

## **Compass Hotel Charrette– April 4, 2019**

### **Group #1**

- 1. What design elements of the proposed structure do you think are complementary to the area or what changes to the design would you recommend and why?**
  - Prefer a driftwood look or a light brown
  - No cupola – there are very few in Beaufort – why add one?
  - Sloped roof is more typical of Beaufort – Inlet Inn is a good example
  - Good porches
  - Porches are too square on the individual rooms
  - Colors would be better if toned down
  - Sound Attunation
- 2. Do the proposed construction materials match the surrounding area or what changes to the materials would you recommend and why?**
  - Prefer wood materials
  - No metal railings
- 3. Does the proposed height have a neutral impact, detract, or compliment the area and be specific?**
  - If the roof were sloped at 45' it may be ok otherwise keep it at 40'
  - If it looked more like a house then not so worried about the height – More architectural interest.
  - Keep it with the tree line
  - The flat roof detracts as it is too massive

### **Group #2**

**What design elements of the proposed structure do you think are complementary to the area or what changes to the design would you recommend and why?**

- Consensus was the hotel design does not fit with Beaufort style – feels institutional
- Porches look like standard hotel balconies – suggest giving them more of a porch feel
- Suggest using a softer color for the exterior
- Suggest more of a pitch to the roof rather than a flat roof
- The Compass Banner/Logo is too big
- A boutique hotel doesn't need to be cavernous
- Make the lobby ceiling shorter and lower the roof
- Inside colors are more Caribbean than Beaufort
- Suggest an interior color palette of classier navy & white nautical with grays/silver & a toned down soft teal
- Make the lobby more peaceful feeling
- The furniture has a modern feel and not a Beaufort feel – Use rocking chairs

- Add atriums & breezeways so you can see the water from the front of the building
- Bury the power lines

**Do the proposed construction materials match the surrounding area or what changes to the materials would you recommend and why?**

- Consensus that the current construction materials do not match
- Suggest more wooden-like materials to better fit in
- The shutters are ok
- Hardiboard is ok
- Prefer a different color – suggest a misty gray or blue to break-up all the white or tint
- Some of the group were ok with the white color
- Suggest adding more contrast to make the building look more like cottages rather than one large building
- Use softer colors that blend with Beaufort – not Caribbean colors

**Does the proposed height have a neutral impact, detract, or compliment the area and be specific?**

- Group voted unanimously 5-0 that the building height detracts from the area
- Stated this is the most important question and concerns that need to be addressed
- The height will block the view of steeples, trees, the courthouse etc when coming into town.
- Concerned about what kind of precedence raising the height limit would set for others along the water front. – A deep desire to protect the waterfront view
- Too domineering
- The mass/scale is too large
- Concerned about the future of the Town and other height requests – If we allow 44 now, how many others will ask for higher later?
- We support economic development but we want everyone to follow the existing rules.
- Supportive of the hotel but came because of concerns over the height
- We need a strong commercial community
- What is the definition of a boutique hotel?
- The current design & height request does not offer protection from blocked off water views
- At 40 feet, 4 participants were ok with the overall concept and 1 participant was a maybe. No one was completely against the hotel in general at this location.

## Group #3

**What design elements of the proposed structure do you think are complementary to the area or what changes to the design would you recommend and why?**

- Would like a large more residential building like the Inlet Inn with gable roofs and porches

**Do the proposed construction materials match the surrounding area or what changes to the materials would you recommend and why?**

**Does the proposed height have a neutral impact, detract, or compliment the area and be specific?**

- The height detracts
- Keep the current ordinance
- It's a slippery slope
- If you increase the height, you increase the scale

## **Group #4**

**What design elements of the proposed structure do you think are complementary to the area or what changes to the design would you recommend and why?**

### Positive Comments

- They like the porches and shutters
- Feel it is representative of existing designs in the area
- Like the lighter color schemes
- Prefer the shiplap materials
- Prefer to have some type of structure to baffle/direct any rooftop sound towards the water

### Negative Comments

- The large "Compass" design shown on the rendering was tacky
- Need to adjust design to look more like traditional Front Street residences

**Do the proposed construction materials match the surrounding area or what changes to the materials would you recommend and why?**

### Positive Comment

- Using the plywood for decking

### Concerns

- More consideration given to the lighting effects given the current design
- Ensuring the fixtures used are tasteful and nautical
- Architectural design of rooftop detracts from the style of the structure

**Does the proposed height have a neutral impact, detract, or compliment the area and be specific?**

### Concerns

- Concerned about precedence of raising the limit
- Town should set concept limits and maintain them for the long term
- Height appears to overshadow surrounding structures

- Structure itself will block the northbound view from Cedar Street
- Height doesn't really matter-the impact will be there, please just follow existing limits

#### Positive Comment

- Construction consistent with height of other commercial structures in the area (bridge, powerlines)

### ***Group 5 Discussion Notes (5 Residents)***

Question 1: What design elements of the proposed structures do you think are complementary to the area or what changes to the design would you recommend and why? (Design elements include balconies, windows & door openings, angles of exterior surfaces and scale of the structure.)

#### Complementary

- *Hardie Board Siding:* There seemed to be consensus that use of Hardie board siding was in keeping with the character of Beaufort. One member felt that the hotel should use an artisan type Hardie board rather than a grade that is not as thick.

There was mixed opinion regarding use of white for the siding. Some in the group felt that it fit the character of Beaufort while others felt that the use of so much white contributed to the cookie cutter appearance of the hotel.

#### Changes

- *Logo Change:* There was consensus that the large, blue background-based logo detracted from the building. In fact, one group member called it "tacky." It was suggested that the blue background be deleted leaving only a compass. Additionally, a compass affixed to the building constructed of stainless steel was suggested.
- *Siding Color:* Again, there was mixed opinion regarding incorporation of so much white into the exterior design. Some felt that that it fit the character of Beaufort while others felt that the sheer amount of white to be used only contributed to a lack of character.
- *Mixed opinion regarding shutters:* Some preferred having shutters but felt they should be at located on all sides of the building not just at select locations at the front. Those preferring shutters felt building was too austere without them and their addition would fit with the character of the area in which the hotel is proposed. Others did not think shutters would enhance the structure.
- *Replace Palm Trees:* There was consensus that the palm trees shown by the elevation views should be deleted in favor of vegetation typical to the area. One member remarked as follows: "This is Beaufort NC, not Beaufort SC."

#### Consensus Opinion

The group felt that the exterior appearance of the hotel had no character. One participant referred to it as a "formula hotel" that was "homogeneous."

Question 2: Do the proposed construction materials match the surrounding area or what changes to the materials would you recommend and why? (Examples include: "Siding should be wood rather than Hardie board" or; "I like the wood pickets for the balconies rather than the metal railings.")

#### Match the Surrounding Area

*Hardie Board Siding:* Again, there seemed to be consensus that use of Hardie board siding was in keeping with the character of Beaufort with one member suggesting the use of an artisan type Hardie board rather than a grade that is not as thick.

#### Changes

*Railing:* Some felt that pickets should be used for balcony railing in lieu of metal rails as they felt the pickets would be keeping with the character of Beaufort. Others in the group seemed to have no opinion regarding the railing.

#### Miscellaneous

The group felt that the elevation views provided were from a distance that made it difficult see the building details. They felt that renderings of the proposed building from closer perspectives would have been helpful.

Question 3: Does the proposed height have a neutral impact, detract, or complement the area and be specific?

*Detracts:* The consensus opinion was that the proposed height will detract. Reasons given for this opinion included:

- The height is not consistent with the character of Beaufort. If a text amendment is approved allowing an increase in height, it will be applicable to the rest of the zoning district in which the hotel is to be located. The group felt that this will in turn, result in loss of current vistas as other developments and redevelopments build to the increased height. As such, they preferred that the current character of the Town be preserved.
- The group felt that this was yet another request for an increase in allowable height. If this latest request is approved, they asked the rhetorical question: When do the requests for more and more end?

## Group #6

**What design elements of the proposed structure do you think are complementary to the area or what changes to the design would you recommend and why?**

- Do not like the Compass logo/banner on the building
- Do like the shutters; not thrilled about the color
- Would like more dimension; the current proposal looks too "boxy"
- Would like to see windows with panes

**Do the proposed construction materials match the surrounding area or what changes to the materials would you recommend and why?**

- Renderings were difficult to decipher in order to provide good feedback
- Lap board hardly plank
- Do not like cable railings on patios; would like picket railings

**Does the proposed height have a neutral impact, detract, or compliment the area and be specific?**

- 3/3 group members thought the proposed height would detract from the surrounding area given its proximity to residential neighborhood.
- General consensus was that the building would overshadow existing buildings in the area.

## Group #7

**What design elements of the proposed structure do you think are complementary to the area or what changes to the design would you recommend and why?**

- Suggest porch railings be horizontal & wooden or picket style
- Looks like a Hampton Inn outside
- Inside is the colors of a parrot and not a nautical boutique (doesn't appear upscale)
- Suggest using soft warm colors: blue, grey
- One person said they like it just fine

**Do the proposed construction materials match the surrounding area or what changes to the materials would you recommend and why?**

- The footprint is large and doesn't keep with a boutique hotel
- The logo colors are very Miami – Suggest a smaller logo
- Looks like a giant white box
- Use softer colors to blend with the natural preserves and beach/water area

**Does the proposed height have a neutral impact, detract, or compliment the area and be specific?**

- Detriment for that zone
- Direct flight pattern with a runway – Is this a FAA issue?
- No valid reason because the Town will end up giving in to all kinds of requests
- Relais & Chateau properties – look at their designs & theories behind their choices
- The height change would set a precedent and future businesses will ask for more
- Reduce the interior height
- Will it cut off the public park?
- Thank you to the Town for having an open session charrette and for trying.
- Thank you to the developers & architects as it does appear they are trying.

## Group #10

**What design elements of the proposed structure do you think are complementary to the area or what changes to the design would you recommend and why?**

- Suggest designing areas to compliment the current & future development of the Maritime Museum project
- Would like the balcony to look more like a porch with rocking chairs
- More windows
- Example: Carolina House in Pinehurst
- Approve of the shutters
- Outer elements need to look more historic – remove cupola & add a pitched roof
- Increase the rooftop capacity, but only have 3 floors. Eliminate 1 floor.
- Add a porch along the front of the building to extend to a pull through for cars
- Add a sculpture fountain at the front entrance
- Allow local artists to compete for incorporation into the design

**Do the proposed construction materials match the surrounding area or what changes to the materials would you recommend and why?**

- Consensus was the materials don't match
- Hardy plank is good
- It MUST be white with black shutters on the outside
- Suggest a grey metal pitched roof
- What is the frame made of? - It should be steel and/or concrete
- Could the balconies be made of trex ? – needs to look like wood – the shutters too

**Does the proposed height have a neutral impact, detract, or compliment the area and be specific?**

- **Neutral Impact – 2**
- **Detract – 5**
- **Compliment – 0**
- It should meet the standards and don't ask for a variance