



Town of Beaufort, NC

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Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, August 1, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Chair McCune called the August 1, 2023 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

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

Members Absent: Marissa Morris

A quorum was declared with six members present.

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

Agenda 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 Cummins, Bradley Hedrick, Ian Huckabee, and Tammy Hunsucker

Minutes Approval

Member Hedrick made the motion to approve the July 5th, 2023 Minutes and Member Huckabee made the second. Chair McCune took a vote that was unanimously approved.

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

Administration of Oaths

Chair McCune gave the Quasi-Judicial Statement and Secretary Anderson administered the Oath to Kyle Garner and Michelle Eitner.

Items of Consent

Vice-Chair Flowers made the motion to approve the Orders for Case # 23-20 433 Front Street, Case #23-21 311 Broad Street, and Case #23-22 615 Ann Street and Member Cummins made the second. Chair McCune took a vote that was unanimously approved.

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

New Business

1. Case #23-24; 209 Moore St – Front Porch

Chair McCune introduced Case #23-24 and asked if any members needed to recuse and hearing none, she asked for the Staff Report. Ms. Eitner explained that the applicants, Michael and Christa Martin, request removing the existing porch to add a new larger front porch to span the width of the house and to replace vinyl siding. Ms. Eitner pointed out the address typo in the Staff Report should read as 209 Moore Street rather than 115 Front Street and asked that the information provided in the agenda packet be submitted into the record.

Secretary Anderson administered the Oath to the applicant, homeowner Christa Martin, and builder Lane Johnson.

Vice-Chair Flowers requested more details and a drawing of the house with the specific porch the applicants wanted to build. Ms. Martin and Mr. Johnson submitted material samples including a metal roof sample. Vice-Chair Flowers reiterated that more details of the project were needed, and the Historic Preservation Commission only approved standing-seam metal roofs. Member Hedrick asked if the applicants knew what material was under the vinyl siding and the applicants answered that they did not know; the Board recommended that the siding be removed to see what original siding was under it.

The Members discussed the necessity of providing more detailed information and drawings, the importance of Guidelines 6.5.1 through 6.5.3 which specify retaining, preserving, repairing, and using appropriate materials for porches and entrances, and whether the house was a contributing or non-contributing structure. They suggested the applicants research and provide documentation of original or non-original features of the house to support their application and gave the applicants some suggestions of where to find that information.

Chair McCune asked for a motion to table Case #23-24 until the applicant could return with more information. Vice-Chair Flowers made the motion to table Case #23-24 and Member Huckabee made the second.

Chair McCune took a vote that was unanimously approved.

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

Chair McCune then declared Case #23-24 closed.

2. Case #23-23; 201 Broad Street – Fencing

Chair McCune introduced Case #23-23 and asked if any members needed to recuse themselves and Member Flowers stated that he did as he would be presenting Case #23-23 for his client Cindy Van Dover, owner of 201 Broad St.

Chair McCune asked for a motion to recuse Member Flowers from Case #23-23. Member Huckabee made the motion to recuse Member Flowers and Member Hedrick made the second.

Chair McCune took a vote that was unanimously approved.

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

Ms. Eitner then gave an overview of the application to add to the existing 36” tall fence along the property line of 201 Broad Street per the application. She pointed out the address typo in the Staff Report should read as 201 Broad Street rather than 115 Front Street and asked that the information provided in the agenda packet be submitted into the record. The Commission had no questions for Ms. Eitner.

Secretary Anderson administered the Oath to the applicant, John Flowers.

Mr. Flowers pointed out that the original house at 201 Front St had been torn down and Mr. Garner explained that may have occurred before Ruth Little’s survey. Mr. Flowers explained that the request was to build a fence across the existing driveway and adding a 1’6” section on one side, an 8’ gate, and a 5’ section to the property line on the other side of the driveway, with 2”x 2” pickets and 3’ tall fence in a “Beaufort-style” with a straight top.

Member Huckabee asked what was at the end of the fence and Mr. Flowers explained that the fence would end at that point and would not turn down the property line.

Hearing no further questions Chair McCune asked for a motion for a Finding of Fact for Case #23-23 and Member Huckabee made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #23-23, 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 8.2.2, 8.2.3

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

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

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

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 #23-23 be issued for the proposed work.

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

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

Chair McCune then declared Case #23-23 closed.

Member Hedrick made a motion to restore Vice Chair Flowers to the Board and Member Cummins gave the second. Chair McCune took a vote that was unanimously approved.

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

Commission / Board Comments

There were no Board comments.

Staff Comments

- a. Mr. Garner informed the Board that Secretary Anderson had updated the Certificate of Appropriateness application as requested by the Board. He showed the Board the revised application with a hyperlink to the Guidelines and noted that applications must be deemed completed and accepted before the submittal date.
- b. Mr. Garner notified the Board of upcoming training in Washington NC on August 24th, 2023 given by the State Historic Preservation Office.
- c. He introduced Jay Horton of Filter Design Studio who updated the Board about the forensic demo at the Masonic Lodge in Beaufort and stated that the structural part was complete, and his firm would be submitting a building permit application shortly for the hotel on that site. Mr. Garner informed the Board of Secretary Anderson's suggestion that the Town designate future budgeting to be used to complete the rest of the Olde Burying Ground fence as Mr. Horton would be upgrading the fence section behind the hotel.

Adjourn

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

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

Chair McCune declared the August 1st, 2023 meeting adjourned.

Chair, Joyce McCune

Board Secretary, Laurel Anderson