

**TOWN OF BEAUFORT
HISTORIC PRESERVATION COMMISSION
DECEMBER 1, 2009 REGULAR MEETING
TRAIN DEPOT, 6:00 P.M.**

The Town of Beaufort Historic Preservation Commission held its regularly scheduled meeting on Tuesday, December 1, 2009 at 6:00 p.m. in the Train Depot located at 614 Broad Street, Beaufort, N.C. Chairman Mamre Wilson presided.

Members Present:

Mamre Wilson, Chairman
Dan Krautheim, Vice Chairman
Wendy Davidson
Les Sadler
Marnie Park

Staff Members Present:

Kyle Garner, Town Planner
Michele Davis, Town Clerk

Members Absent:

Gerharda Sanchez
Fred McCune

1. CALL TO ORDER

Chairman Wilson called the meeting to order and introduced the members of the commission and the town support staff.

2. PLEDGE OF ALLEGIANCE

Chairman Wilson asked all those in attendance to stand and join in the Pledge of Allegiance.

3. AGENDA APPROVAL

Attorney Carolyn Brady asked to address the Commission before the agenda approval. She spoke about the agenda item #8 Issuance of Certificate of Appropriateness for 122 Front Street. She continued by saying this is in relation to the Doug Smith matter which this Board heard before and which Mr. Smith appealed the decision to the Board of Adjustment. The Board of Adjustment issued an Order for the Historic Commission to issue a Certificate of Appropriateness to Mr. Smith. Mrs. Brady continued by saying since the final order had not been completed and properly signed, the appropriate thing would be for this item to be removed from the agenda tonight and be heard again at a later time.

Member Krautheim made a motion to remove the item from the agenda and to recess the meeting tonight until Tuesday, December 15, 2009 at 3 PM at which time the Issuance of the Certificate of Appropriateness will be discussed. All members of the Commission were in favor of the motion.

4. MINUTES APPROVAL

Chairman Wilson asked if everyone had sent corrections for the minutes to Michele Davis. She noted one correction that needed to be made on page 4 second line remove the word thing. Member Krautheim moved for the approval of the minutes from the November 5, 2009 meeting. Member Sadler seconded the motion with all members in favor.

5. ADMINISTRATION OF OATHS

Chairman Wilson entered the following documents into the record: (1) the Beaufort National Historic District Survey compiled by Ruth Little, 1997; (2) Beaufort, An Album of Memories by Jack Dudley; (3) the Beaufort Historic District Guidelines; (4) the Town of Beaufort Zoning Ordinance; (5) NC Building Code Chapter 34, Section 3407-1 on Historic Buildings; and (6) the Town of Beaufort Strategic Approach for Growth (Adopted 10/11/1999).

Chairman Wilson explained the Historic Commission is a quasi-judicial body, which requires anyone presenting testimony to be under oath. Town Clerk, Michele Davis administered the oath to the Commission members and anyone wishing to speak on any application to be heard during the meeting.

6. OLD BUSINESS

Mr. Garner informed the Commission members of a COA requirement that had not been completed. Mr. John Duncan of Beaufort Realty was asked to please replace the door to his business since it did not conform to the Historic District guidelines. Mr. Duncan stated he would replace the door and would have it completed within a thirty day time period. Nearly sixty days later, Mr. Duncan has not followed through with the request. Mr. Garner stated he anticipates beginning enforcement procedures during the next few days.

7. CONSIDERATION OF APPLICATIONS

1. North Carolina Maritime Museum-315 Front Street Installation of two (2) Benches and Shrubs

Chairman Wilson opened the hearing.

Mr. Bob Springle, business manager for the Maritime Museum was on hand to present the matter to the Historic Preservation Commission. Mr. Springle explained the museum would like to have a shade garden on the property for use in their educational organization. He continued by saying the two benches requested will be made of wood and the plants will be native drought resistant plantings.

Member Sadler read from NCGS 160A-400.9(f)

All of the provisions in this Part are hereby made applicable to construction, alteration, moving a demolition by the State of North Carolina, its political subdivisions, agencies, and instrumentalities, provided however they shall not apply to interiors of buildings or structures owned by the State of North Carolina. The State and its agencies shall have a right of appeal to the North Carolina Historical Commission or any successor agency assuming its responsibilities under G.S. 121-12(a) from any decision of a local preservation commission. The commission shall render its decision within 30 days from the date that the notice of appeal by the State is received by it.....

Member Sadler continued by saying since this section of the code does not address landscaping the HPC should go ahead and proceed to use the HPC guidelines for this case. He stressed to Mr. Springle that if the HPC issues something he did not agree with, then he would need to appeal to the State and not the Board of Adjustment in Beaufort.

Chairman Wilson closed the hearing.

Chairman Wilson asked for any comments from the HPC members.

Member Sadler made a motion to approve the request based the findings of fact that the request is congruent with the historic character of the district with Guideline 8.1.1 *Preserve and maintain historic public and private landscapes that contribute to the character of the historic district, including open spaces, streetscapes, and yards* and with Guideline 8.1.2 *Preserve and maintain individual components, and historic features that contribute to Beaufort's historic character, including mature trees, ornamental trees, and hedge rows*. Member Krautheim seconded the motion with all members being in favor.

Member Park made a motion to approve the Certificate of Appropriateness based on the findings of fact stated in the previous motion. Member Davidson seconded the motion with all members in favor.

**2. Larry R. Jones/Inlet Inn—601 Front Street
Enclosure of (2) porches along Queen Street**

Chairman Wilson opened the hearing.

Larry Jones was on hand to present the HPC with the request for enclosing two porches along Queen Street. Mr. Jones explained these porches rarely get used due to them being behind a six foot fence and one of them is off of the office used by him. He continued by saying cedar siding would be used on the enclosure as it is on the remainder of the building. Mr. Jones did state the landscaping along the porches will be left as it is currently.

The members of the HPC asked questions about the windows to be used for the porch enclosures. Mr. Jones informed the group the windows would be like the ones located on the third floor and they would be nine over nine. There was also some discussion whether or not there would be shutters on the new windows. Mr. Jones stated there would be no shutters.

Chairman Wilson closed the hearing and asked for any comments from the HPC members.

Member Sadler commented this was not a historic structure since it was only 28 years old.

Member Sadler made a motion to approve the request based on the findings of fact that the request is congruent with Guideline 7.1.1 *Maintain a similar front, side and rear setback to other contributing historic buildings on the block and/or side of the street*; it is congruent with Guideline 7.2.3 *Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street*; it is congruent with Guideline 7.2.4 *Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street* (compatible with existing windows and doors); it is congruent with Guideline 7.3.1 *Keep the siding and trim material of the proposed building consistent with the materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles, and brick were common sheathing materials and should be used*; it is congruent with Guideline 7.3.3 *Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials*. Member Krautheim seconded the motion will all members being in favor.

Member Park made a motion to issue the Certificate of Appropriateness based on the findings of fact stated in the previous motion. Member Krautheim seconded the motion with all members being in favor.

8. COMMISSION AND STAFF COMMENTS

Town Planner, Kyle Garner discussed the meeting schedule for the 2010 year. Member Krautheim moved for the meeting schedule to be adopted. Member Park seconded the motion with all members being in favor.

Mr. Garner also asked the HPC members if they would be willing to have a workshop meeting in which discussions could be held on some things in the Rules of Procedure. The members thought that would be helpful. Mr. Garner stated he would look at the calendar and get back with them about a possible time.

9. RECESS OF MEETING

Member Krautheim moved for the meeting to be recessed until Tuesday, December 15, 2009 at 3 p.m. in the Train Depot for the purpose of issuing a Certificate of Appropriateness for 122 Front Street. Member Sadler seconded the motion with all members being in favor.

Mamre Wilson, Chairman

Michele Davis, Town Clerk