

**CITY OF BEAUFORT**  
**Historic District Review Board**  
**Full Board**  
**Staff Report**  
**Meeting of February 10, 2016**

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**Case Number:** HR16-03  
**Property Address:** 400 Port Republic Street  
**Applicant:** Scott M. Sonoc  
**Type of Request:** New Dock with Boatlift  
**Zoning:** TBR – Traditional Beaufort Residential – The Point

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**Historical:** This parcel on Port Republic Street contains a new, non-contributing building. It currently has a dock on it that extends approximately 106’ to the tidal creek.

**Request:** **The applicant wishes to remove the existing dock and build a new, 306’ dock with a fixed pierhead, floating dock and a boat lift.**

**Size:** **The dock will be 306’ long by 4’ wide with 3’ handrails, built 3’ above mean high water except for a portion above the tidal creek; that segment would be 4’ above MHW with wider pier spacing to accommodate small watercraft. The pierhead would be 16’x16’, the floating dock would be 14’x24’ with a 3’x24’ ramp connecting it to the dock. The boat lift would be 12’x13’. A 3’x28’ catwalk with 36” high handrails would connect to the boatlift.**

**Zoning:** **TBR – Traditional Beaufort Residential – The Point**

- Purview: The Unified Development Ordinance, Article 4 –Zoning Districts, Section 4.9.D.2 discusses the designation of the Historic District. Section c. states “The boundaries of the Beaufort Historic District and the Beaufort National Historic Landmark District are the same with the following clarifications/exceptions: Structures attached to the high ground are deemed to lie within the district and shall be reviewed in entirety in accordance with the provisions of this section.” This gives the HRB purview over the aesthetics of the dock, including boat lifts, lighting, handrails, etc... It does not give the HRB purview over whether a dock is permitted.

**Synopsis of Applicable Guidelines:**

- UDO, Section 3.20.E Defines the Review Criteria for the HRB.
- Secretary of the Interior Standards #2 states: The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

**Staff Questions, Comments & Suggestions:**

- Is lighting/electricity proposed for this dock?
- Is it possible to remove the handrails? Do you have a detail or photo of the handrail design?

- Staff contends that the defining features, spaces and spatial relationships that characterize and the marsh line of the Historic District as a whole, will be altered by the boatlift and lighting.

**Staff Recommendation:** Staff recommends approval of dock as submitted, with the fixed pier head and floating dock/ramp matching what has already been constructed on the adjacent parcel, 500 Port Republic Street. The approval should be conditional on the fact that no boat lift or lighting should be provided. HRB should discuss handrails, whether or not they are appropriate, and what an appropriate design should be.