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, July 07, 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

1. HPC Draft Minutes 060226

Administration of Oaths

Items of Consent

1. Approval of the Orders for 316 Moore Street, 611 Front Street, 303 Turner Street & 201 Front Street – Certificate of Appropriateness

Old Business

1. Case # 26-18 525 Front Street - 3 Story Mixed Use Building

Commission / Board Comments

Staff Comments

Adjourn

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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, June 2nd 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the June 2nd, 2026 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

Roll Call

Members Present: Joyce McCune, Chair; Bradley Hedrick, Vice-Chair; Kris Davis, Jessica Sabiston

Members Absent: Bradley Cummins, Tyler Tennant

A quorum was declared with four members present.

Staff Present: Mr. Kyle Garner, Planning Director; Mr. Brad Fockler, Code Enforcement Officer; Ms. Jill Quattlebaum, Town Attorney; Ms. Laurel Anderson, Board Secretary

Agenda Approval

Vice-Chair Hedrick made the motion to approve the Agenda as presented and Member Sabiston made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

Minutes Approval

1. HPC Draft Minutes 050526

   Vice-Chair Hedrick made the motion to approve the Minutes as presented and Member Sabiston made the second. Chair McCune took a vote that was unanimously approved.

   Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

Administration of Oaths

Chair McCune gave the Quasi-Judicial Statement as follows: This hearing is a quasi-judicial evidentiary hearing. That means it is like a court hearing. State law sets specific procedures and rules concerning how this board must make its decision. The board must base its decision upon competent, relevant and substantial evidence in the record. It is a decision constrained by the standards in the ordinance and based on the facts presented. All applications for Certificates of Appropriateness must be consistent with the Design Guidelines for the Beaufort Historic District & Landmarks; however, regardless of compliance with these Design Guidelines, the HPC will not approve a COA that is not congruous with the special nature of the Beaufort Historic District as a whole. If you will be speaking as a witness, please focus on the facts and standards, not personal preference or opinion. Participation is limited. This meeting is open to the public. Everyone is welcome to watch. Parties with standing have rights to participate fully. Parties may present evidence, call witnesses and make legal arguments. Parties are limited to the applicant, the local government and individuals who can show they will suffer special damages. Other individuals may serve as witnesses when called by the board. For certain topics, this board may hear opinion testimony from expert witnesses. Individuals providing expert opinion must be qualified as experts and provide the factual evidence upon which they base their expert opinion. Witnesses must swear or affirm their testimony.

Secretary Anderson then administered the Oath to Kyle Garner and Brad Fockler.

Items of Consent

1. Approval of the Order for 608 Ann Street – Certificate of Appropriateness

   Vice-Chair Hedrick made the motion to approve the Orders as presented and Member Davis made the second. Chair McCune took a vote that was unanimously approved.

   Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

Old Business

1. Case # 26-10 316 Moore St – Construct New Single-Family Home

Mr. Fockler reported that this case had been tabled at the previous meeting pending additional material samples and clarification. The applicant, Mr. Hamilton, had provided all requested information, including physical samples delivered to the staff office at least two weeks prior to the meeting.

Mr. Fockler confirmed that the flood elevation certificate was included in the updated packet and that the proposed finished floor elevation meets the historic district's height guidelines.

Secretary Anderson then administered the Oath to Craig Hamilton, applicant and owner of the property.

The Commission and Mr. Hamilton discussed the following:

Siding Material: Mr. Hamilton expressed a preference for using the textured (rough) side of Hardie Plank siding, as opposed to the smooth side called for in the standard guidelines. He noted that the existing accessory dwelling unit on the property uses the textured side, and he finds it more aesthetically authentic as he does not want it to look like vinyl siding. The Commission acknowledged it has approved this on a case-by-case basis previously and that matching the existing accessory structure would produce a more cohesive appearance. Mr. Hamilton had submitted a written request for this exception, which was included in the packet.

Porch Lighting: Mr. Hamilton proposed recessed lighting on the front porch ceiling. Vice-Chair Hedrick, who is an electrician, raised practical questions about waterproofing such fixtures beneath an open upper deck. Mr. Hamilton described his intent to position the fixtures behind the floor joists so they would not be visible from the street. The Commission determined that indirect lighting of this nature was acceptable from a design standpoint, and that the specific waterproofing and code compliance details would be addressed through the standard building permit and inspection process.

Baluster/Railing Detail: Mr. Fockler presented a physical sample of the proposed hand-turned wood balusters. Commissioners confirmed these were appropriate and consistent with materials used elsewhere in the historic district.

Columns: The applicant proposed square columns with chamfered edges, which the Commission noted are prevalent throughout the historic district.

Lattice Screening: Discussion clarified that wood lattice screening was intended between the porch columns at the base of the structure, and the applicant confirmed the material would be treated wood.

Chair McCune asked if there were any parties with standing who wished to comment, and if there were any other witnesses who wanted to comment. There were none, and the Commission moved to findings of fact and approval.

Vice-Chair Hedrick asked for a motion for a Finding of Fact for Case #26-10. Vice-Chair Hedrick made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #26-10, move that the Commission concludes that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Building Placement 7.1.1, 7.1.2, 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 8.1.7, 8.1.8, 8.1.12; Fences and Walls Guidelines 8.2.2, 8.2.3; Outside Utilities Guidelines 8.3.1, 8.3.3, 8.3.6; Exterior Lighting Guidelines 8.4.1, 8.4.2, 8.4.3; Off-Street Parking Guidelines 8.5.1, 8.5.7. Under Materials 7.3.2 the textured side is approved.

Member Davis made the second and Chair McCune took a vote that was approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #26-10.

Member Davis made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the Commission conclude 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 #26-10 be issued for the proposed work.

Vice-Chair Hedrick made the second and Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

Chair McCune thanked Mr. Hamilton for bringing the matter before them and explained that once the Historic Commission adopts the minutes and Findings of Fact at the June meeting, he would receive the COA from the town. The case was then closed.

2. Case #26-17 611 Front Street – Demo – Rear Building

Chair McCune introduced Case #26-17 and Mr. Garner presented an update on this case, which had been tabled at the May meeting pending additional historical research. Staff had obtained information from the State Historic Preservation Office (SHPO) in Greenville and compiled an extensive photographic record of 111 images for the packet. Mr. Garner requested that all materials be admitted into the record.

SHPO determined the rear structure to be **non-contributing** to the historic district. It was further established that the structure was not included in the Tony Wrenn survey of the 1970s that formed the basis of the original historic district application, and that the structure had been relocated at some point in its history.

Discussion among commissioners touched on the following points:

- The structure that remains is believed to be a later addition or wing appended to the rear of the original inn; the historically and architecturally significant main building and façade have been gone since approximately the mid-1960s, when the property was transferred and the bank building was constructed.
- Photographs from the inside of the structure showed floors covered with linoleum and general deterioration, making it difficult to assess original fabric.
- The Town's rationale for demolition was summarized by Mr. Garner: the Town originally acquired the property primarily to secure riparian rights for the waterfront; the Town intends to preserve and retain the authentic historic structure at the front of 611 Front Street; and the Town is seeking to place the property for sale. Prospective buyers have expressed willingness to preserve the front structure but not the non-contributing rear building.
- Mr. Garner confirmed that the Town had previously reached out to the Beaufort Historical Association regarding relocating the structure free of charge, but the Association did not have available property. The offer for a party to take the building for free and move it at their own expense remains open.
- The Chair noted the structure has asphalt shingle siding on its exterior, likely applied after relocation, and that any demolition will require asbestos assessment and abatement prior to a demolition permit being issued. Mr. Garner estimated a 30–45 day gap in the process, providing additional time for any interested parties to come forward.

Chair McCune then outlined the findings the Commission could choose: vote to allow demolition, vote for demolition with a delay, or vote to allow the demolition to go ahead.

Vice-Chair Hedrick raised the question of salvaging architectural features per Guideline 10.1.3. Mr. Garner indicated the State did not identify any particular features of significance but noted the Town would likely be amenable to allowing interested parties to salvage elements such as doors prior to demolition.

Chair McCune asked for a motion for a Finding of Fact for Case #26-17. Member Davis made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #26-17, move that the Commission concludes that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Demolitions of Buildings Guidelines 10.1.1, 10.1.2, 10.1.3, 10.1.4, 10.1.5, 10.1.6.

Vice-Chair Hedrick made the second and Chair McCune took a vote that was approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #26-17.

Vice-Chair Hedrick made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the Commission conclude 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 #26-17 be issued for the proposed work.

Member Sabiston made the second and Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

Mr. Garner reiterated that if someone was interested in moving the building or salvage parts of it there would be at least a 30-45 day window in which to do that, and his understanding was that the building was free though the town would not pay for the removal of the building.

Chair McCune then closed Case #26-17.

New Business

1. Case #26-19 215 Turner Street – Porch, Utilities & Fencing

Mr. Garner presented this case as a follow-up to a previously approved Certificate of Appropriateness. He requested the staff report and all exhibits in the packet be included in the record. The applicant, Mr. John Griffin, was seeking approval for three items: (1) a change in porch decking material from Trex to brick, which staff characterized as an improvement over what was originally approved; (2) confirmation of utility placement on the site, as required by the original COA; and (3) a wooden picket Beaufort-style fence that had been installed without prior COA approval. Mr. Garner noted the applicant's Certificate of Occupancy was withheld pending resolution of these items, but that all work otherwise met town and district guidelines. There were no questions for Mr. Garner.

Secretary Anderson administered the Oath to John Griffin, the applicant and owner of the property.

Mr. Griffin confirmed he had nothing to add beyond staff's summary. Chair McCune agreed that the change in front porch decking was an improvement.

No parties with standing or witnesses wished to speak. There was no substantive discussion among commissioners, who were satisfied with the application but noted this was an after-the-fact COA.

Chair McCune asked for a motion for a Finding of Fact for Case #26-19. Member Sabiston made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #26-19, move that the Commission concludes that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Materials Guidelines 7.3.2, 7.3.3; Fences and Walls Guidelines 8.2.2, 8.2.3; Outside Utilities Guidelines 8.3.1, 8.3.6.

Vice-Chair Hedrick made the second and Chair McCune took a vote that was approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #26-19.

Vice-Chair Hedrick made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the Commission conclude 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 #26-19 be issued for the proposed work.

Member Sabiston made the second and Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

Chair McCune thanked Mr. Griffin for bringing the matter before them and explained that once the Historic Commission adopts the minutes and Findings of Fact at the June meeting, he would receive the COA from the town. The case was then closed.

At the request of town legal counsel, the Commission briefly reopened Case #26-19 to formally vote on the written COA order document, which was needed on an expedited basis due to a time-sensitive matter.

Chair McCune verified the Order for Case #26-19 was complete and accurate and made a motion to approve it as presented. Member Sabiston made the second and Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

Chair McCune then closed Case #26-19 and opened Case #26-20.

3. Case #26-20 303 Turner Street – Window Replacement

Chair McCune opened Case #26-20 and asked if any members needed to recuse themselves. Hearing none, Mr. Garner presented this new case involving a request by S&T Development (Mr. Billy Tickle) to replace 18 windows at 303 Turner Street with Andersen A-Series windows. He noted this is a contributing structure as identified by architectural historian Ruth Little and included in the National Register. This was the property's first COA application since being added to the local historic district in 2006–2008. Mr. Garner stated that much of the glass in the panes looked original though quite a bit were cracked or broken.

Mr. Garner reported that the applicant had submitted extensive photographs documenting the condition of the existing windows, showing cracked and broken panes, sashes with butyl caulk used in place of glazing compound, and storm windows installed over the originals for protection.

Secretary Anderson administered the Oath to Billy Tickle, the applicant and contractor for the project.

Mr. Tickle provided the following information: 21 individual panes across 18 windows are broken; sashes have been compromised through improper repair with butyl caulk that is very difficult to remove without causing further damage; in his professional opinion the windows are not salvageable. He proposed a replacement-in-kind approach retaining all existing exterior and interior trim casings, inserting the new windows into the existing frames, with a slight reduction in visible glass area.

The Commission's discussion centered on the guidelines, which were the primary basis for its decision:

- Chair McCune cited guideline **6.4.5**, which states that replacement of historic windows for the sole purpose of improved thermal performance is not appropriate, and guideline **6.4.3**, which requires that wood windows be replaced with wood windows. The commission agreed that they had been consistent in not approving Anderson windows on historic homes, only on new structures or additions.
- Commissioners noted that the Andersen A-Series is a fiberglass-composite product with a wood interior, not a solid wood exterior window as called for in the guidelines.
- Vice-Chair Hedrick stated a preference for the windows either being repaired or, if replacement is necessary, replaced with solid wood windows—noting the house is on a prominent gateway street into the historic district. The members were in agreement that repairs should be required first before allowing replacement on historic structures.
- Chair McCune confirmed that these guidelines have been in place and consistently applied for approximately 20 years, consistent with federal Secretary of the Interior Standards and the practices of comparable preservation jurisdictions.
- From the discussion with the applicant and looking at the supplied photos the commission

Mr. Garner clarified that if the applicant ultimately chooses to repair the existing windows or replace them with like-for-like wood windows, that work would not require a return to the full Commission and could be processed through a staff-level like-for-like application.

Chair McCune asked for a motion for a Finding of Fact against Case #26-20. Vice-Chair Hedrick made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #26-20, move that the Commission concludes that the pending application fails to meet the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Windows and Door Guidelines 6.4.1, 6.4.2, 6.4.3, 6.4.5, 6.4.7.

Member Davis made the second and Chair McCune took a vote that was approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

Chair McCune then asked for a motion for a Certificate of Appropriateness against Case #26-20.

Chair McCune made a motion to deny the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the Commission conclude that the proposed project is incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #26-20 not be issued for the proposed work.

Vice-Chair Hedrick made the second and Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

The Chair advised Mr. Tickle that the Commission's guidelines require wood-for-wood replacement on a contributing historic structure, and encouraged him to explore repair options or wood window alternatives with his client.

2. Case # 26-21 201 Front Street – Remove & Replace Existing Chimney

Mr. Garner presented Case #26-21 and requested the staff report and all exhibits in the packet be included in the record. The case is a request to remove and rebuild two chimneys at 201 Front Street. Mr. Garner noted the Commission had recently approved a metal roof replacement for this contributing structure, and the chimney issues were discovered in the course of that work. Staff confirmed this is the first chimney replacement request to come before the Commission in at least 18 years; prior requests had involved only repairs or removals, and if approved, the replacement will require a building permit.

The board secretary administered the Oath to John Engelhard of Owens Construction, the applicant and contractor for the project.

Mr. Engelhard provided the following context:

- The **east chimney** is constructed of concrete masonry unit (CMU) block, not historic brick, and was likely rebuilt around 1950 or during a renovation circa 2008. This disqualifies the work from a like-for-like staff-level approval and necessitates a COA.
- The **west chimney**, while brick, is visibly separating from the house and has required a structural support bracket for several years.
- Both chimneys are presently non-functional and will remain so after reconstruction.
- The proposal is to rebuild both chimneys to match the existing appearance—same slope profile and overall form—using historically appropriate brick. A structural engineer is already involved with the overall renovations at the house.

- Two structural options were presented to the property owner for budget purposes: (1) solid masonry reconstruction, or (2) a hybrid framing with a full brick face. Both options would produce an identical exterior appearance.
- The metal roof installation, previously approved as Case #25-27, cannot be completed until the chimneys are rebuilt to the roofline, making the matter time-sensitive.

Though the COA application materials referenced unpainted brick, Chair McCune noted that historic photographs show portions of the chimneys having been painted, and the chimneys are currently painted white. Vice-Chair Hedrick cited guideline **6.3.9**, which discourages painting masonry that was not historically painted. However, it was acknowledged the chimneys are painted at present, which complicates a denial on that basis. During the hearing, Mr. Engelhard was notified by the property owner, Ms. Williamson, that she had decided **not** to paint the new chimneys and would leave them in natural brick. This resolved the painting question to the Commission's satisfaction and was noted for the record.

No parties with standing or witnesses wished to speak.

Chair McCune asked for a motion for a Finding of Fact for Case #26-21. Member Davis made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #26-21, move that the Commission concludes that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Brickwork and Masonry Guidelines 6.3.1, 6.3.2, 6.3.5, 6.3.6, 6.3.7, 6.3.8, 6.3.9; Paint and Exterior Colors Guidelines 6.7.3.

Vice-Chair Hedrick made the second and Chair McCune took a vote that was approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #26-21.

Chair McCune made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the Commission conclude that the proposed project is incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #26-21 be issued for the proposed work.

Vice-Chair Hedrick made the second and Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

Chair McCune thanked Mr. Engelhard for bringing the matter before them and explained that once the Historic Commission adopts the minutes and Findings of Fact at the June meeting, he would receive the COA from the town. The case was then closed.

Commission / Board Comments

Vice-Chair Hedrick noted that the agenda packet was 451 pages long and thanked the staff.

Chair McCune noted that she had observed the recently installed railings along the commercial docks on the 600 block of Front Street following a "Beaufort Minute" segment by town staff. She reported that the improvements look very good and noted that town staff indicated consideration is being given to extending the railings further east for additional safety.

Staff Comments

Mr. Garner provided the following updates:

CLG Training: A historic preservation training session with Ms. Kristi Brantley, SHPO, is anticipated in Wilmington in late July. At least two Commission members will be required to attend with staff to fulfill Certified Local Government (CLG) continuing education hours. Details and agenda topics will be distributed when available.

Ann Street Window Restoration: Mr. Garner commended Vice-Chair Hedrick for his work restoring windows at the house on Ann Street in collaboration with Mr. Flow. Staff visited the property and reported the windows look "absolutely wonderful."

611 Ann Street / Mr. Flow's Property: Staff provided an update that concerns about potential demolition of the contributing historic structure at this address have been resolved. Mr. Flow has agreed to retain and improve the historic structure. Due to flood resiliency concerns, the lower level will be used for storage only. Mr. Garner characterized this outcome as a significant preservation win.

525 Front Street (Tabled Application): Mr. Garner noted that the applicants for the previously tabled Front Street project will not be returning in June and a significant revision is expected before resubmission.

Local Landmark Applications: Mr. Garner advised the Commission to prepare for a forthcoming application for local landmark status, which may be the first such application before this body. Mr. Garner explained the multi-step process: the Commission first votes to support the application to SHPO; the state reviews and approves the architectural and historic report; the Commission then conducts a formal hearing; and ultimately the Board of Commissioners makes the final designation, which carries associated property tax incentives.

Bronze Landmark Plaque: Mr. Garner encouraged the Commission to consider establishing a program for bronze plaques to recognize locally designated landmarks, and suggested this could potentially be funded through the Commission's existing annual budget. He also noted that Ms. Anderson had successfully secured line-item funding in future town budgets for historically designed street blades for the local district.

Adjourn

Vice-Chair Hedrick made the motion to adjourn and Member Sabiston made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Kris Davis, Jessica Sabiston

Chair McCune declared the May 5th, 2026 meeting adjourned at 7:50 p.m.

Chair, Joyce McCune

Board Secretary, Laurel Anderson

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Town of Beaufort Historic Preservation Commission
6:00 P.M. July 7, 2026 – 614 Broad Street – Train Depot

AGENDA CATEGORY: Consent

SUBJECT: Approval of the Orders for 316 Moore Street, 611 Front Street, 303 Turner Street & 201 Front Street – Certificate 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.

The 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 recommended 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 recommended changes.

EXPECTED LENGTH OF PRESENTATION:

0 Minutes (Presentation from Staff)

SUBMITTED BY:

Kyle Garner, AICP Planning Director

BUDGET AMENDMENT REQUIRED:

N/A

Town of Beaufort
701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516
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July 7, 2026

Craig Hamilton
316 Moore Street
Beaufort, NC 28516

RE: Case # 26-10– 316 Moore Street – Construct New Single-Family Home

Dear Mr. Hamilton:

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

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 June 2, 2026 to consider a Certificate of Appropriateness ("COA") application submitted by Craig Hamilton for **CASE # 26-10 – CONSTRUCT NEW SINGLE-FAMILY HOME** 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 June 2, 2026, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

New Construction Guidelines

Building Placement

7.1.1. Maintain a similar front, side, and rear yard set back 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.

7.1.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

Building Height/Scale

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 the 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 of contributing buildings on the block or side of street.

Materials

7.3.1. Keep the siding and trim material of the proposed building consistent with the materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles (as typically found in gables of Victorian period residential architecture), and brick, were common sheathing materials and should be used.

7.3.2. The use of 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 as historically used and applied building materials.

Details

7.4.1. Use 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.

Texture and Color

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 beaded-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.

Form and Rhythm

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 the 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.

Landscaping Guidelines

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.

8.1.12 Utility wires, including power, telephone and cable should be placed underground whenever

substantial utility construction takes place. Above ground utility boxes, fixtures, and equipment should be located in inconspicuous locations and should be screened from view.

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.

Outside Utilities Guidelines

8.3.1. Locate utilities, vents and meter boxes and other utility connections in side or rear yards and screen from public view with plantings, fencing, or other means.

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

8.3.6 Install utilities underground whenever possible.

Exterior Lighting Guidelines

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

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

8.4.3. Avoid placing fixtures in areas that will obscure or damage character-defining architectural elements or site features.

Off-street Parking Guidelines

8.5.1. Locate new parking lots and driveways in the historic district as unobtrusively as possible. Parking lots consisting of large expanses of concrete or asphalt with little planting or other screening are not appropriate.

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.

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 # 26-10 – CONSTRUCT NEW SINGLE-FAMILY HOME.**

This the 7th day of July, 2026.

_____

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

July 7, 2026

Mr. Kyle Garner
Town of Beaufort
701 Front Street
Beaufort, NC 28516

RE: Case # 26-17– 611 Front Street – Demolition of Rear Building

Dear Mr. Garner:

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

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 June 2, 2026 to consider a Certificate of Appropriateness ("COA") application submitted by the Town of Beaufort for **CASE # 26-17 – DEMOLITION OF REAR BUILDING** 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 June 2, 2026, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

Demolition of Buildings Guidelines

10.1.1. Choose demolition only as a last resort. Property owners of contributing buildings should design the replacement building to reflect the demolished building's height, scale, massing and location. Applicants will have a heavy burden to demonstrate to the HPC that a replacement building with different height, scale, massing as the previously existing building is congruous with the Historic District.

10.1.2. Document the historic resource prior to demolition. Documentation shall take the form of black and white photographs, and color digital photographs of the building, structure, or site's principal elevations, architectural elements (both in exterior and interior), and special features. Measured drawings of the resource may also be required. The HPC shall determine on a case-by-case basis the extent of documentation required and the parties responsible for producing such documentation. The documentation shall be submitted to the HPC and become a permanent record of the Town of Beaufort.

10.1.3. Salvage architectural features and building materials for reuse or study. Contact antique dealers and used building supply establishments to arrange for removal. Consider donations of items to interested non-profit organizations or museums or the NC-SHPO.

10.1.4. Minimize ground-disturbing activities during demolition to avoid damage to potential unknown archaeological resources.

10.1.5. Retain mature trees on site.

10.1.6. Clean the site thoroughly of all building debris and leave the lot properly graded and seeded.

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 # 26-17 – DEMOLITION OF REAR BUILDING.**

This the 7th day of July, 2026.

_____

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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July 7, 2026

S&T Development, CO
Attn.: Billy Tickle
1633 Live Oak Street
Beaufort, NC 28516

RE: Case # 26-20– 303 Turner Street – Window Replacement

Dear Mr. Tickle:

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.

The Beaufort Historic Preservation Commission conducted an evidentiary hearing on your application on June 2, 2026. Unfortunately, your application for Certificate of Appropriateness for your project as specified in the enclosed order has been denied. You have the right to resubmit this COA application, including in the event that you decide to and are granted approval for window replacement on this structure consistent with the Design Guidelines for the Beaufort Historic District.

As stated in the Town's Land Development Ordinance, an appeal may be taken to the Board of Adjustment from the Historic Preservation Commission's actions in granting or denying any application for a Certificate of Appropriateness. Appeals may be taken to the Board of Adjustment by any aggrieved party and shall be taken within 30 days after the decision of the Historic Preservation Commission is signed by its Chairman and entered into the records of the Commission. You may call the Planning and Inspections Office at (252) 728-2142 to receive further details on this appeal process.

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

CC: Mr. Jeffery Larson
Enclosed: Order Denying COA Application

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 June 2, 2026 to consider a Certificate of Appropriateness ("COA") application submitted by S & T Development, CO for **CASE # 26-20 – WINDOW REPLACEMENT** 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 June 2, 2026, we find that the application submitted does **not** meet the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

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 use

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.

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 not congruous with the special character of the Historic District as a whole and that a Certificate of Appropriateness be **DENIED** for **CASE # 26-20 – WINDOW REPLACEMENT.**

This the 7th day of July, 2026.

_____

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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July 7, 2026

Owens Construction
828 West Beaufort Road
Beaufort, NC 28516

RE: Case # 26-21– 201 Front Street – Remove and Replace Existing Chimneys

To Whom it may Concern:

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

CC: Ms. Annette Williamson
Enclosed: COA Certificate

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 June 2, 2026 to consider a Certificate of Appropriateness ("COA") application submitted by Owens Construction for **CASE # 26-21 – REMOVE AND REPLACE CHIMNEYS** and having heard all of the evidence, testimony, and arguments presented during the evidentiary hearing on this item, including the supplemental representation that the chimneys will *not* be painted 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 June 2, 2026, we find that the application submitted meets the following design standards under the Design Guidelines for the Beaufort Historic District & Landmarks [revised 2008]:

Brickwork and Masonry Guidelines

6.3.1. Retain and preserve historic brick and masonry elements, including walls, chimneys, foundations, and retaining walls. Preserve masonry elements that are character-defining features of the building or property.

6.3.2. Repair and restore historic masonry elements, rather than replace. Remove vegetation and vines from masonry to prevent structural or moisture damage.

6.3.5 Water-repellant sealers are generally not appropriate because they may trap moisture, causing deterioration or discoloration.

6.3.6. For repointing, use only mortars that are compatible with historic mortars in color, strength, and joint finish or surface tooling. Maintain the historic joint width, joint profile, and bond patterns when making repairs. Modern mortars may cause damage to older, softer brick.

6.3.7. Use only hand tools to remove deteriorated mortar joints, under the direction of a skilled mason. Do not use power tools or saws to remove mortar joints.

6.3.8. When replacing damaged brick or stone, use replacements that match the original units as closely as possible.

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

Paint and Exterior Colors Guidelines

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

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 # 26-21 – REMOVE AND REPLACE CHIMNEYS.**

This the 7th day of July, 2026.

_____

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, 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, July 7, 2026 – 614 Broad Street – Train Depot

AGENDA CATEGORY: Old Business

SUBJECT: Case # 26-18 525 Front Street - 3 Story Mixed Use Building

BRIEF SUMMARY: After the May HPC meeting the designers have revised the plans to show a two-story structure with added awnings on the east side of the structure and the relocation of the proposed elevator shaft to the west side of the structure. Additionally, material cutsheets have been provided as requested as well.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

30 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A

BHPC STAFF REPORT

To: BHPC Members

From: Kyle Garner, AICP

Date: June 25, 2026

Case No. Case # 26-18 525 Front Street - 3 Story Mixed Use Building

---

Request: Add a two-story addition to 525 Front Street for 3-story Mixed Use building

Applicant:
Filter Design Studio
707 Bridges Street
Morehead City NC, 28557

Property Information:

Owners: Blue Treasure, LLC
Location: 525 Front Street
PIN#: 730505199728000

Project Information:

After the May HPC meeting the designers have revised the plans to show a two-story structure with added awnings on the east side of the structure and the relocation of the proposed elevator shaft to the west side of the structure. Additionally, the applicants have supplied a new complete materials list and numerous cut sheets for those materials.

Proposed work:

See Attached Application & Narrative

Material:
See Attached Description and Photos

New Construction Guidelines

Building Placement

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.

Building Height/Scale

New construction shall not exceed thirty-five feet in height.

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 the 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 of contributing buildings on the block or side of street.

Materials

7.3.1. Keep the siding and trim material of the proposed building consistent with the materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles (as typically found in gables of Victorian period residential architecture), and brick, were common sheathing materials and should be used.

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 as historically used and applied building materials

Details

7.4.1. Use 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.

Texture and Color

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 beaded-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.

Form and Rhythm

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 the 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.

Outside Utilities Guidelines

8.3.1. Locate utilities, vents and meter boxes and other utility connections in side or rear yards and screen from public view with plantings, fencing, or other means.

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

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

Exterior Lighting Guidelines

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

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

8.4.3. Avoid placing fixtures in areas that will obscure or damage character-defining architectural elements or site features.

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

Roof Guidelines

6.1.3 New roofing materials should be compatible with either the existing or original roofing material. Match the historic material as closely as possible in color, shape, size, and texture. Asphalt or fiberglass-asphalt shingles are acceptable substitutes for standing-seam tin, wood shingles, or metal shingles. Any distinctive patterns of shingles or slates shall be retained and/or replicated exactly. Galvanized standing-seam with a large "agricultural" ridge, usually for ventilation, is not acceptable in the historic district. Instead, use standing seam metal with a crimped edge.

6.1.4 Retain historic roof-top features such as ornamental eaves, cornices, rake-boards, dormers, gables, chimneys, finials, cresting, steeples, belfries, cupolas, and railings that add to the overall architectural character of a structure. All original and significant later features should be preserved and restored, rather than removed. The design of any new roof features should be based on documentary evidence and are compatible with both the building and surrounding buildings.

Brickwork and Masonry Guidelines

6.3.5. Water-repellant sealers are generally not appropriate because they may trap moisture, causing deterioration or discoloration.

6.3.6. For repointing, use only mortars that are compatible with historic mortars in color, strength, and joint finish or surface tooling. Maintain the historic joint width, joint profile, and bond patterns when making repairs. Modern mortars may cause damage to older, softer brick.

6.3.7. Use only hand tools to remove deteriorated mortar joints, under the direction of a skilled mason. Do not use power tools or saws to remove mortar joints.

6.3.8. When replacing damaged brick or stone, use replacements that match the original units as closely as possible.

Window and Door Guidelines

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 dimentional grilles on both the interior and exterior sides (SDL). Snap-in grilles or grilles between glass are not appropriate for windows visible from public view.

6.4.10. New window and door openings shall not alter the historic character of the building or cause damage to historic materials or other significant architectural features. They must be detailed and sized to be compatible with the existing structure.

Paint and Exterior Colors Guidelines

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

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

Accessibility and Life Safety Guidelines

6.8.1 Locate fire exits, stairs, landings, and ramps so that they are compatible with the character of the building or site. For example, wheelchair ramps may replicate a railing detail on a building or be of a simple design that allows it to blend discreetly with its surroundings. Such elements should be painted to tie in with the structure.
6.8.2. Introduce new or alternate means of access to the historic building, in ways that do not compromise the appearance of an historic entrance or front porch.

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 were 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.

Case # 26-18 525 Front Street - 3 Story Mixed Use Building

HPC Application

Certificate of Appropriateness Application

Proposed New Construction of a 3 Story Mixed-Use Building

Applicant	Filter Design Studio PLLC
Contractor	TBD
Project Address	525 Front Street, Beaufort, NC 28516

Table of Contents

1. Certificate of Appropriateness Application
2. Project Description
3. Character Defining Features
4. Project Specifications
5. Guidelines
6. Adjacent Property Owners Information
7. Site Photographs
8. Proposed Materials

Project Description:

This application proposes a vertical addition to an existing one-story commercial structure located at **525 Front Street**, and is zoned **H-BD** or Historic Business District along Front Street. The project consists of adding two additional stories above the existing footprint, resulting in a three-story, mixed-use building that maintains the retail/office/commercial presence at the street level while introducing (3) residential condo units on the second and third floors.

This proposal is consistent with the **Town of Beaufort Development Ordinance for the Historic Business District**, which permits Mixed Use as a use. The Town of Beaufort Land Development Ordinance defines Mixed Use (as a use) as, “a single structure with the above floors used for residential or office use and the ground floor for retail/commercial or service uses.”

The ground floor will remain fully commercial, accommodating retail, or other permitted commercial uses that support the pedestrian-oriented character of Front Street. The introduction of residential units on the second and third floors reinforces the Town’s vision for a vibrant and active downtown environment.

The proposed design retains the existing footprint and ground-level use in order to preserve the building’s relationship with the street and maintain continuity with the surrounding historic context.

The vertical addition has been carefully designed to sit above the existing structure in a manner that respects the scale and proportions of the district while allowing for continued use and adaptation of the property.

The proposed addition has been developed in accordance with the **Town of Beaufort Historic Preservation Design Guidelines**, ensuring compatibility with the district while remaining identifiable as new construction.

The scope of work of the proposed project includes:

1. Proposed new construction and vertical addition of (2) two stories, containing (3) three individual condo units above the existing ground structure, resulting in a three-story mixed-use building.

This proposal has been developed in alignment with the **Town of Beaufort Land Development Ordinance** and the **Historic Preservation Design Guidelines**. By maintaining commercial use at the ground level, introducing residential units above, and designing the addition to be compatible with the historic context, the project supports the continued vitality of the Historic Business District.

Character Defining Features

As it is stated in the Beaufort Historic Design Guidelines, the first and "most important phase of designing new construction or addition in the historic district, begins with a look at both the subject property and its surroundings."

The historical character defining features of the proposed project are as described below:

1. Storefront windows with bronze trim to match the existing
2. Door with transom and bronze trim to match the existing
3. McLean exterior wall mounted lanterns in dark copper finish
4. Recessed soldier course brick
5. Bronze metal awnings to match the existing
6. Marvin Ultimate Double Hung Windows – Bronze Finish to Match the Existing
7. Bronze Exterior Doors to Match Existing
8. Bronze Metal Railings
9. Brick Corbels to match front facade
10. Brick Header
11. Brick Window Sill
12. Parapet Cap to Match Existing
13. Bronze Downspouts
14. Stained Wood Garage Doors

The features listed above are the character defining features of the proposed project. To meet all requirements and guidelines set forth by the Historic Preservation Commission, the key historical defining features of the subject's immediate surroundings, more specifically, the block and street as well as the subject's neighborhood have been observed and taken into consideration throughout the design process. Historical character defining features will be incorporated throughout the proposed project and will complement the subject's surroundings and neighborhood.

Project Specifications:

See drawings and comments within each applicable guideline below.

Guidelines

New Construction Guidelines

Building Placement

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.

The proposed project will maintain existing setbacks.

7.1.2. Maintain the pattern of building separation and lot coverage that is found on the block and/ or side of the street.

The pattern of building separation and lot coverage is similar to other residences on the street.

7.1.3. Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principal building's prominent architectural features or significant site features.

Existing garage will remain in rear yard and will be elevated by adding a masonry brick foundation using Stateville Brick (Oyster Bay) to match the residence.

7.1.5. For new construction on Beaufort's waterfront, minimize any negative impact on historic vistas and conform designs to the policy statements in Chapter 5.

The proposed new construction will not have a negative impact on historic vistas. The proposed new construction conforms to the policy statements in Chapter 5.

Building Height/Scale

7.2.1. New construction shall not exceed thirty-five feet in height.

The new construction will 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.

The scale of the proposed building will be compatible with the scale of contributing structures on the block or side of the 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 the block or side of street.

The proportion of the proposed new building and its architectural elements will be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side 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 of contributing buildings on the block or side of street.

Windows and doors in new construction will be compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block and side of street.

7.2.5. If a contributing building was demolished or moved from the site, design the replacement building to be of similar height, scale, massing, and location as the previously existing building. Applicants will have a heavy burden to demonstrate to the HPC that a replacement structure with different height, scale, and massing as the previously existing building is incongruous with the Historic District.

NA

Materials

7.3.1. Keep the siding and trim material of the proposed building consistent with the materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles (as typically found in gables of Victorian period residential architecture), and brick, were common sheathing materials and should be used.

The siding and trim material of the proposed structure will be consistent with the materials traditionally used on the immediate block and in the historic district. Brick/Masonry will be used.

7.3.2. The use of 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.

Brick/Masonry will be used.

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 as historically used and applied building materials.

Materials will be used in traditional ways. New materials will appear as if they were applied in a traditional manner to convey the same visual appearance as historically used and applied building materials. Materials will be similar to existing structure.

Details

7.4.1. Use architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.

The proposed project will use details the 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.

A date brick or other exterior date identification marker will be used.

Texture and Color

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 beaded-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.

New construction will provide a similar degree of texture that is found in contributing buildings in the historic district. Texture will match original structure.

Form and Rhythm

7.6.1. Design new construction that reflects the basic shapes and forms on the block and in the historic district.

The new construction will reflect basic shapes and forms on the block and in the historic district. The new construction will have forms which are typical of the historical district and block and will closely resemble the existing structure.

7.6.2. Maintain consistency with style of buildings and contributing structures found on the block and/or side of the 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.

The new construction will maintain consistency with the roof pitches that are similar to those that can be found on the block and/or side of the street. The proposed new roof will closely mirror the roof of the existing historic structure.

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.

Similar percentages and patterns of window and door openings will be maintained and remain consistent with the style of its immediate surroundings. The windows and door openings will closely mirror the window and door openings and patterns of existing historic structure.

Landscaping

7.7.1. Retain and protect mature trees during construction.

No damage is anticipated to mature trees during construction.

Outside Utilities Guidelines

8.3.1. Locate utilities, vents and meter boxes and other utility connections in side or rear yards and screen from public view with plantings, fencing, or other means.

All utilities and HVAC equipment will be screened from public view.

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

No vented roofs.

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

No utility fixtures will be visible from the street.

8.3.4. Avoid placing window air-conditioning units on the front façade of the building.

There will be no window air-conditioning units.

8.3.6. Install utilities underground whenever possible.

Underground utilities will be requested. Feasibility to be determined by utility providers.

8.3.7. Avoid radically pruning street trees located under utility wires. Such pruning practices permanently damage the form and long-term health of the tree. Refer to LANDSCAPING guidelines for proper tree planting practices.

No tree pruning is currently proposed for utility requirements.

Exterior Lighting Guidelines

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

Fixtures will be simple and unobtrusive and will complement the building and site. Fixtures will be similar to existing historic structure.

8.4.3. Avoid placing fixtures in areas that will obscure or damage character-defining architectural elements or site features.

Fixtures will not obscure or damage character-defining architectural elements or site features. All fixtures will comply with the historical guidelines and complement proposed structure.

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

All lighting will be directed towards the property for which it was intended. The lighting will not spill over onto adjacent properties.

Archaeology Guidelines

8.8.1. Retain and preserve archaeological resources that are important to the history of the site or district.

All guidelines to be met.

8.8.3. Recognize that archaeological resources exist both below ground and below water.

All guidelines to be met.

8.8.4. Preserve archaeological resources intact in their original state and location wherever possible.

All guidelines to be met.

8.8.5. When disturbance of archaeological resources is unavoidable, use qualified archaeologists to employ contemporary methods of investigation and evaluation.

All guidelines to be met.

Adjacent Property Owners

Owner:	LAWVER ENTERPRISES LLC
Addresses:	523 FRONT STREET
Parcel #:	730505199800000

Owner:	TOWN OF BEAUFORT
Addresses:	105 QUEEN STREET
Parcel #:	730505199857000

Owner:	INLET INN CRYSTAL COAST LLC
Addresses:	
Parcel #:	730505291706000

Site Photographs:


CLAWSON'S

Proposed Materials:

Please see proposed material sheet and renders.

Proposed Materials:

Masonry and Siding

The main body of the structure is to remain brick masonry. Additional brick detailing using projected courses and bond patterns are to be used per the proposed drawings. Final Brick Shall be determined once stucco coat is removed from the Queen street wall. Brick will be the closet match to main body brick of the existing building.

Coping

The front coping cap is proposed to be terracotta to match existing. (Please see the Superior Clay Wall Coping Cutsheet, Style F) The long sides along queen and the adjacent property are to have bronze aluminum parapet flashing caps similar in style to the existing flashing cap. (See Englert PermaEdge Coping 3 Cutsheet, or equal)

Downspouts and Collector Boxes

Collector Box to be Coventry Conductor Head in Copper (See Collector Cutsheet), Downspouts to be 4" diameter round with strap standoffs. Copper finish to match Collector boxes.

Roofing

The main body roof of the building is proposed to be white TPO roofing single layer membrane with mechanical fasteners rated for 150 mph. No TPO is visible from street..(See Carlisle TPO Roofing Cutsheet or similar)

The Commercial awnings are to be wood built-up awnings with bronze standing seam roofing with 1" ribbing per the provided drawings. (See Metal Roofing Cutsheet, color samples to be available in meeting)

Windows

All Residential Windows to be Marvin Ultimate Double Hung Aluminum Clad in Bronze Finish. (See Marvin Ultimate Aluminun Clad Cut sheets, Material sample to be available in meeting)

All Retail Commercial Windows to be bronze storefront. (See Kawneer Cutsheet)

Doors

Commercial Main Entry Door to remain.

Residential Entry Door to be full-lite Storefront Doors Bronze in Color (See Kawneer Door Cutsheet)

Rear Residential Door to be two panel stained Sapele door Stain to match Carriage doors. (See Dallas Wood-Door-Cutsheet or similar)

Garage Doors are to be outswing stained Mahogany or Sapele wood carriage doors. Outswing doors to prevent pedestrian traffic from conflicting while vehicles are moving in and out. (See Craft Door Model 17 cutsheet or similar)

Railings

All Railings to be Viewrail Endurance Rod Infill Style railings in Bronze. (See Railing Cutsheet)

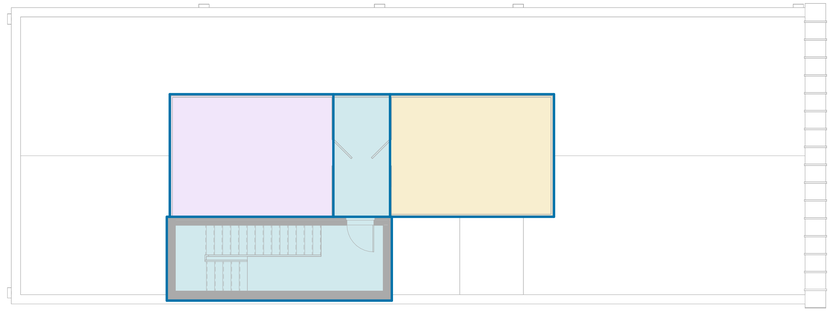
Lighting

All sconces to be copper, final fixture submittal to be provided prior to installation. (See lighting Cutsheet)

Combined Area Schedule	
Name	Area
Retail	1144 SF
Common Area	1563 SF
Unit 1	2089 SF
Unit 2	1868 SF
	6663 SF

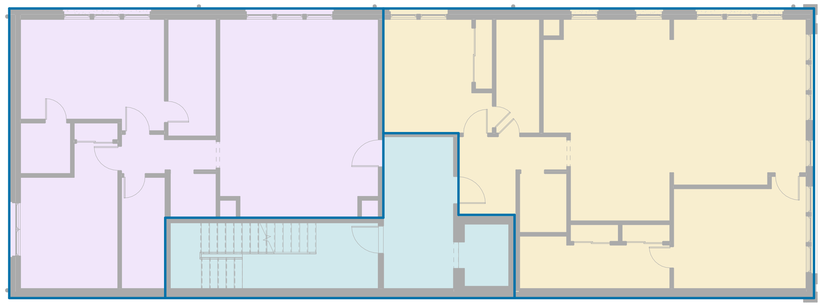
Building Area Legend

- Common Area
- Retail
- Unit 1
- Unit 2



3 3rd Floor Area Plan
1/8" = 1'-0"

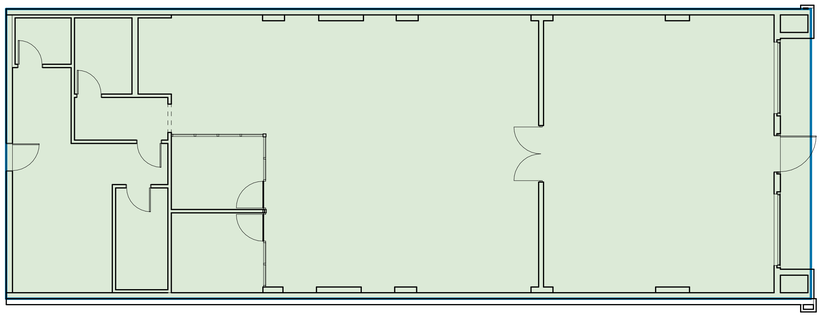
3rd Floor Area Schedule	
Name	Area
Common Area	323 SF
Unit 1	251 SF
Unit 2	251 SF
	826 SF



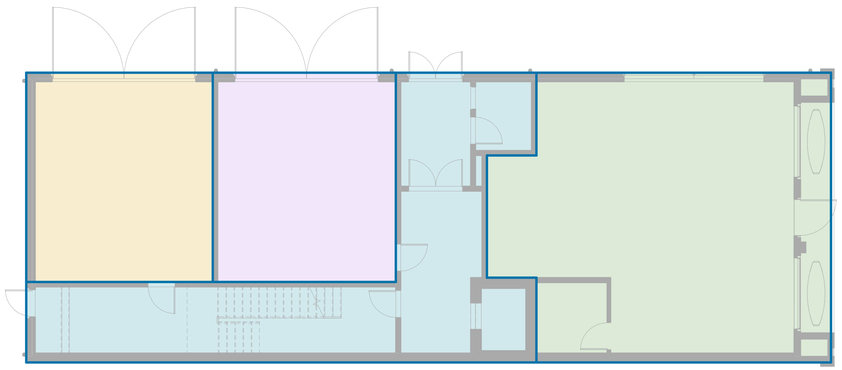
2 2nd Floor Area Plan
1/8" = 1'-0"

2nd Floor Area Schedule	
Name	Area
Common Area	433 SF
Unit 1	1348 SF
Unit 2	1137 SF
	2919 SF

Area Schedule (Existing Area)	
Name	Area
Retail	2919 SF
	2919 SF



4 1st Floor Area Plan - Existing
1/8" = 1'-0"



1 1st Floor Area Plan
1/8" = 1'-0"

1st Floor Area Schedule	
Name	Area
Retail	1144 SF
Common Area	806 SF
Unit 1	489 SF
Unit 2	480 SF
	2919 SF

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Proposed Renovation
525 Front Street
Beaufort, North Carolina

No.	Description	Date

Building Area Plans

Project number	25-025
Date	2026-06-23

G101

Scale 1/8" = 1'-0"

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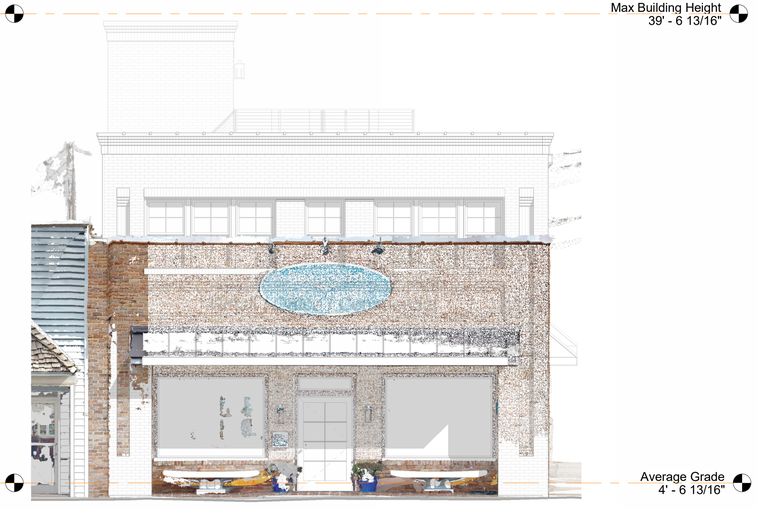
4 Exterior Elevation - West Render Existing Overlay
3/16" = 1'-0"

3 Exterior Elevation - Parking Lot Render Existing Overlay
3/16" = 1'-0"

2 Exterior Elevation - Queen Street Render Existing Overlay
3/16" = 1'-0"



1 Exterior Elevation - Front Street Existing Overlay
3/16" = 1'-0"

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Proposed Renovation
525 Front Street
Beaufort, North Carolina

No.	Description	Date

Existing Exterior Elevations

Project number	25-025
Date	2026-06-23

G201

Scale 3/16" = 1'-0"

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Proposed Renovation
525 Front Street
Beaufort, North Carolina

1 | Streetscape
1" = 10'-0"

No.	Description	Date

Streetscape Render

Project number	25-025
Date	2026-06-23

R201

Scale	1" = 10'-0"

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Proposed Renovation
525 Front Street
Beaufort, North Carolina

No.	Description	Date

Exterior Renderings

Project number	25-025
Date	2026-06-23

R202

Scale

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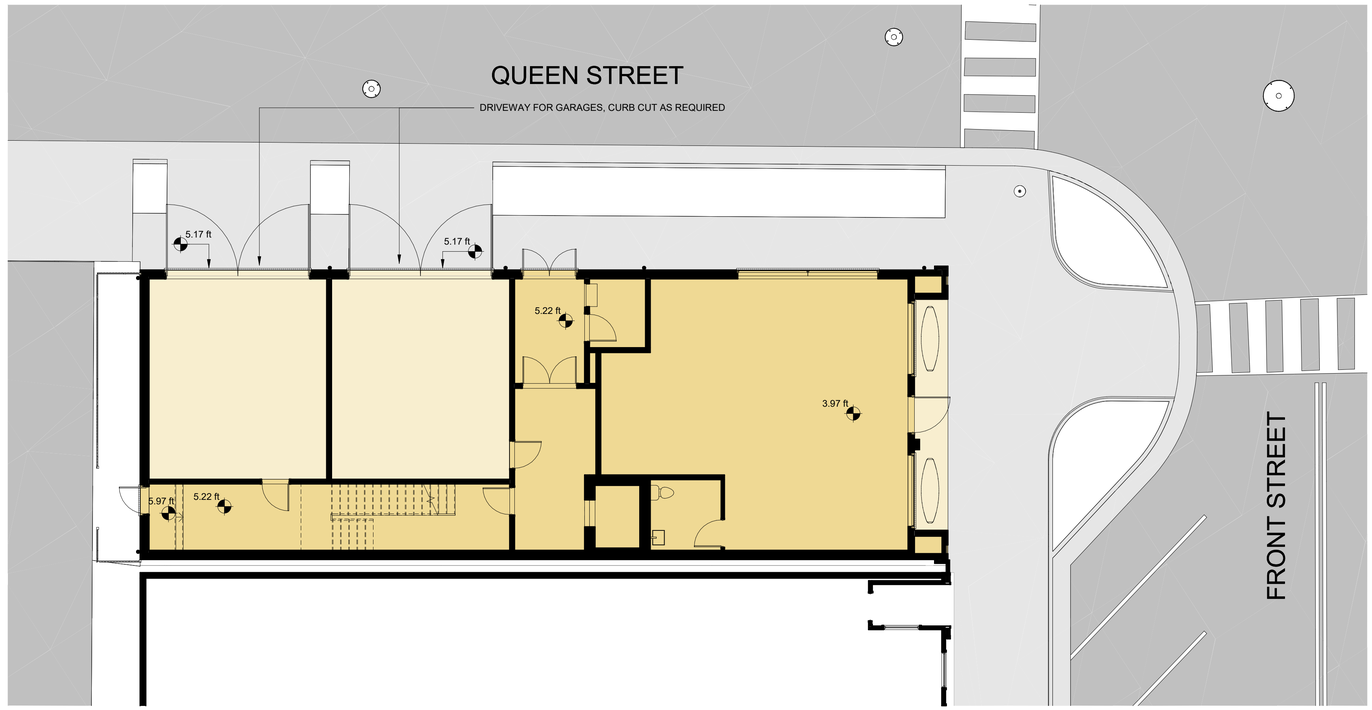

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Proposed Renovation
525 Front Street
Beaufort, North Carolina

No.	Description	Date

Architectural Site Plan

Project number	25-025
Date	2026-06-23

A001

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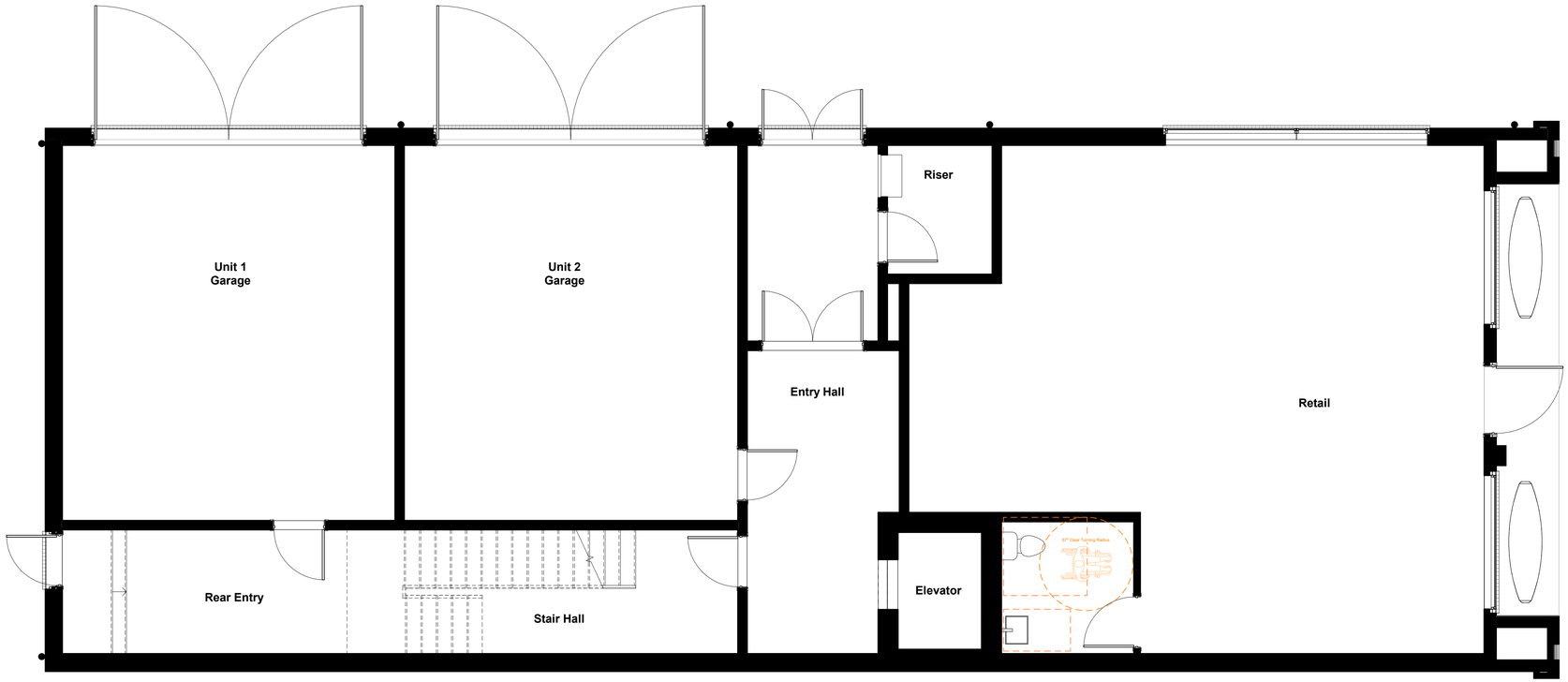

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Proposed Renovation
525 Front Street
Beaufort, North Carolina

No.	Description	Date

1st Floor Plan

Project number	25-025
Date	2026-06-23

A101

Scale 1/4" = 1'-0"

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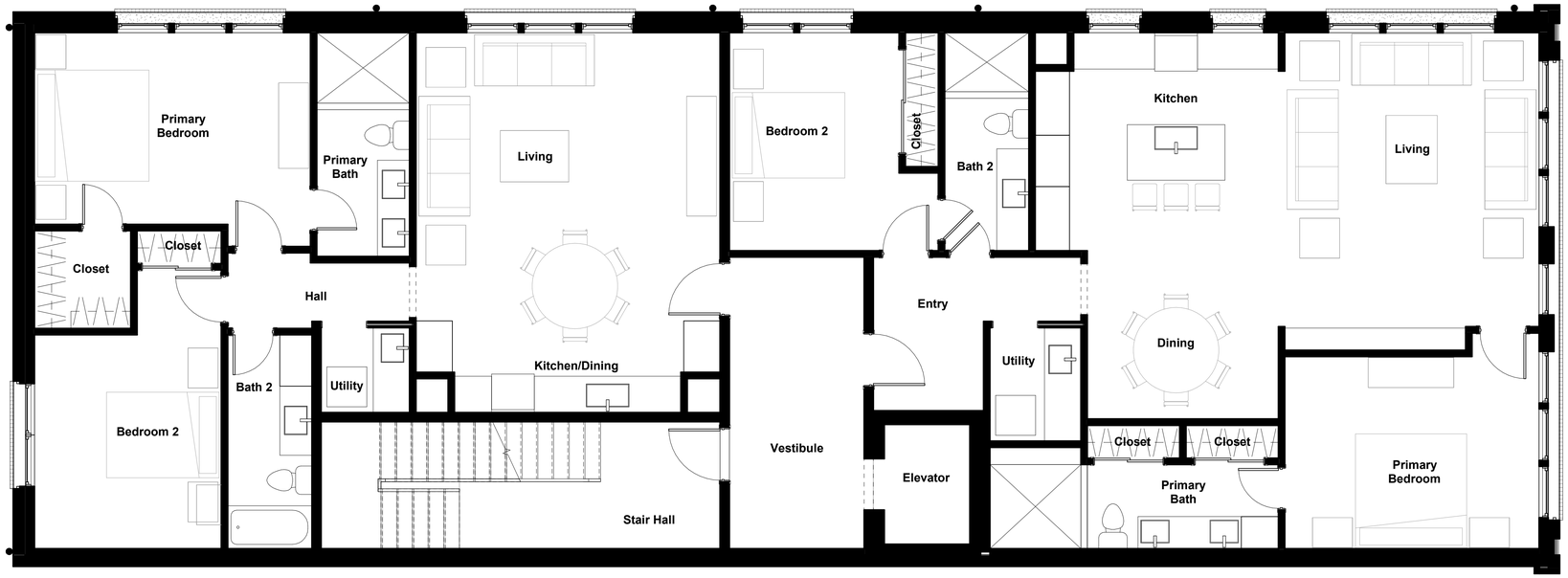

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Proposed Renovation
525 Front Street
Beaufort, North Carolina

No.	Description	Date

2nd Floor Plan

Project number	25-025
Date	2026-06-23

A102

Scale 1/4" = 1'-0"

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Proposed Renovation
525 Front Street
Beaufort, North Carolina

No.	Description	Date

3rd Floor Plan

Project number	25-025
Date	2026-06-23

A103

Scale 1/4" = 1'-0"

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Max Building Height
39' - 6 13/16"

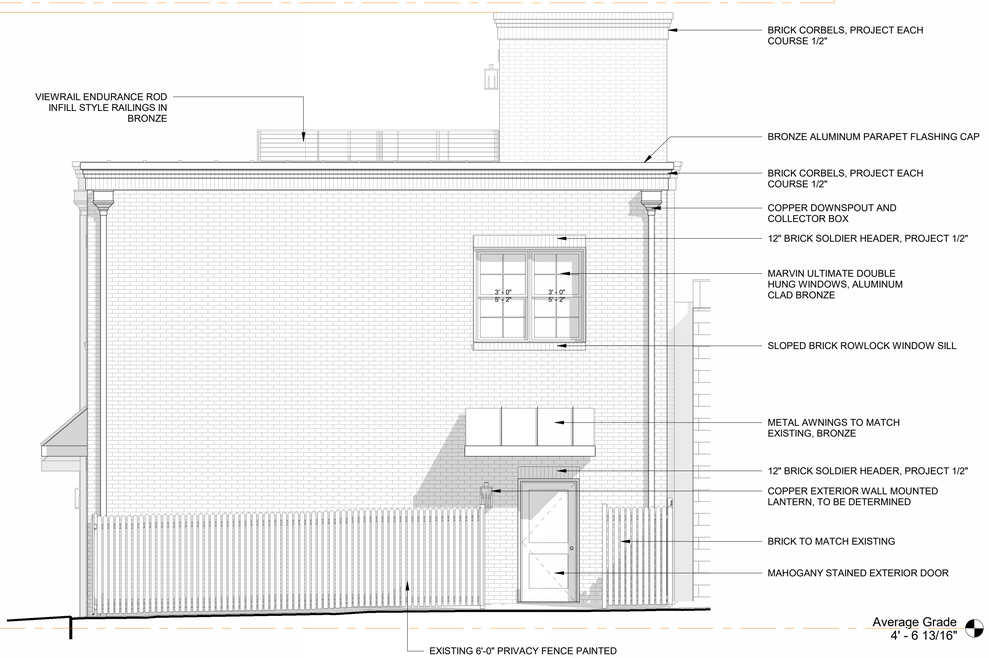
Average Grade
4' - 6 13/16"

4 Exterior Elevation - Parking Lot Render
1/4" = 1'-0"

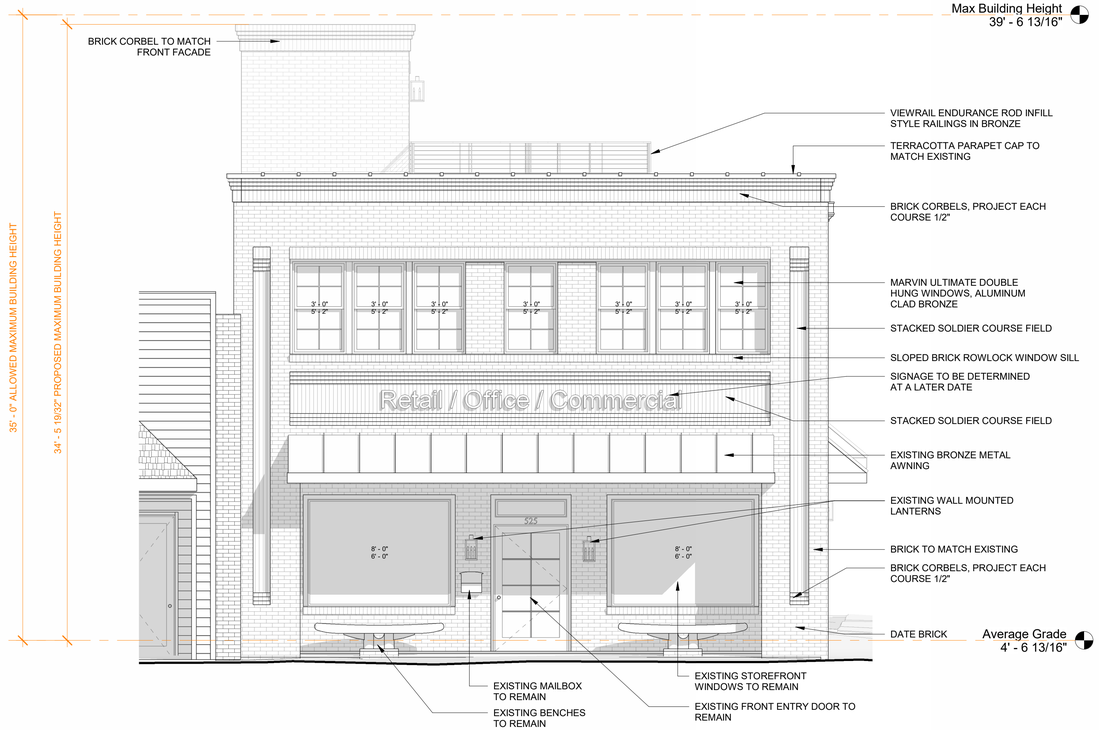
Max Building Height
39' - 6 13/16"

Average Grade
4' - 6 13/16"

3 Exterior Elevation - Front Street Render
1/4" = 1'-0"



2 Exterior Elevation - Parking Lot
1/4" = 1'-0"



1 Exterior Elevation - Front Street
1/4" = 1'-0"

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Proposed Renovation

525 Front Street

Beaufort, North Carolina

No.	Description	Date

Exterior Elevations

Project number	25-025
Date	2026-06-23

A201

Scale 1/4" = 1'-0"

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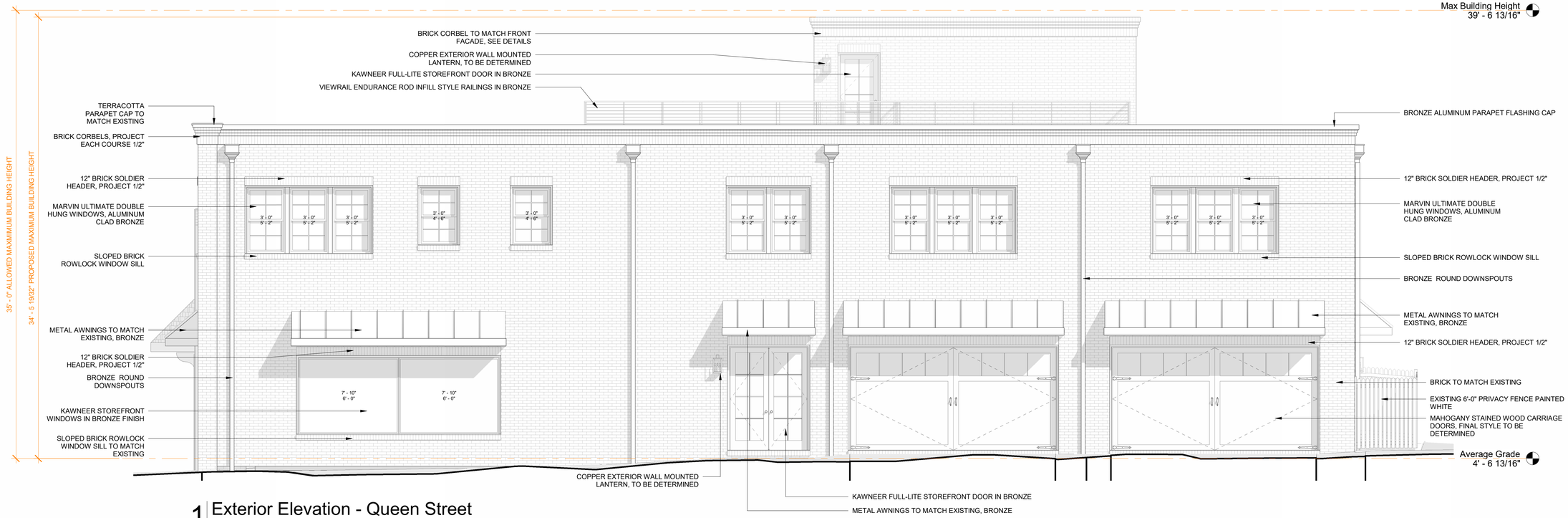
2 Exterior Elevation - Queen Street Render
1/4" = 1'-0"



1 Exterior Elevation - Queen Street
1/4" = 1'-0"

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Proposed Renovation
525 Front Street
Beaufort, North Carolina

No.	Description	Date

Exterior Elevations

Project number	25-025
Date	2026-06-23

A202

Scale	1/4" = 1'-0"

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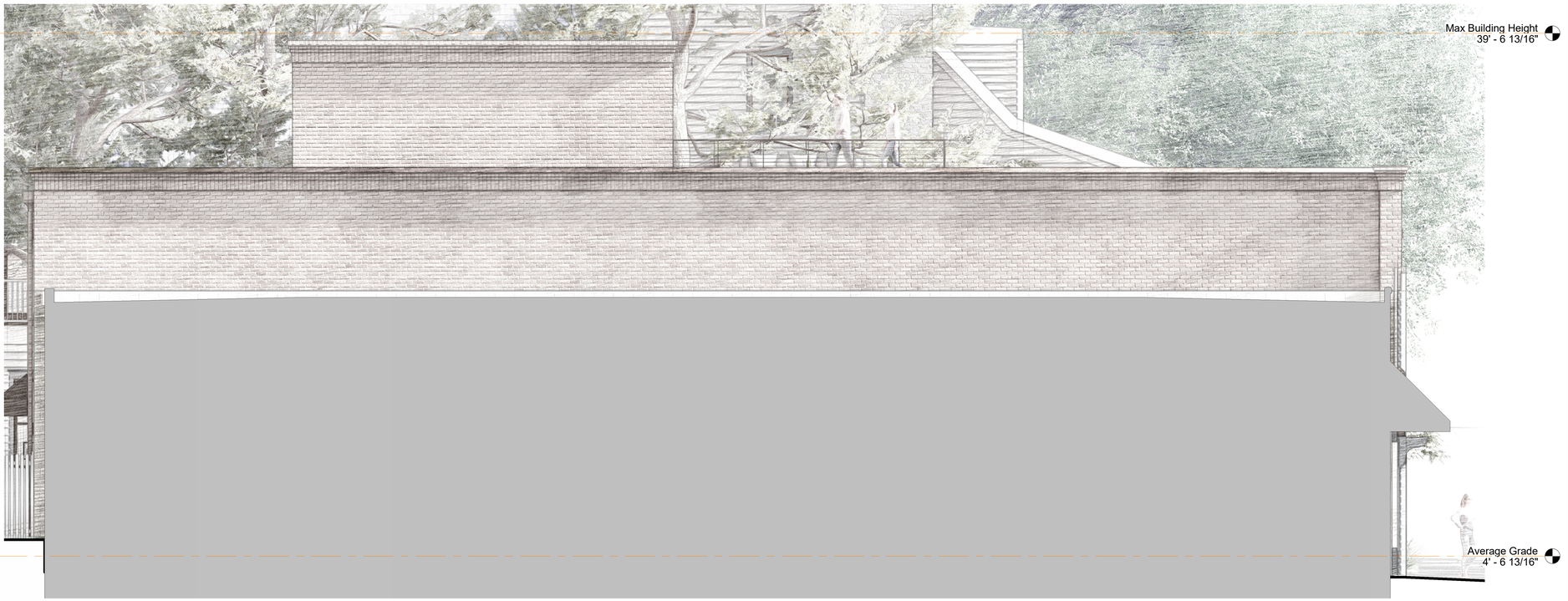
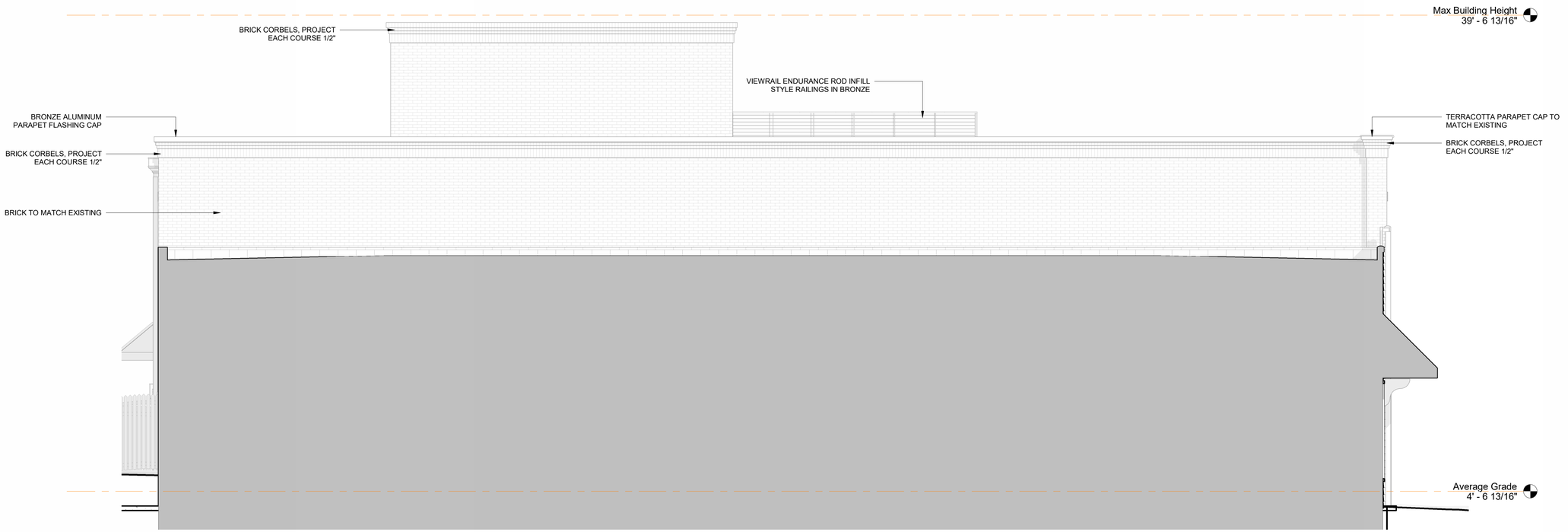


2 Exterior Elevation - West Render
1/4" = 1'-0"



1 Exterior Elevation - West
1/4" = 1'-0"

6/23/2026 2:35:52 PM

filter DESIGN STUDIO
Architecture | Planning | Landscape Architecture

Architect Seal

Ryan Edwards
Licensed Architect
33336
North Carolina

NOT FOR CONSTRUCTION

Firm Seal

Filter Design Studio, P.L.L.C.
Licensed Architecture Firm
53625
North Carolina

Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 555 Fayettville Street Suite 300
Raleigh, North Carolina 27601
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed Renovation
525 Front Street
Beaufort, North Carolina

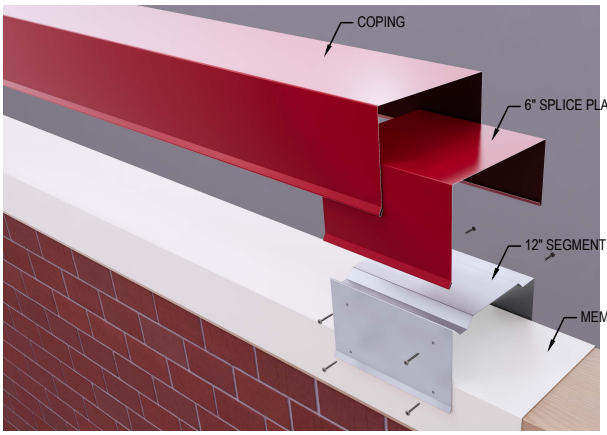
No.	Description	Date

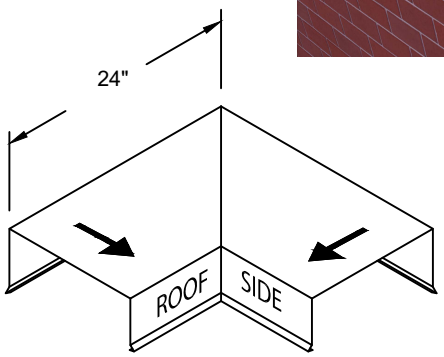
Exterior Elevations

Project number	25-025
Date	2026-06-23

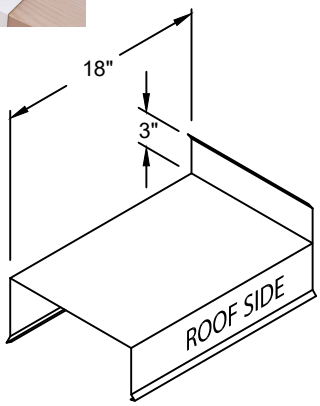
A203

Scale 1/4" = 1'-0"

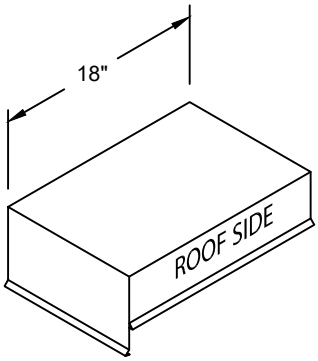




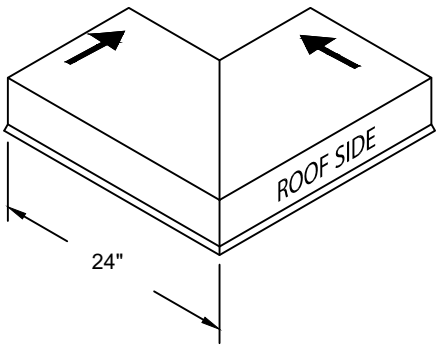
☐ OUTSIDE CORNER



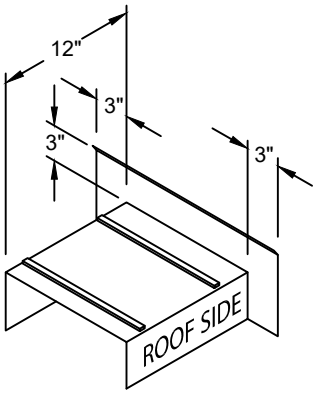
☐ ENDCAP (RIGHT SHOWN)



☐ ENDCAP (LEFT SHOWN)



☐ INSIDE CORNER

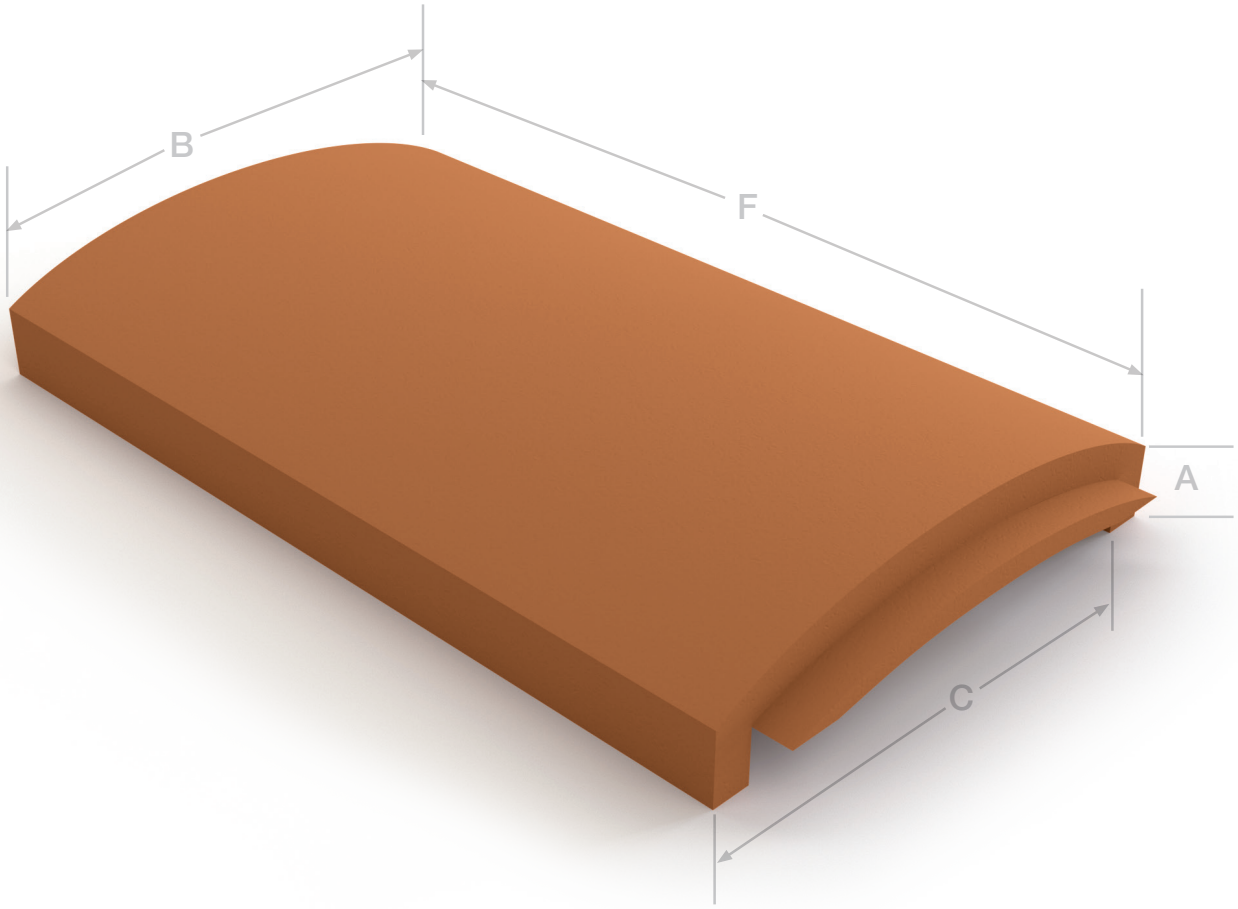


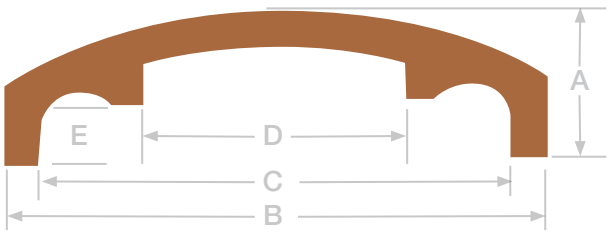
☐ ENDWALL SPLICE (RIGHT SHOWN)

ADDITIONAL ACCESSORIES ARE AVAILABLE AT ENGLERT

****Please attach sketches or call us for assistance****

STREAMLINE WALL COPING





	9"	13"
A	3⅜"	3⅝"
B	11¼"	15½"
C	9¼"	13½"
D	5¾"	9¾"
E	1⅛"	1"
F	24"	24"

1.

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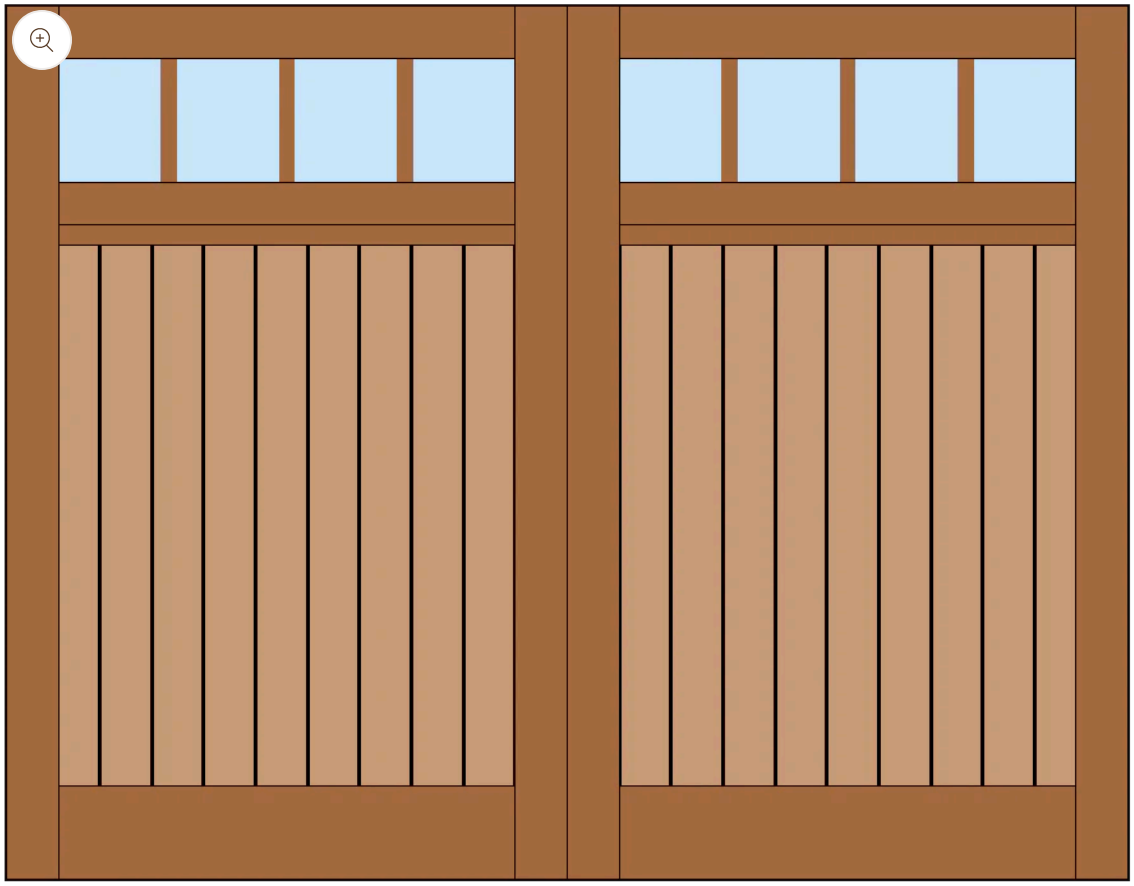

NaN/-Infinity

CRAFT DOORS USA

Model 17

A classic carriage style door with windows and tongue and groove lower panel. Available as either Overhead roll-up or Swinging barn door.

Request a Quote

All of our doors are custom designed and hand crafted to order for each customer. Lumber prices fluctuate often and any pricing listed on our website is for reference only. Submit this Quote Request and a design specialist will work with you directly on all available options, wood, finishing and shipping costs.

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1.

*First Name

First Name

*Last Name

Last Name

*Your Email

name@address.com

Phone

(123) 456-7890

Shipping Address

Shipping Address

City

City

State

State

*Zipcode

12345-6789

Opening Style

Overhead or Swinging

Size

8x7

Windows

No Windows

Insulation

Uninsulated

Wood Species

Knotty Western Red Cedar

Finishing

Raw Unfinished

Finished Back of Doors

Yes

Black Decorative Hardware

Yes

Jamb Kit (Swinging Doors Only)

Jamb T-Astragal Threshold

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Enter any special requests or other information

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1516 Mount Olive Church Road

Newton, NC 28658

Managing Heavy Traffic with Reliability, Strength and Protection That Last

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Hok Sport Facilities Group, Kansas City, Missouri
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GLAZING CONTRACTOR
Lurie Glass Company, Milwaukee, Wisconsin
PHOTOGRAPHY
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HIGH DURABILITY – 350/500 HEAVY WALL™
HURRICANE RESISTANT – 350/500 HEAVY WALL™ IR

Kawneer's Medium Stile 350 and Wide Stile 500 Heavy Wall™ Entrance lines provide quality, durability and protection that last. The entrances were designed for heavy-traffic areas such as schools, universities and office buildings where traffic and motion result in rigorous usage. 350/500 Heavy Wall™ Entrances have 3/16" (4.8 mm) walls throughout for additional strength and durability, and two framing options to provide a choice for designers. Additionally, 350/500 Heavy Wall™ IR Entrances provide a solution for blast mitigation as well as offer hurricane resistance, they have been tested to meet the highest level of impact protection for entrances in the industry.

PERFORMANCE

To resist both lever arm and torsion forces that constantly act upon any door, all 350/500 Heavy Wall™ Entrances feature four Sigma deep penetration and fillet welds plus mechanical fastening at each corner. In addition to the standard two-year warranty covering every Kawneer door, each door corner for 350/500 Heavy Wall™ Entrances comes with a limited lifetime warranty, good for the life of the door under normal-use operation.

AESTHETICS

Like all Kawneer entrances, 350/500 Heavy Wall™ Entrances offer classic lines and clean aesthetics and can blend into any type of architecture, whether traditional or modern, remodel or new construction. The door is 2" (50.8 mm) deep with 3-1/2" (88.9 mm) vertical stiles for the 350 Heavy Wall™ and 5" (127 mm) vertical stiles for the 500 Heavy Wall™ with a 6-1/2" (165.1 mm) bottom rail. A deeper 10-1/4" (260.4 mm) bottom rail is also available. Glazing infills range from 1/4" to 1" (6.4 mm to 25.4 mm). Muntins are optional and can be added to complement any design.

350/500 Heavy Wall™ Entrances provide a choice of framing: Trifab™ VersaGlaze™ 450 or 451 Framing System I with 3/32" (2.4 mm) wall thickness for economical applications that do not require additional strength throughout the entire entrance. Alternatively, the Heavy Wall™ Trifab™ VersaGlaze™ Framing System I with 3/16" (4.8 mm) wall thickness provides a solution for applications facing heavier traffic and substantial, or possibly abusive, usage.

Heavy Wall™ is a single-acting entrance with offset pivots, butt hinges or continuous geared hinges. The classic lines of 350/500 Heavy Wall™ Entrances' push-pull hardware blend into any design.

PROTECTIVE GLAZING – 350/500 HEAVY WALL™ IR ENTRANCES

Windborne debris, persistent rain and internal/external pressure changes are major causes of property damage and injury stemming from violent weather, and building codes in coastal areas often require enhanced safety for occupants. To meet these needs, 350/500 Heavy Wall™ IR Entrances have been rigorously tested to meet the forces of nature as well as human-directed attacks.

These impact resistant entrances have been tested to meet TAS 201, 202 and 203 requirements of the Florida Building Code (FBC) as well as Level D requirements of ASTM E1996. The entrances have also been tested to meet the even more stringent Level E (Enhanced Facilities) requirements of ASTM E1996. For comprehensive safety assurance, 350/500 Heavy Wall™ IR Entrances have also been tested for blast mitigation per the requirements of ASTM F1642.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the green element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Montana State Fund Office Building
Helena, Montana
ARCHITECT
Mosaic Architecture, Helena, Montana
GLAZING CONTRACTOR
Frontline Glass Inc., Helena, Montana
PHOTOGRAPHY
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Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

KAWNEER

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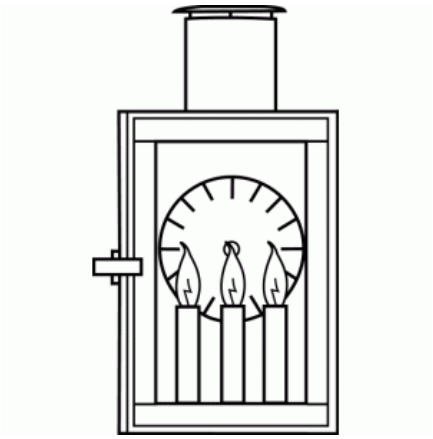
McLEAN LIGHTING WORKS

FACSIMILE 336.294.2683
PHONE 336.294.6994



York Flush Specs

Size: W8” D9” H17”
(Including Mounting)

Mounting Plate: W8″ H12”

center of electrical box is 6″ from bottom of fixture

ETL: Wet Location

Sockets: 3 Candelabra

Wattage: 60 Watts Max Each

Finishes:
• Natural Copper
• Dark Copper
• Museum Copper
• Verdigris
• Natural Brass
• Antique Brass
(See Finish Swatches)

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McLEAN LIGHTING WORKS

FACSIMILE 336.294.2683
PHONE 336.294.6994

York (Wall)

Size (Including Mounting):
(Click here for specification pages)
H17” W8” D9”

Configurations Available:
• Flush Mount (Shown)
• Hanging

Finishes:
• Natural Copper (Shown)
• Dark Copper
• Museum Copper
• Verdigris Copper
• Natural Brass
• Antique Brass
(See Finish Swatches)

CARLISLE SYNTEC SYSTEMS

Sure-Weld® Extra TPO
Roofing Systems

Innovation • Exclusive Warranties • Long-term Performance

Sure-Weld Extra TPO is Carlisle's thickest, most durable, and longest-lasting TPO membrane. Available in standard and FleeceBACK® versions, Sure-Weld Extra TPO provides excellent long-term durability and exceptional resistance to hail and punctures. Sure-Weld Extra TPO also offers superb UV resistance due to the increased levels of weathering package that thicker membranes contain.

Carlisle's Sure-Weld Extra TPO products include:

- **80-mil Sure-Weld TPO**
- **80-mil Spectro-Weld™ TPO**
- **135-mil FleeceBACK TPO**
- **155-mil FleeceBACK TPO AFX**

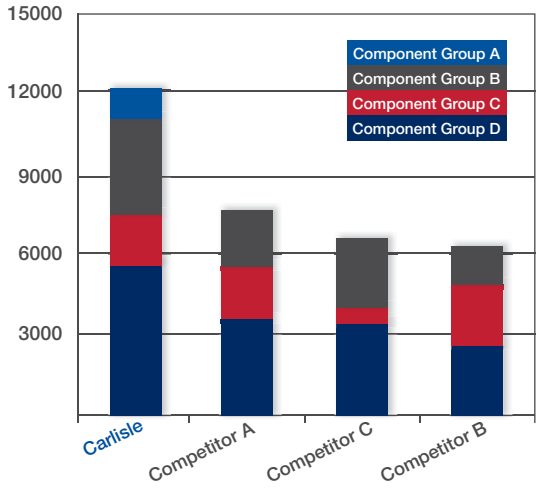
OCTAGUARD XT™ WEATHERING PACKAGE

Carlisle's OctaGuard XT weathering package is a blend of eight performance-enhancing ingredients designed to protect Sure-Weld Extra TPO membranes against damaging heat and UV exposure. Independent test results have demonstrated that Carlisle's Sure-Weld Extra TPO with the OctaGuard XT weathering package provides superior long-term protection against the elements.

- OctaGuard XT weathering package enables Sure-Weld TPO to withstand the most extreme heat and UV conditions.
- Combined with Carlisle's time-tested TPO formulation, the OctaGuard XT weathering package provides a longer-lasting and more energy-efficient TPO roofing system

OCTAGUARD XT
WEATHERING PACKAGE

WEATHERING PACKAGE
CHEMICAL ANALYSIS



EXPERIENCE

Carlisle SynTec Systems has been a pioneer in the single-ply roofing industry since the 1960s, and is recognized today as the provider of the most dependable, longest-lasting single-ply roof systems on the market. Over 15 billion square feet of Carlisle's roofing membrane – including 5 billion square feet of Sure-Weld TPO – have been installed on buildings all over the world. Carlisle's TPO track record far surpasses that of any other single-ply manufacturer: For the past 20 years, hospitals, schools, warehouses, and major retailers have protected their buildings with Carlisle's industry-leading Sure-Weld TPO membrane.

DEPENDABILITY

Each detail of a Sure-Weld Extra TPO roofing system is meticulously engineered by Carlisle to ensure its long-term performance. That quality assurance is backed by Carlisle's exclusive 25- and 30-year warranties, which can be supplemented with additional puncture, hail, and reflectivity coverage. Every square inch of Sure-Weld Extra TPO is enhanced with the most advanced weathering package on the market: Carlisle's OctaGuard XT.

Because thicker TPO membranes contain higher levels of the OctaGuard XT weathering package, Carlisle's 80-mil Sure-Weld Extra TPO provides longer-lasting protection against the negative effects of UV degradation and heat exposure. The additional protection provided by an upgrade to Sure-Weld Extra TPO often adds as little as 8% to the system's total installed costs, while increasing the lifespan of the roof by as much as 33%.

All of these dependable attributes lead to unmatched warranties for Sure-Weld Extra TPO roof systems.

Certified Fabricated Accessories

To promote ease of installation, Carlisle offers more than a dozen prefabricated accessories, as well as custom-made accessories to meet any and all roofing needs. These Certified Fabricated Accessories (CFAs) carry Carlisle's CFA stamp of approval, so it is easy to determine that the accessories on a roof are manufactured to the highest quality standards. CFAs are perfect for any job because:

- CFAs save time and money during installation.
- CFAs provide improved waterproofing performance around penetrations.
- CFAs can be custom-fabricated for any type of penetration.
- CFAs provide a consistent, professional look across the entire roof.

Certified Fabricated Accessory

INNOVATION

Carlisle is committed to providing contractors and building owners with the most innovative roofing products on the market through continuous research and development. Versatility, durability, and ease of installation are provided by Carlisle's growing line of cutting-edge TPO products, which include:

- Certified Fabricated Accessories (CFAs)
- Sure-Weld membranes containing the OctaGuard XT Weathering Package
- Spectro-Weld TPO membranes – the most reflective single-ply membrane on the market
- Sure-Weld TPO with APEEL™ Protective Film

ECO-FRIENDLY

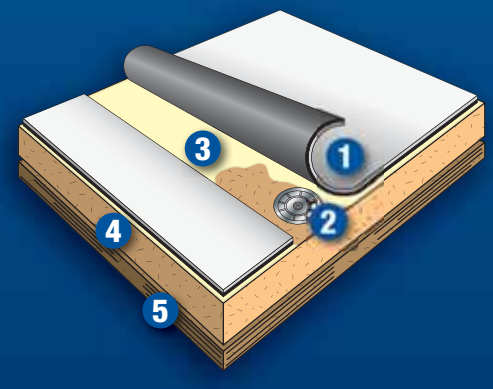
Sure-Weld Extra TPO can help save energy in hot climates where buildings can benefit from long-term savings in cooling costs. White and tan Sure-Weld Extra TPO membranes are ENERGY STAR®*-qualified and Cool Roof Rating Council (CRRC) certified. These "cool" reflective membranes can greatly diminish a building's energy consumption by reducing the need for air conditioning throughout the year. Sure-Weld Extra TPO's environmentally friendly characteristics and energy-efficient advantages make it one of the most sustainable roof systems on the market today.

PV-READY

Sure-Weld Extra TPO is an excellent choice to support energy-producing rooftop photovoltaic (PV) systems. Because of the cost of a solar installation, it is common for building owners to wait several years after the purchase of a new roof before adding a PV system. Solar-ready Sure-Weld Extra TPO gives building owners a high-quality, durable roof that is ready for a future upgrade to PV. The additional protection provided by Sure-Weld Extra TPO membrane allows the roofing system to withstand abuse by the elements, including higher wind speeds, accidental punctures, water infiltration, and more. Installing Carlisle's Sure-Weld Extra TPO in conjunction with a 30-year Golden Seal™ Total Roofing System Warranty will provide exceptional protection under any PV investment.

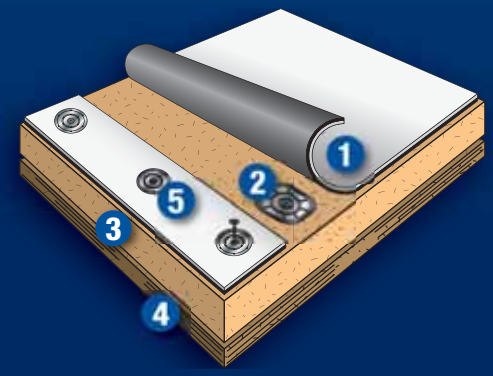
EXPERIENCE THE CARLISLE DIFFERENCE

FULLY ADHERED TPO ROOFING SYSTEM



1. Sure-Weld Extra TPO Membrane
2. Carlisle Insulation Fasteners and Plates
3. Approved TPO Bonding Adhesive
4. Acceptable Insulation
5. Approved Roof Deck

MECHANICALLY FASTENED TPO ROOFING SYSTEM



1. Sure-Weld Extra TPO Membrane
2. Carlisle Insulation Fasteners and Plates
3. Acceptable Insulation
4. Approved Roof Deck
5. Carlisle Membrane Fasteners and Plates

CARLISLE SYNTEC SYSTEMS

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Material

Painted Aluminum

Color

Outlet Size

4"

Item # DBCHX4COVEN : 4 Coventry Conductor Head : Dark Bronze Aluminum

LIST PRICE:

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Quantity

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Reset Product Options

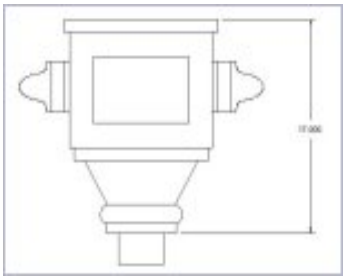
Description

Dimensions:
Height: 17"
Width: 13.625"
Depth: 8.75"

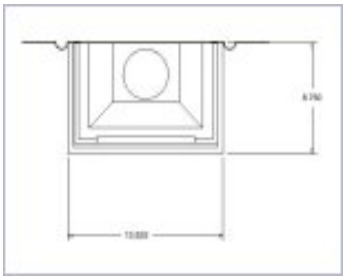
Available in Copper, Painted Aluminum & Mill Finish Aluminum (wings available upon request)

This is a custom fabricated item.

Coventry - Front View



Coventry - Top View



Coventry - Side View

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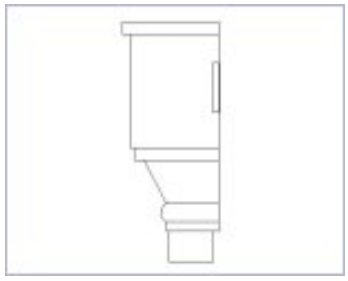

Specifications

Manufacturer	Guttersupply
Outlet Size	3", 4"
Length	17"
Width	13.625"
Depth	8.75"
Weight	Varies
Material	Painted Aluminum, Mill Finish Aluminum & Copper
Box Quantity	1
Shipping Method	UPS

Related Products

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DESIGN AND PERFORMANCE VERSATILITY WITH UNMATCHED FABRICATION FLEXIBILITY


Photography: © Bob Perzel

TRIFAB® VERSAGLAZE® 450, 451 & 451T (THERMAL) FRAMING SYSTEMS & TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner,architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels.
The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs adual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choice, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units for efficient handling and installation. (available for all Trifab systems)
- **Shear Block** – for punched openings or continuous runs using tubular verticals with shear blocks to connect horizontal members. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Continuous sill and head receptors are installed with horizontals connected to tubular verticals with shear blocks. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)

1.

All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

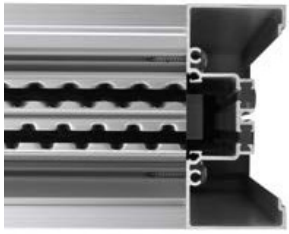
Architectural Class I anodized aluminum and painted finishes influoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project.

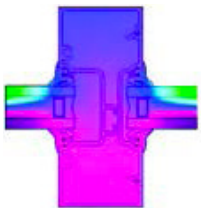
(See the Kawneer Architectural Manual or Kawneer.com for additional information.)



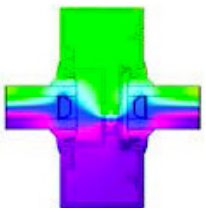
Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

PERFORMANCE TEST STANDARDS	
Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425

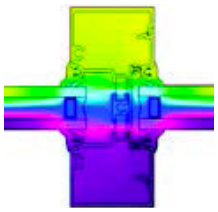
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



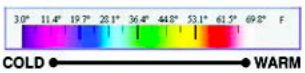
Trifab® VersaGlaze® 451

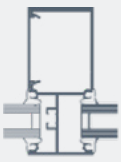


Trifab® VersaGlaze® 451T



Trifab® 451UT





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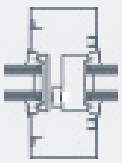

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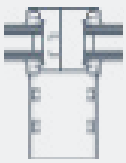
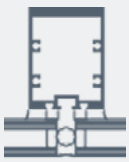
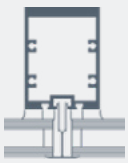


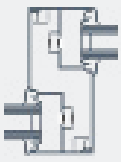
Back



SSG



Weatherseal



Multi-Plane

Form Number 17-2241.B

KAWNEER

Technology Park/Atlanta
555 Guthridge Court
Norcross, GA 30092

Onyx Rods for a New Smyrna Beach Estate

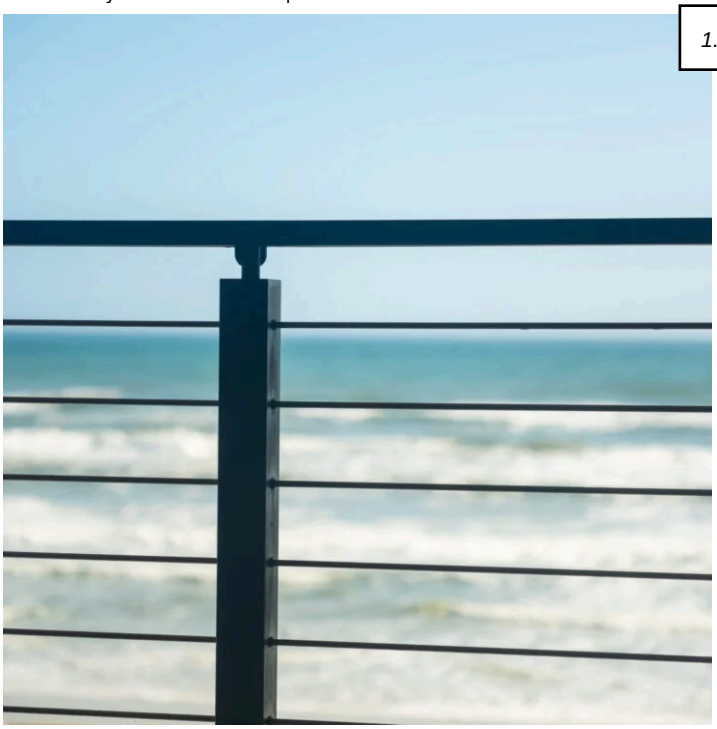
Viewrail Certified Installation

In addition to the Cantilevered entryway, this shoreline home pairs laid back luxury with the durability of Coastal Onyx Rods, ensuring the beachfront views stay center stage.

Products: Cable Railing, Onyx Rod Infill, Signature Cable Railing

Location: New Smyrna Beach, FL

Project Year: 2026



More about the Project

In addition to the Cantilevered entryway, this shoreline home pairs laid back luxury with the durability of Coastal Onyx Rods, ensuring the beachfront views stay center stage.

This project features:

- Signature Coastal Onyx Rod Railing

Systems

Cable Railing | Onyx Rod Infill | Railing | Signature Cable Railing

1.

Mountings

Standard Surface Mount | Universal Top Handrail Mount

Features

Metal Handrail

Environments

Deck

Development Types

Residential

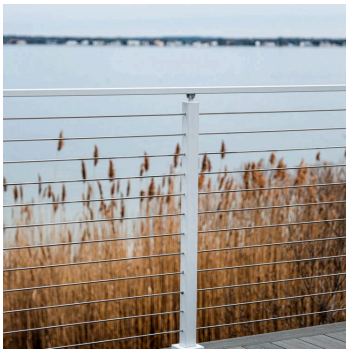
Related Posts

Tiered Deck on the Lake

Cable Railing +8

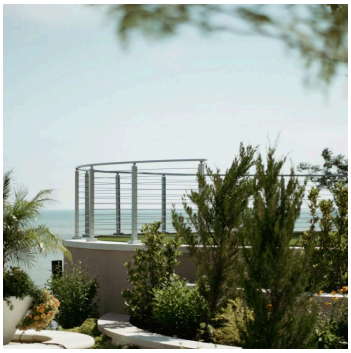
Sleek, Black Railing on a Mod…

Cable Railing +8



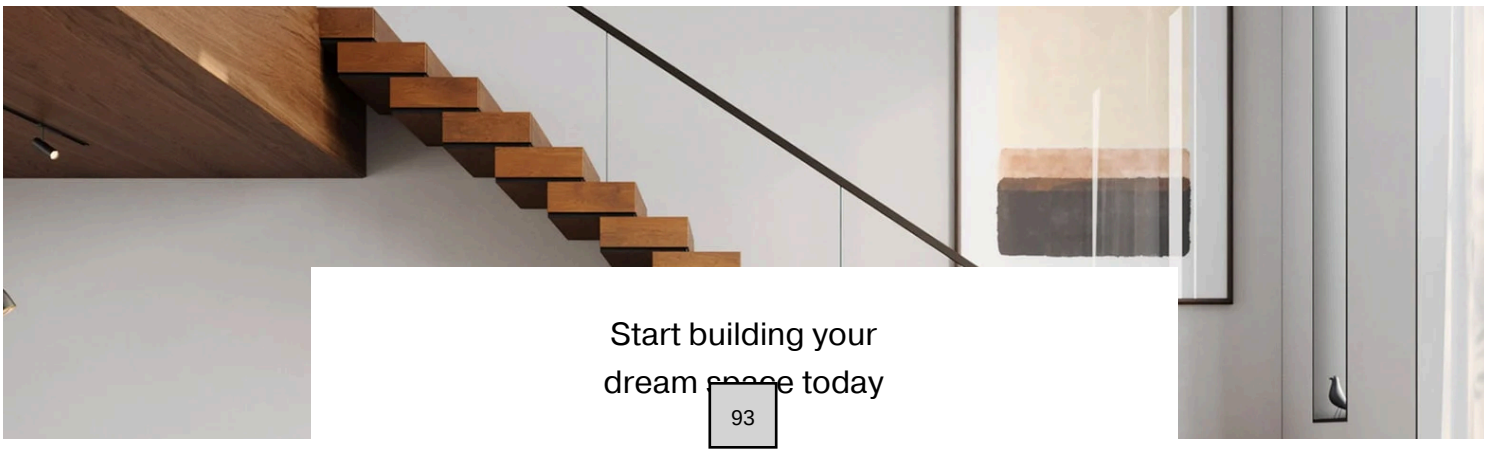
Apollo White Rod Railing for W…

Cable Railing +10



Rod Infill Cliffside looking ove…

Cable Railing +14



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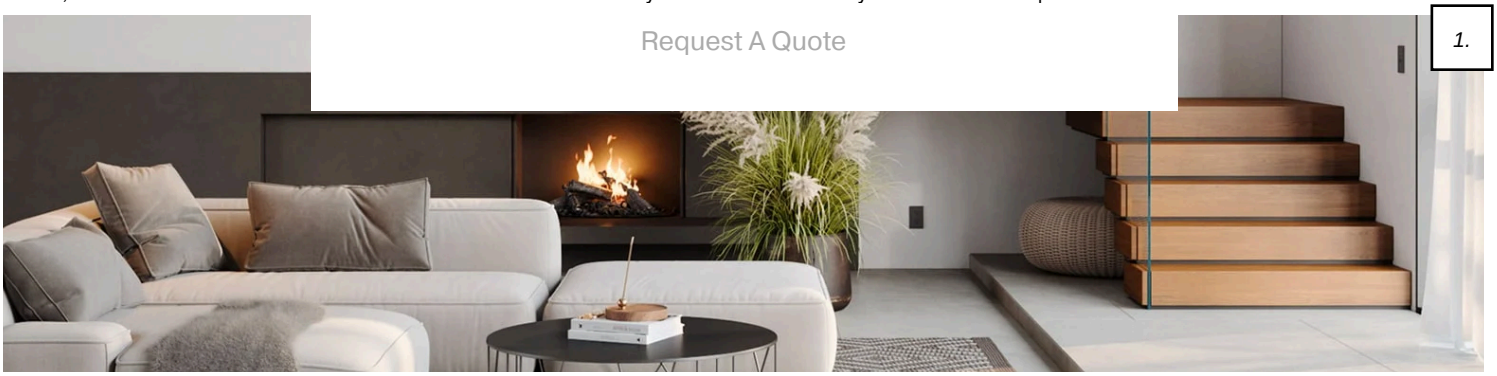
Request A Quote

1.



1.

Over 20 years of custom doors and windows

DALLAS Millwork

EST. 1996

Custom Crafted
Interior & Exterior Doors
Custom Windows
Historic Renovations

IDEA BOOK

1.

How does your DOOR welcome you?

Welcome

The doors and windows
you are about to see are from
previous projects and orders.

Nothing is standard,
off the shelf, or
ready to assemble, just custom.

So dream big and let us make
your dreams come true!

Made in the USA!

About Dallas Millwork.

"Our mission is to provide the best quality custom millwork in the industry."

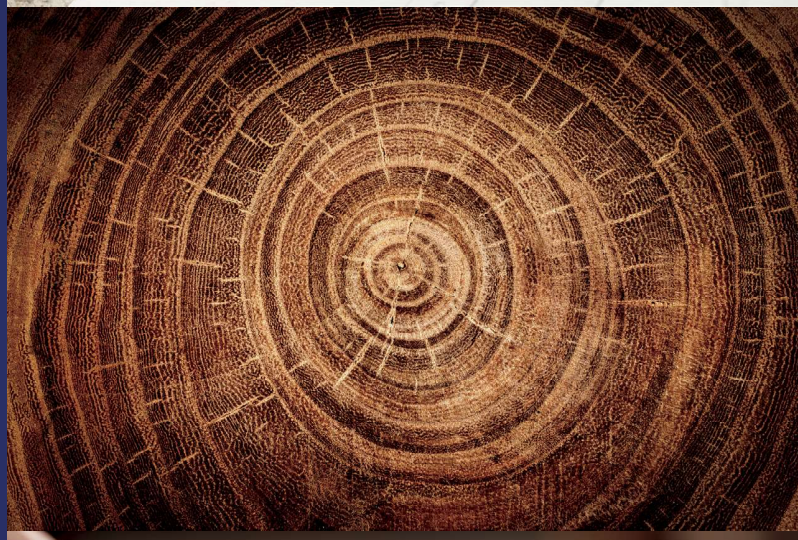
We strive for excellence through the use of cutting edge technology and state-of-the-art equipment, premium woods and materials, all operated by skilled craftsmen and women who share our common goals.

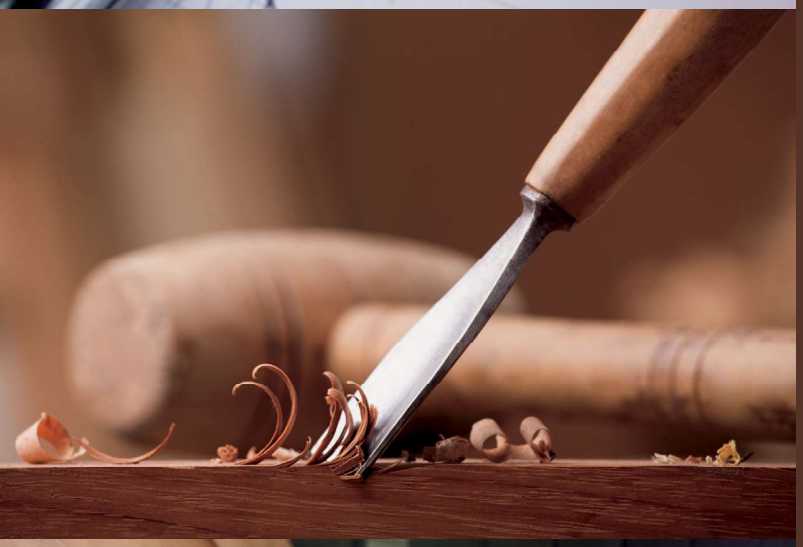
Dallas Millwork, Incorporated has been manufacturing quality custom millwork, since 1996, serving thousands of customers from around the globe.

We are located in Hiram, Georgia, under 70,000 square feet of manufacturing space, and employing over 50 craftsmen and women.

Since we employ a team of architectural design specialists, we gladly provide each customer with a CAD drawing of each window and door we produce. This ensures order accuracy and flexibility backed by a team of customer support representatives who have the experience and know-how to assist you before, during and after your order is fulfilled.

Simply put, Dallas Millwork works for you!





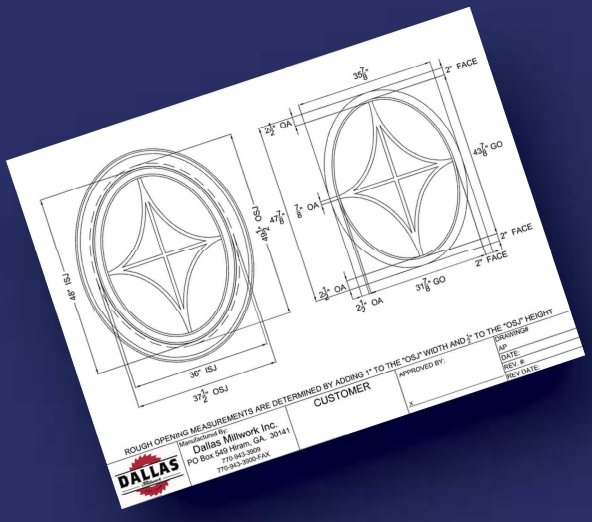
1.

Our doors and windows are 100% Custom Designed using the highest quality materials and craftsmanship.

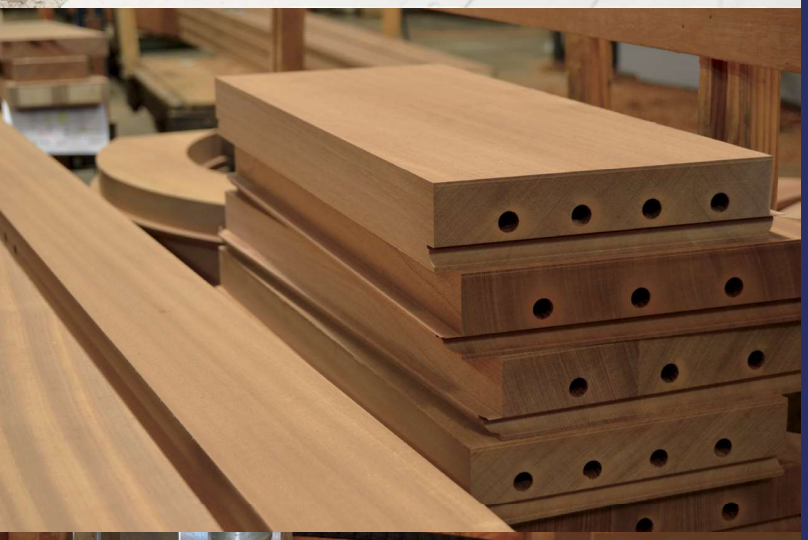
1.

“From concept to reality, Dallas Millwork can take your ideas and transform them into the custom doors and windows you’ve always dreamed of...

...just dream a little and let us make it happen!”



DALLAS Millwork EST. 1996



The Finest Wood Species

Sapele♥	Poplar
Accoya*	Red Oak
Knotty Alder	White Oak
Superior Alder	Spanish Cedar
Cherry	Walnut
Cypress	
Fir	♥Favorite
Maple	*Rot Resistant

Best Quality Materials

Glass Options: *Available in Clear SSB, Clear Insulated, Energy Efficient Low-E, Beveled, Patterned glass types and custom leaded glass.*

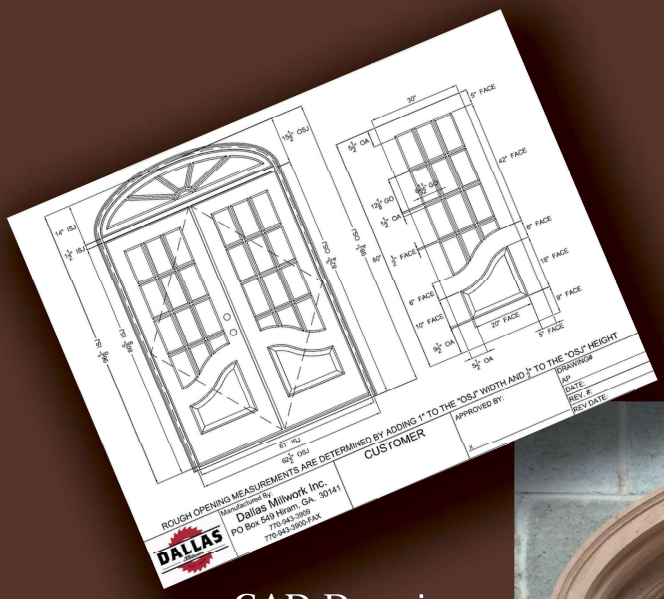
Grille Profiles: *Available in Simulated Divided Lite (SDL) or True Divided Lite (TDL) profiles are available in several standard profiles. We can also create custom profiles for a personal look or to match existing conditions.*

Trim Profiles: *From Brickmould and S4S to your own design, we have several hundred options.*

Hardware Options: *Single Bore, Double Bore, Amesbury Tru-Lock, Hoppe Multi Point, or a custom mortise prep can all be done on the active door. Dallas Millwork utilizes a single throw head and foot bolt system on the passive door of double door units.*

Sill Options: *Aluminum Adjustable Sill, Wood Sill, Handicap Sill, or an interlocking threshold can all be utilized on our doors.*

Custom Design Options



CAD Drawings Included

Trim Options

Grille Options

Glass Options

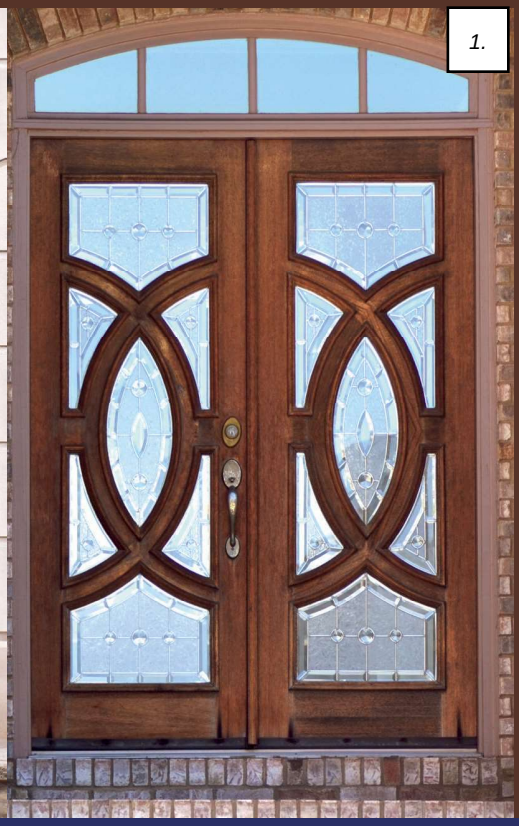
Hardware Options

Sill Options

Contractor's Showcase

Previous Custom Designs

1.



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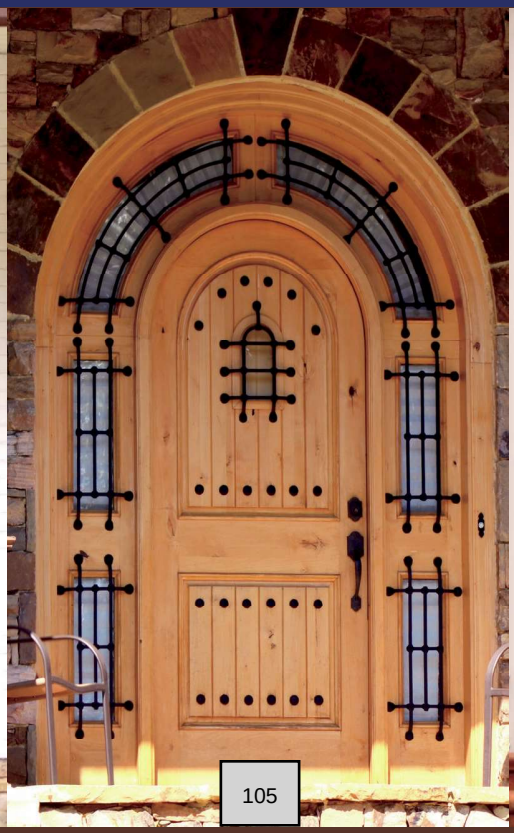

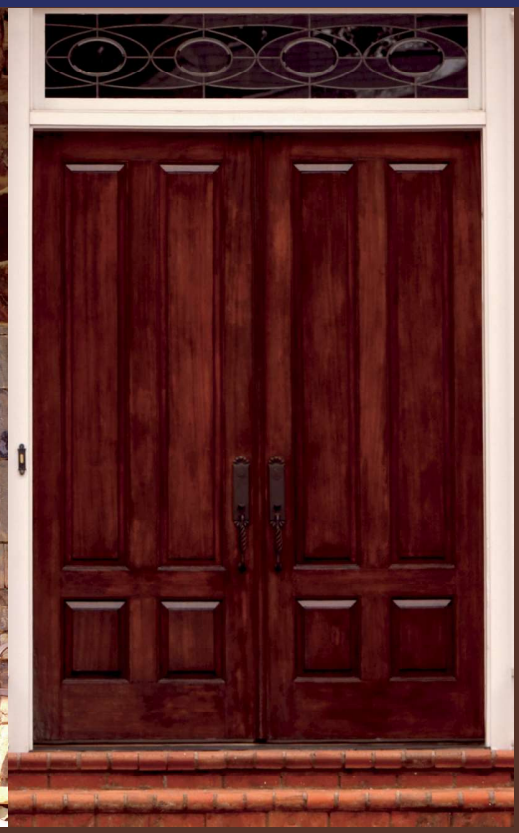

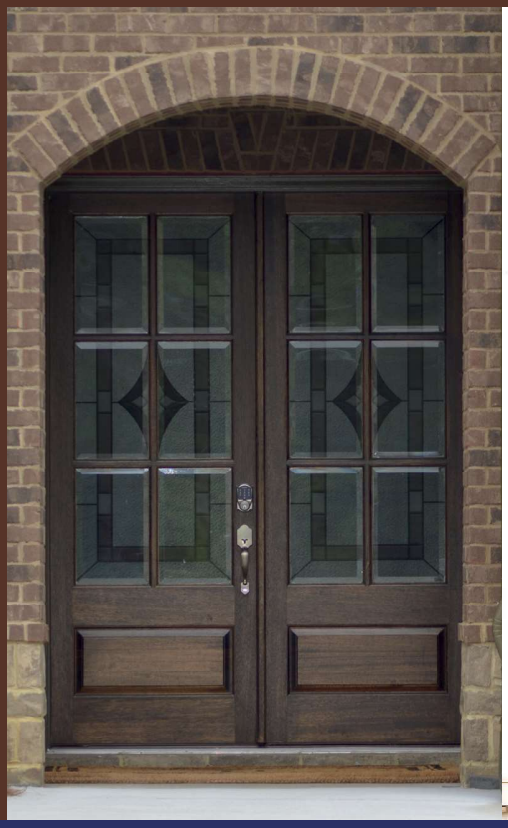

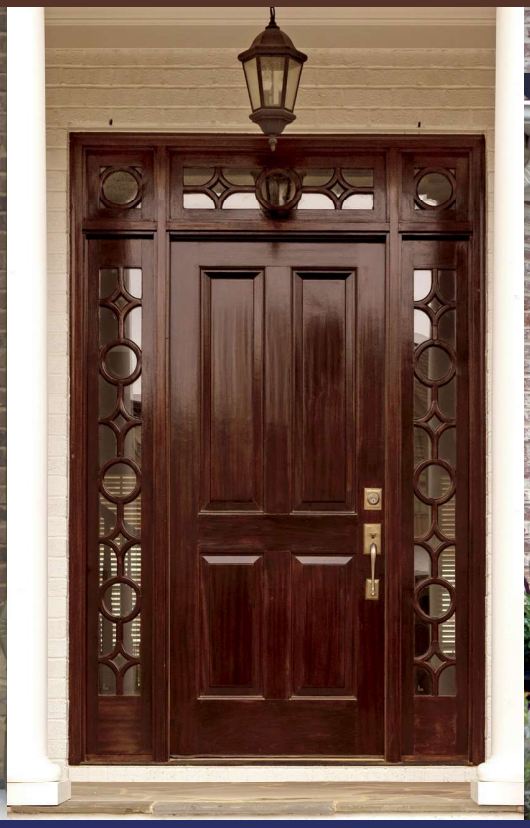

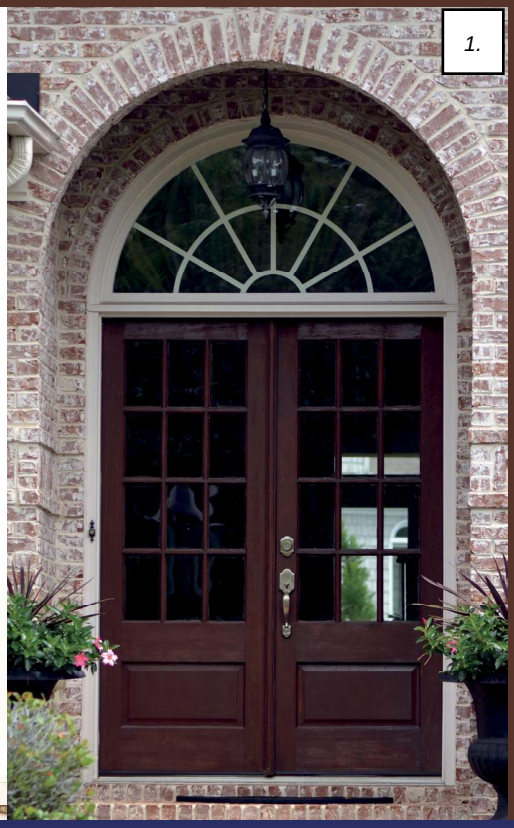

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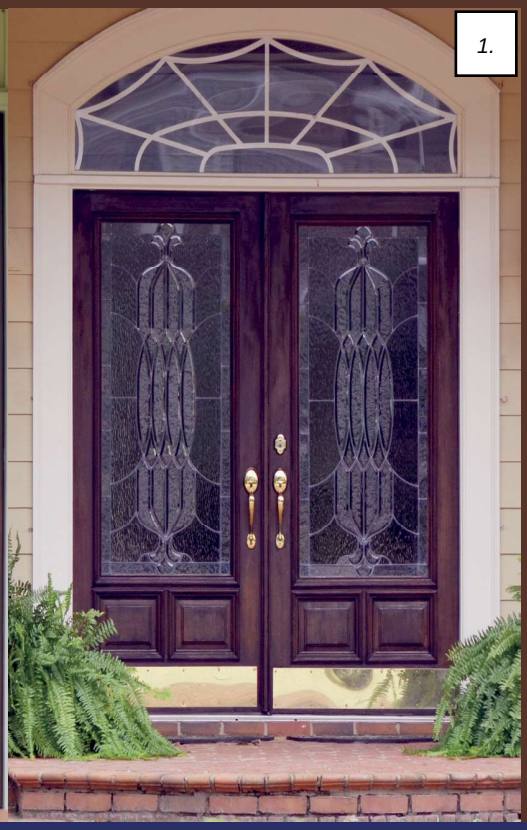

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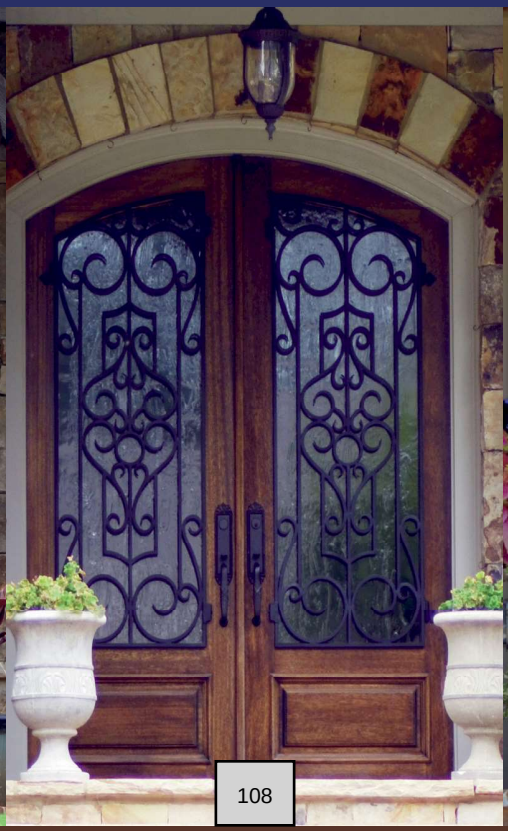

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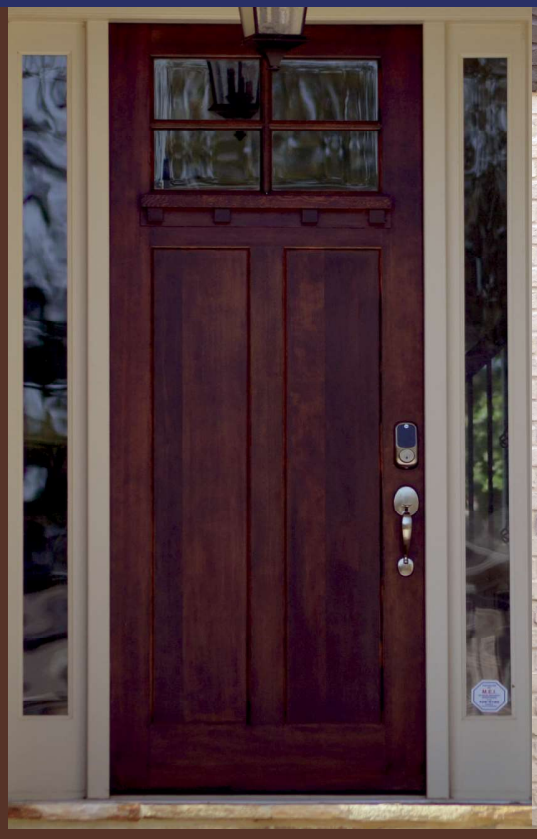
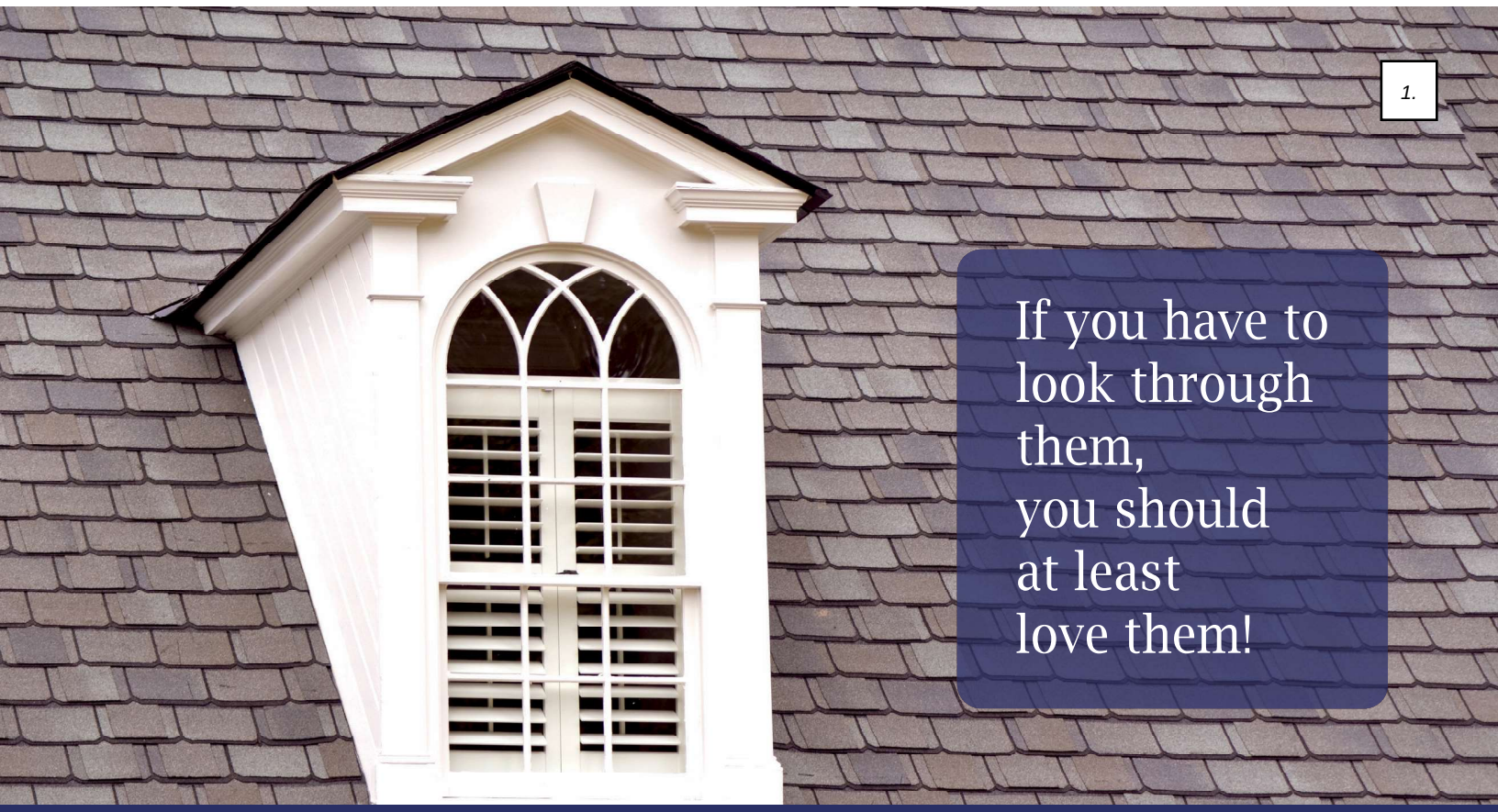
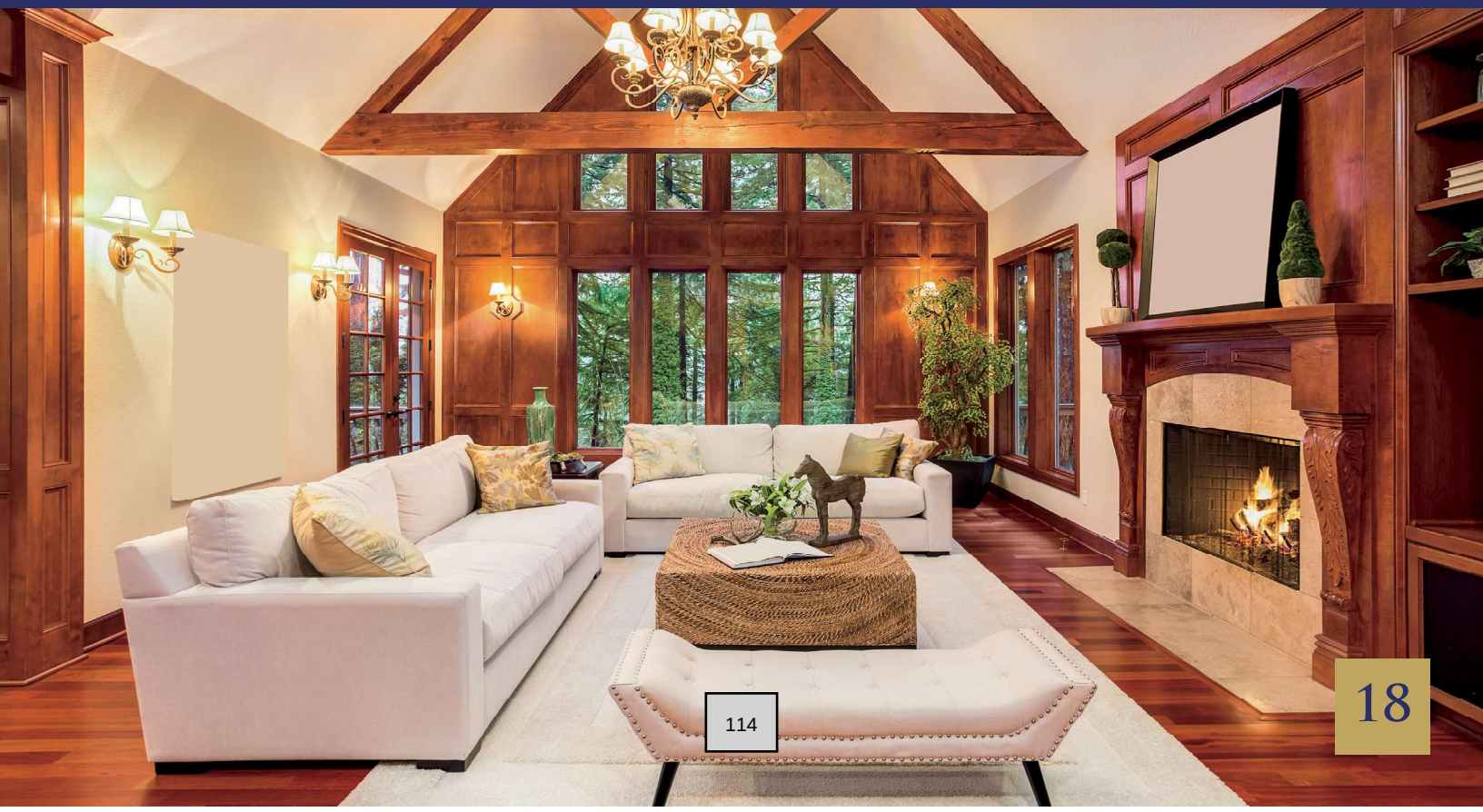




If you have to look through them, you should at least love them!

Custom Windows Previously Designed



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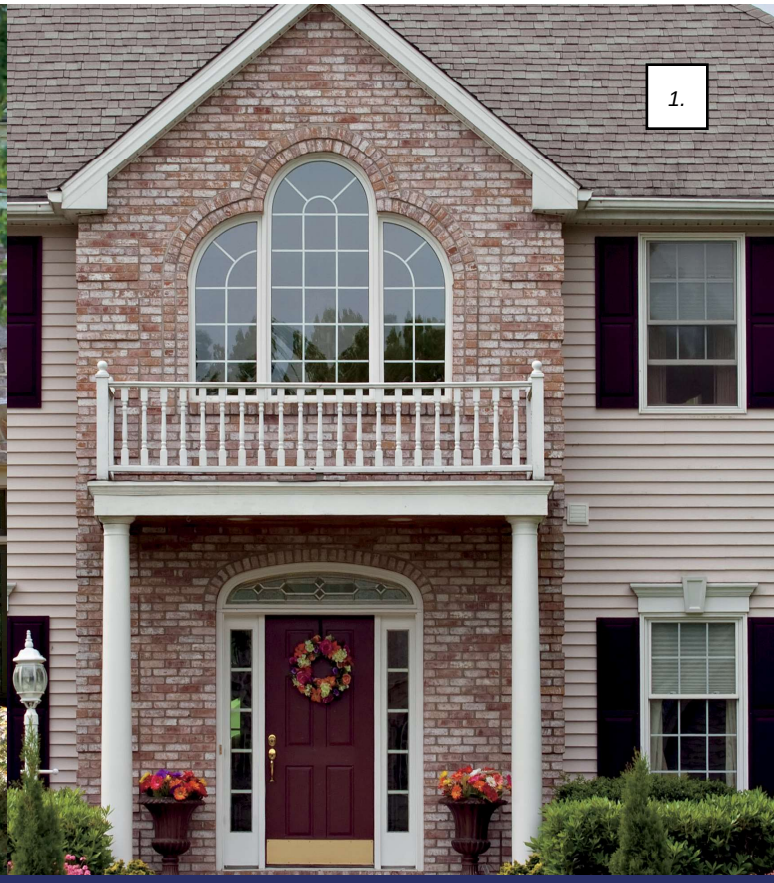
1.


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1.

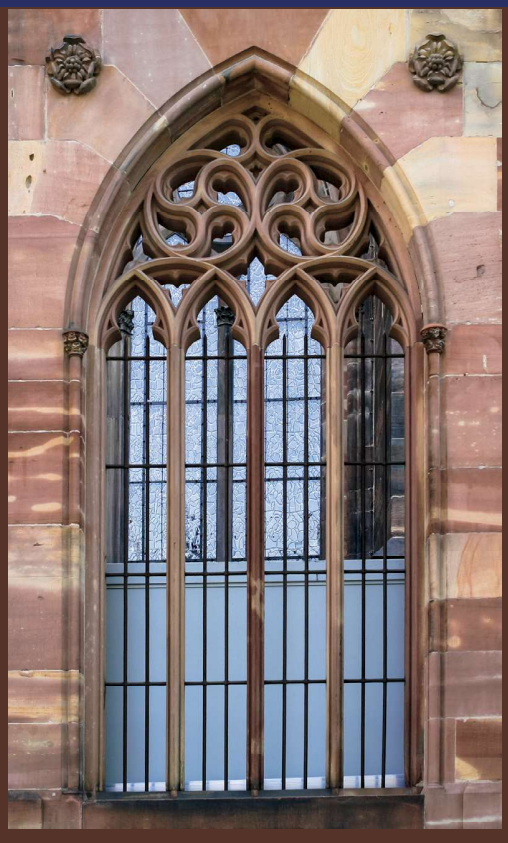
Historical Renovations

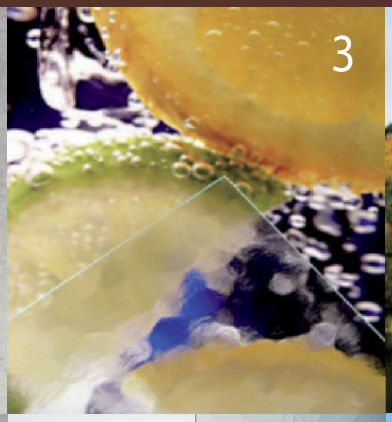
Restoring the Quality of the Past

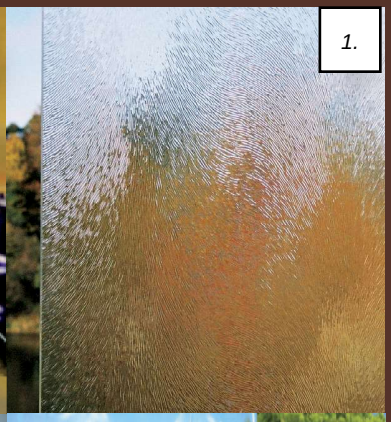
Across America the demand for effective historic restoration continues to grow as designers, facility owners, community planners realize the merit of preserving our country's architectural heritage.

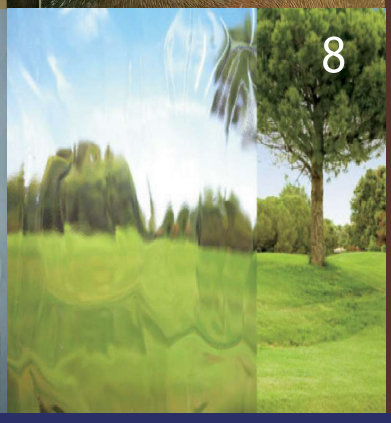
At Dallas Millwork Inc. we offer a singular blend of specialized talents designed to deliver accurate restoration services: patience, craftsmanship, and careful attention to detail.

"Dallas Millwork:
where old world design
meets modern technology."



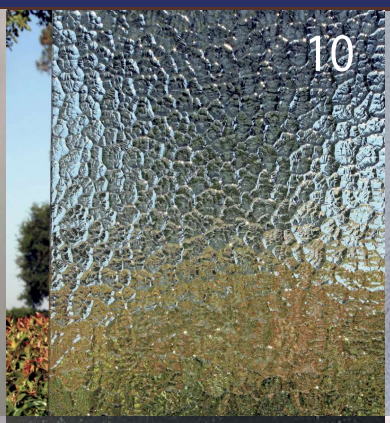






Glass Options

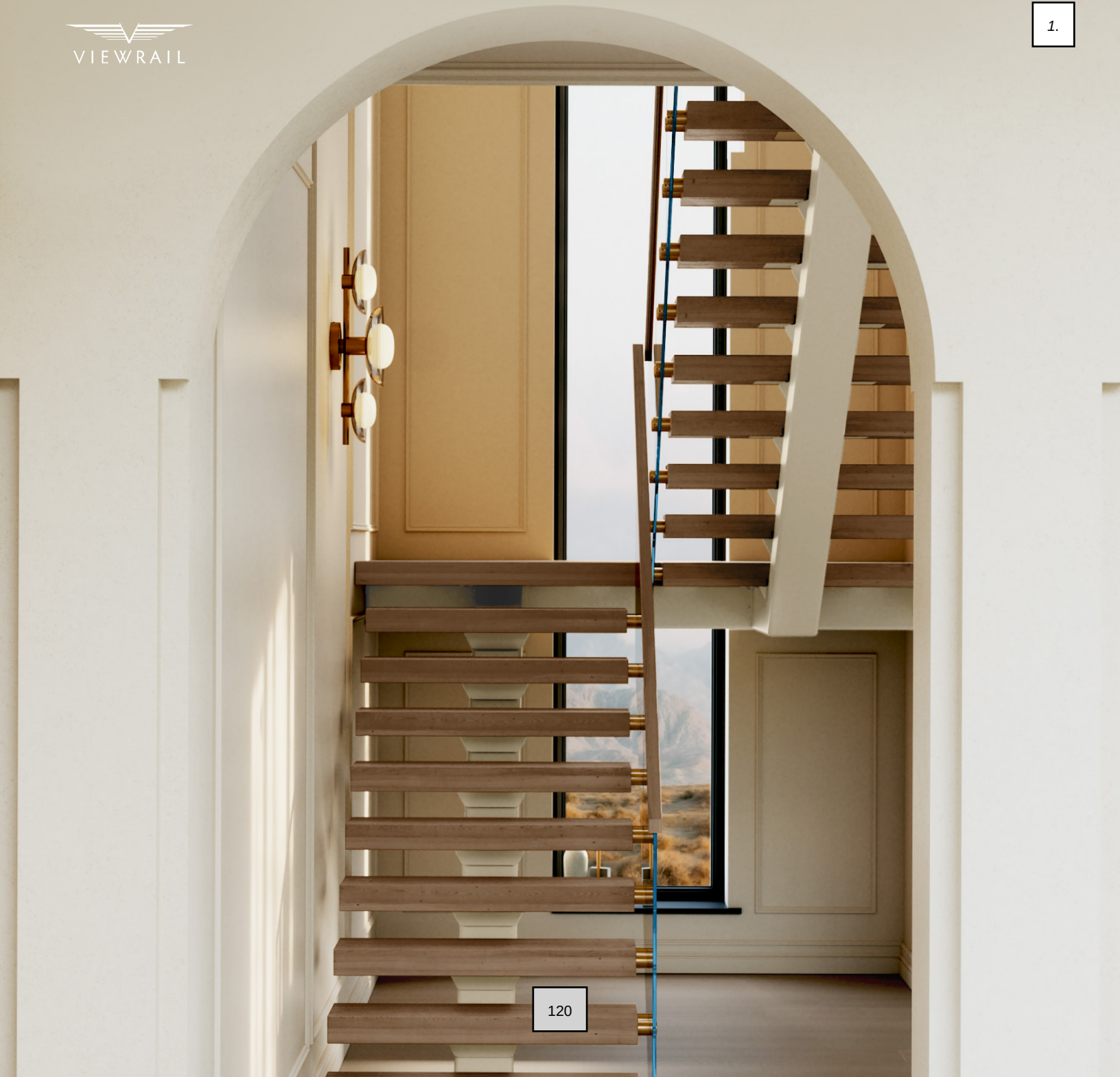
1. Acid Etch
2. Antique Mirror
3. Aquatex
4. Chichilla
5. Cotswald
6. Delta Frost
7. German Antique
8. Glacier
9. Krystal Pebbles
10. Monumental
11. Pattern 62
12. Rain
13. Reeded
14. Seedy
15. Taffeta
16. Winter Creek



T: 770-943-3909 • F: 770-943-3900
1-888-MILLWORK
119 Sunnyland Dr. • Hiram, Georgia 30141

VIEWRAIL

1.



Generations of my family have cared for generations of trees.

One of my earliest memories is of my grandfather taking me to the family tree farm, pointing out trees planted the year he was born in 1918. My parents' property is filled almost entirely with trees that were planted before I turned 12.

Our connection to trees and the land has always been personal and tangible.

The trees weren't grown somewhere far away. They were planted by our own hands, in our own soil, from nuts that fell from the trees on the farm. These weren't just handpicked, they were hand-selected — chosen from the best trees with the size, shape, health, and character we valued. And year after year, we nurtured them as they grew.

Trees, like great art, well-crafted homes, and cherished heirlooms, are symbols of what is eternal. They span generations, bring beauty to life, and live on in the stories we pass down.

As crafters of stairs, railings, and flooring, we carry this same philosophy into our work, believing that every piece of wood has a story to tell. We search for the unique characteristics within each tree, celebrating the natural beauty of woodgrain that you and your family will walk upon for years, perhaps even generations, to come.

With every material we choose — from the steel that supports our stairs, to the glass railing that opens up your view — we strive for a natural harmony of finishes and textures. With each design, whether it's our minimalist cantilever system or the soft lines of FLIGHT Curve, we aim to design living art that not only supports your footsteps but elevates your space into something timeless.

It is this artisanship, craftsmanship, and deep connection to nature's precious resources that I hope you'll see reflected in the pages ahead.

And as you consider the choices before you, I invite you to think about what you will create — something that lasts even longer than a lifetime.

Blessings,
Len Morris - CEO

CONTENTS

Floating Stairs 2

Cable Railing 18

Glass Railing 24

Treads 32

Capabilities 44

FLIGHT

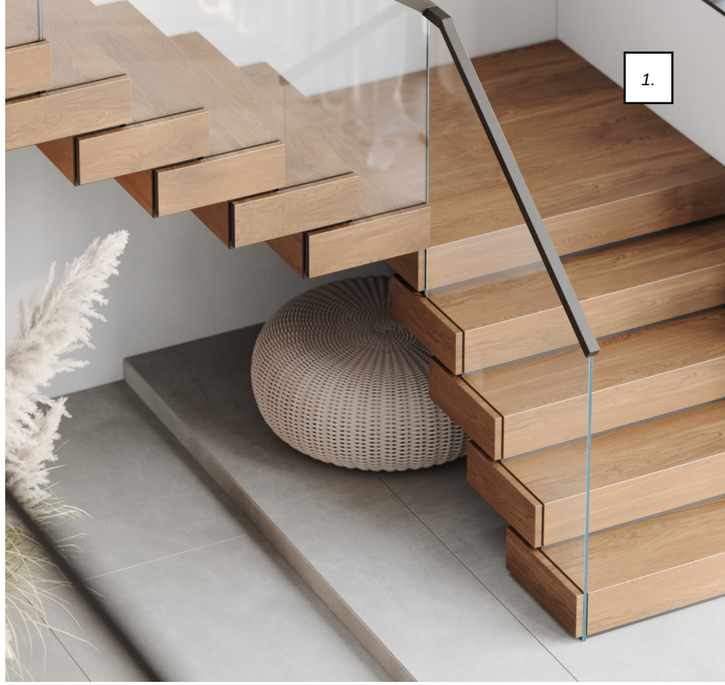
FLIGHT Cantilever

FLIGHT **Mono**

The original Viewrail floating stair, FLIGHT Mono was created to be sculptural, structural, and artistic, all at once. Make a statement while letting the stair's surroundings soar.

Railing
Glass
Onyx Rod
Endurance Rod
Cable

Tread Spacing
Open Riser

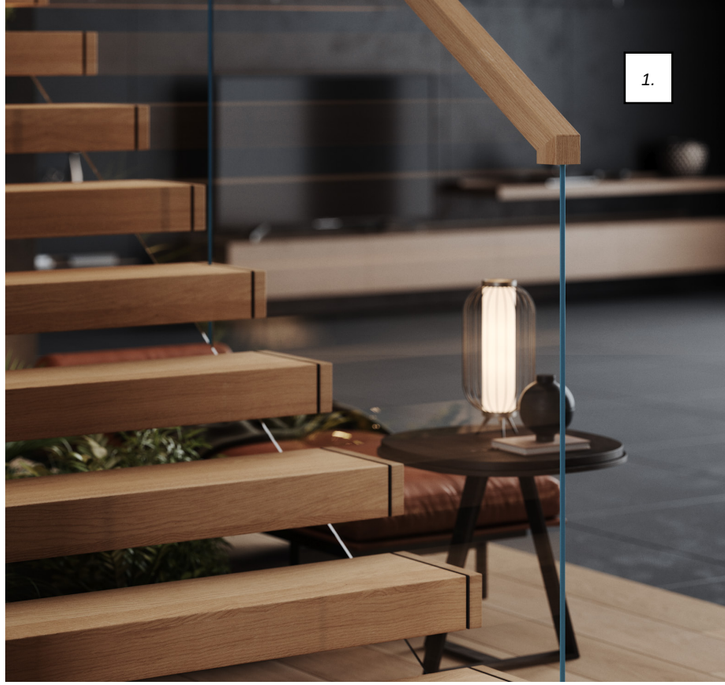


FLIGHT **Stack**

A marvel of modern design, FLIGHT Stack erases the stringers from view entirely. It elevates a closed-riser design, while offering something boldly unique, distinctly modern, and artistically awe-inspiring.

Railing
Structurally-integrated glass infill

Tread Spacing
Closed Riser



1.

FLIGHT **Cantilever**

Pure minimalism meets gravity-defying engineering. FLIGHT Cantilever is a magical experience as much as it is an ode to modern design. Propriety tech means treads are fully supported, while wall-mounted brackets are entirely hidden.

Railing
Glass

Tread Spacing
Open Riser

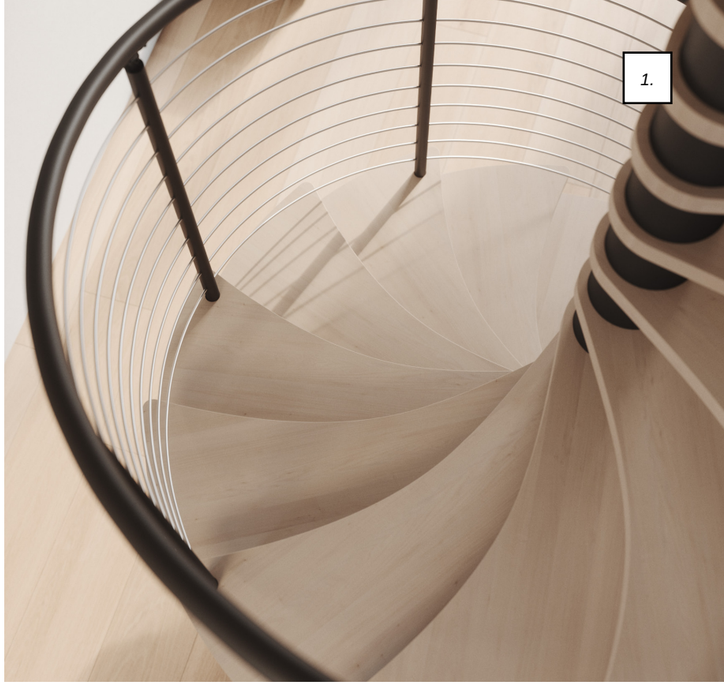
1.

FLIGHT **Curve**

Inspired by timeless art and organic architecture, FLIGHT Curve is a conversation between elements, between itself and the space it floats in, and between human living and high-design.

Railing
Structural laminated wood railing

Tread Spacing
Closed Riser

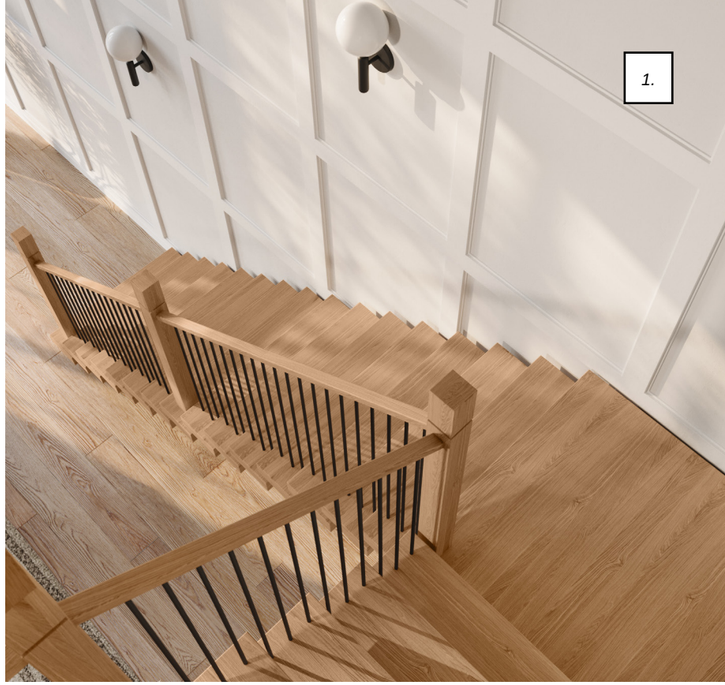


FLIGHT **Spiral**

As this flight takes your eyes skyward, it invites you to take in the carefully-crafted helical treads, the elegant curve of the rod infill, and premium materials that complement each other perfectly.

Railing
Onyx Rod
Endurance Rod

Tread Spacing
Open Riser



1.

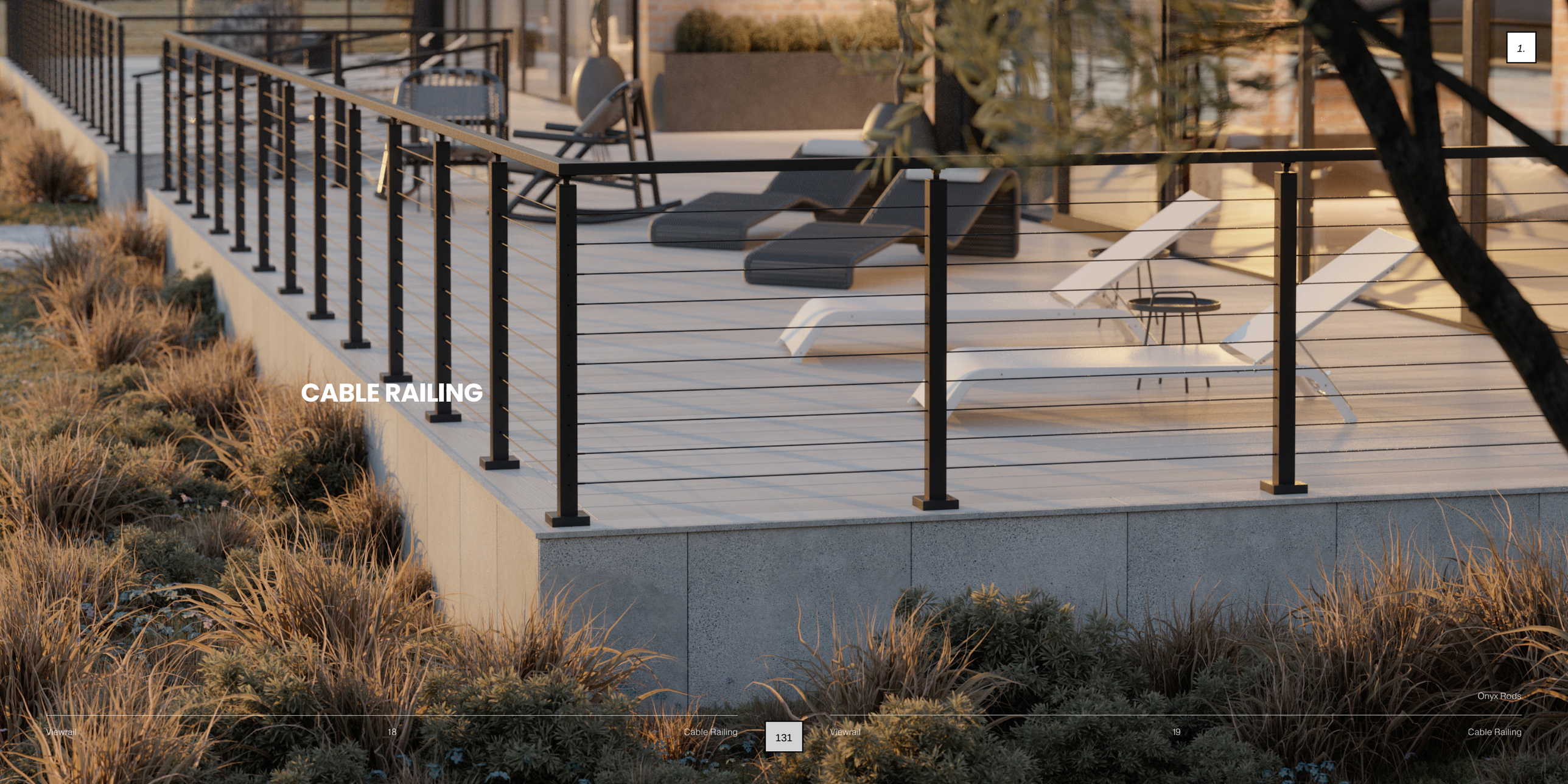
RISE **Duo**

Modern treads, traditional stringers, and a staircase that lets in the light, RISE Duo is meant to take the traditional staircase into the modern era while staying true to its roots.

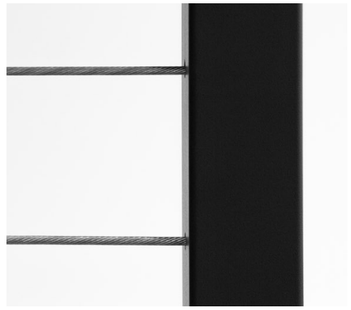
Railing
Onyx Rod
Endurance Rod
Cable

Tread Spacing
Open Riser

1.

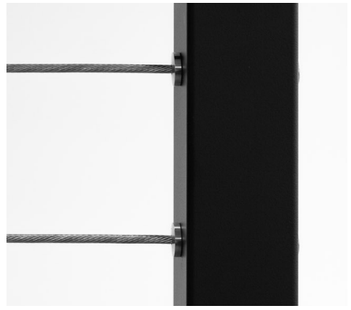


CABLE RAILING



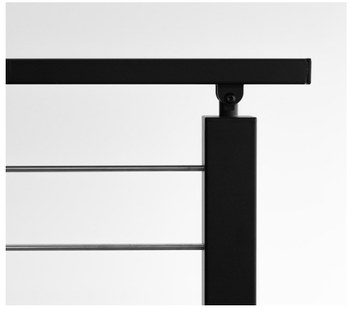
Express

High-quality railing, bought off the shelf to save time and resources.



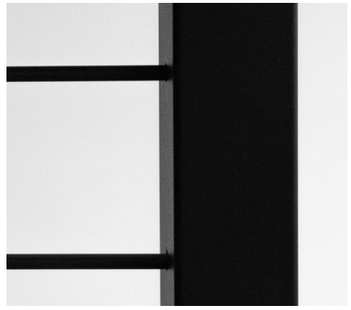
Signature

Our premium custom cable railing, crafted just the way you want it.



Endurance

A high-end option that withstands harsh environments while keeping a slim profile.

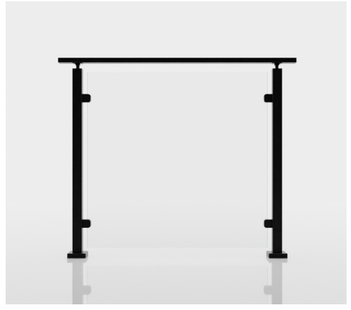


Onyx

The ultimate in premium modern infill, powder-coated matte black.

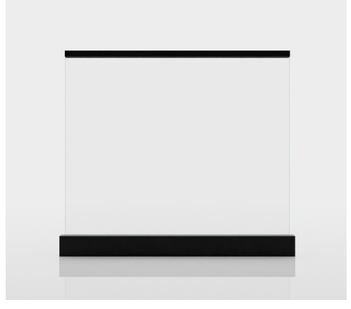
1.

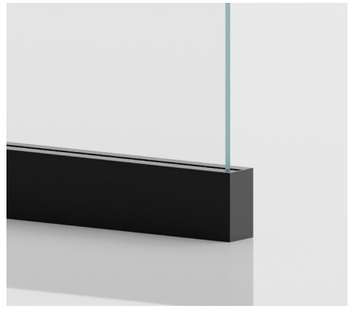
GLASS RAILING



Posts

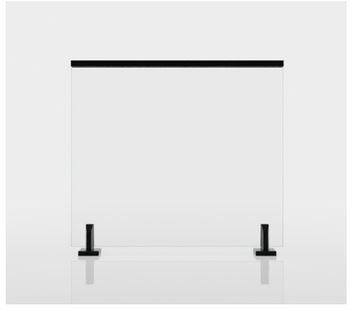
The industry standard.
Designed for simple strength.





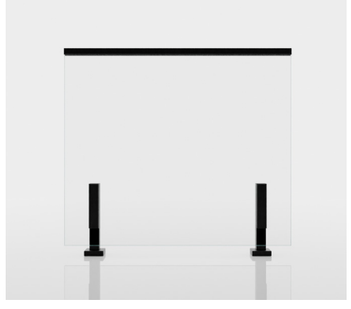
Base Rail

Strong yet sleek, emphasizing
horizontal lines and open views.



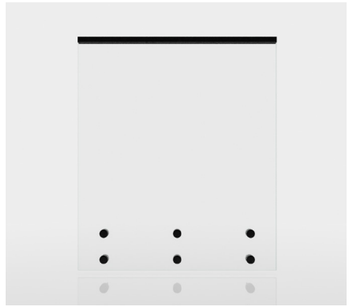
Talons

Effortless minimalism to maximize the
open feel of your space.



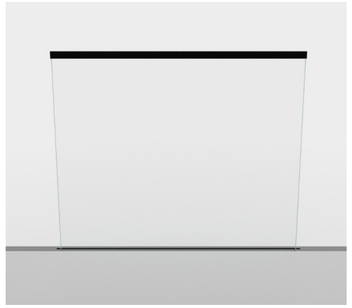
Ascend Talons

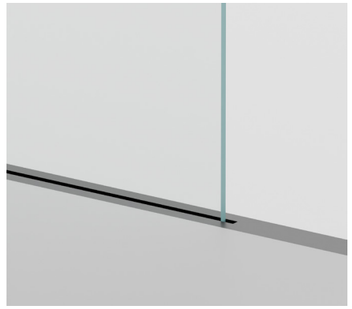
Where simplicity and versatility meet.
Designed to be paired with stairs.



Standoff Pins

Thoughtfully designed to contain your space and open up your view.





Recessed Base Rail

The pinnacle of hidden strength and unhindered sightlines.

1.

Bronze Tinted

Frosted Panels

1.

Solar Grey

MODERN TREADS

1.

A Step Above.

You know a Viewrail tread when you see one. Distinctive and modern, they bring natural wood tones and high-grade finishes that elevate any space.

Each tread is meticulously crafted in our U.S. facilities by expert artisans who take pride in every detail. Using advanced machinery, high-quality lumber, and furniture-grade finishes, our wood stair parts are built to stand the test of time.

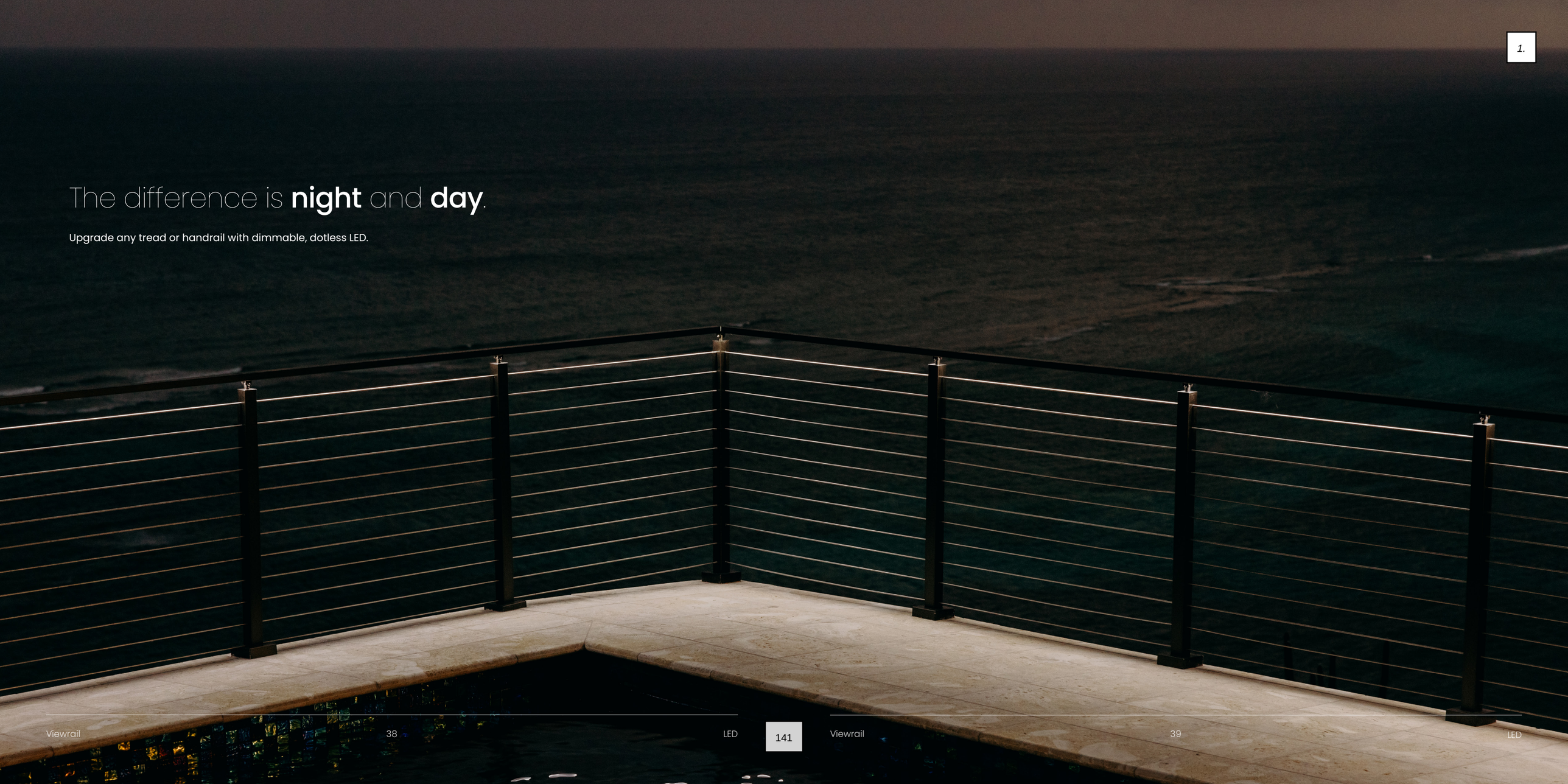
1.

1.

FLIGHT Mono

The difference is **night** and **day**.

Upgrade any tread or handrail with dimmable, dotless LED.



LED Treads

1.

LED Handrail

1.

In-House Engineering

At Viewrail, Project Managers oversee each project and coordinate with our engineering team, ensuring your project is on track and on vision, down to every last detail.

Manufacturing

Sustainable, just-in-time manufacturing in the heart of America produces nearly every one of our products from the smallest screw to the custom stringers that support our systems.

Delivery

From our facilities in Goshen, IN, packaged safely, and shipped right to your door, we care for every piece individually to ensure they arrive on time and in perfect condition.

Viewrail Certified Installation

Our nationwide network of local, Certified Installers go through extensive on-site training to become stair and railing installation experts. Forget lifting a finger. Get fast, safe, hassle-free installation, with an enhanced warranty coverage to back our certification.

1.

145

Matt Risinger

"Viewrail is bringing craftsmanship to job sites all over North America. A family-owned company with great values, they show up with everything you need to look like an amazing builder, just by taking advantage of their craftsmanship."

- Matt Risinger, host of The Build Show | 1M Subscribers on YouTube