



**Beaufort County
Historic Preservation
Review Board Meeting**

Chairman

Natalie Hefter

Vice Chairman

Katrina Epps

Board Members

Kathryn Mixon

Sally Murphy

Cheryl Steele

Katherine Pringle

Interim County Administrator

ERIC GREENWAY

Staff Support

ROBERT MERCHANT

NOAH KREPPS

Administration Building

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

Contact

Post Office Drawer 1228

Beaufort, South Carolina 299901-1228

(843) 255-2140

www.beaufortcountysc.gov

Historic Preservation Review Board Agenda

Thursday, January 21, 2021 at 1:00 PM

VIRTUAL MEETING

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF MINUTES - June 18, 2020
5. ROSALYN BROWNE RESIGNATION EFFECTIVE 01/14/21
6. CITIZEN COMMENTS (*Comments are limited to 3 minutes.*)

ACTION ITEMS

7. CONSIDERATION OF ST. LUKE'S UNITED METHODIST CHURCH FELLOWSHIP HALL ADDITION
-
8. ADJOURNMENT

Minutes
Historic Preservation Review Board
June 18, 2020, 1:00 p.m.
Virtual Meeting

CALL TO ORDER:

Mr. Rob Merchant, Beaufort County Community Development Deputy Director, called the meeting to order at 1:00 p.m.

MEMBERS PRESENT:

Natalie Hefter, Chairman
Katrina Epps, Vice Chairman
Sally Murphy
Cheryl Steele
Kathryn Mixon
Katherine Pringle
Roselyn Browne

MEMBERS ABSENT:

None

STAFF PRESENT:

Robert Merchant, Beaufort County Community Development Deputy Director
Diane McMaster, Beaufort County Community Development Senior Administrative Specialist

PUBLIC COMMENT (non-agenda items):

There were none.

MINUTES:

The Chairman entertained a motion to approve the minutes presented to the Board. Ms. Sally Murphy made a motion, seconded by Ms. Katherine Pringle, to approve the October 17, 2019, minutes as submitted. There was unanimous approval from Board members.

NEW BUSINESS: Dataw Island Pickleball Courts

The applicant is Dataw Island Club. Landscape Architect: Daniel Keefer
Dataw Island Club Manager: Ted Bartlett

It was noted that the Sam's family cemetery is located on the opposite side of the proposed construction site.

Mr. Robert Merchant, Beaufort County Community Development Department Deputy Director read letters submitted by Dataw Island residents:

- Ms. Marilyn Peck – concerns regarding the Master Plan; possible archaeological dig
- Eric and Lynn Brown – historical site
- David and Christine Murphy – ruins of Sam’s Plantation; Master Plan concerns

During the conceptual plan process, 62% of Dataw Club members voted in favor of the pickleball court construction project.

Board Member Ms. Sally Murphy noted that some residents expressed concern over the possible removal of numerous Water Oak trees. Mr. Dan Keefer stated that the site was chosen in order to avoid the removal of Live Oak trees.

Feedback from the Historical Society determined that the proposed construction site is as far away from the historical site as possible.

Ms. Murphy stated that the Board was tasked with determining if the proposed construction was in line with the Master Plan / open space guidelines and if there would be any negative effects on the Sam’s Plantation historical site.

Ms. Sally Murphy made a motion to adopt and approve the proposed construction, seconded by Ms. Katrina Epps. The motion was amended as follows: The Board will adopt and approve the proposal as long as the construction project is consistent with the Dataw Island Master Plan and open space requirement. There was unanimous approval from Board members.

OTHER BUSINESS: A field trip to Daufuskie Island – Oyster Union Society Hall may be planned in the near future.

ADJOURNMENT:

There being no further business, Chairman Natalie Hefter adjourned the meeting at 1:50 p.m.

St. Luke's United Methodist Church Fellowship Hall Addition

Applicant: St. Luke's UMC
Designer: Sam McCleskey, McCleskey and Associates Architects PA
Location: Located on S Okatie Hwy
Zoning Designation: T2 Rural

St. Luke's United Methodist Church is proposing to construct an addition to its existing fellowship hall. The church building on the property has been listed on the National Register of Historic Places since 1987. The proposed addition is also in very close proximity to a cemetery with graves dating back to the late 18th century, according to the Above Ground Historic Survey.

No alterations to the historic church structure are proposed. The proposed addition is 446 square feet and oriented on the southern and eastern sides of the existing fellowship hall. It is proposed within 10 feet of the cemetery and 60 feet of the historic church.

Staff Recommendation: Staff does not make a recommendation of approval or denial at this time. Proximity to historic tombstones, as well as proposed design and materials, should be considered.

Attachments:

1. Proposed Site Plan
2. Proposed Front and Side Elevation Renderings
3. Project Narrative

PROJECT NARRATIVE

St. Luke's United Methodist Church – Fellowship Hall Improvements

St. Luke's United Methodist Church is located at, 3080 Okatie Hwy, (Highway 170), Okatie, SC, four miles north of Pritchardville.

The original Episcopal congregation worshipped about a half mile away in a 1786 building built on land donated by John Bull. In 1824 the present building was constructed on land contributed by John Guerard, on part of what had been Bull Hill Plantation. In 1857, the Church of the Cross was built in nearby Bluffton, and services were discontinued around that time. In 1875, the church was sold to the Methodists, who use it to the present day.^[3]

The church is noted for its transitional architecture, bridging the [Georgian](#) style of earlier South Carolina Episcopal churches and the rising Greek Revival style.^[3] It is one of the oldest churches in the state built for Episcopal worship, and one of the few with intact slave galleries.^[2]

It was added to the National Register of Historic Places in 1987.^[1]

The sanctuary building remains much as it was when originally constructed.

In addition to the sanctuary, the site contains a large cemetery with some graves dating back to the original Episcopal Church, which were relocated to this site from Bull Hill Plantation, and a fellowship hall which was constructed in the 1960's. All parking is on gravel surfaces or grass. There is a footbridge connecting the fellowship hall to a rear cemetery which affords additional, overflow parking. The fellowship structure is bounded on the north by a freshwater wetland, to the south and west by grave sites, and to the east by parking. A copy of a recent survey is attached for reference.

This project includes improvements to the fellowship hall. The building is one story with floor near grade, setback from the highway, behind the cemetery, and is clearly secondary to the original church building in its form and placement. One objective of this project will be to alter the fellowship hall in such a way that it maintains the respective relationship and scale to the original historic church building.

Originally, a small addition was planned for the rear of the building, however the 50-foot wetland buffer prevented addition on that side. The attached scheme shows additions on the south and east sides of the building, facing the highway. The encroachment into the wetland buffer has been minimized to the greatest extent possible, working within the confinements of the cemetery, wetlands and parking.

The addition incorporates roof gables which are projected and scaled to match those on the existing building. The color of the building will be changed from white to grey with white trim to make its appearance softer and more secondary to the existing church building.

Sidewalks will be altered to accommodate the addition. Parking will not be altered but will remain in the original configuration as shown on the site plan.

References

1. *"National Register Information System". [National Register of Historic Places](#). [National Park Service](#). July 9, 2010.*
2. *Piland, Sherry; Mary P. Powell; Colin Brooker (July 22, 1987). "St. Luke's Church" (pdf). [National Register of Historic Places - Nomination and Inventory](#). Retrieved 9 June 2012.*
3. *South Carolina Department of Archives and History. "St. Luke's Church, Beaufort County". [National Register Properties in South Carolina](#). Retrieved 2011-10-20.*



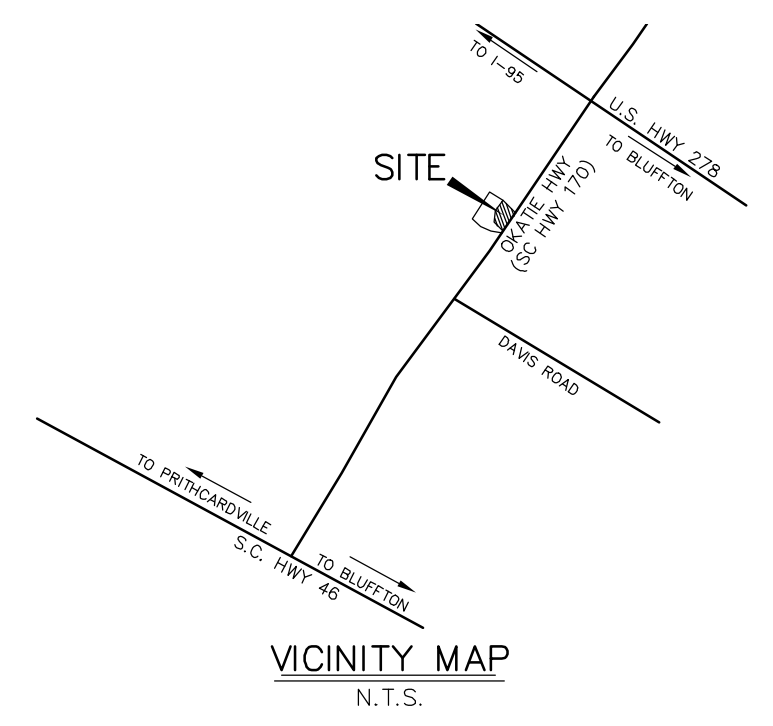
St. Luke's UMC Sanctuary



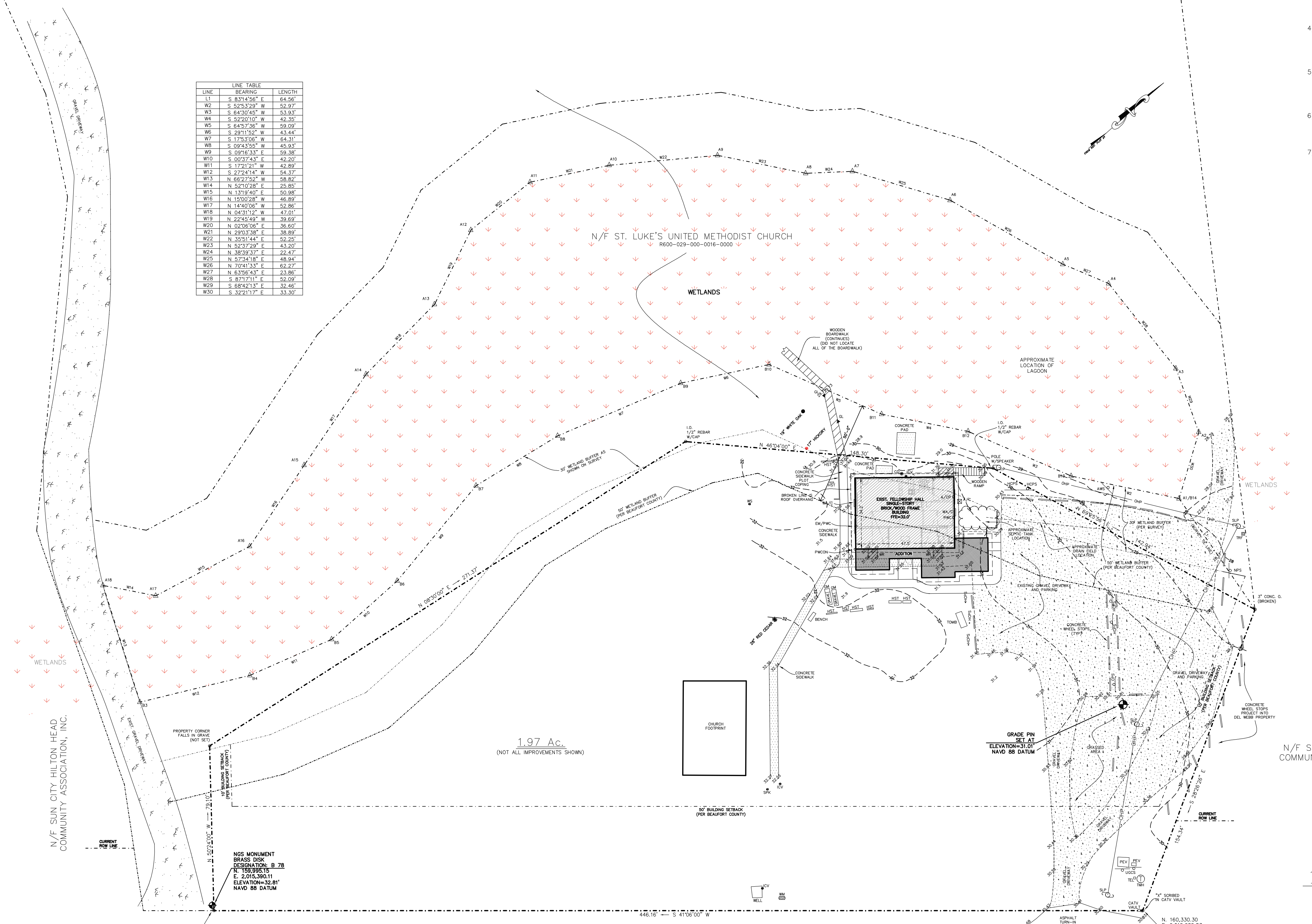
St. Luke's UMC Sanctuary



St. Luke's UMC Fellowship Hall



LINE	BEARING	LENGTH
L1	S 83°14'56" E	64.56'
W2	S 52°53'29" W	52.97'
W3	S 64°00'44" W	53.90'
W4	S 52°20'10" W	42.50'
W5	S 64°57'36" W	59.09'
W6	S 29°15'02" W	43.44'
W7	S 17°53'06" W	64.31'
W8	S 09°43'50" W	45.93'
W9	S 09°16'33" E	59.36'
W10	S 00°37'43" E	42.20'
W11	S 17°21'21" W	42.89'
W12	S 27°24'14" W	54.37'
W13	N 66°27'52" W	58.82'
W14	N 52°10'28" E	25.85'
W15	N 131°9'40" E	50.98'
W16	N 150°02'28" W	46.89'
W17	N 14°40'06" W	52.86'
W18	N 04°31'12" W	47.01'
W19	N 22°45'49" W	59.69'
W20	N 02°08'06" E	36.60'
W21	N 29°03'38" E	38.89'
W22	N 35°14'44" E	52.20'
W23	N 52°37'29" E	43.20'
W24	N 38°39'37" E	72.47'
W25	N 57°24'19" E	48.94'
W26	N 70°41'33" E	62.27'
W27	N 63°58'43" E	73.86'
W28	S 87°17'11" E	42.02'
W29	S 68°42'13" E	32.48'
W30	S 32°21'17" E	33.50'



- NOTES
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS PER THE REFERENCE PLAT THIS PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 55-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION N/A. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - UNDERGROUND UTILITIES WERE NOT LOCATED. ONLY ABOVE GROUND, VISIBLE AND ACCESSIBLE UTILITIES WERE LOCATED. THERE MAY BE UNDERGROUND UTILITIES ON SITE AND IT IS ADVISED THAT THE OWNER AND/OR DEVELOPER HAVE THESE UNDERGROUND UTILITIES MARKED AND LOCATED PRIOR TO DEVELOPMENT OR CONSTRUCTION.
 - SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - WETLANDS MARKED BY ASHER HOWELL WITH NEWKIRK ENVIRONMENTAL 73 SEA ISLAND PARKWAY, SUITE 20, BEAUFORT, SC 29907, OFFICE: (843) 470-1031. EMAIL: asher@newkirkenv.com.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

LEGEND:

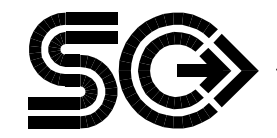
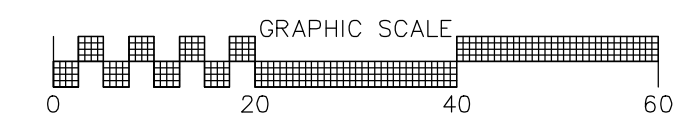
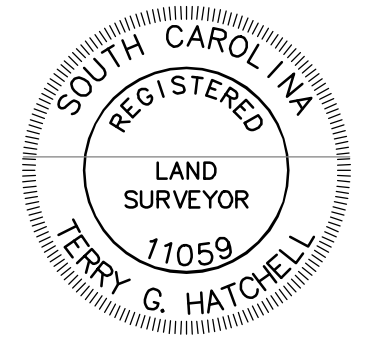
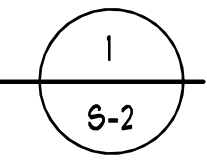
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○	TREE SIZES ARE INCHES IN DIAMETER
○	SPOT ELEVATION
○	CONTOUR
○	CONCRETE MONUMENT, OLD (FOUND)
○	TEMPORARY BENCH MARK
○	IRON NEW, SET
○	IRON OLD, FOUND
○	A/C
○	AIR CONDITIONING UNIT
○	A/CP
○	AIR CONDITIONER POWER
○	CATV
○	CABLE TELEVISION
○	CO
○	CLEANOUT
○	CPS
○	COMPACT PARKING SIGN
○	EM/PWC
○	ELECTRIC METER POWER CONNECTION
○	GL
○	GROUND LIGHT
○	GM
○	GRAVE MARKER
○	HPCS
○	HANDICAP PARKING SIGN
○	HST
○	HEAD STONE
○	ICV
○	IRRIGATION CONTROL VALVE
○	NPS
○	NO PARKING SIGN
○	PEV
○	PALMETTO ELECTRIC VAULT
○	PWC
○	POWER CONNECTION
○	PWCON
○	POWER CONDUIT
○	SLP
○	SECURITY LIGHT POLE
○	SPK
○	SPRINKLER HEAD
○	TEL
○	TELEPHONE BOX
○	TMH
○	TELEPHONE MANHOLE
○	TRF
○	TRANSFORMER
○	UGCS
○	UNDERGROUND CABLE SIGN
○	WA/C
○	WINDOW AIR CONDITIONER
○	WM
○	WATER METER
○	WR
○	WOODEN RAMP
○	WS
○	WATER SPIGOT
○	WETLAND FLAG
○	OHP
○	OVERHEAD POWER

- REFERENCE PLATS:
- LAND OF ST. LUKE'S METHODIST CHURCH, BLUFFTON TOWNSHIP, DATED: 12/6/1979, BY: CARL E. EKHOLM, S.C.P.L.S. NO. 2047, RECORDED: UNABLE TO CONFIRM.
 - BOUNDARY SURVEY OF BULL HILL PLANTATION, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 7/7/1994; LAST REVISED: 10/17/1994, BY: BOYCE L. YOUNG, S.C.P.L.S. NO. 11079, RECORDED: P.B. 51, PG. 32.
 - PROPERTY CONVEYED TO ST. LUKE'S METHODIST CHURCH, A PORTION OF DEL WEBB COMMUNITIES, INC., DATED: 2-22-08, BY: BOYCE L. YOUNG, S.C.P.L.S. NO. 11079, RECORDED: P.B. 125, PG. 39.
 - BOUNDARY, WETLAND, PARTIAL TREE & TOPOGRAPHIC SURVEY OF 5.30 ACRES, OKATIE HIGHWAY, DATED: 5/8/2006, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: NOT RECORDED.
 - SC DOT PLANS, FILE NO. 07.036938A, SHEET NO. 16, SC 170, LAST REVISED: 09/06/13.

BOUNDARY, WETLAND,
PARTIAL ASBUILT, TREE & TOPOGRAPHIC
SURVEY OF
1.97 ACRES, OKATIE HIGHWAY
A PORTION OF
**LANDS OF ST. LUKE'S
UNITED METHODIST CHURCH**
BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1" = 20' DATE: 07/22/2020 JOB NO: SC06049A

PRELIMINARY SITE PLAN - STUDY OPTION 2
SCALE: 1" = 20'-0"

PREPARED FOR: **ST. LUKE'S UNITED METHODIST CHURCH**
ADDRESS: #3080 OKATIE HIGHWAY
TAX PARCEL I.D. NO. R600-029-000-0007-0000

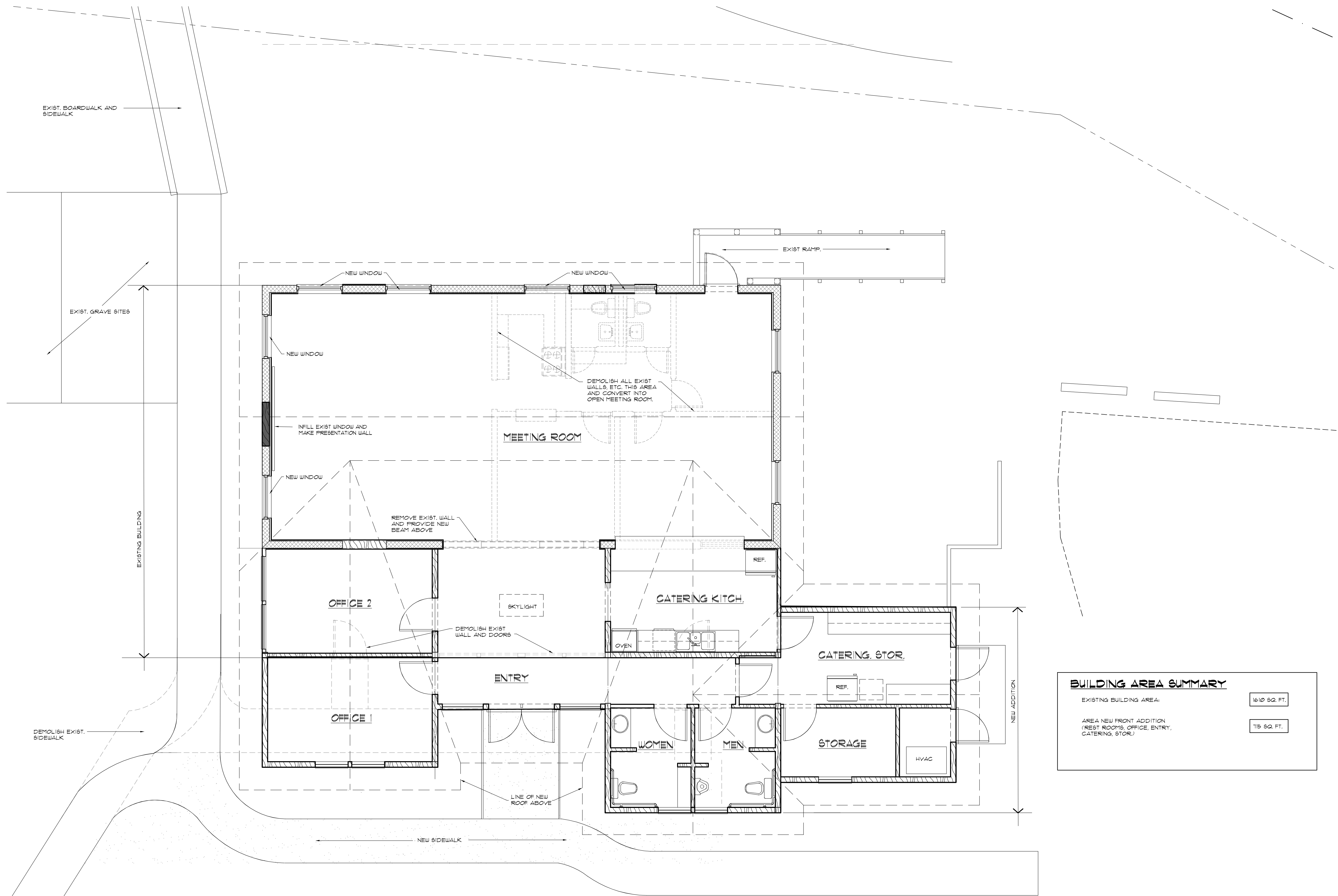


SURVEYING CONSULTANTS

17 Sherington Drive, Suite C, Bluffton, SC 29910
Telephone: (843) 815-3304 FAX: (843) 815-3305
CITY: BEAUFORT STATE: SC COUNTY: BLUFFTON
DISK NO. 1127A

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**PRELIMINARY DRAWING
ISSUED FOR REVIEW
DATE: 12/11/2020**



BUILDING AREA SUMMARY	
EXISTING BUILDING AREA:	1610 SQ. FT.
AREA NEW FRONT ADDITION (REST ROOMS, OFFICE, ENTRY, CATERING, STOR.)	715 SQ. FT.

PRELIMINARY FLOOR PLAN

SCALE: 1/4" = 1'-0"

EXIST. GRAVE SITES

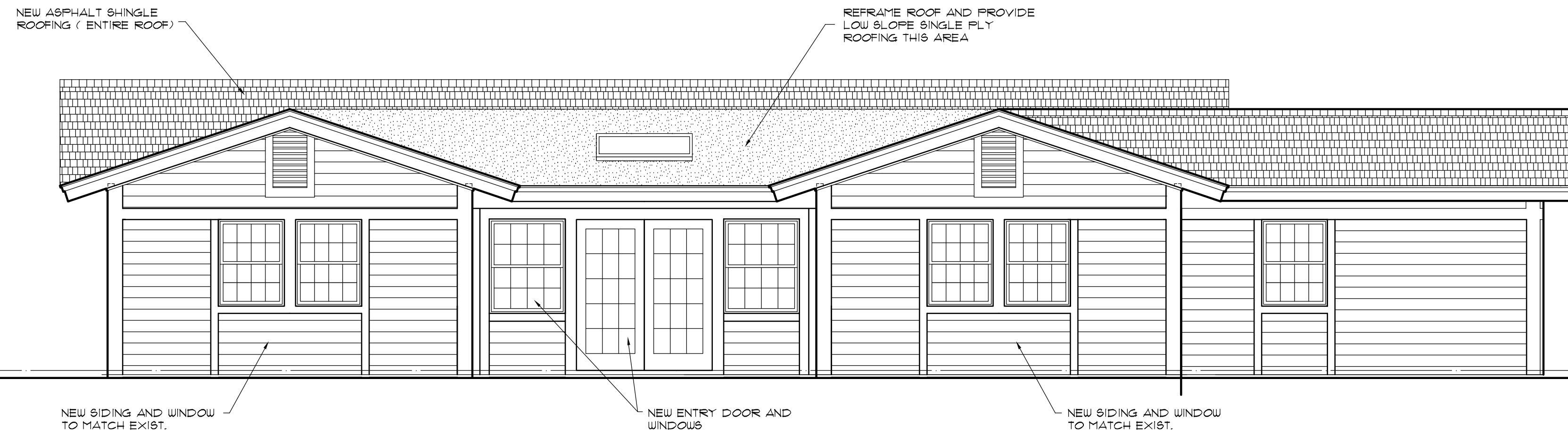
PRELIMINARY DRAWING
ISSUED FOR REVIEW
DATE: 12/11/2020

**ADDITION AND IMPROVEMENTS
ST. LUKE'S U.M.C.
OKATIE, SC**

REVISIONS :

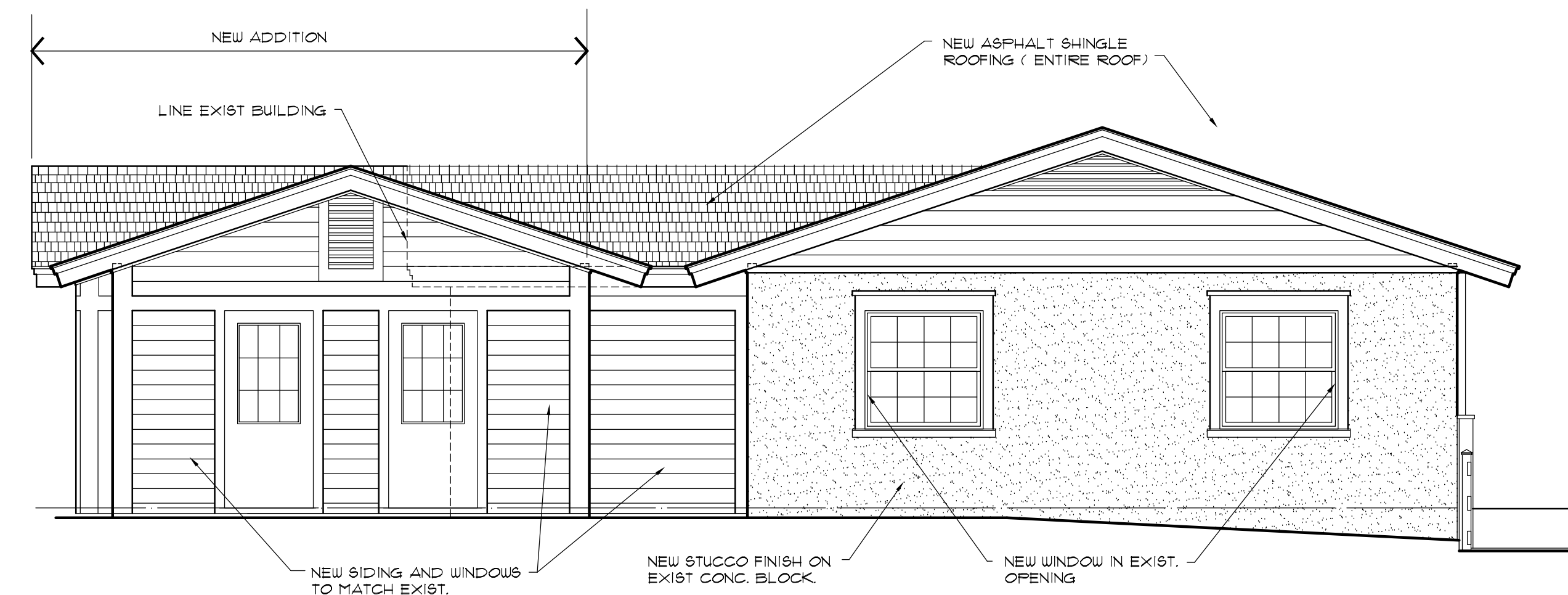
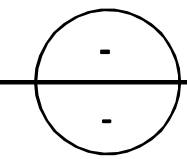
McCLUSKEY AND ASSOCIATES ARCHITECTS, P.A.
P.O. BOX 7125 HILTON HEAD ISLAND, SOUTH CAROLINA 29938
(843) 785-2222

DATE OF ISSUE : 12/11/2020 DRAWN BY : CHECKED BY : PROJECT NO. : 1901



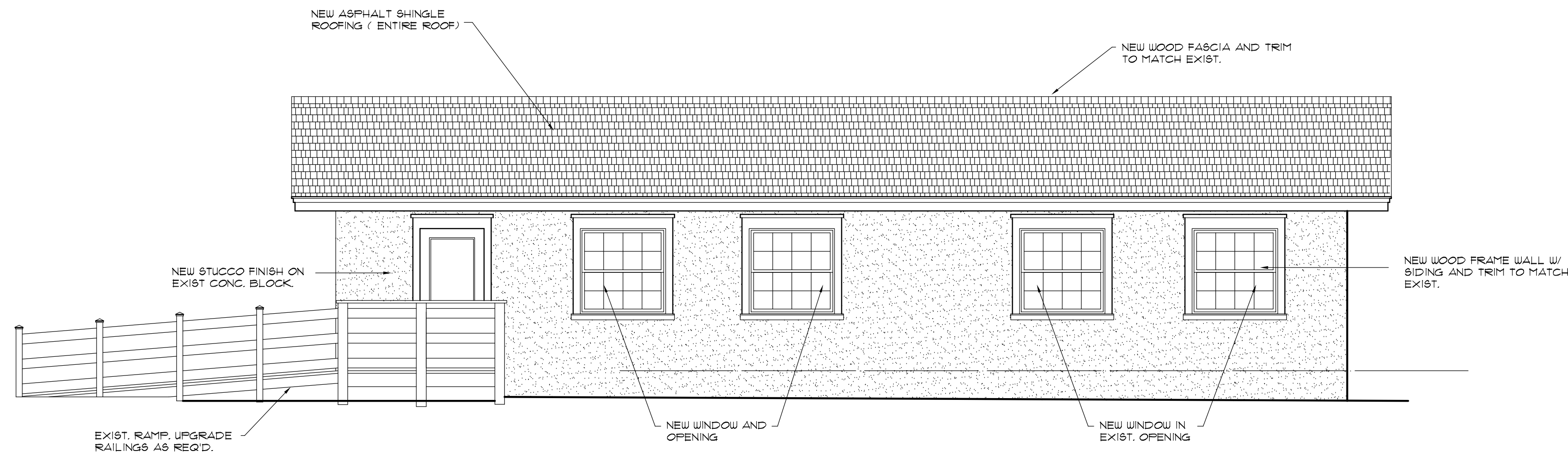
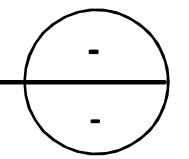
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



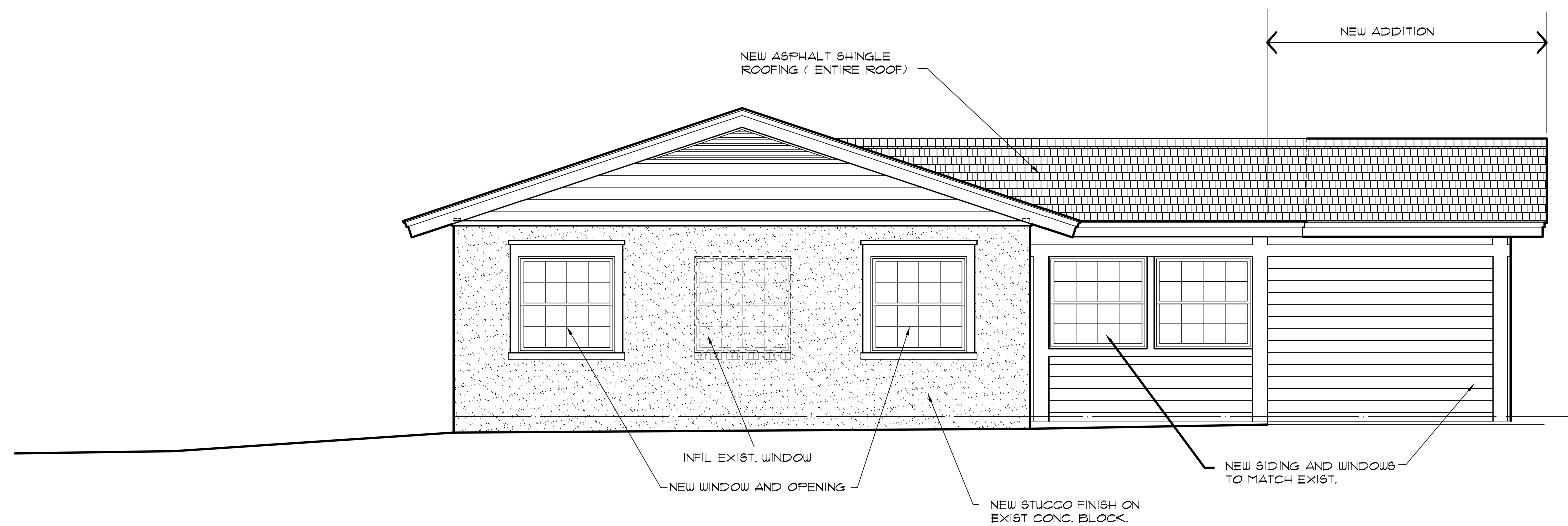
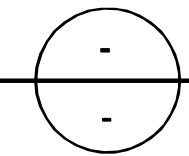
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



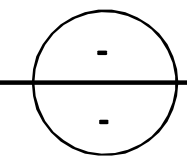
REAR SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



**ADDITION AND IMPROVEMENTS
ST. LUKE'S U.M.C.
OKATIE, SC**

REVISIONS :

MCCLESKEY AND ASSOCIATES ARCHITECTS P.A.
P.O. BOX 7125
HILTON HEAD ISLAND, SOUTH CAROLINA 29928
(843) 785-2222

PROJECT NO. : 1901

CHECKED BY :

DRAWN BY :

DATE OF ISSUE : 12/11/2020

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DATE: 12/11/2020

A-4



