



Town of Beaufort, NC

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Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, May 2, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Chair McCune called the May 2, 2023 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

Members Present: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

A quorum was declared with seven members present.

Staff Present: Kyle Garner, Town Attorney Jill Quattlebaum, and Laurel Anderson.

Agenda Approval

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

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Minutes Approval

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

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Items of Consent

Vice-Chair Flowers made the motion to approve the Orders for Case # 23-08 211 Moore Street, Case# 23-09 330 Front St, Case #23-10 214 Turner Street, Case #23-11 112 Orange St, and Case #23-12 614 Ann Street, and Member Hedrick made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker,

and Marissa Morris

Administration of Oaths

Chair McCune gave the Quasi-Judicial Statement and Secretary Anderson administered the Oath to Kyle Garner.

Quasi-Judicial Proceeding

1. Case #23-13; 201 Front Street – Covered Dock

Chair McCune introduced Case #23-13 and requested Town Attorney Quattlebaum clarify how the recently approved text amendment allowing dock coverings would apply to the historic district. Ms. Quattlebaum explained that the text amendment appeared to be in conflict with Guideline 8.7.2 pertaining to vistas but it could be understood that the Board of Commissioners (BOC) implicitly implied the structures would apply to the historic district, and the Board could ask for further clarification from the BOC. She stated that the Historic Preservation Commission could still apply all other guidelines if they chose to approve any requests for dock coverings.

Mr. Garner explained that the applicant wishes to install a roof over a portion of their dock at 201 Front Street, for a total of 16' x 16', and they had already received a CAMA permit as they were replacing the dock. He included the applicant's materials information as part of the record.

Member Hedrick asked Mr. Garner what areas were included in the text amendment request to the Board of Commissioners, and Mr. Garner explained that a reference map had been included in the request. He further explained that the Planning Board had unanimously recommended denial of the request and the Board of Commissioners had unanimously approved it. Mr. Garner asked that the reference map be included in the record and the Board asked the map to be emailed to them.

Secretary Anderson administered the Oath to the applicant, Annette Williamson, and Brian Fowler and Kim O'hara of Bogue Banks Marine Construction. Mr. Fowler stated that the pilings would be round and the wood would not be painted but instead treated, in answer to Vice-Chair Flowers' questions regarding the lack of information provided in the application. There was some confusion as to whether there would be railing on the dock as it was not included in the in the COA application or building permit. Ms. O'hara stated that the dock building permit had been approved and Mr. Garner clarified that their building permit did not include a railing. As the COA application was not complete with the railing information, Ms. Quattlebaum explained that the request could be tabled until the information was submitted. The applicants argued that the dock had already been approved and Mr. Garner went on record to state that the Town did not approve the railing as it was not included in the building permit.

Member Huckabee suggested that as the dock cover was a separate approval, the Board could vote on that and the railing could be submitted for a later meeting. Vice-Chair Flowers asked for clarification of the dock roof as that information was not detailed in the application and Mr. Fowler explained the proposed roof pitch.

Chair McCune stated that they had not discussed the larger issue of dock covers being allowed in the historic district. Member Hunsucker read the Guidelines pertaining to vistas and pointed out that views to and from the water are both paramount. Member Huckabee asked if they were discussing the vista as he felt the dock cover request in question would add charm and enhance the vista. Chair McCune suggested that the Board vote to either make a decision or table the matter and possibly obtain legal opinion.

Vice-Chair Flowers made the motion to table the application until information regarding the railing, an application for the railing, and legal opinion was obtained and Member Hunsucker made the second. Chair McCune took a vote which did not pass.

Voting yea: Vice-Chair John Flowers, Tammy Hunsucker

Voting nay: Chair McCune, Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Marissa Morris

Member Cummins discussed the fact that the Guidelines were written before the new text amendment and he felt that the photographic images shown in the packet were appropriate, but he would request the roof pitch be turned perpendicular to the road to lessen obstruction of views. Member Hedrick stated that in preparation for the meeting he had referred to Jack Dudley's "Beaufort" book and he felt that the

Chair McCune asked if there was any public comment or discussion, and hearing none

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-13 and Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-13, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Docks, Piers, and Boardwalks Guidelines 8.7.1 with the understanding that the recent text amendment to the LDO supersedes 8.7.2; with the condition that the ridge line be perpendicular to Front Street.

Member Morris made the second and Chair McCune took a vote.

Voting yea: Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Marissa Morris

Voting nay: Chair McCune, Vice-Chair John Flowers, Tammy Hunsucker

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-13.

Member Huckabee made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move 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 #23-13 be issued for the proposed work, to include the condition that the ridge line be perpendicular to Front Street.

Member Cummins made the second and Chair McCune took a vote.

Voting yea: Bradley Cummins, Bradley Hedrick, Ian Huckabee, and Marissa Morris

Voting nay: Chair McCune, Vice-Chair John Flowers, Tammy Hunsucker

Chair McCune then declared Case #23-13 closed, noting that the official Orders would be signed at the next meeting.

Mr. Garner requested that a Board member be appointed to review the railings application and Chair McCune suggested that Vice-Chair Flowers review the request.

2. Case #23-14; 229 Front Street – Parking & Fencing

Mr. Garner gave an overview of the application to replace the existing driveway with pervious pavers and install a Beaufort Style fence with a gate between the parking area and backyard. He noted that the house was a true historic home with a State Historical Marker identifying Mr. Henry, known as the Jacob Henry house.

Secretary Anderson administered the Oath to the applicant, Stephen Redhage. He stated the height of the fence would be 30" and described the arbor, noting that it was 16" deep.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-14 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #23-09, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Off Street Parking 8.5.7, Fences and Walls Guidelines 8.2.2, 8.2.3.

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

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-14.

Vice-Chair Flowers made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move 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 #23-14 be issued for the proposed work.

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

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Chair McCune then declared Case #23-14 closed, noting that the official Orders would be signed at the next meeting.

3. Case #23-15; 406 Ann Street – Roofing

Mr. Garner stated that the applicants wish to replace their existing roofing material with new architectural type shingles in the Max Def Georgetown Gray color and showed the Board the shingle samples supplied by the applicant. They requested replacing shingles on the main house, dining room addition and small side porch roof and replacing the metal roofing on the one-story addition and porch with fortified metal roofing.

Secretary Anderson administered the Oath to the applicant's contractor, Adolfo Rosales, President of A-D Metal Roofing. He stated that they would also be installing a fortified metal roof. Member Cummins asked if the existing metal roof over the dining room addition currently had a standing seam and Mr. Rosales stated that the existing metal roof was too rusted to fix or recoat and they were putting on a new fortified metal roof.

Mr. Rosales also explained that metal roofs were not hand-crimped any longer and there was a new system which replicated that look by utilizing a machine, hand tools, and a robot to run down the seams. Ridges could be hand-crimped but only on .032' aluminum but Galvalume was too hard and could not be hand-crimped.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-15 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-15, move that the Commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Roof Guidelines 6.1.3.

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

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-15.

Member Morris made a motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move 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 #23-15 be issued for the proposed work.

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

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Chair McCune then declared Case #23-15 closed.

Commission / Board Comments

- a. Member Cummins noted that metal roof ridges could be seamed according to Mr. Rosales' testimony and there was discussion on metal roofs.
- b. Chair McCune expressed her concern about the new dock cover text amendment especially as it pertained to the historic district.

Staff Comments

- a. Mr. Garner noted that the railing on the 201 Front Street dock had not been submitted or approved regardless of the applicants' statements.
- b. He also pointed out that applicants or other members of the public should not be interrupting or speaking out of turn.
- c. He updated the upcoming Cemetery Workshop information and noted that about 30 people had signed up for the workshop.
- d. He also stated that future COA applications would be complete or not accepted from applicants.
- e. Town Attorney Quattlebaum stated that as these were quasi-judicial proceedings no evidence could be submitted during the meetings such as cell phone photos that did not have the ability to be shared with the public. She also pointed out that if the public spoke out of turn or became argumentative the Chair or Acting Chair could call the meeting to order. Member Morris suggested a statement to the public before the meetings and Member Cummins also noted that the public needed to stand at the podium while speaking.
- f. Mr. Garner thanked the Board members for their time, dedication and impactful decisions and expressed his appreciation. Chair McCune responded and stated the Board's appreciation of Mr. Garner's hard work.

Adjourn

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

Voting yea: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and Marissa Morris

Chair McCune declared the May 2, 2023 meeting adjourned.

Chair, Joyce McCune

Board Secretary, Laurel Anderson