



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 Wednesday, January 2 - 614 Broad Street, Beaufort**

1. Call to Order/Pledge of Allegiance/Roll Call
2. Agenda Approval
3. Minutes Approval
4. Administration of Oaths
5. New Business
 - A. Case 18-05: 400 Front Street - Exterior Renovations to Existing Structure
6. Public Comment
7. Commission/Board Comments
8. Staff Comments
9. Adjourn



Town of Beaufort NC

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**Town Of Beaufort Historic Preservation Commission
6:00 PM Wednesday, January 2 - 614 Broad Street, Beaufort**

AGENDA CATEGORY: New Business

SUBJECT: Case 18-05: 400 Front Street - Exterior Renovations to Existing Structure

BRIEF SUMMARY:

The applicant wishes to make significant changes to the exterior of the building including adding a roof-top deck

REQUESTED ACTION:

Approve as submitted
Approve with conditions
Table
Deny

EXPECTED LENGTH OF PRESENTATION:

30 minutes

SUBMITTED BY:

Kyle Garner, Planning Director

ATTACHMENTS:

- Description
- ▣ Staff report
 - ▣ Applicant's materials



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: December 20, 2018
Case No. 18-5

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.

Proposed work:

- Entire exterior renovation to the exterior to the structure to include new windows, doors, elevator, roof top area and decking. 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

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.

6.1.5 Contemporary or non-historic roof features may be installed on areas of the roof not seen from the public view or on other non-character defining secondary roofs. Included are skylights, roof-mounted vents, dormers, chimneys, antennas, and solar collectors. These are not permitted when their installation or later removal would damage or destroy a significant roof feature. In certain instances, new dormers may be permitted on side or rear elevations if their design is compatible with the building and the roofline.

Wood Siding, Trim, and Ornament Guidelines

6.2.11. The use of fiber cement siding may be approved for new structures, non-historic structures and additions to historic structures not visible from public streets or waterways.

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.

6.7.3. 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.

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).

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.

8.3.2. Locate roof ventilators, antennas, solar panels, and satellite dishes in areas not visible from public view. Satellite dishes exceeding 24" in diameter shall not be installed in the historic district.

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.

8.3.5. When installing utility fixtures—such as streetlights, signal boxes, or utility poles—in the public right-of-way, take into account the impact of the fixtures on the character of the streetscape and the historic district as a whole. Utility fixtures will be evaluated in terms of location, design, color, scale, and compatibility with surrounding streetscape features, and the overall visual impact on the district.

Exterior Lighting Guidelines

8.4.1. Unless original fixtures already exist, choose fixtures that are simple and unobtrusive and complement the building or site.

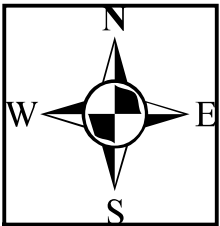
8.4.2. Choose lighting sources that generate a soft white light instead of a more intensive yellow or orange light. Metal halide bulbs will achieve the desired effect instead of sodium vapor or fluorescent light sources.

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.

<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

BHPC Case 18-5 400 Front Street - Commercial Renovation



Legend

- NCSHPO Historic Properties

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: _____

Applicant Address: _____

Business Phone: _____ Email/Cell: _____

Property Owner Name: _____

Address of Property: _____

Phone Number: _____ Email/Cell: _____

PROJECT INFORMATION

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

A RENOVATION OF THE EXISTING BUILDING AT 400 FRONT STREET. THE CURRENT BUILDING IS A NON CONTRIBUTING STRUCTURE BUILT IN 1980. THE RENOVATION WILL ENTAIL THE FOLLOWING:

1. A 3rd STORY ADDITION OF AN ELEVATOR AND EXTERIOR STORAGE SPACE TO THE WEST FACADE OF THE EXISTING BUILDING
2. A 3rd STORY DECK ADDITION, EXTENDING TO THE BOARDWALK ON THE SOUTH FACADE OF THE BUILDING
3. THE METAL ROOF ON THE NORTH FACADE WILL BE DEMOLISHED AND REPLACED WITH A DECK AREA ON THE ROOF LEVEL.
4. AN ADDITION OF EXTERIOR TRELLIS AND OPEN AIR STRUCTURE AT THE ROOF LEVEL.
5. REPLACEMENT OF EXTERIOR SIDING
6. REPLACEMENT OF ALL EXTERIOR OPENINGS
7. REPLACEMENT OF RAILINGS
8. RELOCATING ALL HVAC UNITS FROM WEST SIDE TO ROOF DECK AREA

Estimated Cost of Project: _____

Applicant Signature _____
M. J. J. J.

_____ 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: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

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:

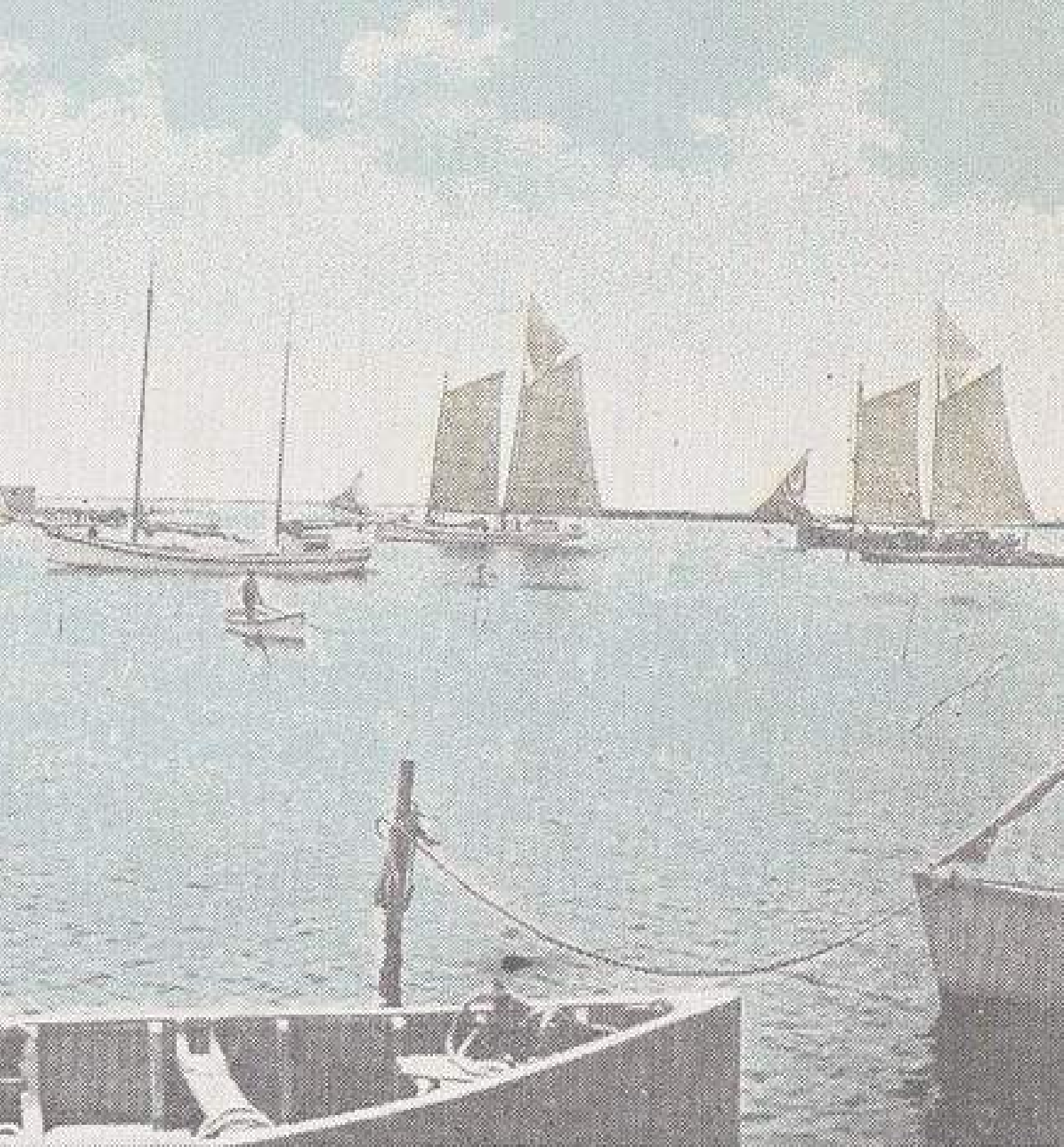
- A drawing indicating the dimensions of the sign, lettering type, and overall design.
- Sample of color(s) to be used.

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.



THE DAVIS HOTEL, BEAUFORT, N. C.



62622-C

BIRD'S EYE VIEW OF BUSINESS SECTION AND WATERFRONT, BEAUFORT, N. C.



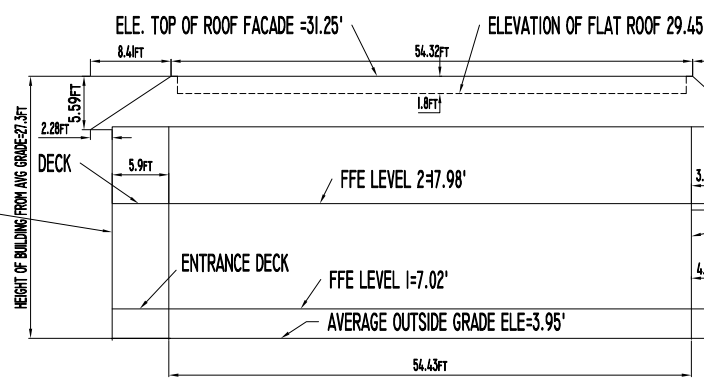
100601

1. EXISTING BUILDING
2. ADJOINING PROPERTIES
3. PROPOSED PLANS
4. PROPOSED ELEVATIONS
5. PROPOSED RENDERINGS
6. EXTERIOR MATERIALS
7. EXTERIOR OPENINGS

EXISTING PROPERTY



FRONT STREET



400 FRONT STREET WEST END WALL

NOTE: ALL ELEVATIONS ARE NAVD 1988

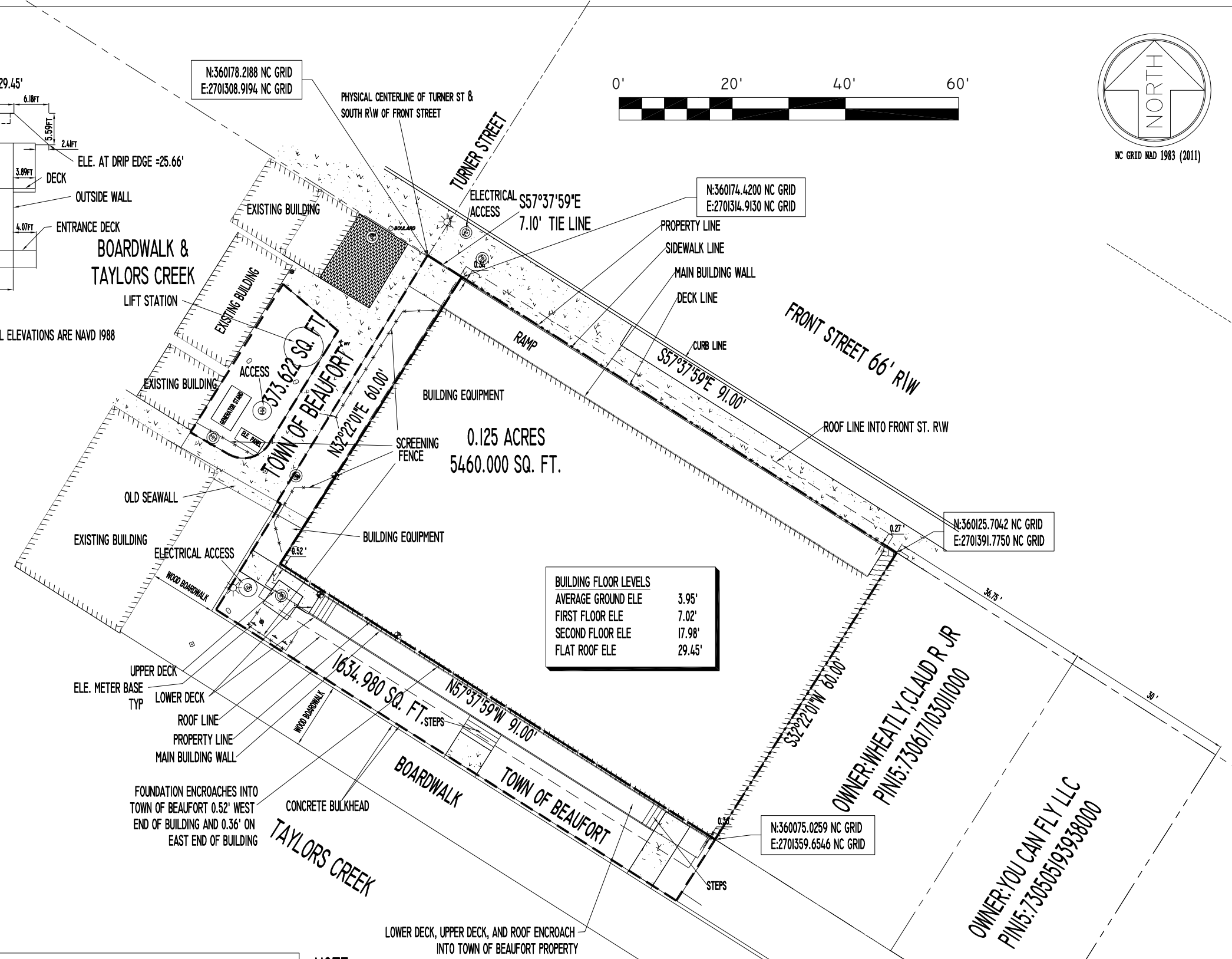
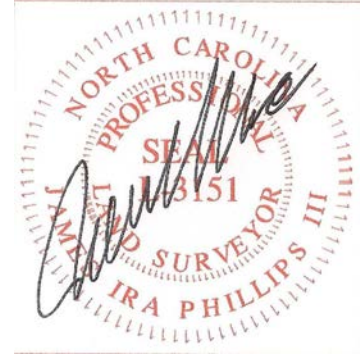
SURVEYORS CERTIFICATION

I, JAMES I. PHILLIPS III, CERTIFY THAT THIS PLAT WAS DRAWN BY ME (X), DRAWN UNDER MY SUPERVISION (), FROM AN ACTUAL SURVEY MADE BY ME (X), MADE UNDER MY SUPERVISION (); THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATE METHOD IS 1:10,000+; REGISTRATION NUMBER, AND SEAL THIS 13TH DAY OF MARCH , A.D. 2017.

- LEGEND**
- EP-EXISTING IRON PIPE
 - ER-EXISTING IRON ROD
 - ECM-EXISTING CONCRETE MONUMENT
 - EA-EXISTING AXLE
 - EM-EXISTING NAIL
 - EPK-EXISTING PK NAIL
 - POINT-NOTHING EXISTING OR SET
 - NCGS-NORTH CAROLINA GEODETIC SURVEY
 - NGS-NATIONAL GEODETIC SURVEY
 - R/W-NON-ACIOT MONUMENT
 - SP-SET IRON PIPE
 - SR-SET IRON PIPE
 - SOH-SET CONCRETE MONUMENT
 - EA-SET AXLE
 - SN-SET NAIL
 - SPK-SET PK NAIL
 - OP-OVERHEAD POWER
 - NOT HELD-NOT CONSIDERED PART OF SURVEY
 - MHL-NORMAL HIGH WATER LINE
 - AEC-AREA OF ENVIRONMENTAL CONCERN
 - NAVD-NORTH AMERICAN VERTICAL DATUM
 - NAD-NORTH AMERICAN HORIZONTAL DATUM

JAMES I. PHILLIPS III RLS NO. L-3151

THIS IS AN EXISTING PARCEL OF LAND



BUILDING FLOOR LEVELS

AVERAGE GROUND ELE	3.95'
FIRST FLOOR ELE	7.02'
SECOND FLOOR ELE	17.98'
FLAT ROOF ELE	29.45'

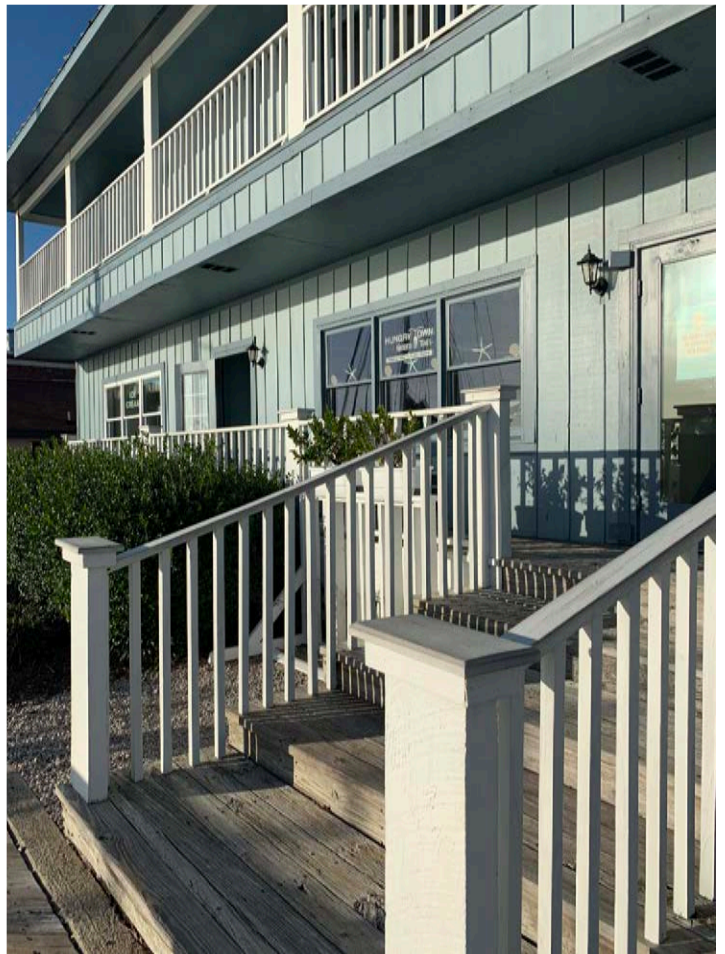
NOTE
AGREEMENTS WITH THE TOWN OF BEAUFORT MAY EXIST FOR THE PLACEMENT OF EQUIPMENT AND ACCESS WALKWAYS, RAMPS, AND STEPS. A MORE DETAILED SEARCH WOULD BE REQUIRED TO LOCATE SUCH AGREEMENTS.

SURVEY FOR
400 FRONT STREET PROPERTIES LLC
SAMEH TOMA
400 FRONT STREET
TOWN OF BEAUFORT, BEAUFORT TOWNSHIP
CARTERET COUNTY, N.C.
SCALE 1"= 20'

PRESENT OWNER: SAME		REVISIONS
DEED REF: BOOK PAGE 1530/396	MAP REF: BOOK PAGE NONE	2-3-2018 AMENDED TO SHOWN UTILITIES AND COMMON AREA
TAX PIN: 730617102064000	SHEET: 1 OF 1	
JOB #: 15-15870	DATE OF FIELD SURVEY: 3-13-2017	DATE OF MAPPING: 3-13-2017
SURVEY BY: JIP	DRAWN BY: JIP	CHECKED BY: JIP
JAMES I. PHILLIPS LAND SURVEYING PO BOX 2103,379 ARRINGTON RD., BEAUFORT, N.C. 28516 252-728-5848 PHONE EMAIL JIP3@COASTALNET.COM		



EXISTING BUILDING



EXISTING BUILDING

ADJOIING PROPERTIES



1 330 FRONT STREET
 GEER FAMILY, LLC
 105 B SOUTH 17TH STREET
 MOREHEAD CITY, NC 28557

3 410 FRONT STREET
 WHEATLY PROPERTIES, LLC
 710 CEDAR STREET
 BEAUFORT, NC 28516

5 325 FRONT STREET
 BEAUFORT REAL ESTATE, LLC
 325 FRONT STREET
 BEAUFORT, NC 28516

6 411 FRONT STREET
 C/O FIRST CITIZENS BANK
 1505 LIVE OAK STREET
 BEAUFORT, NC 28516

8 415 FRONT STREET
 LEWIS, GENE LEHEW
 168 CANDLEWOOD ROAD
 ROCKY MOUNT, NC 27804

2 PUBLIC BATHROOMS
 TOWN OF BEAUFORT
 PARCEL # 730617101066000

4 412 FRONT STREET
 YOU CAN FLY, LLC
 PO BOX 1839
 NAGSHEAD, NC 27959

331 FRONT STREET
 DUNCAN OF BEAUFORT, LLC
 325 FRONT STREET
 BEAUFORT, NC 28516

7 413 FRONT STREET
 PAERL, BARBARA & HANS
 100 HOLLY LANE
 BEAUFORT, NC 28516

AERIAL KEY



FRONT STREET

TAYLORS CREEK

1 330 FRONT STREET
GEER FAMILY, LLC
105 B SOUTH 17TH STREET
MOREHEAD CITY, NC 28557

DESCRIPTION:

1 STORY RESTAURANT, NO EXPOSED FOUNDATION
PAINTED STUCCO OVER CMU
WOOD AND VINYL EXTERIOR TRIM
WOOD AND VINYL WINDOWS
METAL STANDING SEAM ROOF AND FLAT MEMBRANE ROOF
GRADE ELEVATION
FLOOR ELEVATION
BUILDING HEIGHT FROM GRADE 12' +/-

ADJOINING PROPERTIES



FRONT STREET



TAYLORS CREEK

2 PUBLIC BATHROOMS

TOWN OF BEAUFORT

PARCEL # 730617101066000

DESCRIPTION:

- 2 STORY OFFICE / BUSINESS BUILDING
- CONCRETE FOUNDATION
- CEMENTITIOUS PANEL SIDING
- WOOD AND VINYL EXTERIOR TRIM
- ALL VINYL WINDOWS W/ DIVIDED LIGHTS
- GRADE ELEVATION
- FLOOR ELEVATION
- BUILDING HEIGHT FRONT GRADE 12' +/-

ADJOINING PROPERTIES



FRONT STREET



TAYLORS CREEK

3 **410 FRONT STREET**
WHEATLY PROPERTIES, LLC
710 CEDAR STREET
BEAUFORT, NC 28516

DESCRIPTION:

- 2 STORY OFFICE / BUSINESS BUILDING
- BRICK FOUNDATION
- WOOD AND CEMENTITIOUS PANEL SIDING
- WOOD AND VINYL EXTERIOR TRIM
- WOOD WINDOWS W/ DIVIDED LIGHTS
- FABRIC AWNINGS OVER ENTRIES
- FLAT MEMBRANE ROOF
- GRADE ELEVATION
- FLOOR ELEVATION
- BUILDING HEIGHT FRONT GRADE 26' +/-

ADJOINING PROPERTIES



FRONT STREET



TAYLORS CREEK

4 **412 FRONT STREET**
YOU CAN FLY, LLC
PO BOX 1839
NAGSHEAD, NC 27959

DESCRIPTION:

- 2 STORY OFFICE / BUSINESS BUILDING
- CONCRETE FOUNDATION
- CEMENTITIOUS PANEL SIDING
- WOOD AND VINYL EXTERIOR TRIM
- ALL VINYL WINDOWS W/ DIVIDED LIGHTS
- ASPHALT SHINGLES
- GRADE ELEVATION
- FLOOR ELEVATION
- BUILDING HEIGHT FRONT GRADE 22' + / -

ADJOINING PROPERTIES



5 325 FRONT STREET
BEAUFORT REAL ESTATE, LLC
325 FRONT STREET
BEAUFORT, NC 28516

331 FRONT STREET
DUNCAN OF BEAUFORT, LLC
325 FRONT STREET
BEAUFORT, NC 28516

DESCRIPTION:

1 STORY OFFICE / BUSINESS BUILDING
CONCRETE FOUNDATION
CEMENTITIOUS PANEL SIDING
WOOD AND VINYL EXTERIOR TRIM
ALL VINYL WINDOWS W/ DIVIDED LIGHTS
ASPHALT SHINGLES AND FLAT MEM-
BRANE ROOF
GRADE ELEVATION
FLOOR ELEVATION
BUILDING HEIGHT FROM GRADE 20' +/-

ADJOINING PROPERTIES

400 FRONT STREET | PRELIMINARY HISTORICAL REVIEW | 12.07.2018



6 **411 FRONT STREET**
C/O FIRST CITIZENS BANK
1505 LIVE OAK STREET
BEAUFORT, NC 28516

DESCRIPTION:

2 STORY BANK BUILDING
MASONRY / CONCRETE FOUNDATION
LARGE UNIT STONE MASONRY
STONE TRIM
STEEL / ALUMINUM WINDOWS
FLAT MEMBRANE ROOF
GRADE ELEVATION
FLOOR ELEVATION 2' +/-
BUILDING HEIGHT FRONT GRADE 24' +/-

ADJOINING PROPERTIES

400 FRONT STREET | PRELIMINARY HISTORICAL REVIEW | 12.07.2018



7 413 FRONT STREET
 PAERL, BARBARA & HANS
 100 HOLLY LANE
 BEAUFORT, NC 28516

DESCRIPTION:
 1 STORY RETAIL BUILDING
 CONCRETE / MASONRY FOUNDATION
 BRICK MASONRY WALLS
 BRICK AND WOOD EXTERIOR TRIM
 WOOD AND ALUMINUM WINDOWS
 MEMBRANE ROOF W/ METAL PARAPET
 CAP
 STANDING SEAM METAL AWNING AT
 ENTRY
 GRADE ELEVATION
 FLOOR ELEVATION
 BUILDING HEIGHT FRONT GRADE 20' +/-

8 415 FRONT STREET
 LEWIS, GENE LEHEW
 168 CANDLEWOOD ROAD
 ROCKY MOUNT, NC 27804

DESCRIPTION:
 1 STORY RETAIL BUILDING
 MASONRY FOUNDATION
 BRICK MASONRY WALLS
 BRICK AND STONE EXTERIOR TRIM
 ALUMINUM WINDOWS
 FLAT MEMBRANE ROOF W/ METAL PARA-
 PET CAP
 FLAT MEMBRANE AWNING OVER ENTRY
 GRADE ELEVATION
 FLOOR ELEVATION
 BUILDING HEIGHT FRONT GRADE 14' +/-

ADJOINING PROPERTIES



326 FRONT STREET
MOONRAKERS RESTAURANT

DESCRIPTION:
2 STORY RESTAURANT BUILDING
CONCRETE FOUNDATION
CEMENTITIOUS PANEL SIDING
WOOD AND VINYL EXTERIOR TRIM
ALL VINYL WINDOWS W/ DIVIDED LIGHTS
GRADE ELEVATION
FLOOR ELEVATION
BUILDING HEIGHT FRONT GRADE 20' + / -

NEARBY PROPERTIES



322 FRONT STREET

HARVEY W. SMITH WATERCRAFT CENTER
NORTH CAROLINA MARITIME MUSEUM

DESCRIPTION:

1 STORY MUSEUM BUILDING
CONCRETE FOUNDATION
SILVERED CEDAR SHAKES SIDING
WOOD EXTERIOR TRIM
ALL WOOD WINDOWS W/ DIVIDED LIGHTS
PAINTED WOOD SIGNAGE
GRADE ELEVATION
FLOOR ELEVATION
BUILDING HEIGHT FRONT GRADE 28' +/-

425 FRONT STREET

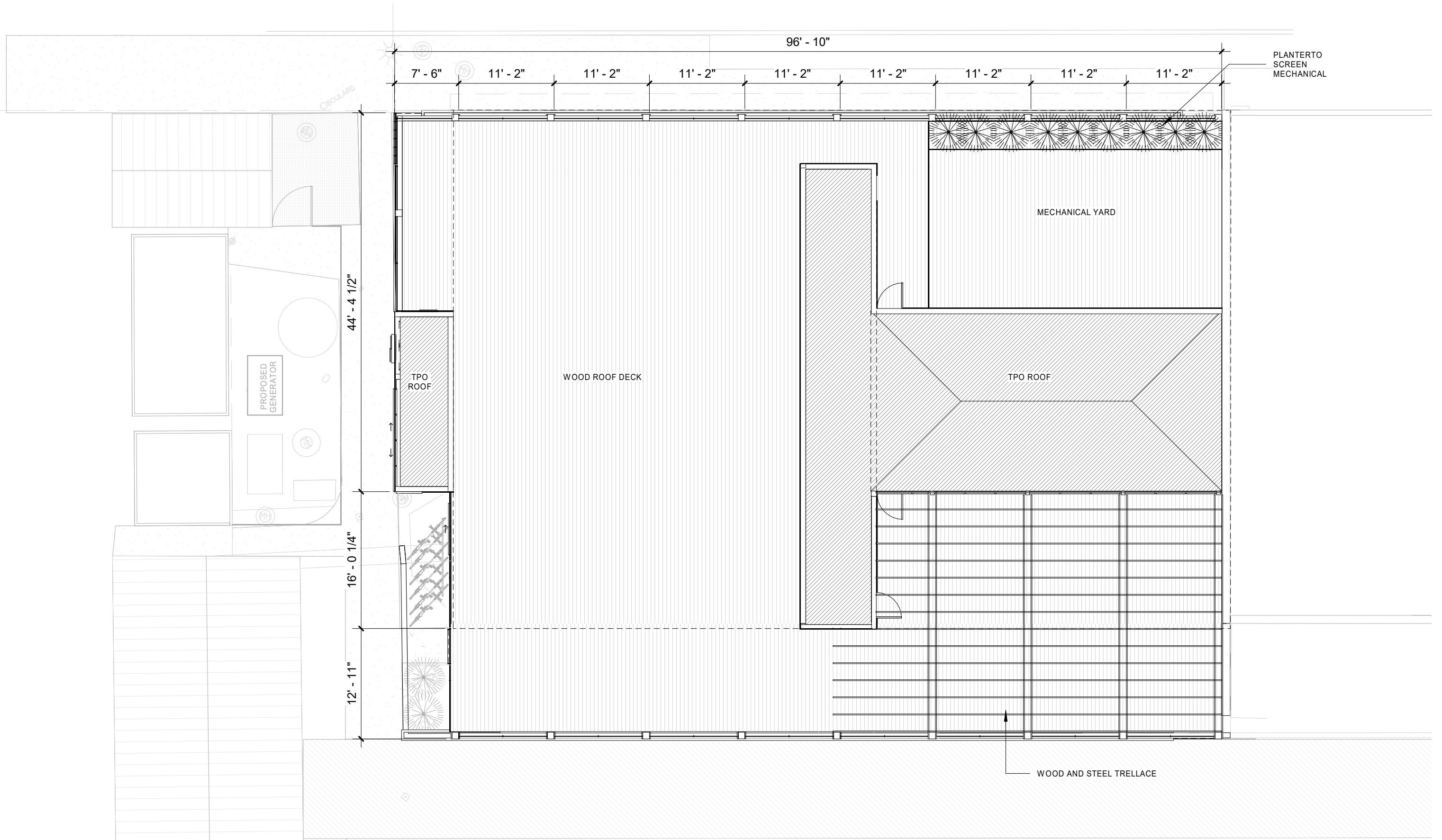
CLAWSON'S RESTAURANT

DESCRIPTION:

1 / 2 STORY RESTAURANT BUILDING
CONCRETE FOUNDATION
CEMENTITIOUS PANEL SIDING
WOOD AND VINYL EXTERIOR TRIM
ALL VINYL WINDOWS W/ DIVIDED LIGHTS
GRADE ELEVATION
FLOOR ELEVATION
BUILDING HEIGHT FRONT GRADE 20' +/-

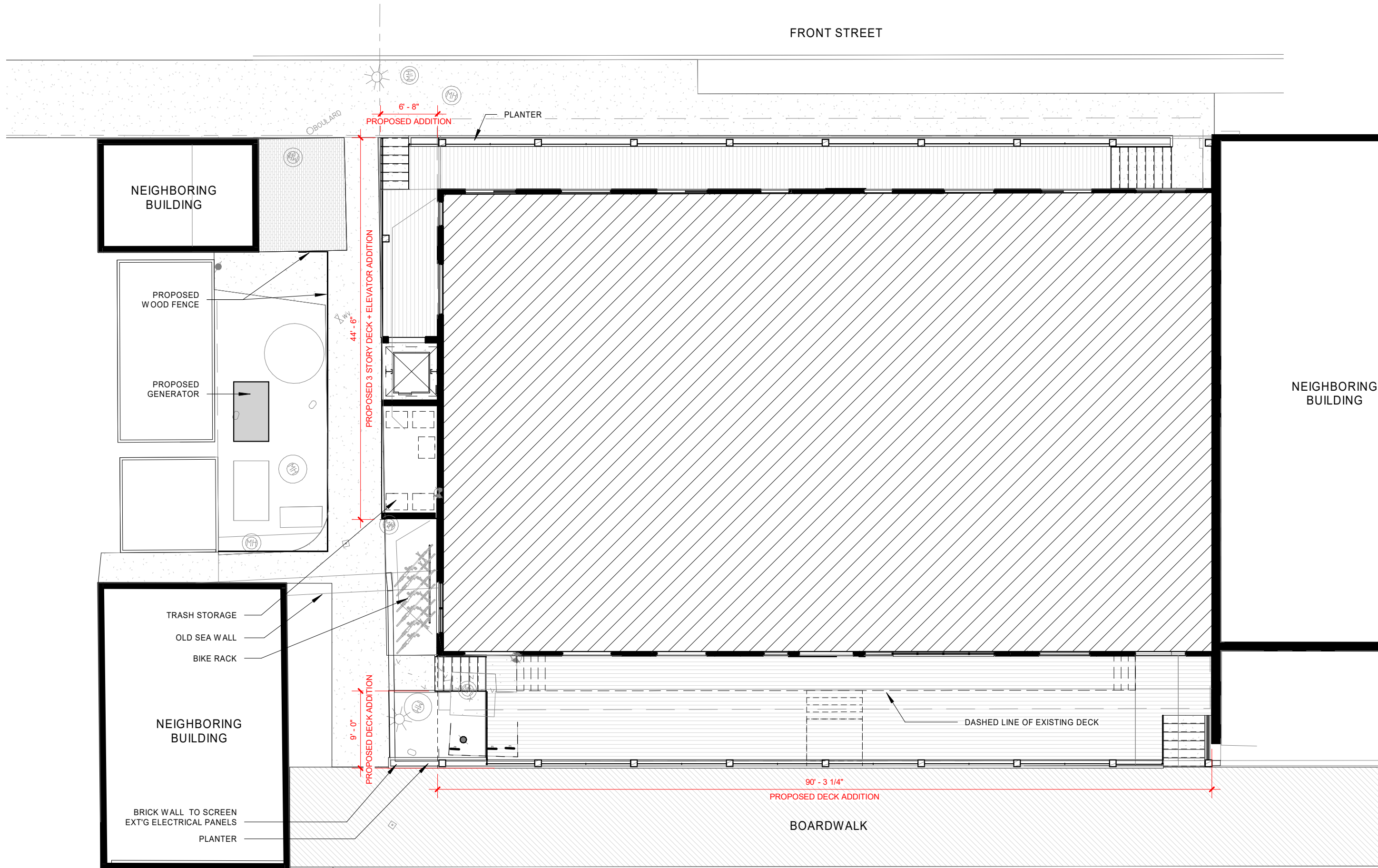
NEARBY PROPERTIES

PROPOSED PLANS



ROOF PLAN - 3/32" = 1'-0"

400 FRONT STREET | PRELIMINARY HISTORICAL REVIEW | 12.07.2018



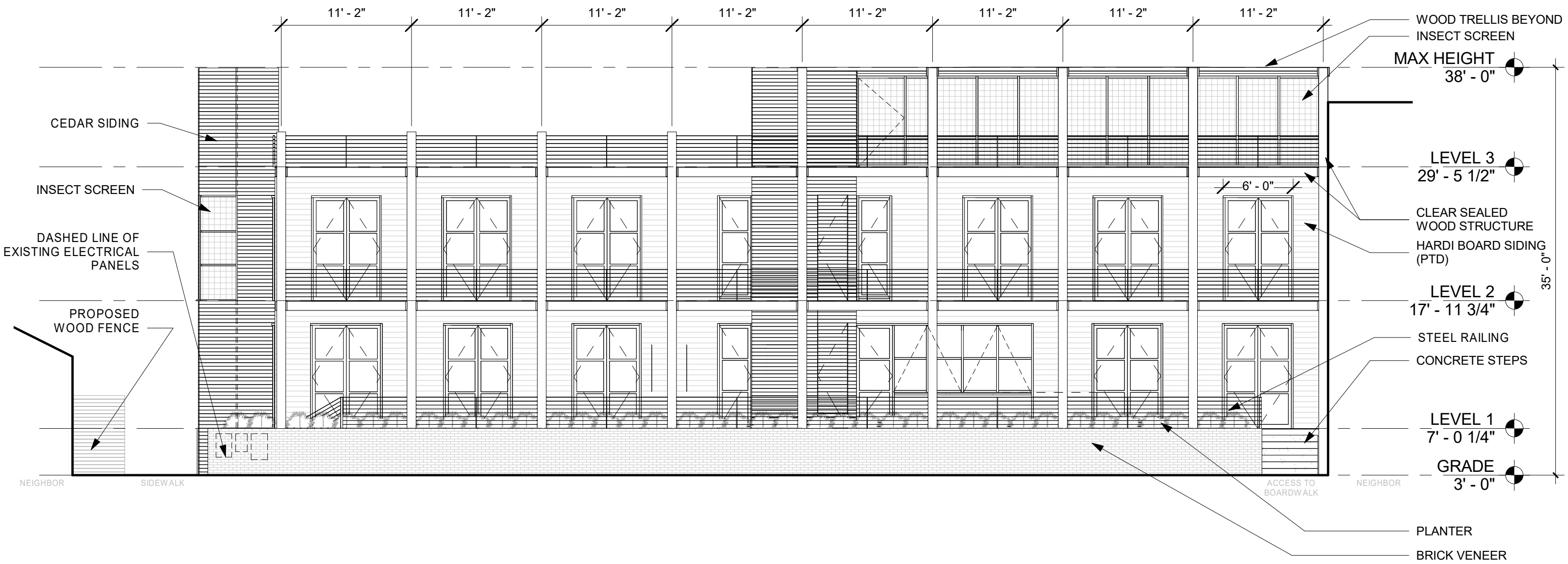
SITE PLAN - 3/32" = 1'-0"

400 FRONT STREET | PRELIMINARY HISTORICAL REVIEW | 12.07.2018

PROPOSED ELEVATIONS

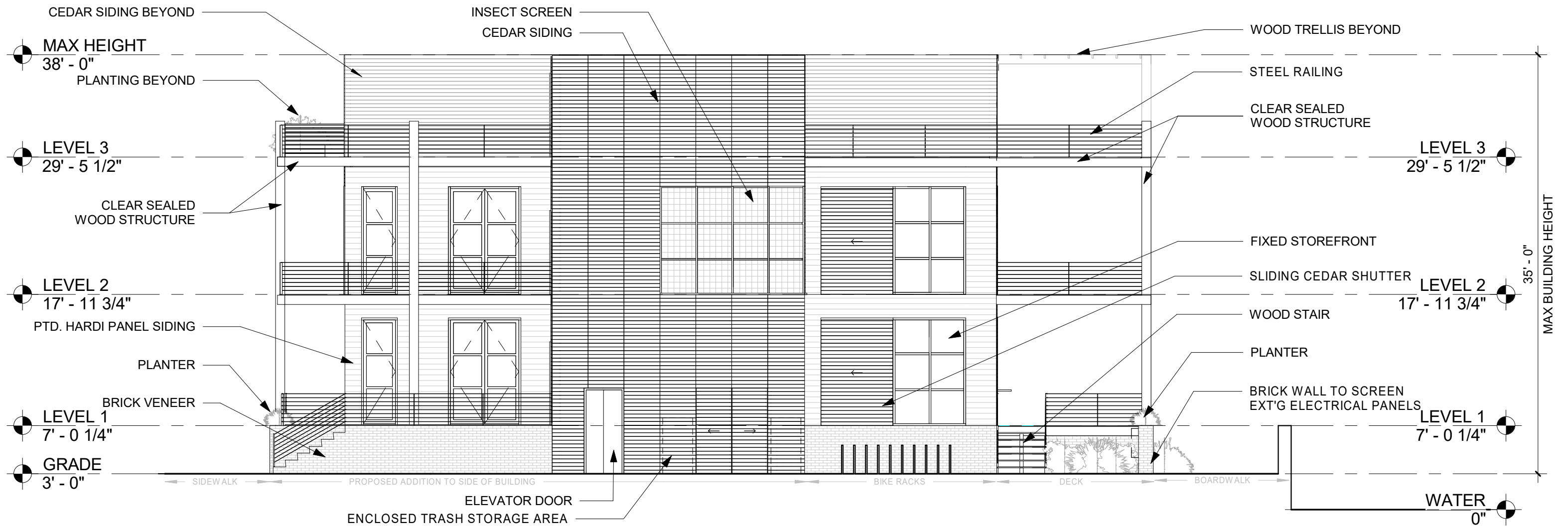


NORTH ELEVATION - 1/8" = 1'-0"



SOUTH ELEVATION - 1/8" = 1'-0"

400 FRONT STREET | PRELIMINARY HISTORICAL REVIEW | 12.07.2018



WEST ELEVATION - 1/8" = 1'-0"

400 FRONT STREET | PRELIMINARY HISTORICAL REVIEW | 12.07.2018

PROPOSED RENDERINGS



FRONT STREET VIEW

400 FRONT STREET | PRELIMINARY HISTORICAL REVIEW | 12.07.2018



BOARD WALK VIEW

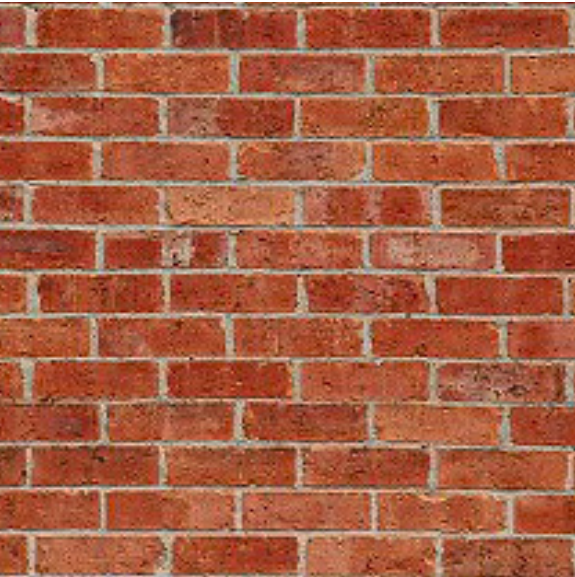
400 FRONT STREET | PRELIMINARY HISTORICAL REVIEW | 12.07.2018



SOUTHWEST VIEW

400 FRONT STREET | PRELIMINARY HISTORICAL REVIEW | 12.07.2018

EXTERIOR MATERIALS



BRICK - RUNNING BOND



CEDAR SCREEN



HARDIE BOARD SIDING

EXTERIOR MATERIALS



WOOD STRUCTURE



WOOD STRUCTURE



PRECEDENT IMAGES

DOORS & WINDOWS



WOOD

Architect Series® Contemporary

\$\$\$-\$\$\$\$



Architect Series Contemporary casement window with a Saldo fold-away crank

FEATURES

- Sleek, smart lines and expansive glass
- Virtually unlimited design choices including custom sizes
- Minimalist hardware with modern finishes

WINDOW STYLES

Custom sizes, venting, fixed and combination configurations are also available.



AWNING



CASEMENT



FIXED

PATIO DOOR STYLES



SLIDING



HINGED



Colors & Finishes ARCHITECT SERIES® CONTEMPORARY

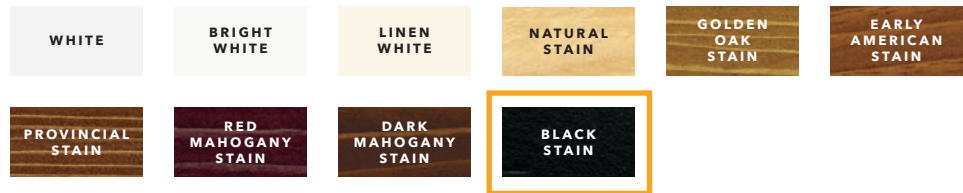
WOOD TYPES

Choose the wood species that best complements your home's interior.



PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.



ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.¹ Custom colors are also available.



Patio Door Hardware ARCHITECT SERIES® CONTEMPORARY

MODERN COLLECTION

Achieve the ultimate contemporary look with sleek finishes.



HINGED PATIO DOOR HANDLE
Spiere



SLIDING PATIO DOOR HANDLE
Plazo

FINISHES:



WINDOW & DOOR ALTERNATE



CONTEMPORARY CASEMENT

With a flush exterior frame and sash as well as a narrow frame, the Marvin® Contemporary Casement is perfect for projects looking to achieve a contemporary design. Available in industry leading heights up to 102" and a square interior profile for massive views with streamlined sightlines. The Contemporary Casement looks impressive on its own or grouped with other windows.



INTERIOR



EXTERIOR

CASEMENT WINDOWS



FEATURES

- Available in crank out or push out
- Flush exterior frame and sash
- Narrow frame and jambs
- Endless design options
- Operable or non-operating units are available in special shapes
- Retractable Screen Option
- Durable hardware system provides the widest open views, even at extra large sizes
- Revolutionary wash mode allows access to both sides of glass from indoors
- Available in sizes up to 44" wide and 102" high (operators)

SPECIFICATIONS

- One-lite Low E2 with argon insulating glass
- Modern, concealed folding handle and sash lock
- Bare wood interior
- Extruded aluminum clad exterior (clad units)
- 2^{3/16}" jambs
- Up to AW-PG50 performance rating

HOW IT WORKS

Revolutionary hardware allows the Contemporary Casement Window to rotate inward, making both sides of the glass washable from the interior of the home – so your views are always clean.



CASEMENT WINDOWS



DIRECT GLAZE

Homes designed to express a unique vision need windows to match. Direct Glaze windows blur the line between inside and outside. Big glass, narrow frames and nearly unlimited shapes and sizes combine to create open, light-filled spaces. Ideal for creating multiple units into stunning window wall configurations.



< DIRECT GLAZE VS IN-SASH >

Direct glaze refers to a window with no sash. The glass is glazed directly into the frame and is stationary. In-sash windows are also non-operable, and they match the profiles of windows with operable sashes.

FIXED WINDOWS



FIXED WINDOWS

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ULTIMATE SWINGING FRENCH DOOR

The Marvin® Ultimate Swinging French Door is a modern classic. Unmatched in fit and finish, these doors combine modern classic design and expert Marvin craftsmanship with endless design combinations that will complement any space. Available with a contemporary rail option and square sticking. IZ3 or IZ4 certified depending on the specifications of your door.



INSWING



OUTSWING

FRENCH DOORS



FEATURES

- Available in Inswing and Outswing doors
- Super-tough Ultrex® sill, engineered for years of performance
- Available with traditional shadow lines of a raised panel or the crisp, clean look of a flat panel
- Optional Oak sill liner
- Unique concealed multi-point lock for attractive finished look
- Adjustable hinges keep door operating smoothly for years
- Available in sizes up to 14' wide and 9' high

SPECIFICATIONS

- One-lite Low E2 with argon insulating glass
- Multi-point locking system on the active panel
- Head and foot bolts on inactive panel
- Bare wood interior
- Extruded aluminum clad exterior (clad units)
- 4 9/16" jambs
- Up to LC-PG40 performance rating

FRENCH DOORS

CLAD COLORS

Marvin's low-maintenance, clad-wood products feature an extruded aluminum commercial-grade exterior finish for superior resistance to fading and chalking. Marvin's palette of durable colors includes a spectrum of rich colors and three fresh, pearlescent finishes.

BRONZE



EBONY

HARDWARE

Marvin® Windows and Doors' durable and modern hardware collection allows the lines and forms of each piece to stand out, turning each pull, crank, lock and hinge into an architectural sculpture. Deceptively sturdy, our hardware looks too beautiful to stand up to every day use.



CONTEMPORARY
SWINGING DOOR HANDLE
IN MATTE BLACK



CONTEMPORARY
SLIDING DOOR HANDLE
IN SATIN NICKEL PVD



GLIDER WINDOW
HARDWARE IN
OIL RUBBED BRONZE



CASEMENT AND AWNING
WINDOW HARDWARE
IN MATTE BLACK



ULTIMATE BI-FOLD DOOR
PANEL HARDWARE IN
MATTE BLACK



OIL RUBBED BRONZE



WOOD ENTRY DOORS

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