



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, March 07, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Election of Officers

Administration of Oaths

Items of Consent

1. Approval of the Orders for 201 Front Street, 211 Broad Street, 211 Orange Street, 300 Front Street & 521 Front Street – Certificates of Appropriateness

New Business

1. Case # 22-16 121 Turner Street – Signage
2. Case # 23-03 205 Moore Street - Fencing, Brick Pavers & Landscaping
3. Case #23-04 (208 Cedar & 319 Orange Street) - Landscaping, Parking & Lighting
4. Case # 23-05 131 Craven Street - Remove Front Chimney, Remove 2 Front Doors Install Single Door
5. Case # 23-06 302 Cedar Street - Rear Addition, Windows, Porch
6. Case # 23-07 308 Moore Street - New Single-Family Home

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
6:00 P.M. March 7, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Consent
SUBJECT: Approval of the Orders for 201 Front Street, 211 Broad Street, 211 Orange Street, 300 Front Street & 521 Front Street – Certificates of Appropriateness

BRIEF SUMMARY:

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

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

REQUESTED ACTION:

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

EXPECTED LENGTH OF PRESENTATION:

0 Minutes (Presentation from Staff)

SUBMITTED BY:

Kyle Garner, AICP Planning Director

BUDGET AMENDMENT REQUIRED:

N/A



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

March 7, 2023

Annette Williamson
52 Village Lake Road
Fort Worth, Texas 76107

RE: Case # 22-34 201 Front Street – Fencing

Dear Ms. Williamson:

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

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

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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate

Mayor Sharon Harker
Commissioner John Hagle • Commissioner Marianna Hollinshed
Commissioner Bucky Oliver • Commissioner [redacted] 3 • Commissioner Bob Terwilliger
Town Manager [redacted] Todd Clark



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on February 7, 2023 to consider a Certificate of Appropriateness (“COA”) application submitted by Annette Williamson for **CASE # 22-34 201 FRONT STREET – FENCING** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on February 7, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

8.2.1. Retain and preserve historic fence and wall material wherever possible. If replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern and texture.

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

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

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 22-34 201 FRONT STREET – FENCING**.

This the 7th day of March 2023

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



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

March 7, 2023

Billy Tickle, Superior Structures
P. O. Box 185
Beaufort, North Carolina 28516

RE: Case # 22-22 211 Broad Street – Elevate Existing Structure 24” with New Steps

Dear Mr. Tickle:

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

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

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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate
CC: Elizabeth and Don Patterson

Mayor Sharon Harker
Commissioner John Hagle • Commissioner Marianna Hollinshed
Commissioner Bucky Oliver • Commissioner [5] win Cooper • Commissioner Bob Terwilliger
Town Manager [5] Todd Clark



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on February 7, 2023 to consider a Certificate of Appropriateness (“COA”) application submitted by Billy Tickle, Superior Structures for **CASE # 22-22 211 BROAD STREET – ELEVATE EXISTING STRUCTURE 24” WITH NEW STEPS** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on February 7, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

Brickwork and Masonry Guidelines

6.3.1. Retain and preserve historic brick and masonry elements, including walls, chimneys, foundations, and retaining walls. Preserve masonry elements that are character-defining features of the building or property.

6.3.8. When replacing damaged brick or stone, use replacements that match the original units as closely as possible.

Foundation Guidelines

If new foundation infill or underpinning is required, or if large areas of old foundations must be rebuilt for structural reasons, construct the new foundation with distinct piers with the infill brickwork or curtain wall recessed 1” to 2” back from the outer face of the piers. Never build infill flush with the face of the piers. Use bricks that are compatible with the historic bricks or the period of the structure. Concrete blocks may be used for piers and infill only when covered with a veneer of brick or sand-finished stucco. Wood grilles and lattice were historically used in Beaufort and are appropriate when they are compatible with the period and style of the structure. Lightweight or “stock” lattice is not appropriate in areas visible from the public view.

6.6.4. New vents or access doors should be centered between piers. Use inconspicuous vents, such as black iron or dark plastic, rather than unpainted aluminum. Locate access doors and other new openings in areas not visible from public view.

6.6.5. For infilling between existing brick piers, construct a curtain wall that is recessed approximately 1” to 2” back from the outer face of the piers so the original piers stand out; use this treatment for both old and new foundations. Flush foundations and infill are not appropriate. Concrete block may be used only if covered with a veneer of brick or sand-finished stucco. Leave foundations under porches open wherever possible to promote air circulation to prevent rot and deterioration; use wood lattice or grilles to enclose.

6.6.6. Wood grilles or lattice are appropriate for infill if compatible with the period or style of the structure. Stock lightweight lattice is not appropriate in areas in the public view.

6.6.9. The raising of a building’s foundation should be undertaken for sound structural and/or flood control reasons ONLY, and these reasons should be well-documented by flood maps, an architect or engineer’s report accompanying an owner’s COA application.

Porches and Entrances Guidelines

6.5.7. Use architectural details and ornamentation that are compatible with the style, period, and detailing of the porch and structure. Such features as new metal columns or wrought iron posts, over-scaled columns with elaborate capitals, metal or plastic balustrades are not allowed. The creation of a false historical appearance, such as adding Victorian ornament to a plain early 20th century porch, is not appropriate.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for CASE # 22-22 211 BROAD STREET – ELEVATE EXISTING STRUCTURE 24” WITH NEW STEPS.

This the 7th day of March 2023

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



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

March 7, 2023

Allison Daniel
211 Orange Street
Beaufort, North Carolina 28516

RE: Case # 22-35 211 Orange Street – Driveway, Landscaping and Landscape Lighting

Dear Ms. Daniel:

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

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

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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate

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



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on February 7, 2023 to consider a Certificate of Appropriateness (“COA”) application submitted by Allison Daniel for **CASE # 22-35 211 ORANGE STREET – DRIVEWAY, LANDSCAPING AND LANDSCAPE LIGHTING** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on February 7, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

Off-street Parking Guidelines

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.

8.5.7. 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 medial, 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.

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.

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.

8.1.6. Palms, banana trees and other tropical type landscape materials should not dominate the landscape palette. Sabal palms may be used as a minor landscape element. Likewise, any use of other tropical style plant materials that can be viewed from the public property should be limited to a minor complementary presence. Traditional plant materials including live oak trees, deciduous shade and understory trees (service berry or dogwood) and broadleaf evergreen and deciduous shrubs should dominate the landscape.

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.

8.1.10. Contemporary edging or border materials, such as exposed landscape timbers, railroad ties, pre-cast concrete, plastic, or other substitute material borders are not appropriate in areas seen from the public view.

Exterior Lighting Guidelines

8.4.4. Use ground-mounted spots or ornamental light fixtures to illuminate signs instead of internal lighting. Screen spots and accent lighting from view.

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

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for CASE # 22-35 211 ORANGE STREET – DRIVEWAY, LANDSCAPING AND LANDSCAPE LIGHTING.

This the 7th day of March 2023

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



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

March 7, 2023

Michele Zeph
2006 Shepard Street
Morehead City, North Carolina 28557

RE: Case # 23-02 300 Front Street Unit 3 – Signage

Dear Ms. Zeph:

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

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

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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate
CC: John Warrington



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on February 7, 2023 to consider a Certificate of Appropriateness (“COA”) application submitted by Michele Zeph for **CASE # 23-02 300 FRONT STREET UNIT 3 – SIGNAGE** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on February 7, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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

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

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

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

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 23-02 300 FRONT STREET UNIT 3 – SIGNAGE WITH THE CONDITION THAT THE SIZE, GRAPHICS AND DESIGN MATCH THAT REPRESENTED IN THE APPLICATION (SIZE REPRESENTED WAS 32” BY 48” [STOREFRONT HANGING SIGN] AND 24” BY 96” [SIGN AT EAST END OF BUILDING]).**

This the 7th day of March 2023

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



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

March 7, 2023

Andrea Alvarez/Mezcalito
521 Front Street
Beaufort, North Carolina 28516

RE: Case # 23-01 521 Front Street – Signage

Dear Ms. Alvarez/Mezcalito:

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

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

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

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

Sincerely,

Joyce McCune, Chair
Beaufort Historic Preservation Commission

Enclosed: COA Certificate
CC: Plaza Mexico Bar & Grill Inc.



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission for the Town of Beaufort, N.C. (“HPC”), having held an evidentiary hearing on February 7, 2023 to consider a Certificate of Appropriateness (“COA”) application submitted by Andrea Alvarez/Mezcalito for **CASE # 23-01 521 FRONT STREET – SIGNAGE** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item and having the material(s) submitted to the HPC from the applicant, makes the following CONCLUSION:

Based upon the testimony, evidence, and record before the HPC on February 7, 2023, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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

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

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

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

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the evidentiary hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE # 23-01 521 FRONT STREET – SIGNAGE.**

This the 7th day of March 2023

Joyce McCune, Chair
Beaufort Historic Preservation Commission

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



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, March 7, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 22-16 121 Turner Street – Signage

BRIEF SUMMARY:

The applicant wishes to install a new 16 sq. ft. sign above the door at 121 Turner Street. This item was tabled at the February meeting as the applicant was not in attendance.

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: January 5, 2023
Case No. 22-25

Request: Install a new 4' x 4' sign over the door totaling 16 square feet.

Applicant: Charles Kemp/Sub Tropics
 1711 Evans Street
 Morehead City, NC 28557

Property Information:

Owners: Brenda Chadwick, Trustee
Location: 121 Turner Street
PIN#: 730617102392000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 121 Turner Street, circa 1908. **Post Office & Custom House.** Two-story, front gable, Neoclassical commercial building, 3bays wide, of redbrick with a buff brick façade, parapeted roof pediment, brick corbelling, arched central window with keystone, 4/4 on façade, 2/2 sash with segmentally arched lintels on sides. 2 recessed entrances flanked by Doric pilasters, with central picture window.

- In 2006 a COA was approved for a 26” x 26” (4.69 sq. ft) sign above the door at 121 Turner Street.
- In 1998 a COA was approved for a roof with charcoal shingles
- In 1994 a COA was approved for a projecting sign from the second story.
- In 1997 a COA was approved to replace the windows with vinyl clad windows.

Proposed work:

- See Attachment from Applicant

Material:

- See Material Submitted by Applicant

Color:

See Attached Description from Applicant.

Attachments:

- Vicinity Map
- List of adjacent property owners used for mailing notifications
- COA application and supporting materials supplied by applicant to include photos

Signage Guidelines:

- 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. ***Applicant will provide sample material at the meeting.***
- 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.

BHPC Case 22-16 121Turner Street - Signage

1.

Legend

- NCHPOpoints
- Tax_Parcel_Data



18

<u>OWNER</u>	<u>MAIL_HOL</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>MAIL ST/MAIL_ZIP</u>
ALDERON CORPORATION	120	TURNER ST	BEAUFORT	NC 28516
BEAUFORT CENTER ASSOCIATES INC	325	FRONT STREET	BEAUFORT	NC 28516
BEAUFORT HISTORICAL ASSOCIATIO	150	TURNER STREET	BEAUFORT	NC 28516
CHADWICK,BRENDA BOWEN TR ETAL	106	GALLANTS LANE	BEAUFORT	NC 28516
CHADWICK,BRENDA BOWEN TRUSTEE	106	GALLANTS LANE	BEAUFORT	NC 28516
FLYBRIDGE VENTURES LLC	5309	SENSATION WEIGH	BEAUFORT	NC 28516

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



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$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: CHARLES KEMP / SUB TROPICS

Applicant Address: 1711 EVANS ST. MHC. NC 28557

Business Phone: _____ Email/Cell: 252-725-0590

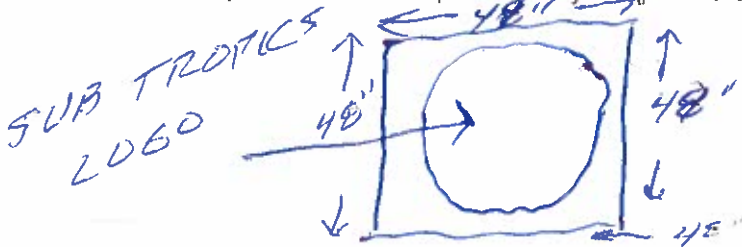
Property Owner Name: RICH CHADWICK

Address of Property: 121 TURNER ST

Phone Number: N/A Email/Cell: _____

PROJECT INFORMATION

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



Estimated Cost of Project: \$ 500.00

Year House Built: _____

Applicant Signature: Charles Kemp

Date: 4-29-22

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. 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.

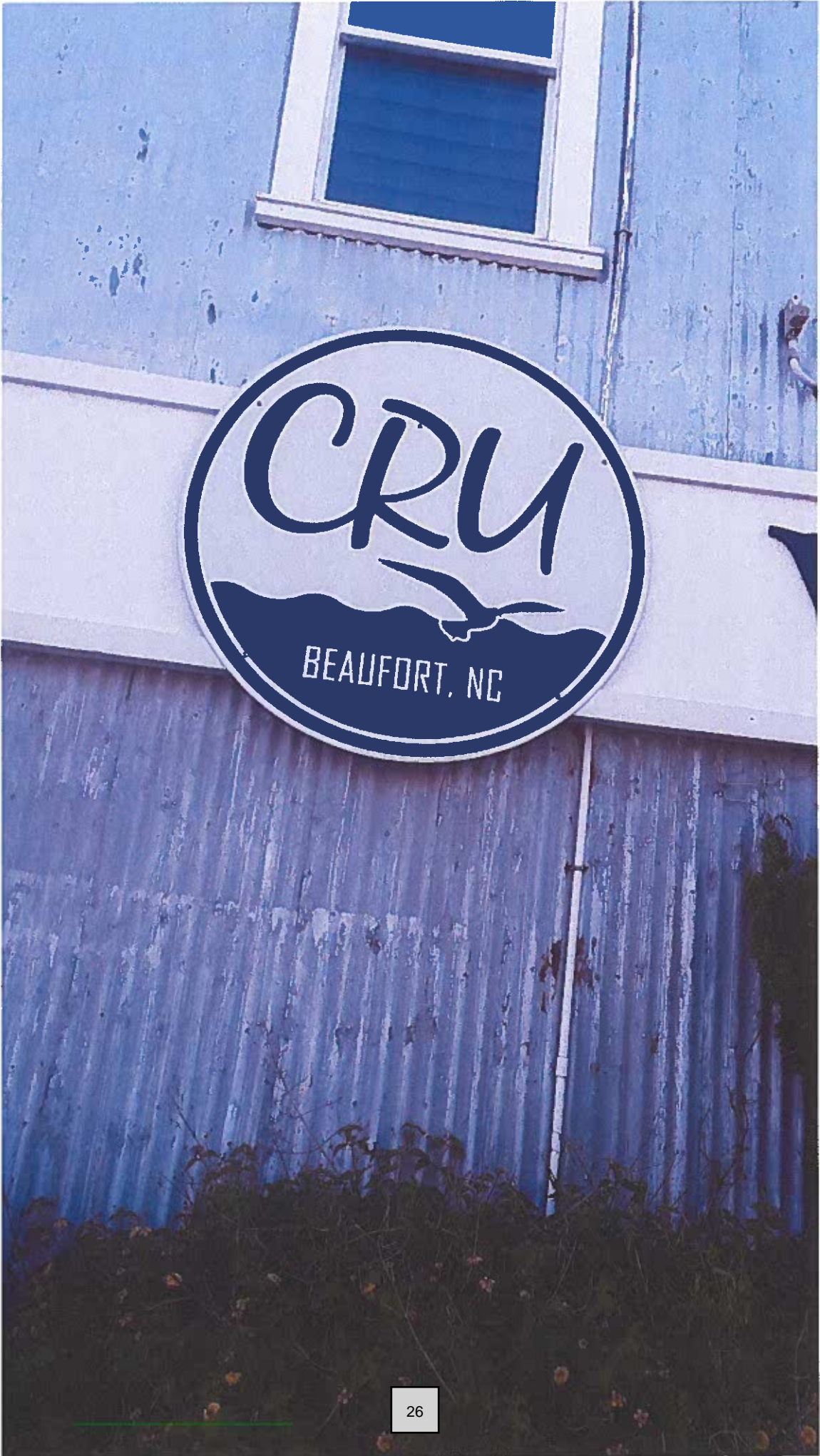
If there are questions regarding what should or should not be included with this application, please contact Town Staff at 252-728-2142 or at j.ganey@beaufortnc.org.













Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, March 7, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-03 205 Moore Street - Fencing, Brick Pavers & Landscaping

BRIEF SUMMARY:

The applicant wishes to install a 3-foot-high picket fence in the front yard then increase the height to 5 feet down the side with brick pavers and landscaping.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: February 20, 2023
Case No. 23-03

Request: To install a 3-foot-high picket fence in the front yard then increase the height to 5 feet down the side with brick pavers and landscaping.

Applicant: Eric Lindstrom
 125 Ann Street
 Beaufort, NC 28516

Property Information:

Owners: Barbary Lane LLC
Location: 205 Moore Street
PIN#: 730617018367000

Project Information:

In the District Survey (November 1997), updated by Ruth Little, the Building at 205 Moore Street is described as Wheatley House c. 1830. Traditional Beaufort-style, 1 1/2 story 3-bay, side gable house with flush eaves, raking cornice, large gable-end stuccoed chimney, 9/6, 6/6, and 4/4 sash. 1-bay entrance porch with chamfered post and engaged rear shed.

There are no COA records on file for 205 Moore Street.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

- Vicinity Map
- List of adjacent property owners used for mailing notifications.
- COA application and supporting materials supplied by applicant.

Fences and Walls Guidelines

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

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

Landscaping Guidelines

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.

Case # 23-03 205 Moore Street - Fencing, Brick Pavers & Landscapi



<u>OWNER</u>	<u>AIL HOU</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>IL ST</u>	<u>MAIL ZI</u>
ABRAMS,DOUGLAS B ETUX MARGARET	5101	HUNTINGWOOD DR	RALEIGH	NC	27506
BARBARY LANE LLC	233	OLD STREET	FAYETTEVILLE	NC	28301
CHADWICK,BRADFORD Q ETAL	4003	HALCYON DRIVE	HUNTERSVILLE	NC	28078
COSTLOW,VIRGINIA HERRMAN MASON	201	ANN STREET	BEAUFORT	NC	28516
LINDSTROM,ERIC	233	OLD STREET	FAYETTEVILLE	NC	28301
RODRIGUEZ,ANTONIO B ETUX PATRI	207	MOORE STREET	BEAUFORT	NC	28516
TUTAK,CHRISTOPHER N ETUX HEIDI	131	ANN STREET	BEAUFORT	NC	28516

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



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Eric Lindstrom

Applicant Address: 125 Ann Street Beaufort NC 28516

Business Phone: 910-322-2679 Email/Cell: ERIC@SFLA.BIZ

Property Owner Name: Barbary Lane LLC / Eric Lindstrom Member-Manager

Address of Property: 205 Moore Street

Phone Number: 910-322-2679 Email/Cell: ERIC@SFLA.BIZ

PROJECT INFORMATION

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

Project is to replace existing wire mesh fencing with wood painted picket fencing to match existing style and design. Height along front will match existing 32" along front and returning 22ft along side of property stepping up to 60" to provide screen for trash receptacles and kyak storage. Project will include installation of Plymouth Pine Hall Tumbled brick paver path around the house to the rear yard as well as landscaping as indicated.

Estimated Cost of Project: \$ 5,000.00

Year House Built: 1901

Applicant Signature

1/23/23

Date

Property Owner Signature (if different than above)

Date

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

- NA A description of any planned demolition.
- NA An indication of all trees to be replaced and/or removed.
- A landscaping plan indicating major planting materials.
- NA Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only.
- All types of building material samples.
- NA 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:

- NA 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.
- NA A paint sample/color swatch of all color(s) to be used both on the sign and on the post or hanging apparatus if applicable.

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

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

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

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

205 MOORE STREET - Side Fence, Replacement, Brick Walkway & Landscaping

BARBARY LANE LLC / ERIC LINDSTROM ERIC@SFLA.BIZ 910-322-2679

GIS Location



1930's Sketch



LOCATION OF FENCING

HOUSE

SIDEWALK

MOORE ST

ADJACENT PROPERTY OWNERS

CHRIS & HEIDI TUTAK
131 ANN STREET
BEAUFORT NC 28516

QUICK & KATHERINE CHADWICK
4003 HALCYON DRIVE
CHARLOTTE NC 28078

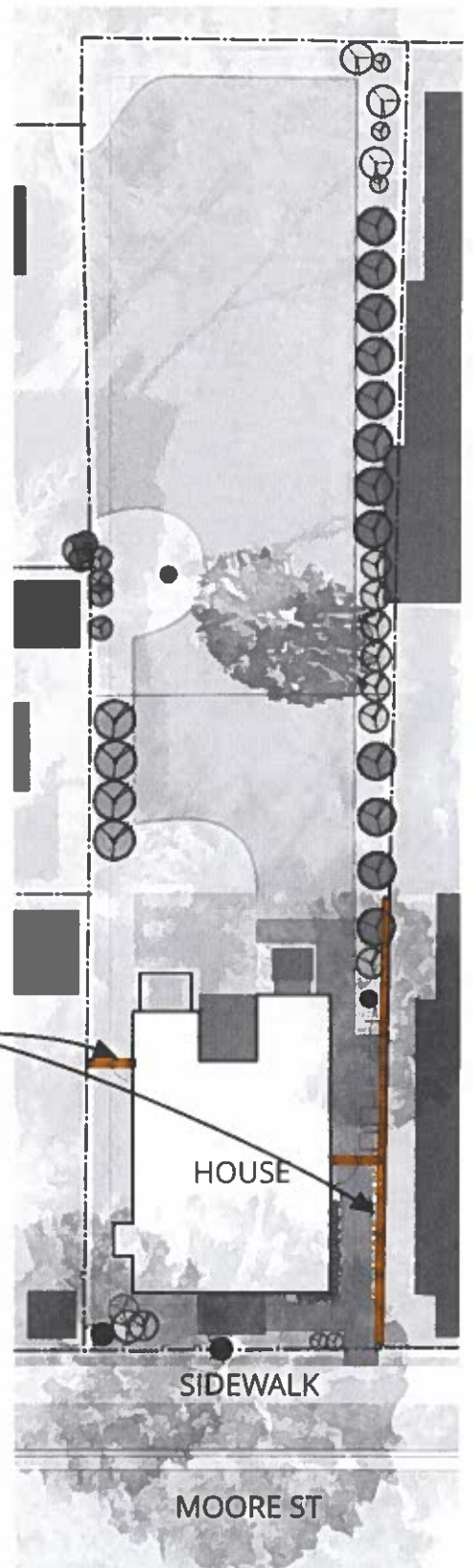
TONY & PATRICIA RODRIGUEZ
207 MOORE STREET
BEAUFORT NC 28516

VIRGINIA COSTLOW
201 ANN STREET
BEAUFORT NC 28516

DOUG & PEGGY ABRAMS
1526 GLENWOOD AVE
RALEIGH NC 27608

ST. PAULS EPISCOPAL CHURCH
205 ANN STREET
BEAUFORT NC 28516

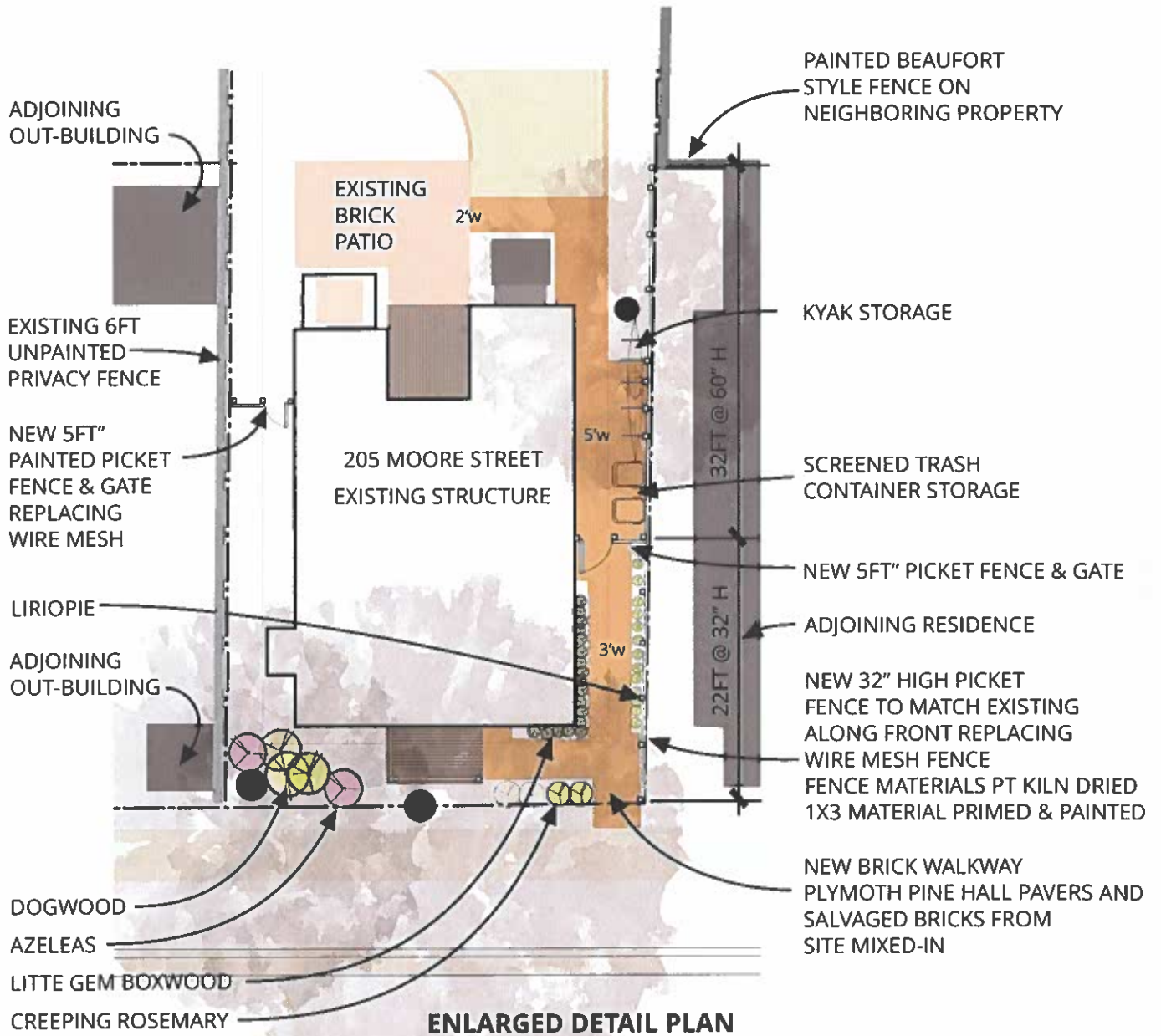
ERIC LINDSTROM
125 ANN STREET
BEAUFORT NC 28516



OVERALL LOT/SITE PLAN

205 MOORE STREET - Side Fence, Replacement, Brick Walkway & Landscaping

BARBARY LANE LLC / ERIC LINDSTROM ERIC@SFLA.BIZ 910-322-2679

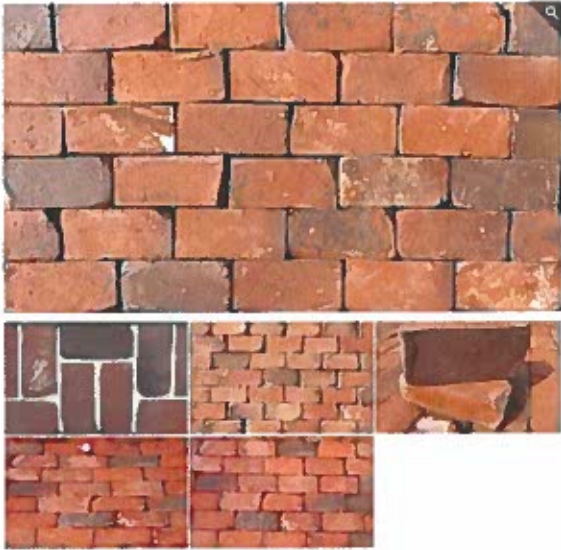


VIEW OF 205 MOORE STREET

TUMBLER PINE HALL PLYMOUTH PAVERS



PRODUCTS ▾ RESOURCES ▾ WHERE TO BUY ▾ CAREERS



Out-of-Stock until Fall 2023

North Carolina Plant

Plymouth Tumbled Modular Paver, is a true tumbled modular clay paver. Full Range with a hint of white and black paint. The dimensions are 3-5/8" by 7-5/8" by 2 1/4" thick for laying with 3/8" mortar joints, but also can also be laid dry with sand joints in a running bond or chevron patterns.

The paver complies with ASTM C902, Class SX, Type I, Application PA and ASTM C67 for Freeze-Thaw.

[Test Report - Modular 2.25"](#)

[Paver Product Spec](#)

[Paver FAQ](#)

Additional Information

Plant of Manufacture Madison, NC



EXISTING PICKET FENCE

60" HIGH WOOD PAINTED PICKET FENCE

NEW 32" HIGH PICKET FENCE ALONG SIDE TO MATCH FRONT REPLACING WIRE MESH FENCE

VIEW OF 205 MOORE STREET WITH FENCE SKETCH



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 3/07/23 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case #23-04 (208 Cedar & 319 Orange Street) -
Landscaping, Parking & Lighting

BRIEF SUMMARY:

In May 2022, the Beaufort Board of Commissioners re-approved the site plan for the Compass project. At the meeting the Commissioner’s placed two conditions on that approval which were that the applicant had to go back before the Historic Commission for a new COA as well as install the fence to the parking lot at 208 Cedar Street prior to construction on the main structure. To date the contractor (Hudson Brothers) is in the process of installing the required fence and has submitted a new COA application.

The application before you today are the same as was approved by the HPC in February of 2020 including the landscaping, fencing and lighting plans.

REQUESTED ACTION:

Finding of Facts
Decision on Certificate of Appropriateness

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: February 20, 2023
Case No. 23-04

Request: Installation of fencing and landscaping and parking at 208 Cedar Street & 319 Orange Street.

Applicant: Beaufort Partners, LLC
 P.O. Box 867
 New Bern, NC 28563

Property Information:

Owners: Beaufort Partners, LLC
Location: 208 Cedar Street & 319 Orange Street

Project Information:

In May 2022, the Beaufort Board of Commissioners re-approved the site plan for the Compass project. At the meeting the Commissioner’s placed two conditions on that approval which were that the applicant had to go back before the Historic Commission for a new COA as well as install the fence to the parking lot at 208 Cedar Street prior to construction on the main structure. To date the contractor (Hudson Brothers) is in the process of installing the required fence and has submitted a new COA application.

The application before you today are the same as was approved by the HPC in February of 2020 including the landscaping, fencing and lighting plans.

Attachments:

- Vicinity Map
- Adjacent Property Owners list
- COA Application, including photographs, parking lot site plan with landscaping as well as a photometric lighting plan with lighting materials.

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.

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.

8.1.9. 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.

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)

Fences and Walls Guidelines

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

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

8.2.6. 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.

Case #23-04 (Cedar & Orange St) - Landscaping, Parking & Lighting

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HOL</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZIP</u>	<u>MAIL_ADD2</u>
BEAUFORT PARTNERS LLC			NEW BERN	NC	28561	PO BOX 14165
DAVIS,JOHNNA	322	ORANGE STREET	BEAUFORT	NC	1821 28516	
DEBUTTS,RICHARD E JR ETUX ANNA	320	ORANGE STREET	BEAUFORT	NC	28516	
FLAKE,DONNA B ETVIR JERRY A	134	PARTRIDGE ROAD	WILMINGTON	NC	28412	
FLOWERS,JOHN D ETUX KAREN S	321	ORANGE STREET	BEAUFORT	NC	1820 28516	
HAMILTON,JULIAN CRAIG	795	SEASHORE DRIVE	ATLANTIC	NC	28511	
HAMRICK,RICHARD L ETUX JENNIFE	2234	THE CIRCLE	RALEIGH	NC	1448 27608	
HAUS,THOMAS REILLY ETUX MARY B	801	OAKLAWN AVE	WINSTON SALEM	NC	2221 27104	
HOMER SMITH LLC	101	CEDAR STREET	BEAUFORT	NC	28575	
MEISLOHN,PETER R ETAL BARTA	208	LIVE OAK STREET	BEAUFORT	NC	28516	
SOUND SHORE CONSTRUCTION INC	1913	FRONT STREET	BEAUFORT	NC	28516	
SWARTZ,W. BRUCE ETAL M. TR	304	ROSLYN ROAD	RICHMOND	VA	23226	
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 **\$250.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Beaufort Partners, LLC c/o Ward and Smith, P.A.

Applicant Address: P.O. Box 867, New Bern, NC 28563

Business Phone: 252.672.5460 Email/Cell: ejr@wardandsmith.com

Property Owner Name: Beaufort Partners, LLC

Address of Property: 208 Cedar Street/319 Orange Street

Phone Number: 252.635.7476 Email/Cell: joe@thomasdev.com

PROJECT INFORMATION

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

See attached narrative.

Estimated Cost of Project: \$ 200,000.00

Year House Built: N/A

[Signature]
Applicant Signature

2/7/2023
Date

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

2-7-2023
Date

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

OFFICE USE ONLY

Received by: K.G.
Date: 2/8/23

Reviewed for Completeness: K.G.
Date Deemed Completed and Accepted: 2/10/23

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 k.garner@beaufortnc.org.

**CEDAR STREET PARKING LOT
CERTIFICATE OF APPROPRIATENESS APPLICATION NARRATIVE
FEBRUARY 7, 2023**

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 construct a new parking lot for the proposed Compass Hotel. A Certificate of Appropriateness ("COA") was granted on February 4, 2020. The COA issued in case 20-02 208 Cedar and 319 Orange Street – Demolition, Tree Removal, and Parking Lot – included the removal of two block structures with appropriate local permits and waiving the 365 day delay period; a submitted landscaping plan; a revised lighting plan showing 12' high single head lamps per the photometric plans as well as a fencing plan that identified the type, color, and height of the Type "A" buffer fence (smooth side out) between the parking lot and adjacent residential uses. The two block structures have been demolished and other site work has been performed in accordance with the COA.

On May 9, 2022, the Beaufort Board of Commissioners ("BOC") approved Beaufort Partners, LLC's proposed site plan for a 77,632 square foot hotel, commonly known as Compass Hotel at 103, 113, 115 and 208 Cedar Street. The BOC placed a condition on the approval that the buffer on the southside parking area adjacent to Mr. John Flowers, Mr. Lee Hamrick, Mr. Michael Fullam, and Mr. Craig Hamilton be constructed as soon as possible.

Beaufort Partners, LLC is requesting an extension or renewal of the COA granted by the Commission in case 20-02. The plans remain the same and there have been no material changes in the purpose of the project.

ADJACENT PROPERTY:

The 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:

Demolition of the two block structures on the site that were not historic has occurred and the debris was removed from the site.

Site Preparation Work:

The following site preparation work will be performed:

1. Verify site property lines.
2. Install required erosion control measures, i.e., perimeter silt fencing.
3. Clear/remove from site concrete debris, retaining walls, trees, etc. required for grading operations.
4. Cut/fill grading operations to establish finish subgrades to allow other operations to proceed.

Construction Activities:

The following construction activities will be performed:

5. Install underground reinforced concrete piping from storm basins to existing street basins at tie in points.
6. Install perimeter curb and gutter, including street islands and curb along Cedar Street and Orange Street.
7. Misc. asphalt patch required around Cedar and Orange Street curb and gutter, islands, etc.

Please note - this work will be performed in conjunction with NC DOT street improvements on Cedar Street prior to new paving operations. The Contractor spoke with NC DOT officials on January 30, 2023 to coordinate the timing of this work.

8. Install U/G conduits for parking lot site lighting.
9. Install stone subgrade.
10. Install backfill behind perimeter curb and gutter of parking lot.

11. Install site perimeter fencing. Proposed fencing will be Beaufort Style. Fencing will be 6' high, made of wood and Sherwin Williams SW7006 Extra White in color.
12. Paint site perimeter fencing.
13. Install required landscape buffer as detailed on plans. 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.
14. Install Site Lights. Proposed lighting will be consistent with the previous approval and the attached documents. Lighting poles will be 12' high single head lamps and black in color.
15. Install asphalt paving and painted striping.

OWNER	AIL_HOU	MAIL_ST	MAIL_CITY	AIL_STATEMAIL_Z14	MAIL_Z15	MAIL_ADD2
BEAUFORT PARTNERS LLC			NEW BERN	NC	28561	PO BOX 14165
DAVIS, JOHNNA	322	ORANGE STREET	BEAUFORT	NC	28516	
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	301	CEDAR STREET	BEAUFORT	NC	28516	
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	27608	1448
HAUS, THOMAS REILLY ETUX MARY B	314	MOORE STREET	BEAUFORT	NC	28516	
HOMER SMITH LLC	101	CEDAR STREET	BEAUFORT	NC	28516	PO BOX 68
MEISLOHN,PETER R ETAL BARTA	324	ORANGE STREET	BEAUFORT	NC	28516	
SOUND SHORE CONSTRUCTION INC	100	CEDAR STREET	BEAUFORT	NC	28516	
SWARTZ, W BRUCE, ET AL. M. TR	318	ORANGE STREET	BEAUFORT	NC	28516	
TOWN OF BEAUFORT			BEAUFORT	NC	28516	PO BOX 390













Beaufort Partners, LLC

Write a description for your map.

Legend

📍 319 Orange St



Carteret County, N.C.



February 7, 2023

The information displayed by this website is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this information are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. Carteret County assumes no legal responsibility for the information contained on this site. Carteret County does not guarantee that the data and map services will be available to users without interruption or error. Furthermore, Carteret County may modify or remove map services and access methods at will.

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)



US patent 7,828,456 8,002,428, 8,177,386 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 - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

LEDS - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI CW. 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 tethered and provides access to driver. Door frame retaining fasteners are captive.

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 tenon.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVERS - Available in SS (Super Saver) and HO (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

LIGHT OUTPUT - XDLS		Lumens (Nominal)			Watts (Nominal)
		Type 3	Type FT	Type 5	
Cool White	SS	7100	6540	6220	71
	HO	9600	8990	8500	106
Neutral White	SS	6510	5840	5680	71
	HO	8810	7890	7780	106
Warm White	SS	4790	5170	5010	71
	HO	6460	6880	6740	106

LED Chips are frequently updated therefore values may increase.

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



LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XDLSB 3 LED SS CW UE BLK CH S PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temp	Input Voltage	Finish	Mounting Style ^{1,2}	Mounting Configuration ^{1,2}	Options
XDLSA ¹ Angle Shade	3 - Type III S - Type V FT - Forward Throw	LED	SS - Super Saver	CW - Cool White (5000K)	UE - Universal Electronic (120-277V)	BLK - Black	CH - Classic Hook	S - Single	DIM - 0-10 Volt Dimming (from external signal) ⁵ BLS - Bi-level Switching (from external 120-277V signal) ⁵ Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V
XDLSB ¹ Bell Shade			HO - High Output	NW - Neutral White (4000K) WW - Warm White (3500K)		347-480 Universal Voltage (347-480V)	BRZ - Bronze WHT - White GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green		

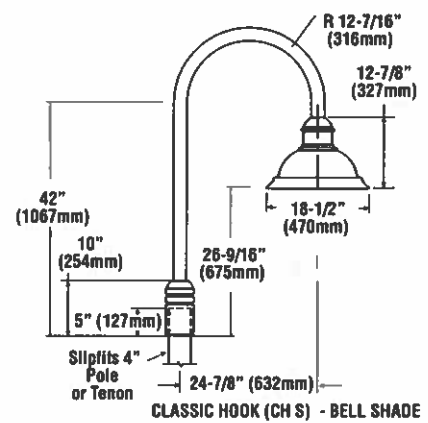
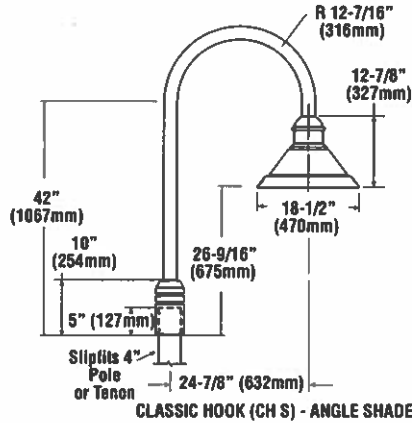
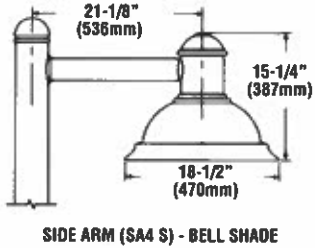
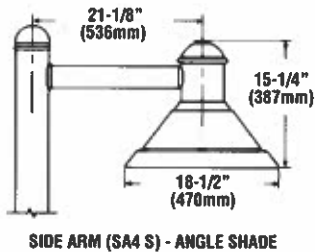
ACCESSORY ORDERING INFORMATION		(Accessories are field installed)	
Description	Order Number	Description	Order Number
FK120 Single Fusing (120V)	FK120 ⁶	DFK480 Double Fusing (480V)	DFK480 ⁶
FK277 Single Fusing (277V)	FK277 ⁶	FK347 Single Fusing (347V)	FK347 ⁶
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240 ⁶		

LUMINAIRE EPA CHART - XDLS	
Single	1.6
D180°	2.7
D90°	2.3
T90°	3.3
TN120°	3.4
Q90°	4.1

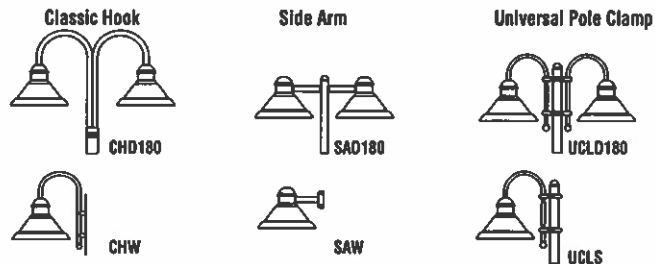
Note: Includes Bracket

- FOOTNOTES:**
- 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 PCI120 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.
 - See Lifestyle Bracket ordering chart for Mounting Style/Configurations availability.
 - 3" reduced drilling pattern required.
 - For use with SA4 and SA5 mounting styles only.
 - DIM and BLS cannot be ordered together.
 - Fusing must be located in the hand hole of pole.

DIMENSIONS



See Lifestyle Brackets and Mounts in outdoor section of latest Buyers Guide for details on other bracket sizes.



LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

BUG LISTING

XDLS - TYPE 3

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	9603	106.1	91	B2-U0-G2
SS	CW	7096	71.4	99	B1-U0-G1

XDLS - TYPE 5

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8501	106	80	B3-U0-G1
	NW	7779	104	75	B3-U0-G1
SS	CW	6225	71	88	B3-U0-G1
	NW	5685	71	80	B2-U0-G1
	WW	5007	70	72	B2-U0-G1

XDLS - TYPE FT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8994	106	85	B1-U0-G2
	NW	7891	104	76	B1-U0-G2
SS	CW	6543	71	92	B1-U0-G2
	NW	5846	71	83	B1-U0-G2
	WW	5171	70	74	B1-U0-G1

* Color Temperature: WW-3000K, NW-4000K, CW-5000K



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

February 13, 2020

Mr. Mike Baldwin
Baldwin Design Consultants, PA
1700-D East Arlington Blvd.
Greenville, NC 27858

RE: Case 20-02 208 Cedar & 319 Orange Street - Demolition, Tree Removal & Parking Lot

Dear Mr. Baldwin:

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

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

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

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

Sincerely,

Kyle Garner, Planning Director
Historic Preservation Commission

Enclosed: COA Certificate
CC: Property Owner (if not applicant)

Mayor Everette S. (Ret.) Newton
Commissioner John Hagle • Commissioner Sharon Harker • Commissioner Marianna Hollinshed
Commissioner Ann Carter • Commissioner Charles McDonald
Town Manager John Day



TOWN OF BEAUFORT, NC
ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Beaufort Historic Preservation Commission (HPC) for the Town of Beaufort, N.C., having held a public hearing on **January 7, 2020 & FEBRUARY 4, 2020** to consider a Certificate of Appropriateness (COA) application submitted by **BALDWIN DESIGN CONSULTANTS, PA** for **CASE 20-02 208 Cedar & 319 Orange Street - Demolition, Tree Removal & Parking Lot with Exterior Lighting & Landscaping** and having heard all of the evidence, testimony, and arguments presented during the public hearing on this item and having the material(s) submitted to the HPC from the applicant as well as samples present at the meeting, makes the following CONCLUSION:

Based upon the testimony, evidence and record before the HPC on January 7, 2020, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

8.1.4. 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.

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.

8.1.9. 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.

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)

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

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

8.2.6. 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.

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.

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.

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.

THEREFORE, IT IS ORDERED based on the application submitted, the testimony given during the public hearing and the foregoing findings of fact, the HPC concludes that the proposed project is congruous with the special character of the historic district as a whole and that a Certificate of Appropriateness be **ISSUED** for **CASE 20-02 208 Cedar & 319 Orange Street - Demolition, Tree Removal & Parking Lot - This approval includes the removal of two block structures with the appropriate local permits and waving the 365 delay period; the submitted landscaping plan; and the revised lighting plans showing 12' high single head lamps per the photometric plans as submitted as evidence and testified to at the February 4th meeting as well as a fencing plan that identifies the type, color and height of the Type "A" buffer fence (smooth side out) between the parking lot and adjacent residential uses. The Historic Commission also made the following suggestion:**

That an irrigation system be installed to preserve the integrity of the landscaping.

This the 12th day of February 2020

Kyle Garner, Planning Director
Kyle Garner, Planning Director

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

TOWN OF BEAUFORT
Planning and Inspections Department
701 Front Street, P.O. Box 390
Beaufort, N.C. 28516
(252) 728-2142, (252) 728-3982 fax
www.beaufortnc.org

May 12, 2022

Mr. Joe Thomas
Beaufort Partners, LLC
New Bern, NC 28561

RE: Compass Hotel – 103, 113, 115 & 208 Cedar Street – Site Plan Approval

Dear Mr. Thomas:

The Beaufort Board of Commissioners met on Monday, May 9, 2022, and approved your proposed site plan for a 77,632 square foot hotel, commonly known as Compass Hotel at 103, 113, 115 & 208 Cedar Street. As part of the approval the Board of Commissioners placed a condition that the required buffer on the south side parking area adjacent to Mr. John Flowers, Mr. Lee Hamrick, Michael Fullam & Mr. Craig Hamilton be constructed as soon as possible.

The approved site plan is good for an 18 month period and will expire in November 2023 unless one half of the site improvements are complete. Re-approval of the Certificate of Appropriateness from the Historic Commission for the south side parking area will also be required prior to moving forward.

Before construction begins, we request that all State environmental permits be submitted to us as well as any other pertinent permits. We also recommend that prior to any construction, your general contractor meet with the Town’s Public Works & Utility Director, Town Engineer and Building Inspector.

If you have any questions, please e-mail me at k.garner@beaufortnc.org or call (252) 528-8764.

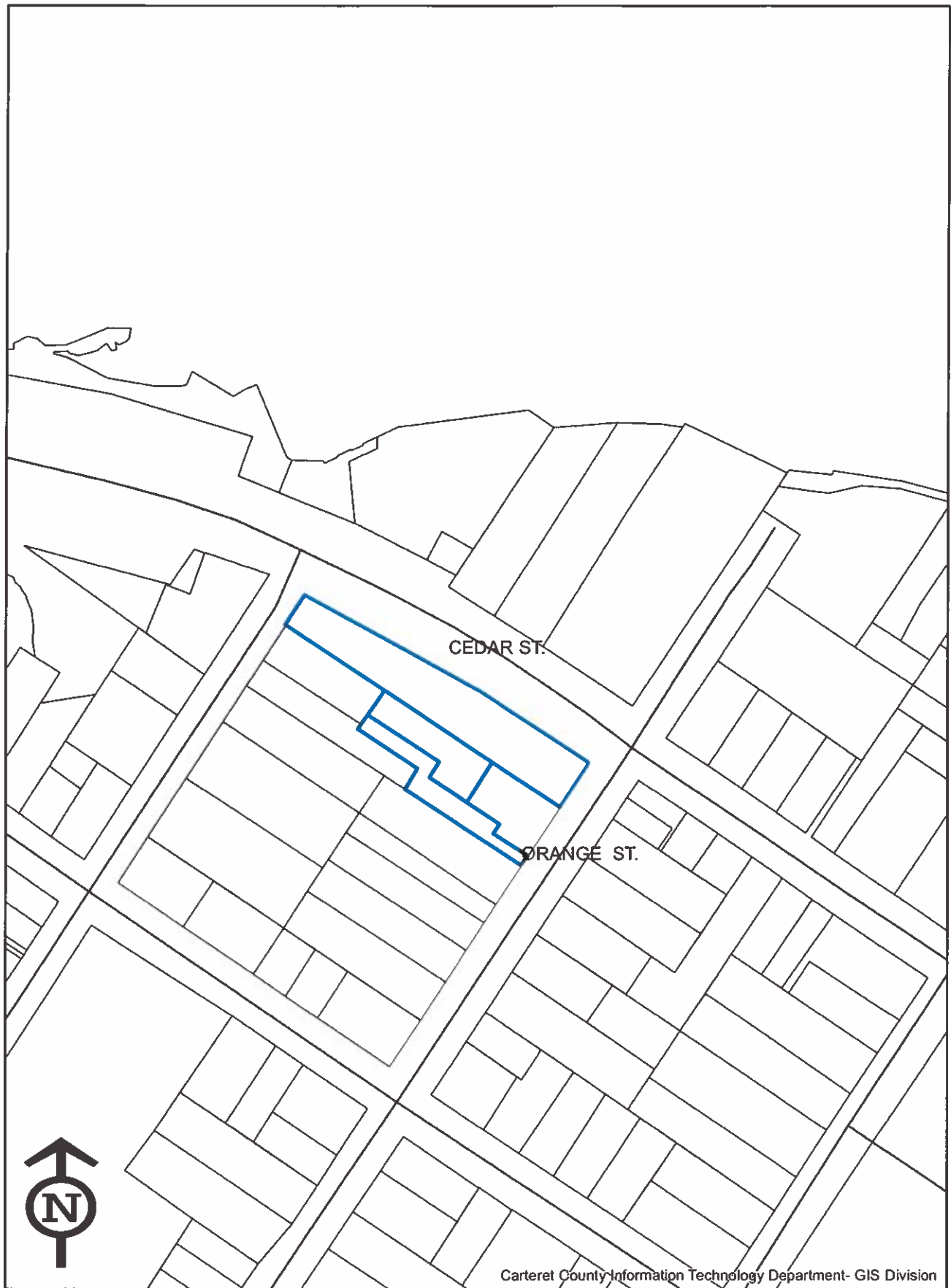
Sincerely,

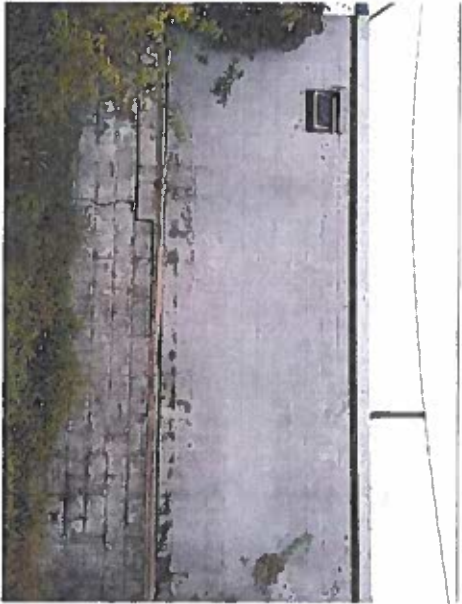
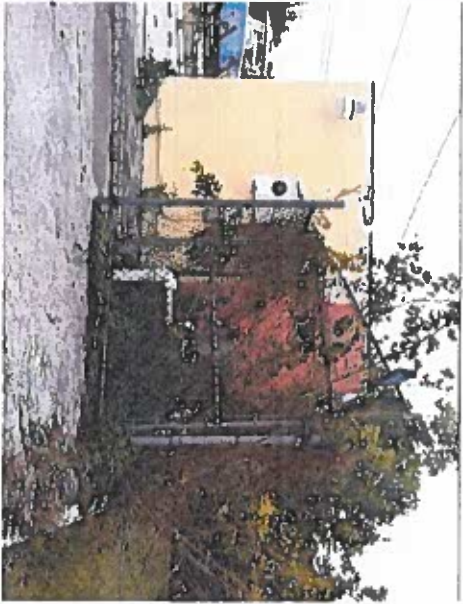


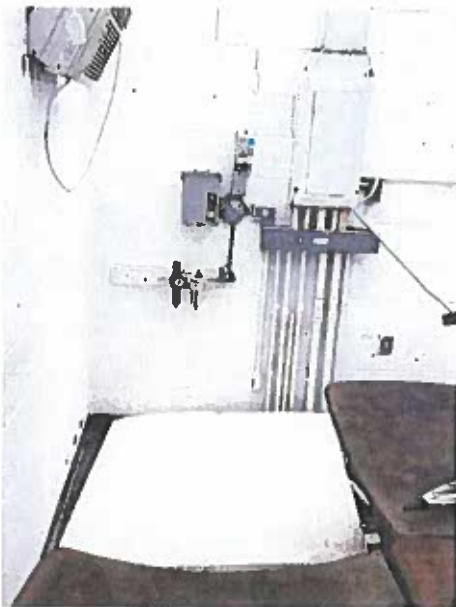
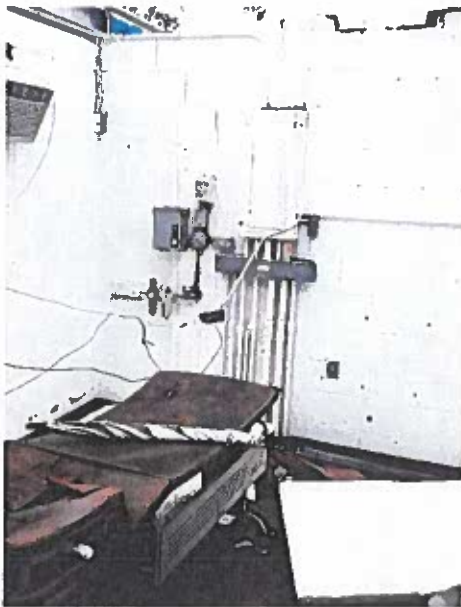
Kyle Garner, AICP
Planning Director



Kyle Garner, AICP, Planning Director

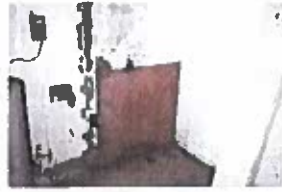








NP_20150407_01_59_05_Prc



NP_20150407_01_59_11_Prc



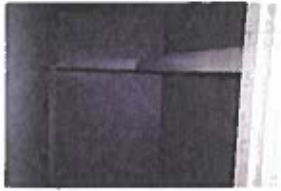
NP_20150407_01_59_45_Prc



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_40_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



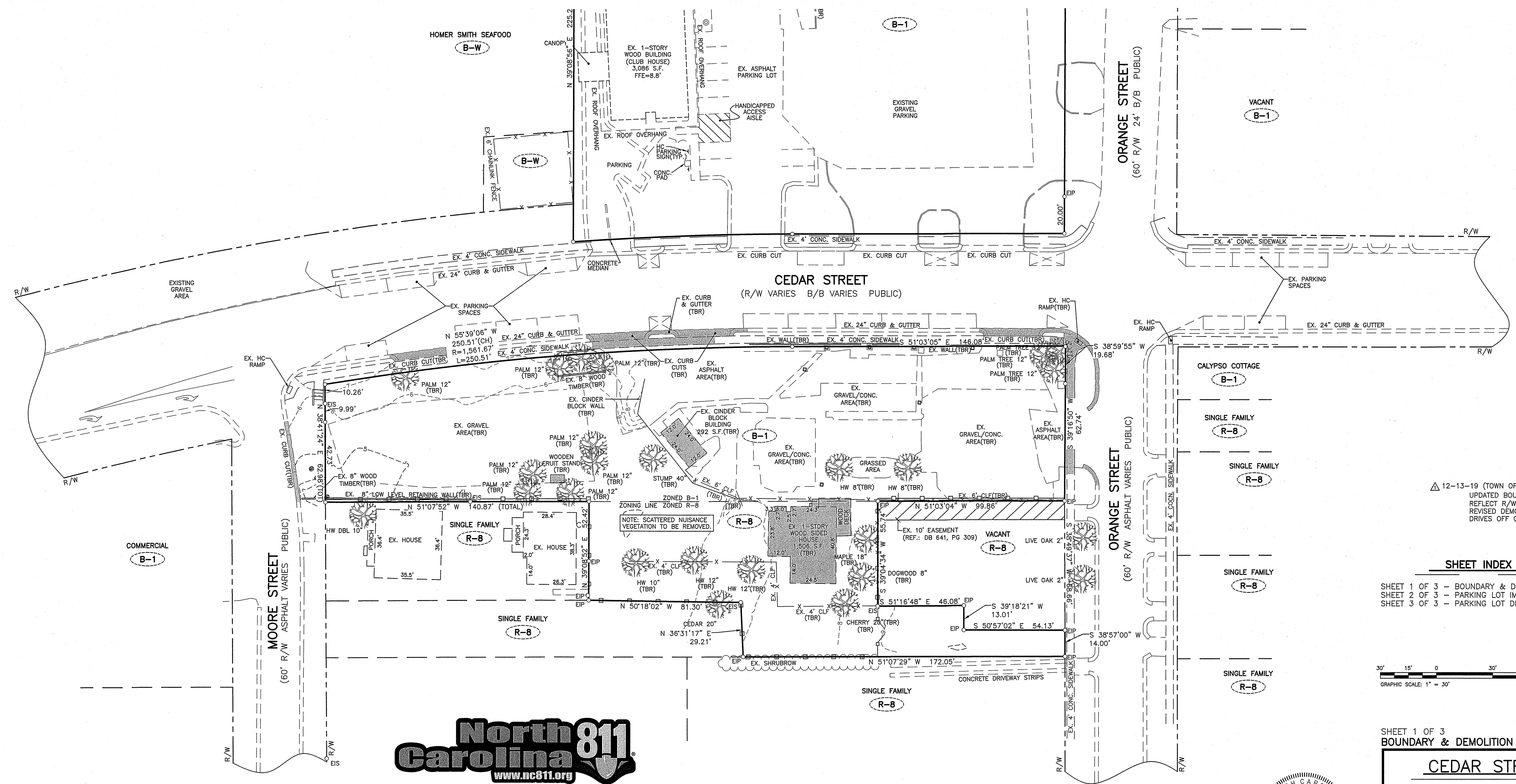
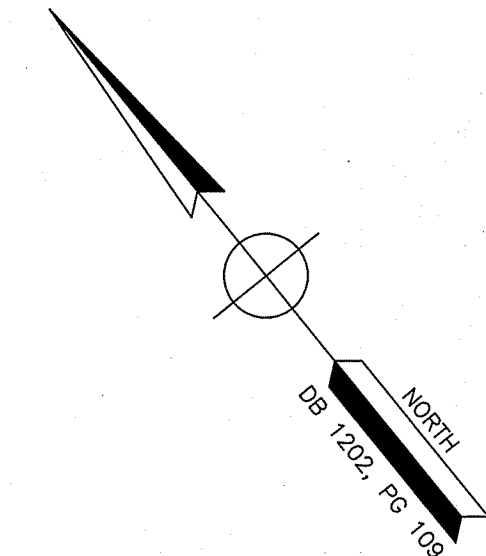
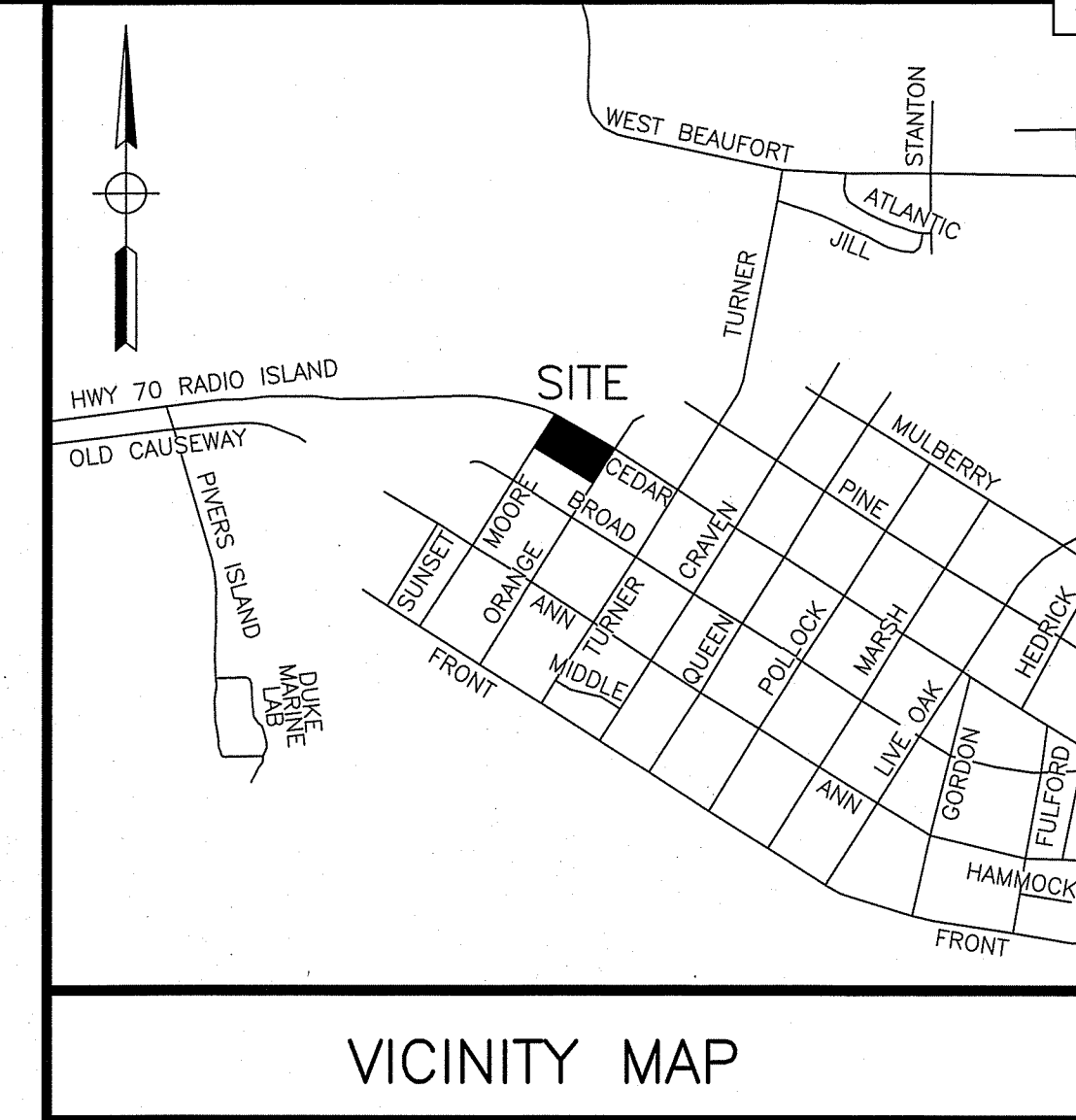
NP_20150407_01_58_21_Prc



NP_20150407_01_58_45_Prc

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

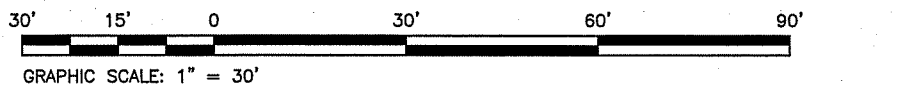
- LEGEND**
- ABS = ACRYLONITRILE-BUTADIENE-STYRENE
 - BB = BOTTOM OF BANK
 - B/B = BACK OF CURB TO BACK OF CURB
 - BC = BACK OF CURB
 - BD = BOLLARD
 - BFE = BASE FLOOD ELEVATION
 - BLD = BUILDING CORNER
 - BM = BENCH MARK
 - BMP = BEST MANAGEMENT PRACTICE
 - BO = BLOW OFF
 - BSP = BACTERIOLOGICAL SAMPLING 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 OUT
 - 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
 - GUY = 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
 - SMN = SET MAN 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
 - SWHDPE = SMOOTH WALL HDPE PIPE
 - SWPPP = SMOOTH WALL PLASTIC PIPE
 - TB = TOP OF BANK (TOPO ONLY)
 - TBL = TOP OF BLOCK
 - TBR = TO BE REMOVED
 - TC = TOP OF CURB
 - TCONC = 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.

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

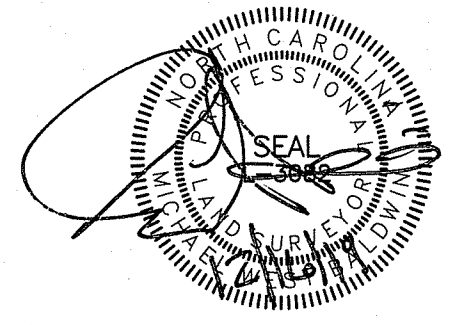
Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27638 252.756.1390	DESIGNED: MWB	APPROVED: MWB
	DRAWN: NRW	DATE: 05/13/19
CHECKED: MWB	SCALE: 1" = 30'	

SHEET 1 OF 3
 BOUNDARY & DEMOLITION PLAN

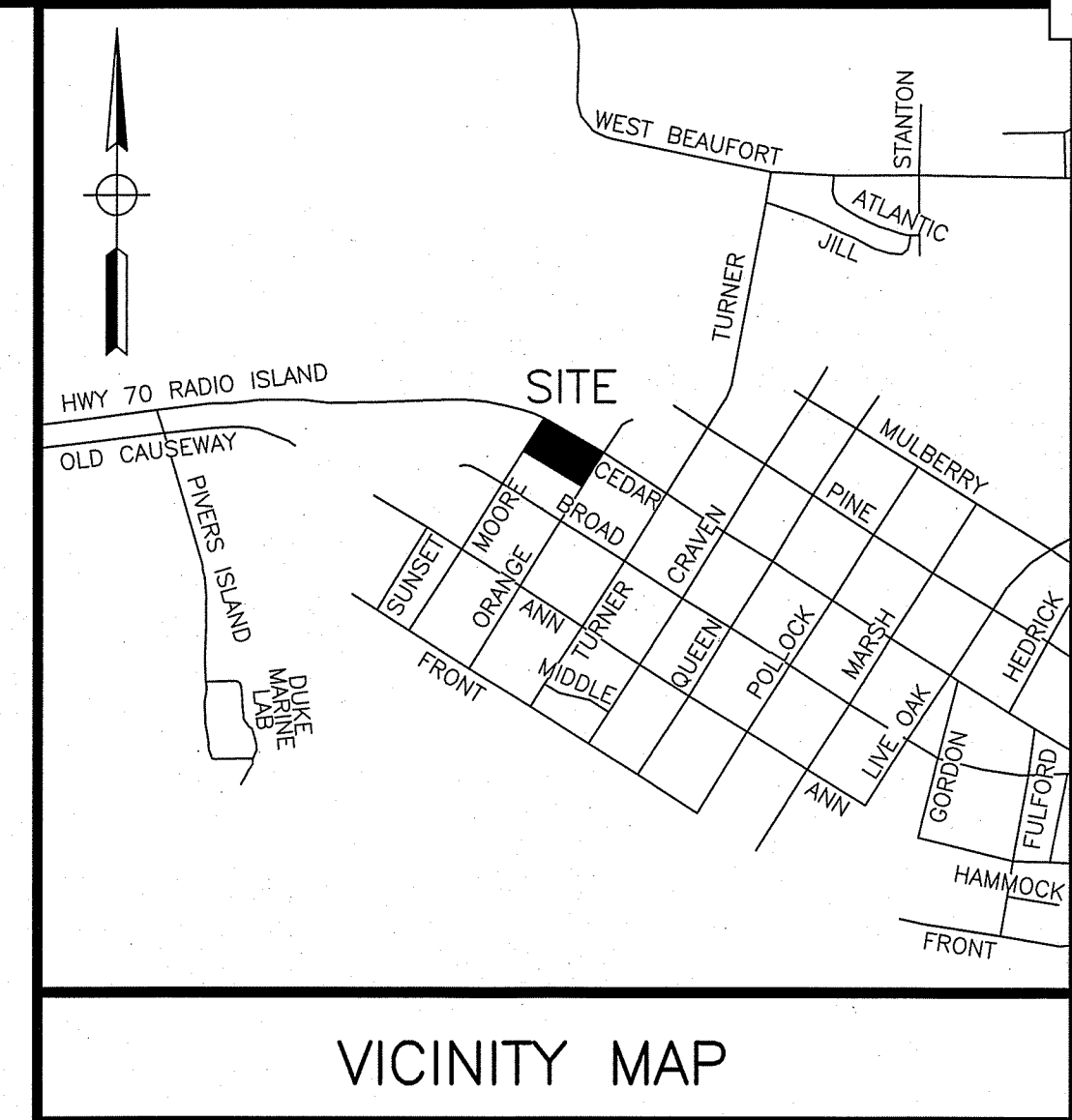
CEDAR STREET PARKING LOT

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

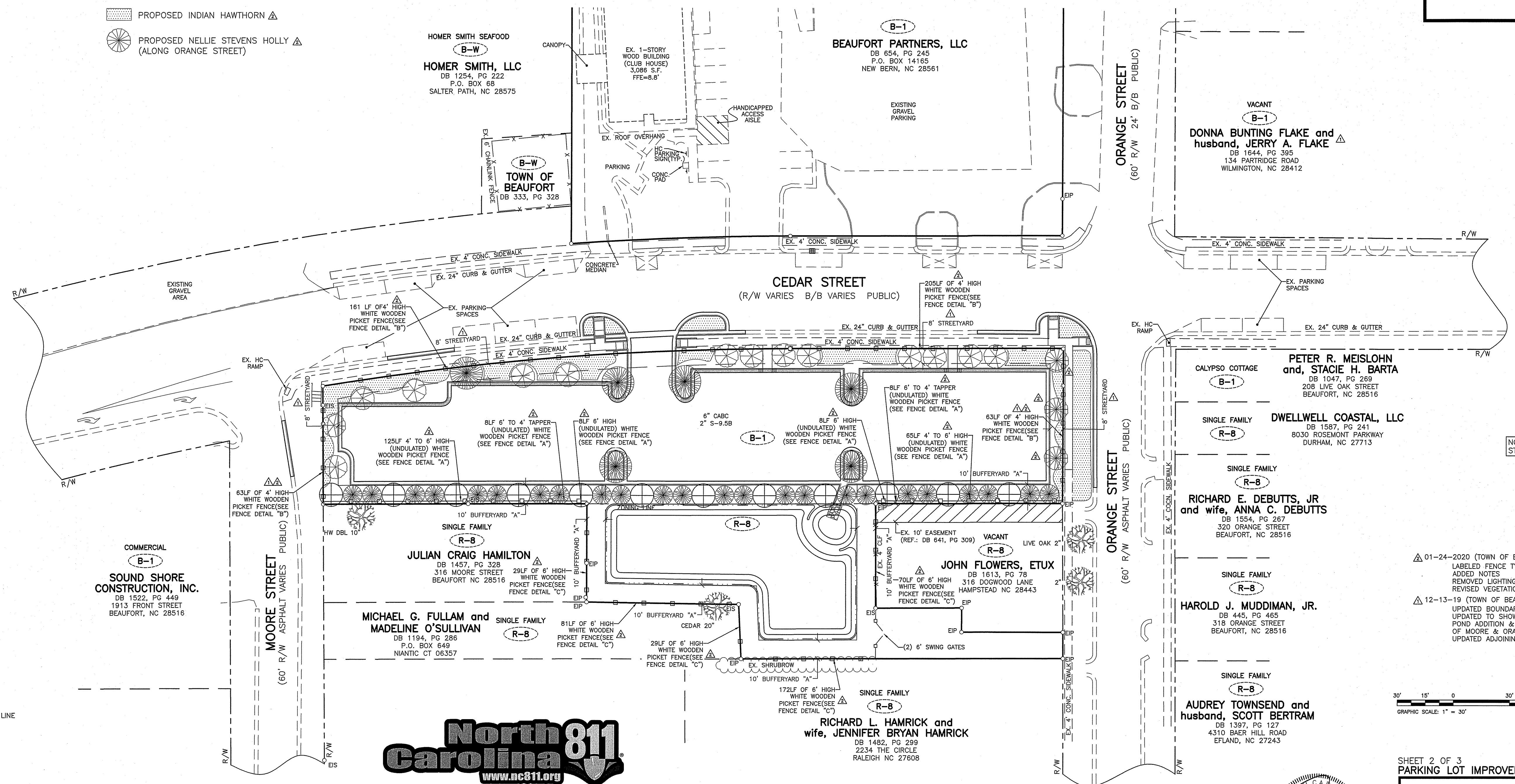


Y:\DRAWINGS\07-160 Beaufort Yacht Club\HOTEL-2017\CEDAR STREET PARKING LOT IMPROVEMENTS-REV.dwg Men, Dec. 16, 2019 9:51:18am RWELLS



- 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
 - CMF = CORRUGATED METAL PIPE
 - CO = CLEAN OUT
 - CONC = CONCRETE
 - CP = COMPACT PAVING SPACE
 - CPP = CORRUGATED PLASTIC PIPE
 - DI = DROP INLET
 - DIP = DUCTILE IRON PIPE
 - DS = DOWNSPRAW
 - DW = DRIVEWAY
 - ECM = EXISTING CONCRETE MONUMENT
 - EA = EXISTING IRON AXLE
 - EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - ELEC = ELECTRICAL
 - ELM = ELECTRIC METER BOX
 - ELMH = ELECTRIC MANHOLE
 - EP = EDGE OF PAVEMENT
 - EPKH = EXISTING PARKER KALON NAIL
 - ERRS = EXISTING RAILROAD SPIKE
 - ESCP = EXTRA STRENGTH CONCRETE PIPE
 - FES = FLARED END SECTION
 - FPE = 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
 - GUY = 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
 - N/S = NOT TO SCALE
 - OCS = OUTLET CONTROL STRUCTURE
 - OUP = OVERHEAD UTILITY POLE
 - PH = PUMP HOUSE
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - POB = POINT OF BEGINNING
 - PRC = POINT OF REVERSE CURVATURE
 - PT = POINT OF TANGENCY
 - PVC = POLYVINYL CHLORIDE
 - RADIUS = RADIUS
 - RCP = REINFORCED CONCRETE PIPE
 - R/W = RIGHT-OF-WAY
 - SIP = SET IRON PIPE
 - SIN = SET MANHOLE
 - 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
 - SWHDPE = SMOOTH WALL HDPE
 - SWPPP = SMOOTH WALL PLASTIC PIPE
 - TB = TOP OF BANK (TOPO ONLY)
 - TBK = TOP OF BLOCK
 - TBR = TO BE REMOVED
 - TC = TOP OF CURB
 - TCONC = TOP OF CONCRETE
 - TG = TOP OF GRAVEL
 - TLMH = TELEPHONE MANHOLE
 - TP = TOP OF PAVEMENT
 - TSW = TOP OF SIDEWALK
 - TLMH = 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
 - /- = NOT TO SCALE
 - CLASS "B" STONE APRON
 - CONSTRUCTION ENTRANCE/EXIT
 - EXISTING OVERHEAD UTILITIES
 - EXISTING SANITARY SEWER LINE
 - SANITARY SEWER FORCE MAIN
 - EXISTING WATER LINE
 - LIMITS OF CONSTRUCTION
 - UNDERGROUND COMMUNICATIONS LINE
 - GAS LINE
 - FIBER OPTIC LINE
 - UNDERGROUND ELECTRICAL LINE
 - UNDERGROUND CABLE
 - SILT FENCE
 - DRAINAGE EASEMENT
 - RIPARIAN BUFFER
 - SIGHT TRIANGLE
 - SIGN EASEMENT
 - ZONING CLASSIFICATION
 - AREA TO BE DEMOLISHED
 - EXISTING TREE

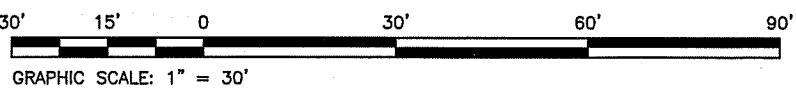
- LEGEND**
- PROPOSED LIVE OAK
 - PROPOSED FLOWERING DOGWOOD
 - PROPOSED WAX MYRTLE
 - PROPOSED AMERICAN HOLLY
 - PROPOSED INDIAN HAWTHORN
 - PROPOSED NELLIE STEVENS HOLLY (ALONG ORANGE STREET)



North 811
www.nc811.org
Call 72 Hours Before You Dig!
1-800-632-4949

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
3. 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.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.

01-24-2020 (TOWN OF BEAUFORT COMMENTS)(NRW)
LABELED FENCE TYPES AND LENGTHS
ADDED NOTES
REMOVED LIGHTING INFORMATION FROM PLANS
REVISED VEGETATION TYPES
12-13-19 (TOWN OF BEAUFORT COMMENTS)(NRW)
UPDATED BOUNDARY ON CEDAR STREET TO
UPDATED TO SHOW REVISED PARKING AND
POND ADDITION & REMOVAL OF DRIVES OFF
OF MOORE & ORANGE STREETS
UPDATED ADJOINING PROPERTY OWNER

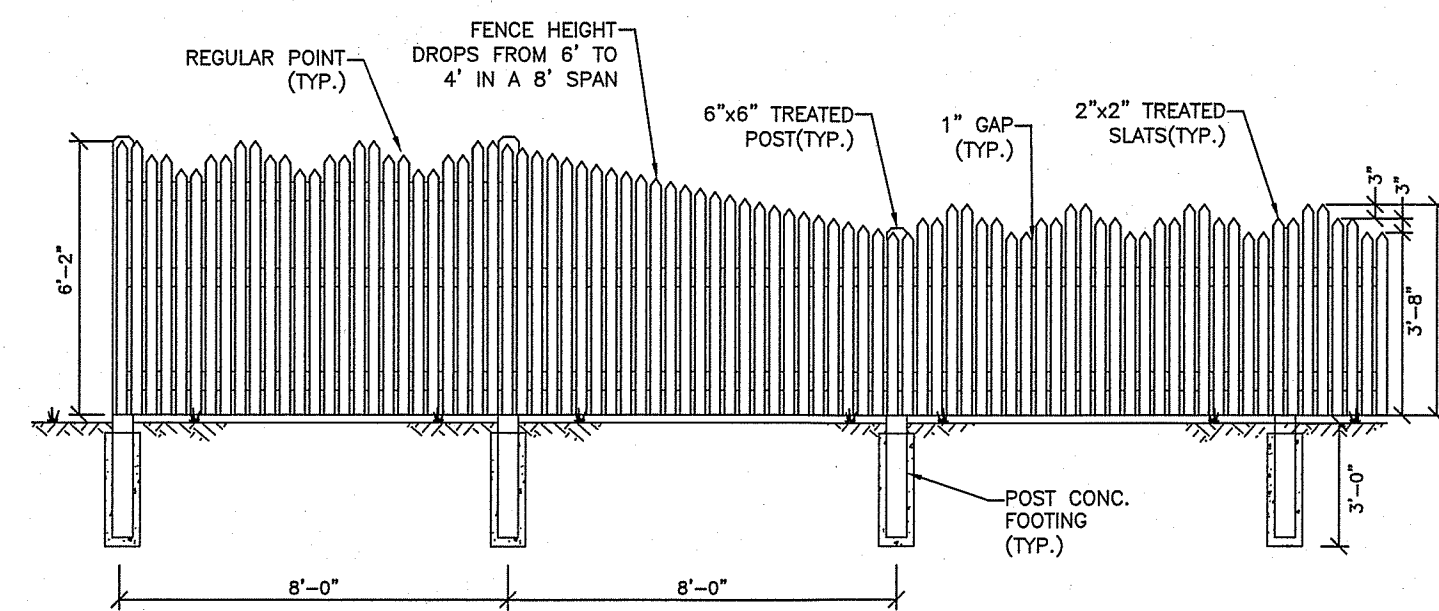


SHEET 2 OF 3
PARKING LOT IMPROVEMENTS
PIN #730617114760000
PIN #730617114784000
PIN #730617115739000

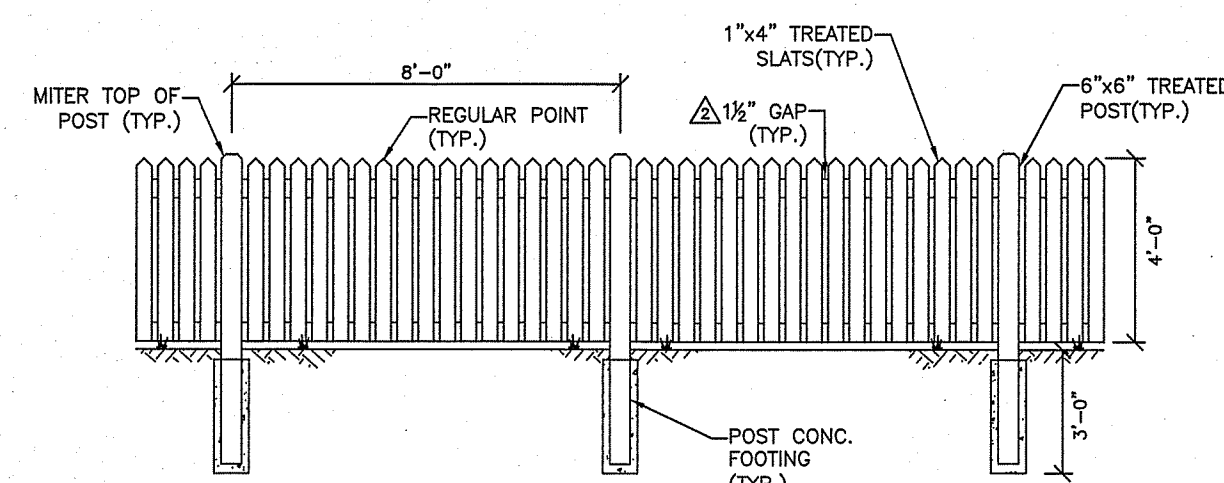
CEDAR STREET PARKING LOT
REFERENCE: DEED BOOK 879, PAGE 793 & DEED BOOK 937, PAGE 309 & DEED BOOK 1449, PAGE 1 OF THE CARTERET COUNTY REGISTER OF DEEDS
BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.
OWNER: BETTY APPERSON
ADDRESS: P.O. BOX 625
LAGRANGE, NC 28551
PHONE: (252) 559-0592

DEVELOPER: BEAUFORT PARTNERS, LLC P.O. BOX 14165 NEW BERN, NC 28561 (252) 635-7476	Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-3 EAST ARLINGTON BOULEVARD GREENVILLE, NC 27838 252.756.1390	DESIGNED: MWB DRAWN: NRW CHECKED: MWB	APPROVED: MWB DATE: 05/13/19 SCALE: 1" = 30'
---	---	---	--

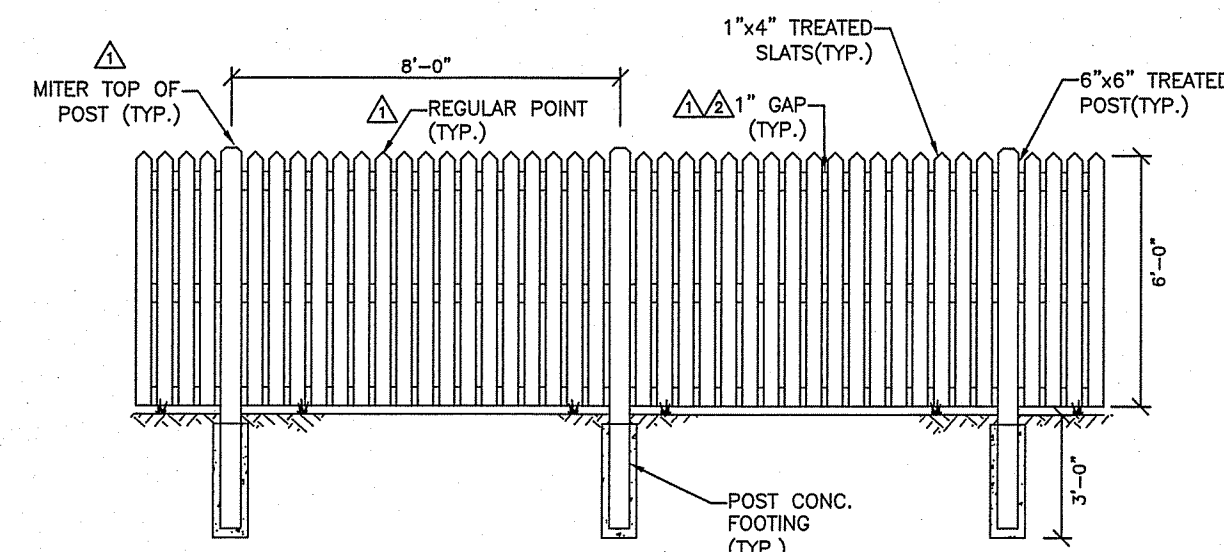
X:\DRAWINGS\07-160 Beaufort Yacht Club\HOTEL-2017\CEDAR STREET PARKING LOT IMPROVEMENTS-REV.dwg Mon, Jan 27, 2020 - 3:00pm RWELLS



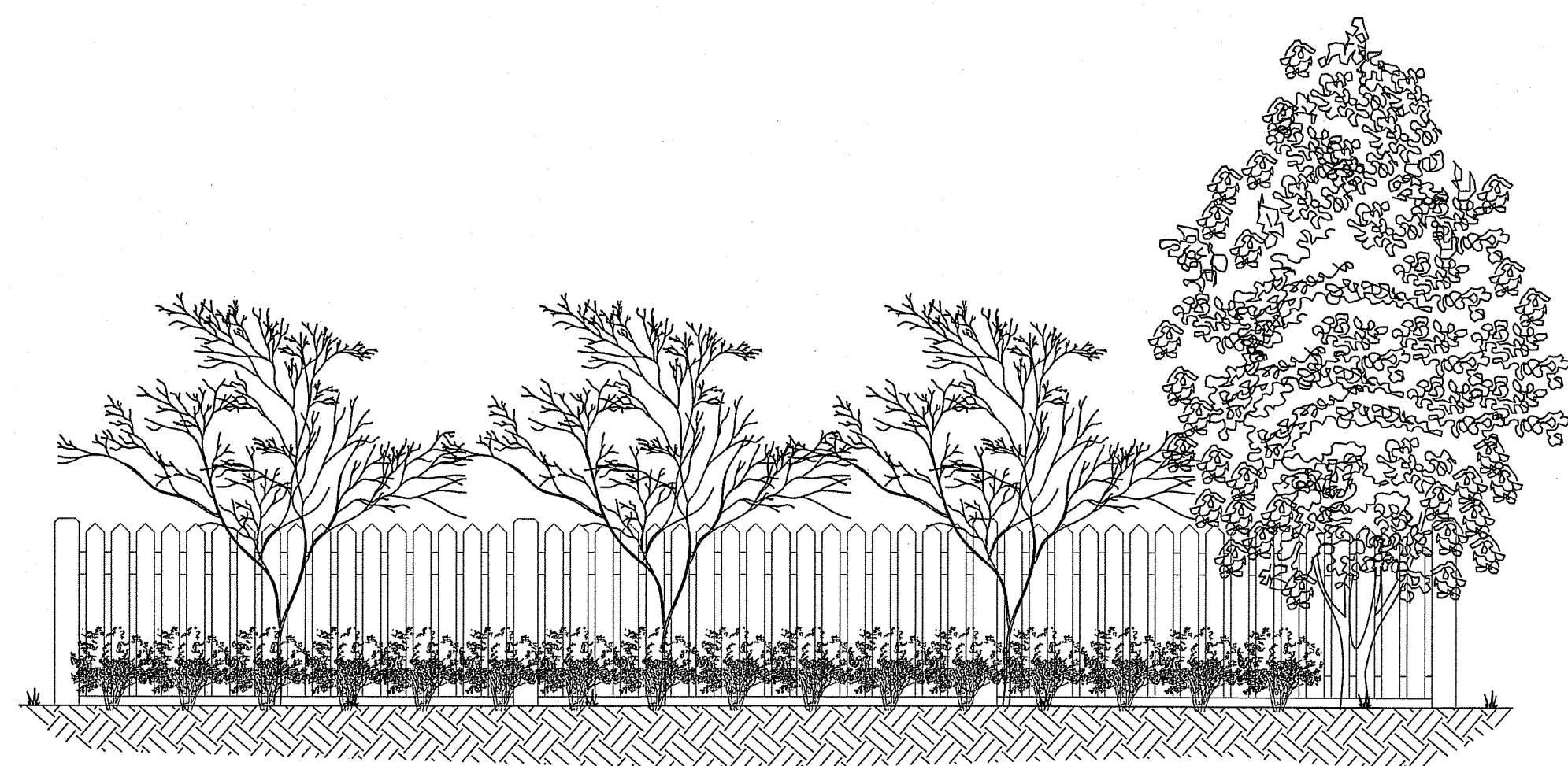
4' TO 6' (UNDULATED) FENCE DETAIL "A"
(ALONG ADJOINING PROPERTY LINES)
SCALE: N.T.S.



4' FENCE DETAIL "B"
(ALONG ROAD FRONTAGE)
SCALE: N.T.S.



6' WOOD PRIVACY FENCE DETAIL "C"
(ALONG POND PERIMETER)
SCALE: N.T.S.



STREET ELEVATION VIEW (ALONG MOORE STREET)

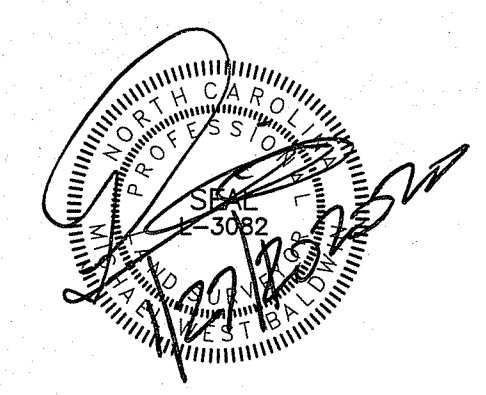
SCALE: N.T.S.

- ▲ 01-24-2020 (TOWN OF BEAUFORT COMMENTS)(NRW)
REVISED AND ADDED DETAILS FOR FENCE TYPES
UPDATED DECORATIVE LIGHT DETAIL NOTES
REMOVED LIGHTING DETAILS
- ▲ 12-13-2019 (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



VP ENGINEERING

Mechanical | Electrical | Plumbing

VRETTOS PAPPAS

CONSULTING ENGINEERS, P.A.

PO Box 31847, Charlotte, NC 28231

2815 Coliseum Centre Drive, Suite 180

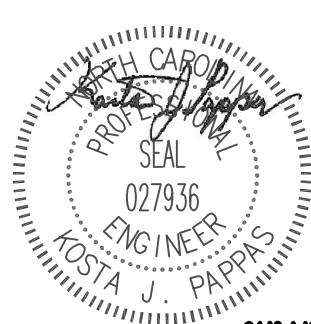
Charlotte, NC 28217

704.372.7755

www.vpce.com

**CEDAR ST
PARKING**

BEAUFORT, NC



DISCLAIMER

THESE DRAWINGS, THE PROJECT SPECIFICATIONS MANUAL AND THE DESIGN ARE INSTRUMENTS OF SERVICE ONLY AND REMAIN THE PROPERTY OF VRETTOS PAPPAS CONSULTING ENGINEERS, INC. THE REPRODUCTION AND/OR UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF VRETTOS PAPPAS CONSULTING ENGINEERS, INC. IS PROHIBITED.

REVISION # DATE

PROJECT #: 4833

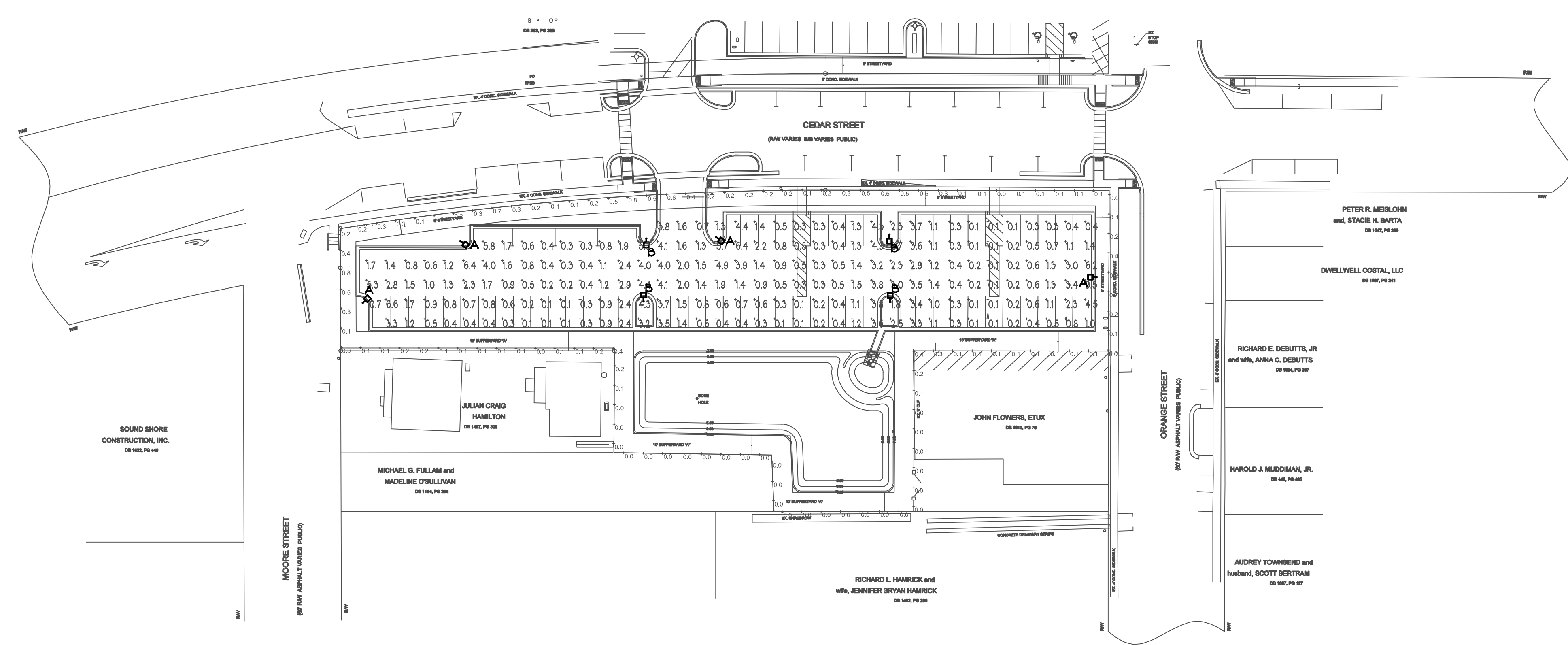
DATE: 01/24/2020

DRAWN BY: JTE

CHECKED BY: DP

SITE LIGHTING PLAN

ES1



1 SITE LIGHTING PLAN
ES1 1" = 40'

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	-	1.6 fc	10.6 fc	0.1 fc	106.0:1	16.0:1
PROPERTY LINE	-	0.2 fc	0.8 fc	0.0 fc	N/A	N/A

SITE LIGHTING FIXTURE SCHEDULE

SYMBOL OR TAG LETTER	MANUF.	CATALOG NUMBER	LAMP DATA		WATTS	MOUNTING	DESCRIPTION
			NO.	TYPE			
A	LSI	XDL5-FT-LED-S6-WW	1	LED	68.8	POLE TOP	12' - HEIGHT
B	LSI	XDL5-5-LED-S6-WW	1	LED	68.7	POLE TOP	12' - HEIGHT

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)



US patent 7,828,456 8,002,428, 8,177,386 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 - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

LEDS - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI CW. 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 tethered and provides access to driver. Door frame retaining fasteners are captive.

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 tenon.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVERS - Available in SS (Super Saver) and HO (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 - XDLS		Lumens (Nominal)			Watts (Nominal)
		Type 3	Type FT	Type 5	
Cool White	SS	7100	6540	6220	71
	HO	9600	8990	8500	106
Neutral White	SS	6510	5840	5680	71
	HO	8810	7890	7780	106
Warm White	SS	4790	5170	5010	71
	HO	6460	6880	6740	106

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 PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temp	Input Voltage	Finish	Mounting Style ^{1,2}	Mounting Configuration ^{1,2}	Options
XDLSA ¹ Angle Shade	3 - Type III 5 - Type V FT - Forward Throw	LED	SS - Super Saver	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	UE - Universal Electronic (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHT - White GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green	CH - Classic Hook SA4 - Side Arm Mount for 4" O.D. Round Poles ³ SA5 - Side Arm Mount for 5" O.D. Round Poles ³ UCL4 - Universal Pole Clamp for 4" O.D. Round Poles UCL5 - Universal Pole Clamp for 5" O.D. Round Poles	S - Single D180 - Double D90 - Double ⁴ T90 - Triple ⁴ TN120 - Triple ⁴ Q90 - Quad ⁴ W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal) ⁵ BLS - Bi-level Switching (from external 120-277V signal) ⁵ Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V

ACCESSORY ORDERING INFORMATION (Accessories are field installed)			
Description	Order Number	Description	Order Number
FK120 Single Fusing (120V)	FK120 ⁶	DFK480 Double Fusing (480V)	DFK480 ⁶
FK277 Single Fusing (277V)	FK277 ⁶	FK347 Single Fusing (347V)	FK347 ⁶
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240 ⁶		

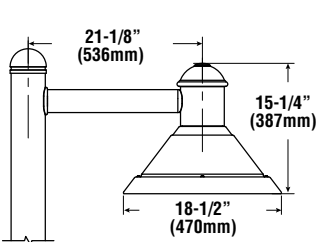
LUMINAIRE EPA CHART - XDLS	
Single	1.6
D180°	2.7
D90°	2.3
T90°	3.3
TN120°	3.4
Q90°	4.1

Note: Includes Bracket

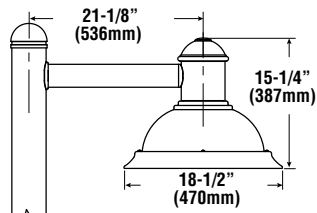
FOOTNOTES:

- 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 PCI120 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.
- See Lifestyle Bracket ordering chart for Mounting Style/Configurations availability.
- 3- 3" reduced drilling pattern required.
- For use with SA4 and SA5 mounting styles only.
- DIM and BLS cannot be ordered together.
- Fusing must be located in the hand hole of pole.

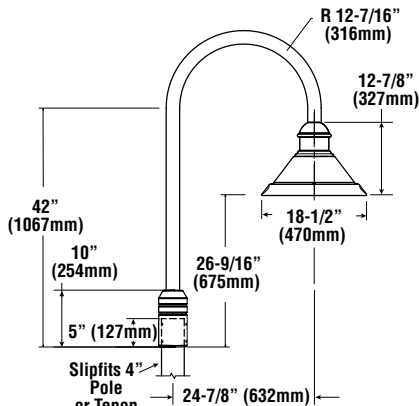
DIMENSIONS



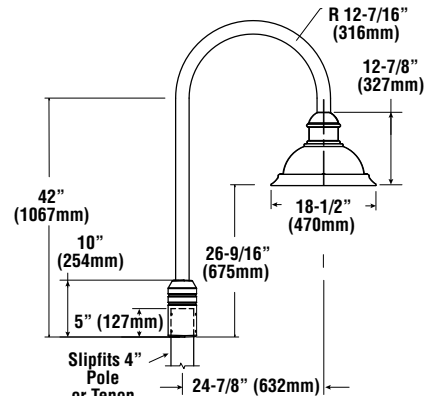
SIDE ARM (SA4 S) - ANGLE SHADE



SIDE ARM (SA4 S) - BELL SHADE

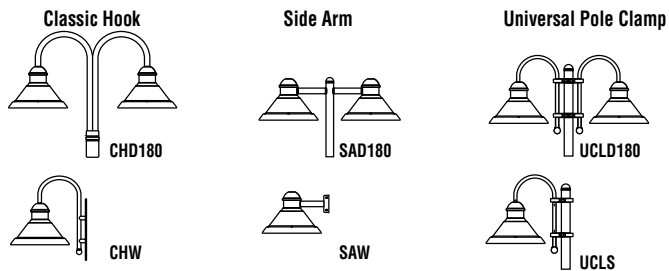


CLASSIC HOOK (CH S) - ANGLE SHADE



CLASSIC HOOK (CH S) - BELL SHADE

See Lifestyle Brackets and Mounts in outdoor section of latest Buyers Guide for details on other bracket sizes.



LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

BUG LISTING

XDLS - TYPE 3

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	9603	106.1	91	B2-U0-G2
SS	CW	7096	71.4	99	B1-U0-G1

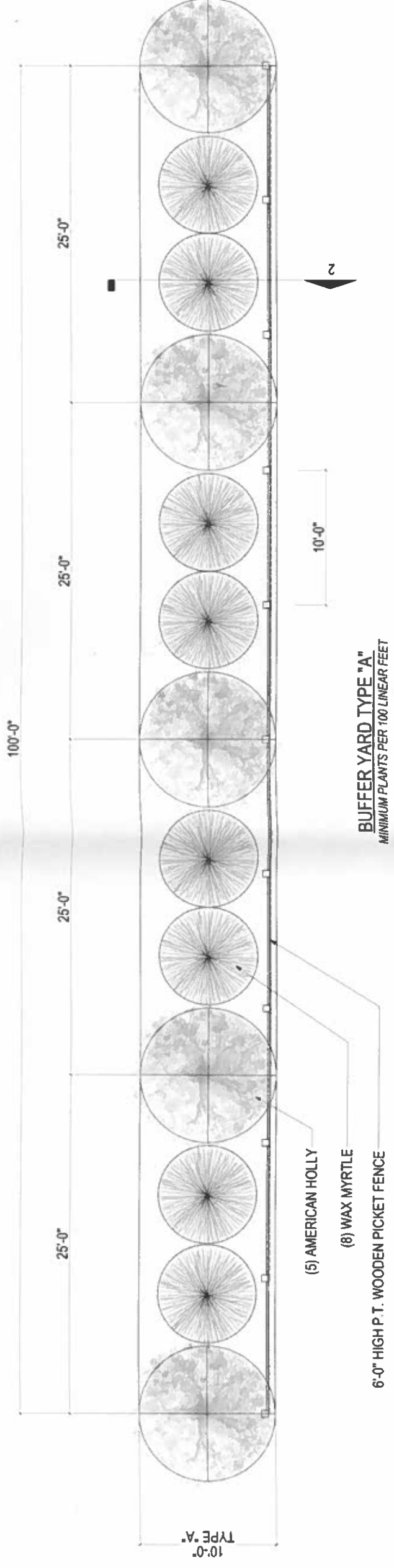
XDLS - TYPE 5

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8501	106	80	B3-U0-G1
	NW	7779	104	75	B3-U0-G1
SS	CW	6225	71	88	B3-U0-G1
	NW	5685	71	80	B2-U0-G1
	WW	5007	70	72	B2-U0-G1

XDLS - TYPE FT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8994	106	85	B1-U0-G2
	NW	7891	104	76	B1-U0-G2
SS	CW	6543	71	92	B1-U0-G2
	NW	5846	71	83	B1-U0-G2
	WW	5171	70	74	B1-U0-G1

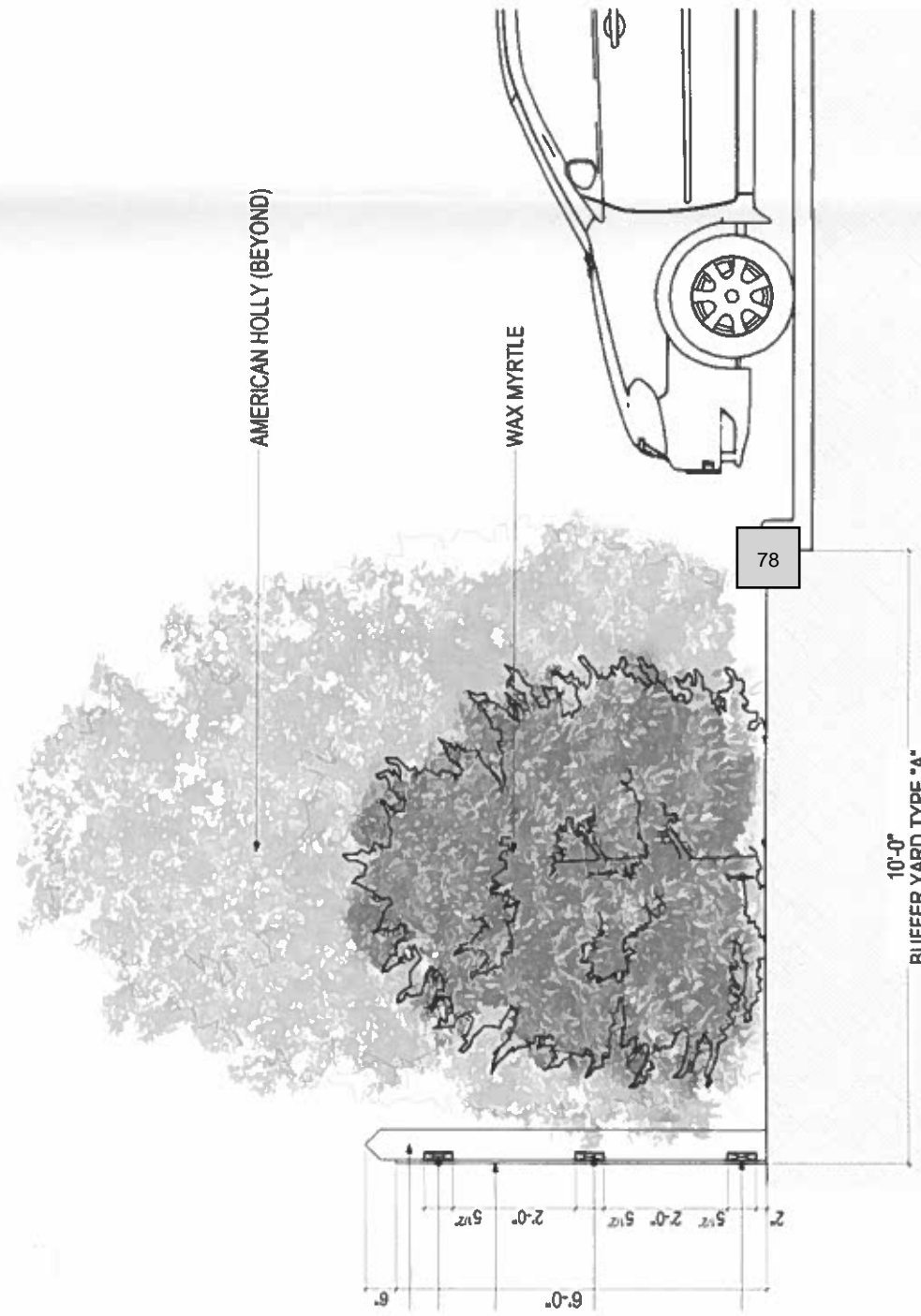
* Color Temperature: WW-3000K, NW-4000K, CW-5000K



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

BUFFER YARD TYPE "A"
 MINIMUM PLANTS PER 100 LINEAR FEET

- (5) AMERICAN HOLLY
- (8) WAX MYRTLE
- 6'-0" HIGH P.T. WOODEN PICKET FENCE



2
 BUFFER YARD SECTION
 SCALE: 3/4" = 1'-0"

10'-0"
 BUFFER YARD TYPE "A"



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, March 7, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-05 131 Craven Street - Remove Front Chimney,
Remove 2 Front Doors Install Single Door

BRIEF SUMMARY:
The applicant wishes to remove an existing chimney and remove two front doors and replace with only a single door.

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:
10 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: February 20, 2023
Case No. 23-05

Request: Remove Front Chimney, Remove Two Front Doors Install Single Door.

Applicant: Steve & Gail Bishop
 131 Craven Street
 Beaufort, NC 28516

Property Information:

Owners: Same
Location: 131 Craven Street
PIN#: 730617107391000

Project Information:

In the District Survey, updated by Ruth Little, the house is described as the **HOUSE** c. 1895. 2½ story, Gothic Revival house with steep pointed front gable, side gables treated with umbricated siding and 2/2 sash. Plain siding, side bay window, and ornate porch with chamfered posts and brackets. House has two entrances and is probably divided into apartments. A rare example of this style in Beaufort. It was built between 1893 and 1898. (SM) C. Garage Apartment c 1935 Side gable outbuilding 1311/2 Crave Street.

- In June 2014 a COA was issued for an 8’ rear addition.
- In 2018 a COA was issued for a new driveway and parking area.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

- Vicinity Map
- List of adjacent property owners used for mailing notifications.
- COA application and supporting materials supplied by applicant.

Brickwork and Masonry Guidelines

6.3.1. Retain and preserve historic brick and masonry elements, including walls, chimneys, foundations, and retaining walls. Preserve masonry elements that are character-defining features of the building or property.

6.3.2. Repair and restore historic masonry elements, rather than replace. Remove vegetation and vines from masonry to prevent structural or moisture damage.

Window and Door Guidelines

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

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

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

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

Legend

- NCHPOpoints
- Tax_Parcel_Data



82

<u>OWNER</u>	<u>MAIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_STATE</u>	<u>MAIL_ZIP</u>
ANN STREET METHODIST CHURCH	417	ANN STREET	BEAUFORT	NC	28516
BEAUFORT HISTORICAL ASSOCIATIO	150	TURNER STREET	BEAUFORT	NC	28516
BISHOP,STEPHEN F ETUX GAIL B	131	CRAVEN STREET	BEAUFORT	NC	28516
FORWARD,RICHARD B JR	414	ANN ST	BEAUFORT	NC	28516
HARRISS,MARVIN J ETUX CAROL M	1601	BRAMBLE DR	DURHAM	NC	27712
PREST,LIZZETT ROMERO-JIMINEZ	135	CRAVEN STREET	BEAUFORT	NC	28516

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Stephen F. & Gail B. Bishop

Applicant Address: 131 Craven Street

Business Phone: (252) 342-2291 Email/Cell: sbishop7245@gmail.com

Property Owner Name: JAME

Address of Property: _____

Phone Number: _____ Email/Cell: _____

PROJECT INFORMATION

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

- ① Remove Front chimney
- ② Remove two (2) front doors and install a single door to return to original 1895 front view

Estimated Cost of Project: \$ 9,000.00

Year House Built: 1895

Stephen F. Bishop
Applicant Signature

02/06/23
Date

Stephen F. Bishop
Property Owner Signature (if different than above)

02/06/23
Date

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

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

- A list all adjacent property owners (with mailing addresses). *See back*
- Photographs of the streetscape, the site, and existing buildings to be impacted. *Sent via email to Landerson@beaufortnc.org*
- A site plan showing dimensions of both existing and proposed conditions. *See back & photos*
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.). *Solid wood door with side lights*

2. Items required as applicable to project:

- A description of any planned demolition. *Removable Remove existing chimney*
- An indication of all trees to be replaced and/or removed. *N/A*
- A landscaping plan indicating major planting materials. *N/A*
- Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only. *Door & Side lights / Mahogany*
- All types of building material samples. *Mahogany finished natural*
- If a project involves the reconstruction of an earlier feature of a historic structure, documentation of the prior existence of such feature. *Sent via email*

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

N/A

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

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

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

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

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

Beaufort North Carolina History

Histories and Images from the Past - Compiled by Beaufort artist, researcher, historian and author Mary Warshaw

131 Craven and the Snowden Family



DILL-SNOWDEN HOUSE circa 1895

1997 Survey: 2½-story Gothic Revival with steep pointed front gable, side gables treated with imbricated siding, side bay window and ornate porch with chamfered posts and brackets. A rare example of this style in Beaufort.

The "Dill-Snowden House" is named for builder Joseph P. Dill, who lived here for two years, and for the Snowden family who called this home for about 60 years.

In May 1893, mariner Joseph P. Dill (1846-1895) purchased this lot from Mary and Henrietta Roberson.

Three years earlier, Joseph, son of Samuel Leffers Dill and Elizabeth Ann Roberson, married Jennie McRacken in Smithville, NC; they had one child, Sophia. Joseph died in 1895. Widow Jennie married widower Benjamin J. Bell in 1906 and lived at 306 Ann Street. In 1919, Jennie and daughter Sophia Dill Merwin sold this house to Macon and Helon Snowden.

Macon St. Clair Snowden Sr. (1879-1935) was born in Currituck, NC to Walter D. Snowden and Caroline Brabble. In 1909, 30-year-old Macon eloped with 18-year-old Helon Palmer McPherson (1891-1982); they were married at a hotel in Elizabeth City, Pasquotank County, NC. The couple first lived with the McPherson family in Portsmouth, Virginia, where Macon captained a steam boat. By 1911 they were in Wildwood, Carteret County, when son Ernest Maynard Snowden was born.



Originally captain of a merchant ship, Macon owned and operated a hog and sweet potato farm in rural Beaufort. The 1930 Beaufort census found Macon Snowden Sr. 51, Helon 39 and 6-year-old Macon Jr. After Macon died in 1935, at 56, he left 44-year-old widow Helon and 11-year-old Macon Jr; son Ernest had already graduated from the US Naval Academy.



Helon worked hard and saved every dime. She made ends meet by doing dress-shop alternations and renting the upstairs; she installed the 2nd front door and blocked off the stairway for access. Helon continued to run the farm and ship sweet potatoes by train, documented in newspaper articles as the first North Carolina woman to ship farm goods. Sons, Admiral Ernest Maynard "Ernie" Snowden (1911-1975) and Captain Macon St. Clair "Mac" Snowden II (1923-1995) were Navy pilots.

Ernest Mayard Snowden was born in 1911 in Wildwood, Carteret County. He was only 8 when the family purchased the Craven Street house. He attended Beaufort High School and graduated from the Naval Academy in 1932. Admiral Snowden married Lois Arnold, the daughter of Five-Star General "Hap" Arnold. "Ernie" Snowden retired as a US Navy Rear Admiral. He received numerous awards for his service during WWII, including the Navy Cross, Silver Star, Legion of Merit and Distinguished Flying

[HOME](#)

[FACEBOOK](#)

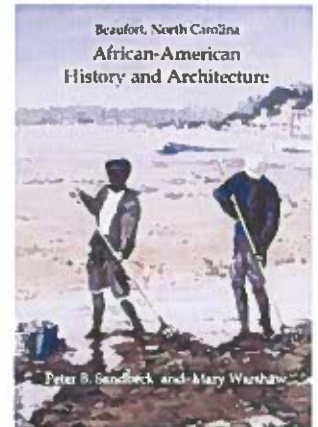
[TIMELINE](#)

[EMAIL Mary Warshaw](#)

Search This Blog

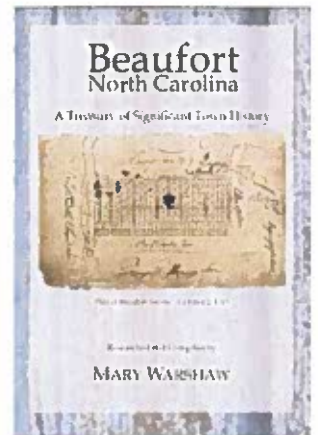
Search

Beaufort, North Carolina



African-American History and Architecture

Beaufort, North Carolina



A Treasury of Significant Town History

Historic Beaufort Book

Laurel Anderson

From: Steve Bishop <sbishop7245@gmail.com>
Sent: Wednesday, February 8, 2023 3:55 PM
To: Laurel Anderson
Subject: Fwd: 131 Craven Street

Sent from my iPad

Begin forwarded message:

From: Steve Bishop <sbishop7245@gmail.com>
Date: February 6, 2023 at 2:39:29 PM EST
To: landerson@beaufortnc.org
Subject: Fwd: 131 Craven Street

Sent from my iPad

Begin forwarded message:

From: Steve Bishop <sbishop7245@gmail.com>
Date: February 6, 2023 at 2:15:38 PM EST
To: landerson@beaufortnc.org
Subject: 131 Craven Street

Laurel,
I've mailed to your attention via USPS application to appear in front of the Historic Committee at their March meeting. I'm hoping to have approved the removal of a chimney that can only be seen for 15 feet as you proceed down Craven Street. You'll notice in some attached photos that the large yellow house blocks it from view except for 15 feet and then the gable ends block any further view of the chimney. There is no other place within 360 degrees that the chimney can be seen. I am not asking that the chimney toward the back of the house be removed. Our house flooded from a busted pipe 4 months ago and during repairs, the sheetrock ceiling was removed on our second floor exposing the chimney above the ceiling. The existing chimney takes a 30 degree turn between the ceiling and where it exits the roof. In short, it is about to fall and will cause serious damage when it does. You'll see in the attached photos.

While doing this remodel, we would also like to return the front of the house to its original one door. I'm including a news paper article proving this. You'll notice that the current doors do not center under the gable as one door would have been originally.

Please let me know if there is anything else you need in order for me to make the March meeting. I am out of town but will have Bruce Maness represent me.

















Thanks,
Steve Bishop
131 Craven Street
sbishop7245@gmail.com
(252)342-2291

Sent from my iPad

1004 Arendell Street
Morehead City, NC 28557
252.622.4338 Office
NC Certification No: C-1509



February 16, 2023

Mr. Bruce Maness
Bruce Maness Builders Design
1416 Dixie Trail
Raleigh, NC 27607

**Re: Residential Structural Observations
131 Craven Street (23023)
Beaufort, North Carolina**

Dear Mr. Maness:

Arendell Engineers was asked to observe the condition of the brick chimney structure at 131 Craven Street in Beaufort, North Carolina. The brick chimney extends from the 1st floor through the 2nd floor and then is angled to penetrate the ridge of the roof. The angled portion of the chimney is exposed and appears to be supported by miscellaneous timber members on the north side of the chimney. Several cracks are present in the chimney structure and daylight can be seen through the chimney.

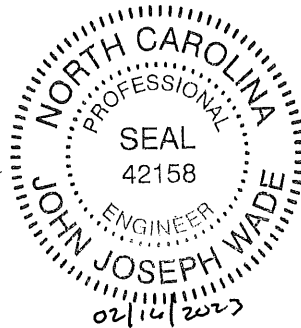
Based on our observations, we consider the chimney structure to be structurally unsafe and that it should be removed.

Please contact our office if you have any questions or if I can provide additional information.

Sincerely,

ARENDELL ENGINEERS

John J. Wade, P.E.
Vice President





Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, March 7, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-06 302 Cedar Street - Rear Addition, Windows, Porch

BRIEF SUMMARY:

The applicant wishes to renovate the existing house and construct a rear addition above the existing rear of the structure

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: February 20, 2023
Case No. 23-06

Request: Renovation of house and addition of second floor above one-story rear house.

Applicant: Porter & Timpla Casey
 326 Page Street
 Clayton, NC 27520

Property Information:

Owners: Same
Location: 302 Cedar Street
PIN#: 730617117684000

Project Information:

In the District Survey (November 1997), updated by Ruth Little, the Building at 302 Cedar Street is described as House late 19th Century. 2 story 3-bay, side gable house has a side hall plan, flush eaves with molded eave returns, plain siding, 1 interior chimney, 9/6, 6/6, and 2/2 sash. The hipped porch has replacement square posts and plain railing made of new material. Replacement front door has 2-light transom. Area first mapped by Sanborn in 1908, house appears in current form on this map.

- There are no COA records on file for 302 Cedar Street.
- In September of 2021 the property was rezoned from B-1 to R-8.
- In February of 2022 a variance was given for the side and rear setback (See Attached Variance Order)

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

- Vicinity Map
- List of adjacent property owners used for mailing notifications.
- COA application and supporting materials supplied by applicant.
- Variance Information

Roof Guidelines

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

6.1.7 Ridge vents, where needed, shall be of the low-profile type and shall not diminish the original design of the roof or destroy any character-defining architectural details. Other vents, such as gable vents and roof-mounted vents, should be installed so as not to be visible from the public view where possible. In the event that they must be visible, they should be installed to respect the architectural details and character of the subject building.

Window and Door Guidelines

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

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

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

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.

Additions to Historic Buildings Guidelines

7.8.1. locate new additions at the side or rear so that they have a minimal impact on the façade and other primary elevation of the affected building or adjacent properties.

7.8.2. The overall proportions of a new addition should be compatible with the existing building in height, scale, size and massing so as not to over power it visually. A new addition should never be taller or wider than the original structure unless required by code or a non-aesthetic functional requirement. Observe the principle of “additive massing” where the original structure remains dominant and the additions are adjoining and smaller masses.

7.8.3. The design elements of a new addition should be compatible with the existing building in terms of materials, style, color, roof forms, massing proportion and spacing of doors and windows, details, surface texture, and location. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged.

7.8.4. Additions should be constructed so that they can be removed from the original building in the future without irreversible damage to significant features.

7.8.6. Wood windows are most appropriate for new additions within the historic district; however, substitute window materials are acceptable for new additions provided the proposed windows meet the requirements set forth in the WINDOWS AND DOORS guidelines.

7.8.7. Rooflines of new additions should be similar in form, pitch, and eave height to the roofline of the original building.

7.8.8. Foundations should be similar to or compatible with the existing foundations in material, color, detailing, and height. SEE FOUNDATIONS GUIDELINES.

7.8.9. Consider in your plan older additions or other alterations to existing buildings that have acquired significance over time when planning and building a new addition.

Landscaping Guidelines

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.

Case # 23-06 302 Cedar Street - Rear Addition, Windows, Porch

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>MAIL_HOL</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ZI</u>
BOYCE,DEBORA SUE	414	ORANGE STREET	BEAUFORT	NC		28516
CASEY,PORTER C ETUX TIMPLA S	326	PAGE STREET	CLAYTON	NC		27520
DEBUTTS,RICHARD E JR ETUX ANNA	320	ORANGE STREET	BEAUFORT	NC		28516
MCFAYDEN,W DAVID JR	608	MADAM MOORE LANE	NEW BERN	NC		28562
MEISLOHN,PETER R ETAL BARTA	208	LIVE OAK STREET	BEAUFORT	NC		28516
NEWTON,J JEFFERSON	710	CEDAR ST	BEAUFORT	NC	1906	28516

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



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Porter and Timpla Casey

Applicant Address: 326 Page St., Clayton, NC 27520

Business Phone: 919-395-2607 (Porter) Email/Cell: portercaseyjr@gmail.com
919-961-1444 (Timpla) timplastewart@gmail.com

Property Owner Name: Porter and Timpla Casey

Address of Property: 302 Cedar St., Beaufort, NC

Phone Number: 919-395-2607 (Porter) Email/Cell: portercaseyjr@gmail.com
919-961-1444 (Timpla) timplastewart@gmail.com

PROJECT INFORMATION

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

This home needs significant repair.

We plan to complete a historic renovation of the home and build a second floor above the existing one-story rear part of the house.

Estimated Cost of Project: \$ 320,000

Year House Built: 1888

Applicant Signature

Date

Property Owner Signature (if different than above)

Date

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

2. Items required as applicable to project:

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

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

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

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

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

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

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

Certificate of Appropriateness Application

Applicant: Porter & Timpla Casey

Property: 302 Cedar St.

Adjacent Property Owners to 302 Cedar Street, Beaufort, NC

Davis, Johnna
NCPIN: 730617117617000

Physical Address: 322 Orange St., Beaufort, NC
Mailing Address: 322 Orange St., Beaufort, NC

Debutts, Richard E Jr Etux Anna
NCPIN: 730617117579000

Physical Address: 320 Orange St., Beaufort, NC
Mailing Address: 320 Orange St., Beaufort, NC

Mcfayden, W David Jr
NCPIN: 730617118621000

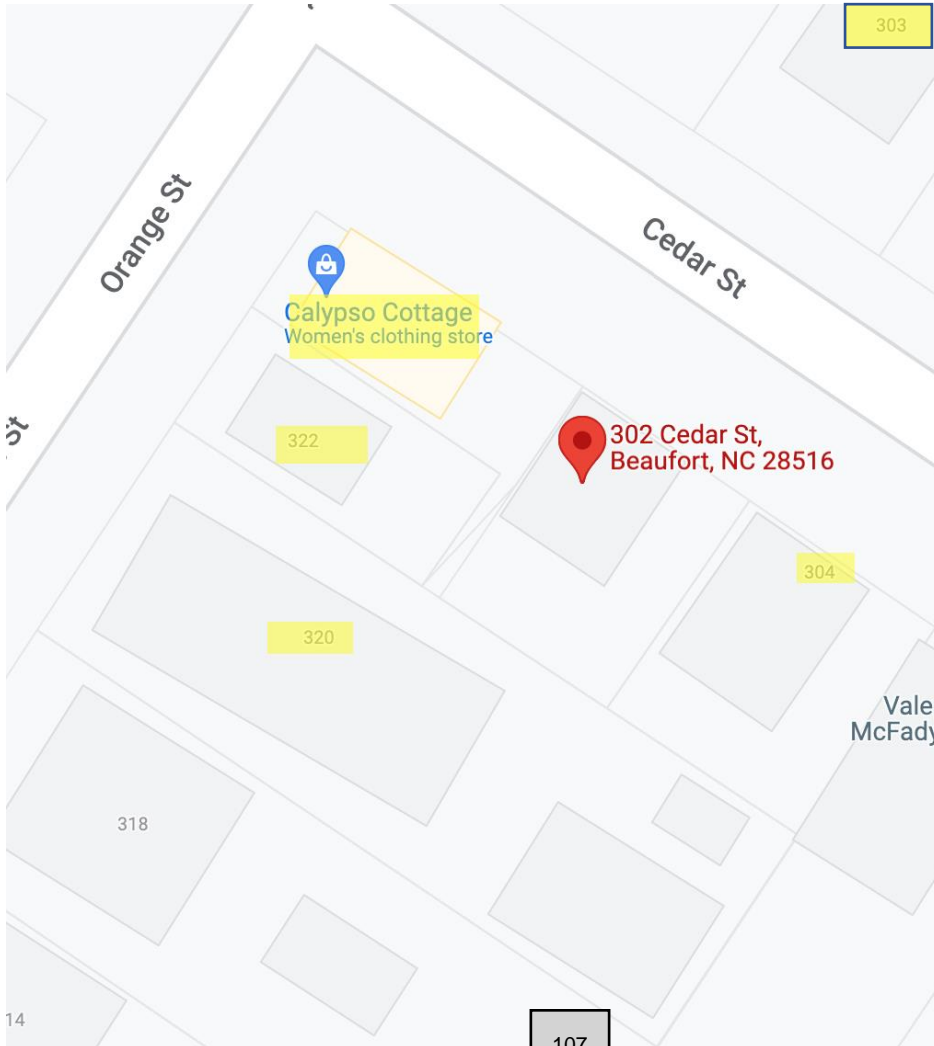
Physical Address: 304 Cedar St., Beaufort, NC
Mailing Address: 608 Madam Moore Lane, New Bern, NC

Meislohn, Peter R etal Barta
NCPIN: 730617117629000

Physical Address: 324 Orange St., Beaufort, NC
Mailing Address: 208 Live Oak Street, Beaufort, NC

Boyce, Debora Sue
NCPIN: 730617118757000

Physical Address: 303 Cedar St., Beaufort, NC
Mailing Address: 414 Orange Street, Beaufort, NC



Certificate of Appropriateness Application

Applicant: Porter & Timpla Casey

Property: 302 Cedar St.

Photographs of the streetscape, the site, and existing buildings to be impacted



A Front View of House from Cedar Street - 2023



B North-west view of house (winter) - 2023

C North-east view of house (winter) -



D Existing rear additions to house - 2023

Certificate of Appropriateness Application

Applicant: Porter & Timpla Casey

Property: 302 Cedar St.

Request to Historic Preservation Committee:

Historic renovation of house and addition of second floor above one-story rear house

House History:

PD Garner House

Circa – 1888

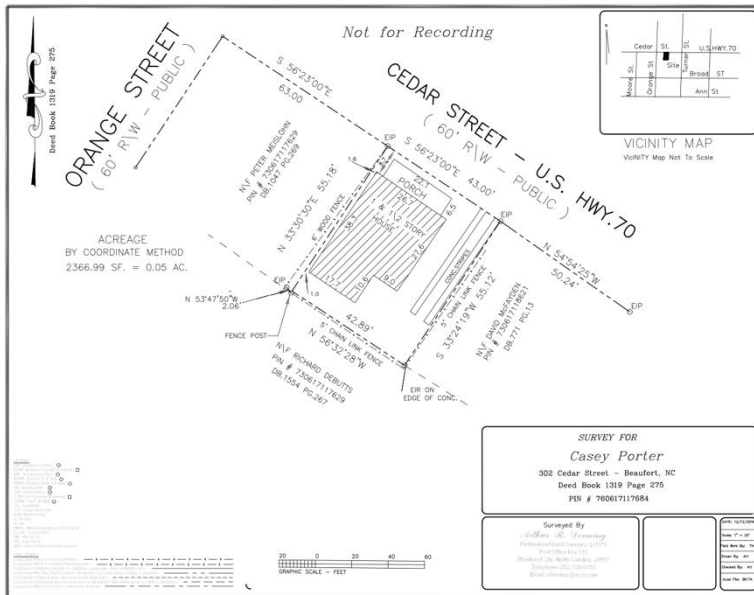
Colonial Revival Style

This house requires extensive structural repair to make it habitable and safe. Repairing these issues is the primary goal of the restoration. Exterior elements (doors, windows, hardware, shutters) on the front and southeast facades will be minimally changed to preserve the historic nature of the elevation. We request to patch the center window with siding from the rear of the house or replaced with like kind. The window is off center, and this change will improve form and symmetry of the front façade. As part of the front porch refurbishment, we request to repaint the porch ceilings in the 'haint blue' tradition.

The proposed addition on the rear of the house will keep the original structural footprint. Architecturally, the second story addition roof lines echo the front gable and tri-gabled roof of the existing structure. The new ridgeline remains below the original square building's side-gable rooflines, so it remains invisible from Cedar Street.

The Town of Beaufort Board of Adjustments approved a variance for our home on January 24, 2022.

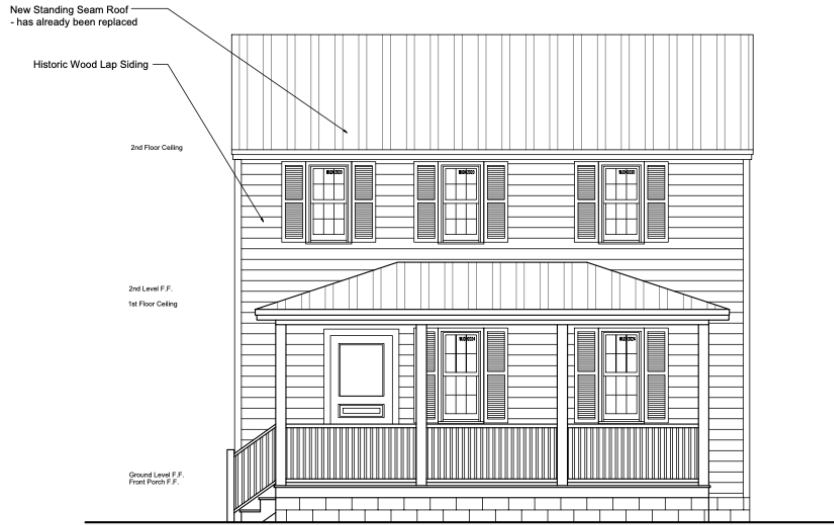
Our goal with this renovation and addition is to restore the home on its existing footprint, protect the architecturally significant features, while modernizing the structure. We want to remain in harmony with adjoining properties to improve the aesthetic of Cedar Street and add to the overall historic character and charm of the neighborhood. We want the new or modified features to fit seamlessly into the historic setting and blend the old with the new to balance historic preservation with the needs of modern livability.



Certificate of Appropriateness Application

Applicant: Porter & Timpla Casey

Property: 302 Cedar St.



1 EXISTING CEDAR STREET ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



1 CEDAR STREET ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

SW 6505
Atmospheric
Interior / Exterior
Location Number: 175-C1

Proposed front elevation patches the center window with siding from the rear of the house or replaced with like kind.

Repairs to the front porch will improve structural integrity and remove vinyl siding from the porch ceiling

Request paint porch ceiling in Sherwin-Williams Atmospheric (SW 6505)
Request paint front porch door in Sherwin-Williams Toile Red (SW 0006)

H Historic Color
SW 0006
Toile Red
FULL DETAILS
LIVE: 12 (0)
RGB: 151 / 83 / 78
Hex Value: #9B534E
Available in: Interior/Exterior
Color Collections: Interior Historic, Historic (Victorian, Colonial, Forecast, 2023, Lore)
Color Family(s): Red

Certificate of Appropriateness Application

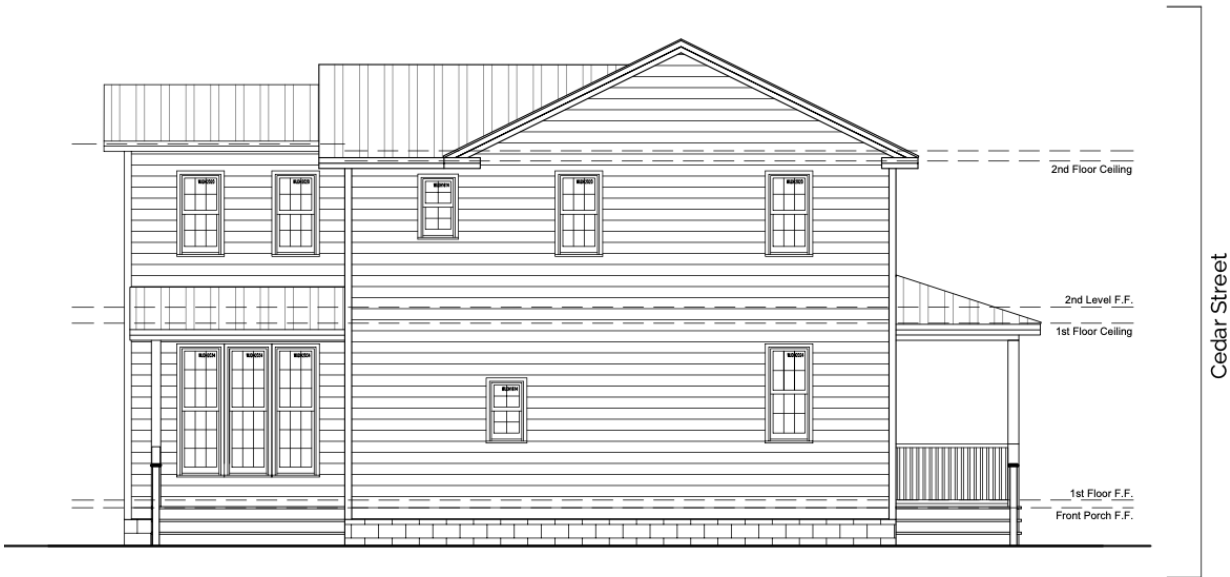
Applicant: Porter & Timpla Casey

Property: 302 Cedar St.



EXISTING EAST ELEVATION

Scale: Not to Scale



NEW EAST ELEVATION

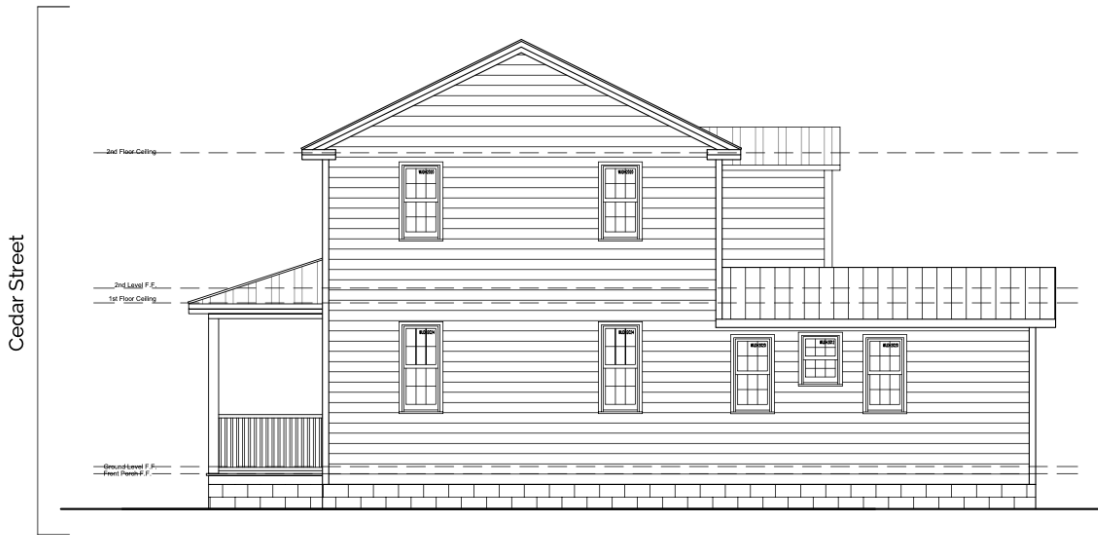
Scale: Not to Scale



Certificate of Appropriateness Application

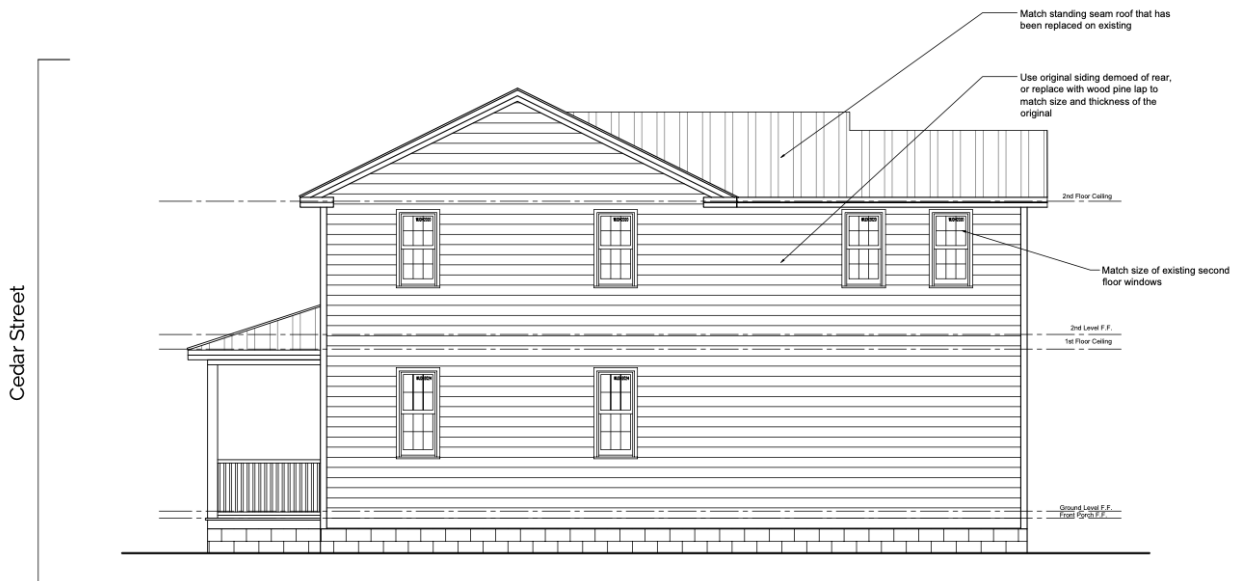
Applicant: Porter & Timpla Casey

Property: 302 Cedar St.



EXISTING WEST ELEVATION

Scale: Not to Scale



NEW WEST ELEVATION

Scale: Not to Scale

Certificate of Appropriateness Application

Applicant: Porter & Timpla Casey

Property: 302 Cedar St.



EXISTING SOUTH ELEVATION

Scale: Not to Scale



NEW SOUTH ELEVATION

Scale: Not to Scale

Certificate of Appropriateness Application

Applicant: Porter & Timpla Casey

Property: 302 Cedar St.



SW 6505
Atmospheric
Interior / Exterior
Location Number: 175-C1

Repairs to the front porch will require removing vinyl ceiling and deck boards, salvaging existing decking boards, restoring the porch ceiling, flashing the porch band, and re-inserting the deck boards.

If we encounter rotten wood, we will replace with like kind, preferably pressure treated pine painted to match the porch floor.

We plan to restore and repaint the front door, if possible; and replace the missing storm door with a single glass pane storm door.

Description of all building and landscaping materials

ROOF – Black metal roof to match existing standing seam roof and cannot be seen from public view (Cedar Street). Rear roof structure will sit below the existing roof. The rear roof cap will be minimal in size (subtle) and will match existing roof cap.



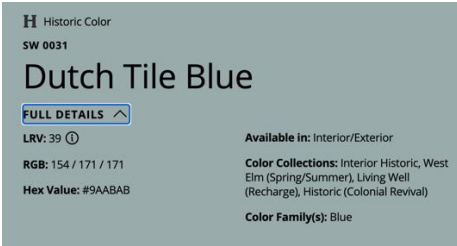
Certificate of Appropriateness Application

Applicant: Porter & Timpla Casey

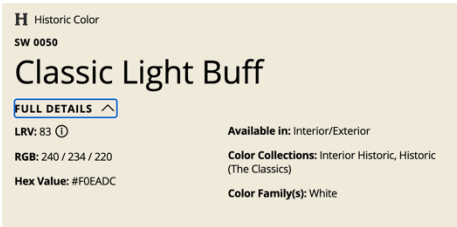
Property: 302 Cedar St.

Description of all building and landscaping materials

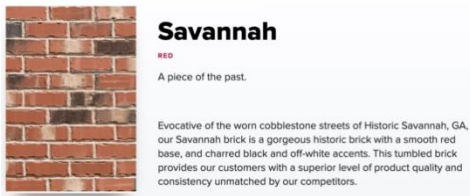
SIDING – Smooth fiber cement lap siding installed to match the profile of the existing siding, painted in Sherwin Williams, Dutch Tile Blue (SW 0031).



TRIM – Replacement trim will be installed to match the existing trim, painted in Sherwin Williams, Classic Light Buff (SW 0050).



FOUNDATION – Add brick veneer in a running bond pattern to cover existing or new concrete where applicable



WINDOWS – Double hung wooden windows; painted in Sherwin Williams, Classic Light Buff (SW 0050) to match trim.

Front Facing Windows:

- The first-floor street-side windows are existing wooden true divided light 9 over 6; we plan to restore them if possible.
- The Second-floor street-facing windows will be wooden 6 over 6 true divided light and sized to existing windows.
- Brand Marvin Elevate Wooden Windows.

Remaining Windows:

- Remaining new windows will be wooden 6 over 6, true divided light and sized to existing windows where possible.
- Three combination windows not viewable from street will be wooden 9 over 9 true divided light (East-facing, 1st Floor and unviewable from street). Brand: Marvin Elevate Wooden Windows



Certificate of Appropriateness Application

Applicant: Porter & Timpla Casey

Property: 302 Cedar St.

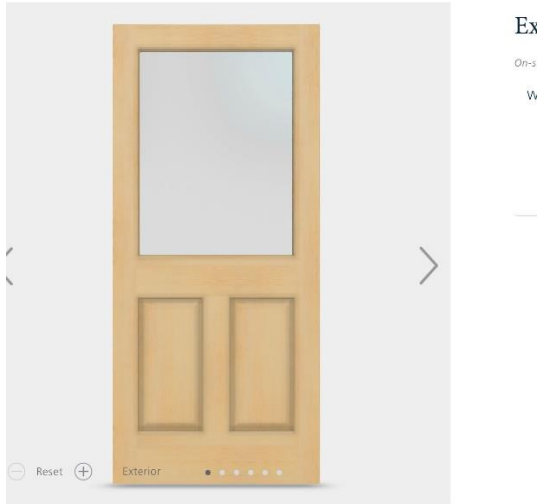
DOORS – Repair the front door, if unable to repair, replace with similar style and wood. Add single pane glass storm door.

Add rear wooden exterior door (not viewable from street) with style similar to existing front door.

Add a single glass pane storm door.

Jeld-Wen 5201

Authentic Wood Exterior Door: 5201 Glass Panel



HARDWARE – Front door hardware will be replaced with similar style in oil rubbed bronze. The rear door is not visible from the street; it will also be an oil rubbed bronze



FIXTURES – Front porch sconce replaced with 'lantern style' wall sconce; matching sconce at the rear entrance; any other fixtures will be recessed ceiling can lighting that will be embedded in the covered porches and will not be visible from the street or impact the aesthetics



Certificate of Appropriateness Application

Applicant: Porter & Timpla Casey

Property: 302 Cedar St.

Landscaping Plan

Mature trees will be maintained, when possible, and protected during construction. Existing landscaping on the front of the house will be replaced with *Indian Hawthorn* and *Trailing Lantana*, and the front bed will be rebuilt with brick to match the foundation. We will add a flower bed containing *Trailing Lantana*, along the east side of the house.

We will remove the chain linked fence from the east and south portions of the property and replace the east portion with a *Sky Pencil Holly Shrub*



Trailing Lantana






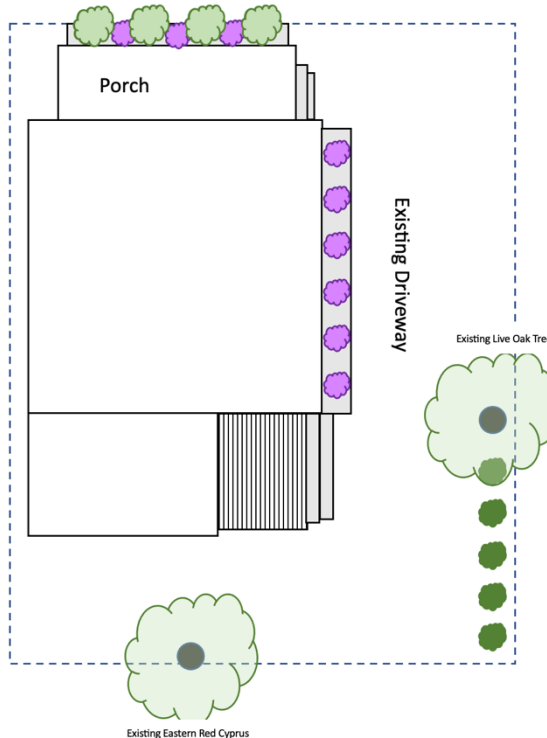
Indian Hawthorn

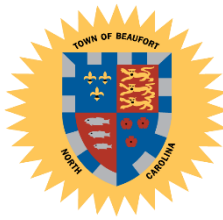


Sky Pencil Holly

LEGEND

-  Indian Hawthorn
-  Trailing Lantana
-  Sky Pencil Holly





TOWN OF BEAUFORT ORDER APPROVING A VARIANCE

The Board of Adjustment for the Town of Beaufort, having held an evidentiary hearing on January 24, 2022, to consider Case # 22-01, submitted by Porter and Timpla Casey, a request for a reduction of the southwest rear setback from 25 feet to 8.18 feet, and a reduction of the side setback for the northwest side setback from 5 feet to 1 foot, to build an upstairs addition to the property located at 302 Cedar Street, PIN # 730617117684000, Beaufort, NC, in a manner not permissible under the literal terms of the Town’s *Land Development Ordinance* (hereby known as “the *Ordinance*”), and having heard all of the evidence and arguments presented at the hearing, makes the following **FINDINGS OF FACT** and draws the following **CONCLUSIONS**:

1. It is the Board’s **CONCLUSION/FINDING OF FACT** after hearing testimony and reviewing the staff report and exhibits that strict application of the *Ordinance*, which would result in the denial of the requested variance, **would** result in an unnecessary hardship due to the inability to bring the structure up to current building codes and safety standards, which were not in existence when the structure was built.
2. It is the Board’s **CONCLUSION/FINDING OF FACT** after hearing testimony and reviewing the staff report and exhibits that the hardship of which the applicant complains **does** result from conditions peculiar to the applicant’s property, including existing setbacks; difficulty in bringing the existing structure into compliance with current building codes and safety standards; the small size of the lot; and an existing, non-conforming structure, built before the implementation of current code and zoning requirements, the footprint of which will not be altered by the variance.
3. It is the Board’s **CONCLUSION/FINDING OF FACT** after hearing testimony and reviewing the staff report and exhibits that the applicant purchased the property in its present configuration and therefore the hardship of which the applicant complains **did not** result from the applicant’s own actions.
4. It is the Board’s **CONCLUSION/FINDING OF FACT** after hearing testimony and reviewing the staff report and exhibits that if granted, the variance **would** be consistent with the general spirit, purpose and intent of the *Ordinance*, such that public safety is secured, and substantial justice achieved, the variance as granted will not increase the footprint of the existing non-conforming structure, and will allow the existing historic structure located on the property to be brought into compliance with current building codes and safety standards.

Therefore, on the basis of all the foregoing, **IT IS ORDERED** that the application for a **VARIANCE** be **APPROVED TO ALLOW A REDUCTION OF THE NORTHWEST SIDE SETBACK FROM 5 FEET TO 1 FOOT AND A REDUCTION TO THE SOUTHWEST REAR SETBACK FROM 25 FEET TO 8.18 FEET**.

Ordered this 28th day of February, 2022.

Wendi Oliver
Acting Chair

Laurel Anderson
Board Secretary

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Clerk of Superior Court of Carteret County within thirty (30) days after the date order is served on you. See Section 21-M of the Town of Beaufort’s *Land Development Ordinance*.



Town of Beaufort, NC

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

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, March 7, 2023 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 23-07 308 Moore Street - New Single-Family Home

BRIEF SUMMARY:
The applicant wishes to construct a new home on a vacant parcel at 308 Moore Street.

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:
10 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: February 20, 2023
Case No. 23-07

Request: New Single-Family Residential Home.

Applicant: Craven Gardner Design & Build
 301 East Fort Macon Road
 Atlantic Beach, NC 28512

Property Information:

Owners: Ben Lapsley
Location: 308 Moore Street
PIN#: 730617113608000

Project Information:

In July of 2020 the Historic Commission approved a COA for the demolition of the structure at 308 Moore Street due to the exterior and interior condition. A letter of support for demolition was also supplied from the State Historic Preservation office. The property has remained vacant since 2020.

A portion of this property is within the Special Flood hazard Area (AE-6) which will require an additional 1 foot of freeboard as well as an elevation certificate.

Proposed work:

- See Attachment from Applicant

Material:

- See Information from Applicant.

Color:

See Attached Description from Applicant.

Attachments:

- Vicinity Map
- List of adjacent property owners used for mailing notifications.
- COA application and supporting materials supplied by applicant.

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.

7.2.5. If a contributing building was demolished or moved from the site, design the replacement building to be of similar height, scale, massing and location as the previously existing building. Applicants will have a heavy burden to demonstrate to the HPC that a replacement structure with different height, scale, and massing as the previously existing building is incongruous with the Historic District.

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 19th and early 20th 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.

8.5.6. 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.

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

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

8.1.5. 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.

8.1.12. Utility wires, including power, telephone and cable should be placed underground whenever substantial utility construction takes place. Above ground utility boxes, fixtures, and equipment should be located in inconspicuous locations and should be screened from view.

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

Fences and Walls Guidelines

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

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

Case # 23-07 308 Moore Street - New Single Family Home

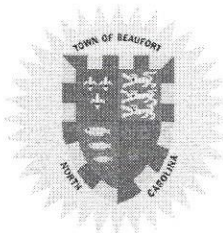
Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>AIL_ZI</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
FAULKNER,CHRISTOPHER L ETAL TR	1823	W. FRIENDLY AVE	GREENSBORO	NC		27403	
HOLLAND,LAURA ELLEN	305	MOORE STREET	BEAUFORT	NC	1814	28516	
LAPSLEY,BENJAMIN ETUX TAMARA	102	LIONS MOUTH COURT	CARY	NC		27518	
MILLS,STEPHEN D ETUX ETAL			SNOW CAMP	NC		27349	PO BOX 520
SOUTHGATE MANAGEMENT LLC	305	MOORE STREET	BEAUFORT	NC		28516	
TUTTLE,JOHN R JR ETUX NANCY			ATLANTIC BEACH	NC		28512	PO BOX 83
VICK,WILLIAM TEMPLE	144	NORTH HARBOR DRIVE	BEAUFORT	NC		28516	
WILSON,MAMRE	302	MOORE STREET	BEAUFORT	NC		28516	

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

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

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: CRAVEN GARDNER - CGD+BS, INC

Applicant Address: 301 E. FOREMAN RD ATLANTIC BEACH, NC 28512

Business Phone: 252-247-0111 Email/Cell: CRAVEN@CRAVENGARDNER.COM
252-240-9424

Property Owner Name: Ben Lapsley

Address of Property: 308 Moore St., Beaufort, NC 28516

Phone Number: (919) 632-3710 Email/Cell: blapsley@bellsouth.net

PROJECT INFORMATION

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

NEW HOME TO BE RECONSTRUCTED AT 308 MOORE STREET

Estimated Cost of Project: \$ 800,000 Year House Built: _____

CRAVEN GARDNER DESIGN + BUILD, INC
G Gardner

Applicant Signature

Date

2-14-23

Ben R. Lapsley
Property Owner Signature (if different than above)

2/13/23
Date

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

OFFICE USE ONLY

Received by: _____
Date: _____

Reviewed for Completeness: _____
Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

- N/A A description of any planned demolition.
- An indication of all trees to be replaced and/or removed.
- A landscaping plan indicating major planting materials.
- N/A Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only.
- All types of building material samples.
- N/A 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:

- N/A 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.
- N/A A paint sample/color swatch of all color(s) to be used both on the sign and on the post or hanging apparatus if applicable.

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

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

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

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

Adjacent Properties to 308 Moore Street

Adjacent Property	Owner	Street	City	St
305 MOORE ST	HOLLAND LAURA ELLEN	305 MOORE STREET	BEAUFORT	NC
309 MOORE ST	FAULKNER CHRISTOPHER L ETAL TR	1823 W. FRIENDLY AVE	GREENSBORO	NC
302 MOORE ST	WILSON MAMRE	302 MOORE STREET	BEAUFORT	NC
310 MOORE ST	SOUTHGATE MANAGEMENT LLC	305 MOORE STREET	BEAUFORT	NC
312 MOORE ST	TUTTLE JOHN R JR ETUX NANCY	PO BOX 83	ATLANTIC BEACH	NC
311 ORANGE ST	MILLS STEPHEN D ETUX ETAL	PO BOX 520	SNOW CAMP	NC
309 ORANGE ST	MILLS STEPHEN D ETUX ETAL	PO BOX 520	SNOW CAMP	NC
307 ORANGE ST	VICK WILLIAM TEMPLE	144 NORTH HARBOR DRIVE	BEAUFORT	NC
313 ORANGE ST	HAMRICK RICHARD L ETUX JENNIFE	2234 THE CIRCLE	RALEIGH	NC

Zip

- 28516
- 27403
- 28516
- 28516
- 28512
- 27349
- 27349
- 28516
- 27608

General Vicinity Map



308 Moore Street – Subject Property (front of lot)



308 Moore Street – Subject Property (rear of lot)



Photographs of the streetscape and nearby homes

302 Moore Street (immediate south of property)



310 Moore Street (immediate north of property – adjoins front portion)



312 Moore Street (immediate north of property – adjoins rear portion)



314 Moore Street



316 Moore Street

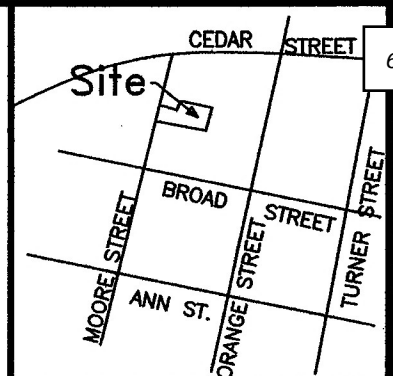


305 Moore Street (across Moore Street)

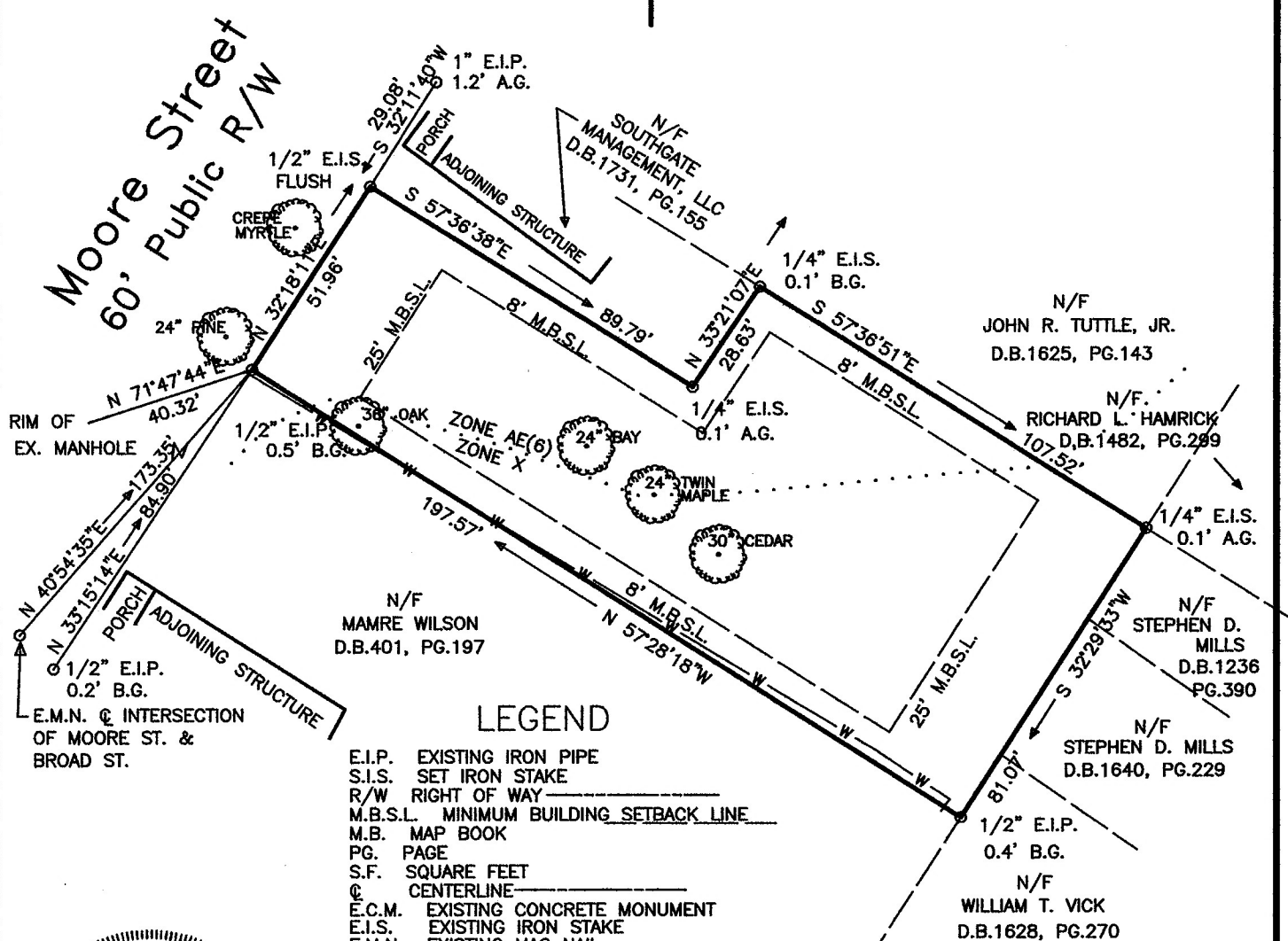
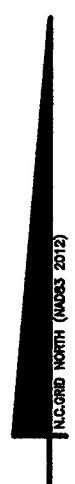


309 Moore Street (across Moore Street)





Vicinity Map
not to scale

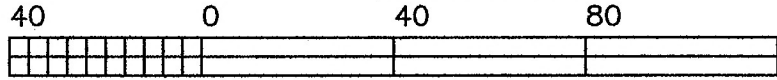


LEGEND

- E.I.P. EXISTING IRON PIPE
- S.I.S. SET IRON STAKE
- R/W RIGHT OF WAY
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- M.B. MAP BOOK
- PG. PAGE
- S.F. SQUARE FEET
- © CENTERLINE
- E.C.M. EXISTING CONCRETE MONUMENT
- E.I.S. EXISTING IRON STAKE
- E.M.N. EXISTING MAG NAIL
- S.M.N. SET MAG NAIL
- A.G. ABOVE GRADE
- B.G. BELOW GRADE
- U.P. UTILITY POLE
- G.A. GUY ANCHOR
- C.P. COMMUNICATION PEDESTAL
- W.M. WATER METER
- W.V. WATER VALVE
- S.S. SANITARY SEWER
- BOUNDARY LINE
- ADJOINER LINE
- BUILDING LINE
- WOOD FENCE
- N/F NOW OR FORMERLY

NOTES

- 1.) AREA = 13,401.85 S.F.(BY COORDINATE COMPUTATION).
- 2.) CLOSURE = 1:10,000+
- 3.) REFERENCE : D.B.1749, PG.21.
- 4.) P.I.N. 730617113608.
- 5.) FLOOD ZONE : ZONES SHOWN PER F.I.R.M. 3720730600J, 7-16-2003.
- 6.) FINAL MAP RECORDED : N/A
- 7.) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
- 8.) ADDRESS: 308 MOORE STREET



GRAPHIC SCALE - FEET

THIS MAP IS NOT FOR RECORDING.

"I certify that this map was drawn by me from an actual survey made under my supervision (see description recorded in Book 1749, Page 21 or other reference source) that the boundaries not surveyed are indicated as drawn from information in Book _____, Page _____ or other reference source SEE MAP; that the ratio of precision is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)." This 16th day of November, 2022.

John A. Odom
Professional Land Surveyor License No. **L-3062**

SURVEYED BY REB DATE SEPTEMBER 8, 2022
FIELD BOOK N/E47 DRAWN BY JAO
PAGE 22

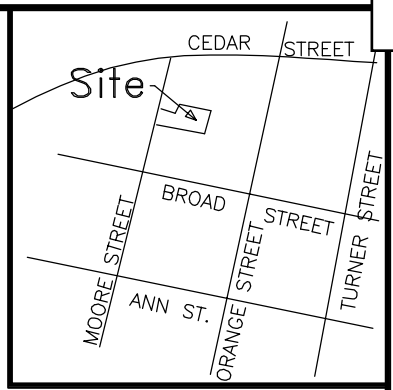
SURVEY FOR
Benjamin Lapsley
and wife
Tamara Lapsley

LOT PER D.B.1749, PG. 21
A PORTION OF LOTS 115,116 TOWN OF BEAUFORT

COUNTY	CARTERET	CITY	BEAUFORT, NC
TOWNSHIP	BEAUFORT		
SCALE	DATE	PROJECT NO.	
1"=40'	NOVEMBER 16, 2022	2022130	

Prestige
Land Surveying, P.A.

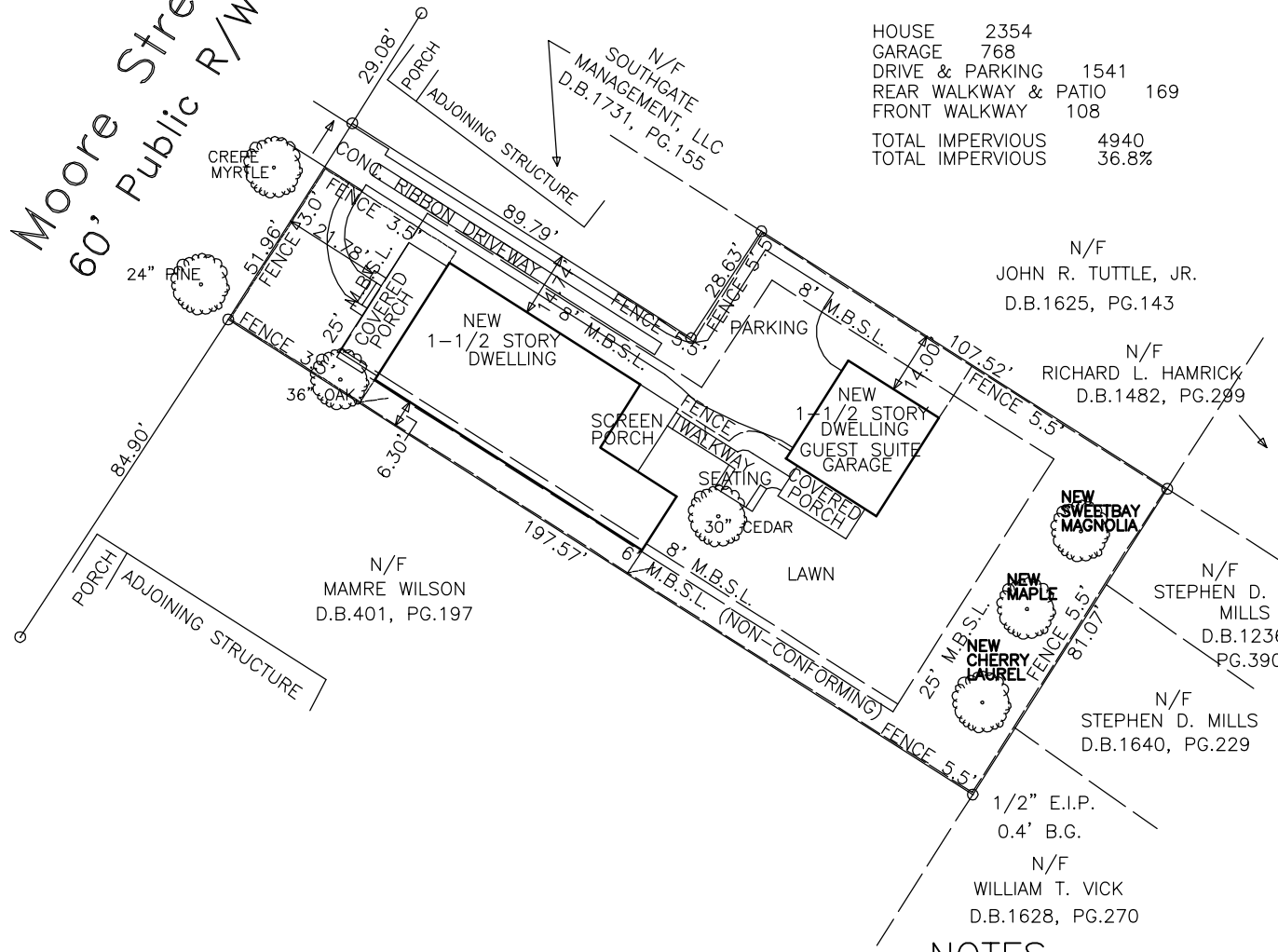
501 W. B. McLean Blvd. - Cape Carteret
Swansboro, North Carolina 28584
Corporation License Number C-0980
252-393-2129 prestigesurveying@embarqmail.com (Fax)252-393-3075



Vicinity Map
not to scale

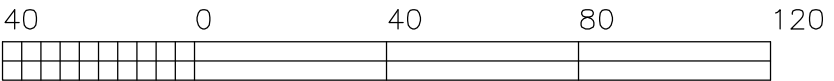
Moore Street
60' Public R/W

HOUSE	2354
GARAGE	768
DRIVE & PARKING	1541
REAR WALKWAY & PATIO	169
FRONT WALKWAY	108
TOTAL IMPERVIOUS	4940
TOTAL IMPERVIOUS	36.8%



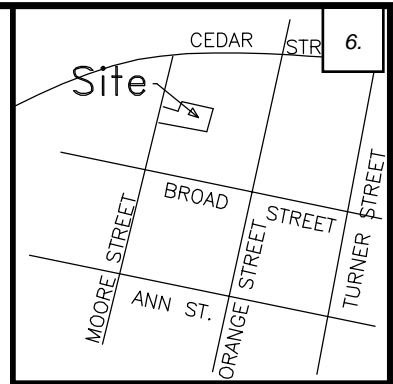
NOTES

- 1.) AREA = 13,401.85 S.F.(BY COORDINATE COMPUTATION).
- 2.) CLOSURE = 1:10,000+
- 3.) REFERENCE : D.B.1749, PG.21.
- 4.) P.I.N. 730617113608.
- 5.) FLOOD ZONE : ZONES SHOWN PER F.I.R.M. 3720730600J, 7-16-2003.
- 6.) FINAL MAP RECORDED : N/A
- 7.) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
- 8.) ADDRESS: 308 MOORE STREET



GRAPHIC SCALE - FEET
THIS MAP IS NOT FOR RECORDING.

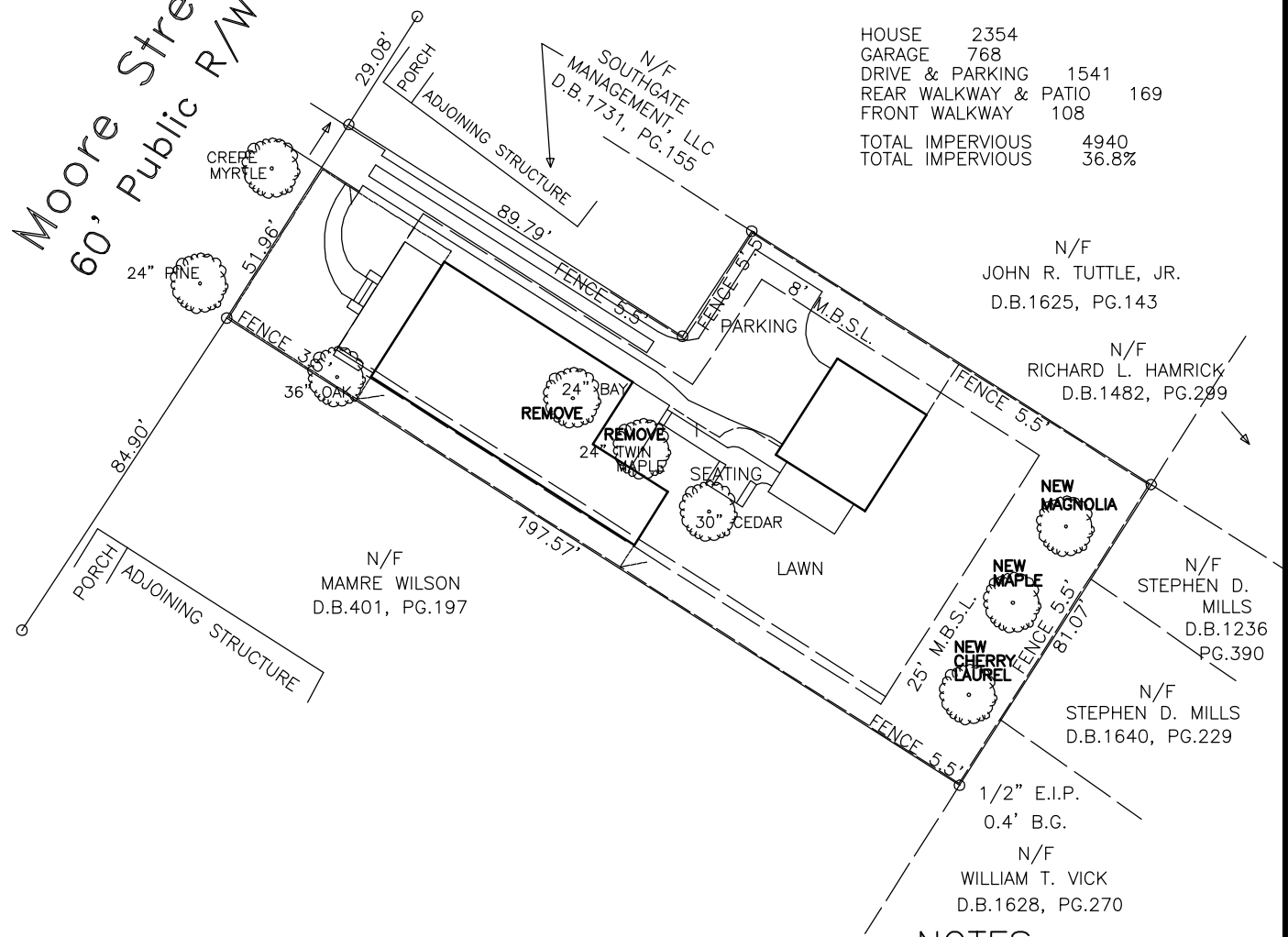
<p>Benjamin Lapsley and wife Tamara Lapsley</p> <p>LOT PER D.B.1749, PG. 21 A PORTION OF LOTS 115,116 TOWN OF BEAUFORT</p>			
COUNTY	CARTERET	CITY	BEAUFORT, NC
TOWNSHIP	BEAUFORT		
SCALE	DATE	PROJECT NO.	
1"=40'	NOVEMBER 16, 2022	2022130	
<p>PLOT PLAN</p>			
SURVEYED BY	DATE		
REB	SEPTEMBER 8, 2022		
FIELD BOOK	DRAWN BY		
N/E47 PAGE 22	JAO		



Vicinity Map
not to scale



Moore Street
60' Public R/W



HOUSE	2354
GARAGE	768
DRIVE & PARKING	1541
REAR WALKWAY & PATIO	169
FRONT WALKWAY	108
TOTAL IMPERVIOUS	4940
TOTAL IMPERVIOUS	36.8%

N/F
JOHN R. TUTTLE, JR.
D.B.1625, PG.143

N/F
RICHARD L. HAMRICK
D.B.1482, PG.299

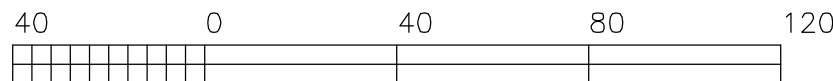
N/F
STEPHEN D. MILLS
D.B.1236
PG.390

N/F
STEPHEN D. MILLS
D.B.1640, PG.229

N/F
WILLIAM T. VICK
D.B.1628, PG.270

NOTES

- 1.) AREA = 13,401.85 S.F.(BY COORDINATE COMPUTATION).
- 2.) CLOSURE = 1:10,000+
- 3.) REFERENCE : D.B.1749, PG.21.
- 4.) P.I.N. 730617113608.
- 5.) FLOOD ZONE : ZONES SHOWN PER F.I.R.M. 3720730600J, 7-16-2003.
- 6.) FINAL MAP RECORDED : N/A
- 7.) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
- 8.) ADDRESS: 308 MOORE STREET



GRAPHIC SCALE - FEET
THIS MAP IS NOT FOR RECORDING.

<p>Benjamin Lapsley and wife Tamara Lapsley</p> <p>LOT PER D.B.1749, PG. 21 A PORTION OF LOTS 115,116 TOWN OF BEAUFORT</p>		
COUNTY CARTERET	CITY BEAUFORT, NC	TOWNSHIP BEAUFORT
SCALE 1"=40'	DATE NOVEMBER 16, 2022	PROJECT NO. 2022130
<p>TREE REMOVAL AND REPLACEMENT PLAN</p>		
SURVEYED BY REB	DATE SEPTEMBER 8, 2022	
FIELD BOOK N/E47	DRAWN BY JAO	
PAGE 22		

EXTERIOR FINISH MATERIAL

308 MOORE STREET

FOUNDATION

Masonry brick – Triangle “Williamsburg”

SIDING

Cementitious lap siding – smooth – not textured – 6” exposure – SW 6212 “Quietude”

TRIM BOARDS

Cellular PVC – smooth – not textured – SW 7004 “Snowbound”

WINDOWS

Andersen A Series double hung SDL – SW 7004 “Snowbound”

FRONT DOOR

DSA Mahogany stain grade “Alexandria 4LT TDL

DECORATIVE MOLDINGS

PVC with traditional profiles – SW 7004 “Snowbound”

PORCH CEILINGS

Beaded clear & better SYP – SW 6210 “Window Pane”

PORCH FLOORS

Clear & better SYP 5” face tongue & groove – SW7064 “Passive”

FENCING

Custom built from clear & better kiln dried pressure treated material – 5’6” natural wood privacy rear and partial sides - 3’0” picket type painted white forward of house

PRIMARY ROOFING

CertainTeed Landmark Pro Designer Lifetime Shingles – Max Depth “Georgetown Gray” – NC Fortified


PORCH ROOFING

.32 Gauge standing seam aluminum – Drexel Metals “Silver”

LANTERN LIGHT FIXTURES

Visual Comfort Falmouth Lantern – Stone Strong

Materials and Colors

<p>Siding, Sherwin Williams "Quietude"</p>	<p>SW 6212 Quietude</p>
<p>Trim, Sherwin Williams "Snowbound"</p>	<p>SW 7004 Snowbound</p>
<p>Porch deck, Sherwin Williams "Passive"</p>	<p>SW 7064 Passive</p>
<p>Porch ceiling, Sherwin Williams "Window Pane"</p>	<p>SW 6210 Window Pane</p>
<p>Exterior lamp, "Falmouth" Wall Sconce by Chapman & Myers Finish: Dark Weathered Zinc Size: 16"W x 25.37"H x 17.14"D</p>	

Shingles —Certaineed Landmark
in Georgetown Gray



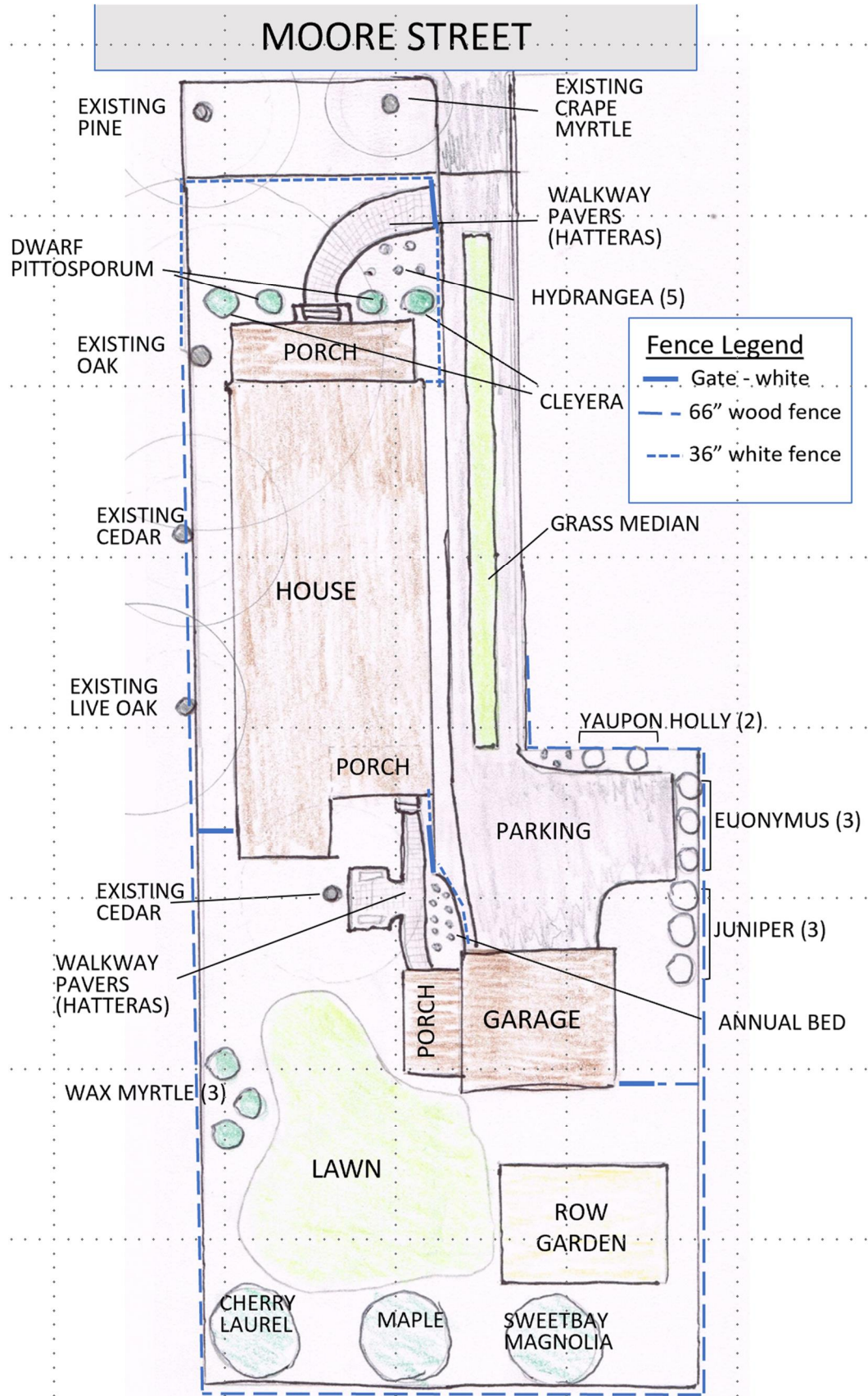
Metal roof on porches – Drexal
Metals Silver



Brick – Triangle Brick
“Williamsburg”

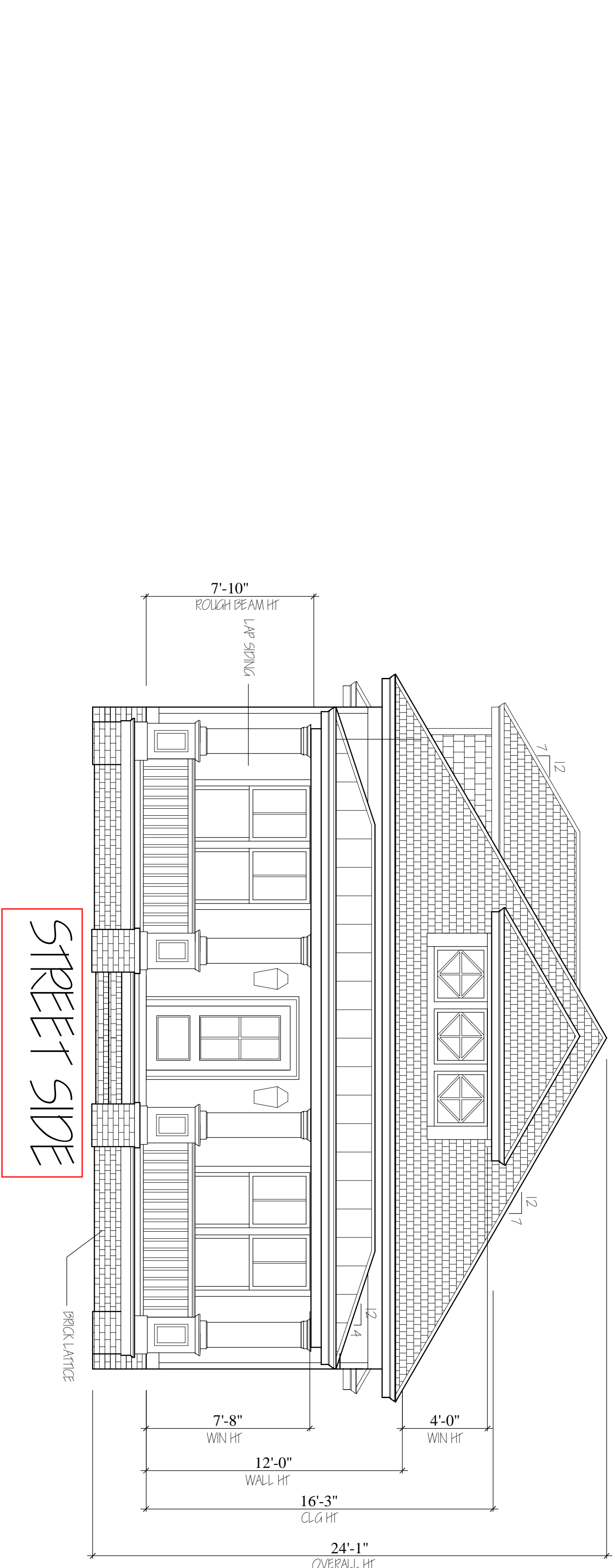


LANDSCAPING PLAN



Existing Trees and Vegetation





STREET SIDE

145

Copyright Craven Gardner Design & Build, Inc. All rights reserved. The Duplication, Reproduction, Copying, Sale, Rental, Licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is Strictly Prohibited unless authorized in writing by CGD&B.

LAPSELY RESIDENCE

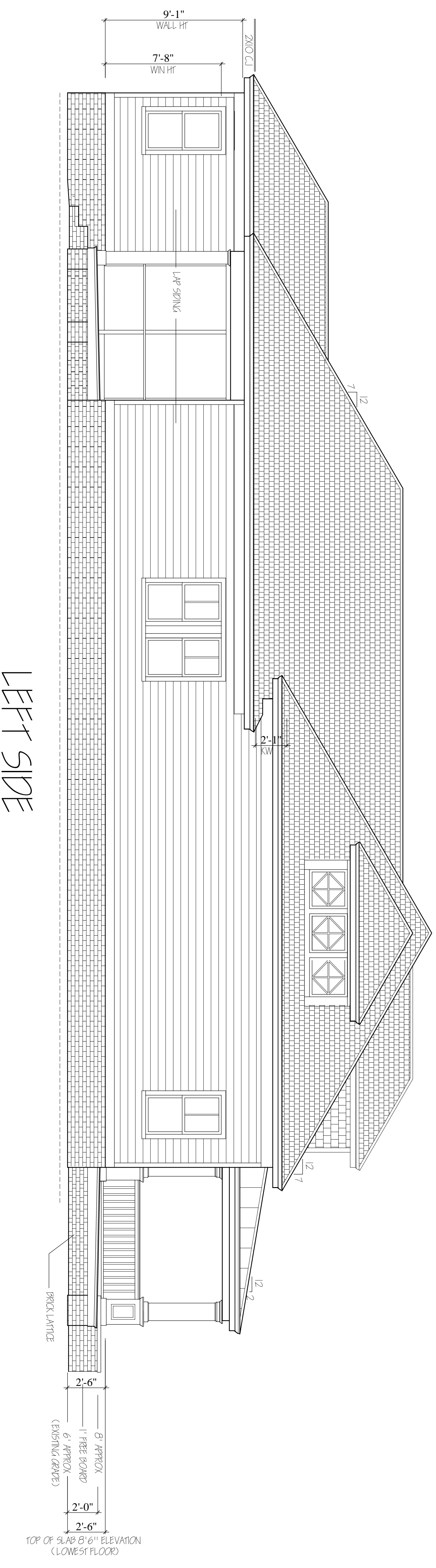
308 MOORE STREET

BEAUFORT, NC

DRAWN BY: CG

FEBRUARY 3, 2023

SCALE: 1/4" = 1'0"



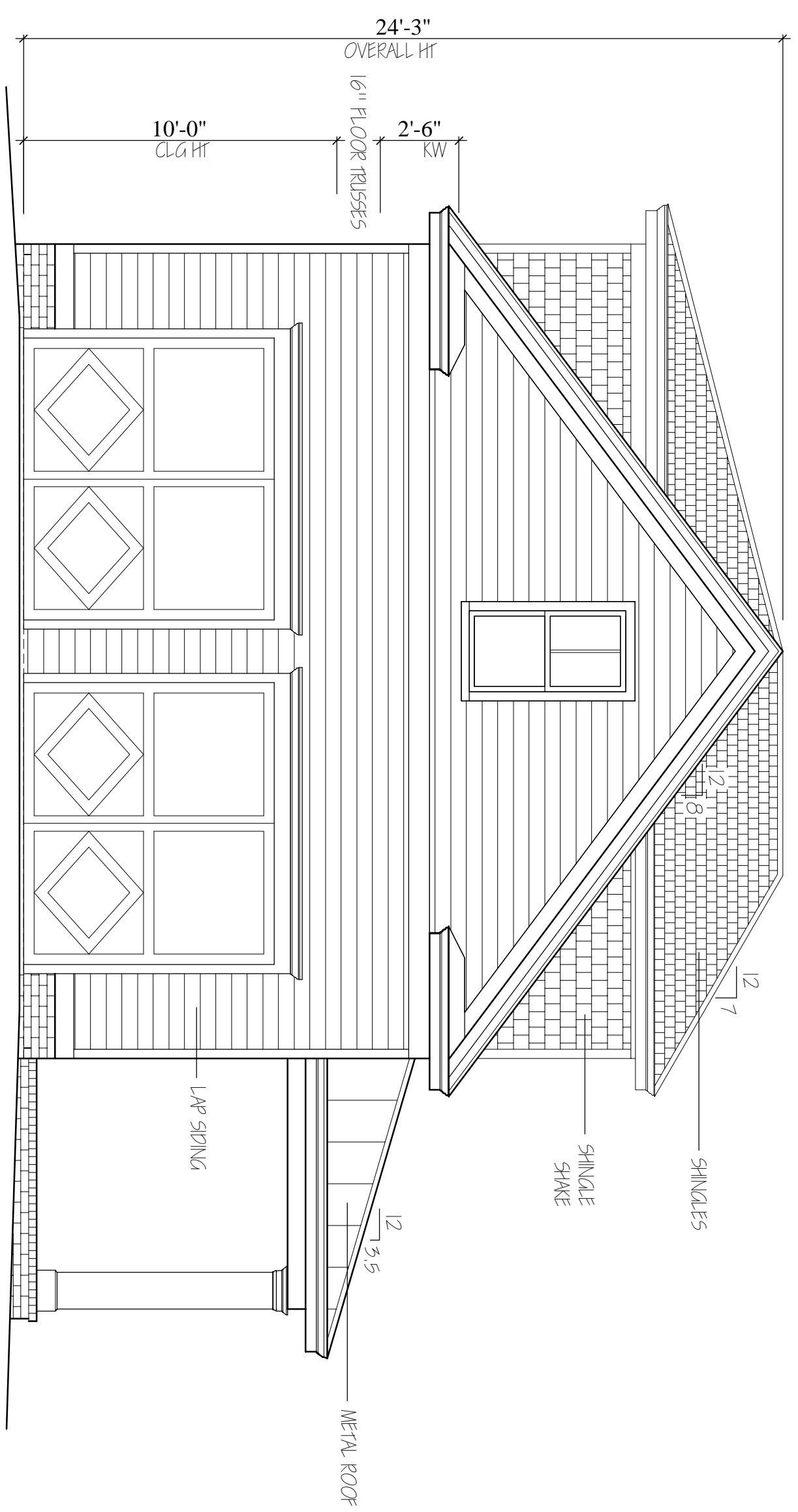
LEFT SIDE

FRONT & LEFT SIDE ELEVATION

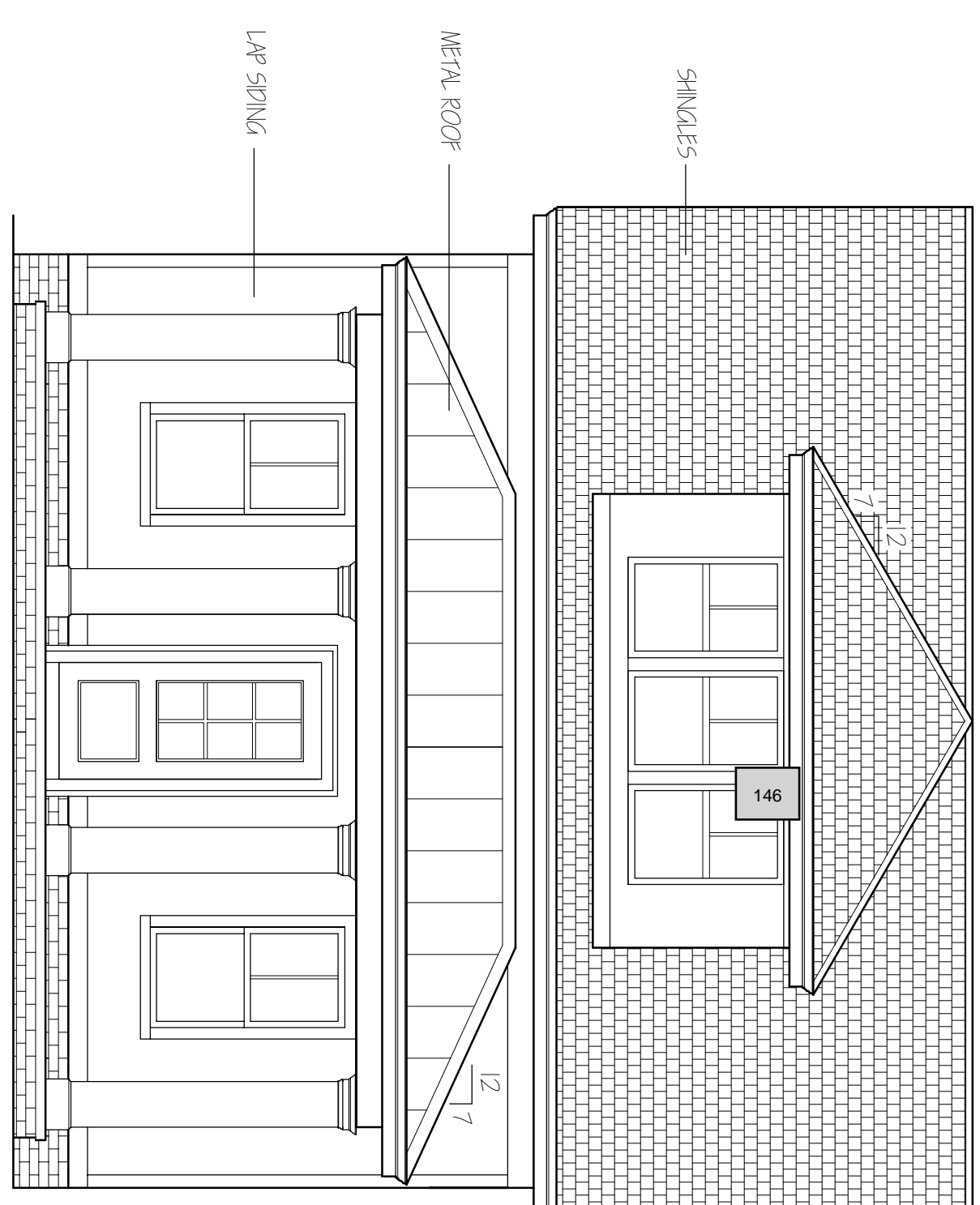
A1.1

CRAVEN GARDNER DESIGNS & BUILD

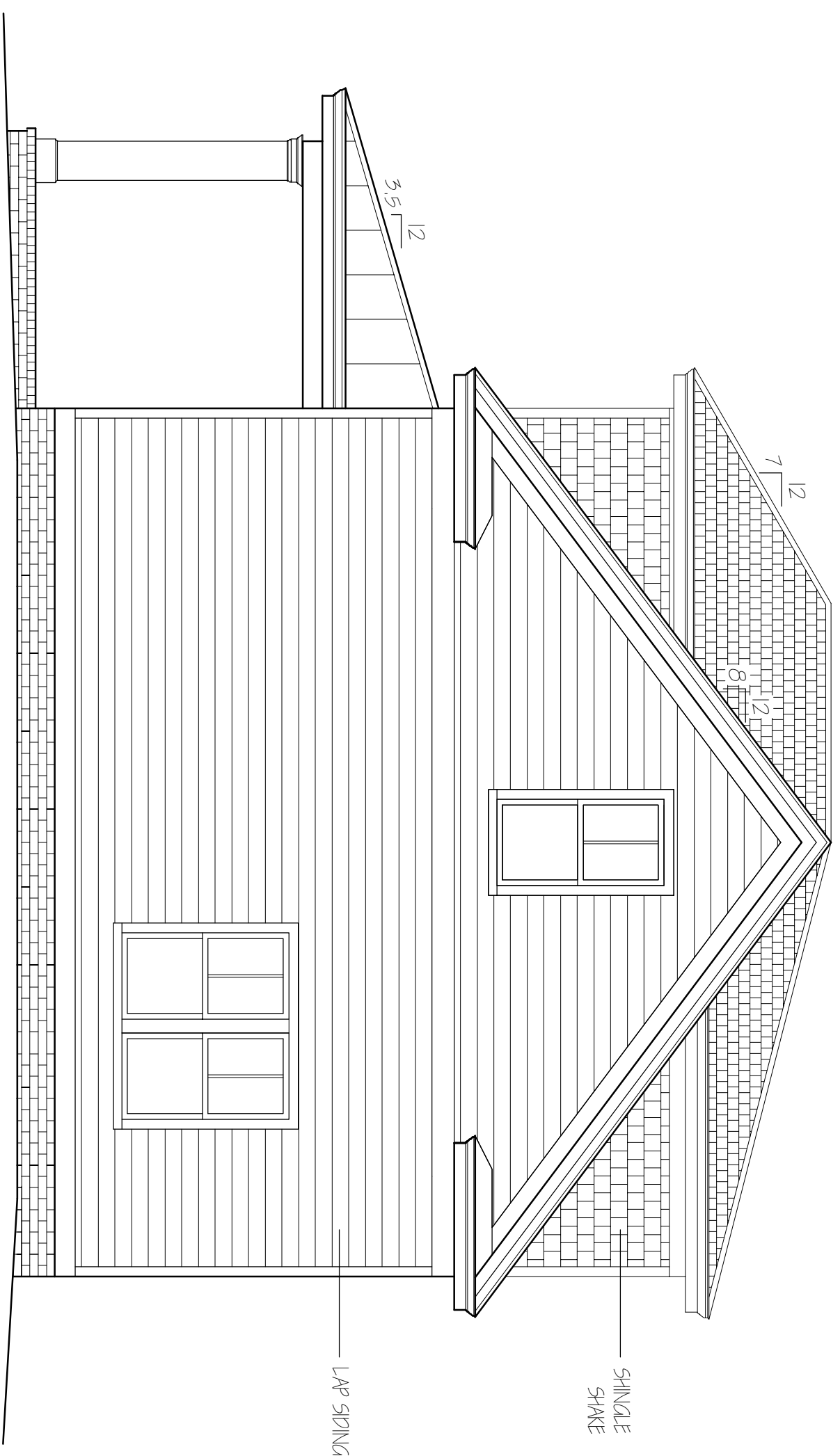
301 E. Fort Macon Rd. Atlantic Beach, NC 28512
 (252) 247-0111 craven@gardner.com



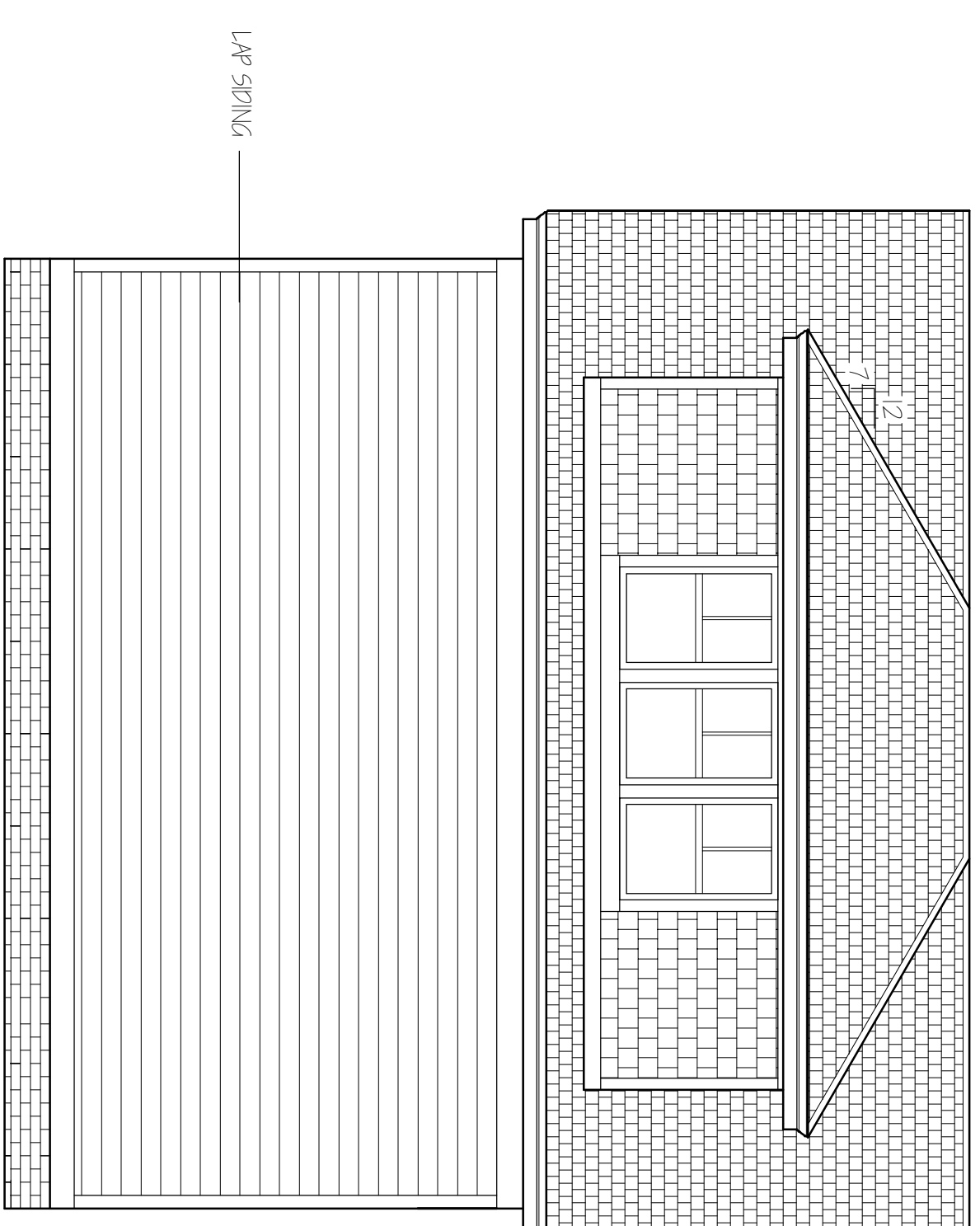
STREET VIEW



RIGHT SIDE



REAR



LEFT SIDE

LAPSELY RESIDENCE

308 MOORE STREET

BEAUFORT, NC

DRAWN BY: CG

FEBRUARY 3, 2023

SCALE: 1/4" = 1'0"

Copyright Craven Gardner Design & Build, Inc. All rights reserved. The Duplication, Reproduction, Copying, Sale, Rental, Licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted herein is Strictly Prohibited unless authorized in writing by CGD&B.

CRAVEN GARDNER DESIGN & BUILD

301 E. Fort Macon Rd. Atlantic Beach, NC 28512

(252) 247-0111 craven@cravengardner.com

GARAGE ELEVATIONS

A1.3

LAPSLEY RESIDENCE

308 MOORE STREET

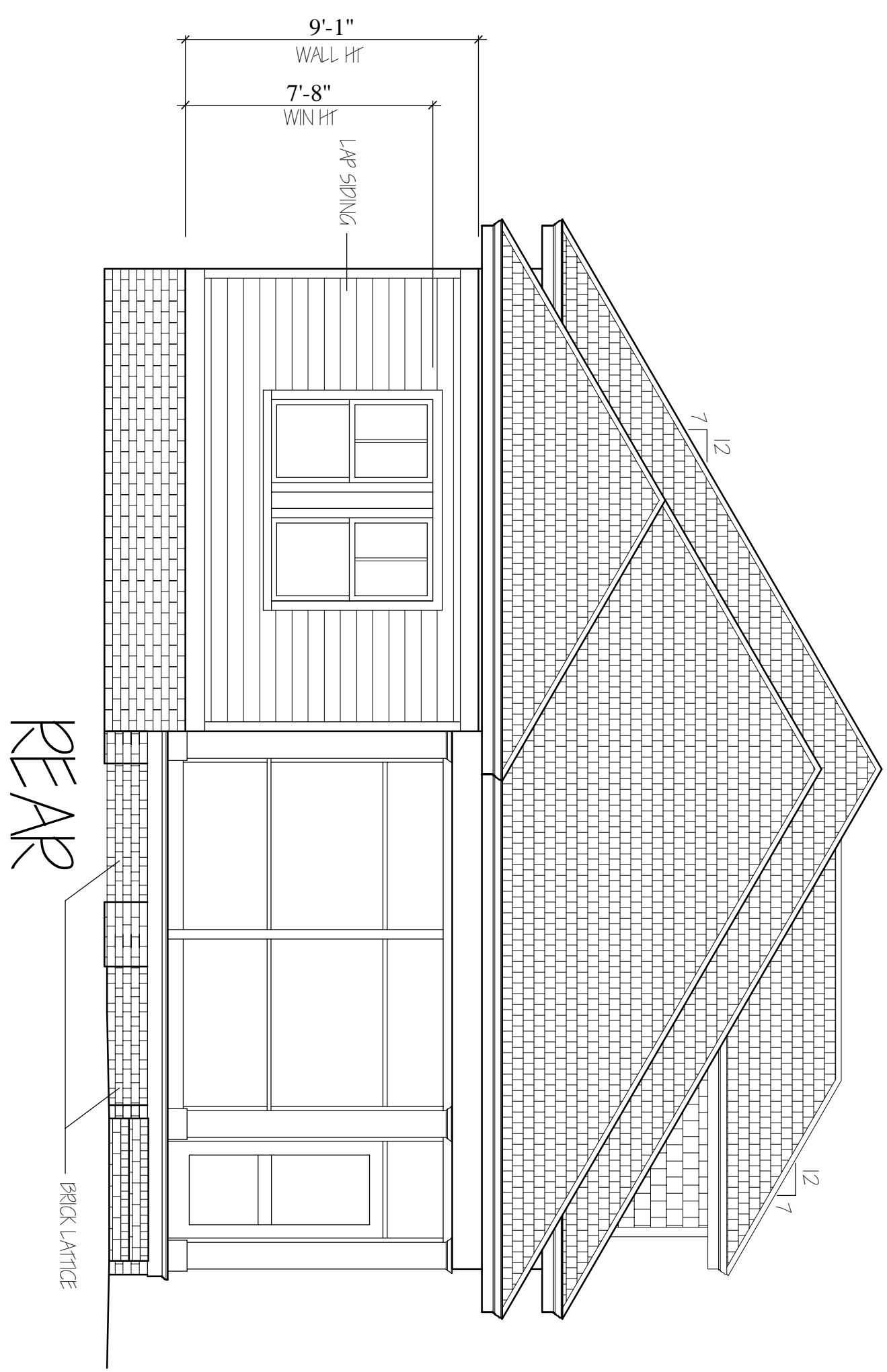
BEAUFORT, NC

DRAWN BY: CG

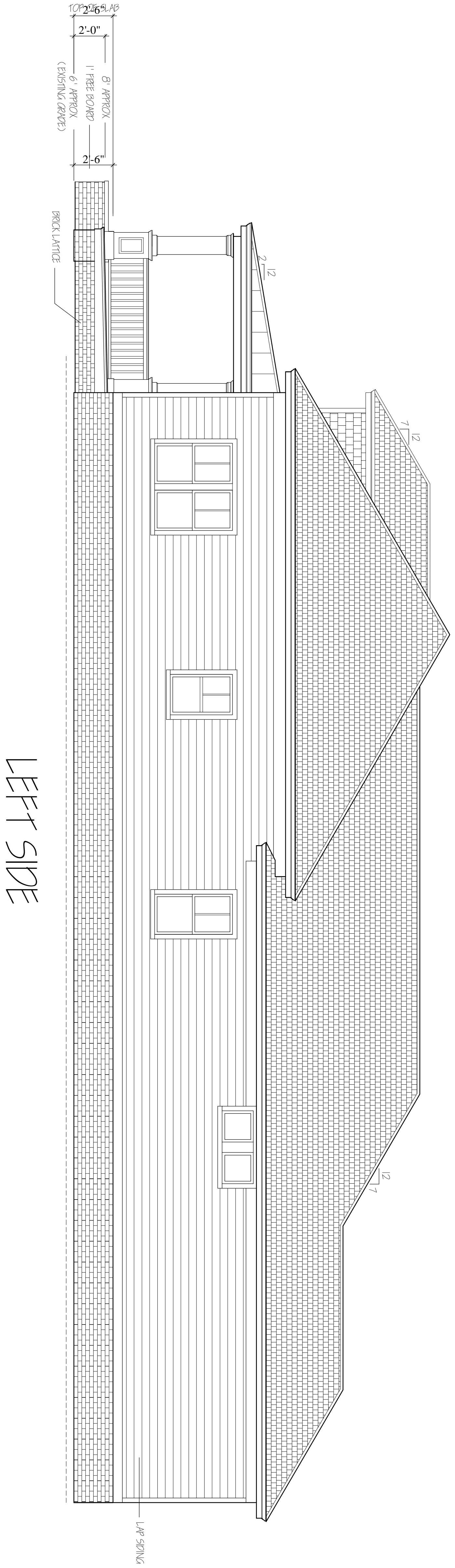
FEBRUARY 3, 2023

SCALE: 1/4" = 1'0"

Copyright Craven Gardner Design & Build, Inc. All rights reserved. The Duplication, Reproduction, Copying, Sale, Rental, Licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is Strictly Prohibited unless authorized in writing by CGD&B.



147



LEFT SIDE

REAR & RIGHT SIDE ELEVATION

A1.2

CRAVEN GARDNER DESIGNS & BUILD

301 E. Fort Macon Rd. Atlantic Beach, NC 28512

(252) 247-0111

craven@cravengardner.com

