



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, August 5th, 2025 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes

Call to Order

Chair McCune called the August 5th, 2025 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, Jessica Sabiston, Tyler Tennant

Members Absent: Marissa Morris

A quorum was declared with six 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 Cummins made the motion to approve the Agenda as presented 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, Jessica Sabiston, Tyler Tennant

Minutes Approval

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

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Kris Davis, Jessica Sabiston, 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. 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 118 Moore Street, 112 Orange Street, 207 Moore Street, & 112 Moore Street – Certificate of Appropriateness

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

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

New Business

1. Case #25-25 312 Moore Street – Revise Sidewalk from Previously Approved COA

Chair McCune introduced Case #25-25 and asked if any Members needed to recuse themselves. Hearing none, she asked for the Staff Report. Mr. Fockler presented the case, explaining that the applicant, Kyle McLaughlin, was requesting a revision to the sidewalk from a previous Certificate of Appropriateness (COA) issued in November 2024. The board had granted approval for demolition of a house in October 2024 and subsequently approved plans for a new home on the site in November. Upon inspection, a revision for the sidewalk was added to facilitate access to the driveway, as there was no sidewalk that runs down the street.

Secretary Anderson then administered the Oath to the applicant and homeowner, Kyle McLaughlin.

Mr. McLaughlin explained that the issue became apparent after construction. The original approved plan would have required him to walk out into the road while carrying his 2-year-old child to get from his driveway to his house. He noted that several properties in the neighborhood have similar access paths from their driveways to their porches when there is no public sidewalk in front of the houses.

Commissioner Hedrick questioned why the issue wasn't apparent from the original drawing, to which Mr. McLaughlin explained that the sewer line connection hadn't been completed when the driveway was poured, which necessitated pausing the project. This delay allowed him to better evaluate the practical access needs.

Chair McCune noted that the proposed revision would result in less impervious surface and given the absence of a sidewalk on that side of the street, it would likely improve the overall appearance.

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

Chair McCune asked for a motion for a Finding of Fact for Case #25-25. Member Cummins made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #25-25, 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 8.1.11, Accessibility and Life Safety Guidelines 6.8.1.

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

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

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

Member Cummins 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 #25-25 be issued for the proposed work.

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

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

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

2. Case #25-26 315 Ann Street – Landscaping, Tree Removal, Paint Front Door, Fence

Chair McCune introduced Case #25-26 and asked if any Members needed to recuse themselves. Member Davis recused himself from the case due to a professional relationship with the applicant, stating that "the applicant is a current client of mine on another project."

Mr. Fockler presented that the applicant, David Durham, was requesting to remove a cedar tree on the Turner Street side of the property that is close to the foundation of the house, remove shrubs along Turner and Ann Streets and replace them with new landscaping, install a fence along the Turner Street side, and change the color of the front door.

Secretary Anderson then administered the Oath to the applicant and homeowner, David Durham.

Mr. Durham explained that the cedar tree was approximately 2.5-3 feet from the corner of the foundation. He expressed concern that the established tree's roots were already protruding from the ground and heading straight to the foundation. He stated that he wanted to be proactive to prevent potential future damage, particularly during a hurricane that could uproot both the tree and part of his foundation. He also noted that the tree was under the canopy of a beautiful pecan tree.

Regarding the window framing and trim that was listed in the application as being changed from white to black, Mr. Durham clarified that he had changed his mind and would keep them white, noting that the white is "completely classic."

The Commission discussed that the cedar tree's proximity to the foundation was problematic and that its removal was justified. The Commissioners also noted that the tree was under the canopy of a pecan tree, which would likely impact its health, and that the area would be enclosed by the proposed fence.

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

Chair McCune asked for a motion for a Finding of Fact for Case #25-26. Vice-Chair Hedrick made the following motion: Having reviewed the record and having considered all evidence submitted and oral testimony for Case #25-26, 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: Window and Door Guidelines under 6.4.1 with the note that the trim will be painted white and not black; Landscaping Guidelines 8.1.1, 8.1.2, 8.1.3; Fences and Walls Guidelines 8.2.2, 8.2.3, 8.2.7; Landscaping Guidelines 8.1.11; Accessibility and Life Safety Guidelines 6.8.1.

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

Voting yea: Chair McCune, Vice-Chair Hedrick, Bradley Cummins, Jessica Sabiston, Tyler Tennant

Chair McCune then gave the motion for a Certificate of Appropriateness for Case #25-26.

Chair McCune 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 #25-26 be issued for the proposed work with the condition that both the trim and framing for the windows will remain white and not be painted black as applied for.

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, Jessica Sabiston, Tyler Tennant

Chair McCune then declared Case #25-26 closed and notified Mr. Durham that the Minutes and Findings of Fact would be adopted at the next meeting and the COA would then be issued.

Member Davis was restored to the meeting following a motion by Vice-Chair Hedrick.

Commission / Board Comments

There was a general board discussion on the revised standards being developed by a subcommittee of the commission.

Staff Comments

Mr. Fockler reported on a potential enforcement issue at 412 Front Street regarding displays set up in what might be town property on the dock side of the building. He explained his plan to communicate with the business owners to clean up the area.

Mr. Fockler also mentioned that staff had been enforcing like-for-like material requirements, particularly for porches where PVC replacements had been removed in favor of the original wood materials.

Mr. Garner provided an update on the property line dispute in the 100 block of Moore Street, noting that the property owners were at a stalemate despite multiple surveys. He clarified that the previous Certificate of Appropriateness for the property had expired, so any future work would require a new application.

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, Jessica Sabiston, Tyler Tennant

Chair McCune declared the August 5th, 2025 meeting adjourned at 7:40 p.m.

Chair, Joyce McCune

Board Secretary, Laurel Anderson