



Town of Beaufort, NC
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Town of Beaufort Historic Preservation Regular Meeting
6:00 PM Tuesday, September 2nd, 2025 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Acting Chair Hedrick called the September 2nd, 2025 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

Roll Call

Members Present: Bradley Hedrick, Acting Chair; Bradley Cummins, Kris Davis, Marissa Morris, Jessica Sabiston

Members Absent: Joyce McCune, Chair; Tyler Tennant

A quorum was declared with five members present.

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

Agenda Approval

Member Morris made the motion to approve the Agenda as presented and Member Cummins made the second. Acting Chair Hedrick took a vote that was unanimously approved.

Voting yea: Acting Chair Hedrick, Bradley Cummins, Kris Davis, Marissa Morris, Jessica Sabiston

Minutes Approval

Member Cummins made the motion to approve the Minutes as presented and Member Sabiston made the second. Acting Chair Hedrick took a vote that was unanimously approved.

Voting yea: Acting Chair Hedrick, Bradley Cummins, Kris Davis, Marissa Morris, Jessica Sabiston

Administration of Oaths

Acting Chair Hedrick 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.

Secretary Anderson then administered the Oath to Brad Fockler.

Items of Consent

1. Approval of the Orders for 312 Moore Street & 315 Ann Street – Certificate of Appropriateness

Member Sabiston made the motion to approve the Orders as presented and Member Morris made the second. Acting Chair Hedrick took a vote that was unanimously approved.

Voting yea: Acting Chair Hedrick, Bradley Cummins, Kris Davis, Marissa Morris, Jessica Sabiston

New Business

1. Case #25-27 201 Front Street – Replace Cedar Shake with Metal Roof

Acting Chair Hedrick introduced Case #25-27 and asked if any Members needed to recuse themselves. Hearing none, he asked for the Staff Report. Mr. Fockler presented the case, explaining that the applicant, Owens Construction, wishes to replace a cedar shake roof at 201 Front Street with a new metal roof. He passed around a physical sample and indicated he was available for questions.

Secretary Anderson then administered the Oath to the applicant, John Engelhard of Owens Construction.

Mr. John Engelhard, project manager, testified that the reason for replacing the roof involved addressing moisture problems in the home. He explained that the current cedar shake roof, approximately 25 years old, had no ventilation, which was contributing to mold and buckling inside the house. Mr. Engelhard stated that they wanted to change to a metal roof because it would be better quality, last longer, and help mitigate moisture problems.

Member Morris asked if there was any documentation showing evidence of the intrusion or mold growth. Mr. Engelhard replied that he had photos on his phone but didn't submit them with the application, and noted that their envelope scientist would be coming later in the week to do an initial assessment.

Member Cummins raised concerns about the proposed ridge cap, referencing guideline 6.1.3 that discourages large agricultural ridges. He asked about the plan for treating the ridge and hips. Mr. Engelhard explained their current plan included a ridge vent but acknowledged this could change based on the envelope scientist's recommendations.

Member Davis asked about the standing seam height, which Mr. Engelhard indicated would be an inch and an eighth. He also confirmed it would be hand-crimped with a ridge cap. Member Davis then expressed concern about the limited airflow through the ridge vent and suggested that other solutions might be more effective, noting that commercial roofing practices have made their way into residential applications and that proper installation details are important. He recommended that they table the application until after the consultation with the envelope scientist, so the applicant could return with more specific details about the roof installation.

Acting Chair Hedrick asked if there had been consideration of replacing the cedar shake with another cedar shake roof instead of metal. Mr. Engelhard responded that the homeowner specifically requested a metal roof. Acting Chair Hedrick pointed out that the Roofing Guidelines 6.1.3 says new roofing materials should be compatible with either the existing or original roofing material and match the historic material as closely as possible in color. There was further board discussion regarding information for Mr. Engelhard to gather and bring back to the next meeting.

There were no parties who wished to comment on the application and no parties with standing.

Acting Chair Hedrick asked for a motion to table Case #25-27 until the next meeting.

Member Davis made the motion to table Case #25-27 and Member Morris made the second. Acting Chair Hedrick took a vote that was approved.

Voting yea: Acting Chair Hedrick, Bradley Cummins, Kris Davis, Marissa Morris, Jessica Sabiston

Acting Chair Hedrick then declared Case #25-27 tabled until the next meeting.

2. Case #25-28 122 Front Street – Remove Block Driveway & Replace with Permeable Brick

Acting Chair Hedrick introduced Case #25-28 and asked if any Members needed to recuse themselves. Hearing none, he asked for the Staff Report. Mr. Fockler stated that the applicant, LawnMasterNC, was requesting to remove an existing block driveway and replace it with a permeable brick driveway. He noted that the original application had included a new brick front walkway but this was not included in the current application because an easement agreement with the town would be needed.

Secretary Anderson then administered the Oath to the applicant, Robert Webb, owner of LawnMasterNC.

Mr. Webb testified that the homeowner requested the change because the existing concrete pavers with diamond holes were not performing as expected. The grass plugs placed in the holes had not grown properly, creating an aesthetically unappealing surface. Additionally, there was water runoff going toward the sea wall which was undermining it. The proposed permeable brick would match the brick that the town had already installed on the nearby sidewalks, using the same pattern and material.

Member Cummins asked about water drainage, and Mr. Webb explained that they would create a crown in the center of the driveway so water would shed in multiple directions rather than all flowing toward the sea wall. He also clarified that they would be reducing the amount of paved area by creating two parking strips with grass in between rather than a solid paved area.

Member Cummins noted that the proposed area was quite large but acknowledged that the existing area was already paved.

Acting Chair Hedrick sought clarification about why they were changing the existing eco pavers, and Mr. Webb explained that they considered them a failure because the grass wasn't covering the concrete as intended, they weren't aesthetically pleasing, and they don't match anything else in the historic district.

The commission discussed concerns about the amount of impervious surface, but Mr. Fockler confirmed there were no zoning restrictions for this particular property regarding impervious surface limits.

There were no parties who wished to comment on the application and no parties with standing. There were no witnesses.

Acting Chair Hedrick asked for a motion for a Finding of Fact for Case #25-28. Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #25-28, move that the Commission concludes that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Off-Street Parking Guidelines 8.5.7 with the application as amended to exclude the front sidewalk.

Member Morris made the second. Acting Chair Hedrick took a vote that was approved.

Voting yea: Acting Chair Hedrick, Bradley Cummins, Kris Davis, Marissa Morris, Jessica Sabiston

Acting Chair Hedrick then gave the motion for a Certificate of Appropriateness for Case #25-28.

Member Morris gave the motion to approve the Certificate of Appropriateness based on the following: Based upon the foregoing Findings of Fact, I move that the Commission conclude 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 #25-28 be issued for the proposed work with the condition that the proposed walkway from the porch to the sidewalk be excluded.

Member Davis made the second and Acting Chair Hedrick took a vote that was unanimously approved.

Voting yea: Acting Chair Hedrick, Bradley Cummins, Kris Davis, Marissa Morris, Jessica Sabiston

Acting Chair Hedrick then declared Case #25-28 closed and notified Mr. Webb that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

Commission / Board Comments

There were no comments.

Staff Comments

Mr. Garner thanked the Standards subcommittee and notified the Commission that the updated Standards draft may be coming before them before the end of this year. Also, the Davis family cemetery application to be included on the National Register of Historic Places has gone to the State Historic Preservation Office to be heard later this year. Mr. Garner discussed upcoming workshops in the Old Burying Ground focusing on stone repair and metalwork. He also provided an update on the property line dispute in the 100 block of Moore Street.

Adjourn

Member Cummins made the motion to adjourn and Member Davis made the second. Acting Chair Hedrick took a vote that was unanimously approved.

Voting yea: Acting Chair Hedrick, Bradley Cummins, Kris Davis, Marissa Morris, Jessica Sabiston

Acting Chair Hedrick declared the September 2nd, 2025 meeting adjourned at 7:00 p.m.

Acting Chair, Bradley Hedrick

Board Secretary, Laurel Anderson