



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: June 24, 2019
Case No. 19-17

Request: Addition to 120 Moore Street

Applicant: David & Adeline Talbot

Property Information:

Owners: Same
Location: 120 Moore Street
PIN#: 730617018034000

Project Information:

In the District Survey (November 1997), updated by Ruth Little, the house at 120 Moore Street is described as **Adams House** c. 1890– Very intact, 2-story, side gable late Greek Revival house 3-bays wide. Boxed eaves with returns, plain siding, 6/6 sash, and 2-story front-gabled porch with replacement Doric posts and plain railing. Original 5-panel doors with transoms and sidelights on 1st and 2nd stories. The appearance of the house indicates rebuilding or remodeling about 1890. The house on this lot on Gray's 1882 map was Mrs. Thompson's house.

Proposed work:

- An addition to the existing structure to include storms/screens for existing windows, new windows for the new addition, brick, siding material, metal roofing and shingles. See Applicants Elevation Drawings for specific information.

Material:

- See Applicants Elevation Drawings for specific information.

Color:

N/A

Attachments:

- Vicinity Map
- Adjacent Property Owners list
- Project Booklet

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.

6.1.9 Avoid altering the existing roof pitch or introducing a new roof pitch.

6.1.11 Avoid constructing additional stories resulting in an altered appearance.

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.

Window and Door Guidelines

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.

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

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

6.4.8. Use storm doors to improve energy efficiency where needed. New storm doors should be compatible with the original exterior doors and with the style and period of the structure. Wood storm doors of the full view or large single-pane type are most appropriate because they do not obscure the original doors. Louvered wood doors are also appropriate. Storm doors should be the full-view type and have a paint finish in a color that is compatible with the colors of the structure. The standard “colonial” type storm door with scalloped trim and cross-buck bottom half is not permitted. Wood screen doors should be appropriate for the period and style of the structure.

6.4.9. Preserve and repair original or historic shutters. It is appropriate to add louvered shutters to a historic structure if there is evidence that it once had blinds. All shutters shall be installed so that they will fit the window frame opening if closed and shall be of correct proportions for each window. Blinds shall be provided with operable hardware, consisting of hinges, pintles and holdbacks located in the appropriate positions. Shutters may be operable or fixed. Shutters made of synthetic or substitute materials, that duplicate the look, appearance and patina of wood may be allowed. They should not be nailed or screwed onto the building surface.

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.

Foundations

6.6.1. Retain and preserve original and historic foundations and related elements wherever possible, including: pier size, vents, grilles, lattice, materials, and other significant details.

6.6.2. Retain and preserve existing historic materials wherever possible, rather than replace. For repairs or rebuilding, select new brick, mortar, ballast stones, and other materials to match the historic materials as closely as possible in all respects.

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 overpower 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.

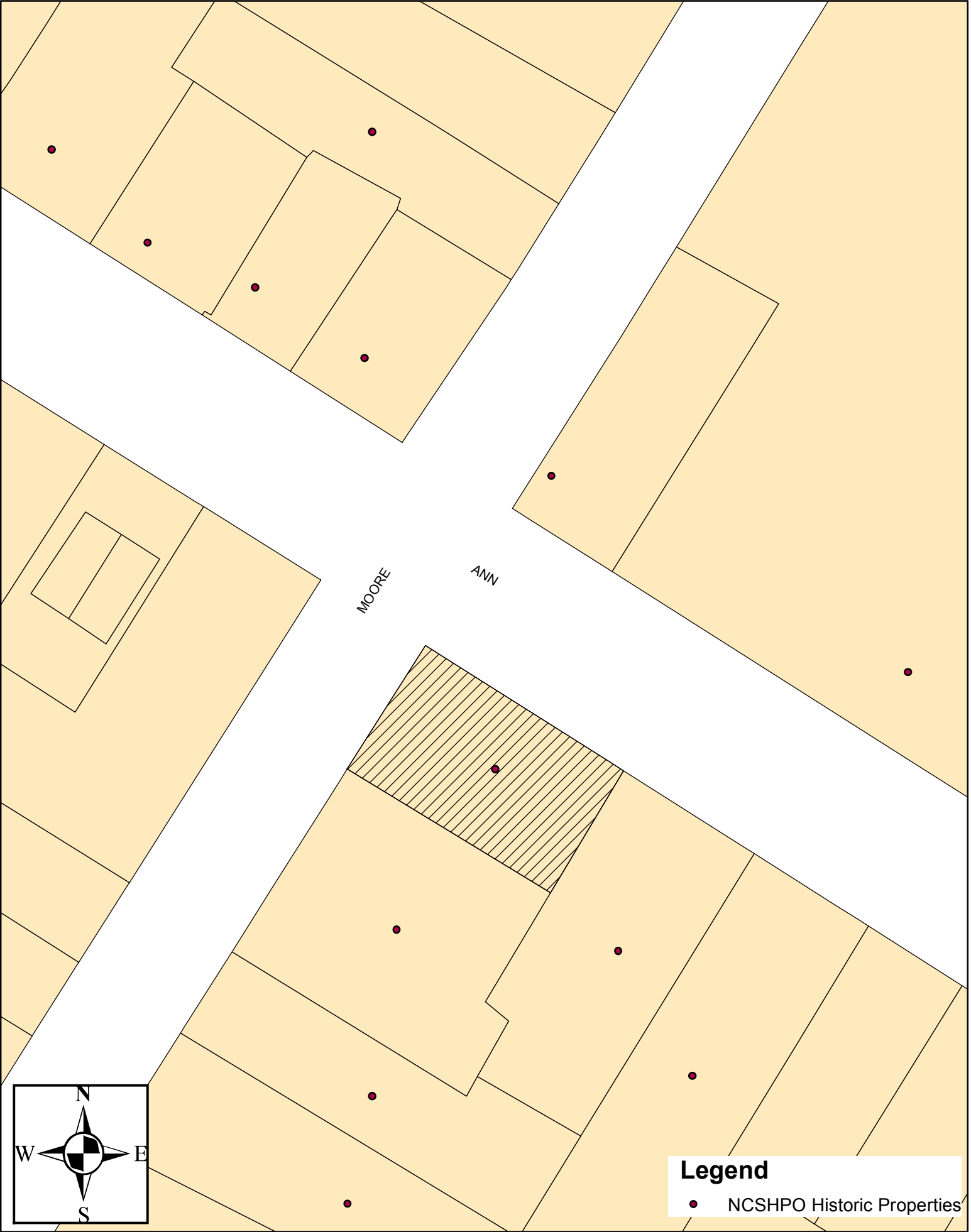
7.8.6. Wood windows are most appropriate for new additions within the historic district; however, substitute window materials are acceptable for new additions provided the proposed windows meet the requirements set forth in the WINDOWS AND DOORS guidelines.

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.

BHPC Case 19-17 120 Moore Street



<u>OWNER</u>	<u>MAIL_HOUSE</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_STATE</u>	<u>MAIL_ZI5</u>
COSTLOW,VIRGINIA HERRMAN MASON	201	ANN STREET	BEAUFORT	NC	28516
HARDESTY,PATRICIA A	124	ANN ST	BEAUFORT	NC	28516
JOHNSON,ZACKARY I ETAL HUNT	206	ANN STREET	BEAUFORT	NC	28516
PAUL,ALLAN	403	GLASCOCK ST	RALEIGH	NC	27604
RISSE,MARGARET PINER	304	LIVE OAK STRE	BEAUFORT	NC	28516
ST PAULS EPISCOPAL CHURCH	209	ANN STREET	BEAUFORT	NC	28516
TUTAK,CHRISTOPHER N ETUX HEIDI	131	ANN STREET	BEAUFORT	NC	28516