



Town of Beaufort, NC

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Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, February 7, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Chair McCune called the February 7, 2023 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

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

A quorum was declared with seven members present.

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

Agenda Approval

Chair McCune recommended that the Election of Officers be removed from the Agenda and moved to the March Agenda as new members may be joining the Board and noted that the current officers would remain in their positions until the new election.

Member Stephens made the motion to remove the Election of Officers from the Agenda. Member Cummins made the second and Chair McCune took a vote that was unanimously approved.

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

Minutes Approval

1. HPC Draft Minutes for 1.3.23

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

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

Administration of Oaths

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

Items of Consent

Vice-Chair Flowers made the motion to approve the Orders for Case # 22-32 615 Ann Street, Case # 22-36 305 Moore Street, and Case # 22-37 510 Ann Street, and Member Hedrick made the second. Chair McCune took a vote that was unanimously approved.

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

Old Business

1. Case #22-22; 211 Broad Street – Raising Existing Structure with New Steps and Chimney Work

Chair McCune introduced Case #22-22 and asked if any Members needed to recuse themselves. Hearing none, she asked Mr. Garner for the Staff Report. Mr. Garner explained that in August of 2022 the Commission tabled this item until the applicant could provide information from a structural engineer as to the need for elevating the structure to 24 inches above current elevation. The engineer has supplied a letter of their findings and was attending the meeting to answer any questions.

Secretary Anderson then administered the Oath to Chase Cullipher, NC licensed engineer at the Cullipher Group. Mr. Cullipher explained the structural needs and his recommendation to raise the house slightly above grade to allow for crawl space.

Secretary Anderson administered the Oath to Donald and Elizabeth Patterson, owners of 211 Broad Street. Vice-Chair Flowers requested the handrails to match the existing ones on the porch. After further discussion Chair McCune reminded the Board that the current application only referred to raising the structure, new steps, and chimney work. Mrs. Patterson explained that the house had been her mother's home, the garden was very small, and there would be no change to the current landscaping.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-22 and Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-22, 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: Brickwork and Masonry Guidelines 6.3.1, 6.3.8; Foundations Guidelines 6.6.4, 6.6.5, 6.6.6, 6.6.9; Porches and Entrances Guidelines 6.5.7.

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

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

Chair McCune then asked for a motion to approve a Certificate of Appropriateness (COA) for Case #22-22.

Member Huckabee 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 #22-22 be issued for the proposed work.

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

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

Chair McCune explained the Commission would issue the COA at the next meeting and then declared Case #22-22 closed.

New Business

1. Case #22-35; 211 Orange Street – – Driveway, Landscaping & Landscape Lighting

Chair McCune introduced Case #22-35 and asked if any Members needed to recuse themselves. Hearing none, she asked Mr. Garner for the Staff Report. Mr. Garner explained that the applicant wishes to install pavers for their driveway and install new landscaping with lighting within the landscaping. He showed paver samples for the proposed project.

Secretary Anderson administered the Oath to the applicant's landscape contractor, Shawn Sazama. Member Huckabee asked if the driveway would be made wider and Mr. Sazama explained that it would be for safety reasons. Vice-Chair Flowers noted that landscape lighting needed to be directed downward per the guidelines.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-35 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-35, 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 Guidelines 8.5.5, 8.5.7; Landscaping Guidelines 8.1.4, 8.1.5, 8.1.6, 8.1.7, 8.1.10; Exterior Lighting Guidelines 8.4.4, 8.4.5.

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

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

Chair McCune then asked for a motion to approve a Certificate of Appropriateness (COA) for Case #22-35.

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 #22-35 be issued for the proposed work.

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

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

Chair McCune explained the Commission would issue the COA at the next meeting and then declared Case #22-35 closed.

2. Case #22-34; 201 Front Street – Fence

Chair McCune introduced Case #22-34 and asked if any Members needed to recuse themselves. Hearing none, she asked Mr. Garner for the Staff Report. Mr. Garner explained that the item had been tabled last month but the applicant's agent was present to answer any questions, and the applicant was requesting to move the existing Beaufort style fence along the Moore Street side retaining the size, height, picket style and color of the existing fence. Member Huckabee asked if there was currently a fence along Moore St and Mr. Garner explained that there was and the new fence would be inset back further from the sidewalk.

Secretary Anderson administered the Oath to the applicant's contractor, Trevor Harris. Vice-Chair Flowers asked about the arbor and Mr. Harris explained that the arbor would remain. Chair McCune verified the height of the fence.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #22-34 and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-34, 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: Fences and Walls Guidelines 8.2.1, 8.2.2, 8.2.3.

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

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

Chair McCune then asked for a motion to approve a Certificate of Appropriateness (COA) for Case #22-34.

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 #22-34 be issued for the proposed work.

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

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

Chair McCune explained that the Commission would issue the COA at the next meeting and then declared Case #22-34 closed.

3. Case # 22-16 121 Turner Street – Signage

Chair McCune introduced Case #22-16 and asked if there was anyone to represent the applicant.

There being no representation she asked for a motion to table the application. Member Huckabee made a motion to table the application until the next meeting and Member Stephens made the second. Chair McCune took a vote that was unanimously approved.

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

Chair McCune then declared Case #22-16 closed.

4. Case #23-01; 521 Front Street – Signage

Chair McCune introduced Case #23-01 and asked Mr. Garner to give the Staff Report. Mr. Garner explained that the applicant wishes to install a 20 sq. ft. metal sign to replace the existing sign on the awning. He added that the applicant would speak regarding the plants and gas heaters that were encroaching on Town property and if not removed the Town would pursue code violation policies. Mr. Garner explained that the COA application and the code violation were two separate issues.

Member Huckabee asked if the metal sign on the awning would cover the existing sign, and Mr. Garner stated that was the applicant's request. Member Stephens asked if building codes covered building signs especially for high winds, and Mr. Garner responded that all signs over a certain square footage must have engineering drawings and rated for 150 mph winds. Member Hedrick clarified that the sign area was within the acceptable footage.

Secretary Anderson administered the Oath to the applicant, Andrea Alvarez, manager of Mezcalito Restaurant. Ms. Alvarez explained the existing sign lettering would be covered by the new metal sign. She also stated that she would have the plants and gas heaters removed.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-01 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-01, 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 Guidelines 8.6.1, 8.6.2, 8.6.3, 8.6.5.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-01.

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 #23-01 be issued for the proposed work, with the following conditions: that the trim on the new door to be installed will match the existing door, and the new door will match the existing door.

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

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

Chair McCune explained that the Commission would issue the COA at the next meeting and then declared Case #23-01 closed.

5. Case # 23-02 300 Front Street Unit 3 - New Sign

Chair McCune introduced Case #23-02 and asked Mr. Garner to give the Staff Report. He stated that the applicant was requesting new signage with the following dimensions: hanging signage of 10.6 sq. ft., attached signage on east side of building of 16 sq. ft. & above window signage equaling 5 sq. ft., with a total of 31.6 sq. ft. Mr. Garner explained that the proposed signage is to replace the Beaufort Olive Oil business hanging sign (6.9 sq. ft) as well as the attached window sign of 6.9 sq. ft. This property has 85 feet of street frontage which would permit up to 170 square feet of total signage per the Land Development Ordinance (LDO), and Front Street Taco (COA 2022) has 30.63 sq. ft and Beaufort Yacht Sales has 28 sq. ft. Total signage for the entire building is 58.63 sq. ft of the 170 allowed.

Secretary Anderson administered the Oath to the applicant's representative, Rhonda Davis. There was discussion regarding where the signs would be hung.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-02 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-02, 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 Guidelines 8.6.1, 8.6.2, 8.6.3, 8.6.5.

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

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

Abstaining from vote: Tammy Hunsucker

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-02.

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 #23-02 be issued for the proposed work, with the following conditions: that the blade sign will be 32" x 48" and the sign on the east side of the building will be 24" x 96".

Vice-Chair Flowers made the second and Chair McCune took a vote.

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

Abstaining from vote: Tammy Hunsucker

Chair McCune explained that the Commission would issue the COA at the next meeting and then declared Case #23-02 closed.

Commission / Board Comments

Member Stephens questioned Signage Guideline 8.6.1 in reference to internal signage and neon signage for businesses, and Chair McCune addressed public murals and public art.

Staff Comments

Mr. Garner stated that Preservation NC may consider hosting a conference in Beaufort in the fall.

Adjourn

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

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

Chair McCune declared the February 7, 2023 meeting adjourned.

Chair, Joyce McCune

Board Secretary, Laurel Anderson