



CITY OF BRUNSWICK, GEORGIA
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
& MATERIAL CHANGES TO EXTERIOR FEATURES
Brunswick Historic Preservation Board

COA

1. Name of Applicant: KEVIN M. HIGGINS Date: 2-9-24

You or your representative must be present at the meeting of the Board to answer questions that may arise. You will be notified of the time, date, and location of the meeting.

Mailing Address: 175 JUNIPER CT. BRUNSWICK, GA Zip Code: 31525

Daytime Telephone: (912) 223-4752

E-mail Address: KHarchitect@att.net

Relationship of Applicant to Property: () Owner Architect () Contractor
() Other (Specify) _____

2. Address and Legal Description of Property: 1326 NEWCASTLE PTAL 119 OLD TOWN

Year Built: _____ Historic Designation: Historic (more than 50 years old and contributing)
Era: _____ () Historic-obscured (50 years old but not contributing)
() Non-historic (less than 50 years old, yet not detracting)
() Intrusions (any aged structure, which detracts)
() Vacant

3. Proposed Work:
- () New Construction
 - () Demolition
 - () Relocation
 - () Excavation
 - () Fencing or landscaping
 - () Reconstruction or alteration of the size, shape or façade of an existing structure.
 - () A change in the location or extent of signage.
 - () New Signage
 - () Parking Lot, Driveway or Walkway
 - () Outbuilding or Accessory Structure
 - () Lighting Fixtures
 - Other

Please describe your proposed work as simply and accurately as possible. Be sure to indicate materials to be used, it is recommended you provide material samples. Accurate to-scale drawings and photographs required are to be attached. A location map is required to be attached to this application.

CONVERSION OF FIRST FLOOR TO BAR AREA TO INCLUDE SEATING, BAR, ADA BATHROOM, KITCHEN, COOLER, & PANTRY. THERE WILL ALSO BE ACCESS VIA STAIRS TO THE SECOND FLOOR AT FRONT AND REAR. THE FRONT STOREFRONT WILL BE RECONSTRUCTED WITH DOOR TO STAIR, ENTRY DOORS TO BAR, AND GARAGE DOOR. THE SECOND FLOOR SHALL BE REDESIGNED TO INCLUDE 3 APARTMENTS (2) ONE-BEDROOM & (1) TWO-BEDROOM. THE EXTERIOR WILL BE STUCCO AND THE FRONT SHALL INCLUDE (3) JULIET BALCONIES.

IMPORTANT: This form must be completed before the Brunswick Historic Preservation Board can consider approval of any change affecting the appearance of any building, or property within the Historic District. This form, along with supporting documents, must be filed with the Historic Preservation Officer, 601 Gloucester Street at least 15 days prior to the regularly scheduled Board meeting. The Historic Preservation Board meets the first Monday of each month at 6:00 PM in at Old City Hall, 1229 Newcastle St. unless otherwise advertised.



City of Brunswick
Planning, Development, & Codes Department
601 Gloucester Street
Brunswick, Georgia, 31520

CERTIFICATE OF APPROPRIATENESS

Please take care to insure that the information for each checkbox below is sufficiently provided. **The City of Brunswick does not accept incomplete applications.**

Applications must be submitted to the Planning, Development, & Codes Department no later than 20 days prior to the regularly scheduled meeting of the Planning and Appeals Commission. The PAC meets the second Wednesday of each month.

- Completed Application
- Survey/Lot Inspection Report/Site Plan with clearly marked property lines and setbacks
- Proof of property ownership OR proof of legal authorization from property owner
- Drawings/photographs of proposed changes and area of the property/structure
- List of proposed materials (sample materials may be requested)

The Planning, Development & Codes Department highly recommends arranging a meeting with staff prior to the submission of an application. Should you have questions or wish to arrange a meeting please contact the Historic Preservation Office at (912) 267-5527.



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All applicable items from the attached checklist must be addressed. Incomplete applications will not be accepted or docketed for consideration by the Historic Preservation Board.

For additional help of information, contact the Historic Preservation Officer at (912) 267-5527

SIGNATURE OF APPLICANT:

Staff Comments: _____

CITY OF BRUNSWICK
CERTIFICATE OF APPROPRIATENESS
Brunswick Historic Preservation Board

A Certificate of Appropriateness is hereby issued to: _____

For the following actions: _____

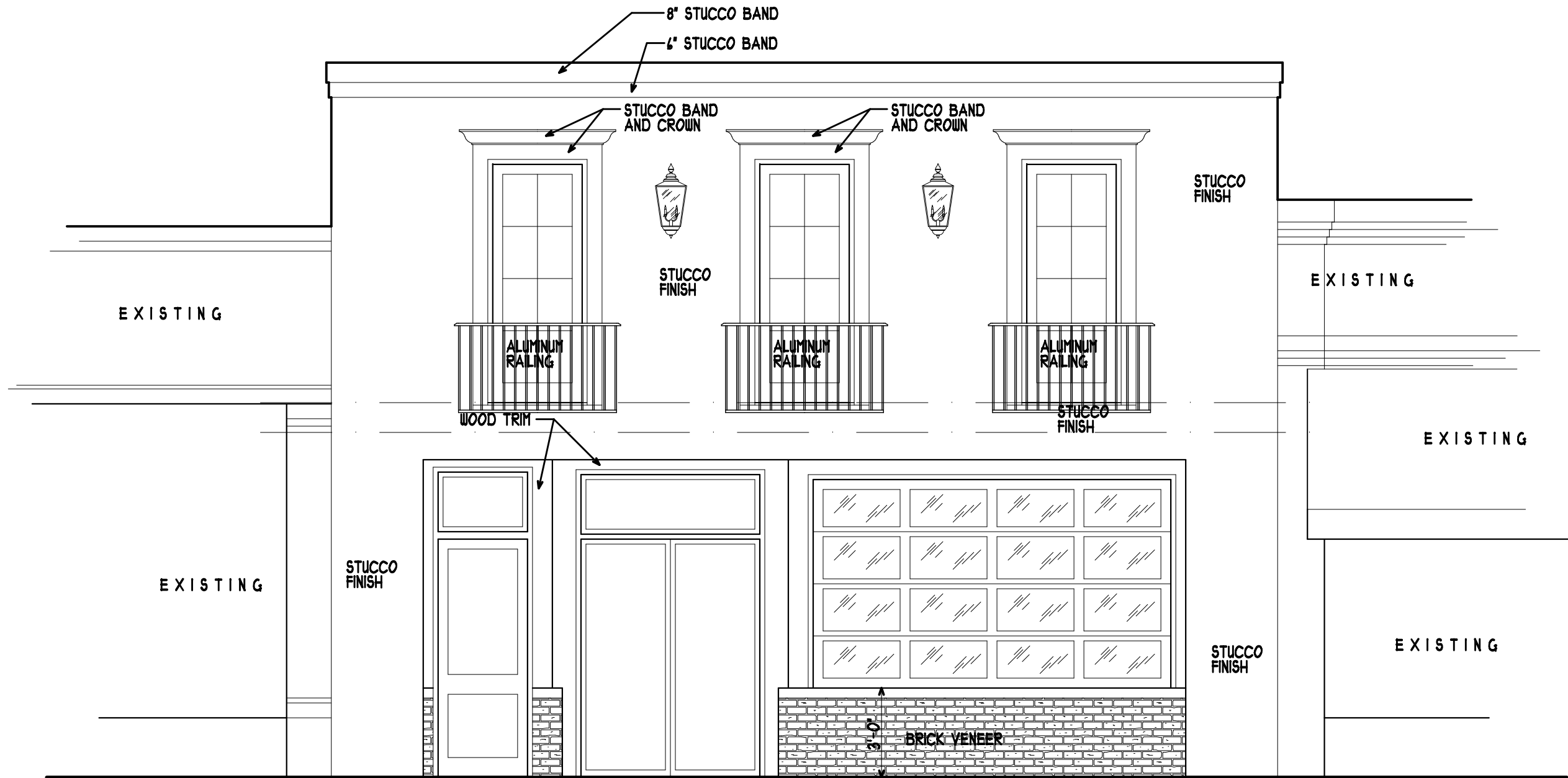
at _____

provided the following conditions are met: _____

SIGNATURE:

Chairperson, Historic Preservation Board

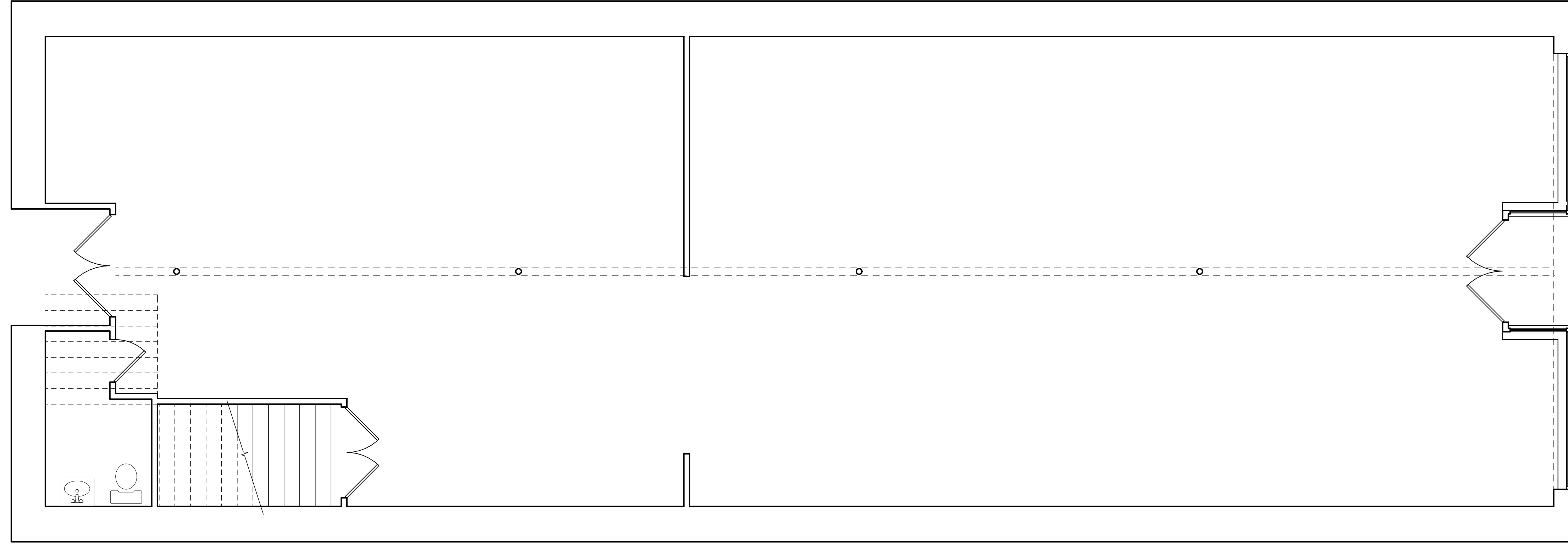
DATE: _____



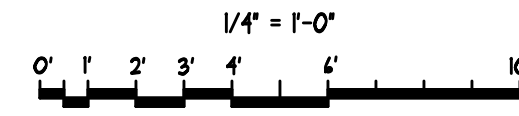
FRONT ELEVATION

1/4" = 1'-0"



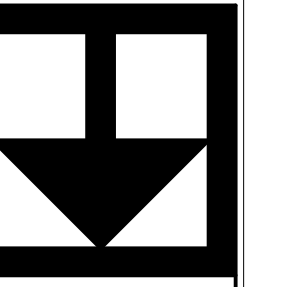


EXISTING FIRST FLOOR PLAN



JOB NO.	2303-03
DWG. NAME	B34_FLR
DATE	12/14/2023

REVISIONS:



Kevin M. Higgins
ARCHITECT

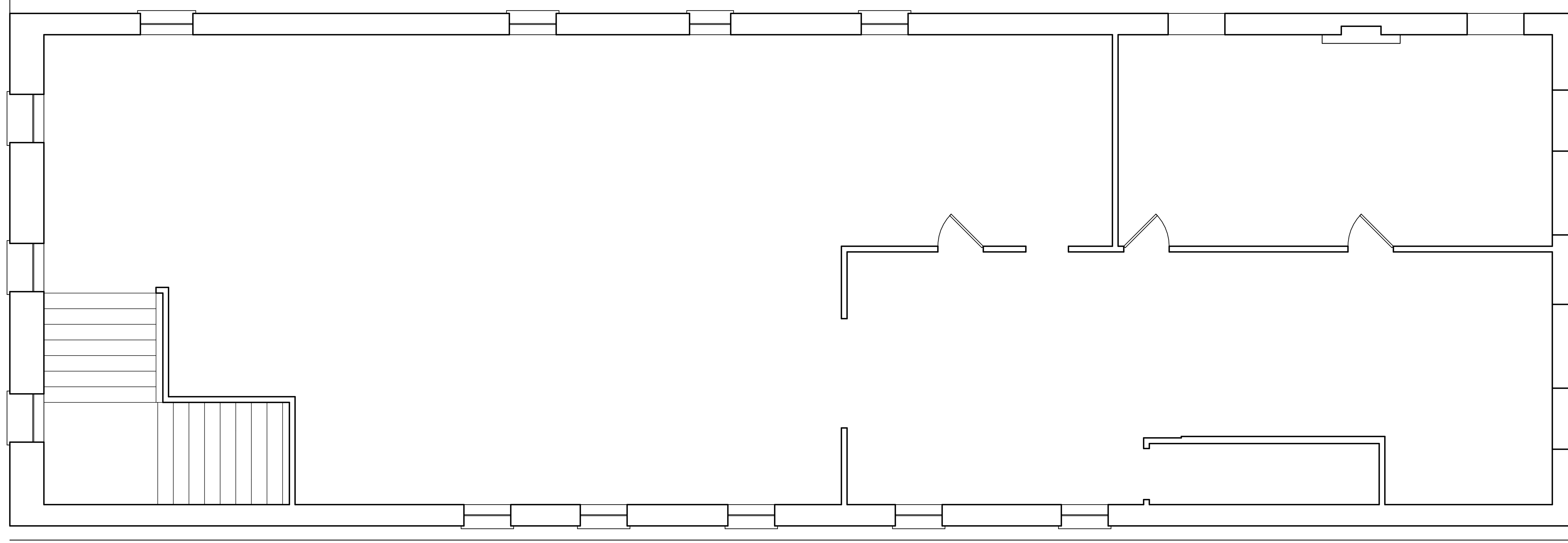
Florida Reg. #A0001188
Georgia Reg. #SA000114
502 GLOUCESTER ST., 4001
BRUNSWICK, GA 31520
(912) 554-4000
www.kevinhigginsarchitect.com
KHarchitect@tinet.net

Psalm 127 : 1

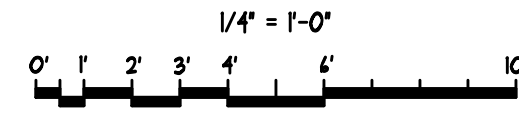
A Commercial Renovation for:

JONYA ENTERPRISES
1326 Newcastle Street
Portion of Lot 117, Old Town
City of Brunswick, Georgia

A1.1

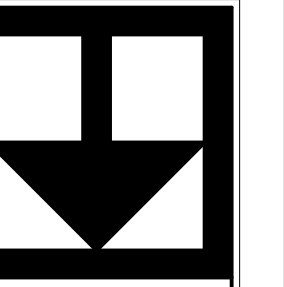


EXISTING SECOND FLOOR PLAN



JOB NO.	2313-03
DIWG. NAME	B24_FLR
DATE	12/14/2023

REVISIONS:



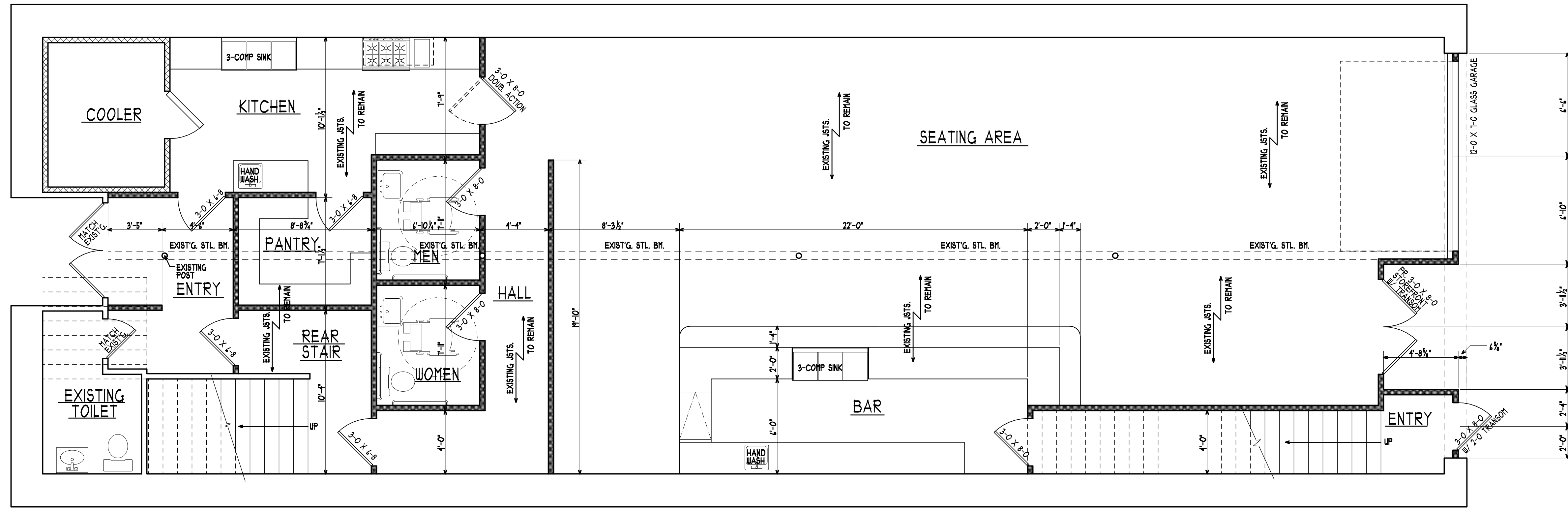
Kevin M. Higgins
ARCHITECT

Florida Reg. #AR000188
Georgia Reg. #RA010114
502 GLOUCESTER ST., #201
BRUNSWICK, GA 31520
(921) 554-4010
www.KeinHigginsArchitect.com
KMHiggins@att.net

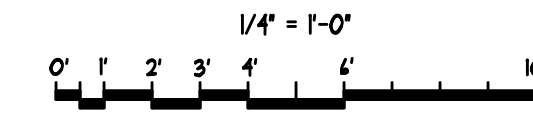
Plan 127.1

A Commercial Renovation For:
JONYA ENTERPRISES
1326 Newcastle Street
Porton of Lot 119, Old Town
City of Brunswick, Georgia

A1.2

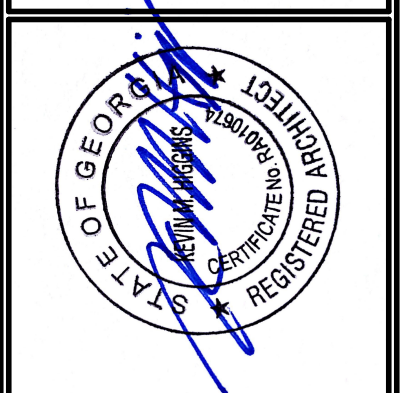


FIRST FLOOR PLAN



JOB NO.	2313-03
DWG. NAME	624_FLR
DATE	12/21/2023

REVISIONS:



Kevin M. Higgins
ARCHITECT

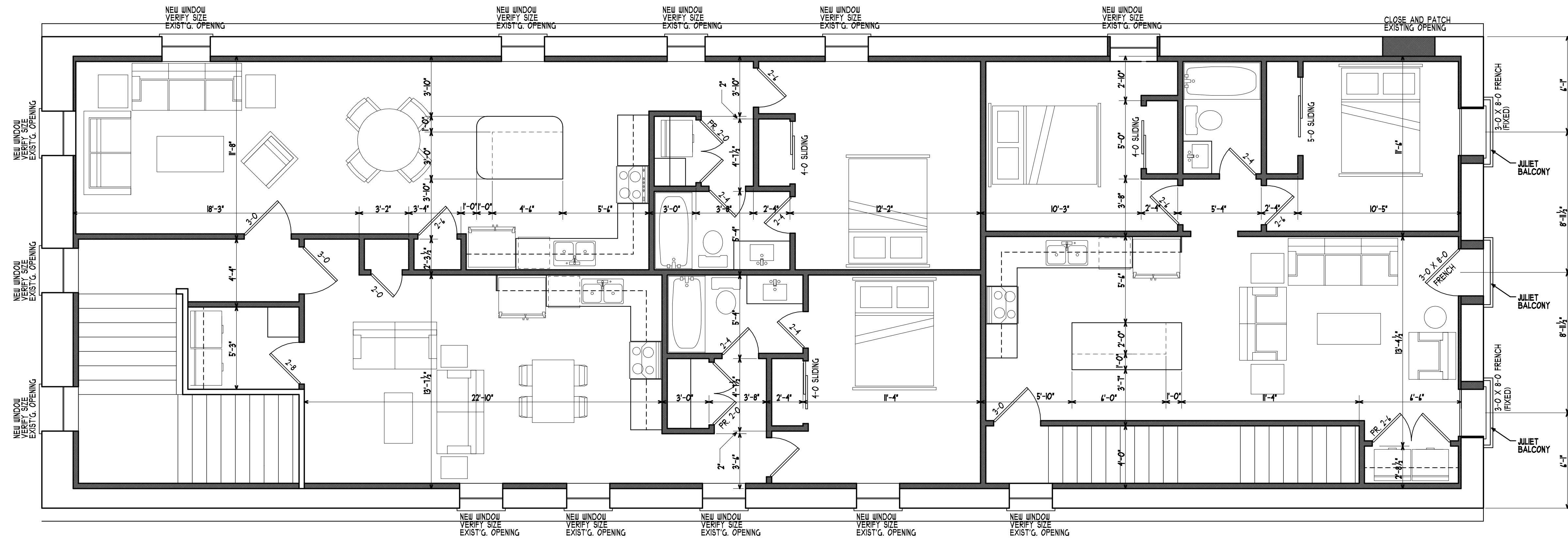
Kevin M. Higgins
 500 CLAWSON ST. #201
 BRUNSWICK, GA 31520
 (912) 554-4010
 www.kevinhigginsarchitect.com
 KHarchitect@att.net

A Commercial Renovation for:

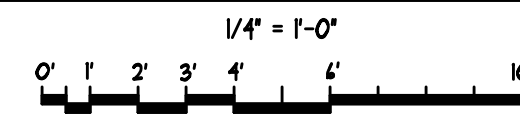
JONYA ENTERPRISES

1326 Newcastle Street
 Portion of Lot 119, Old Town
 City of Brunswick, Georgia

A2.1



SECOND FLOOR PLAN



JOB NO.	2313-03
DWG. NAME	B24_FLR
DATE	12/29/2023

REVISIONS:



Kevin M. Higgins
ARCHITECT

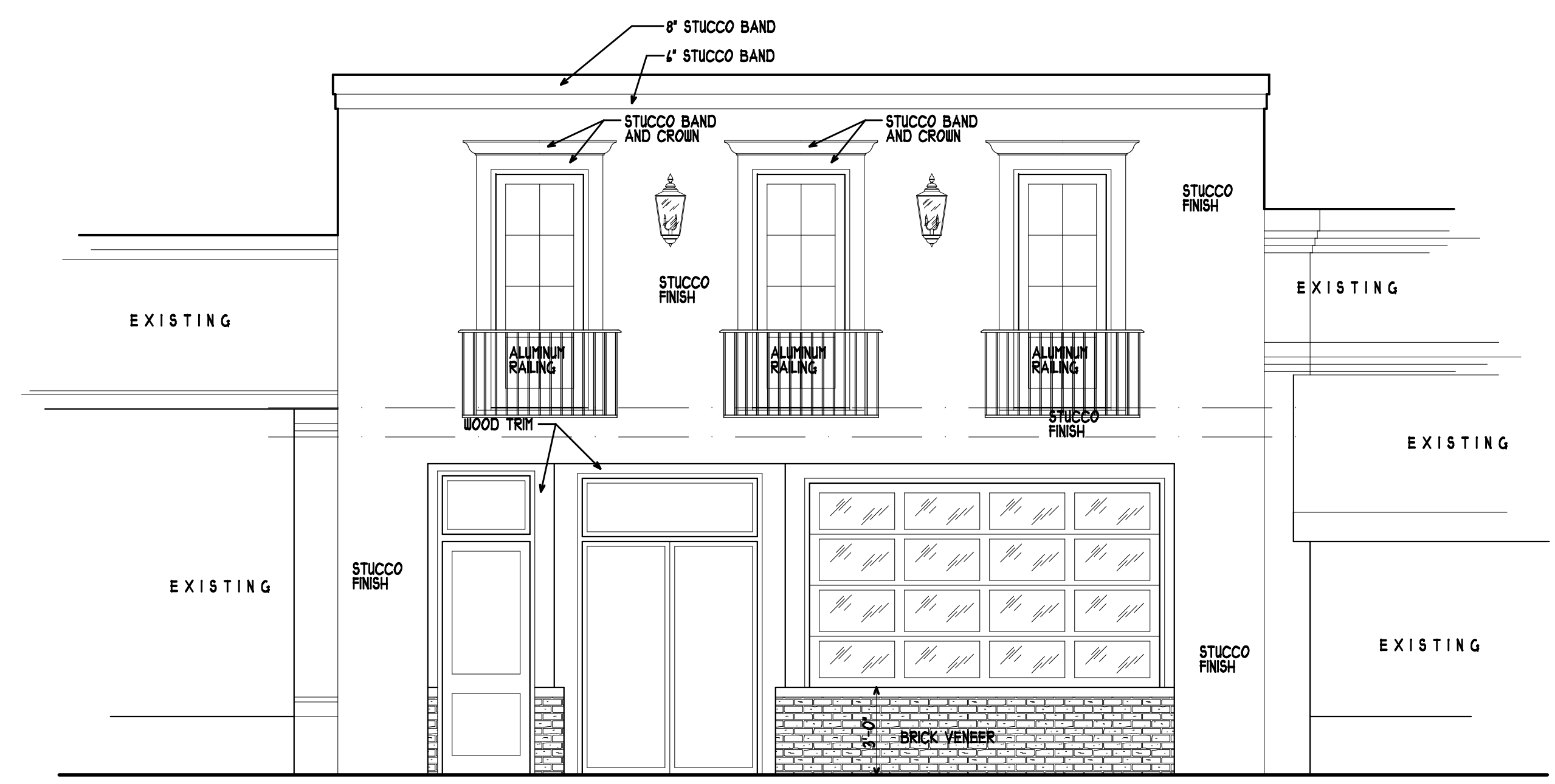
Florida Reg. #A600788
Georgia Reg. #A600788
502 GLOUCESTER ST., #201
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850 354-4010
www.kevinhigginsarchitect.com
KH@higginsarchitect.com

Psalm 127:1

A Commercial Renovation for:
JONYA ENTERPRISES
1326 Newcombe Street
Portion of Lot 119, Old Town
City of Brunswick, Georgia

A2.2

REVISIONS:



FRONT ELEVATION
 1/4" = 1'-0"
 0 1 2 3 4 5 6 7 8 9 10



Kevin M. Higgins
 ARCHITECT

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 Georgia Reg. #RA2006114
 502 GLOUCESTER ST. #201
 BRUNSWICK, GA 31520
 (813) 554-4010
 www.KeinHigginsArchitect.com
 Kthuro@icloud.com

Sheet 127 of 1

A Commercial Renovation for:

JONYA ENTERPRISES

1326 Newcastle Street
 Portion of Lot 114, Old Town
 City of Brunswick, Georgia