



Town of Beaufort, NC
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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, May 7, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Vice-Chair Hedrick called the May 7, 2024 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

Roll Call

Members Present: Vice-Chair Bradley Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Members Absent: Chair Joyce McCune, Tammy Hunsucker

A quorum was declared with five members present.

Staff Present: Kyle Garner, Town Attorney Jill Quattlebaum, Jason Brinson, Laurel Anderson

Agenda Approval

Member Cummins made the motion to approve the Agenda and Member Morris made the second. Vice-Chair Hedrick took a vote that was unanimously approved.

Voting yea: Vice-Chair Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Minutes Approval

Member Cummins made the motion to approve the March 5th, 2024 Minutes as presented and Member Morris made the second. Vice-Chair Hedrick took a vote that was unanimously approved.

Voting yea: Vice-Chair Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Administration of Oaths

Vice-Chair Hedrick introduced the two new Members Jonathan Haas and Jessica Sabiston and then gave the Quasi-Judicial Statement. Secretary Anderson administered the Oath to Kyle Garner.

Items of Consent

1. Approval of the Orders for 316 Moore Street, 129 Turner Street & 310 ½ Orange Street– Certificates of Appropriateness (COA)

Member Morris made the motion to approve the Items of Consent as presented and Member Cummins made the second. Vice-Chair Hedrick took a vote that was unanimously approved.

Voting yea: Vice-Chair Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Old Business

1. Case #23-34; 122 Queen Street – Two-Story Rear Addition

Vice-Chair Hedrick introduced Case #23-34 and asked if any Members needed to recuse themselves. Hearing none, he then asked for the Staff Report. Mr. Garner explained that in March of 2024 the item had been tabled so the staff could submit the addition proposal to the State Historic Preservation Office (SHPO) for their non-binding comments. He added that the applicant had submitted revised drawings based on comments and concerns from the previous Historic Preservation Commission (HPC) meeting. Mr. Garner had also been asked to research other COA's pertaining to the history of the house and he found one COA from 2010 when the rear portion of the house had caught on fire and the roof, siding, and windows are new from the time of the fire.

Mr. Garner then showed the revised northern elevation and requested that it be included as part of the record. The original proposed straight roofline now contains a dormer as well as corner boards and other elements. In conclusion, the applicant did take the Board's comments and make revisions to the original submitted plans.

Member Cummins asked the extent of the 2010 fire and Mr. Garner stated that the total back of the structure as it is today was the area that had caught on fire.

Secretary Anderson administered the Oath to the applicants, Jay Horton and Ryan Edwards of Filter Design Studio. Mr. Horton explained that he and Mr. Edwards had listened to the Board at the March meeting and had incorporated as many of those ideas as possible and incorporated the character of the cottage style.

Member Cummins commended their compromise and noted the letter from the SHPO supporting the HPC's original comments and concerns. He asked about the outdoor chimney and the proximity with the rear addition and Mr. Horton stated that the chimney was gas and would not increase in size and may be removed.

Vice-Chair Hedrick also commended the revised elevation and roofline and stated that he was not in attendance at the March 5th meeting and asked if any other items regarding the proposal had been approved. Member Cummins stated that the entire item had been tabled. Vice-Chair Hedrick asked if the Board had any other questions or concerns had been raised at the previous meeting and Member Cummins noted that the main concern was the northern elevation with the massing. Vice-Chair Hedrick also discussed the replication of the scroll-work on the side porch but agreed that it was it was allowed.

Vice-Chair Hedrick asked if there were any other parties with standing and there were none.

Secretary Anderson administered the Oath to Kevin McHugh, 124 Queen Street. Mr. McHugh stated that he lives north of 122 Queen Street and asked about rainwater sheathing from the roofline onto his property as the properties are so close. Mr. Horton stated that if there were problems they would do their best to mitigate the issues and Mr. McHugh reiterated that the building expansion may necessitate the need for French drains or another type of drainage system. Mr. McHugh then requested that the mature vines on his fence be protected and preserved during the demolition and construction process. Mr. Horton stated that they would be involved during the construction process and Vice-Chair Hedrick reminded him that part of the COA application is to maintain existing vegetation.

Vice-Chair Hedrick asked for a motion for a Finding of Fact for Case #23-34. Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-34, 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: Additions to Historic Buildings Guidelines 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.5, 7.8.6, 7.8.7, 7.8.8, 7.8.9; Roof Guidelines 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 6.1.8, 6.1.9, 6.1.10, 6.1.11; Wood Siding, Trim, and Ornament Guidelines 6.2.1, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6, 6.2.7, 6.2.8, 6.2.9, 6.2.10, 6.2.11, 6.2.12, 6.2.13, 6.2.14; Brickwork and Masonry Guidelines 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, 6.3.8, 6.3.9; Window and Door Guidelines 6.4.1, 6.4.2, 6.4.3, 6.4.4, 6.4.5, 6.4.6, 6.4.7, 6.4.8, 6.4.9, 6.4.10, 6.4.11; Porches and Entrances Guidelines 6.5.1, 6.5.2, 6.5.3, 6.5.4, 6.5.5, 6.5.6, 6.5.7, 6.5.8, 6.5.10; Foundations Guidelines 6.6.1, 6.6.2, 6.6.7, 6.6.10; Paint and Exterior Colors Guidelines 6.7.1, 6.7.2, 6.7.3, 6.7.4; Accessibility and Life Safety Guidelines 6.8.2; Landscaping Guidelines 8.1.1, 8.1.2, 8.1.3, 8.1.5, 8.1.6, 8.1.7, 8.1.8, 8.1.9, 8.1.10, 8.1.11, 8.1.12, 8.1.13, 8.1.14; Outside Utilities Guidelines 8.3.1, 8.3.2, 8.3.3, 8.3.4, 8.3.5, 8.3.6, 8.3.7; Exterior Lighting Guidelines 8.4.1, 8.4.2, 8.4.3, 8.4.4, 8.4.5.

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

Voting yea: Vice-Chair Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Vice-Chair Hedrick then asked for a motion for a Certificate of Appropriateness for Case #23-34.

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 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 #23-34 be issued for the proposed work.

Member Haas made the second. Vice-Chair Hedrick took a vote that was unanimously approved.

Voting yea: Vice-Chair Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Vice-Chair then declared Case #23-34 closed and notified the applicant the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

Mr. Garner stated for the record that the motions voted on and approved were for the revised plans brought before the Board that evening and Vice-Chair Hedrick stated that they were.

New Business

1. Case #24-05; 112 Moore Street – Landscaping, Parking, Wall, Fencing

Vice-Chair Hedrick introduced Case #24-05 and asked if any members needed to recuse themselves and hearing none, he asked for the Staff Report. Mr. Garner noted that the applicant's landscaping contractor had come before the HPC in January of 2024 for the same property and was now returning with some additional work to include installing landscaping, adding a brick runner driveway and sidewalk, and a retaining wall in the front yard on the southern side of the house and to repair fencing.

Secretary Anderson administered the Oath to the applicant, Charles Haskins of Heritage Designs.

Member Cummins asked Mr. Haskins if the small retaining wall would end at the fence and Mr. Haskins agreed and stated it would be there more to protect the grade for water runoff.

Vice-Chair Hedrick asked if there were any parties with standing, and hearing none and no further questions, asked for a motion for a Finding of Fact for Case #24-05. Member Morris made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #24-05, move

that the Commission conclude that the pending application meets the following design standards. Design Guidelines for the Beaufort Historic District and Landmarks: Landscaping Guidelines 8.1.1, 8.1.2, 8.1.3, 8.1.4, 8.1.5, 8.1.9, 8.1.10, 8.1.11; Fences and Walls Guidelines 8.2.1, 8.2.4; Off-Street Parking Guidelines 8.5.1, 8.5.2, 8.5.3, 8.5.7.

Member Cummins made the second. Vice-Chair Hedrick took a vote that was unanimously approved.

Voting yea: Vice-Chair Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Vice-Chair Hedrick then asked for a motion for a Certificate of Appropriateness for Case #24-05.

Member Haas 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 #24-05 be issued for the proposed work.

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

Voting yea: Vice-Chair Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Vice-Chair Hedrick then declared Case #24-05 closed and notified Mr. Haskins that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

2. Case #24-11; 116 Queen Street – New Single-Family Home

Vice-Chair Hedrick introduced Case #24-11 and asked if any members needed to recuse themselves and hearing none, he asked for the Staff Report. Mr. Garner explained that the applicants, Stan and Christine Lamb of the Pecan Tree Inn, were requesting to construct a new single-family home on an undeveloped portion of the Pecan Tree Inn property. He noted that the existing is a flag-shaped lot and the Lamb's had acquired a small interior lot to add onto their existing property. Mr. Garner also added that the materials list included smooth siding for the fiber cement siding and the height of the proposed house was 32 feet. He also noted that the house would be sited almost 200 feet away from Queen Street.

Member Cummins asked if the dwelling would be considered an accessory building and Mr. Garner responded that as the business was classified as a bed and breakfast it would be considered an extension as the owners need to live on the property.

Secretary Anderson administered the Oath to the applicant and his building contractor, Stanley Lamb of Pecan Tree Inn and Eric Cooper of JC Jackson Homes.

Member Cummins noted that the design of the house was charming and asked about the foundation and shutters.

Vice-Chair Hedrick asked about the siting on the lot, the paint colors, and the date brick.

Member Cummins requested clarification about the windows and Mr. Cooper stated that they were not grille-between-glass but would be simulated divided lite grilles. Member Cummins noted the differing grid lines on the north and south lines but stated it is a new construction and cannot be seen from the street. He also noted the railings with square wood brackets.

Hearing no further questions, Vice-Chair Hedrick asked for a motion for a Finding of Fact for Case #24-11. Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #24-11, move that the Commission concludes that the pending application meets the following design standards. Design Guidelines for the Beaufort Historic District and Landmarks: Building Placement 7.1.1, 7.1.2, 7.1.3, 7.1.4; Building Height and Scale 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5; Materials 7.3.1, 7.3.2, 7.3.3; Details 7.4.1, 7.4.2; Texture and Color 7.5.1; Form and Rhythm 7.6.1, 7.6.2, 7.6.3;

Landscaping 7.7.1; Off-Street Parking Guidelines 8.5.1, 8.5.2, 8.5.3, 8.5.4, 8.5.6, 8.5.7; Outside Utilities Guidelines 8.3.1, 8.3.6; Exterior Lighting Guidelines 8.4.1, 8.4.2, 8.4.3; Landscaping Guidelines 8.1.2, 8.1.5, 8.1.7, 8.1.8, 8.1.12, 8.1.13.

Member Morris made the second. Vice-Chair Hedrick took a vote that was unanimously approved.

Voting yea: Vice-Chair Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Vice-Chair Hedrick then asked for a motion for a Certificate of Appropriateness for Case #24-11.

Member Cummins 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 #24-11 be issued for the proposed work.

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

Voting yea: Vice-Chair Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Vice-Chair Hedrick then declared Case #24-11 closed and notified Mr. Lamb that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

3. Case #24-12 523 Front Street - Signage

Vice-Chair Hedrick introduced Case #24-12 and asked for the Staff Report. Mr. Garner explained that the applicant requested to install one wall sign totaling 10.00 sq. ft. (30" X 48') for the new Sea Bags business at 523 Front Street. He noted the sign would be made of cedar with Sea Bags' navy blue & white colors, and the property has 35 feet of frontage which would allow for up to 70 square feet of total signage.

Secretary Anderson administered the Oath to the applicant, Alex Landry, store manager at Sea Bags.

Ms. Landry thanked the Board for hearing their application.

Vice-Chair Hedrick asked if there were any parties with standing, and hearing none and no further questions, asked for a motion for a Finding of Fact for Case #24-12. Member Morris made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #24-12, move that the Commission concludes that the pending application meets the following design standards. Design Guidelines for the Beaufort Historic District and Landmarks: Signage Guidelines 8.6.1, 8.6.2, 8.6.3, 8.6.5.

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

Voting yea: Vice-Chair Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Vice-Chair Hedrick then asked for a motion for a Certificate of Appropriateness for Case #24-12.

Member Cummins 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 #24-12 be issued for the proposed work.

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

Voting yea: Vice-Chair Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Vice-Chair Hedrick then declared Case #24-12 closed and notified Ms. Landry that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

4. Case #24-13 112 Gallants Lane – Porch Addition

Vice-Chair Hedrick introduced Case #24-13 and asked for the Staff Report. Mr. Garner explained that the applicants, Mr. Vic and Mrs. Patricia Moore, request to construct a porch addition with a metal roof at 112 Gallants Lane.

Member Morris asked for clarification that the request is for a porch addition and a metal roof and Mr. Garner stated that it was.

Secretary Anderson administered the Oath to the applicant Vic Moore. Mr. Moore explained that the houses were built in 2005 and there was an agreement that all the houses had to have the same footprint, and rooflines and porch structure varied to change the appearances. The houses face due west and Mr. Moore further explained he wanted to extend his front porch to block the sun and rain. The new metal roof would be below the profile of the extension of the porch. The design is similar to historic homes in the district.

Member Cummins asked about the pitch and Mr. Moore explained it would not be visible from the street and the water would run off the ends of the house into a gutter system which goes into an enviro chamber to collect the runoff.

Hearing no further questions, Vice-Chair Hedrick asked for a motion for a Finding of Fact for Case #24-13. Member Morris made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #24-13, move that the Commission conclude that the pending application meets the following design standards. Design Guidelines for the Beaufort Historic District and Landmarks: Additions to Historic Buildings Guidelines 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.10; Roof Guidelines 6.1.3, 6.1.9.

Member Haas made the second. Vice-Chair Hedrick took a vote that was unanimously approved.

Voting yea: Vice-Chair Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Vice-Chair Hedrick then asked for a motion for a Certificate of Appropriateness for Case #24-13.

Member Haas 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 #24-31 be issued for the proposed work.

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

Voting yea: Vice-Chair Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Commission / Board Comments

- a. The Board welcomed new Members Jonathan Haas and Jessica Sabiston. Member Sabiston noted her appreciation of the history provided in the staff reports for the applications.
- b. Vice-Chair Hedrick thanked the Staff and others involved in the 50th anniversary celebration for the historic district in April and noted how well it was attended by the public. He also shared an invitation to the Members from Ann Street United Methodist Church to celebrate the dedication and blessing of the labyrinth which the HPC had approved in January 2024.

Staff Comments

- a. Mr. Garner reminded the Commission about the upcoming Certified Local Government training given by the State Historic Preservation Office.
- b. Mr. Garner also asked the Members to review the draft Standards and include the Resiliency framework.
- c. He also thanked Town Attorney Ms. Quattlebaum for the verbiage in the script that the Chair, Vice-Chair, and the Board follow during the meetings.

Adjourn

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

Voting yea: Vice-Chair Hedrick, Bradley Cummins, Jonathan Haas, Marissa Morris, Jessica Sabiston

Vice-Chair Hedrick declared the May 7th, 2024 meeting adjourned at 7:41 p.m.

Chair, Joyce McCune

Board Secretary, Laurel Anderson