

Project Narrative for 5 Lawton Street Demolition Application

The property owner, Mr. James W. Jeffcoat, wishes to demolish an existing storage shed located behind Eggs N Tricities in the right, rear corner of the property. His intentions are to replace the storage shed with an accessory commercial building.

The project for the proposed commercial accessory building has been reviewed through several preapplications and a preliminary development review.

According to Beaufort County tax records, the storage shed was built in 1950 by Paul and Virginia Pinckney. The current Eggs N Tricities was once the residence of Pinckneys and built in 1946. The property remained residential until it was acquired in 2015 by Mr. Jeffcoat, the nephew of Lucille Pinckney.

The surrounding properties are mostly commercial or mixed use. The left-side adjoining properties are all commercial including Maye River Gallery and Wink/Style It Salon. The rear adjoining property is mixed use comprised of Bevan Brynne Bowler Pottery and the residence of Jacob Preston. The right-side adjoining property is all commercial consisting of Wolfgang Bakery.

The storage shed is not listed as a contributing structure. Photographs included with the submitted show a squat building with low pitched roofs. The exterior walls are comprised of a lower concrete masonry block wall and upper stud wall sheathed in a hodgepodge of exterior materials.

We respectfully ask the board to grant permission to demolish the building.

A handwritten signature in black ink, appearing to read 'Ansley Hester Manuel', with a large, stylized loop at the end.

Ansley Hester Manuel, Architect