



Town of Beaufort, NC
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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, October 4, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the October 4, 2022 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

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

Members Absent: Bradley Cummins

A quorum was declared with six members present.

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

Agenda Approval

Member Huckabee made the motion to amend the Agenda to move Case #22-15 from New Business to Old Business and Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.

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

Minutes Approval

1. HPC Draft Minutes for 9.6.22

Vice-Chair Flowers made the motion to amend the Minutes to replace Town Attorney Arey Grady with Town Attorney Jill Quattlebaum under Roll Call and Member Stephens made the second. Chair McCune took a vote that was unanimous.

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

Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner. Chair McCune then read the quasi-judicial statement.

Items of Consent

Member Stephens made the motion to approve the Orders for 105 Front St, 204 Turner St, 308 Ann St, and 300 Ann St and Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.

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

Old Business

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

Secretary Anderson administered the Oath to the applicant, Jay Horton, Filter Design Studio.

Chair McCune introduced Case #22-15 and Mr. Garner stated that Mr. Horton had re-submitted the drawings for the courtyard and fence at 411 Front Street. Mr. Horton explained that they had responded to the Board's concerns while dealing with topography issues and had engineered the interior of the courtyard to match the finished floor of the building for handicap accessibility, and also had brought the wall from 30" to a maximum height of one foot six inches while attempting to keep the fence aesthetically pleasing.

Member Huckabee asked if there were steps from the building to the courtyard, and Mr. Horton explained that there were no steps and there was a slope of 2% to the west.

Member Hedrick asked if there were lights on the fence and Mr. Horton stated that the lights had been removed so the fence panels would be below 4 feet.

Chair McCune asked about the highest point of the fence on the sidewalk and Mr. Horton stated that the highest area was the southwest corner which is 5' 5".

Member Flowers stated that the plan looked good and a planter could possibly be added to be level with the wall.

Member Stephens expressed concern about the height of the fence and Mr. Horton explained that he was trying to aesthetically define the courtyard space while dealing with the landscape grade. Member Stephens then asked why the metal part of the fence needed to be so high and suggested lowering the foundation wall.

Member Hunsucker requested the guideline grade allowance, and with Member Hedrick's help finding it, Chair McCune read Fence Guideline 8.2.4 which states "Historic retaining walls should be preserved. new low walls are appropriate only where a sharp change in grade exists, and shall not exceed a height of two (2) feet. Such walls should be constructed of brick or concrete block covered with a true sand-finish stucco." She stated that the building is in the commercial district and the Board was also charged with congruity and the aesthetics of appearance.

Member Flowers noted that a fence height of 42" is required as it is a commercial building.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-15 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #21-15, 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: Landscaping 8.1.1, 8.1.2; Fences and Walls 8.2.2, 8.2.3, 8.2.7, Storefront 6.9.1, 6.9.4, 6.9.6.

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

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

Voting nay: Member Hunsucker, Member Stephens

Chair McCune then asked for a motion for a Certificate of Appropriateness (COA) for Case #21-15.

Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: That the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for case #21-15 be issued for the proposed work.

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

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

Chair McCune then declared Case #22-15 closed.

New Business

1. Case #22-25 525 Front Street - Signage

Chair McCune introduced Case #22-25 and the following applicant was sworn in:

Korey Bernauer, 104 Olga Road, Beaufort; representing Blue Treasure LLC

Mr. Garner explained that the applicant wished to remove the existing wooden sign and replace with a new high density urethane sign. The new sign will be the exact size and colors from the existing sign. In 2012, the building was approved for 40 square feet of attached signage (Case #12-01). The site has 33 feet of frontage which allows 66 square feet of total signage, and in 2017 the Applicant applied for 37.89 square feet of attached signage which is less than what was approved in 2012.

Member Stephens asked if the sign total square footage formula included all script on the building, and Mr. Garner stated that it was all included in the total. Member Hunsucker asked if the material sample was the requested color and Mr. Garner responded that the color sample was included in the packet.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-58 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-25, 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: Signage 8.6.1, 8.6.2, 8.6.3, 8.6.5.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #22-25.

Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: That the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for case #22-25 be issued for the proposed work.

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

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

Chair McCune then declared Case #22-25 closed.

2. Case #22-26; 122 Front Street – Off-Street Parking

Chair McCune introduced Case #22-26 and asked if any Members needed to recuse themselves. Member Huckabee stated that he had received a phone call from the applicant asking about the process, at which time he directed her to the website and sent her a link to the guidelines. Chair McCune stated that did not seem to be an issue to cause recusal.

Secretary Anderson administered the Oath to the applicant's representative, Robert McCall.

Mr. Garner explained that the applicant wished to install turf stone as a parking surface for 122 Front Street and reminded the Board that Mrs. Williamson had come before them at the last month's meeting to ask guidance on the turf stone she already had installed, and had followed their instructions to submit a COA application.

Vice-Chair Flowers read part of Off-Street Parking guideline 8.5.7 and asked if Mr. McCall had any pictures of similar driveways on surrounding blocks or streets, and Mr. McCall stated that he did not. Vice-Chair Flowers then stated that this was not a traditional driveway for Beaufort and there were no similar driveways in the historic district.

Member Stephens asked what grass would be planted and Mr. McCall stated that zoysia would be planted and would cover the whole concrete pad.

Chair McCune said that she understood Vice-Chair Flowers' concerns but because of the home's location a pervious surface was a good argument for that type of driveway. Member Huckabee stated that it depended on the type of stone used as to whether it was and would remain permeable, and the design standards encouraged permeable paving.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-26 and Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-26, 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.

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

Voting yea: Chair McCune, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens

Voting nay: Vice-Chair John Flowers

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #22-26.

Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: That the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for case #22-26 be issued for the proposed work.

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

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

Chair McCune then declared Case #22-26 closed. Mr. Garner stated that the stop-work order would be removed from the project and work could continue.

3. Case #22-27; 305 Front Street – Window Replacement

Chair McCune introduced Case #22-27 and the following applicant was sworn in:

Lauren Ascencios, 305 Front Street

Mr. Garner explained that the applicant wished to install new windows facing Front Street and they had provided the types of proposed windows with descriptions and included windows found in similar properties.

Member Hedrick said that Ruth Little's survey stated that very little of the original 18th century exterior appeared to be existing and asked how old the current windows were. Mr. Garner stated that the oldest window appeared to be the top window, and the others appeared to be at least 12-14 years old, and when the home was operating as a restaurant the windows were more of a commercial grade.

Ms. Ascencios then brought a sample window forward to show the Board and explained that the existing windows were from four different eras, dry-rotted, some were cracked, and that the new windows would be uniform and consistent.

Vice-Chair Flowers asked if the windowsills and trimwork would be installed per guidelines and Ms. Ascencios stated that she wanted the windows to look historic, and Chair McCune pointed out the labor quote for the windows included removing and replacing the windows and trimming the interior and exterior with like kind, retaining historic requirements.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-27 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-27, 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: Window and Door 6.4.1, 6.4.2, 6.4.3, 6.4.5, 6.4.6, and 6.4.7.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #22-27.

Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: That the proposed project is not incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for Case #22-27 be issued for the proposed work.

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

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

Chair McCune then declared Case #22-27 closed.

Commission / Board Comments

- a. Member Stephens discussed the quasi-judicial procedure and reporting issues of non-compliance of approved COA's and asked the Town Attorney how other board members would be notified of those issues. Ms. Quattlebaum explained that there was no requirement to inform the Board of non-compliance issues as the Town handled code enforcement. Mr. Garner asked Ms. Quattlebaum to explain the code enforcement process and she explained the procedure to the Board.

- b. Vice-Chair Flowers requested copies of Minor Works permits and to ensure those projects are consistent with current guidelines. There was Board discussion regarding requiring projects with existing out of compliance materials to be brought into compliance.
- c. Chair McCune suggested requiring COA applications for metal roofs to show the entire roof and materials to ensure it would be in compliance. Vice-Chair Flowers updated the Board with the guidance from the State Historic Preservation Office's (SHPO) workshop, including differentiating between existing historic homes and new construction.

Staff Comments

- a. Mr. Garner stated that SHPO staff had toured the Old Burying Ground and observed the landscape remediation and the previously unknown graves that had been uncovered when the shrubs were cut back. He also informed the Board that SHPO has offered to return and give a cemetery workshop in Beaufort, possibly in late winter or early spring.
- b. He also notified the Board of a code enforcement issue on Moore Street.
- c. The National Park Service has released plans for historic structures and resiliency and the new language will be merged with the draft guidelines.
- d. At the SHPO workshop, Mr. John Wood stated that HPC's can make requests for guidance to SHPO and a non-legally binding review will be completed within 30 days.

Adjourn

Chair McCune asked for a motion to adjourn the meeting.

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

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

Chair McCune declared the October 4, 2022 meeting adjourned.

Chair, Joyce McCune

Board Secretary, Laurel Anderson