



**Town of Beaufort, NC**  
701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516  
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**Town of Beaufort Historic Preservation Regular Meeting**  
**6:00 PM Tuesday, January 6<sup>th</sup> 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516**  
**Minutes**

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**Call to Order**

Chair McCune called the January 6<sup>th</sup>, 2026 Beaufort Historic Preservation Commission regular meeting to order at 6:00 p.m.

**Roll Call**

Members Present: Joyce McCune, Chair; Bradley Hedrick, Vice-Chair; Bradley Cummins, Kris Davis, Tyler Tennant

Members Absent:, Marissa Morris, Jessica Sabiston

A quorum was declared with five members present.

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

**Agenda Approval**

*Vice-Chair Hedrick made the motion to approve the Agenda as presented and Member Tennant made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Tyler Tennant*

**Minutes Approval**

1. HPC Draft Minutes 120225

*Vice-Chair Hedrick made the motion to approve the Minutes as presented and Member Cummins made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Tyler Tennant*

## Administration of Oaths

Chair McCune 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. 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.

Secretary Anderson then administered the Oath to Kyle Garner.

## Items of Consent

1. Approval of the Order for 314 Ann Street – Certificate of Appropriateness

*Vice-Chair Hedrick made the motion to approve the Order as presented and Member Davis made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Tyler Tennant*

## New Business

1. Case # 25-37 – 217 Front Street – New Brick Walk & Steps

Chair McCune introduced Case #25-37 and asked for the Staff Report. Mr. Garner stated that the applicant wishes to remove the existing concrete walk and steps and replace them with brick and noted that Mr. Brian Daniel of Brian Daniel Construction was representing the applicant and had brought a brick sample board to show, which he passed to the commission members.

Mr. Garner explained that the current steps and walkway are solid concrete and the owners want to replace them with brickwork.

Secretary Anderson administered the Oath to Brian Daniel.

Chair McCune noted for the record that the brick board sample was of General Shale Buckingham Tudor.

Mr. Daniel added that they would be removing the walkway and the steps to the house and replacing them with brick, but leaving the steps down to the front sidewalk as is, putting a concrete base down and setting brick and not pavers. The wing walls on the stairs would be left or repaired as necessary.

Chair McCune asked if there were any parties with standing who wished to comment and there were none.

*Chair McCune asked for a motion for a Finding of Fact for Case #25-37. Vice-Chair Hedrick made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #25-37, 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: Landscaping Guidelines 8.1.9, 8.1.11.*

*Member Davis made the second and Chair McCune took a vote that was approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Tyler Tennant*

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #25-37.

*Vice-Chair Hedrick made a 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 #25-37 be issued for the proposed work.*

*Member Davis made the second and Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Tyler Tennant*

Chair McCune then declared Case #25-37 closed.

## 2. Case #26-01 122 Queen St – Beaufort Style Fence

Chair McCune introduced Case #26-01 and asked if any members needed to recuse themselves. Seeing none, she asked Mr. Garner for an overview of the case.

Mr. Garner stated that this was a request for a Beaufort-style fence across the frontage of the property and the agenda packet contained specifics pertaining to type, color, and material. The request comes at the end of a major renovation at 122 Queen Street by Eddie Cameron Construction.

Secretary Anderson administered the Oath to Eddie Cameron.

Mr. Cameron stated that the homeowners had revised the fence plan from undulating to all level to match the houses on each side in order to fit in more with the neighborhood. The fence placement would go across the front, down the driveway, and then back to the house just past the porch.

Chair McCune clarified the change from the application which had stated varying heights not to exceed four feet high to the fence having no varying height, and Mr. Cameron agreed and added the fence would be 36 inches tall with 2 by 2 pickets painted white with a pyramid style top.

Chair McCune asked if there were any parties with standing who wished to comment.

Secretary Anderson administered the Oath to Kevin McHugh, 124 Queen Street.

Mr. McHugh stated that he had had concerns about the undulating fence design but gave his full support to the updated design.

*Chair McCune asked for a motion for a Finding of Fact for Case #26-01. Vice-Chair Hedrick made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #26-01, 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: Fences and Walls Guidelines 8.2.2, 8.2.3, 8.2.7 with the condition that the fence shall not exceed 36” in height and will be straight across and not undulating.*

*Member Tennant made the second and Chair McCune took a vote that was approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Tyler Tennant*

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #26-01.

*Member Davis made a 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 #26-01 be issued for the proposed work.*

*Vice-Chair Hedrick made the second and Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Tyler Tennant*

Chair McCune then declared Case #26-01 closed.

### 3. Case #26-03 131 Turner Street – Signage, Paint, Windows & Glass Storefront

Chair McCune introduced Case #26-03 and asked if any members needed to recuse themselves. Seeing none, she asked Mr. Garner for an overview of the case.

Mr. Garner stated that this was a request to install a new 5.5 Sq. Ft. (36" X 22") hanging sign and change the exterior color of the building for the new Watermark bookstore.

There was a short discussion regarding the acceptable size of the sign and the existing bracket where the sign would hang.

Secretary Anderson administered the Oath to John Engelhard.

There was further discussion on the sign material and Mr. Engelhard suggested the sign be made of hard density polyurethane but could be made of wood if the Commission preferred.

Chair McCune asked if there were any parties with standing who wished to comment and there were none.

*Chair McCune asked for a motion for a Finding of Fact for Case #26-03. Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #26-03, 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: Paint and Exterior Colors Guidelines 6.7.2, 6.7.4; Brickwork and Masonry Guidelines 6.3.9; Signage Guidelines 8.6.1, 8.6.2, 8.6.3, 8.6.5.*

*Vice-Chair Hedrick made the second and Chair McCune took a vote that was approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Tyler Tennant*

Chair McCune then asked for a motion for a Certificate of Appropriateness for Case #26-03.

*Member Davis made a 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 #26-03 be issued for the proposed work.*

*Member Tennant made the second and Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Tyler Tennant*

**Commission / Board Comments**

Chair McCune and other commission members expressed their grief at the town’s loss of the historic Duncan House.

**Staff Comments**

Mr. Garner noted the HPC had an almost record number of cases during 2025. He also gave a quick update on the Standards subcommittee which would be meeting this Friday and has been making great progress towards updating the current Historic Guidelines. He noted that a draft to the commission would be forthcoming in the next few months.

**Adjourn**

*Member Cummins made the motion to adjourn and Vice-Chair Hedrick made the second. Chair McCune took a vote that was unanimously approved.*

*Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Tyler Tennant*

Chair McCune declared the January 6<sup>th</sup>, 2025 meeting adjourned at 6:30 p.m.

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Chair, Joyce McCune

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Board Secretary, Laurel Anderson