



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, October 04, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) HPC Draft Minutes 9.6.22

Administration of Oaths

Items of Consent

- [1.](#) Approval of the Orders for 105 Front Street, 204 Turner Street, 308 Ann Street & 300 Ann Street – Certificates of Appropriateness

New Business

- [1.](#) Case # 22-15 411 Front Street - Landscaping, Masonry, Fencing & Signage
- [2.](#) Case # 22-25 525 Front Street – Signage
- [3.](#) Case # 22-26 122 Front Street – Off-street Parking
- [4.](#) Case # 22-27 305 Front Street – Window Replacement

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, September 6, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes**

Call to Order

Chair McCune called the September 6, 2022 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

Members Present: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and John Stephens

Members Absent: Tammy Hunsucker

A quorum was declared with six members present.

Staff Present: Kyle Garner, Town Attorney Arey Grady, and Laurel Anderson

Agenda Approval

Member Cummins made the motion to approve the Agenda and Member Stephens made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and John Stephens

Minutes Approval

- 1. HPC Draft Minutes for 8.2.22

Member Huckabee made the motion to approve the Minutes and Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and John Stephens

Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner and the following applicant:

Billy Tickle, Superior Structures, Beaufort NC

Old Business

1. Case #22-22; 211 Broad St – Raising Existing Structure with New Steps and Chimney Work

Chair McCune introduced Case #22-22 and Mr. Garner gave an overview of the request to elevate the existing structure 24 inches with phoenix brick and raise the chimney as well as install new steps for 211 Broad Street. He pointed out that the house was not in a flood hazard area.

Vice Chair Flowers referred to the Foundation 6.6.9 and asked if an engineer's letter had been received and Mr. Garner stated that the applicant had not provided an engineer's or architect's letter as to why the house should be raised. Mr. Stephens requested that Mr. Garner explain the Shaded X area in which the house is located. Mr. Garner explained that Shaded X areas have a very small potential of flooding. Chair McCune pointed out that under Foundation Construction Guidelines 6.6.9, if a home is not in a flood hazard area the applicant must show structural needs and an architect's or engineer's report is required.

The applicant, Mr. Tickle, stated that he had an expert opinion and that the floors need to be evened out and foundation is crumbling; the house needs to be raised in order to have access under the house, put in a new foundation and set it back down, and the house would end up being one foot higher than it was presently.

Member Stephens asked if Mr. Tickle had any certifications, and Mr. Tickle stated that he had none but had worked on old houses in Beaufort about 40 years and considered himself an expert. Vice-Chair Flowers asked if landscaping would be disturbed, if Mr. Tickle had brought any examples of proposed materials. Member Cummins asked what the house was sitting on now, and Mr. Tickle said that it was a brick foundation and there were no moisture concerns, and they planned a solid brick foundation.

Member Stephens pointed out that the guidelines stated the reasons for raising a house were for sound, structural and/or flood control reasons only, and the Commission needed an engineer's report and samples of proposed materials.

Chair McCune requested asked for a motion to table Case #22-22 until the applicant could return with an engineer's report. Vice-Chair Flowers made the motion to table Case #22-22 until the information requested was received.

Member Cummins made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and John Stephens

Chair McCune then declared Case #22-22 closed.

New Business

1. Case #21-28; 204 Turner Street - Addition

Chair McCune introduced Case #21-28 and the following applicants were sworn in:

Robert Wilson, 209 Turner St, Beaufort NC

Jay Horton, Filter Design Studio

Ryan Edwards, Filter Design Studio

Mr. Garner explained that in September of 2021 the applicant submitted conceptual plans for a boutique hotel as part of the existing Masonic Lodge structure. After gaining input from the Commission and adjacent owners (County Administration) they updated the final drawings/application. The courtyard area has been expanded which provides more pervious surface for the overall site and should help with storm water runoff concerns from the County. He pointed out that the elevation of the structure remains under the 35-foot maximum height requirement. Parking for this site will be handled through an arrangement with the Baptist Church in their Ann Street lot.

Member Hedrick asked about parking and drainage, and Mr. Garner explained that the proposed courtyard replacing the existing parking lot would provide better drainage and parking would be accommodated further down the street. He also pointed out the proposed rear addition would be less than 35 feet and an elevation shot would be required. Member Stephens said that the drawing showed the guardrails on the top of the addition over 35 feet, and Mr. Garner explained that was an ornamental feature.

Jay Horton of Filter Design Studio explained that a connector had been added between the existing building and the proposed addition, and the parking lot had been removed to add a pervious courtyard.

Member Cummins asked about the building height, tree removal, and the rear fence. Ryan Edwards, Filter Design Studio, stated the height was based on sea level. Mr. Horton explained that any trees removed would be put back, and the rear fence would match the Old Burying Ground fence as closely as possible.

Member Hedrick requested the brackets on the new addition be changed to differentiate them from the original historic building, and possibly reducing the number of brackets.

Vice-Chair Flowers clarified the fence was aluminum and not wrought-iron as shown on the plans and asked about material samples. Member Stephens asked if there would be a gutter system and the applicants explained that there would be some type of gutter going to a subterranean infiltration system. He also asked about the building height and the applicants stated that it could be adjusted as needed.

Chair McCune expressed her concern about unknown archeological resources and the proximity of the Old Burying Ground to the new addition location. The applicants acknowledged that they were aware of the issue and had proactively planned ground penetration in that area. Chair McCune also reminded them to install a date brick in the addition and a plaque on the new fence to differentiate it from the original, and that they would have to return to request approval for the gutters and windows.

Member Cummins asked if the mechanicals would be located on the roof of the connector building, and Mr. Edwards stated that they were planning on mechanical and electrical components going through the ceiling and basement of the existing lodge. Member Cummins also suggested saving and reusing existing bricks and siding.

Robert Wilson, 209 Turner St, stated that his main concern was noise and asked if the courtyard or the roof of the hotel would be used for parties and entertainment, and said that he and the neighbors felt that the boutique hotel would be an asset to the neighborhood. Mr. Horton said that the courtyard was primarily to provide pervious surface but there may be small receptions periodically.

Member Stephens asked if the current signage would remain with no changes, and Mr. Horton stated that he was correct. Chair McCune stated that 8.2.3 needed to be added to the findings of fact and the fence would be allowed to be a 9' bollard with a 6' 10" fill as indicated on the application.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-28 and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #21-28, move that the Commission conclude that the pending application meets the following design stand

District and Landmarks: Building Placement 7.1.1, 7.1.2, 7.1.3, 7.1.4; Building Height/Scale 7.2.1, 7.2.2, 7.2.3, 7.2.4; Materials 7.3.1, 7.3.2, 7.3.3; Details 7.4.1, 7.4.2; Texture and Color 7.5.1; Form and Rhythm 7.6.1, 7.6.2, 7.6.3; Landscaping 7.7.1; Outside Utilities Guidelines 8.3.1; Landscaping Guidelines 8.1.2, 8.1.8; Fencing 8.2.3 understanding a total height of 9 feet with a 6 foot 10 inch fill as depicted on the application.

Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and John Stephens

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #21-28.

Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: That the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for case #21-28 be issued for the proposed work.

Chair McCune then declared Case #21-28 closed.

2. Case #22-15; 411 Front St – Fencing, Landscaping, Signage & Masonry

Chair McCune introduced Case #22-15 and Mr. Garner stated that in April of this year the Commission approved the windows and door portion of this request and now the application has been revised and submitted the remaining information to include the courtyard and landscaping that is within their property which does not encroach on Town owned property. Mr. Horton stated that information was correct. Mr. Garner also pointed out that hydrology, storm water, and signage had also been addressed in the updated packet. He reminded the Board that signage is based on two square feet for every linear foot of road frontage, and the property had three sides of road frontage but the signage requested was significantly less than what was allowed under the Ordinance.

The applicant, Mr. Horton, stated that the total signage requested was 124.7 square feet and 418 sq ft was allowed. The Board questioned light fixtures on the fence and the fence height. Chair McCune stated the Board needed more information regarding signage material and colors, light fixtures, and the lights on the fence columns.

Chair McCune asked for a motion to table Case# 22-15 until the details and adjustments requested be submitted.

Vice Chair Flowers made a motion to table Case# 22-15 until the requested information could be submitted and Member Stephens made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and John Stephens

3. Case# 22-17; 308 Ann Street – Doors & Paint

Chair McCune introduced Case #22-17 and the following witness was sworn in:

Pete Huffey, AIM Development

Mr. Garner explained that the request is a revision from Mr. Davidson's COA approval from December 2021 and June 2022. The recent request includes:

- Removing 6 columns on the front porch and adding detailing to the remaining.
- Changing the front and rear porch to brick masonry instead of Trex.
- Changing the driveway strips width and adding 2' to the porte-cochere parking width so a passenger can get out of the car and step on a hard surface.
- Changing the parking area in front of the rear garage/cottage to concrete with brick edging.
- Moving the garage/cottage to the 5' setback line for a structure less than 16' in height.
- Changing the siding on 2 sides of the garage/cottage to horizontal siding.

He further explained that regarding the garage/cottage, the Town Land Development Ordinance allows a 5' rear and side setback for 16' high and under accessory structures, and an elevation shot had been requested. The accessory structure had received a Certificate of Appropriateness to be built with a 5'7" setback but it was currently sitting at 5' from the rear of the property.

Mr. Huffey stated that the homeowner requested the accessory structure for better turning radius going in and out of the garage, and it was under 16' and they were waiting on the survey for the height. Member Huckabee asked about the column detailing and porte-cochere update, and Mr. Huffey explained the columns would be Shaker style and six had been removed from the plans, and the porte-cochere roofline would not change. Member Huckabee asked about the brick porch and Mr. Huffey stated it would match pavers in the driveway. Chair McCune further asked about the paver colors and

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-17 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-17, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Porches and Entrances 6.5.7; Landscaping Guidelines 8.1.13; Off-Street Parking Guidelines 8.5.7, 8.5.2; Wood Siding, Trim, and Ornament Guidelines 6.2.11.

Member Stephens made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and John Stephens

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #22-17.

Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: That the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for case #22-17 be issued for the proposed work.

Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and John Stephens

Chair McCune then declared Case #22-17 closed.

4. Case# 22-23; 601 Front Street Fence & Wall

Chair McCune introduced Case #22-15 and the following witnesses were sworn in:

Barbara McKenzie, Inlet Inn
Patricia Shepard, 114 Queen St

Mr. Garner stated the applicant requested installing new fencing and a wall on the Queen Street side of the

Inlet Inn property. Mrs. McKenzie stated that she and her husband own the Inlet Inn and lease the property from the Town, and they were looking at replacing the fence as a community service as the existing one was in bad condition.

Chair McCune expressed concern about the 54” height of the proposed retaining wall and fence, and the entryway guidelines of 3’ maximum height by a driveway.

Ms. Shepard distributed a packet of photos and her written concerns which she further clarified, including the language of the proposal was not clear as to the scope and design of the project and visibility limitations of the new fence placement.

Chair McCune stated that visibility was an issue and safety regulations required a 30” height adjoining driveways. Member Stephens expressed concern about the location of the property line. Member Cummins asked how the fence would be tapered down for safety and visibility, and after Board discussion Chair McCune asked the applicant to return with a new fence design showing a 30” maximum height by the driveway running for eight feet and then gradually raising to a maximum height of 48”.

Chair McCune asked for a motion to table Case# 22-23 until more information was submitted.

Vice-Chair Flowers made the motion and Member Cummins made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and John Stephens

Chair McCune then declared Case #22-23 closed.

1. Case# 22-24; 105 Front Street – Landscaping

Chair McCune introduced Case #22-24 and Mr. Garner stated that the owner requested to install a variety of landscaping for 105 Front Street, and in March of 2021 the applicant received a COA to elevate the existing structure, and in May 2022 a COA was granted for fencing on the south side (the riparian side of the property). He further explained that in August of 2012 this property was listed as a Structure of Statewide Significance.

After a brief discussion by the Board, Chair McCune asked for a motion for a Finding of Fact for Case #22-24 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-24, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Landscaping Guidelines 8.1.5, 8.1.7, 8.1.8, and 8.1.9.

Member Stephens made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and John Stephens

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #22-24.

Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: That the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for case #22-24 be issued for the proposed work.

Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and John Stephens

Chair McCune then declared Case #22-24 closed.

Public Comment

Annette Williamson, 122 Front St, stated that she had started a landscaping project to install pervious turfstone in the driveway and did not realize she needed to request permission from the HPC. Member Stephens explained that the project was landscaping hardscape and Ms. Williamson should have gone through the application process. The Board requested that she submit an application and return to the Board at a later date.

Commission / Board Comments

- a. Member Huckabee asked how new historic district residents were made aware of guidelines and Chair McCune said that she would be adding historic district information to the newsletter mailed with utility bills.
- b. Vice-Chair Flowers requested an update to the issuance of Minor Works permits to ensure projects are meeting current guidelines.
- c. Chair McCune reminded the Board that Certified Local Government training would be available on September 22 in Swansboro.

Staff Comments

- a. Mr. Garner said that an educational outreach for the public could be offered, and he stated that staff's recommendations to COA applicants often was ignored.
- b. He also encouraged Board members to sign up for the CLG training in September

Adjourn

Chair McCune asked for a motion to adjourn the meeting.

Vice-Chair Flowers made the motion to adjourn and Member Stephens made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and John Stephens

Chair McCune declared the September 6, 2022 meeting adjourned.

Board Secretary, Laurel Anderson



Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission
6:00 P.M. October 10, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Consent

SUBJECT: Approval of the Orders for 105 Front Street, 204 Turner Street, 308 Ann Street & 300 Ann 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.

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 recommend 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



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October 4, 2022

Filter Design Studios, PLLC
712 Arendell Street
Morehead City, North Carolina 28557

RE: Case # 22-24 105 Front Street - Landscaping

Dear Mr. Horton:

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: Property Owner (if not applicant)



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 September 6th 2022 to consider a Certificate of Appropriateness (“COA”) application submitted by George & Page Littlewood for **CASE # 22-24 105 FRONT STREET – LANDSCAPING** 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 September 6th, 2022, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

8.1.5. 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.

8.1.9. 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.

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 # 22-24 105 FRONT STREET – LANDSCAPING**.

This the 4th day of October 2022

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.



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October 4, 2022

Filter Design Studios, PLLC
204 Turner Street
Beaufort, NC 28516

RE: Case # 21-28 204 Turner Street – Addition

Dear Mr. Horton:

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: Property Owner (if not applicant)



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 September 6, 2022 to consider a Certificate of Appropriateness (“COA”) application submitted by Mr. Scott Davidson for **CASE # 21-28 204 TURNER STREET – ADDITION** 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 September 6, 2022, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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.

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 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 on contributing buildings on the block or side of street.

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 if 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 historically used and applied building materials.

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.

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.

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 and/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.

7.7.1. Retain and protect mature trees during construction.

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.

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

8.1.8. New construction and additions should be sited in locations that will not require the removal of mature plantings, if possible.

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 # 21-28 204 TURNER STREET – ADDITION.

This the 4th day of October, 2022

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

October 4, 2022

Mr. Scott Davidson
308 Ann Street
Beaufort, NC 28516

RE: Case # 22-17 308 Ann Street – Changes to porch, masonry, parking, siding and building placement.

Dear Mr. Davidson:

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: Property Owner (if not applicant)



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 September 6th, 2022 to consider a Certificate of Appropriateness (“COA”) application submitted by Mr. Scott Davidson for **CASE # 22-17 308 ANN STREET – CHANGES TO PORCH, MASONRY, PARKING, SIDING AND BUILDING PLACEMENT** 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 September 6th, 2022, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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.

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.

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

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.

8.5.7. 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 brick, stone, or metal to contain loose paving materials. Landscaping timbers, railroad ties, and concrete or plastic edging are not allowed.

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 # 22-17 308 ANN STREET – CHANGES TO PORCH, MASONRY, PARKING, SIDING, AND BUILDING PLACEMENT**.

This the 4th day of October, 2022

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.



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252-728-2141 • 252-728-3982 fax
www.beaufortnc.org

October 4, 2022

Richard Mountcastle
12121 Castle Ridge Rd.
Raleigh, NC 27614

RE: Case # 22-21 300 Ann Street – Replace Existing Concrete Drive with Brick Pavers

Dear Mr. Mountcastle:

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: Property Owner (if not applicant)



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 August 2, 2022 to consider a Certificate of Appropriateness (COA) application submitted by Richard Mountcastle for **CASE # 22-21 300 ANN STREET – REPLACE EXISTING CONCRETE DRIVE WITH BRICK PAVERS** 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 August 2, 2022, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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 brick, stone, or metal to contain loose paving materials. Landscaping timbers, railroad ties, and concrete or plastic edging are not allowed.

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 # 22-21 300 ANN STREET – REPLACE EXISTING CONCRETE DRIVE WITH BRICK PAVERS**.

This the 4th day of October, 2022

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.



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: August 30, 2022
Case No. 22-15

Request: Fencing, Landscaping, Doors & Windows
Applicant Filter Design Studio, PLLC
 707 Bridges Street
 Morehead City, NC 28516

Property Information:

Owners: Flybridge Ventures, LLC
Location: 411 Front Street
Parcel Id # 730617103186000, 730617103271000

Project Information:

In April of this year the Commission approved the windows and door portion of this request and now the applicant has revised their application and has submitted the remaining information to include the courtyard and landscaping that is within their property and does not encroach on Town owned property.

Proposed Work:

- See Attached Application from the Applicant.

Planting Material:

- See Attached Landscape Plan from Applicant.

Attachments:

- Vicinity map
- Adjacent property owners information
- COA application materials from Applicant (including attached exhibit)

Landscaping Guidelines

8.1.1. Preserve and maintain historic public and private landscapes that contribute to the character of the historic district, including open spaces, streetscapes, and yards.

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.

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.

8.2.7. 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.

Historic Store front Guidelines

6.9.1. Retain and preserve historic commercial storefronts and building façades, including display windows, entrance configurations, doors, transoms, bulkheads, windows, cornices, parapets, and brickwork.

6.9.4. Preserve and rehabilitate rear facades where possible, particularly where access is provided from rear parking areas. Eliminate or consolidate utility lines, pipes, meters, mechanical units, etc. to improve the appearance of rear facades. Locate trash cans and dumpsters away from public rear access doors and screen them from public view.

6.9.6. Retain original roof forms and features. Do not add additional stories, penthouse, roof decks, skylights, mechanical equipment or any other features that can be seen from the sidewalk, right-of-way or any public rear access walkway. Exceptions may be made on a case-by-case basis if there is a clear historic precedent.

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.**

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.

8.6.4. Neon colors or fluorescent colors on signs is not allowed.

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



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, October 4, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 22-25 525 Front Street – Signage

BRIEF SUMMARY:

The applicant wishes to install a new sign on the front of 525 Front Street in the same location and size of existing sign.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: October 4, 2022
Case No. 22-25

Request: Remove existing wooden sign and replace with new high density urethane sign. New sign will be the exact size and colors from the existing sign.

Applicant: Korey Bernauer
 104 Olga Road
 Beaufort, NC 28516

Property Information:

Owners: Blue Treasure, LLC
Location: 525 Front Street (& Queen Street)
PIN#: 730505199728000

Project Information: According to The Beaufort National Register Historic District Comprehensive Survey by M. Ruth Little, Ph.D. of 1997: 525 Front Street, NC alt., circa 1945 (SM). Commercial Building. One-story, brick building with flat roof that has recently been remodeled in the Colonial-Williamsburg style with dentilled awning, transomed six-panel door in a recessed entranceway, and flanking small-paned display windows. Built between 1941 and 1950. (SM)

- In 2012, the building was approved for 40 square feet of attached signage (Case #12-01).
- The site has 33 feet of frontage which allows 66 square feet of total signage.
- In 2017 the Applicant applied for 37.89 square feet of attached signage which is less than what was approved in 2012.

Proposed work:

- See Attachment from Applicant

Material:

- See Material Submitted by Applicant

Color:

See Attached Description from Applicant.

Attachments:

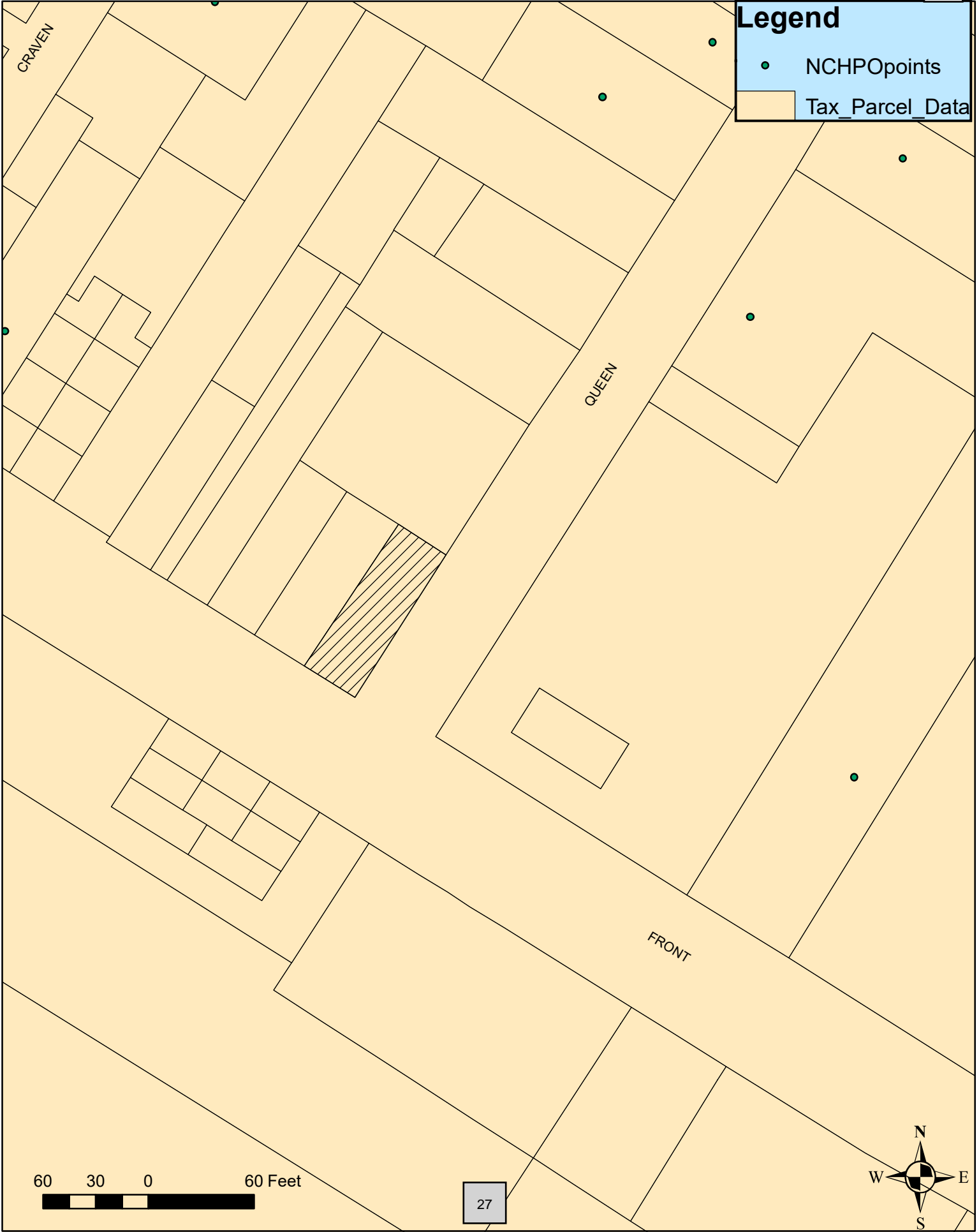
- Vicinity Map
- List of adjacent property owners used for mailing notifications
- COA application and supporting materials supplied by applicant to include photos

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.
- 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 22-25 525 Front Street - Signagel

2.



27

<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST/MAIL_ZI</u>	<u>MAIL_ADD2</u>
BEAUFORT HOUSE LLC	510	FRONT STREET #21	BEAUFORT	NC 28516	
BLUE TREASURE LLC			CARY	NC 27519	PO BOX 3557
LAWVER ENTERPRISES LLC	4643	RANDOLPH CHURCH ROAD	LIBERTY	NC 27298	

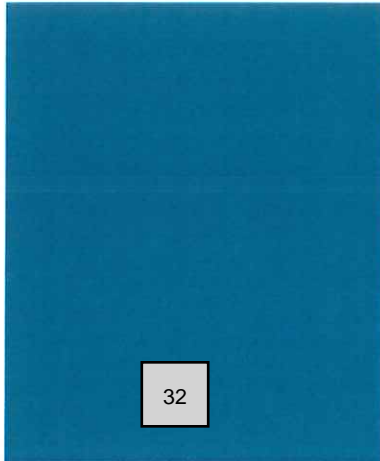


Existing Sign
48" x 120"





cmyk 85.55.34.11



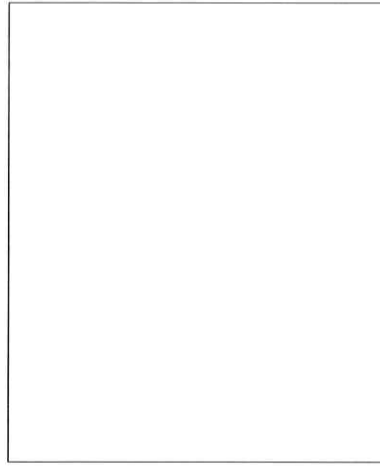
cmyk 50.25.40.0



cmyk 5.47.65.0



cmyk 0.0.0.0

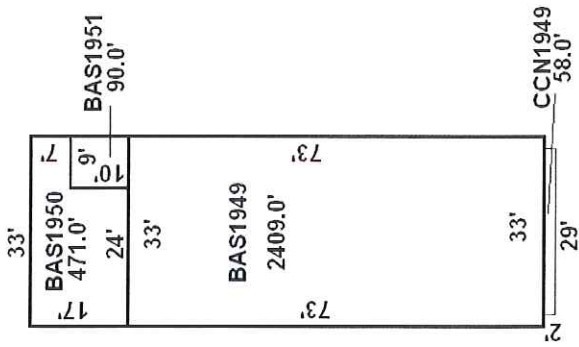




Example: existing business signs across the street using the same material.



Example: existing business sign on the same block with like colors.



Sketch by Apex IV™

Photos





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, October 4, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business

SUBJECT: Case # 22-26 122 Front Street – Off-street Parking

BRIEF SUMMARY:

The applicant wishes to install turf stone as a parking surface for 122 Front Street

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: October 4, 2022
Case No. 22-26

Request: Install Turf Stone Pavers with Sod for Off-street Parking

Applicant: Intracoastal General Contracting
 4936 Highway 101
 Newport, NC 28570

Property Information:

Owners: Annette Williamson
Location: 122 Front Street
PIN#: 730617003651000

Project Information: This property is better known as the fisherman’s cottage that was demolished and rebuilt back in 2010 & 2011.

Proposed work:

- See Attachment from Applicant

Material:

- See Material Submitted by Applicant

Color:

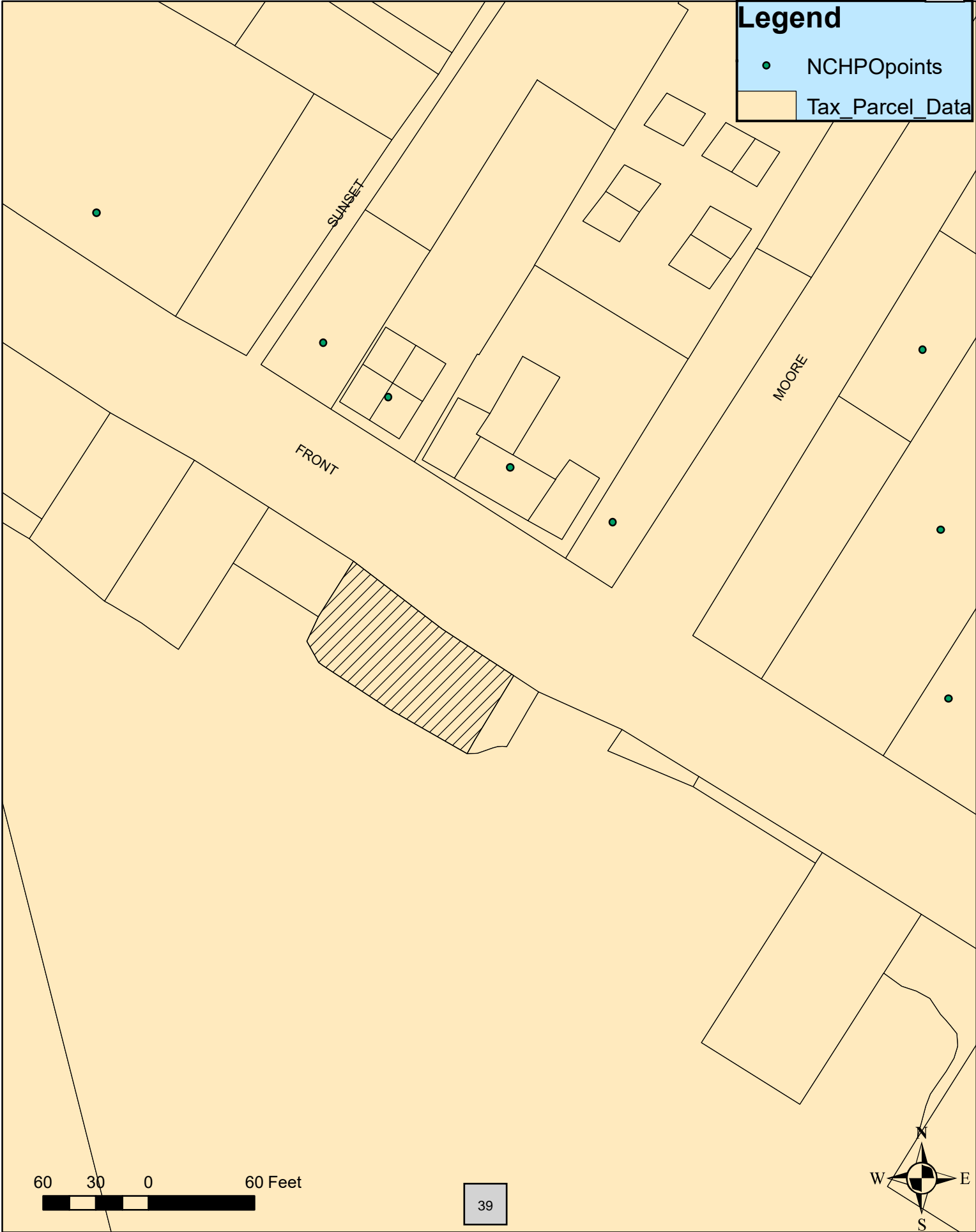
See Attached Description from Applicant.

Attachments:

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

Off-street Parking Guidelines

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.



<u>OWNER</u>	<u>MAIL_HOUSE</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>STATE</u>	<u>MAIL_ZIP</u>	<u>MAIL_ADD2</u>
ADAMS,JUDITH E ET VIR ETAL			BEAUFORT	NC	28516	PO BOX 1057
COPLAND,JASON C ETAL	3156	ABINGDON PLACE	BURLINGTON	NC	27215	
FLEET,CLIFFORD III ETUX FRAN	512	SOMERSET AVENUE	RICHMOND	VA	23226	
SMITH,GORDON III ETUX BEVERLY	3323	ALLEGHANY DRIVE	RALEIGH	NC	27609	
TOWNSEND,ELIZABETH M ET VIR	21	OAK DRIVE	DURHAM	NC 2131	27591	
WILLIAMSON,ANNETTE TRUSTEE	52	VALLEY RIDGE RD	FT WORTH	TX	76107	

122 Front Street Beaufort NC

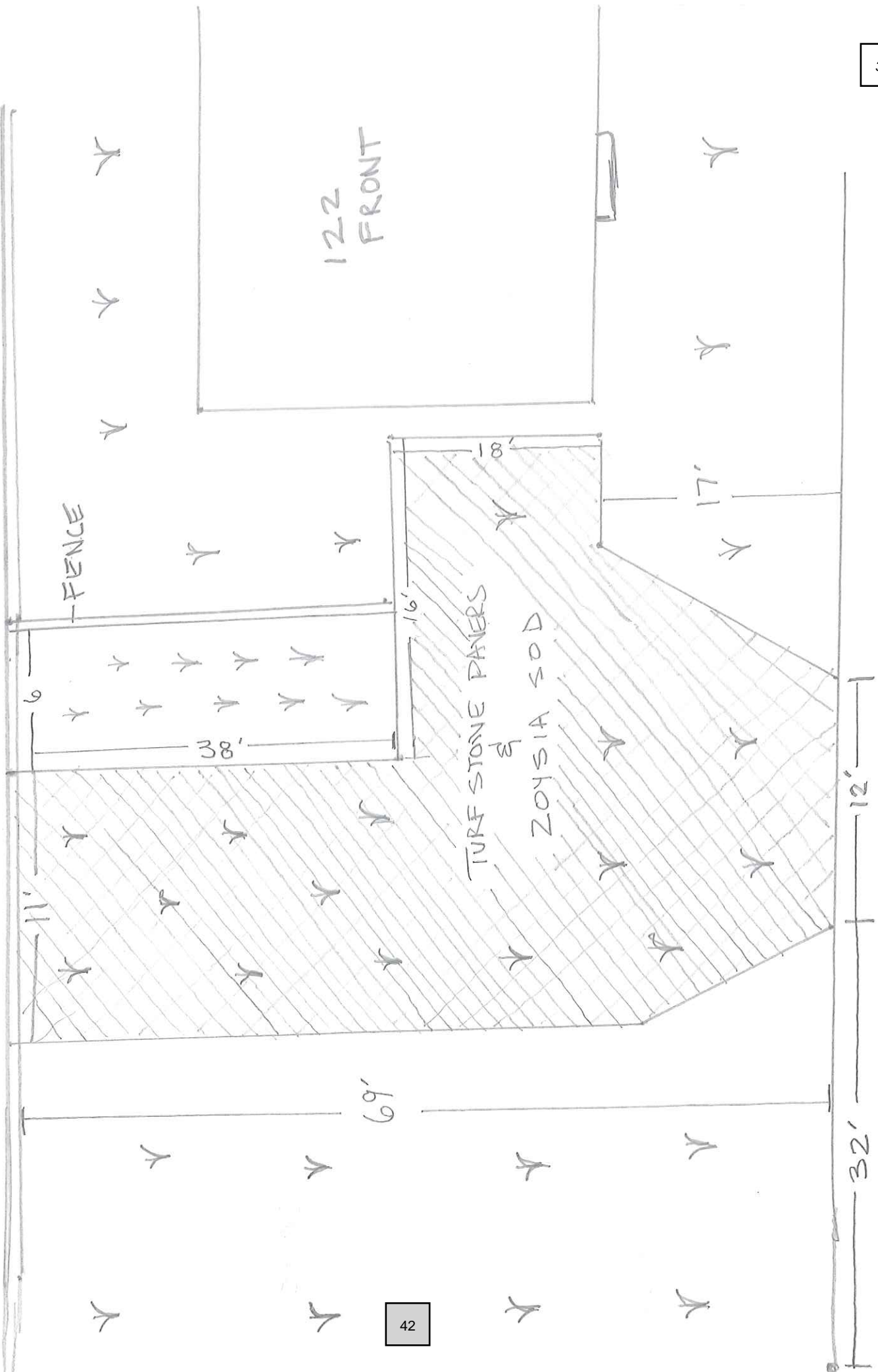
- There are no adjacent property owners to this house. It stands alone on Front Street.

Landscaping Materials

- Grey Stone Turf Block Concrete Pavers 16x24
- Type sod- Zoysia

TAYLORS CREEK

SEAWALL











The Environmental Benefef...
Roof Tiles & Pavers



Paving Stones - Turfston...
Pinterest



Turf Stone | Sta-built Co...
Sta-Built Construction

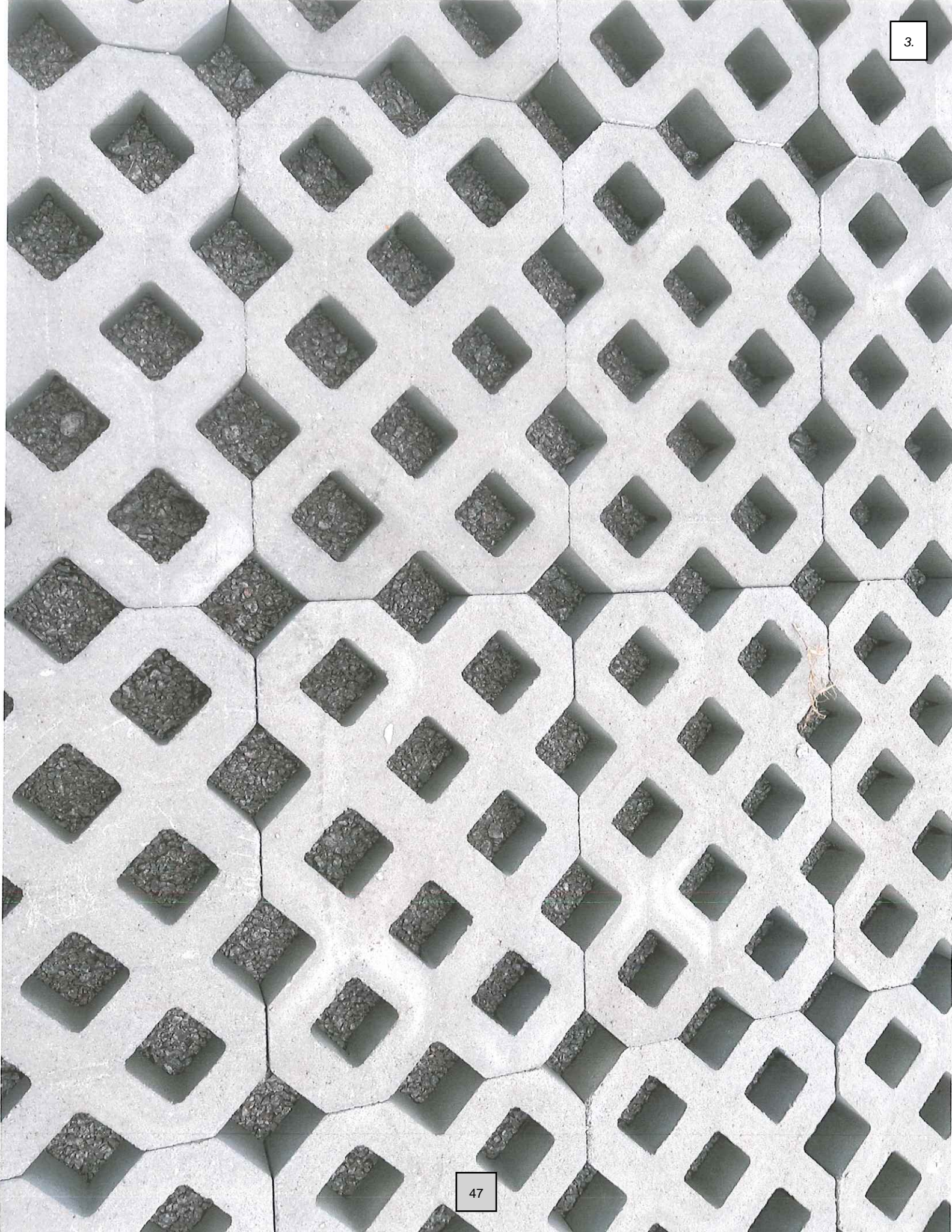


Turfstone Environmental ...
Kings Building Material



Turfstone Environmental ...
Kings Building Material







Town of Beaufort, NC

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**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Tuesday, October 4, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Case # 22-27 305 Front Street – Window Replacement

BRIEF SUMMARY:

The applicant wishes to install a new windows facing Front 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: October 4, 2022
Case No. 22-27

Request: Install New Windows
Applicant: Lauren Ascencios
 305 Front Street
 Beaufort, NC 28516

Property Information:

Owners: Same
Location: 305 Front Street
PIN#: 730617100413000

Project Information: In the District Survey, updated by Ruth Little, 305 Front is described as the William Borden House. Now known as “The Cedars Bed & Breakfast” a portion of this 2-story, 5-bay, side gable house with exterior brick end chimneys was apparently built around 1768 by William Borden, said to have been a Rhode Island Quaker. House has plain siding, molded eave returns, ballast stone foundation, 9/6. 6/6 and 4/4 sash with peaked window in front pediment. Little visible exterior fabric survives from the 18th-century period. The west parlor contains a large Federal mantel with fine sunburst, and doors and other mantels from the Federal period also remain. The Fuller family purchased the house before 1800. The present front-gabled 2-story porch with Doric columns dates from the 2nd half of the 19th century.

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

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.

6.4.5. Replacement of historic windows and doors for the sole purpose of improved thermal performance is not appropriate. Wood, or appropriately painted metal storm windows and doors should be used.

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.

BHPC Case 22-27 305 Front Street - Windows



<u>OWNER</u>	<u>MAIL_HO</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>L ST</u>	<u>MAIL_Z</u>	<u>MAIL_ZI</u>
ASCENCIOS,LAUREN ET VIR JULIO	305	FRONT STREET	BEAUFORT	NC		28516
HARROLD,DENNIS B ETUX ALICE T	301	FRONT STREET	BEAUFORT	NC		28516
NIXON-MOORE,MARY ELLEN	307	FRONT STREET	BEAUFORT	NC		28516
SIMPSON,ANN KINDELL	3100	MORROW FARM LANE	CHAPEL HILL	NC		27516
STATE OF NORTH CAROLINA	1321	MAIL SERVICE CENTER	RALEIGH	NC	1321	27699
WARRINGTON,JOHN ETUX SONDA	300	FRONT ST	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: Lauren Marx Ascencios

Applicant Address: 305 Front Street

Business Phone: 336 209 5678 Email/Cell: Lauren@photobiz.com

Property Owner Name: Lauren Marx Ascencios & Julio Ascencios

Address of Property: 305 Front Street

Phone Number: 336 209 5678 Email/Cell: Lauren@photobiz.com
336 209 5678

PROJECT INFORMATION

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

Estimated Cost of Project: \$ 70,000

Year House Built: 1768

[Signature]
Applicant Signature

9/12/22
Date

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

9/12/22
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 materials 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 k.garner@beaufortnc.org.

To the Board;

We purchased our home at 305 Front Street in November 2020. We love Beaufort, the history, the town and the people. Our family eventually plans to move to Beaufort. Currently it is our second family home, we do not rent it, and never plan to.

We have focused the last year and a half on fixing some engineering issues, the columns where rotted and items our insurance company mandated. We started researching the windows this Summer. We found a reputable vendor who has done many homes, including historical ones in the area.

Our windows currently are a mixture of problems. The framing is rotted on 100% of them, the windows themselves are very dry rotted and have shrunk so that air and bugs get in all the time. In a number of windows we have several broken window panes, which leak water into the house during wind storms.

The previous owner left us pre cut plywood as hurricane shutters for the front windows, only. This means we have plastic knobs on our windows all the time which are unsightly. It also means that we have no protection on the rest of the home. As owners who have been through Hurricane Andrew in South Florida, as well as Katrina, and more recently Micheal; we have enough experience to understand the house is at a huge risk if we had a direct hit storm, or even a powerful nearby hurricane.

Our neighbors at 303 Front Street installed hurricane shutters, but due to the design of the house, that is not a possibility for us; there is not enough room between windows. This led us to impact windows to solve the unrepairable window problem, as well as the hurricane storm issue.

The problems we are facing are :

- Unrepairable windows, jambs, casings, rails and mutins all in an unrepairable state.
- Holes in trim for plywood shutters which are rusting
- Unmanageable hurricane plywood shutters that are hard to install and remove for the front of the house, and not covering the attic window.
- Basically the house is at risk of being greatly damaged in a storm.
- Leaking around windows with water intrusion, pest intrusion and air which is not energy efficient.

Solution:

- Install Impact Resistant Windows in which the SDL is approved for use by the historic board, made of wood, with fiberglass cladding & reinforcement weather protection; which has been approved and installed in other historic and non historic homes on the street. This solution will look as close as possible to the original look. **No change in color.**

Compliance:

A review of the Window and Door guidelines on the historic board website is used for this summary:

1. 6.4.1 and 6.4.2 - The windows are beyond repair and dry rotted in some places so badly one can put a finger through them. No vendor would agree to try to do this.
2. 6.4.3 and 6.4.4- All the replacement windows for the second and third floor will match the originals in size, materials and details as close to possible inside and outside. The window pane pattern and size is exactly what is there today. The manner of opening the window will be exactly the same.
3. 6.4.5 - The windows are wood inside and wood outside with fiberglass cladding & reinforcement overlay to protect them from the elements and prevent deterioration. The look is that of the wood.
4. 6.4.6 - We are not using tinted glass.
5. 6.4.7 - The windows exactly match the overall size and opening area and mutin pattern, they are SDL compliant.
6. 6.4.8 and 6.4.9 and 6.4.10 and 6.4.11 - not applicable to this project.

Homes completed in last couple years with these windows by the same vendor are :

1. 217 Front Street
2. 1406 Front Street
3. 1500 Front Street
4. 1526 Front Street
5. 1600 Front Street

Vendor:

Window & More
Moorhead City
128 E Fort Macon Road
Atlantic Beach , NC 28512
252-726-8181

Attached : Quote for the windows, including pictures of the windows and all the detail.

Thank you



List of Adjacent Properties:

1. 301 front street - Blair and Alice Harrold - 301 Front Street, Beaufort, nc 28516.
2. 307 Front street - Mary Ellen Nixon-Moore - 307 Front Street, Beaufort, NC 28516
3. 110 Orange Street - Ann Kindell - 3100 Morrow Farm Lane , Chapel Hill, NC 27516

Carteret County

Property Data

Parcel Number: 730617009466000

Inquiry Date: 9/12/2022

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

Property Info

PARCEL NUMBER: 730617009466000
OWNER: HARROLD,DENNIS B ETUX ALICE T
PHYSICAL ADDRESS: 301 FRONT ST
 BEAUFORT
MAILING ADDRESS: 301 FRONT STREET
 BEAUFORT NC 28516
LEGAL DESCRIPTION: 301 FRONT ST DENNIS BLAIR HARROLD
DEED REF: 1721-093
PLAT REFERENCE: 34-21
NEIGHBORHOOD: 590005
SALE DATE: 05/07/2021
SALE PRICE: \$1,175,000
ACREAGE: 0.175
LAND VALUE: \$483,165
EXTRA FEATURE VALUE: \$4,916

Building Info

BATHS: 7
BEDROOMS: 7
CONDITION: N/A
EXTERIOR WALLS: 12 RES WOOD
 N/A
FLOOR FINISH: 09 PINE WOOD
 N/A
FOUNDATION: 02 CONC BLOCK
HEAT: N/A
ROOF COVER: 13 RBBRMEMBRN
 N/A
ROOF STRUCTURE: 03 GABLE/HIP
SQUARE FOOTAGE: 2496
YEAR BUILT: 1901
BUILDING VALUE: \$518,218
PARCEL VALUE: \$1,006,299

Sketches

Carteret County

Property Data

Parcel Number: 730617100471000
Inquiry Date: 9/12/2022

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

Property Info

PARCEL NUMBER: 730617100471000
OWNER: NIXON-MOORE, MARY ELLEN
PHYSICAL ADDRESS: 307 FRONT ST
 BEAUFORT
MAILING ADDRESS: 307 FRONT STREET
 BEAUFORT NC 28516
LEGAL DESCRIPTION: PART L22 23 TOWN OF BEAUFORT FRONT STREET
DEED REF: 1706-359
PLAT REFERENCE: -
NEIGHBORHOOD: 590005
SALE DATE: 02/02/2021
SALE PRICE: \$0
ACREAGE: 0.174
LAND VALUE: \$417,582
EXTRA FEATURE VALUE: \$1,565

Sketches

Building Info

BATHS: 3
BEDROOMS: 5
CONDITION: N/A
EXTERIOR WALLS: 12 RES WOOD
FLOOR FINISH: 09 SOFTWOOD
 N/A
FOUNDATION: 07 POURED
HEAT: 10 HEATPUMP
ROOF COVER: 01 MINIMUM
ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 2205
YEAR BUILT: 1901
BUILDING VALUE: \$259,353
PARCEL VALUE: \$678,500

Carteret County

Property Data

Parcel Number: 730617100563000
Inquiry Date: 9/12/2022

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

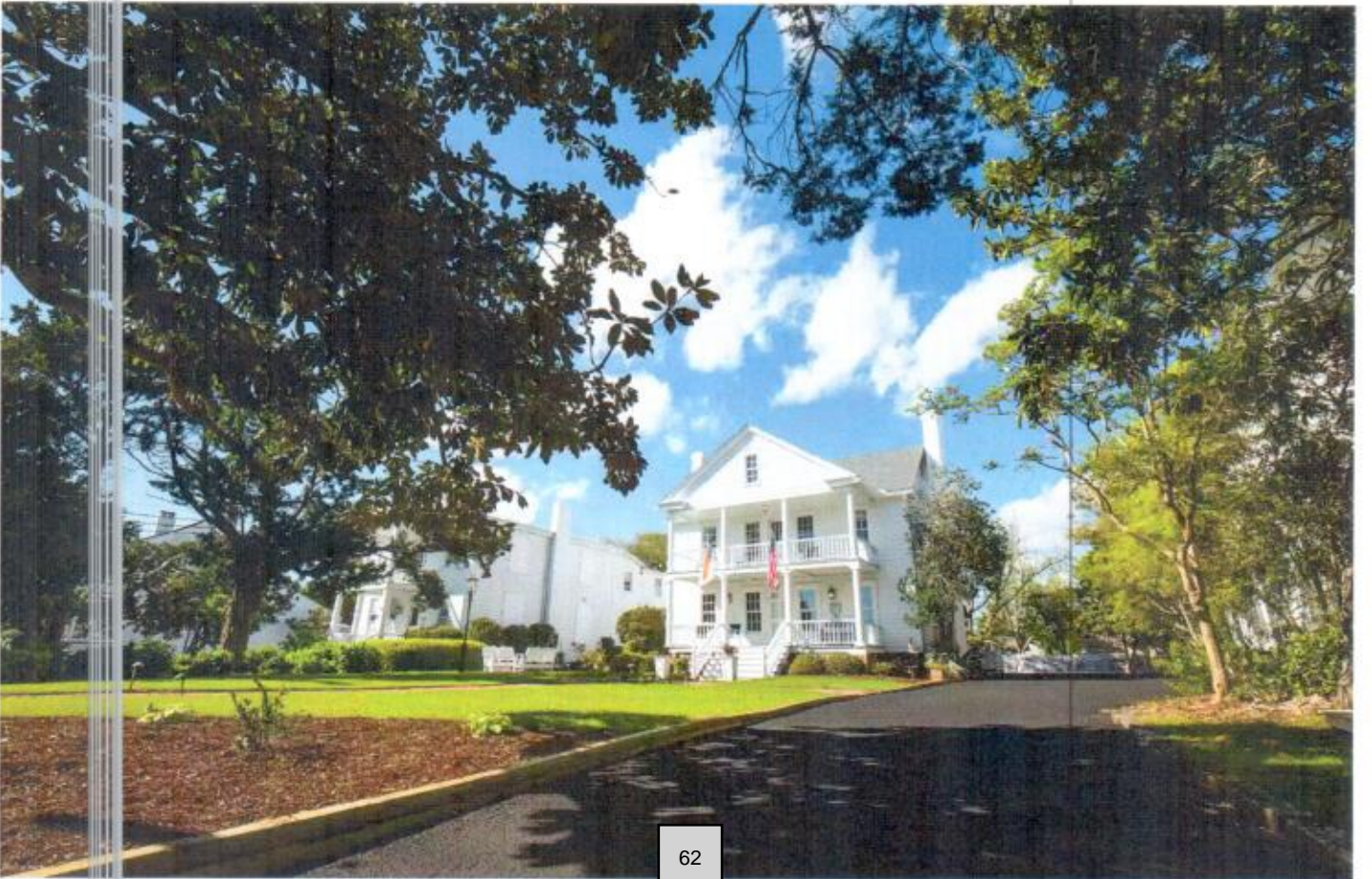
Property Info

PARCEL NUMBER: 730617100563000
OWNER: SIMPSON, ANN KINDELL
PHYSICAL ADDRESS: 110 ORANGE ST
 BEAUFORT
 3100 MORROW FARM LANE
 CHAPEL HILL NC 27516
MAILING ADDRESS: PART L23 24 TOWN OF BEAUFORT
LEGAL DESCRIPTION:
DEED REF: 0543-00289
PLAT REFERENCE: -
NEIGHBORHOOD: 590003
SALE DATE:
SALE PRICE: \$0
ACREAGE: 0.13
LAND VALUE: \$371,250
EXTRA FEATURE VALUE: \$0

Building Info

BATHS: 3
BEDROOMS: 5
CONDITION: N/A
EXTERIOR WALLS: 31 ALUMINUM
FLOOR FINISH: 09 SOFTWOOD
 12 HARDWOOD
FOUNDATION: 01 BRICK
HEAT: 04 HOT WATER
ROOF COVER: 03 COMP SHNGL
ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 1332
YEAR BUILT: 1936
BUILDING VALUE: \$206,797
PARCEL VALUE: \$578,047

Sketches



Ascencios Residence Marvin Elevate - 8/19/22

Quote #: KFK2FTQ

A Proposal for Window and Door Products prepared for:

Shipping Address:

WINDOWS & MORE-MOREHEAD CITY
1105 NORTH 20TH STREET
MOREHEAD CITY, NC 28557

WINDOWS & MORE

Buy Your Last Windows 1st

RON LEO
WINDOWS & MORE-MOREHEAD CITY
128 E FORT MACON RD
ATLANTIC BEACH, NC 28512-5412
Phone: (252) 726-8181

Email: ron@windowsandmorenc.com

This report was generated on 8/19/2022 2:46:56 PM using the Marvin Order Management System, version 0003.15.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 15		TOTAL UNIT QTY: 26		EXT NET PRICE: USD 64,252.86		
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Top Stairs	Elevate	Double Hung CN 3064 RO 30 1/2" X 64 1/4" Entered as CN 3064	1,927.84	1	1,927.84
2	Right Side BR	Elevate	Double Hung CN 3064 RO 30 1/2" X 64 1/4" Entered as CN 3064	1,714.57	1	1,714.57
3	Right Side BR	Elevate	Double Hung CN 3048 RO 30 1/2" X 48 1/4" Entered as CN 3048	1,446.12	2	2,892.24
4	Right Side Bath	Elevate	Double Hung CN 3048 RO 30 1/2" X 48 1/4" Entered as CN 3048	1,606.07	2	3,212.14
5	Left Sitting	Elevate	Double Hung CN 3064 RO 30 1/2" X 64 1/4" Entered as CN 3064	1,714.57	2	3,429.14
6	Left Sitting	Elevate	Double Hung CN 3048 RO 30 1/2" X 48 1/4" Entered as CN 3048	1,446.12	2	2,892.24
7	Left BR 2	Elevate	Double Hung CN 3048 RO 30 1/2" X 48 1/4" Entered as CN 3048	1,446.12	2	2,892.24
8	Left Bath	Elevate	Double Hung CN 3048 RO 30 1/2" X 48 1/4" Entered as CN 3048	1,606.07	1	1,606.07
9	Left Bed 3 Bath	Elevate	Double Hung CN 3048 RO 30 1/2" X 48 1/4" Entered as CN 3048	1,606.07	1	1,606.07
10	Left Bed 3	Elevate	Double Hung CN 3048 RO 30 1/2" X 48 1/4" Entered as CN 3048	1,446.12	1	1,446.12
11	Rear Bunk, Bunk Bath	Elevate	Double Hung	1,853.00	2	3,706.00

12	Bed 4, Bath 4, Sit (Sofa)	Elevate	CN 3256 RO 32 1/2" X 56 1/4" Entered as CN 3256 Double Hung	1,240.32	4	4,961.28
13	Apartment	Elevate	CN 2244 RO 22 1/2" X 44 1/4" Entered as CN 2244 Double Hung	1,028.00	3	3,084.00
14	Apartment Bath	Elevate	CN 3056 RO 30 1/2" X 56 1/4" Entered as CN 3056 Double Hung	1,202.91	1	1,202.91
15	Labor	Non-Marvin	CN 3056 Labor Remove/replace, trim interior & exterior like kind retaining historic requirements, insulate/flash/caulk, dispose/cleanup. All paint by others.	27,680.00	1	27,680.00

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Top Stairs	Net Price:		1,927.84
Qty: 1		Ext. Net Price:	USD	1,927.84

MARVIN 



As Viewed From The Exterior

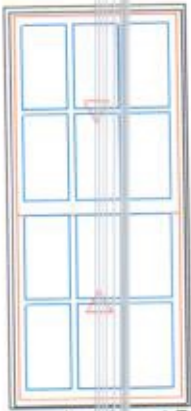
Entered As: CN
MO 30" X 64"
CN 3064
FS 29 1/2" X 33 3/4"
RO 30 1/2" X 64 1/4"
Egress Information
 Width: 26 3/8" Height: 26 33/64"
 Net Clear Opening: 4.86 SqFt
 Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.
Performance Information
 U-Factor: 0.33
 Solar Heat Gain Coefficient: 0.19
 Visible Light Transmittance: 0.42
 Condensation Resistance: 53
 CPD Number: MAR-N-272-01006-00001
 ENERGY STAR: S
Performance Grade
 Licensee #78
 AAMA/WDMA/CSA/101/1.S.2/A440-11
 LC-PG55 749/1924 mm (29.5X75.75 in)
 LC-PG55 DP-55/-65
 FL10257

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3064
 Rough Opening 30 1/2" X 64 1/4"
 Performance: Impact Zone 3
 Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Impact Tempered Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Impact Tempered Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 White Window Opening Control Device
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Nailing Fin
 With Clips
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Right Side BR	Net Price:		1,714.57
Qty: 1		Ext. Net Price:	USD	1,714.57

MARVIN 

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3064
 Rough Opening 30 1/2" X 64 1/4"
 Performance: Impact Zone 3
 Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior



As Viewed From The Exterior

Entered As: CN

MO 30" X 64"

CN 3064

FS 29 1/2" X 63 3/4"

RO 30 1/2" X 64 1/4"

Egress Information

Width: 26 3/8" Height: 26 33/64"

Net Clear Opening: 4.86 SqFt

Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.19

Visible Light Transmittance: 0.42

Condensation Resistance: 53

CPD Number: MAR-N-272-01006-00001

ENERGY STAR: S

Performance Grade

Licensee #78

AAMA/WDMA/CSA/101/LS.2/A440-11

LC-PG55 749: 1924 mm (29.5X75.75 in)

LC-PG55 DP: 55/-65

FL10257

IG
 Impact Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior

IG
 Impact Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 White Window Opening Control Device
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 **Screen/Combo Ship Loose

4 9/16" Jamb

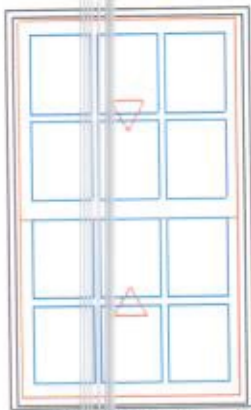
Nailing Fin

With Clips

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: Right Side BR	Net Price:	1,446.12
Qty: 2		Ext. Net Price:	2,892.24
		USD	



As Viewed From The Exterior

Entered As: CN

MO 30" X 48"

CN 3048

FS 29 1/2" X 47 3/4"

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3048
 Rough Opening 30 1/2" X 48 1/4"
 Performance: Impact Zone 3
 Glass Add For All Sash

Top Sash

Stone White Exterior

White Interior

IG

Impact Low E3 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Standard Cut 3W2H

Stone White Ext - White Int

Bottom Sash

Stone White Exterior

White Interior

IG

Impact Low E3 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Standard Cut 3W2H

Stone White Ext - White Int

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RO 30 1/2" X 48 1/4"

Egress Information

Width: 26 3/8" Height: 18 33/64"
 Net Clear Opening: 3.39 SqFt
 Sash Limits and Window Opening Control
 Devices, when engaged, may reduce the egress
 opening dimensions of windows.

Performance Information

U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.19
 Visible Light Transmittance: 0.42
 Condensation Resistance: 53
 CPD Number: MAR-N-272-01006-00001
 ENERGY STAR: S

Performance Grade

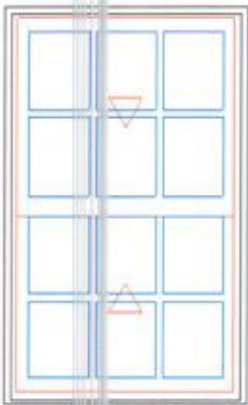
Licensee #7133
 AAMA/WDI/CSA/101/I.S.2/A440-11
 LC-PG55 74 X1924 mm (29.5X75.75 in)
 LC-PG55 DP +55/-65
 FL10257

White Weather Strip Package
 White Sash Lock
 White Window Opening Control Device
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose

4 9/16" Jamb
 Nailing Fin
 With Clips

***Note: Divided lite cut alignment may not be accurately represented in the
 OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: Right Side Bath	Net Price:	USD	1,606.07
Qty: 2		Ext. Net Price:	USD	3,212.14



As Viewed From The Exterior

Entered As: CN

MO 30" X 48"

CN 3048

FS 29 1/2" X 47 3/4"

RO 30 1/2" X 48 1/4"

Egress Information

Width: 26 3/8" Height: 18 33/64"
 Net Clear Opening: 3.39 SqFt
 Sash Limits and Window Opening Control
 Devices, when engaged, may reduce the egress
 opening dimensions of windows.

Performance Information

U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.19
 Visible Light Transmittance: 0.42
 Condensation Resistance: 53
 CPD Number: MAR-N-272-01006-00001
 ENERGY STAR: S

Performance Grade

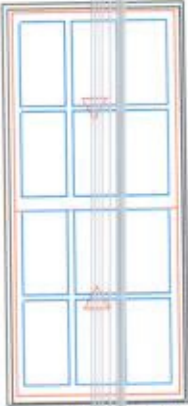
Licensee #7133
 AAMA/WDI/CSA/101/I.S.2/A440-11
 LC-PG55 74 X1924 mm (29.5X75.75 in)
 LC-PG55 DP +55/-65
 FL10257

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3048
 Rough Opening 30 1/2" X 48 1/4"
 Performance: Impact Zone 3
 Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Impact Tempered Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Impact Tempered Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 White Window Opening Control Device
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose

4 9/16" Jamb
 Nailing Fin
 With Clips

***Note: Divided lite cut alignment may not be accurately represented in the
 OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: Left Sitting	Net Price:		1,714.57
Qty: 2		Ext. Net Price:	USD	3,429.14



As Viewed From The Exterior

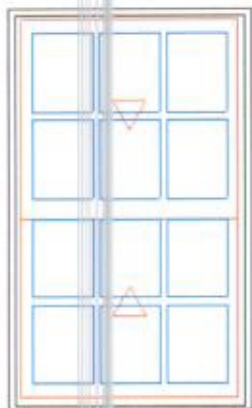
Entered As: CN
MO 30" X 64"
CN 3064
FS 29 1/2" X 63 3/4"
RO 30 1/2" X 64 1/4"
Egress Information
 Width: 26 3/4" Height: 26 33/64"
 Net Clear Opening: 4.86 SqFt
 Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.
Performance Information
 U-Factor: 0.3
 Solar Heat Gain Coefficient: 0.19
 Visible Light Transmittance: 0.42
 Condensation Resistance: 53
 CPD Number: MAR-N-272-01006-00001
 ENERGY STAR: S
Performance Grade
 Licensee #723
 AAMA/WDMA/CSA/101/1.S.2/A440-11
 LC-PG55 743 (1924 mm (29.5X75.75 in)
 LC-PG55 DP 55/-65
 FL10257

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3064
 Rough Opening 30 1/2" X 64 1/4"
 Performance: Impact Zone 3
 Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Impact Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Impact Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 White Window Opening Control Device
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Nailing Fin
 With Clips
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: Left Sitting	Net Price:		1,446.12
Qty: 2		Ext. Net Price:	USD	2,892.24



Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3048
 Rough Opening 30 1/2" X 48 1/4"
 Performance: Impact Zone 3
 Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Impact Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior



As Viewed From The Exterior

Entered As: CN

MO 30" X 48"

CN 3048

FS 29 1/2" X 47 3/4"

RO 30 1/2" X 48 1/4"

Egress Information

Width: 26 3/8" Height: 18 33/64"

Net Clear Opening: 3.39 SqFt

Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.

Performance Information

U-Factor: 0.31

Solar Heat Gain Coefficient: 0.19

Visible Light Transmittance: 0.42

Condensation Resistance: 53

CPD Number: MAR-N-272-01006-00001

ENERGY STAR: S

Performance Grade

Licensee #713

AAMA/WDMA/CSA/101/I.S.2/A440-11

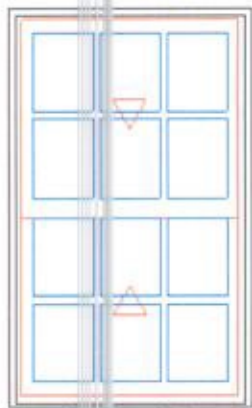
LC-PG55 74" X 1924 mm (29.5X75.75 in)

LC-PG55 DP #55/-65

FL10257

- White Interior
- IG
- Impact Low E3 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Standard Cut 3W2H
- Stone White Ext - White Int
- White Weather Strip Package
- White Sash Lock
- White Window Opening Control Device
- Exterior Aluminum Screen
- Stone White Surround
- Bright View Mesh
- ***Screen/Combo Ship Loose
- 4 9/16" Jamb
- Nailing Fin
- With Clips
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: Left BR 2	Net Price:		1,446.12
Qty: 2		Ext. Net Price:	USD	2,892.24



As Viewed From The Exterior

Entered As: CN

MO 30" X 48"

CN 3048

FS 29 1/2" X 47 3/4"

- Stone White Exterior
- White Interior
- Elevate Double Hung
- CN 3048
- Rough Opening 30 1/2" X 48 1/4"
- Performance: Impact Zone 3
- Glass Add For All Sash
- Top Sash
- Stone White Exterior
- White Interior
- IG
- Impact Low E3 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Standard Cut 3W2H
- Stone White Ext - White Int
- Bottom Sash
- Stone White Exterior
- White Interior
- IG
- Impact Low E3 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Standard Cut 3W2H
- Stone White Ext - White Int
- Processed on: 8/19/2022 2:46:55 PM

RO 30 1/2" X 48 1/4"

Egress Information

Width: 26 3/8" Height: 18 33/64"
 Net Clear Opening: 3.39 SqFt
 Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.

Performance Information

U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.19
 Visible Light Transmittance: 0.42
 Condensation Resistance: 53
 CPD Number: MAR-N-272-01006-00001
 ENERGY STAR 3

Performance Grade

Licensee #7E3
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG55 743X1924 mm (29.5X75.75 in)
 LC-PG55 DP+55/-65
 FL10257

White Weather Strip Package
 White Sash Lock
 White Window Opening Control Device
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose

4 9/16" Jamb

Nailing Fin

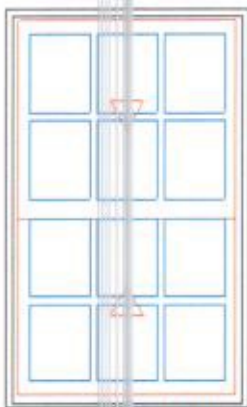
With Clips

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: Left Bath	Net Price:		1,606.07
Qty: 1		Ext. Net Price:	USD	1,606.07

MARVIN 



As Viewed From The Exterior

Entered As: CN

MO 30" X 48"

CN 3048

FS 29 1/2" X 47 3/4"

RO 30 1/2" X 48 1/4"

Egress Information

Width: 26 3/8" Height: 18 33/64"
 Net Clear Opening: 3.39 SqFt
 Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.

Performance Information

U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.19
 Visible Light Transmittance: 0.42
 Condensation Resistance: 53
 CPD Number: MAR-N-272-01006-00001
 ENERGY STAR 3

Performance Grade

Licensee #7E3
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG55 743X1924 mm (29.5X75.75 in)
 LC-PG55 DP+55/-65
 FL10257

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3048
 Rough Opening 30 1/2" X 48 1/4"
 Performance: Impact Zone 3
 Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Impact Tempered Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Impact Tempered Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int

White Weather Strip Package
 White Sash Lock
 White Window Opening Control Device
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose

4 9/16" Jamb

Nailing Fin

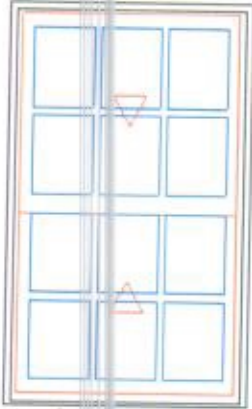
With Clips

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit: Left Bed 3 Bath	Net Price:		1,606.07
Qty: 1		Ext. Net Price:	USD	1,606.07

MARVIN 😊



As Viewed From The Exterior

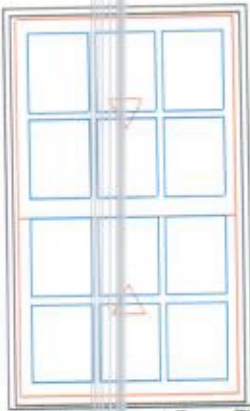
Entered As: N
MO 30" X 48"
CN 3048
FS 29 1/2" X 7 3/4"
RO 30 1/2" X 48 1/4"
Egress Information
 Width: 26 3/4" Height: 18 33/64"
 Net Clear Opening: 3.39 SqFt
 Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.19
 Visible Light Transmittance: 0.42
 Condensation Resistance: 53
 CPD Number: MAR-N-272-01006-00001
ENERGY STAR 5
Performance Grade
 Licensee #733
 AAMA/WDMA/CSA/101/ISO/UL/ASTM
 LC-PG55 749X 924 mm (29.5X75.75 in)
 LC-PG55 DP +5/-65
 FL10257

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3048
 Rough Opening 30 1/2" X 48 1/4"
 Performance: Impact Zone 3
 Glass Add For All Sash
Top Sash
 Stone White Exterior
 White Interior
 IG
 Impact Tempered Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Impact Tempered Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 White Window Opening Control Device
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Nailing Fin
 With Clips
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #10	Mark Unit: Left Bed 3	Net Price:		1,446.12
Qty: 1		Ext. Net Price:	USD	1,446.12

MARVIN 😊

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3048
 Rough Opening 30 1/2" X 48 1/4"
 Performance: Impact Zone 3
 Glass Add For All Sash
Top Sash
 Stone White Exterior
 White Interior
 IG
 Impact Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
Bottom Sash
 Stone White Exterior



As Viewed From The Exterior

Entered As: CN

MO 30" X 48"

CN 3048

FS 29 1/2" X 47 3/4"

RO 30 1/2" X 48 1/4"

Egress Information

Width: 26 3/4" Height: 18 33/64"

Net Clear Opening: 3.39 SqFt

Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.19

Visible Light Transmittance: 0.42

Condensation Resistance: 53

CPD Number: MAR-N-272-01006-00001

ENERGY STAR: S

Performance Grade

Licensee #783

AAMA/WDMA/CSA/101/I.S.2/A440-11

LC-PG55 74E (1924 mm (29.5X75.75 in)

LC-PG55 DP 55/-65

FL10257

White Interior
 IG
 Impact Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 White Window Opening Control Device
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose

4 9/16" Jamb

Nailing Fin

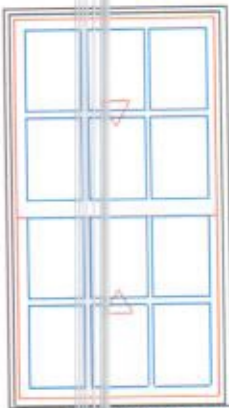
With Clips

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #11	Mark Unit: Rear Bunk, Bunk Bath	Net Price:		1,853.00
Qty: 2		Ext. Net Price:	USD	3,706.00

MARVIN



As Viewed From The Exterior

Entered As: CN

MO 32" X 53"

CN 3256

FS 31 1/2" X 55 3/4"

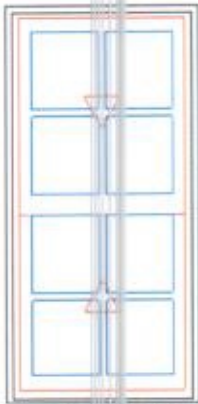
OMS Ver. 0003.15.00 (Current)

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3256
 Rough Opening 32 1/2" X 56 1/4"
 Performance: Impact Zone 3
 Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Impact Tempered Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Impact Tempered Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int

RO 32 1/2" X 55 1/4"
Egress Information
 Width: 28 3/8" Height: 22 33/64"
 Net Clear Opening: 4.44 SqFt
 Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.19
 Visible Light Transmittance: 0.42
 Condensation Resistance: 53
 CPD Number: MAR-N-272-01006-00001
 ENERGY STAR 5
Performance Grade
 Licensee #783
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG55 1054 1924 mm (41.5X75.75 in)
 LC-PG55 DP - 55/-65
 FL10257

White Weather Strip Package
 White Sash Lock
 White Window Opening Control Device
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Nailing Fin
 With Clips
 ***Note: Due to its width, this unit will contain two sash locks.
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #12	Mark Unit: Bed 4, Bath 4, Sit (3rd flr)	Net Price:		1,240.32
Qty: 4		Ext. Net Price:	USD	4,961.28

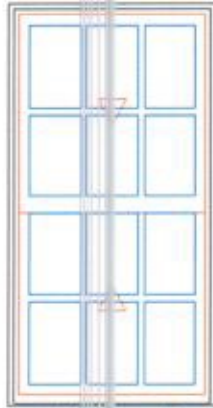


As Viewed From The Exterior

Entered As: CN
MO 22" X 44"
CN 2244
FS 21 1/2" X 43 3/4"
RO 22 1/2" X 44 1/4"
Egress Information
 Width: 18 3/8" Height: 16 33/64"
 Net Clear Opening: 2.11 SqFt
 Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.19
 Visible Light Transmittance: 0.42
 Condensation Resistance: 53
 CPD Number: MAR-N-272-01006-00001
 ENERGY STAR 5
Performance Grade
 Licensee #783
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG55 749 1924 mm (29.5X75.75 in)
 LC-PG55 DP - 55/-65
 FL10257

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 2244
 Rough Opening 22 1/2" X 44 1/4"
 Performance: Impact Zone 3
 Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Impact Tempered Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 2W2H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Impact Tempered Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 2W2H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 White Window Opening Control Device
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Nailing Fin
 With Clips
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #13	Mark Unit: Apartment	Net Price:	1,028.00
Qty: 3		Ext. Net Price:	3,084.00
		USD	



As Viewed From The Exterior

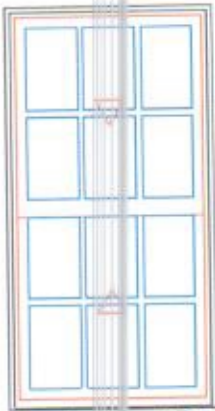
Entered As: CN
MO 30" X 56"
CN 3056
FS 29 1/2" X 55 3/4"
RO 30 1/2" X 56 1/4"
Egress Information
 Width: 26 3/8" Height: 22 33/64"
 Net Clear Opening: 4.12 SqFt
 Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.
Performance Information
 U-Factor: 0.27
 Solar Heat Gain Coefficient: 0.19
 Visible Light Transmittance: 0.43
 Condensation Resistance: 57
 CPD Number: MAR-N-272-00946-00001
 ENERGY STAR: N, NC, SC, S
Performance Grade
 Licensee #783
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 1054X2127 mm (42X76.8 in)
 LC-PG50 DP -50/-50
 FL6525

Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3056
 Rough Opening 30 1/2" X 56 1/4"
 Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 White Window Opening Control Device
 PG Upgrade
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #14	Mark Unit: Apartment Bath	Net Price:	1,202.91
Qty: 1		Ext. Net Price:	1,202.91
		USD	



Stone White Exterior
 White Interior
 Elevate Double Hung
 CN 3056
 Rough Opening 30 1/2" X 56 1/4"
 Glass Add For All Sash
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Tempered Low E3 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior



As Viewed From The Exterior

- IG
- Tempered Low E3 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Standard Cut 3W2H
- Stone White Ext - White Int
- White Weather Strip Package
- White Sash Lock
- White Window Opening Control Device
- PG Upgrade
- Exterior Aluminum Screen
- Stone White Surround
- Bright View Mesh
- **Screen/Combo Ship Loose
- 4 9/16" Jamb
- Nailing Fin
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

Entered As: CN

MO 30" X 56"

CN 3056

FS 29 1/2" X 55 3/4"

RO 30 1/2" X 56 1/4"

Egress Information

Width: 26 3/4" Height: 22 33/64"

Net Clear Opening: 4.12 SqFt

Sash Limiters and Window Opening Control Devices, when engaged, may reduce the egress opening dimensions of windows.

Performance Information

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.19

Visible Light Transmittance: 0.43

Condensation Resistance: 57

CPD Number: MAR-N-272-00946-00001

ENERGY STAR: N, NC, SC, S

Performance Grade

Licensee #733

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 105 X 2127 mm (42X76.8 in)

LC-PG50 DP 50/-50

FL6525

Line #15	Mark Unit: Labor	Net Price:		27,680.00
Qty: 1		Ext. Net Price:	USD	27,680.00

Labor Remove/replace, trim interior & exterior like kind retaining historic requirements, insulate/flash/caulk, dispose/cleanup. All paint by others.

Project Subtotal Net Price: USD	36,572.86
Non-Taxable Labor: USD	27,680.00
6.750% Sales Tax: USD	2,468.67
Project Total Net Price: USD	66,721.53

TERMS AND CONDITIONS

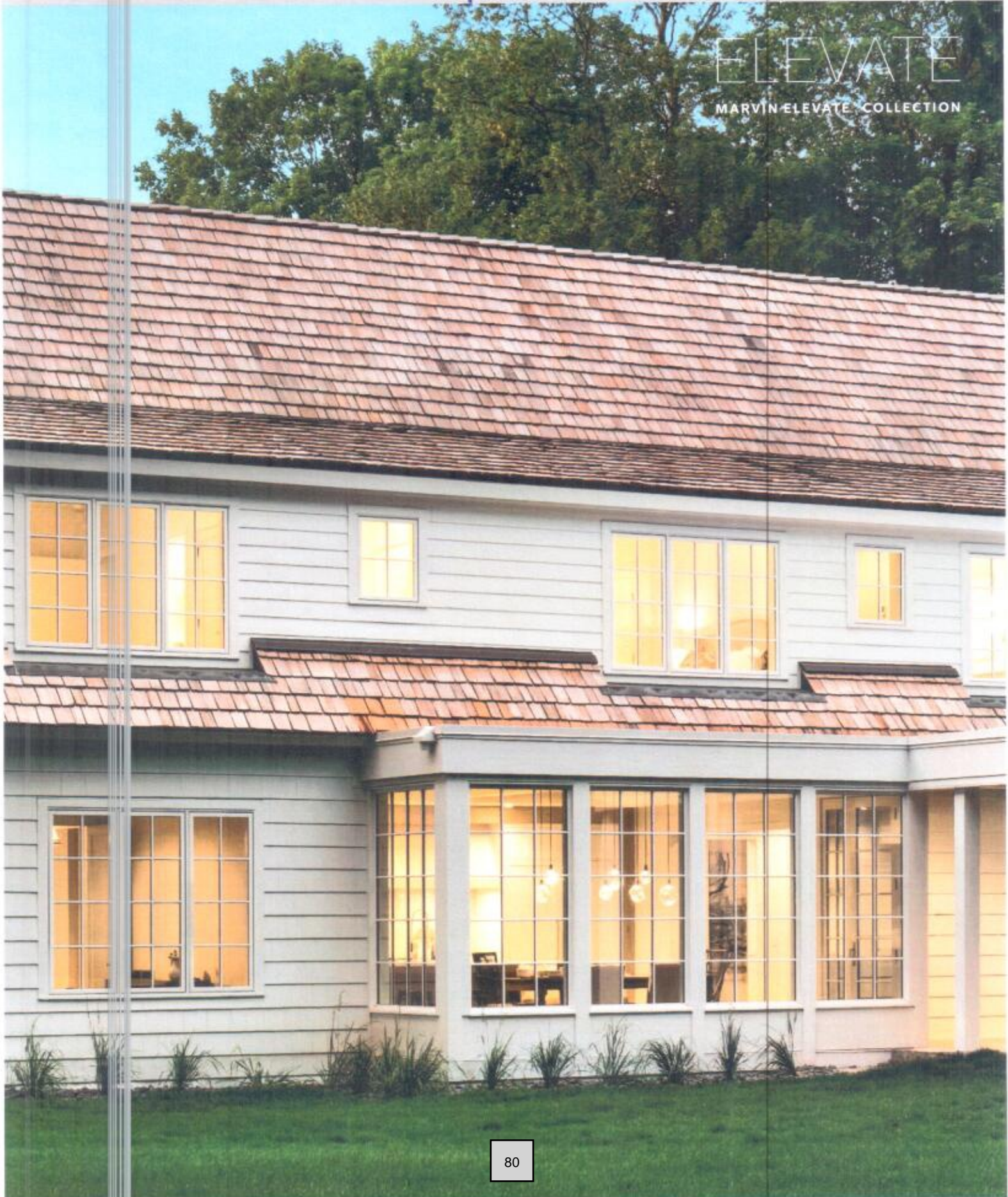
PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

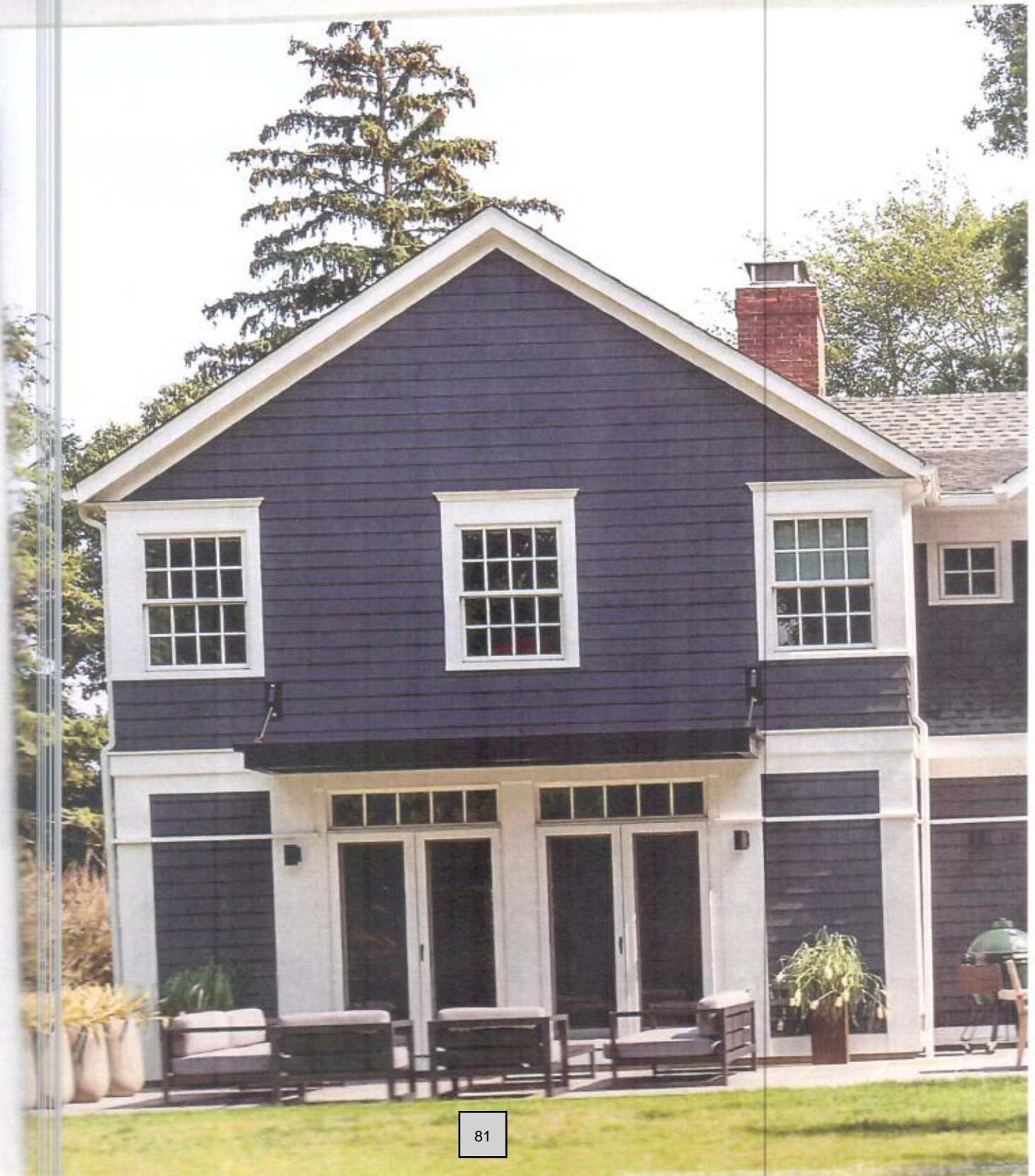
The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

ELEVATE
MARVIN ELEVATE COLLECTION



Sample P2



Sample P3

MARVIN®



Casement windows with Satin Nickel hardware



Sample 14

Sample 06

NEW ENGLAND HISTORIC RESTORATION

