



Town of Beaufort, NC

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Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, October 5, 2021 - Held via Zoom due to the COVID-19 Pandemic Minutes

Call to Order

Chair Terwilliger called the October 5, 2021 Historic Preservation Committee regular meeting to order at 6:00pm.

Roll Call

Town Attorney Quattlebaum took roll call and the following members were present for the meeting were Chair Robert Terwilliger, John Stephens, Vice-Chair Joyce McCune, John Flowers and Ian Huckabee. Chair Terwilliger declared a quorum with five members present.

Also present for the meeting were Jeremy Ganey, Kyle Garner and Commissioners Ann Carter & John Hagle.

Agenda Approval

Chair Terwilliger asked if there were any changes to the Agenda. Hearing none, the Chair asked for a motion and member McCune made the motion to approve with Member Huckabee seconding. Town Attorney Quattlebaum took a roll call vote that was unanimous.

Minutes Approval

Chair Terwilliger mentioned that staff was a little behind on minutes due to short staff but would have them before the Commission very soon.

Administration of Oaths

Chair Terwilliger stated that a detailed list of the documents that would be used for deliberation and consideration.

Chair Terwilliger then read 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 and 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 opinion. Witnesses must swear or affirm their testimony. Chair Terwilliger asked that the Oath or Affirmation be administered at this time.

Chair Terwilliger then administered the Oath to staff members, Jeremy Ganey and Kyle Garner.

New Business

1. Case 21-35, 608 Broad Street – Home Renovation

Chair Terwilliger opened the hearing and asked if anyone was there to speak on this item. Mr. Robbin Rodewigg stated that he was and Chair Terwilliger swore Mr. Rodewigg in by affirmation.

Chair Terwilliger asked Mr. Garner to give a brief overview of the request. Mr. Garner stated that this request is a follow up to the demolition request that was approved in April of 2021 and that Mr. Rodewigg had followed his COA to the letter and was now back before the commission to complete the project by closing in the east side of the structure, moving it a few feet over and adding a garage to the application.

Mr. Rodewigg then spoke briefly about his project and was glad to answer questions.

Member McCune asked about the fence height and Mr. Rodewigg testified that the fence would be four feet in height;

Member Stephens asked about the location of the proposed Solar Panels. Mr. Rodewigg testified that the panel would be on the rear of the garage facing south away from public view as well as any that may be placed on the roof of the structure if needed:

Member Flowers then asked about the proposed color of the structure, type of brick for the foundation and the color of the metal roof. Mr. Rodewigg testified that the color would be white to match existing shown on the porch area and that the brick and metal roof were the exact types of his home at 209 Orange Street and as shown in the photos:

Member Huckabee was next and asked if any of the cinderblock would be retained and the location again of the solar panels and the color of gravel to be placed down. Mr. Rodewigg testified that the blocks could not be reclaimed as they were in bad shape, the solar panels would be on the rear of garage & main structure if needed away from view and the gravel would be white.

Hearing no further questions Chair Terwilliger asked for motion for a finding of fact and Member Stephens made the following motion, having reviewed the record and having considered all evidence submitted and oral testimony for case #21-35, 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; Guidelines, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.6, 7.8.7, 7.8.8, 7.8.9, 6.6.1, 6.6.2, 6.6.4, 6.6.5, 6.2.1, 6.2.2, 6.4.1, 6.4.2, 6.4.3, 6.4.7, 6.4.10, 8.2.2, 8.2.3, 6.1.1, 6.1.2, 6.1.3, 8.1.13, 8.5.7, 9.1.7, 9.1.8 Board Member McCune made the second. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the Findings of Fact.

Chair Terwilliger then made a motion for approval of the COA based on that the proposed project is not incongruous with the special character of the historic district as a whole and that at Certificate of Appropriateness for case #21-35 be issued for the proposed work.

Member Stephens seconded the motion. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the COA.

Chair Terwilliger stated that the matter had been approved and he closed case 21-35.

2. Case 21-36, 313 Ann Street – Garage Conversion to a Screened Porch

At this time Member Huckabee asked to be recused since he was the applicant. Chair Terwilliger then asked for a motion and member Flowers made the motion and member Stephens seconded to recuse Mr. Huckabee from discussion. Attorney Quattlebaum took a roll call vote that was unanimous.

Chair Terwilliger moved to the next matter, Case 21-36, 313 Ann Street. Chair Terwilliger opened the hearing and asked if anyone was there to speak on this item. Mr. Ian Huckabee, his wife Tracy and their Architect Sarah Afferbach AIA stated that they were and Chair Terwilliger swore them in by affirmation.

Chair Terwilliger asked Mr. Garner to give an overview of the project. Mr. Garner stated that the Huckabees want to take the rear garage area that could not be seen from Ann Street but could be seen from Turner Street and convert it to a screened porch area. And stated that he was unsure how a car could currently fit based on the current configuration.

At this time Mr. & Mrs. Huckabee gave a brief description of the project to include Ms. Huckabee stating that the garage was not original to the structure.

Chair Terwilliger then opened the hearing up for questions.

Member McCune began with questions on the height of the structure of 13 feet and Member Stephens had similar questions. The architect Sarah Afferbach AIA then testified that the roof line for the screened porch was in the same location as the garage and the height was the same as before.

Hearing no further questions, Chair Terwilliger then asked for a finding of fact and Member Stephens made the following motion, having reviewed the record and having considered all evidence submitted and oral testimony for case #21-36, 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; Guidelines, 6.5.4, 6.5.5, 6.5.7, 6.1.3, 6.1.9 Board Member Flowers made the second. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the Findings of Fact.

Chair Terwilliger then made a motion for approval of the COA based on that the proposed project is not incongruous with the special character of the historic district as a whole and that at Certificate of Appropriateness for case #21-35 be issued for the proposed work. Member Stephens seconded the motion. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the COA.

Chair Terwilliger stated that the matter had been approved and he closed case 21-36.

Chair Terwilliger then closed discussion on case 21-36.

At this time Member Flowers made a motion and Member Stephens seconded to allow Member Huckabee to rejoin the meeting as a member. Attorney Quattlebaum took a roll call vote that was unanimous.

3. Case 21-37, 111 Moore Street – New Construction

Chair Terwilliger opened the hearing for Case # 21-37 and asked if anyone was there to speak on this item. Mr. Danny Allen and his son were sworn in by affirmation. Chair Terwilliger then asked Mr. Garner to give an overview from the Town's position. Mr. Garner stated that the property was unique as it had been before the Board of Adjustment for a

variance before submitting to the Commission and that the setbacks shown on the survey were correct based on the variance. And that the structure was proposed a t a little over 1,700 square feet in size.

Chair Terwilliger then asked Mr. Allen for a brief statement which Mr. Allen went to describe the structure and that he had been to all the neighbors to show them what he was planning to build. After Mr. Allen's comments the Chair asked for Board comments or questions.

Member McCune began by asking Mr. Allen about the proposed columns, railing, exterior lighting and decking. Mr. Allen testified that the columns would be square similar to his historic house in Hillsborough and that he had not selected exterior lighting and that was not included in the application and that he would like to use the Trex decking colored a gray that looked like real wood. After some discussion from the Commission members the consensus was that Trex decking in a gray color would be fine.

Member. Stephens then had questions regarding the brick border for the driveway in which Mr. Allen testified that it would be Savannah style brick as included in the application as the brick for the foundation.

Member Flowers questioned the wood grain side for Fiber Cement as the Guidelines stated smooth side only as well as mentioning that the windows should not be tinted with the green style tint for Anderson series submitted but a low e glass. Exterior lighting was also mentioned. Planning Director then shared with the Commission that Mr. Flowers made an excellent point about the smooth side for fiber cement however the Commission in times past had allowed grain side. Member Stephens then stated that his building on Front Street was allowed grain side fiber cement siding.

Hearing no further questions, Chair Terwilliger then asked for a finding of fact and Member Stephens made the following motion, having reviewed the record and having considered all evidence submitted and oral testimony for case #21-37, 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; Guidelines, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.3.1, 7.3.2, 7.3.3, 7.4.1, 7.4.2, 7.5.1, 7.6.1, 7.6.2, 7.6.3, 7.7.1, 8.5.1, 8.5.2, 8.5.3, 8.5.4, 8.5.7, 8.3.1, 8.3.6, 8.4.1, 8.4.2, 8.4.3, 8.1.8, 8.1.13, 8.2.2 & 8.2.3 Board Member McCune made the second. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the Findings of Fact.

Chair Terwilliger then made a motion for approval of the COA based on that the proposed project is not incongruous with the special character of the historic district as a whole and that at Certificate of Appropriateness for case #21-37 be issued for the proposed work with the conditions that the applicant bring back to the Commission the proposed exterior lighting (**guidelines 8.4.1, 8.4.2 & 8.4.3**) before the project is complete and that the applicant has the option of using smooth side to grain side fiber cement siding for the exterior of the structure. Member Stephens seconded the motion. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the COA.

Chair Terwilliger stated that the matter had been approved and he closed case 21-37.

Chair Terwilliger then closed discussion on case 21-37.

4. Case 21-38, 509 Front Street – Replacement of Privacy Fence

At this time Member McCune asked to be excused since she was the applicant. Chair Terwilliger then asked for a motion and member Flowers made the motion and member Stephens seconded to excuse Ms. McCune from discussion. Attorney Quattlebaum took a roll call vote that was unanimous.

Chair Terwilliger opened the hearing for Case # 21-38 and asked if anyone was there to speak on this item. Mr. Sam Williams representing Harborside Suites, Fred McCune an adjacent property owner, and Ms. Pat Castagnia also an adjacent property owner were sworn in by affirmation. Attorney Doug Goins was also in attendance. Chair Terwilliger then asked Mr. Garner to give an overview from the Town's position. Mr. Garner stated that Mr. Williams had requested the replacement of a section of fence that had been removed and was located in the rear of 509 Front St but however could be seen from Craven Street.

Mr. Williams then stated that the fence use to be there and then was removed to help with the construction of another project only to cause a problem with traffic and vehicles blocking the access easement to other properties and that they would like the fence back. Mr. McCune stated very similar comments about the traffic and that it was a problem as well as Ms. Castagnia. At this point Chair Terwilliger stated that this request was pretty straight forward and that unless anyone had any questions he would ask for a motion of Finding of Fact.

Hearing no discussion Member Stephens made the following motion; having reviewed the record and having considered all evidence submitted and oral testimony for case #21-38, I 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; Guidelines, 8.2.1, 8.2.3 & 8.2. 7 Member Flowers seconded the motion. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the Findings of Fact.

Chair Terwilliger then made the motion for a COA 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 at Certificate of Appropriateness for case #21-38 be issued for the proposed work. Member Flowers made the second. Attorney Quattlebaum took a roll call vote that was unanimous for approval of the COA.

Chair Terwilliger closed case 21-38.

At this time Member Stephens made a motion and Member Huckabee seconded to allow Member McCune to rejoin the meeting as a member. Attorney Quattlebaum took a roll call vote that was unanimous.

Public Comment

There was no public comment.

Commission / Board Comments

Chair Terwilliger asked if there were any comments and Member Flowers stated that as an HPC Member that each person should take the role seriously. There were no other comments.

Staff Comments

Mr. Garner stated that the Design Standards had been completed by the Consultant and that the State Historic preservation Office would finish the document with us. Also mentioned was having training for the Board after the new year to include other citizen boards and propose an information session after the adoption of the new standards for those in the Historic District. Staff had no further comments.

Adjourn

Chair Terwilliger asked for a motion to adjourn the meeting. Member Flowers made the motion and Member Stephens made the second. Attorney Quattlebaum took a roll call vote that was unanimous.

Robert Terwilliger, Chair

Kyle Garner, Acting Board Secretary