



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: February 18, 2019
Case No.: 19-04

Request: To paint existing brick white & install a new awning with new signage totaling allow a 22 sq. ft.

Applicant: Jose Alvarez
402 Somerset Way
Newport, North Carolina 28570

Property Information:
Owner: Same
Location: 521 Front Street
PIN: 730505198871000

Project Information: In the District Survey (November 1997), updated by Ruth Little, the Building at 521 Front Street is described as **Commercial Building** c. 1960. 1-story brick building with flat roof and recessed glass and metal storefront. Virtually no façade ornamentation.

In February 2012 a COA was granted for a new awning with **44** sq. ft. of signage within the awning.

In March 2007 a COA was denied to install a white neon OPEN sign mounted on black plexiglass suspended in the window above the front doors.

In May 2005 a COA was approved for a plain black awning, signage and improvements to the rear. The applicant also stated that they were not asking to paint the brick.

In August 1996 a COA was granted for a 15 sq. ft. exterior sign.

Material: See project information included in application.

Color: See project information included in application.

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

Guidelines:

Brickwork and Masonry Guidelines

6.3.9. Avoid painting masonry surfaces that were not painted historically. When painting masonry that has been previously painted, use acrylic latex paints for best durability.

Paint and Exterior Colors Guidelines

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

Window and Door Guidelines

6.4.11. Avoid the placement of metal awnings over windows and doors. Fabric awnings may be used if the house originally or historically had them. Install awnings in such a manner that they do not conceal architectural features or damage historic building fabric. Choose colors and patterns that harmonize with the building and do not compete with it.

Paint and Exterior Colors Guidelines

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

Historic Store Front Guidelines

6.9.5. The preferred material for awnings is fabric although wood or metal awnings may be allowed on a case-by-case basis if there is a clear historic precedent. New awnings should be compatible with the building in size, scale, form and color.

Signage Guidelines:

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 19-03 521 Front Street - Awning & Painting Exterior Brick

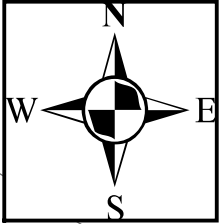


CRAVEN

FRONT

Front Street

QUEEN

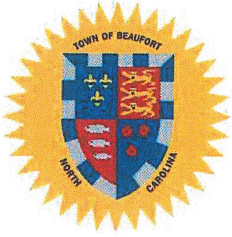


Legend

• NCSHPO Historic Properties

OWNER	MAIL_HOUS	MAIL_ST	MAIL_CITY	MAIL_STATE	MAIL_ZI5	MAIL_ADD2
BEAUFORT HOUSE LLC	510	FRONT STREET #21	BEAUFORT	NC	28516	
PLAZA MEXICO BAR & GRILL INC	5167	HIGHWAY 70 WEST #60	MOREHEAD CITY	NC	28557	
SMITH,ANNE HILL ETAL GORDON	1205	FRONT STREET	BEAUFORT	NC	28516	
TOWN OF BEAUFORT			BEAUFORT	NC	28516	PO BOX 390

CERTIFICATE OF APPROPRIATENESS APPLICATION
FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$50.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2141 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Jose Alejandro Alvarez

Applicant Address: 402 Somerset Way Newport NC 28570

Business Phone: 252-728-3702 Email/Cell: Mclaudia@live.com

Property Owner Name: Jose Alejandro Alvarez

Address of Property: 521 Front st, Beaufort, NC 28516

Phone Number: 252-728-3702 Email/Cell: Mclaudia@live.com

PROJECT INFORMATION

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

Wood life to paint the ~~brake~~ white and ~~with~~ signs replicating the vinyl signs and
Name 31" x 8"

Estimated Cost of Project: 5,000⁰⁰

Year House Built: 1940

Jose A. Alvarez
Applicant Signature

1-22-19
Date

Property Owner Signature (if different than above)

Date

An application fee of \$50, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit card payment can be made in person at Town Hall). The complete application, payment, and supporting materials must be received by Town Staff at least 15 working days prior to a regularly scheduled Historic Preservation Commission meeting date. The [meeting dates](http://www.beaufortnc.org) can be found on the Town's website at www.beaufortnc.org.

OFFICE USE ONLY

Revised

Received by: dg

Reviewed for Completeness: JG

Date: 1-22-19

Date Deemed Completed and Accepted: 01/25/19

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS

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

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

1. Items required for ALL projects:

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

2. Items required as applicable to project:

- Description of any planned demolition.
- Indication of all trees to be replaced and/or removed.
- Landscaping plans indicating major planting materials.
- Exterior paint color sample(s) for projects involving any change in exterior color(s).
- Building material samples.
- If a project involves the reconstruction of an earlier feature of a historic structure, documentation of the prior existence of such feature.
- If a project involves replacing existing features of a historic structure, justification for replacement and a description and/or sample of the new material(s) to be used.
- A copy of any associated state or federal permits (CAMA, ACOE), as required.

3. Additional items required only for Signs:

- A drawing indicating the dimensions of the sign, lettering type, and overall design.
- Sample of color(s) to be used.

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

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

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

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









