



Town of Beaufort, NC

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Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, April 4, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Chair McCune called the April 4, 2023 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, and Marissa Morris

A quorum was declared with five 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 Hedrick made the second. Chair McCune took a vote that was unanimously approved.

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

Minutes 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 Hedrick, Ian Huckabee, and Marissa Morris

Administration of Oaths

Chair McCune gave 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 # 23-05 131 Craven Street, Case #23-03 205 Moore Street, Case #23-04 208 Cedar & 319 Orange Street, #23-06 302 Cedar Street, and #23-07 308 Moore Street and Member Morris made the second. Chair McCune took a vote that was unanimously approved.

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

New Business

1. Case #23-08; 211 Moore Street – New Detached Garage & Landscaping

Mr. Garner explained that the applicant wishes to construct a new detached garage at the rear of the property with updated landscaping at 211 Moore Street. In June 2014 a COA was issued for a new roof and replacing the existing asbestos siding with wood siding and a rear accessory structure. In November 2014 a COA was issued to allow fiber cement siding on the accessory structure and for it to be painted gray instead of white. In March 2022 a COA was issued for a 4-foot wood fence with gate. Mr. Garner requested that his Staff Report go on the record.

Secretary Anderson administered the Oath to the applicant, Margaret Early, and her contractor, Jeremiah Steidl. They answered questions regarding the paint colors, landscaping with brick pavers, the roof shingle color and style, and the windows and trim.

Mr. Garner requested the applicant insert an engraved date brick in the foundation.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-08 and Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-08, 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: Building Placement 7.1.1, 7.1.2, 7.1.3, 7.1.4; Building Height & 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 & Color 7.5.1, Form & 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 8.1.7, 8.1.8, 8.1.12, 8.1.13, with the conditions that smooth fiber cement siding will be used and an engraved date brick be included in the foundation.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-08.

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 #23-08 be issued for the proposed work, to include the conditions that smooth fiber cement siding will be used and an engraved date brick be included in the foundation.

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

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

Chair McCune then declared Case #23-08 closed, noting that the official Orders would be signed at the next meeting.

2. Case #23-09; 330 Front Street – Exterior Paint & Trim

Mr. Garner gave an overview of the application for re-approval of an expired COA from May 2019 to change the exterior color to a grey color (Stone Eagle) and trim (either Tricorn Black or Peppercorn) for 330 Front Street (Finz).

Secretary Anderson administered the Oath to the applicant, Webb Geer, who explained that the previously approved COA had expired due to damage from Hurricane Florence and the Covid shutdown but Finz had recently been painted with the approved colors.

Chair McCune noted that the Finz sign had also been painted and the applicant would need to apply for a COA for the updated sign color.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-09 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: Paint & Exterior Colors Guidelines 6.7.2, 6.7.4; Brickwork and Masonry Guidelines 6.3.9.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-09.

Member Hedrick 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 #23-09 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 Hedrick, Ian Huckabee, and Marissa Morris

Chair McCune then declared Case #23-09 closed and told Mr. Geer that the Board looked forward to seeing him when he returned for the COA for his sign approval.

3. Case #23-10; 214 Turner Street – Freestanding Sign

Mr. Garner stated that the applicant wishes to install a 6.76 sq. ft. wood sandblasted sign on an existing post at 214 Turner Street and noted that there are no COA's on file for 214 Turner Street, and also corrected the staff report noting that the request is for two posts rather than one.

Secretary Anderson administered the Oath to the applicant, Pete Evans. Mr. Evans stated the requested sign would be in the same location as the previous sign, but on two posts that would be left natural and not painted. The sign will face north and south on Turner.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-10 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-04, 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, 8.6.5, 8.6.7.

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #23-10.

Member Hedrick 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 #23-10 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 Hedrick, Ian Huckabee, and Marissa Morris

Chair McCune then declared Case #23-10 closed.

4. Case #23-11; 112 Orange Street – Demolition & New Detached Garage

Mr. Garner explained that the applicant wishes to demolish two existing garages and replace them with a new 625 square foot detached garage. In April 1994 a COA was issued for landscaping. Mr. Garner requested the staff report and applicant's submitted notebook be entered into evidence.

Secretary Anderson administered the Oath to the applicant, Geoffrey Adair, and Christina Colucci, the designer. Ms. Colucci gave an overview of the project to include Hardie siding, double-hung vinyl windows, and a metal roof with hand crimping. Vice-Chair Flowers noted that smooth siding was the only style approved in the historic district and the grilles must be on the outside of the windows. He also asked if a date brick would be inserted in the foundation and Mr. Adair stated that he would be happy to have a date brick installed or the date etched in the new foundation.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-11 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-11, 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: 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; Outside Utilities Guidelines 8.3.1, 8.3.6; Landscaping Guidelines 8.1.8, 8.1.12, 8.1.13 with the following conditions: The metal roof has a crimped ridge, siding is applied smooth side out, and the grilles are applied on the outside of the windows.

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

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

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 #23-11 be issued for the proposed work, with the following conditions: The metal roof has a crimped ridge, siding is applied smooth side out, and the grilles are applied on the outside of the windows.

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

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

Chair McCune then declared Case #23-11 closed, noting that the official Orders would be signed at the next meeting.

5. Case #23-12; 614 Ann Street – Paint & Accessory Structure

Mr. Garner stated that the applicant wishes to paint their house at 614 Ann Street a different color, repair the shed in the rear yard using the same concrete slab, and move the location of doors on the shed. He noted that there are no COA's on file for 614 Ann Street.

Secretary Anderson administered the Oath to the applicant, Barbara Flynn, who then testified that they wanted to change the house color from the current yellow and repair hurricane damage to the shed including damage to the doors by closing in the front and adding doors on the side.

Vice-Chair Flowers inquired if the paint colors on the house would match the shed colors, and Ms. Flynn clarified that the house would be “Marshmallow”, the trim would be stark white, and the doors, windows and shutters would be painted “Filmy Green” as shown on the paint chips in the application.

Ms. Flynn asked the process if the shed had to be rebuilt rather than repaired, and Chair McCune explained that she would have to submit another application.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-12 and Vice-Chair Flowers made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #23-12, 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: Paint & Exterior Color 6.7.2, 6.7.4; Landscaping 8.1.13; Window and Door Guidelines 6.4.1, 6.4.3 with the following conditions: The house is painted “Marshmallow”, the doors, porches and shutters are painted “Filmy Green”, and the trim is painted stark white, and the shed is painted to match the house.

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

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

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 #23-12 be issued for the proposed work with the following conditions: The house is painted “Marshmallow”, the doors, porches and shutters are painted “Filmy Green”, and the trim is painted stark white, and the shed is painted to match the house.

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

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

Chair McCune then declared Case #23-12 closed, noting that the official Orders would be signed at the next meeting.

Public Comments

Chair McCune opened Public Comments.

Steve Bishop, 131 Craven Street, stated that he had received a COA in March 2023 to remove the interior damaged chimney and requested permission to remove the exterior chimney and mount an identical faux chimney. Chair McCune explained that he would have to submit a new application for the removal and mounting of a faux chimney and Town Attorney Quattlebaum noted that any request differing from the existing COA approval would need to be re-submitted.

Commission / Board Comments

- a. Member Huckabee asked for more guidance regarding Hardie smooth or grain siding being used in the historic district. There was discussion about the Guidelines, in particular 7.3.1 and 6.2.10.
- b. Vice-Chair Flowers noted that Guideline 7.4.2 required a date brick be inserted in all new construction.

Staff Comments

- a. Secretary Anderson notified the Board that the online Quasi-Judicial workshop date had been moved from May 25th to June 8th.
- b. Secretary Anderson discussed historic district signage available which had been approved for the Wayfinding project spearheaded by Rachel Johnson, Town of Beaufort’s Public Information Officer. The Board selected the 12” x 18”

size to delineate the historic district area boundaries and discussed the possibility of historic district street signs for the future.

Adjourn

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

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

Chair McCune declared the April 4, 2023 meeting adjourned.

Chair, Joyce McCune

Board Secretary, Laurel Anderson