



# MEMORANDUM

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TO: Historic Preservation Commissioners  
FROM: Erin Schumacher, Senior Planner  
RE: Review Amendment to COFA-12-14-8648 – Lot 6 in the Calhoun Street Promenade  
DATE: 2/3/16  
CC: Kendra Lelie, Director of Growth Management

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**BACKGROUND.** On February 4, 2015, the HPC approved COFA-12-14-8648 for the construction of a mixed use building located on parcel lot 6 in the Calhoun Street Promenade in the Old Town Bluffton Historic District with the following conditions:

1. Per Section 3.12 of the UDO and the Applications Manual (Exempt Plat), an updated plat that depicts all architectural projections within the property boundary (noted as unheated porch area, exterior stair, etc.) must be submitted for review by Town Staff and recorded with Beaufort County.
2. Per the approved Calhoun Street Promenade development plan, a sidewalk must be installed at the west of the site along the parking area.

The Applicant submitted updated information to address the conditions and the updated plans were approved May 19, 2015.

As stated in the UDO, proposed changes may be approved by the UDO administrator if the proposed revision complies with the standards of this Ordinance and does not substantially alter the basic design approved by the Historic Preservation Commission.

As the proposed changes of the shutter materials to a composite material does not meet the material standards of the UDO (durable wood), Town Staff is requesting guidance from the Commission in determining if the material change proposed is an appropriate substitute and if it substantially alter the basic design approved by HPC. Town Staff is prepared to amend the approval and issue the amendment with concurrence by the HPC. Otherwise, a new, separate application must be submitted by the Applicant.

**ATTACHMENTS:**

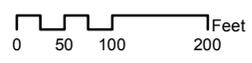
1. Location Map
2. Originally Approved Plans
3. Proposed Plans
4. Material Cut Sheet



**210 Bluffton Rd  
Lot 6 CSP  
Location Map**

 Site

Date: 2-3-2016



**DISCLAIMER:**  
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**210 Bluffton Road  
Lot 6, Promenade  
New Construction  
Zoning Map**

 Site

-  Riverfront  
Edge-HD
-  Neighborhood  
Conservation-HD
-  Neighborhood  
General-HD
-  Neighborhood  
Center-HD
-  Neighborhood  
Core-HD

Date: 2-3-2016



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**PROMENADE ST**

**BLUFFTON RD**

**BRUIN RD**



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PROJECT NO.  
14-172  
DATE  
01/08/16  
DRAWN BY  
CHECKED BY

DRAWING NUMBER  
SD-1.0  
A3.0



WEST ELEVATION

△ REVISION 1 OWNERS CHANGES 01/08/16  
SCALE: 1/4" = 1'-0"

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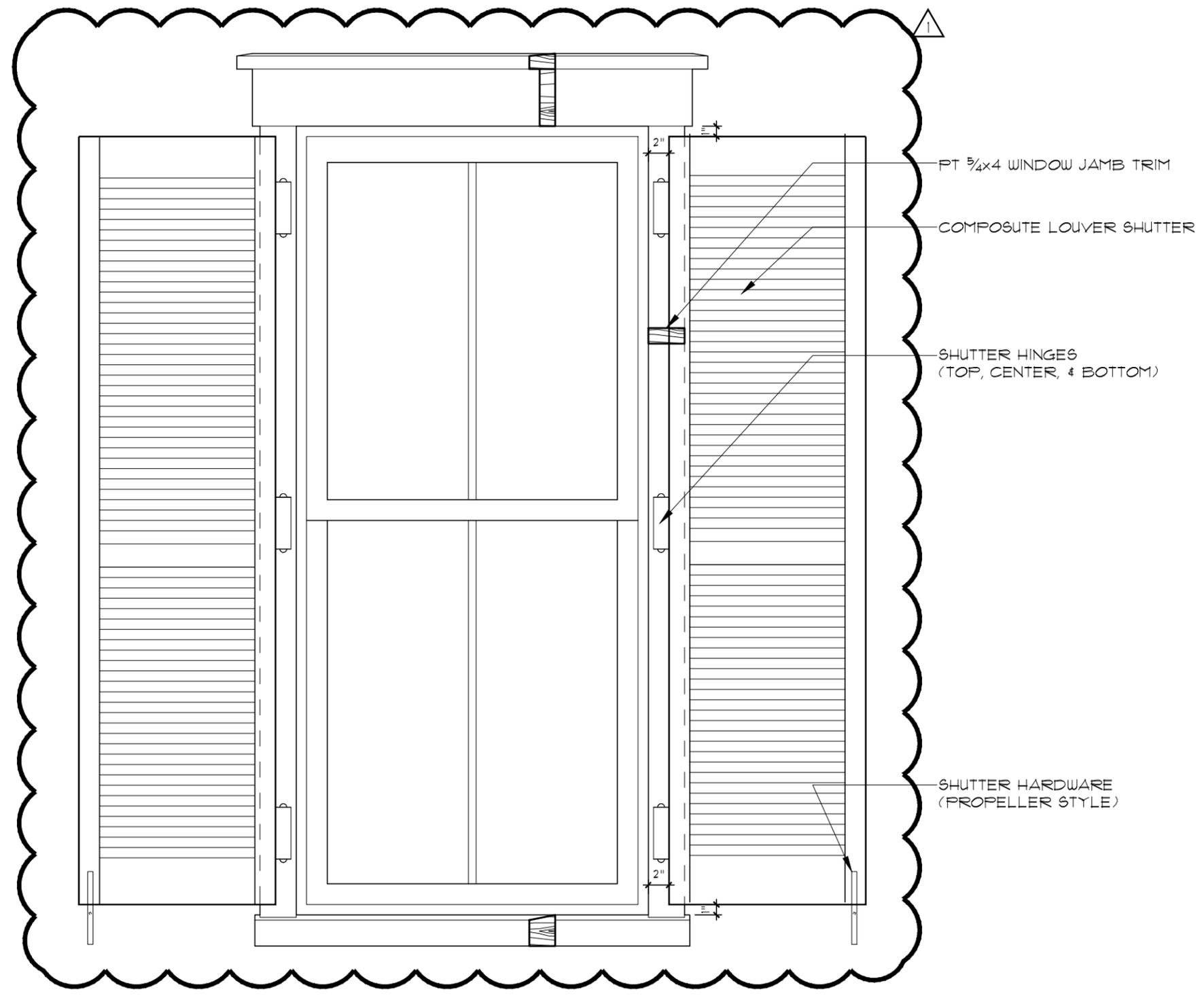
PROJECT NO.  
14-172  
DATE  
01/08/16  
DRAWN BY  
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DRAWING NUMBER  
**SD-1.1  
A3.1**



**EAST ELEVATION**

▲ REVISION 1 OWNERS CHANGES 01/08/16  
SCALE: 1/4" = 1'-0"



WINDOW TRIM & SHUTTER DETAIL

△ REVISION 1 OWNERS CHANGES 01/08/16  
 SCALE: 1" = 1'-0"

**COURT ATKINS ARCHITECTS**  
 P.O. Box 178 Bluffton, SC 29910  
 P: 843.815.2577 F: 843.815.2578

LOT 6, PROMENADE  
 210 BLUFFTON ROAD  
 BLUFFTON, SOUTH CAROLINA, 29910

SHUTTER DETAIL - HD AMENDMENT

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PROJECT NO.  
14-172  
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01/08/16  
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DRAWING NUMBER  
**SD-1.2**  
**A5.3**

Classic Louver

Note. Rail Sizes May Vary Depending On Louver Spacing.

	Impact	Non Impact
A. Vertical Stile Width	2"	2"
B. Top Rail Height	4"	3¼"
C. Mid Rail Height	2¼"	2¼"
D. Bottom Rail Height	4½"	4"
Thickness	1¼"	1¼"
Louver Angle	20°	20°
Louver Size	1½"	1½"
Maximum Panel Size	22" 120"	Width 45" Height 120"

