



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, June 7, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Vice-Chair John Flowers called the June 7, 2022 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

Secretary Anderson took roll and the following members were present for the meeting: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and John Stephens. A quorum was declared with five members present.

Also present for the meeting were Kyle Garner and Laurel Anderson.

Agenda Approval

Vice-Chair Flowers asked if there were any changes to the Agenda and hearing none, asked for a motion.

Member Cummins made the motion to approve the Agenda and Member Stephens made the second. Secretary Anderson took a roll call vote that was unanimous.

Voting yea: Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Hunsucker, Member Stephens

Minutes Approval

1. HPC Draft Minutes for 5.3.22

Vice-Chair Flowers asked if there were any changes or corrections to the May 3, 2022 Meeting Minutes. Hearing none, he asked for a motion to accept the minutes as written.

Member Hedrick made the motion to approve the Minutes and Member Cummins made the second. Secretary Anderson took a roll call vote that was unanimous.

Voting yea: Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Hunsucker, Member Stephens

Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner and applicants Tom and Carol Beaird, 113 Broad St, Beaufort NC 28516.

Items of Consent

1. Approval of the Orders for 113 Front Street, 411 Front Street & 105 Front Street – Certificates of Appropriateness

Member Stephens made the motion to recommend approval of the Orders for 22-15, 22-12, and 22-14 and Member Hedrick made the second. Secretary Anderson took a roll call vote that was unanimous.

Voting yea: Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Hunsucker, Member Stephens

Old Business

1. Case #22-13 113 Broad Street – Historic Plaque

Vice-Chair Flowers introduced Case #22-13 and Mr. Garner gave an overview of the request for a historic plaque by Tom and Carol Beaird of 113 Broad St. The Beaird's did not request a specific name or year for the plaque. The property was included in the Beaufort Historic District in 2006 and vinyl siding has been on the house for many years. The applicants provided interior and exterior photos of the house to support their application. The Board had no questions for Mr. Garner and Vice-Chair Flowers asked the applicants for any additional information.

Member Stephens noted that vinyl siding had been on the home for many years.

Member Hedrick asked the applicants if they had plans to remove the vinyl siding and expose the original clapboards. Mrs. Beaird stated that she and her husband had renovated the interior of the house but at this time had no plans to remove the vinyl siding. Member Hedrick noted that the photos of the rear of the house included in the packet showed exposed original clapboards that appeared to be in good condition.

Vice-Chair Flowers noted that Ruth Little had stated in her District Survey that extensive exterior alterations have compromised the architectural integrity of the house, and that under Eligibility for a Historic Plaque, the structure must not be subjected to extensive exterior remodeling nor be so altered that the architectural integrity of the structure no longer remains.

The Beaird's then asked who Ruth Little was, and Mr. Garner explained that she is a historic architectural consultant who had researched each structure in the historic district, and that Ms. Little is a preeminent surveyor in North Carolina and the United States.

Member Stephens stated that vinyl siding is the direct opposite of the guidelines, and though the Board does not use precedent they try to be as consistent as possible, and they have declined applications because of such alterations. He mentioned that another Member had suggested the homeowners remove the vinyl siding and take the home back to the original wood. He further added that at the present time, the street view presented is a vinyl-sided house and a historic home that has been altered because of the vinyl siding.

Member Cummins stated that the Commission receives applications for alterations to historic homes, and the vinyl may be protecting original clapboard.

Member Hunsucker asked how homes with vinyl siding had been handled in the past. Mr. Garner replied that each case and house is different but in the last 12 years no house with vinyl siding had been plaqued. Member Stephens added that if an existing historical plaqued home applied for renovations with vinyl siding, the Board would not approve the COA.

Member Cummins stated that a plaqued home is an exemplary example of a historic home, and one with vinyl siding would not be a good example and would in fact be contrary to the guidelines.

Hearing no further questions Vice-Chair Flowers asked for motion for a Finding of Fact against Case #22-13

and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-13, move that the Commission conclude that the pending application fails to meet the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Plaque Guidelines 4.2.1, 4.2.2, and 4.2.3.

Member Cummins made the second. Secretary Anderson took a vote that was unanimous.

Voting yea: Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Hunsucker, Member Stephens

Vice-Chair Flowers then asked for a motion for a Certificate of Appropriateness against Case #22-13.

Member Stephens made a motion to deny the Certificate of Appropriateness based on the following: That the proposed project is incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for case #22-13 not be issued for the proposed work.

Member Cummins made the second. Secretary Anderson took a vote that was unanimous.

Voting yea: Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Hunsucker, Member Stephens

Vice-Chair then declared Case #22-13 closed.

New Business

1. Case #22-17 308 Ann Street – Doors & Paint

Vice-Chair Flowers introduced Case #22-17 and asked Mr. Garner for an overview of the application. Mr. Garner stated that the application is a revision from Mr. Davidson's COA approval from December 2021, Case #21-40. This application requests replacing the mahogany entry and French doors with smooth fiberglass ThermoTru doors, painting the sidelights and French doors Arctic White, and painting the entry door Farrow & Ball De Nimes No. 299.

Vice-Chair Flowers asked which glass would be used in the door and Jason Broome, the applicant's builder, stated that the glass shown in the application was just an example but the glass would not be tinted.

Hearing no further questions Vice-Chair Flowers asked for motion for a Finding of Fact and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-17, 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 Guidelines 6.4.3, 6.4.10, and Paint and Exterior Colors Guidelines 6.7.2, with the understanding and agreement that the applicant will include a date brick.

Member Cummins made the second. Secretary Anderson took a vote that was unanimous.

Voting yea: Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Hunsucker, Member Stephens

Member Stephens made a motion for approval of 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 #22-17 be issued for the proposed work.

Member Hedrick seconded the motion. Secretary Anderson took a vote that was unanimous.

Voting yea: Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Hunsucker, Member Stephens

Mr. Garner explained that the Order would be voted on for approval at the next Board meeting, and the applicant could begin work before then at their own risk, but if there were an appeal a stop-work order would be placed on the project.

2. Case # 22-18 310 Ann St - Landscaping

Vice-Chair Flowers introduced Case #22-18 and Mr. Garner stated that the owners have resubmitted and made changes to the pool area, landscaping, and the driveway which were previously approved in 2021, and that there is a date brick already in place. He added that the owners have rotated and expanded the pool area and their application included the previously approved landscaping as well as the proposed new pool area and landscaping. Mr. Garner also pointed out the amended driveway would end at the house which would expand the pervious area.

Member Hunsucker asked Mr. Garner when the COA's were previously approved, and he stated that they were approved in July and August 2021.

Member Stephens asked if pavers had been installed at 308 Ann St as the paving material had not been approved yet, and Mr. Garner responded to let him know if there were pavers already installed at that property.

The applicant, Mr. Walker Harris of 310 Ann Street, gave an overview of his amended request.

Member Cummins asked about the plan for the roof as the original COA approval was given for a hand-rolled seam on the hip roof and the completed roof has a standing seam that is not hand-rolled.

Member Stephens stated that the Board could withhold approval for the current COA application as the roof had not been installed in accordance with the COA. Mr. Garner agreed and added that they could also add it as a condition to the current COA. Member Flowers asked if there had been a final inspection on the house and Mr. Garner responded that the final inspection and Certificate of Occupancy had been approved.

Member Hunsucker asked about the vegetation at the back of the lot and Mr. Harris responded that the trees and other vegetation were filling out and screening the back yard.

The Members then researched and discussed the Design Guidelines referring to metal roofs, specifically 6.1.3 which states that large architectural ridges are not acceptable.

Member Hedrick asked the process when the project is in violation of the COA. Mr. Garner responded that typically the Town would send a Notice of Violation to the homeowner and work with them to resolve the issue.

Member Stephens suggested that the item be tabled until the minutes of the meeting approving the previous COA could be reviewed by the Board and applicant. Vice-Chair Flowers asked for a motion to table the item until the next meeting.

Member Stephens made the motion to table the application until the next month's meeting.

Mr. Harris asked to speak and stated that he felt this was unfair. Member Stephens explained that the roof was in violation of the previous application, and they did not feel comfortable approving another COA request and could not make the call until they had reviewed the previous application.

Mr. Garner suggested another option and said the Board could approve the current application and the Town could send Mr. Harris a Notice of Violation. Member Cummins stated that he felt there were no "teeth" to the COA. Member Hunsucker stated she felt the second option was much more fair than the first option.

Vice-Chair Flowers then asked for a motion for a Finding of Fact for Case #22-18. Member Stephens commented that issues with other projects had not been resolved and that spoke to the "teeth" of the COA. Vice-Chair Flowers again asked for a second to the motion on the table.

Member Stephens asked to remove his motion to table the application until the next meeting.

Hearing no further questions Vice-Chair Flowers asked for motion for a Finding of Fact and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-18, 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 Guidelines 8.1.5, 8.1.13.

Member Hunsucker made the second. Secretary Anderson took a vote that was unanimous.

Voting yea: Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Hunsucker, Member Stephens

Vice-Chair Flowers then asked for a motion for a Certificate of Appropriateness for Case #22-18.

Member Stephens made a motion for approval of the COA 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 #22-18 be issued for the proposed work. Member Hedrick seconded the motion.

Voting yea: Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Hunsucker, Member Stephens

Vice-Chair Flowers then declared Case #22-18 approved and closed.

Commission / Board Comments

Vice-Chair Flowers asked if there were any Board comments, during which Member Stephens brought up some violations on Front Street including astroturf on the sidewalk outside Mezcalito, and asked Mr. Garner for an update on signage and banners at 400 Front Street, which Mr. Garner said he would be checking into.

Member Cummins stated that the Board should be consistent with the guidelines and they owed it to the Town staff to check on current projects. He further stated that if the old trades were not utilized they would not be preserved.

Member Hunsucker asked what happened if an applicant with an approved COA had not received their signed Orders yet but had already started the project. Vice-Chair Flowers explained that the applicant could begin the work but a Stop Work Order could be put in effect if an appeal was filed against the COA. Member Cummins stated that the Orders also allowed the Board to check that the COA was written correctly. Mr. Garner said that the Consent Orders were written by the Town Attorney, not staff, and all Boards would be voting on their own Orders. There was a short conversation regarding the length of time COA's were valid, during which Vice-Chair Flowers stated that COA's were in effect for two years.

Member Hedrick requested the Members receive a copy of the Notice of Violation for 310 Ann Street.

Staff Comments

There were no comments from the Staff.

Adjourn

Vice-Chair Flowers asked for a motion to adjourn the meeting.

Vice-Chair Flowers made the motion to adjourn and Member Stephens made the second. Secretary Anderson took a vote that was unanimous.

Voting yea: Vice-Chair Flowers, Member Cummins, Member Hedrick, Member Hunsucker, Member Stephens

Vice-Chair Flowers declared the June 7, 2022 meeting adjourned.

Vice-Chair, John Flowers

Board Secretary, Laurel Anderson