



Town of Beaufort, NC

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Town of Beaufort Historic Preservation Commission Regular Meeting 6:00 PM Tuesday, March 1, 2022 - Held via Zoom due to the COVID-19 Pandemic Minutes

Call to Order

Chair Joyce McCune called the March 1, 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, and John Stephens. A quorum was declared with six members present. Chair McCune welcomed Member Hedrick to the Commission.

Also present for the meeting were Town Manager Todd Clark, Commissioner John Hagle, Commissioner Marianna Hollinshed, Town Attorney Arey Grady, Kyle Garner, Jeremy Ganey and Laurel Anderson.

Agenda Approval

Chair McCune stated that the applicant for Case 22-03 requested the removal of their request from the agenda. She asked if there were any other changes to the agenda, and Member Flowers pointed out the address on the letter said 308 Ann St and the address on the agenda was 312 Ann St. Chair McCune asked for a motion to approve the amended agenda with Case 22-03 removed and the address corrected.

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

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

Minutes Approval

Chair McCune asked if there were any changes or corrections to the February 1, 2022 Meeting Minutes. 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. Secretary Anderson took a roll call vote that was unanimous.

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

Quasi-Judicial Statement

Chair McCune then read the quasi-judicial statement.

Administration of Oaths

Secretary Anderson administered the Oath to Kyle Garner and Jeremy Ganey.

New Business

1. Case #22-06, 305 Moore Street - Expansion of Existing Outbuilding

Secretary Anderson administered the Oath to the applicant Archie Davis. Mr. Garner then gave an overview of the request. Mr. Davis stated that the requested changes were keeping with the same style of the existing structure, with the same siding, roof, and color scheme. Chair McCune asked the Members if they had any questions, and after discussion of the garage door she 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 22-06.

Member Stephens made the motion for the Finding of Fact to include 7.1.2, 7.1.3, 7.1.4, 7.2.1, 7.2.2, 7.2.3, 7.3.1, 7.3.3, 7.6.1, 7.6.2, 8.1.13.

Vice-Chair Flowers made the second. Secretary Anderson took a roll call vote that was unanimous.

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

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case 22-06.

Member Stephens made the motion for the Certificate of Appropriateness and Vice-Chair Flowers made the second. Secretary Anderson took a roll call vote that was unanimous.

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

Chair McCune then declared Case 22-06 approved and closed.

2. Case #22-07 205 Marsh Street – Historic Plaque

Chair McCune introduced Case 22-07 and Secretary Anderson administered the oath to applicant Jim and Lesley Steg. Mr. Garner then gave an overview of the request. The Board discussed the historical integrity of the house which recent renovations had altered, and agreed that older photographs may document the more original structure of the house. Chair McCune closed discussion and asked for a motion for a Finding of Fact against Case 22-07.

Member Stephens made the motion for the Finding of Fact that the Commission conclude the pending application does not meet the following design standards under the design guidelines for the Beaufort Historic District.: 4.2.1, 4.2.2, and 4.2.3. The Commission felt that the project did not meet the guidelines above for eligibility. Member Flowers made the second. Secretary Anderson took a roll call vote.

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

As the Findings of Fact had gone against the project Chair McCune asked for a motion for a Certificate of Appropriateness against the project.

Vice-Chair Flowers made the motion for the Certificate of Appropriateness against the project based on the foregoing Findings of Fact and moved that the Commission conclude that the project is incongruous with the special nature of the Historic District as a whole and that a

Certificate of Appropriateness for Case #22-07 not be issued for the project. Member Stephens made the second. Secretary Anderson took a roll call vote.

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

Vice-Chair McCune then declared case 22-07 closed.

3. Case #22-09, 124 Middle Lane – Pergola and Pavilion

Chair McCune stated that she would need to recuse herself since she is a partner in the business. Vice-Chair Flowers asked for a motion to recuse Chair McCune from the case.

Member Cummins made the motion to recuse Chair McCune and Member Stephens made the second.

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

Secretary Anderson administered the Oath to the applicants Joey McClure, Liz Kopf, and Dustin Lewis.

Mr. Garner then gave an overview of the request.

Vice-Chair Flowers asked the applicants if they had anything further to add. Mr. McClure gave a history of the pub and explained their request for a pergola and pavilion. Vice-Chair Flowers then asked the Board if they had any questions or comments, and after the Board discussed the request, he asked for other parties with standing to testify. Mr. Grady explained the differences between parties with standing and those other parties the Board allows to testify.

Member Stephens made the motion to deny Donna and Scott Brickell standing and Member Huckabee made the second. Secretary Anderson took a roll call vote that was unanimous.

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

Member Stephens made the motion to deny Paloma Capanna standing and Member Huckabee made the second. Secretary Anderson took a roll call vote that was unanimous.

Ms. Capanna took exception to the ruling and noted the right of appeal applying to a person with standing compared to a witness.

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

Member Stephens made the motion to deny Christina Baker standing 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 Huckabee, Member Stephens

Other witnesses included Donna Brickell, Heather Sink, Paloma Capanna, Richie Cunningham, and Kevin Sisson.

Members Stephens, Huckabee, and Hedrick asked that the application be re-submitted changing the roof material to a metal roof with standing seams. Member Cummins stated that the pavilion roof on the accessory building would obscure the view of the principal historic building. Vice-Chair Flowers stated the application should be tabled until the pavilion application could be updated with a site plan showing exactly where the pergola and pavilion would be going, including height of each structure, and updated roofing material.

Mr. McClure requested the pergola be separated from the pavilion for possible approval of a Certificate of Appropriateness at the current meeting. He also requested showing the site plan and asked if the Board could accept the site plan as an exhibit during the current meeting. Mr. Garner then screen-shared an overhead drawing from the application which showed the location

of the pavilion and pergola and asked for the drawing to be submitted as evidence. Vice-Chair Flowers asked if it was the pleasure of the Board to approve the pergola without approving the pavilion. Mr. Garner notified the Board that Ms. Capanna objected to the entering of the site plan into evidence and then further objected stating that every witness should be able to speak with substantial changes to the application whether as an exhibit or as an amended application. Mr. Grady responded that that type of objection would apply for a party with standing only, not for a fact witness.

Member Stephens made the motion for the Finding of Fact to include 7.1.2, 7.1.3, 7.1.4, 7.2.1, 7.2.2, 7.2.3, 7.3.1, 7.3.3, 7.6.1, 7.6.2, 8.1.13, and 6.1.3, with the understanding that the pavilion had not been approved. The application would need to be resubmitted for the approval of the pavilion with the description and design to include all measurements for the Commission to consider approval or non-approval. Member Huckabee made the second and Secretary took a roll call vote.

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

Member Stephens made the motion for the Certificate of Appropriateness for case 22-09 be issued with the understanding that the pavilion as submitted had not been approved and the pergola had been approved. Member Cummins made the second and Secretary Anderson took a roll call vote.

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

Vice-Chair Flowers declared Case 22-09 closed, and asked for a motion to bring Chair McCune into the meeting. Member Cummins made the motion and Member Stephens made the second. Secretary Anderson took a roll call vote.

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

Public Comment

Paloma Capanna asked to note for the record that she had made every effort to notify Mr. Garner, Mr. Grady, and Member Stephens of her objection that the acceptance of a diagram on a video after witnesses had testified was a complete violation of due process.

Commission / Board Comments

Vice-Chair Flowers welcomed Member Hedricks to the Commission. Member Cummins thanked everyone for their patience and the open forum.

Staff Comments

Mr. Garner stated that the next month's meeting would be live at the train depot and notified the Board that Member Flowers would be having surgery and wished him a safe and fast recovery. He also welcomed Member Hedrick.

Adjourn

Chair McCune 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 roll call vote that was unanimous.

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

Vice-Chair McCune declared the March 1, 2022 meeting adjourned.

Joyce McCune, Chair

Laurel Anderson, Board Secretary