



Town of Beaufort, NC
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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, September 3, 2024 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the September 3rd, 2024 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

Roll Call

Members Present: Joyce McCune, Chair; Bradley Hedrick, Vice-Chair; Bradley Cummins, Marissa Morris, Jessica Sabiston

Members Absent: Jonathan Haas, Tammy Hunsucker

A quorum was declared with five members present.

Staff Present: Mr. Kyle Garner, Planning Director, Ms. Jill Quattlebaum, Town Attorney; Ms. Laurel Anderson, Board Secretary

Agenda Approval

Chair McCune notified the Board that the Agenda was revised to remove Case #24-16 under New Business.

Chair McCune made the motion to approve the revised Agenda and Vice-Chair Hedrick made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Marissa Morris, Jessica Sabiston

Minutes Approval

Member Cummins made the motion to approve the August 6th, 2024 Minutes as presented and Vice-Chair Hedrick made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Marissa Morris, Jessica Sabiston

Administration of Oaths

Chair McCune gave the Quasi-Judicial Statement as follows: This hearing is a quasi-judicial evidentiary hearing. That means it is like a court hearing. State law sets specific procedures and rules concerning how this board must make its decision. The board must base its decision upon competent, relevant and substantial evidence in the record. A quasi-judicial decision is not a popularity contest. It is a decision constrained by the standards in the ordinance and based on the facts presented. All applications for Certificates of Appropriateness must be consistent with the Design Guidelines for the Beaufort Historic District & Landmarks; however, regardless of compliance with these Design Guidelines, the HPC will not approve a COA that is not congruous with the special nature of the Beaufort Historic District as a whole. If you will be speaking as a witness, please focus on the facts and standards, not personal preference or opinion. Participation is limited. This meeting is open to the public. Everyone is welcome to watch. Parties with standing have rights to participate fully. Parties may present evidence, call witnesses and make legal arguments. Parties are limited to the applicant, the local government and individuals who can show they will suffer special damages. Other individuals may serve as witnesses when called by the board. For certain topics, this board may hear opinion testimony from expert witnesses. Individuals providing expert opinion must be qualified as experts and provide the factual evidence upon which they base their expert opinion. Witnesses must swear or affirm their testimony. At this time, we will administer the oath for all individuals who intend to provide witness testimony.

Items of Consent

1. Approval of the Orders for Case #24-20 115 Front Street, Case #24-18 101 Ann Street – Three Townhome Units, Case #24-19 201 Ann St - Certificates of Appropriateness (COA)

Member Morris made the motion to approve the Items of Consent as presented and Member Cummins made the second. Chair McCune took a vote that was unanimously approved.

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Marissa Morris, Jessica Sabiston

Presentations

Ms. Emma Ganey, who was chosen for a summer 2024 internship in the Planning and Inspections Department and is now a Junior at East Carteret High School, completed a project cataloguing homes in the historic district. She gave a presentation to the Board and audience and explained that well over 100 properties had been photographed, documented, and updated with new Resiliency standards. She had also researched all existing Certificates of Appropriateness and Minor Works and incorporated that information into the documentation for each house.

Commission / Board Comments

The Board discussed receiving comments for the new Guidelines from the State Historic Preservation Office, shrub height restrictions, metal roofs, and adding the Resiliency standards as an appendix in the new Guidelines.

Member Morris appreciated the bold typeface and additional photos in the draft Guidelines and suggested adding a clickable table of contents.

Vice-Chair Hedrick discussed demolition by neglect, date brick visibility, solar panels, and how violations are handled in the Historic District.

Staff Comments

Mr. Garner informed the Board that 101 Middle Lane would be purchased by the Beaufort Historic Association. He suggested the Board begin the new Guidelines discussion at the October meeting.

Adjourn

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

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Marissa Morris, Jessica Sabiston

Chair McCune declared the September 3rd, 2024 meeting adjourned at 6:50 p.m.

Chair, Joyce McCune

Board Secretary, Laurel Anderson