



MEMORANDUM

TO: Historic Preservation Commissioners
FROM: Erin Schumacher, Senior Planner
RE: Review of COAA-9-15-9356 (Amendment to COFA-5-13-5813 - Buildings 9 & 11)
DATE: 6/1/16
CC: Pat Rooney, Interim Director of Growth Management

BACKGROUND. On July 10, 2013, the HPC approved COFA-5-13-5813 for the construction of three (3) new buildings located on parcel 124 on Calhoun Street in the Old Town Bluffton Historic District with the following conditions:

1. Per Section 5.15.6.G. of the UDO that states that all buildings except attached and detached single family houses and expression line shall delineate the division between the first story and the second story. Building 11 shall incorporate signage on the west elevation as shown in the proposed perspective in lieu of an expression line.
2. Per Section 5.15.6.P.10. of the UDO, as plywood is not a permitted material as for the proposed soffit, the material must be revised to one that is permitted.
3. Per the Application Manual, Section - Architectural Standards.1.f., additional architectural drawings to demonstrate compliance with the Architectural Standards that include a section through the proposed deck depicting the relationship between the buildings, deck, and site topography, and composite front and rear elevations of the existing and proposed buildings and the proposed deck submitted for HPC review and approval.

The Applicant submitted updated information to address the conditions and the updated plans were approved August 12, 2013. The Applicant then came before the HPC at the August 5, 2015 meeting to request an extension. HPC granted a seven (7) month extension from the date of expiration to allow an appreciable amount of improvement or development to commence and the Applicant requested a modification to the approved design to include the following:

1. Add a sliding barn style door on the rear elevation of building 9 (Raw Bar) and 11 (Depot).
2. Add a set of ingress/egress stairs on the rear of building 11 (Depot).

This amendment was granted at the October 7, 2015 HPC meeting.

The Applicant is now requesting another amendment to the plans to include the following:

1. Provide an alternative design to use a vertical reclaimed siding at the second story in substitution for the approved horizontal material as there was not enough salvage material to complete the project as previously designed.

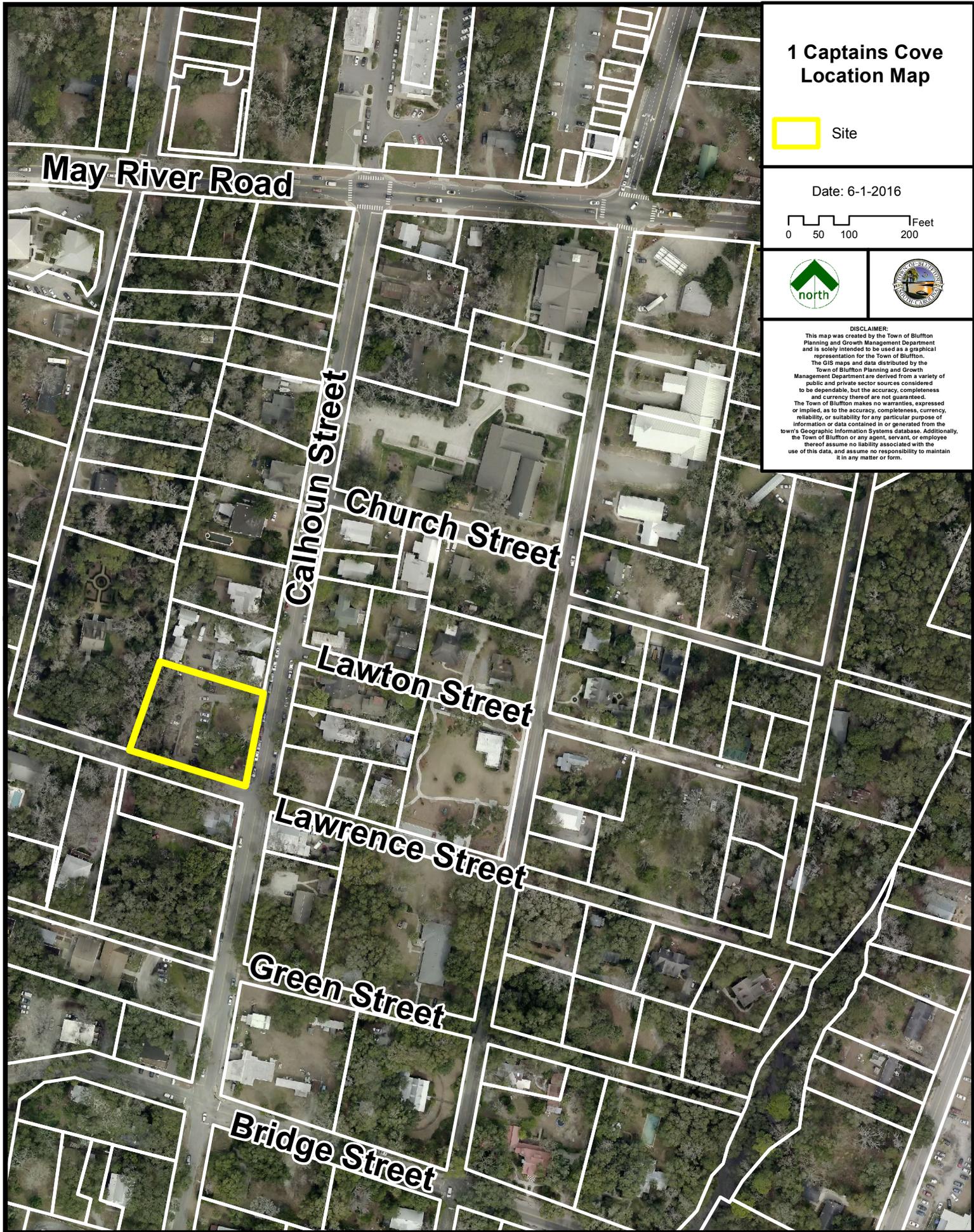
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2. Revise the southern elevation to accommodate the exhaust chase in an alternative manner than previously designed.

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.

The proposed changes to the second story material complies with the standards of the UOD, but the proposed modifications to the south elevation were found to substantially alter the basic design approved by the Historic Preservation Commission at the July 10th HPC meeting. As such, Town Staff is requesting guidance from the Commission in determining if the proposed changes to accommodate the mechanical equipment are appropriate. If found to be a reasonable architectural solution that is in keeping with the basic design approved by the 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:

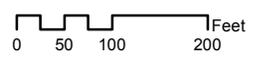
1. Location Map
2. Originally Approved Plans
3. Proposed Plans
4. Material Cut Sheet



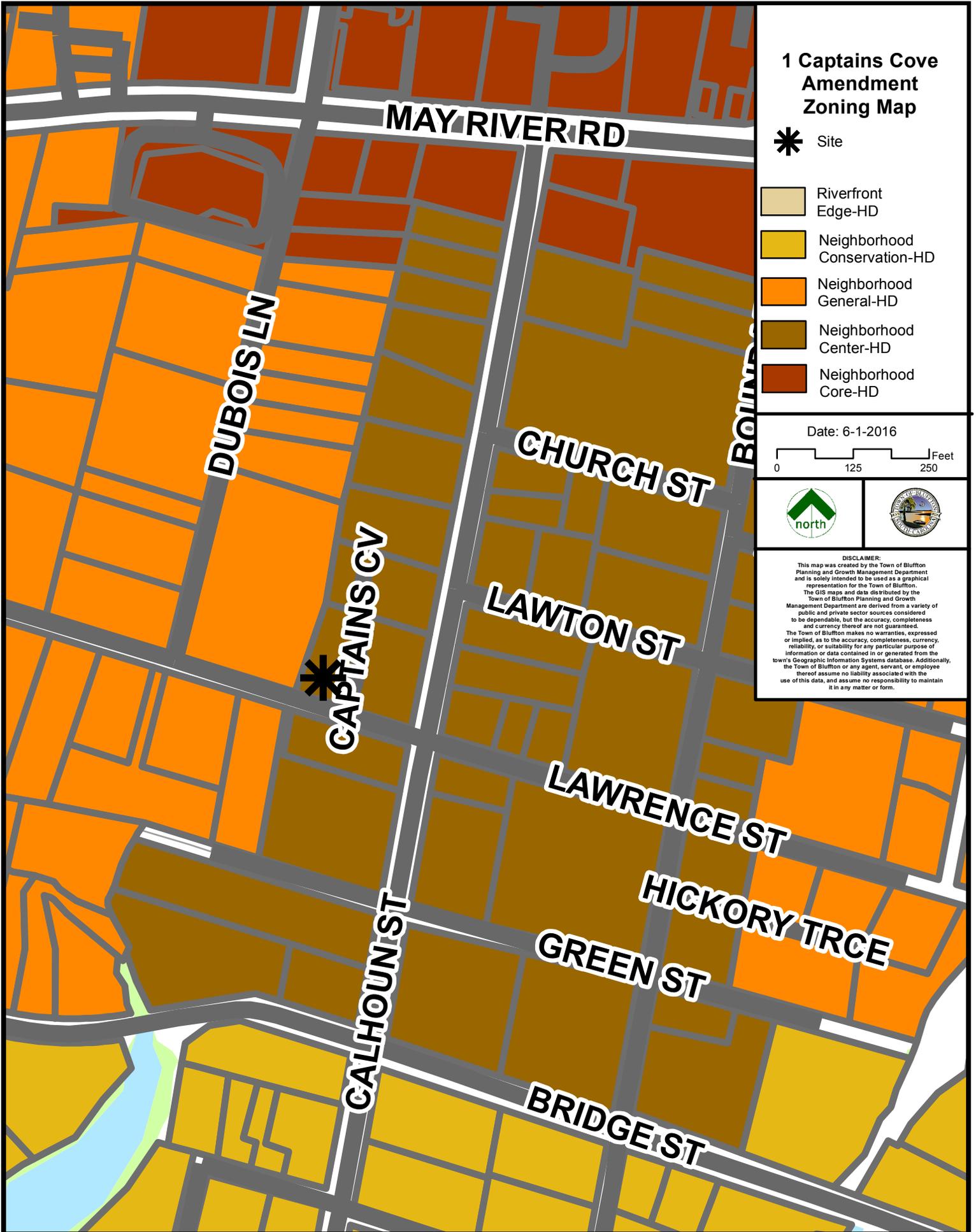
1 Captains Cove Location Map

 Site

Date: 6-1-2016



DISCLAIMER:
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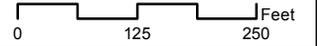


1 Captains Cove Amendment Zoning Map

Site

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

Date: 6-1-2016



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December 21, 2015

Erin Schumacher
Senior Planner
Town of Bluffton
Department of Growth Management
P O Box 386
20 Bridge Street
Bluffton, South Carolina 29910

Re: Amendment to Certificate of Appropriateness-Historic District Application
Carson Cottages
44 Calhoun Street

Ms. Schumacher:

Please accept this letter as well as the attached drawings as a new Application for Certificate of Appropriateness and the required narrative as directed by your office.

The nature of the revisions is due to the availability of reclaimed materials. We do not have enough reclaimed horizontal siding and we had to come up with an alternative design in which we can use the available vertical reclaimed siding that we do have. As a result, we have provided for a horizontal trim board detail in which we can change the materials on the building to incorporate the vertical siding.

If you should have any questions please do not hesitate to contact me.

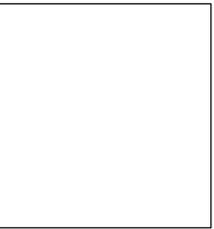
Sincerely,

A handwritten signature in black ink that reads 'Kevin Grenier'.

Kevin Grenier
AIA, NCARB, CDT
KRA architecture + design
2 Verdier Plantation Road
Bluffton, SC 29910
tel 843.815.2021

The Depot & Raw Bar
At Carson Cottages

Calhoun Street
Town of Bluffton, SC
Building 9 & 11



KRA architecture + design

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KRA architecture + design
2 Verdier Plantation Road
Bluffton, SC 29910



Stamped By: STAMPED BY

Drawn By: KRK

Checked By: KRK

Date: 06.26.15

Revisions

2	HPC REVISIONS	09.23.15
3	HPC REVISIONS	10.12.15
4	OWNER REVISIONS	12.10.15
5	SIGNAGE	01.15.16
6	PATIO DETAILS	01.27.16
7	HPC REVISIONS	05.12.16

Project No. 13137

File Name:

Drawing Title:

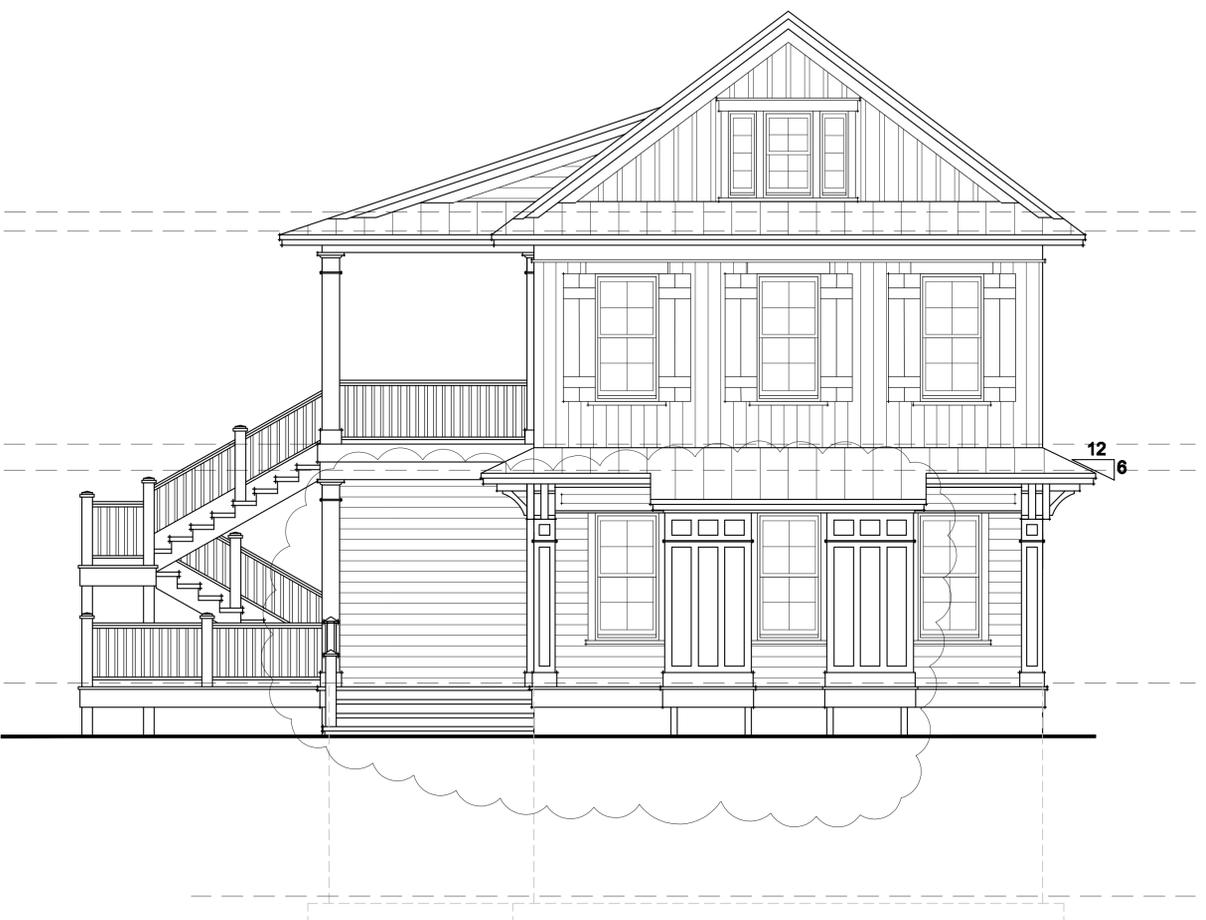
FRONT ELEVATION

Sheet No. **A2.0**

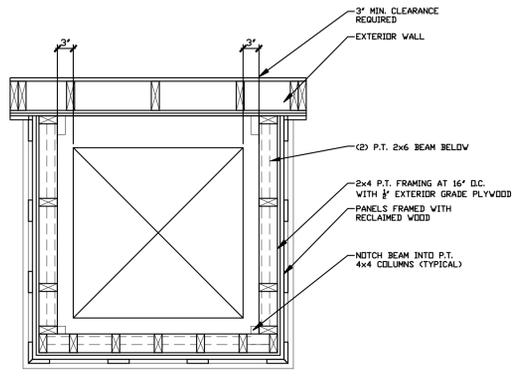
Scale:



elevation **1** FRONT ELEVATION
1/4" = 1'-0" A2.0



elevation **2** LAWRENCE STREET ELEVATION
1/4" = 1'-0" A2.2



PLAN DETAIL **2** DUCT EXHAUST PLAN DETAIL
3/4" = 1'-0" A2.0