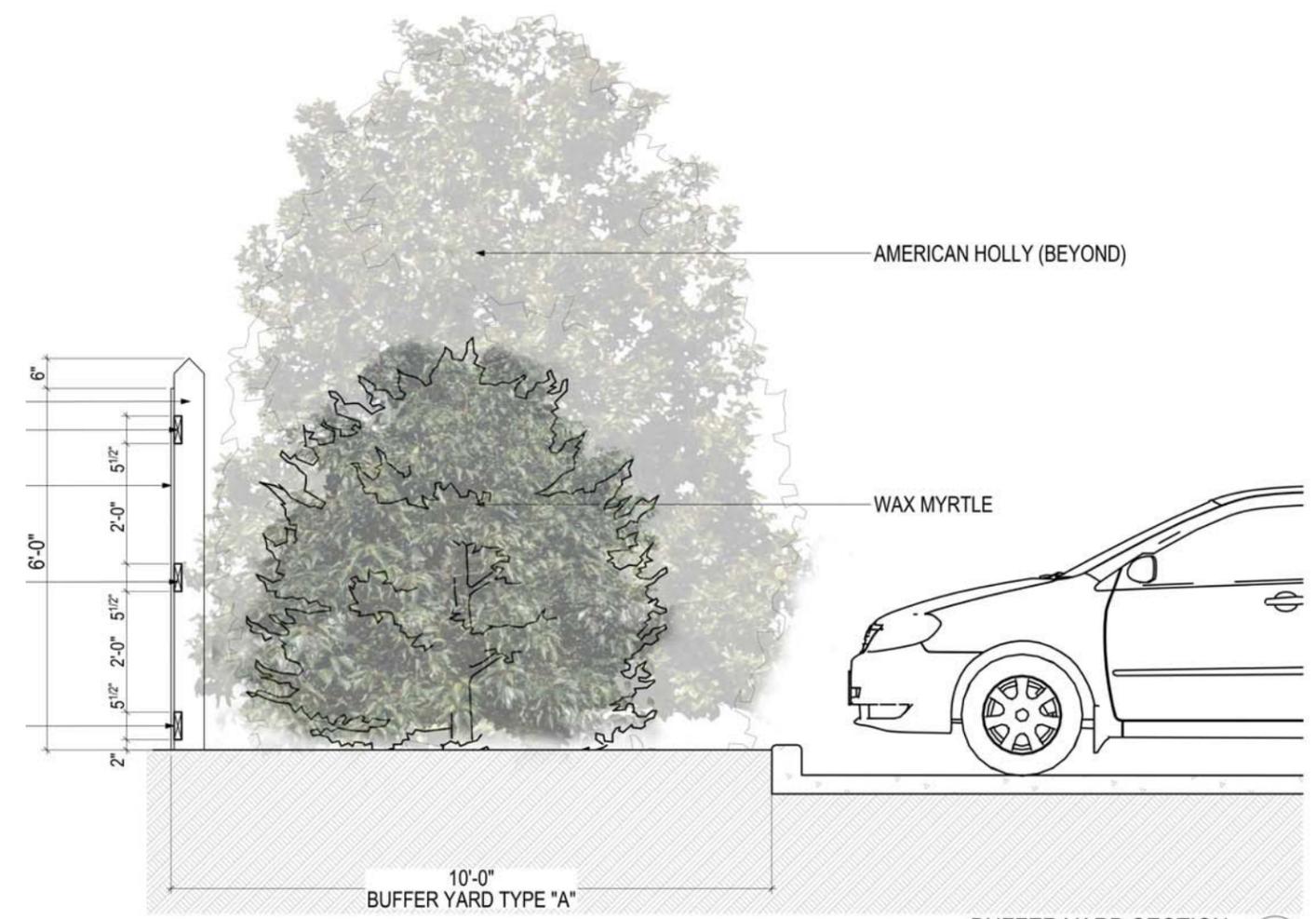
CEDAR STREET PARKING LOT

REFERENCE: DEED BOOK 879, PAGE 793 & DEED BOOK 937, PAGE 309 & DEED BOOK 1449, PAGE 1 OF THE CARTERET COUNTY REGISTER OF DEEDS
 BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.
 OWNER: BETTY APPERSON
 ADDRESS: P.O. BOX 625
 LAGRANGE, NC 28551
 PHONE: (252) 559-0592

	DESIGNED: N/A	APPROVED: MWB
	DRAWN: NRW	DATE: 05/13/19
	CHECKED: MWB	SCALE: AS SHOWN



BUFFER YARD TYPE "A" PLAN
SCALE: 1/4" = 1'-0"





NP_20150407_01_59_05_Prc



NP_20150407_01_59_11_Prc



NP_20150407_01_59_45_Prc



NP_20150407_02_00_05_Prc



NP_20150407_02_00_26_Prc



NP_20150407_02_00_44_Prc



NP_20150407_02_01_05_Prc



NP_20150407_02_01_13_Prc



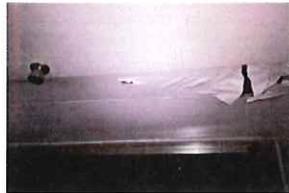
NP_20150407_02_01_55_Prc



NP_20150407_02_02_11_Prc



NP_20150407_02_02_48_Prc



NP_20150407_02_02_56_Prc



NP_20150407_02_03_26_Prc



NP_20150407_02_03_39_Prc



NP_20150407_02_03_45_Prc



NP_20150407_02_04_05_Prc



NP_20150407_02_04_19_Prc



NP_20150407_02_04_35_Prc



NP_20150407_02_04_52_Prc



NP_20150407_02_05_00_Prc



NP_20150407_02_05_19_Prc



NP_20150407_02_05_37_Prc



NP_20150407_02_06_06_Prc



NP_20150407_02_06_19_Prc



NP_20150407_02_07_57_Prc



NP_20150407_02_08_15_Prc



NP_20150407_02_08_28_Prc



NP_20150407_02_08_32_Prc



NP_20150407_02_08_43_Prc



NP_20150407_01_31_09_Prc



NP_20150407_01_34_18_Prc



NP_20150407_01_34_39_Prc



NP_20150407_01_35_48_Prc



NP_20150407_01_41_22_Prc



NP_20150407_01_41_22_Prc



NP_20150407_01_42_23_Prc



NP_20150407_01_43_16_Prc



NP_20150407_01_43_26_Prc



NP_20150407_01_44_46_Prc



NP_20150407_01_49_38_Prc



NP_20150407_01_51_47_Prc



NP_20150407_01_52_38_Prc



NP_20150407_01_52_47_Prc



NP_20150407_01_54_30_Prc



NP_20150407_01_55_21_Prc



NP_20150407_01_56_01_Prc



NP_20150407_01_56_25_Prc



NP_20150407_01_56_31_Prc



NP_20150407_01_57_08_Prc



NP_20150407_01_57_21_Prc



NP_20150407_01_57_28_Prc



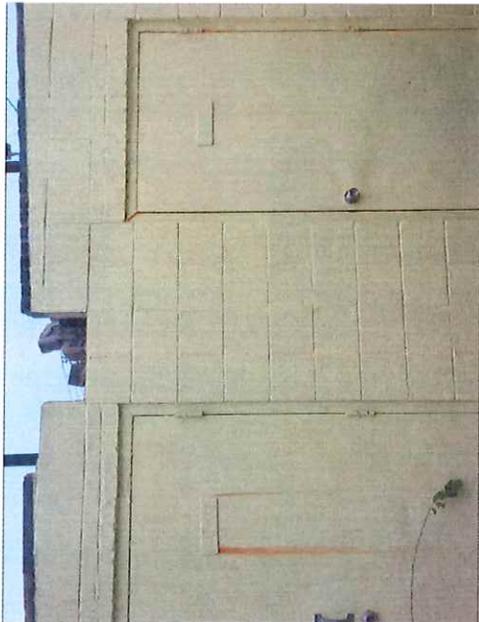
NP_20150407_01_58_21_Prc



NP_20150407_01_58_45_Prc



2.



56

