



Town of Beaufort, NC

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Town of Beaufort Historic Preservation Commission Regular Meeting 6:00 PM Tuesday, April 5, 2022 Minutes

Call to Order

Chair Joyce McCune called the April 5, 2022 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

Roll Call

Secretary Anderson took roll call and the following members were present for the meeting: Chair Joyce McCune, Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Ian Huckabee, Tammy Hunsucker, and John Stephens. A quorum was declared with seven members present. Chair McCune welcomed Member Hunsucker to the Commission.

Also present for the meeting were Commissioner Marianna Hollinshed, Town Attorney Arey Grady, Kyle Garner, and Laurel Anderson.

Agenda Approval

Chair McCune asked if there were any other changes to the Agenda and hearing none, the Chair asked for a motion.

Member Cummins made the motion to approve the Agenda and Member Stephens made the second. Chair McCune took a vote that was unanimous.

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

Minutes Approval

Chair McCune asked if there were any changes or corrections to the March 1, 2022 Meeting Minutes. Hearing none, Chair McCune asked for a motion to accept the minutes as written.

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

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

Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner.

Public Comments

Robert Harper, 1020 Broad St Beaufort NC: Mr. Harper stated that at 216 & 218 Front St there is very tall shrubbery behind the fence that is blocking the view of the water. He requested the HPC review the application for that property.

Presentations

Mr. Nelson Owens has restored the Thomas Duncan house at 513 Front Street and is now seeking Landmark Status for the property. He requested an endorsement from the Historic Preservation Commission and will create a report to submit to the state. Mr. Owens explained that this will help protect the property.

Chair McCune then asked for a motion for endorsement of Landmark Status for 513 Front Street.

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

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

New Business

1. Case # 22-10 117 Orange St - Accessory Structure Demo, Build, Home Addition

Chair McCune introduced Case 22-10 and asked if there were any members who needed to recuse themselves. Mr. Garner then gave an overview of the request by 2 Kings Architecture & Construction. The property owners, Ross and Susan Jones, requested a Certificate of Appropriateness to construct a 1,119 sq. ft. rear addition to the existing structure and also to demo the existing garage in the rear yard and replace it with an 869 sq. ft. garage. After discussion and clarification of the projects, Chair McCune asked if there were any parties with standing who wished to comment on the application. There being none, Chair McCune then asked for a motion for a Finding of Fact for Case 22-10.

Member Stephens made the motion for the Finding of Fact to include: 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.6, 7.8.7, 7.8.9, 6.1.1, 6.1.9, 6.1.11, 6.4.7, 6.4.9, 6.4.10, 8.1.8, 8.1.13, 10.1.1, 10.1.4, 10.1.5, 10.1.6

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

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case 22-10.

Member Stephens made the motion for the Certificate of Appropriateness and Member Hedrick made the second. Chair McCune took a vote that was unanimous.

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

Chair McCune then declared Case 22-10 approved and closed.

2. Case # 22-11 211 Moore Street – New Fence

Chair McCune introduced Case 22-11 and asked if there were any members who needed to recuse themselves. Member Huckabee stated that he had had a short conversation with the applicant before the applicant stated his project would be coming before the Commission. He then told the applicant he could not continue the conversation. The Board agreed that there was no need for Member Huckabee to recuse himself.

One of the applicants, Mrs. Margaret Early, gave an overview of her request for a 4-foot-high fence with a gate. She introduced her builder, Wade Turner, who further explained their request. After Board discussion during which it was recommended that she get a survey, Chair McCune asked for a motion for a Finding of Fact for Case 22-11.

Member Stephens made the motion for the Finding of Fact to include: 8.2.2 and 8.2.3. Vice-Chair Flowers made the second. Chair McCune took a vote that was unanimous.

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case 22-11.

Member Stephens made the motion for the Certificate of Appropriateness and Member Huckabee made the second. Chair McCune took a vote that was unanimous.

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

Chair McCune then declared Case 22-11 approved and closed.

Commission / Board Comments

Chair McCune asked if there were any Board comments, during which Member Stephens stated that regarding the questions raised during the Public Comments, the HPC had approved the shrubbery at 216 & 218 Front Street around two years ago. He also asked for an update for the banners at 400 Front Street and the locations and styles of the sandwich boards in use by the businesses on Front Street.

Chair McCune noticed the accomplishments of the HPC during the last two years of Covid: five new house builds in the historic district, two Duncan houses restored, many signs and fence approved applications, and two requests for demolition.

Member Stephens also asked about the timeline of the home being built on Sunset Lane.

Chair McCune then raised the issue of murals and public art in the historic district.

Staff Comments

Mr. Garner addressed the issue of banners at 400 Front Street and the fact that the previously approved COA for signage was now expired. He also stated that public art is addressed in the draft of the new Land Use Plan. He reminded the Board of the upcoming training on April 22. Mr. Garner then explained that in the future, the Board would need to vote to approve Orders for approved COA's.

Adjourn

Chair McCune asked for a motion to adjourn the meeting.

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

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

Vice-Chair McCune declared the April 5, 2022 meeting adjourned.

Joyce McCune, Chair

Laurel Anderson, Board Secretary