



**Town of Beaufort, NC**  
701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516  
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Town of Beaufort Historic Preservation Regular Meeting**  
**6:00 PM Tuesday, November 1, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516**  
**Minutes**

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**Call to Order**

Vice-Chair Flowers called the November 1, 2022 Beaufort Historic Preservation Commission regular meeting to order at 6:00 pm.

**Roll Call**

Members Present: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and John Stephens

Members Absent: Chair Joyce McCune, Ian Huckabee

A quorum was declared with five members present.

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

**Agenda Approval**

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

*Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and John Stephens*

**Minutes Approval**

1. HPC Draft Minutes for 10.4.22

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

*Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and John Stephens*

**Administration of Oaths**

Secretary Anderson administered the Oath to Kyle Garner. Vice-Chair Flowers then read the quasi-judicial statement.

**Items of Consent**

*Member Stephens made the motion to approve the Orders for Case # 22-26 122 Front Street, Case # 22-27 305 Front Street, Case # 22-15 411 Front Street, and Case # 22-25 525 Front Street, and Member Hunsucker made the second. Vice-Chair Flowers took a vote that was unanimous.*

*Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and John Stephens*

## **New Business**

### 1. Case #22-29; 214 Orange Street – New Siding

Secretary Anderson administered the Oath to the applicant, Christopher Cecil, 214 Orange Street.

Vice-Chair Flowers introduced Case #22-29 and Mr. Garner stated the owner wished to replace wood siding with fiber cement siding on the sides of the house. Mr. Garner entered in the record the following: on October 7th staff was informed of illegal work being done to the structure and after visiting the site with the building inspector it was determined that the original wood siding was being removed and fiber cement siding was being installed on the north facing exterior wall, without a Certificate of Appropriateness (COA) or other approval. Staff took photos of the exterior material that was removed and told the contractor to contact the owner and put a Stop-Work Order on the project until a COA was applied for and approved.

Member Cummins asked if the structure had been enveloped in wood to this date and Mr. Garner stated that it had been, except for a newer rear addition which has approved fiber cement siding.

Mr. Cecil took the podium and apologized to the Town for the illegal work, stating that did not know he needed to apply for a COA before beginning work. He had asked his contractor to repair rotten wood siding as it was found, and the rotten wood went to the top eaves on the north and south sides of the house. He also stated that there was no sheathing or barrier protection, and the house had been caulked horizontally and vertically which possibly caused the wood rot.

Member Stephens stated that typically the Board approved smooth siding rather than wood-grain, and the cost of materials was not factored in to their decision.

Member Cummins said that these cases were the most difficult as money had already been spent on materials, but the Board was charged with meeting the guidelines and if this were a new COA application it would not have been approved, one reason being the fiber cement was not the same thickness as the original clapboards and would give a different reveal than the original siding.

Member Hedrick verified the house would be repainted in the approved color and also expressed concern about the thickness of fiber cement siding as opposed to the original siding.

Vice-Chair Flowers stated that the house was plaqued and the guidelines stated that all existing wood siding should be saved as much as possible, the difference in the siding is  $\frac{3}{4}$ " for the original siding as opposed to  $\frac{1}{4}$ " for the proposed fiber cement, and the siding on the front and sides need to match.

Mr. Cecil requested an exception to the guidelines and Member Hedrick then read the guidelines pertaining to siding, and the Board discussed the "reveal" of the original siding as opposed to fiber cement siding and the effect of shadowing from the thinner fiber cement siding which would make the house look different.

Member Cummins said that these cases are the most difficult as work has already been done, but this was the most clear-cut as an HPC case could get and otherwise why have a historic district? Member Stephens said that if the case had come before the Board before the project had started it would not have been approved. Mr. Cecil again asked for an exception and stated that fiber cement had been approved for the addition to his house, and the Board explained that new additions and houses were differentiated from original historical structures by updated materials.

*Hearing no further questions Vice-Chair Flowers asked for a motion for a Finding of Fact against Case #22-29 and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-29, move that the Commission conclude that the pending*

*application failed to meet the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks: Wood Siding, Trim, and Ornament Guidelines 6.2.3, 6.2.10, 6.2.11*

*Member Cummins made the second and Vice-Chair Flowers took a vote.*

*Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and John Stephens*

Mr. Cecil asked for approval to replace the existing siding with matching new wood siding, and Mr. Garner explained that he would not have to request a COA to replace like-kind materials. Vice-Chair Flowers said that Mr. Cecil could obtain a Minor Works permit and not come before the Board for that request. Mr. Cecil stated that a mixture of cedar and pine siding had been removed and Vice-Chair Flowers explained that both would be approved in like-kind thickness as the original siding.

Vice-Chair Flowers then asked for a motion to deny a Certificate of Appropriateness (COA) for Case #22-29.

*Member Stephens made a motion to deny the Certificate of Appropriateness based on the following: That the proposed project is incongruous with the special character of the historic district as a whole and that a Certificate of Appropriateness for case #22-29 not be issued for the proposed work.*

*Member Cummins made the second. Vice-Chair Flowers took a vote to deny the COA that was unanimous.*

*Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and John Stephens*

Vice-Chair Flowers then declared Case #22-29 closed.

Member Cummins asked the other Board members if a wood-grained hardi-board siding had been approved before and Vice-Chair Flowers stated it had but only on new structures. Mr. Garner clarified that each decision is separate based on relevant information and facts that are presented at hearings. Mr. Garner also went on record to state the applicant had received a COA for the business Cecil & Finch on Turner Street and he apparently had some knowledge of his house being in the historic district and COA requirements.

## 2. Case #22-28 214 Broad Street – Increase Size of Garage

Vice-Chair Flowers introduced Case #22-28 and the following applicant was sworn in:

Beth Bowen, 214 Broad Street, Beaufort

Mr. Garner explained that the original approved COA from 2020 included an 8' x 12' shed and Ms. Bowen was applying to increase the size to 13' x 30" to use as a workshop/garage. The current application includes the full plans including the structure height being below 16' which allows the structure within 5-foot setbacks on the side and rear, and the site plan showing the structure in the same location but with an expanded footprint.

Member Stephens asked if projects with larger additions of square footage were looked at to ensure the 50% rule of pervious/impervious surface was calculated, and Mr. Garner responded that it was an excellent question but that only applied to the RS-5 district and this house is in the R-8 district.

Member Cummins verified that the roof of the new structure would match the house. Vice-Chair Flowers asked if any neighbors had any comments, and the following witness was sworn in:

Laura Holland, 305 Moore St, Beaufort

Ms. Holland stated that she owned the adjoining property and her existing historic house, built before setbacks were put in place, is from 3" to 15" from the property line and Ms. Bowen's proposed garage would be very close to her house. She was concerned with impact on her property and her privacy and property values, and if her own house met the normal setbacks Ms. Bowen's garage would be 10' from her house.

Member Stephens verified that Ms. Holland's house was on the property line and stated that Ms. Bowen was

meeting her setbacks, and Ms. Holland's house did not as she was 3' off the property line and Ms. Bowen would be 5' off the property line. Ms. Holland responded that Ms. Bowen's proposed garage was a large non-essential structure and would impact her property. Member Stephens said that 5' setbacks were all over town, and at any rate the issue was not in the HPC's purview. Vice-Chair Flowers asked Mr. Garner if there were any zoning issues and Mr. Garner stated that if the accessory structure height was under 16' the setback was 5' from the property line and therefore there were no zoning issues.

*Hearing no further questions Vice-Chair Flowers asked for a motion for a Finding of Fact for Case #22-28 and Member Stephens made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for case #22-28, 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: Building Placement 7.1.3, 8.1.13*

*Member Cummins made the second. Vice-Chair Flowers took a vote that was unanimous.*

*Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and John Stephens*

Vice-Chair Flowers then asked for a motion for a Certificate of Appropriateness for Case #22-28.

*Member Stephens made a motion to approve the Certificate of Appropriateness based on the following: 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 #22-28 be issued for the proposed work.*

*Member Hedrick made the second. Vice-Chair Flowers took a vote that was unanimous.*

*Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and John Stephens*

Vice-Chair Flowers then declared Case #22-28 closed.

### 3. 2023 Historic Commission Meeting and Submittal Calendar

*Member Stephens made the motion to accept the 2023 HPC Meeting and Submittal Calendar and Vice-Chair Flowers took a vote that was unanimous.*

*Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and John Stephens*

## **Commission / Board Comments**

- a. Member Cummins asked if there had been any discussion regarding the recent CLG training in Swansboro.
- b. Member Hedrick asked Mr. Garner about the updated Design Standards, and Mr. Garner stated that elements missing from the Town's standards plus new guidelines dealing with historic structures in floodplain areas would be incorporated into the Town of Beaufort's new standards, at which time Beaufort would be the first community in the state with those updated standards.
- c. Vice-Chair Flowers requested copies and updates of Minor Works permits and Mr. Garner gave an update on those permits.

## **Staff Comments**

- a. Mr. Garner stated that the Town may schedule another educational series in February or March 2023 to give information to those living in the historic district, and he has been in discussions with Public Works to put up signs designating the Historic District which may be

- b. He also updated the Board regarding a code enforcement issue on Moore Street.
- c. Mr. Garner also notified the Board about a potential cemetery workshop with the State Historic Preservation Office (SHPO) in the spring of 2023 and possibly bringing in an expert to repair some of the damaged headstones in the Old Burying Ground.
- d. He discussed a video seminar given by SHPO which covered “apotropaic” or “witches’ marks” which were symbols lightly carved into the wood by carpenters to keep bad spirits and witches out.

## **Adjourn**

*Vice-Chair Flowers made the motion to adjourn and Member Stephens made the second. Vice-Chair Flowers took a vote that was unanimous.*

*Voting yea: Vice-Chair John Flowers, Bradley Cummins, Bradley Hedrick, Tammy Hunsucker, and John Stephens*

Vice-Chair Flowers declared the November 1, 2022 meeting adjourned.

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Vice-Chair, John Flowers

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Board Secretary, Laurel Anderson