



Town of Beaufort, NC

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Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, August 2, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Chair McCune called the August 2, 2022 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

Members Present: Chair McCune, Vice-Chair John Flowers, Bradley Cummins, and Tammy Hunsucker

Members Absent: Bradley Hedrick, Ian Huckabee, and John Stephens

A quorum was declared with four members present.

Staff Present: Kyle Garner, Town Attorney Arey Grady, and Laurel Anderson.

Agenda Approval

Chair McCune asked if there were any changes to the Agenda and noted that Case# 22-22 needed to be removed from that night's agenda due to a medical emergency.

Vice-Chair Flowers made the motion to amend the Agenda to table Case# 22-22 and Member Cummins made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hunsucker

Chair McCune then asked for a motion to accept the amended agenda.

Member Cummins made the motion to amend the Agenda and table Case# 22-22 and Member Hunsucker made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hunsucker

Minutes Approval

1. HPC Draft Minutes for 7.5.22

Chair McCune asked if there were any changes or corrections to the July 5, 2022 meeting minutes. Hearing none, she asked for a motion to accept the minutes as written.

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

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hunsucker

Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner and the following applicant:

Richard Mountcastle, 12121 Castle Ridge Rd, Raleigh; also 300 Ann St, Beaufort

Items of Consent

1. Approval of the Orders for 113 Front Street and 608 Broad Street – Certificates of Appropriateness

Vice-Chair Flowers made the motion to recommend approval of the Orders for #22-19 and #22-20 and Member Cummins made the second. Chair McCune took a vote that was unanimous.

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hunsucker

New Business

1. Case #22-21 300 Ann Street – Replace Existing Concrete Drive with Brick Pavers

Chair McCune introduced Case #22-21 and Mr. Garner gave an overview of the request to remove the existing concrete and replace it with brick pavers and stated that the driveway is actually located on Orange Street. He further stated that Mr. Mountcastle had provided a brick sample and photos of the proposed project.

Chair McCune then asked the applicant if he had anything to add. Mr. Mountcastle submitted an updated brick sample as his first choice was now difficult to get. The new brick sample name is English Edge Autumn.

Vice-Chair Flowers asked if the applicant would be updating the walkway with the new bricks and Mr. Mountcastle stated that he would, and that many of the old bricks had deteriorated and there was currently a safety hazard.

Member Cummins asked if both the driveway and walkway would be bricked and retain their current shape, and Mr. Mountcastle said that they would.

Hearing no further questions Chair McCune asked for motion for a Finding of Fact for Case #22-21 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-21, 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 8.5.7.

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

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hunsucker

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #22-21.

Member Cummins 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 #22-21 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 Flowers, Member Cummins, Member Hunsucker

Chair McCune then declared Case #22-21 closed.

Commission / Board Comments

- a. The Board thanked Mr. Garner for the removal of the astroturf at Mezcalito Restaurant and the removal of the signs at Front and Turner St.

Staff Comments

- a. Upcoming training with the State Historic Office on September 21 or 22, 2022, during which training on roofing will be covered. Other topics of interest can be emailed to Mr. Garner or Ms. Anderson.
- b. The Town has hired a consultant, Moffit & Nichols, for the Harbor Master Plan, and the Board is encouraged to attend the meeting in September as portions of that item may come before the Board.
- c. The financing for the Compass Hotel is almost complete and they have been encouraged to apply for the Certificate of Appropriateness for parking after all financing is complete.

Adjourn

Chair McCune asked for a motion to adjourn the meeting.

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

Voting yea: Chair McCune, Vice-Chair Flowers, Member Cummins, Member Hunsucker

Chair McCune declared the August 2, 2022 meeting adjourned.

Chair, Joyce McCune

Board Secretary, Laurel Anderson