



# BHPC STAFF REPORT



**To:** BHPC Members  
**From:** Kyle Garner, Planning Director  
**Date:** June 26, 2019  
**Case No.** 19-18

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**Request:** Commercial Renovation

**Applicant:** Megan Toma

**Property Information:**

Owners: Sameh Toma  
Location: 400 Front Street  
PIN#: 730617102064000

**Project Information:**

In the District Survey (November 1997), updated by Ruth Little, the Building at 400 Front Street is described as **Commercial Building NC** – Age 1975. Large 2-story flat-roofed building with roof-line balustrade, double front shed porch with posts, plain railing. Contains numerous shops.

- A COA for this address was denied on January 2, 2019.
- The applicant has resubmitted and met with a current member of the HPC, Town Attorney's and Staff on January 23<sup>rd</sup>. At the conclusion of the meeting the applicant stated that they would provide additional information/options by February 1 for the Commission to review.

**Proposed work:**

- Entire exterior renovation to the exterior to the structure to include new windows, exterior lighting fixtures, doors, decking with rear deck addition, wood stairs, new railings, new brick base around decking and an ADA lift on the Front Street elevation.. See Applicants Project Booklet for specific information.

**Material:**

- See Applicants Project Booklet for materials description.

Color:

N/A

**Attachments:**

- Vicinity Map
- Adjacent Property Owners list
- Project Booklet

## 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.

## Porches and Entrances

6.5.12. New handicapped access ramps and other modifications to improve access shall be designed so that the modifications are reversible and do not damage or obscure the buildings’ architectural features or diminish its historic character. (SEE GUIDELINES FOR ACCESSIBILITY AND LIFE SAFETY).

## Paint and Exterior Colors Guidelines

6.7.1. Repainting a building in the same color, including minor touch-up painting, and the cleaning of existing painted surfaces do not require a COA, nor does re-lettering a painted sign in the same color.

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

6.7.4. Old paint should not be removed by sandblasting or other abrasive or destructive methods. The removal of all paint layers down to the bare wood in preparation for repainting is not recommended.

## Accessibility and Life Safety Guidelines

6.8.1. Locate fire exits, stairs, landings, and ramps so that they are compatible with the character of the building or site. For example, wheelchair ramps may replicate a railing detail on a building or be of a simple design that allows it to blend discreetly with its surroundings. Such elements should be painted to tie in with the structure.

6.8.3. Construct wheelchair ramps and chair lifts that are portable or temporary and do not permanently damage, obscure, or require the removal of character defining architectural features. Such alterations should be reversible in nature to maintain the integrity of the historic resource. (SEE MINOR WORKS).

## 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.

## 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.

8.3.3. Paint meter boxes, vents, and other utility fixtures visible from the street in colors that will allow them to blend in with the historic/existing building.

## 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.

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

BHPC Case 19-18 400 Front Street



| <u>OWNER</u>                   | <u>MAIL HOUSE</u> | <u>MAIL ST</u>  | <u>MAIL_CITY</u> | <u>MAIL_STATE</u> | <u>MAIL_ZIP</u> | <u>MAIL_ADD2</u> |
|--------------------------------|-------------------|-----------------|------------------|-------------------|-----------------|------------------|
| 400 FRONT STREET PROPERTIS LLC | 400-200           | ASHVILLE AVENUE | CARY             | NC                | 27518           |                  |
| DUNCAN OF BEAUFORT LLC         | 325               | FRONT STREET    | BEAUFORT         | NC                | 28516           |                  |
| FIRST CITIZENS BANK            |                   |                 | RALEIGH          | NC                | 27611           | PO BOX 27131     |
| TOWN OF BEAUFORT               |                   |                 | BEAUFORT         | NC                | 28516           | PO BOX 390       |
| WHEATLY PROPERTIES LLC         |                   |                 | BEAUFORT         | NC                | 28516           | PO BOX 360       |