



MEMORANDUM

TO: Historic Preservation Commissioners
FROM: Erin Schumacher, AICP, Senior Planner
RE: Request for Extension of COFA-3-14-7300
DATE: 3/21/16
CC: Kendra Lelie, Director of Growth Management

A request has been presented by Court Atkins Architects, LLC., on behalf of the Bluffton United Methodist Church (BUMC) and SC Land Development, for an extension to the existing Certificate of Appropriateness approval (COFA-3-14-7300) for the Graves House which was granted with the following conditions on April 13, 2014.

1. The Applicant must obtain all necessary permits including, but not limited to, tree removal permits, building permits, encroachment permits and development plan permits or amendment prior to separating the building from its current foundation.
2. Any work to be changed or performed at a later date at the new location as well as the final design for the porch reconstruction and entrance location for Option 1 shall be presented and reviewed in greater detail by the HPC upon completion of the move. Additionally, work needed for compliance for accessibility shall be reviewed at this time.
3. The Applicant shall perform weekly monitoring of the weatherization of the structure and salvage materials to prevent further damage to the materials from weather and wood boring pests.
4. Per Section 5.15.5.B. of the UDO, a revised Site Plan for Option 2 shall be submitted to Town Staff for review to ensure that the building placement meets the requirements of the UDO.
5. The House Mover shall secure the necessary insurances, licenses, and moving permits to separate the structure and transport it to the new site prior to the issuance of the Certificate of Appropriateness.
6. The on-site rehabilitation and work to prepare the Graves House for relocation must commence on or before June 15, 2014. At a minimum the Graves House must be in a weatherized condition on or before October 15, 2014. The complete rehabilitation of the Graves House must be complete and a Certificate of Occupancy issued on or before June 15, 2015.
7. The existing condition of the structure shall be documented before its move to include photos, video, measurement, and drawings as necessary.
8. The move and weatherization of the building should be done in accordance with best practices identified by the National Parks Service.

Following the approval, an amendment was requested at the June 3, 2015 HPC meeting for the relocation of the existing structure on the current site rather than to a different site further north on Calhoun Street. The amendment was approved with the following conditions:

1. The Applicant must obtain all necessary permits including, but not limited to, tree removal permits, building permits, encroachment permits and development plan permits or amendments prior to moving the building from its current location.
2. Any work to be changed or performed at a later date as well as the final design for the porch reconstruction shall be presented and reviewed in greater detail by the HPC upon completion of the move. Additionally, work needed for compliance for accessibility shall be reviewed at this time.
3. The Applicant shall perform weekly monitoring of the weatherization of the structure and salvage materials to prevent further damage to the materials from weather and wood boring pests.
4. The House Mover shall secure the necessary insurances, licenses, and moving permits to separate the structure and transport it to the new site prior to the issuance of the Certificate of Appropriateness.
5. Phase 1 work as outlined in the letter provided in this application is to take place by July 31st ensuring that the building is stable and secured with appropriate structural strapping by this date, and by November 4th the remaining work proposed in Phase 3 shall be submitted for further HPC review and approval.
6. The existing condition of the structure shall be documented before its move to include photos, video, measurement, and drawings as necessary.
7. The move and weatherization of the building should be done in accordance with best practices identified by the National Parks Service.
8. A letter from SCEG shall be provided stating that there will not be a conflict between the proposed building location existing power lines that are located on the site.

Additional project information was submitted to address the conditions above. Coordination with SCEG took place to ensure that there would not be a conflict with the existing power lines and Town Staff approved and stamped the proposed site plan dated May 26, 2015 and issued a final Certificate of Appropriateness.

Since the issuance of the Certificate of Appropriateness Amendment, the structure was moved into the approved placement and preparations were made for the reconstruction of the porch. To address item 2 above, the design for the porch was then brought before the HPC for review at the October 7, 2015 HPC meeting where it was approved with the following condition:

1. Investigate the reuse of the historic columns, and if not feasible, find a custom column that matches the existing in profile. Assessment on reuse of the columns and any other information, including photos of the existing and proposed

columns, must be submitted to the Historic Preservation Review Committee (HPRC) for review.

To address the item, above the Applicant has supplied the column assessment and reuse strategy to the full HPC for review and has also requested a 3 month extension to the current approval to allow for the porch reconstruction, exterior finish work, and site clean-up to restore the site to a pre-construction condition as outlined in the attached letter which may be considered substantial completion of the work authorized under the approval. As the current approval is still in force until April 3, 2016, and the request would be to extend that approval for 3 months, it is Town Staff's recommendation that if the extension be granted it be issued for July 7th, the day after the July HPC meeting should any further HPC review or action be required by the HPC. Further, based on the condition assessment and recommendations regarding the column reuse, if new columns are permitted, they must match the dimension, height, and profile of the historic columns.

ATTACHMENTS:

1. Applicant Request
2. Column Assessment
3. Engineering Report
4. Images

March 14, 2016

Town of Bluffton
Department of Planning and Growth Management
Historic Preservation Commission
PO Box 386
Bluffton, SC 29910

Re: Graves Cottage Certificate of Appropriateness (COFA-3-14-7300) and Graves Cottage Amendment (COAA-6-15-9224) and previous Extension Request letter dated May 26, 2015.

Erin,

By this letter, Court Atkins Architects (the architect), is requesting extension to the approved Graves Cottage COFA-3-14-7300, COAA-6-15-9224, and previous extension request which is set to expire on April 1, 2016. This request is on behalf of SC Land Development, Inc. (the applicant) and with the permission of the Bluffton United Methodist Church (the property owner).

The applicant and property owner have authorized the architect to present the extension request at the special meeting when scheduled. Representatives from all parties will be available to discuss the extension.

The extension is being requested to provide additional information and additional time to review and/or complete the following tasks:

1. Present to the HPC the requested documentation of the existing column conditions. Supporting information and recommendations has been provided by SC Land Development, Court Atkins Architects, and Cranston Engineering Group (in this package).
2. Present to the HPC the previously submitted porch design and structural drawings. This included foundation work (already completed).
3. Implement remainder of porch framing and finish work.
4. Implement remainder of exterior finish repair work (returning the structure to the condition existing prior to relocation)
5. Perform final site clean-up, grading, and limited site work to bring landscape at the property back to a condition similar to pre-construction.

As per the previous approval, the three-month extension does **not** account for the following items:

1. A certificate of occupancy for the building (inclusive of interior renovations). While this may be able to happen within the specified timeline, the scope of the interior renovation is not determined at this time.
2. Additional site development planning, DRC approvals, and permits. The property owner is assuming that the building's use (as offices and classrooms) will be considered as non-concurrent to the church's main facility.

We are submitting this letter and requesting approval for the three-month extension to the Certificate of Appropriateness. We are available to provide additional information and answer questions as required.

Regards,
Court Atkins Architects, Inc.

A stylized, handwritten signature in dark ink, appearing to read 'W. R. Court'.

William R. Court, Architect

A cursive, handwritten signature in dark ink, appearing to read 'James C. Atkins'.

James C. Atkins, Architect

The Graves House Column Assessment
From SC Land Development, Inc.
Bluffton, SC 29910

To: Town of Bluffton-Court Atkins Architects

Re: Inventory Assessment of Columns from Exterior Porch

Beaufort County

Date: 3-8-16

To Historic Preservation Commission:

After a thorough inspection of the existing columns from The Graves House, below is my assessment of the integrity of the columns for future use on the exterior porch of The Graves House in phase two of construction.

While the visual inspection looks and seems to support the reuse of the columns, after removing the 10 inch x 10 inch fairly new treated lumber base plates, they actually mask the interior rot due to water damage over the life of the columns. These treated lumber caps were added without proper remediation to the upper part of the column, in other words it was a quick fix way to rehab the column for a short term fix. This aspect of temporary rehab would have taken place when the deck was replaced with the somewhat new tongue and groove treated decking boards. I think the interior rot had migrated too far up the column approximately 12 – 14 inches to replace due to the change in radius continuous change in the column. This probably was the most cost effective approach to getting the job done on a reduced budget. I have incurred this same approach on several projects that I have rehabilitated within the Old Town area. Please refer to photo with no base plate, and note the most serious rot out of all of the photos, once I removed the other base plates this was typical on a lesser level.

Recommendation:

In order to reuse these columns, each column should be cut approximately 24 inches up from base and then sister in a key way joint, dowelled and clamped and glued. Then shape the new bases to best fit the original look of the column. This

solves only one problem though. While the above makes the columns look good, it does not make them structurally sound. The largest problem is how to tie structurally the new concrete piers beneath the porch columns to the roof line and back to the shell structure. You cannot core the columns in the center and maintain any structural integrity from the base plate to the header of the new porch. The only way to meet International Building Code in the permitting process is to tie metal strapping/threaded rods through the column of a new column, see detail of visual equivalent to the existing columns.

I look forward to discussing with you and thank you for the opportunity.

SC Land Development, Inc.

Thomas Viljac_____



Cranston Engineering Group, P.C.
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March 10, 2016

Andy Harper
Court Atkins Architecture
P.O. Box 3978
Bluffton, SC 29910

Re: Porch Column Consideration
Graves Cottage, Bluffton

Dear Mr. Harper:

At your request, Cranston Engineering Group (CEG) has reviewed the photos of the original porch columns from the graves cottage and considered the Town Historic Review Board's request to re-use these for the new porch. Based on the photos and our conversation it appears the condition of the posts range from fair to poor, with some exhibiting signs of rot at the cut ends.

Based on current building codes, the porch columns for the new structure will be required to transfer the roof gravity loads to the foundation, as well as, resist the uplift forces of a high wind event and connect a continuous load path from the roof to the foundation elements.

Due to the age and apparent condition of the original columns, the allowable capacity of a mechanical connection at the ends of the columns could not be made with certainty, nor could the overall capacity of the column in tension be easily calculated.

It is our opinion that the most effective method to meet current building code, while staying true to the original structure appearance would be to replace the columns with new hollow structural columns that would conceal a threaded rod inside. These columns could be specified to match the original shape and size of the original columns.

Thank you for allowing us to provide continued assistance for your engineering needs. Please let me know if you have any questions concerning this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jake Eavenson', with a long horizontal flourish extending to the right.

Jake Eavenson, EIT

































