

# HISTORIC PRESERVATION COMMISSION



## STAFF REPORT Department of Growth Management

<b>MEETING DATE:</b>	September 7, 2016
<b>PROJECT:</b>	137 Bridge Street – Addition
<b>APPLICANT:</b>	Chris Burden
<b>PROJECT MANAGER:</b>	Katie Peterson, Planning Assistant

**APPLICATION REQUEST:** The Applicant, Chris Burden, requests that the Historic Preservation Commission approve the following application:

1. **COFA-7-16-9957.** A Certificate of Appropriateness-HD to allow the construction of an addition of approximately 250 SF onto the existing single family residence located at 137 Bridge Street in the Old Town Bluffton Historic District, and zoned Riverfront Edge-HD.

**INTRODUCTION:** The existing structure located at 137 Bridge Street, and noted as the Vaux Residence in the Historic Resource Surveys, is located on 2.08 acres along Verdier Cove within the Old Town Bluffton Historic District. The property is designated locally and has two Contributing Structures, a main structure and a cottage, located within its bounds. The property was once home to the Lowden Shell Mill site which produced oysters, shrimp, and crab meat. The mill also produced cracked oyster shell which was sold as fertilizer and chicken feed additive. The mill buildings no longer exist, but archeological remnants are existant on the site.

The main structure is noted on an old plat from the mid-1980s as existing storage buildings. It is not clear if the building was used for residential purposes during this time. By the 1990s, it is clear that the structure was used for residential purposes and in the 2000s, the building was added onto at the east elevation. The other structure to the north of the lot was listed as a gate house on the 1980s surveys and is described as a 2 room cabin/tenant house in the Historic Resource Surveys. It is likely an early worker cottage from the mill days. The structure was also added onto in the 2000s, but retains many of the early features.

The main structure is the subject of this report and is a 1 story riverfront cottage with intersecting gable roofs and shed roofs over front and rear porches. The building has weatherboard siding with corner board trim and sits on brick/tabby pier foundations. The addition from the 2000s is of similar architectural detailing. An 800 SF addition was approved by the HPC at the June 6<sup>th</sup>, 2014 HPC meeting at the east of the addition from the 2000s. This application addresses a 250 SF addition on the north elevation of the 2014 approved addition and will have similar architectural detailing as the main structure.

The application was reviewed at the August 1, 2016 Historic Preservation Review Committee meeting and the Applicant was provided comments. See Attachment 6.

**HISTORIC PRESERVATION COMMISSION ACTIONS:** As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the applicant.

It is important to note that the intent of Section 5.15 Old Town Bluffton Historic District of the UDO, is that the Section be user friendly and informative to the residents and the members of HPC and is not intended to discourage creativity or force the replication of historic models. Rather, it is to set forth a framework in which the diversity that has always characterized Bluffton can continue to grow. The Section also defines guidelines for design and materials similar to that used on structures within the Old Town, and it is the charge of the HPC to assess the interpretation of these guidelines as they pertain to applications using the criteria named in the following section.

**REVIEW CRITERIA & ANALYSIS:** Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.3 of the Unified Development Ordinance in assessing an application for a Certificate of Appropriateness – Historic District (HD). The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.3.A. Consistency with the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

*Finding.* The Secretary of the Interior’s Standards for Rehabilitation consist of ten standards for rehabilitation supported by additional information provided in the Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings. For this application, the Standards for Rehabilitation apply because the building is a Contributing Structure in the Bluffton Historic District. Overall, Town Staff finds that these requirements, with the conditions noted, have been met. In particular standards 1, 2, 3, 4, 5, 8, 9, and 10 apply as stated below:

- Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

*Finding.* It is not clear what the historic building was used for, but it has been used for residential purposes for at least the last three decades. The reuse of the building has not significantly changed the distinctive materials, features, spaces or spatial relationships and the proposed addition will require minimal changes.

- Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

*Finding.* The proposed addition to the structure will require no changes to the distinctive materials, features, and spaces, or the spatial relationship of the building and its setting as they are proposed to the addition constructed in 2014.

- Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

*Finding.* The architectural features of the addition will be based on the architectural features of the existing building. No elements from other historic property are proposed.

- Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

*Finding.* The addition is proposed adjacent to the 2014 addition and will not modify any of the historic structure.

- Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

*Finding.* No distinctive materials, features, finishes, or construction techniques or examples of craftsmanship that characterize the property will be modified in this proposal.

- Standard 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

*Finding.* While archeological remains are located on the site, no known archeological resources will be disturbed during the proposed activities. Should such items be discovered, Town Staff shall be notified.

- Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*Finding.* The new addition will not destroy historic materials, features or spatial relationships as it is proposed adjacent to a more recent addition. As well the new work will be compatible with the historic materials, features, size, scale and proportion and differentiated from the old by being lower in height.

- Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*Finding.* The new addition has been designed in a manner that in the future it could be removed from without disturbing the essential form and integrity of the historic portion of the structure.

2. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Bluffton Master Plan.

- a. *Finding.* The application is consistent with the principles set forth in the Old Town Bluffton Master Plan. The Old Town Master Plan states that, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced."

The Applicant proposes to add an addition to an existing historic Contributing Structure within the Old Town Bluffton Historic District. This addition has been designed to minimally impact the historic portion of the building and is allowing the building to be enhanced by providing additional space to make the house more livable for the residents.

- b. *Finding.* The Old Town Master Plan initiatives also included the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the Unified Development Ordinance. The new construction proposed as part of this request will be in conformance with those standards if the items addressed in the following section are revised.

3. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

- a. *Finding.* Town Staff finds that if the conditions noted below are met, the design of the proposed structure will be in conformance with the other applicable provisions provided in Article 5:

- 1) While UDO Section 5.15.5.F.1.c states residential structures shall have a finished floor height a minimum of 3 feet above grade, it is understood that the addition is to an existing historic structure that has a finished floor height less than three feet. Town Staff

recommends the HPC allow a deviation from the required 3 foot finished floor height due to the historic nature of the structure.

4. Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the harmony of the surrounding neighborhood.

*Finding.* Town Staff finds that the nature and character of the new construction to be consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the proposed addition is appropriate for its location and the architectural detail is sensitive to the neighboring properties.

5. Section 3.18.3.E. Consistency with the preservation of the existing building's character and architecture.

*Finding.* The Applicant seeks to add an addition to the north side of the structure. The location of this addition preserves the existing building's character and significant architectural features. As well, the design and architectural detailing pay homage to, without replicating, the detailing of the historic structure.

6. Section 3.18.3.F. Impact on the historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

*Finding.* The proposed plans are sympathetic in design to the existing and neighboring historic resources; therefore, the structures, as proposed, will have no adverse effect on the public interest.

7. Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.

*Finding.* The application has been reviewed by Town Staff and has been determined to be complete. However, if trees are proposed for removal, a Town of Bluffton tree removal permit is required for any tree over 14" in diameter that is located on a lot used for detached single-family residential.

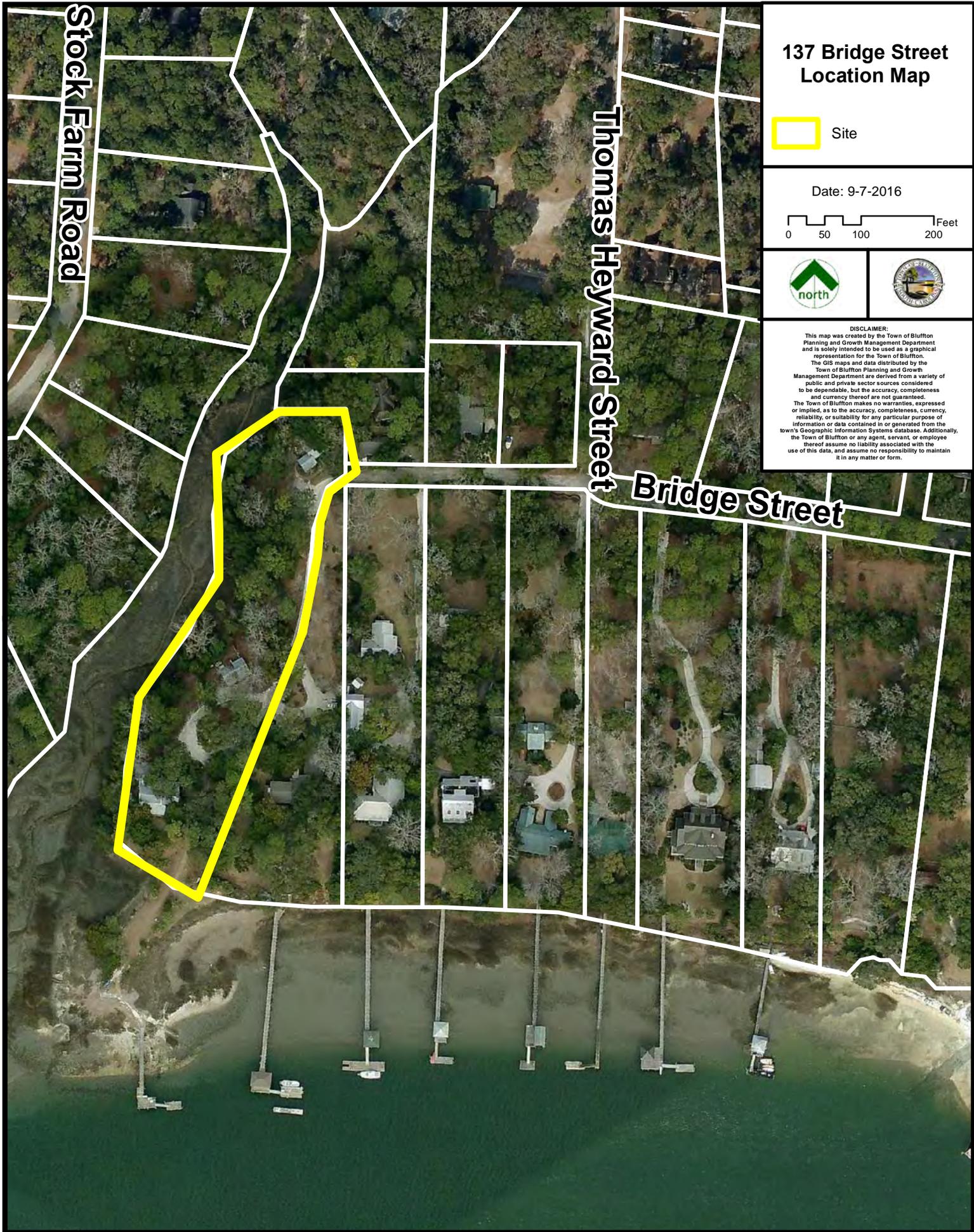
**STAFF RECOMMENDATION:** It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the Unified Development Ordinance as they pertain to applications using the criteria described in the previous sections and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds that with the conditions noted below the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following conditions:

1. HPC allow for the deviation in finished floor height because it is an addition to an existing historic structure.

2. Per the Applications Manual, a Town of Bluffton tree removal permit is required for the removal of any tree over 14" in diameter.

**ATTACHMENTS:**

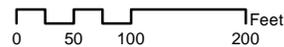
1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Plans
5. HPRC Staff Report
6. COFA-7-16-9957 Staff Report
7. Historic Survey Records



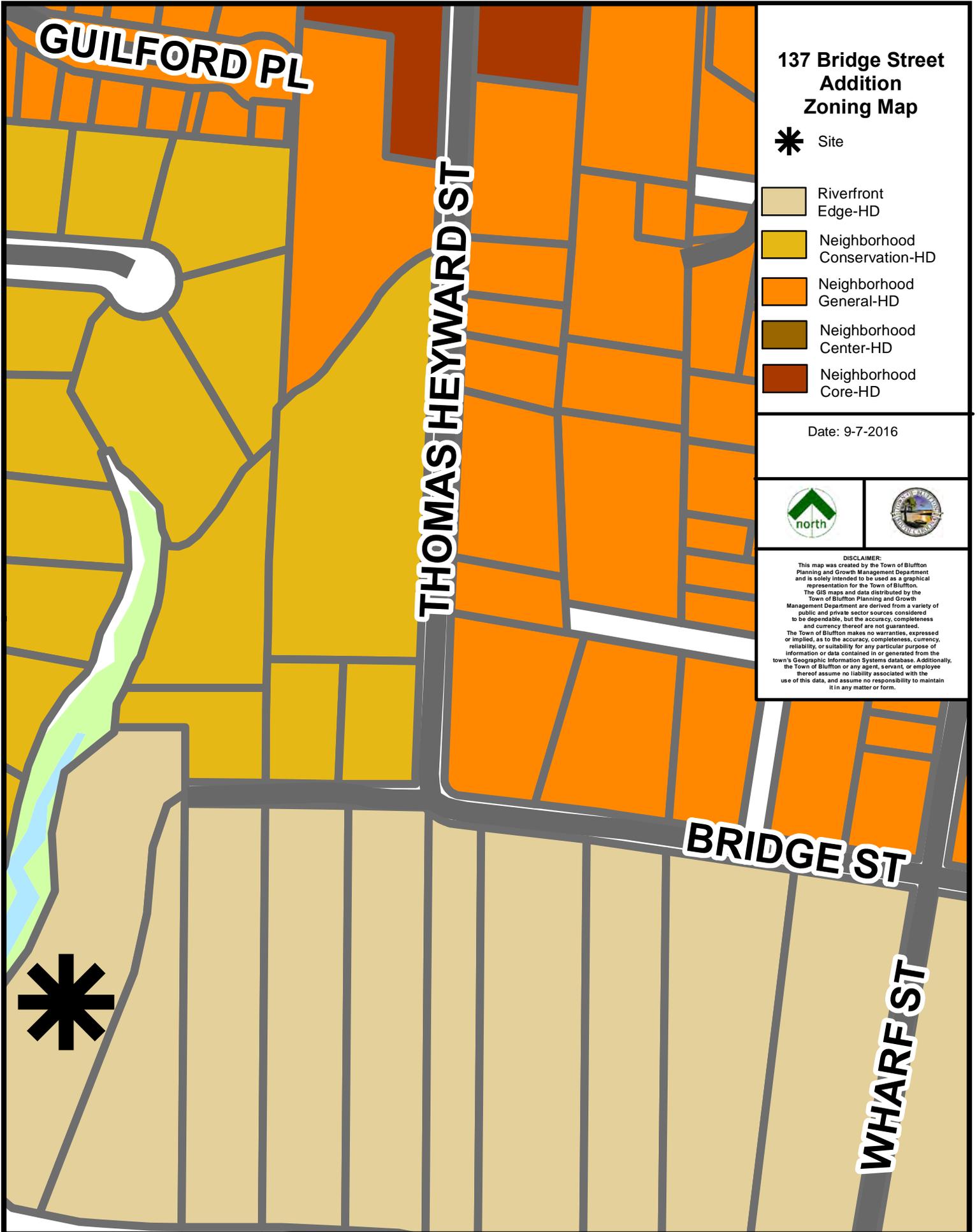
### 137 Bridge Street Location Map

 Site

Date: 9-7-2016



**DISCLAIMER:**  
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### 137 Bridge Street Addition Zoning Map

 Site

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

Date: 9-7-2016



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PAGE	DATE	

NOTES

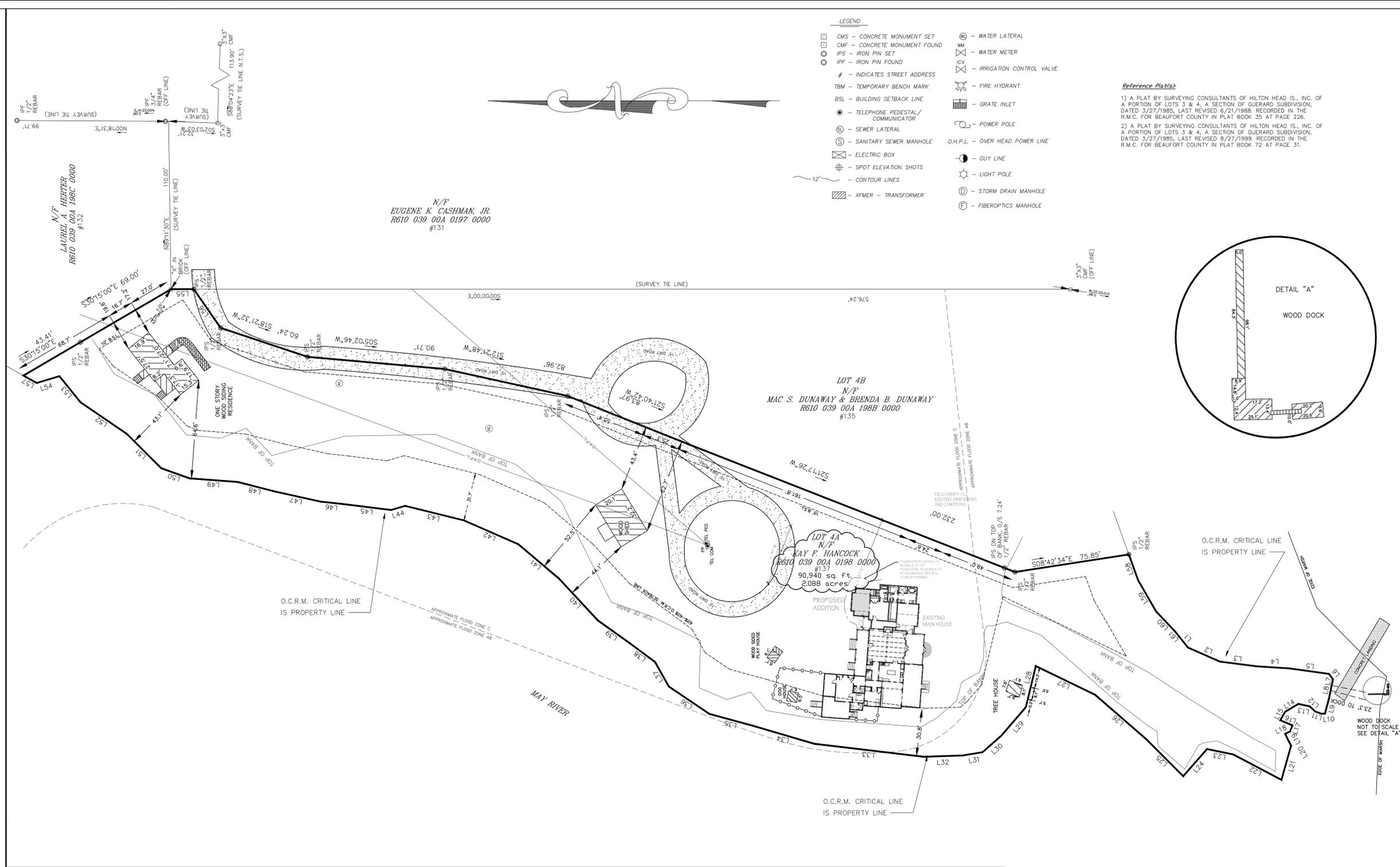
## PROJECT NARRATIVE

8/4/16

FDL: 137 BRIDGE ADDITION # 2

PROJECT TO CONSIST OF A 1 BEDROOM ADDITION  
OF 254 SF ON BACK OF HOUSE. ALL  
TO MATCH EXISTING.

REJANUS,  
Chris Bureau



DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
	FINAL HPC SUBMITTAL	08.02.16	AKJ
	CONCEPTUAL HPC SUBMITTAL	07.21.16	AKJ

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**ADDITION / REMODEL FOR:**  
**CHRIS & EMILY BURDEN**  
 137 BRIDGE STREET  
 BLUFFTON, SC 29910

**PEARCE SCOTT ARCHITECTS**  
 PEARCE@PSCOTTARCH.COM  
 6 STATE OF MIND ST STE 200  
 BLUFFTON, SC 29910  
 843 837 5700

PROJECT NO.	1627
DATE	08.02.16
DRAWN BY	AKJ
CHECKED BY	HPS

**SITE PLAN**

SHEET NO.

**A001**

1	1/32" = 1'-0" SITE PLAN
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**T-SQUARE GROUP, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 P.O. Drawer 330  
 139 Burnt Church Road  
 Bluffton, S.C. 29910  
 tsquare@hnggray.com  
 Phone 843-757-2650 Fax 843-757-5758  
 JOB No. 07-076A

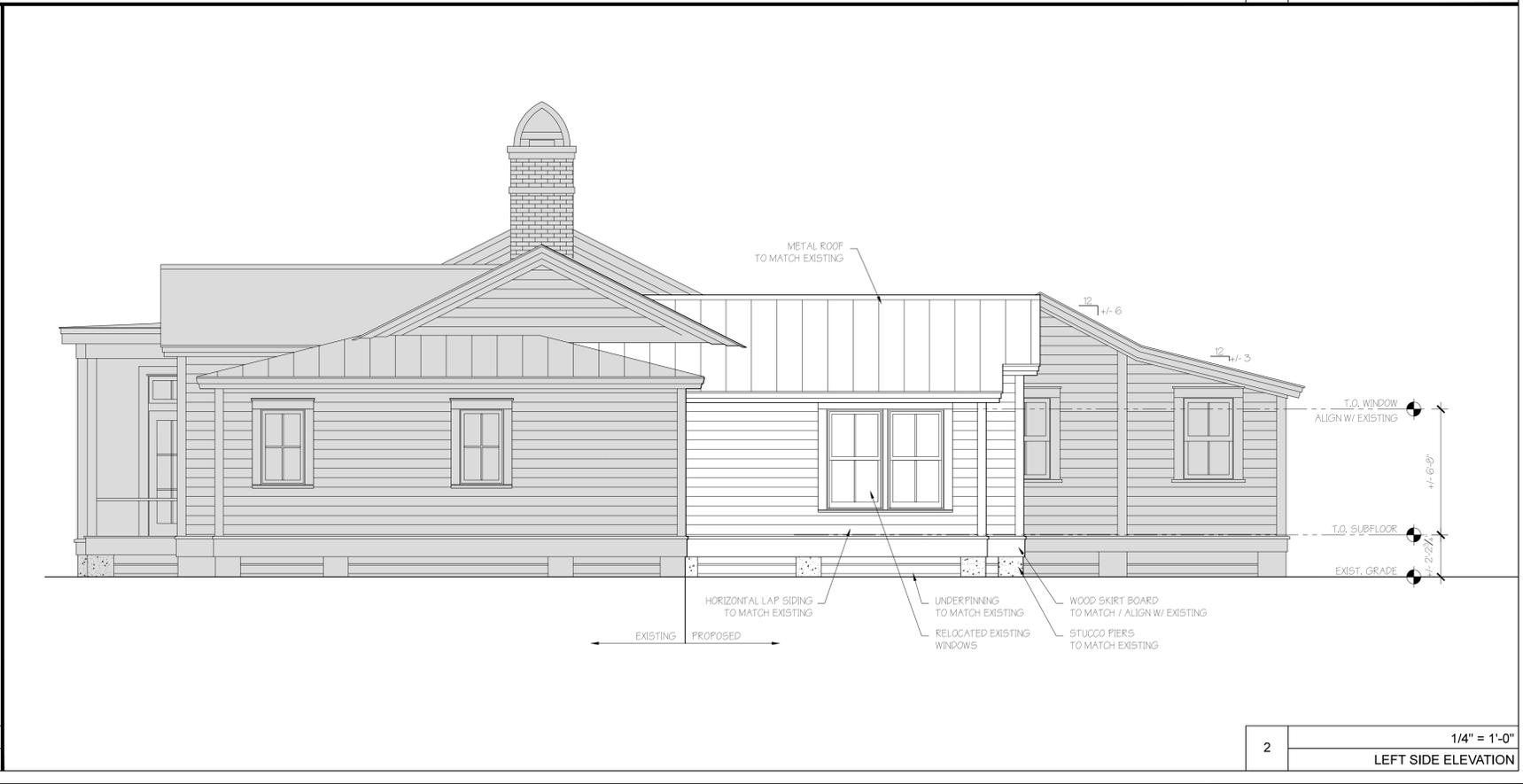
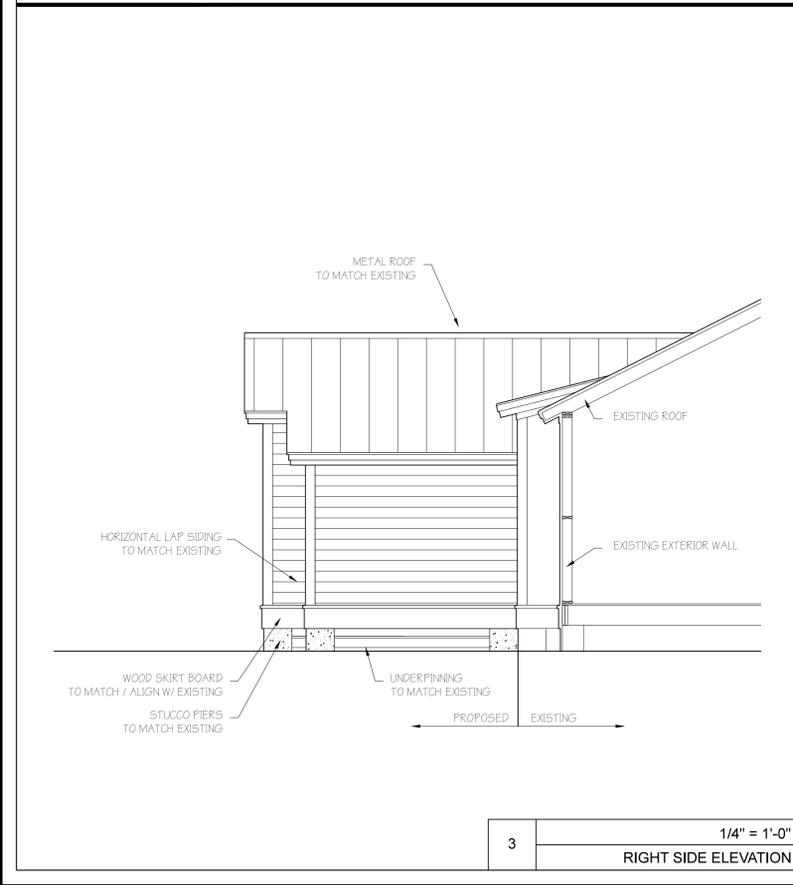


I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.  
 ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE INDICATED.  
**FORREST F. BAUGHMAN, PLS # 4922**



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF  
**ROBERTS VAUX & MARY B. VAUX**  
 AN AS-BUILT SURVEY OF LOT 4A BRIDGE STREET,  
 A SECTION OF GUERARD SUBDIVISION,  
 TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.  
 DIST. 610, MAP 39A, PARCEL 198

**Notes:**  
 1. According to FEMA This Lot Appears To Lie In A Federal Flood Plain Zone AB, Minimum Required Elevation 14.0 Ft. NGVD89 and Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD89.  
 2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.  
 NOTE: REVISED 3/13/2014 TO SHOW NEW O.C.R.M. SETBACK, NO FIELD WORK BY ME ON THIS DATE.  
 DATE: JUNE 19, 2007



DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
	CONCEPTUAL HPC SUBMITTAL	07.21.16	AKJ
	FINAL HPC SUBMITTAL	08.02.16	AKJ

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ADDITION / REMODEL FOR:  
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137 BRIDGE STREET  
BLUFFTON, SC 29910

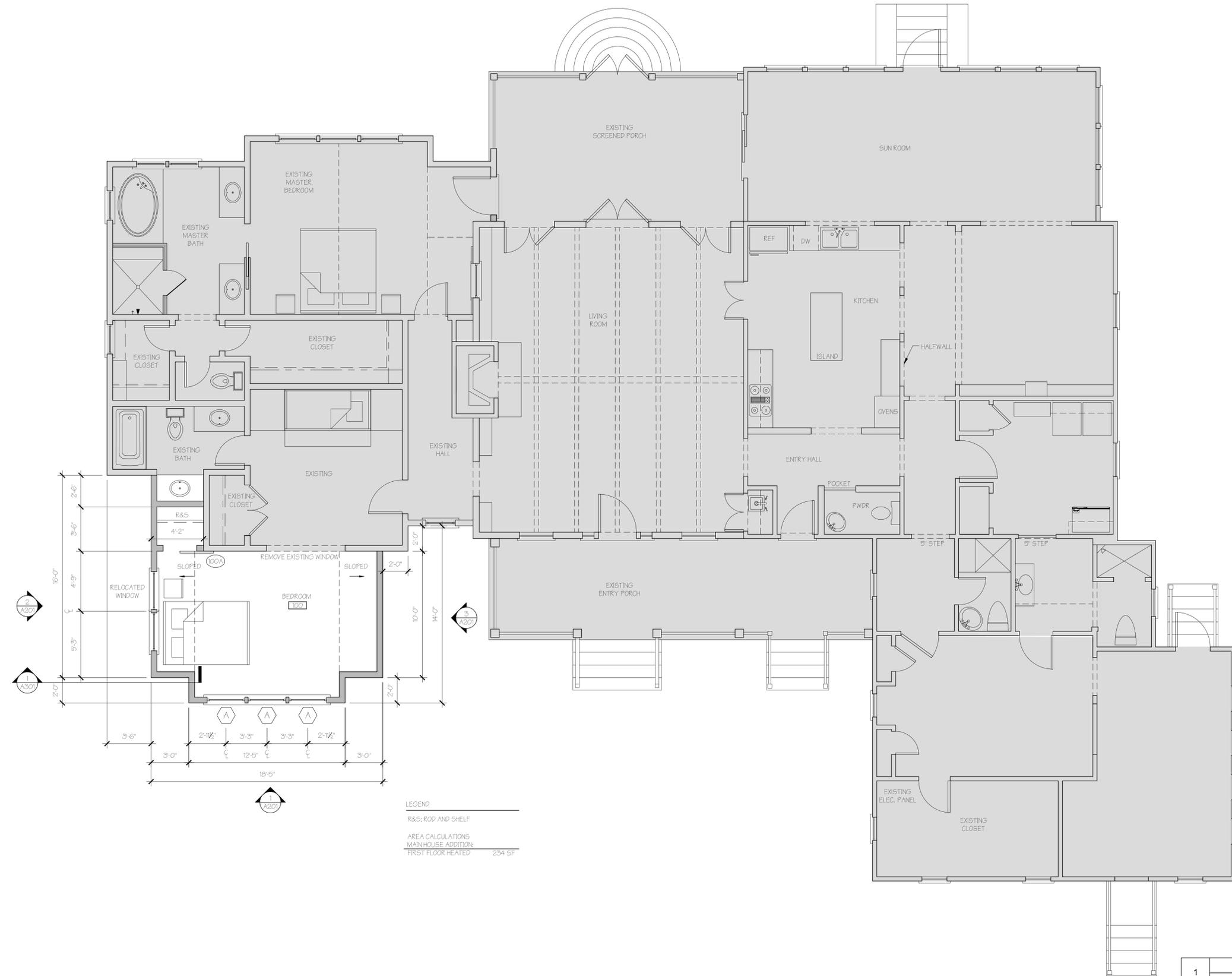
**PEARCE  
SCOTT  
ARCHITECTS**

PEARCE@PSCOTTARCH.COM  
6 STATE OF MIND ST STE 200  
BLUFFTON, SC 29910  
843 837 5700

PROJECT NO.	1627
DATE	08.02.16
DRAWN BY	AKJ
CHECKED BY	HPS

**EXTERIOR  
ELEVATIONS**  
SHEET NO.

**A201**



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NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
	FINAL HPC SUBMITTAL	08.02.16	AKJ
	CONCEPTUAL HPC SUBMITTAL	07.21.16	AKJ

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**ADDITION / REMODEL FOR:**  
**CHRIS & EMILY BURDEN**  
 137 BRIDGE STREET  
 BLUFFTON, SC 29910

**PEARCE  
 SCOTT  
 ARCHITECTS**

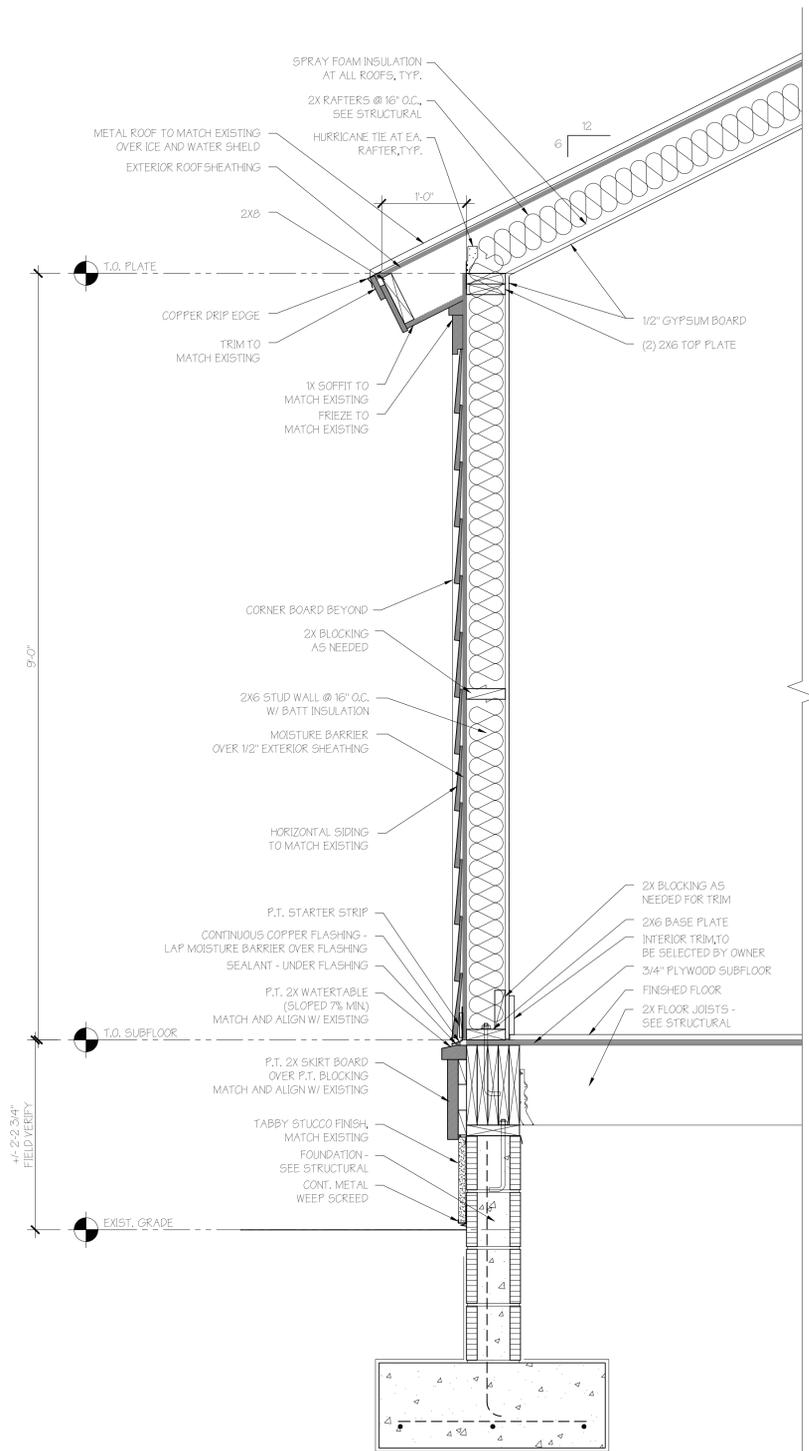
PEARCE@PSCOTTARCH.COM  
 6 STATE OF MIND ST STE 200  
 BLUFFTON, SC 29910  
 843 837 5700

PROJECT NO.	1627
DATE	08.02.16
DRAWN BY	AKJ
CHECKED BY	HPS

**FIRST FLOOR  
 PLAN**  
 SHEET NO.

**A101**

1 1/4" = 1'-0"  
 FIRST FLOOR PLAN



DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
	CONCEPTUAL HPC SUBMITTAL	07.21.16	AKJ
	FINAL HPC SUBMITTAL	08.02.16	AKJ

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ADDITION / REMODEL FOR:  
CHRIS & EMILY BURDEN  
137 BRIDGE STREET  
BLUFFTON, SC 29910

**PEARCE  
SCOTT  
ARCHITECTS**

PEARCE@PSCOTTARCH.COM  
6 STATE OF MIND ST STE 200  
BLUFFTON, SC 29910  
843 837 5700

PROJECT NO.	1627
DATE	08.02.16
DRAWN BY	AKJ
CHECKED BY	HPS

TYP. WALL  
SECTION  
SHEET NO.

**A301**

1	1" = 1'-0" TYP. WALL SECTION
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**PLAN REVIEW COMMENTS FOR COFA-07-16-009957**

Town of Bluffton  
 Department of Growth Management  
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
 Telephone 843-706-4522  
 OLD TOWN

**Plan Type:** Historic District **Apply Date:** 07/22/2016  
**Plan Status:** Active **Plan Address:** 137 Bridge St  
 BLUFFTON, SC 29910  
**Case Manager:** Erin Schumacher **Plan PIN #:** R610 039 00A 0198 0000  
**Plan Description:** The applicant is requesting approval of an addition to the back of the house. The addition is for a 254 sf bedroom.  
**STATUS:** The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the August 1st meeting.

**Staff Review (HD)**

**Submission #: 1** Recieved: 07/28/2016 Completed: 07/28/2016

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Growth Management Dept Review (HD)	07/28/2016	Katie Peterson	Revisions Required

**Comments:**

1. A Town of Bluffton Tree Removal Permit is required for any tree 14" (DBH) pr greater located on a single family lot and proposed for removal (UDO Section 3.22.2.A.).
2. Residential structures shall have a finished first floor height raised a minimum of 3 ft. The subfloor height is labeled at 2' 2 3/4". Raise floor height to be a minimum of 3 feet above grade. (UDO 5.15.5.F.1.c.)
3. As the project moves toward Final submittal, architectural details for the typical window, corner board and water table trim, a section through the eave, gutter profile, and details on the metal roof are needed as not enough information was provided in the submittal to review for conformance with the UDO (Applications Manual).

Addressing Review	07/28/2016	Theresa Thorsen	Approved
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**Comments:**

No comment provided by reviewer.

Beaufort Jasper Water and Sewer Review	07/28/2016	Dick Deuel	Approved
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**Comments:**

No comment provided by reviewer.

HPRC Review	07/28/2016	Erin Schumacher	Approved
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**Comments:**

1. Provide details on the foundation plan. (Application Manual)

Transportation Department Review - HD	07/28/2016	Pat Rooney	Approved
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**Comments:**

No comment provided by reviewer.

Watershed Management Review	07/28/2016	William Baugher	Approved
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**Comments:**

No comment provided by reviewer.

**Plan Review Case Notes:**



PLAN REVIEW COMMENTS FOR COFA-07-16-009957

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
OLD TOWN

Plan Type: Historic District Apply Date: 07/22/2016
Plan Status: Active Plan Address: 137 Bridge St
BLUFFTON, SC 29910
Case Manager: Erin Schumacher Plan PIN #: R610 039 00A 0198 0000
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Staff Review (HD)

Submission #: 1 Recieved: 07/28/2016 Completed: 07/28/2016

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 1: Growth Management Dept Review (HD), 07/28/2016, Katie Peterson, Revisions Required

Comments:

- 1. A Town of Bluffton Tree Removal Permit is required for any tree 14" (DBH) pr greater located on a single family lot and proposed for removal (UDO Section 3.22.2.A.).
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Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 1: Addressing Review, 07/28/2016, Theresa Thorsen, Approved

Comments:

No comment provided by reviewer.

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 1: Beaufort Jasper Water and Sewer Review, 07/28/2016, Dick Deuel, Approved

Comments:

No comment provided by reviewer.

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 1: HPRC Review, 07/28/2016, Erin Schumacher, Approved

Comments:

- 1. Provide details on the foundation plan. (Application Manual)

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 1: Transportation Department Review - HD, 07/28/2016, Pat Rooney, Approved

Comments:

No comment provided by reviewer.

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 1: Watershed Management Review, 07/28/2016, William Baugher, Approved

Comments:

No comment provided by reviewer.

**Plan Review Case Notes:**

**South Carolina Statewide Survey Site Form**  
**State Historic Preservation Office**  
 P.O. Box 11669 • Columbia • SC • 29211 • (803) 734-8609

**IDENTIFICATION**

Control Number W 13 / 0155 / 046-0131 .00 2. NR Microfiche index # \_\_\_\_\_  
 county census designated place site #

3. Historic name(s): \_\_\_\_\_

4. Common name: \_\_\_\_\_

5. Address/location: Bridge St. Tax parcel # 39A-198A

City: Bluffton Vicinity of: \_\_\_\_\_ County: Beaufort

6. Ownership: private (~~X~~) city (2) county (3) state (4) federal (5) 9. Current use(s): single dwelling (~~X~~) multi dwelling (2)

7. Category: building (~~X~~) site (2) structure (3) object (4) commercial (3) other (0)

8. Historic use(s): single dwelling (~~X~~) multi dwelling (2) commercial (3) 10. Potential: NR(1) NR historic district (2) archaeological (3)  
 other (0)

11. Status/date: listed individually in National Register \_\_\_/\_\_\_/\_\_\_ name \_\_\_\_\_

\_\_\_ listed as part of NR historic district \_\_\_/\_\_\_/\_\_\_ Name of district \_\_\_\_\_

\_\_\_ contributing \_\_\_ non-contributing

\_\_\_ listed individually National Historic Landmark \_\_\_/\_\_\_/\_\_\_

\_\_\_ determined eligible—owner objection \_\_\_/\_\_\_/\_\_\_

\_\_\_ determined NOT eligible \_\_\_/\_\_\_/\_\_\_

\_\_\_ deferred by review board \_\_\_/\_\_\_/\_\_\_

\_\_\_ rejected by Washington \_\_\_/\_\_\_/\_\_\_

\_\_\_ pending federal nomination \_\_\_/\_\_\_/\_\_\_

\_\_\_ completed Preliminary Information Sheet (PIS) \_\_\_/\_\_\_/\_\_\_

\_\_\_ part of NHL district \_\_\_/\_\_\_/\_\_\_

\_\_\_ DOE process \_\_\_/\_\_\_/\_\_\_

\_\_\_ rejected by review board \_\_\_/\_\_\_/\_\_\_

\_\_\_ removed from NR \_\_\_/\_\_\_/\_\_\_

\_\_\_ removed from survey \_\_\_/\_\_\_/\_\_\_

\_\_\_ demolished \_\_\_/\_\_\_/\_\_\_

\_\_\_ nomination on file/never processed \_\_\_/\_\_\_/\_\_\_

12. Number of contributing properties: \_\_\_\_\_

**PROPERTY DESCRIPTION:** When other (0) is chosen, enter data on reverse side under category 20 or 21.

Construction Date c. 1900 14. Alteration Date \_\_\_\_\_ 15. Architectural style or influence \_\_\_\_\_

16. Commercial Form — circle appropriate response(s)

A) 2-part commercial block

D) stacked vertical block

G) temple front

J) Central block w/wings

B) 1-part commercial block

E) 2-part vertical block

H) vault

K) arcaded block

C) enframed window wall

F) 3-part vertical block

I) enframed block

0) other

17. DESCRIPTION: Select as many responses as appropriate.

**A) HISTORIC CORE SHAPE**

rectangular (~~X~~)

square (2)

L (3)

T (4)

U (5)

H (6)

octagonal (7)

irregular (8)

other (0)

**D) ROOF SHAPE**

gable (end to front) (1)

gable (lateral) (~~X~~)

hip (3)

cross gable (4)

pyramidal (5)

flat (6)

truncated hip (7)

gambrel (8)

mansard (9)

salt box (10)

jerkinhead (11)

gable-on-hip (12)

mono-pitch (14)

not visible (15)

other (0)

**F) PORCH ROOF SHAPE**

shed (1)

hip (2)

gable (3)

pedimented gable (4)

flat (5)

engaged (~~X~~)

partially engaged (7)

gable-on-hip or shed (8)

engaged porte cochere (9)

other (0)

**H) WINDOWS**

single (~~X~~)

double (2)

tripartite (3)

grouped (4)

decorative (5)

display (6)

other (0)

**B) STORIES**

1 story (~~X~~)

1 1/2 stories (2)

2 stories (3)

2 1/2 stories (4)

3 stories (5)

other (0)

**E) PORCH WIDTH**

entrance bay only (1)

over 1 bay, less than full

facade (~~X~~)

full facade (3)

facade & left elevation (4)

facade & right elevation (5)

facade & both elevations (6)

other (0)

**G) NUMBER OF CHIMNEYS**

\_\_\_ exterior (1)

\_\_\_ interior end (2)

\_\_\_ interior (3)

\_\_\_ central (4)

\_\_\_ flue (5)

\_\_\_ double shouldered (6)

\_\_\_ not visible (7)

\_\_\_ other (0)

**I) PANE CONFIGURATION**

tracried (1)

Queen Anne block-glass (2)

Prairie/bungalow/craftsman

geometric (3)

not visible (4)

other (0)

2 / 2 . 6 / 6

**C) PORCH HEIGHT**

1 story (~~X~~)

1 story w/deck (2)

2 or more stories (3)

2 or more with tiers (4)

roofed balcony over 1 story

hip/shed (5)

other (0)

**J) DOORS**

\_\_\_ single (~~X~~)

\_\_\_ double (2)

transom (3)

fanlight (4)

sidelights (~~X~~)

other (0)

**K) CONSTRUCTION METHOD**

- masonry (1)
- frame ~~(2)~~
- log (3)
- steel (4)
- other (0)

**L) EXTERIOR WALLS**

- weatherboard ~~(1)~~
- beaded weatherboard (2)
- shiplap (3)
- flushboard (4)
- wood shingle (5)
- stucco (6)
- tabby (7)
- brick (8)
- brick veneer (9)
- stone veneer (10)
- cast-stone (11)
- marble (12)
- asphalt roll (13)
- synthetic siding (14)
- asbestos shingle (15)
- pigmented structural glass (16)
- other (0)

**M) PORCH DETAILS**

- chamfered posts (1)
- turned posts (2)
- supports on pedestals (3)
- columns (4)
- posts ~~(5)~~
- piers (6)
- pillars (7)
- freestanding posts (8)
- balustrade (9)
- apron wall (10)
- turned balusters (11)
- decorative sawn balusters (12)
- slat balusters (13)
- other sawn/turned work (14)
- insect screening ~~(15)~~
- porte cochere (16)
- other (0)

**N) CHIMNEY MATERIAL**

- brick (1)
- stuccoed brick (2)
- stone (3)
- brick & stone (4)
- other (0)

**O) ROOF MATERIAL**

- composition shingle (1)
- pressed metal shingle (2)
- wood shingle (3)
- slate (4)
- raised seam metal ~~(5)~~
- other metal (6)
- rolled roofing (7)
- not visible (8)
- tile (9)
- other (0)

**P) FOUNDATION**

- not visible (1)
- brick pier ~~(2)~~
- brick pier with fill (3)
- brick (4)
- stuccoed masonry (5)
- stone pier (6)
- stone (7)
- concrete block (8)
- slab construction (9)
- basement (10)
- raised basement (11)
- other (0)

**Q) DECORATIVE ELEMENT MATERIAL**

- cast iron (1)
- pressed metal (2)
- terra cotta (3)
- granite (4)
- marble (5)
- cast stone (6)
- brick (7)
- wood (8)
- pigmented glass (9)
- stone (10)
- stucco (11)
- other (0)

**R) INTERIOR FEATURES (list)**

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**18. HISTORIC OUTBUILDINGS AND STRUCTURES:**

- |                          |                   |                  |                   |
|--------------------------|-------------------|------------------|-------------------|
| none <del>(1)</del>      | tenant house (7)  | crib (13)        | store (19)        |
| none visible (2)         | other house (8)   | smokehouse (14)  | windmill (20)     |
| garage (3)               | office (9)        | slave house (15) | chicken coop (21) |
| garage w/living area (4) | barn (10)         | privy (16)       | silos (22)        |
| shed (5)                 | tobacco barn (11) | well (17)        | washhouse (23)    |
| kitchen (6)              | dairy (12)        | springhouse (18) | root cellar (24)  |
|                          |                   |                  | other (0)         |

**19. SURROUNDINGS:** residential ~~(1)~~ residential/commercial (2) commercial (3) rural (4) rural community (5) industrial (6) other (0)

**20. ADDITIONAL DESCRIPTIVE COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_

**21. ALTERATIONS** addition appears historic; porch screened in

**HISTORICAL INFORMATION**

**22. Theme(s):** \_\_\_\_\_ **23. Period(s):** \_\_\_\_\_ **24. Important persons:** \_\_\_\_\_

**25. Architect(s):** \_\_\_\_\_ **Source:** \_\_\_\_\_

**26. Builder(s):** \_\_\_\_\_ **Source:** \_\_\_\_\_

**27. Historical data** \_\_\_\_\_

**28. Informant/Bibliography** \_\_\_\_\_

**PROGRAM MANAGEMENT**

**29. Quadrangle name:** Bluffton **30. Photographs:** prints ~~(1)~~ slides (2) negatives ~~(5)~~

**31. Other documentation:** survey back-up files (1) National Register files (2) tax act files (3) grant files (4) state historical marker files (5) environmental review files (6) HABS/HAER (7) SCIAA (8) other (0) \_\_\_\_\_ # \_\_\_\_\_

**32. Recorder name/firm** Jennifer A. Brown **33. Date recorded** 7 / 27 / 94



**South Carolina Statewide Survey Site Form**  
**State Historic Preservation Office**  
 P.O. Box 11669 • Columbia • SC • 29211 • (803) 734-8609



**IDENTIFICATION**

Control Number W 13 / 0155 / 046-0131.1 2. NR Microfiche index # \_\_\_\_\_  
 county census designated place site #

3. Historic name(s): \_\_\_\_\_

4. Common name: \_\_\_\_\_

5. Address/location: Bridge St. Tax parcel # 39A-198A  
 City: Bluffton Vicinity of: \_\_\_\_\_ County: Beaufort

6. Ownership: private (~~X~~) city (2) county (3) state (4) federal (5) 9. Current use(s): single dwelling (~~X~~) multi dwelling (2)  
 7. Category: building (~~X~~) site (2) structure (3) object (4) commercial (3) other (0)  
 8. Historic use(s): single dwelling (~~X~~) multi dwelling (2) commercial (3) 10. Potential: NR(1) NR historic district (2) archaeological (3)  
 other (0)  
 11. Status/date: listed individually in National Register  / /  name \_\_\_\_\_  
 \_\_\_\_\_ listed as part of NR historic district  / /  Name of district \_\_\_\_\_  
 \_\_\_\_\_ contributing \_\_\_\_\_ non-contributing  
 \_\_\_\_\_ listed individually National Historic Landmark  / /  \_\_\_\_\_ part of NHL district  / /   
 \_\_\_\_\_ determined eligible—owner objection  / /  \_\_\_\_\_ DOE process  / /   
 \_\_\_\_\_ determined NOT eligible  / /  \_\_\_\_\_ rejected by review board  / /   
 \_\_\_\_\_ deferred by review board  / /  \_\_\_\_\_ removed from NR  / /   
 \_\_\_\_\_ rejected by Washington  / /  \_\_\_\_\_ removed from survey  / /   
 \_\_\_\_\_ pending federal nomination  / /  \_\_\_\_\_ demolished  / /   
 \_\_\_\_\_ completed Preliminary Information Sheet (PIS)  / /  \_\_\_\_\_ nomination on file/never processed  / /

12. Number of contributing properties: \_\_\_\_\_

**PROPERTY DESCRIPTION:** When other (0) is chosen, enter data on reverse side under category 20 or 21.

13. Construction Date c 1910 14. Alteration Date \_\_\_\_\_ 15. Architectural style or influence \_\_\_\_\_

**16. Commercial Form — circle appropriate response(s)**

- |                            |                           |                   |                          |
|----------------------------|---------------------------|-------------------|--------------------------|
| A) 2-part commercial block | D) stacked vertical block | G) temple front   | J) Central block w/wings |
| B) 1-part commercial block | E) 2-part vertical block  | H) vault          | K) arcaded block         |
| C) enframed window wall    | F) 3-part vertical block  | I) enframed block | O) other                 |

**17. DESCRIPTION: Select as many responses as appropriate.**

- |   |   |   |  |
|---|---|---|--|
| <b>A) HISTORIC CORE SHAPE</b><br>rectangular ( <del>X</del> )<br>square (2)<br>L (3)<br>T (4)<br>U (5)<br>H (6)<br>octagonal (7)<br>irregular (8)<br>other (0)            | <b>D) ROOF SHAPE</b><br>gable (end to front) (1)<br>gable (lateral) ( <del>2</del> )<br>hip (3)<br>cross gable (4)<br>pyramidal (5)<br>flat (6)<br>truncated hip (7)<br>gambrel (8)<br>mansard (9)<br>salt box (10)<br>jerkinhead (11)<br>gable-on-hip (12)<br>mono-pitch (14)<br>not visible (15)<br>other (0) | <b>F) PORCH ROOF SHAPE</b><br>shed (1)<br>hip (2)<br>gable (3)<br>pedimented gable (4)<br>flat (5)<br>engaged (6)<br>partially engaged (7)<br>gable-on-hip or shed (8)<br>engaged porte cochere (9)<br>other (0)                  | <b>H) WINDOWS</b><br>single ( <del>X</del> )<br>double (2)<br>tripartite (3)<br>grouped (4)<br>decorative (5)<br>display (6)<br>other (0)                                  |
| <b>B) STORIES</b><br>1 story ( <del>1</del> )<br>1 1/2 stories (2)<br>2 stories (3)<br>2 1/2 stories (4)<br>3 stories (5)<br>other (0)                                    | <b>E) PORCH WIDTH</b><br>entrance bay only (1)<br>over 1 bay, less than full facade (2)<br>full facade (3)<br>facade & left elevation (4)<br>facade & right elevation (5)<br>facade & both elevations (6)<br>other (0)  | <b>G) NUMBER OF CHIMNEYS</b><br>_____ exterior (1)<br>_____ interior end (2)<br>_____ interior ( <del>3</del> )<br>_____ central (4)<br>_____ flue (5)<br>_____ double shouldered (6)<br>_____ not visible (7)<br>_____ other (0) | <b>I) PANE CONFIGURATION</b><br>traceried (1)<br>Queen Anne block-glass (2)<br>Prairie/bungalow/craftsman geometric (3)<br>not visible (4)<br>other (0)<br><u>2/2, / /</u> |
| <b>C) PORCH HEIGHT</b><br>1 story (1)<br>1 story w/deck (2)<br>2 or more stories (3)<br>2 or more with tiers (4)<br>roofed balcony over 1 story hip/shed (5)<br>other (0) |   |   | <b>J) DOORS</b><br><del>X</del> single ( <del>1</del> )<br>_____ double (2)<br>transom (3)<br>fanlight (4)<br>sidelights (5)<br>other (0)                                  |

**K) CONSTRUCTION METHOD**

- masonry (1)
- frame ~~(2)~~
- log (3)
- steel (4)
- other (0)

**L) EXTERIOR WALLS**

- weatherboard ~~(1)~~
- beaded weatherboard (2)
- shiplap (3)
- flushboard (4)
- wood shingle (5)
- stucco (6)
- tabby (7)
- brick (8)
- brick veneer (9)
- stone veneer (10)
- cast-stone (11)
- marble (12)
- asphalt roll (13)
- synthetic siding (14)
- asbestos shingle (15)
- pigmented structural glass (16)
- other (0)

**M) PORCH DETAILS**

- chamfered posts (1)
- turned posts (2)
- supports on pedestals (3)
- columns (4)
- posts (5)
- piers (6)
- pillars (7)
- freestanding posts (8)
- balustrade (9)
- apron wall (10)
- turned balusters (11)
- decorative sawn balusters (12)
- slat balusters (13)
- other sawn/turned work (14)
- insect screening (15)
- porte cochere (16)
- other (0)

**N) CHIMNEY MATERIAL**

- brick ~~(1)~~
- stuccoed brick (2)
- stone (3)
- brick & stone (4)
- other (0)

**O) ROOF MATERIAL**

- composition shingle (1)
- pressed metal shingle (2)
- wood shingle (3)
- slate (4)
- raised seam metal ~~(5)~~
- other metal (6)
- rolled roofing (7)
- not visible (8)
- tile (9)
- other (0)

**P) FOUNDATION**

- not visible (1)
- brick pier ~~(2)~~
- brick pier with fill (3)
- brick (4)
- stuccoed masonry (5)
- stone pier (6)
- stone (7)
- concrete block (8)
- slab construction (9)
- basement (10)
- raised basement (11)
- other (0)

**Q) DECORATIVE ELEMENT MATERIAL**

- cast iron (1)
- pressed metal (2)
- terra cotta (3)
- granite (4)
- marble (5)
- cast stone (6)
- brick (7)
- wood ~~(8)~~
- pigmented glass (9)
- stone (10)
- stucco (11)
- other (0)

**R) INTERIOR FEATURES (list)**

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**18. HISTORIC OUTBUILDINGS AND STRUCTURES:**

- |                          |                   |                  |                   |
|--------------------------|-------------------|------------------|-------------------|
| none <del>(1)</del>      | tenant house (7)  | crib (13)        | store (19)        |
| none visible (2)         | other house (8)   | smokehouse (14)  | windmill (20)     |
| garage (3)               | office (9)        | slave house (15) | chicken coop (21) |
| garage w/living area (4) | barn (10)         | privy (16)       | silos (22)        |
| shed (5)                 | tobacco barn (11) | well (17)        | washhouse (23)    |
| kitchen (6)              | dairy (12)        | springhouse (18) | root cellar (24)  |
|                          |                   |                  | other (0)         |

**19. SURROUNDINGS:** residential ~~(1)~~ residential/commercial (2) commercial (3) rural (4) rural community (5) industrial (6) other (0)

**20. ADDITIONAL DESCRIPTIVE COMMENTS:** 17 (a) exposed rafters 2 room cabin / tenant haus

**21. ALTERATIONS**

**HISTORICAL INFORMATION**

**22. Theme(s):** \_\_\_\_\_ **23. Period(s):** \_\_\_\_\_ **24. Important persons:** \_\_\_\_\_

**25. Architect(s):** \_\_\_\_\_ **Source:** \_\_\_\_\_

**26. Builder(s):** \_\_\_\_\_ **Source:** \_\_\_\_\_

**27. Historical data** \_\_\_\_\_

**28. Informant/Bibliography** \_\_\_\_\_

**PROGRAM MANAGEMENT**

**29. Quadrangle name:** Bluffton **30. Photographs:** prints ~~(1)~~ slides (2) negatives ~~(3)~~

**31. Other documentation:** survey back-up files (1) National Register files (2) tax act files (3) grant files (4) state historical marker files (5) environmental review files (6) HABS/HAER (7) SCIAA (8) other (0) \_\_\_\_\_ # \_\_\_\_\_

**32. Recorder name/firm** Jennifer D. Brown **33. Date recorded** 8 / 23 / 94



# Statewide Survey of Historic Properties

State Historic Preservation Office  
South Carolina Department of Archives and History  
2001 Parklane Road  
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 13 / 046-0131Status          County No.          Site No.         Quadrangle Name: BlufftonTax Number: 39A-198

## Intensive Survey Form

### Identification

Historic Name: \_\_\_\_\_

Common Name: Vaux ResidenceAddress/Location: 137 Bridge StreetCity: BlufftonCounty: Beaufort

Vicinity of: \_\_\_\_\_

Ownership: **1 Private**      5 State  
2 Corporate      6 Federal  
3 City      0 Unknown/Other  
4 County

Category: **1 Building**  
2 Site  
3 Structure  
4 Object

Historical Use: **1 single dwelling**    3 commercial  
2 multi dwelling    4 other

Current Use: **1 single dwelling**    3 commercial  
2 multi dwelling    4 other

### SHPO National Register Determination of Eligibility:

1 Eligible      5 Potentially Eligible  
2 Not Eligible      6 Listed  
3 Contributes to Eligible District      7 Determined Eligible/Owner Objection  
4 Contributes to Listed District      8 Removed from NR

Other Designation: \_\_\_\_\_

### Property Description

Construction Date: 1900

Alteration Date: \_\_\_\_\_

Commercial Form: \_\_\_\_\_

#### Stories:

1 1 Story  
**2 1 ½ Stories**  
3 2 Stories  
4 2 ½ Stories  
5 3 Stories  
0 Other: \_\_\_\_\_

#### Construction Method:

1 Masonry  
**2 Frame**  
3 Log  
4 Steel  
0 Other: \_\_\_\_\_

#### Historic Core Shape:

**1 Rectangular**    6 H  
2 Square    7 Octagonal  
3 L    8 Irregular  
4 T    0 Other: \_\_\_\_\_  
5 U

#### Exterior Walls:

**1 Weatherboard**      7 Tabby      13 Asphalt roll  
2 Beaded Weatherboard      8 Brick      14 Synthetic siding  
3 Shiplap      9 Brick Veneer      15 Asbestos shingle  
4 Flushboard      10 Stone Veneer      16 Pigmented Structural Glass  
5 Wood Shingle      11 Cast-Stone      17 Other: \_\_\_\_\_  
6 Stucco      12 Marble

#### Roof Features

Shape: Gable lateralMaterials: Raised seam metal

#### Foundation:

1 Not Visible      5 Stuccoed Masonry      9 Slab Construction  
**2 Brick Pier**      6 Stone Pier      10 Basement  
3 Brick Pier with Fill      7 Stone      11 Raised Basement  
4 Brick      8 Concrete Block      12 Other: \_\_\_\_\_

#### Porch Features

Width: FacadeShape: Engaged

Significant Architectural Features: \_\_\_\_\_

# South Carolina Statewide Survey of Historic Properties

## Intensive Survey Form

Site No.: U / 13 / 046-0131.00

Alterations: Screened in porch addition. Exterior alterations done in 2007. small addition to the east façade of the  
house.

Architect(s)/Builder(s): \_\_\_\_\_

### Historical Information

Historical Information: \_\_\_\_\_

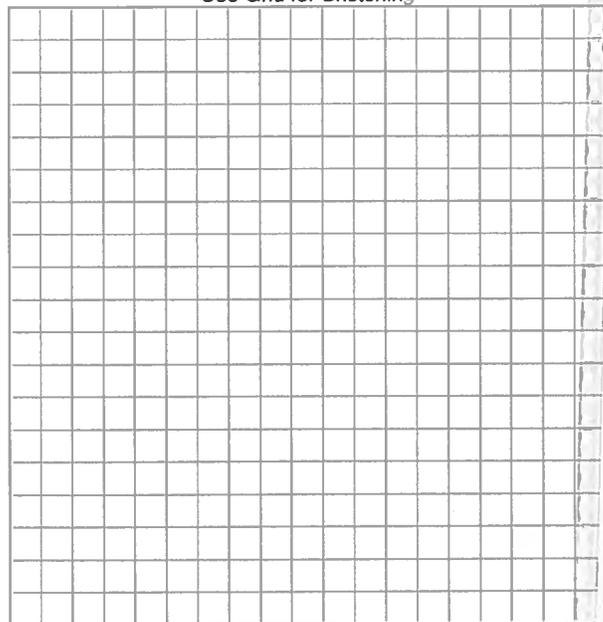
Source of Information: \_\_\_\_\_

### Photographs

Roll No. Neg. No. View of

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Use Grid for Sketching



### Program Management

Recorded by: Will Thompson

Maggie O'Brien

Date Recorded: July 1, 2008



# Statewide Survey of Historic Properties

State Historic Preservation Office  
South Carolina Department of Archives and History  
301 Parklane Road  
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 13 / 046-0131.10Status          County No.          Site No.         Quadrangle Name: BlufftonTax Number: 39A-198

## Intensive Survey Form

### Identification

Historic Name: \_\_\_\_\_

Common Name: Vaux ResidenceAddress/Location: 137 Bridge StreetCity: BlufftonCounty: Beaufort

Vicinity of: \_\_\_\_\_

Ownership: **1 Private**      5 State  
2 Corporate      6 Federal  
3 City      0 Unknown/Other  
4 County

Category: **1 Building**  
2 Site  
3 Structure  
4 Object

Historical Use: **1 single dwelling**    3 commercial  
2 multi dwelling    4 other

Current Use: **1 single dwelling**    3 commercial  
2 multi dwelling    4 other

### SHPO National Register Determination of Eligibility:

1 Eligible      5 Potentially Eligible  
2 Not Eligible      6 Listed  
3 Contributes to Eligible District      7 Determined Eligible/Owner Objection  
4 Contributes to Listed District      8 Removed from NR

Other Designation: \_\_\_\_\_

### Property Description

Construction Date: 1910

Alteration Date: \_\_\_\_\_

Commercial Form: \_\_\_\_\_

#### Stories:

**1 1 Story**  
2 1 ½ Stories  
3 2 Stories  
4 2 ½ Stories  
5 3 Stories  
0 Other: \_\_\_\_\_

#### Construction Method:

1 Masonry  
**2 Frame**  
3 Log  
4 Steel  
0 Other: \_\_\_\_\_

#### Historic Core Shape:

**1 Rectangular**    6 H  
2 Square    7 Octagonal  
3 L    8 Irregular  
4 T    0 Other: \_\_\_\_\_  
5 U

#### Exterior Walls:

**1 Weatherboard**      7 Tabby      13 Asphalt roll  
2 Beaded Weatherboard      8 Brick      14 Synthetic siding  
3 Shiplap      9 Brick Veneer      15 Asbestos shingle  
4 Flushboard      10 Stone Veneer      16 Pigmented Structural Glass  
5 Wood Shingle      11 Cast-Stone      17 Other: \_\_\_\_\_  
6 Stucco      12 Marble

#### Roof Features

Shape: Gable lateralMaterials: Raised seam metal

#### Foundation:

1 Not Visible      5 Stuccoed Masonry      9 Slab Construction  
**2 Brick Pier**      6 Stone Pier      10 Basement  
3 Brick Pier with Fill      7 Stone      11 Raised Basement  
4 Brick      8 Concrete Block      12 Other: \_\_\_\_\_

#### Porch Features

Width: FacadeShape: EngagedSignificant Architectural Features: exposed rafters; cabin/ tenant house

# South Carolina Statewide Survey of Historic Properties

## Intensive Survey Form

Site No.: U / 13 / 046-0131.10

Alterations: \_\_\_\_\_

Architect(s)/Builder(s): \_\_\_\_\_

### Historical Information

Historical Information: \_\_\_\_\_

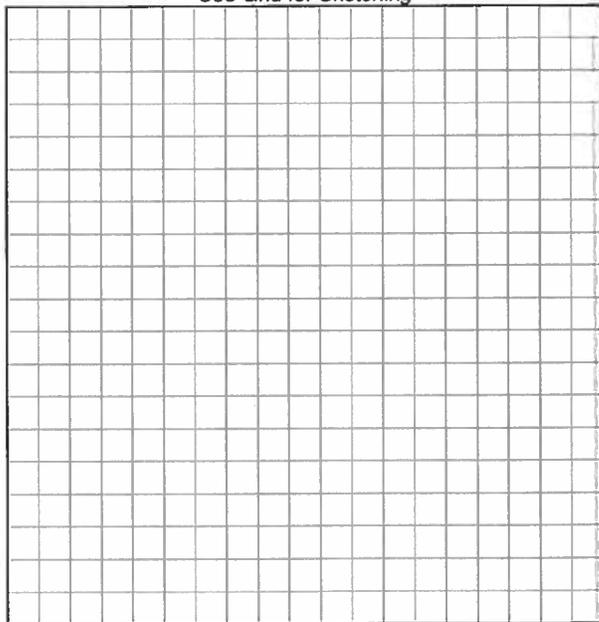
Source of Information: \_\_\_\_\_

### Photographs

Roll No. Neg. No. View of

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Use Grid for Sketching



### Program Management

Recorded by: \_\_\_\_\_ Will Thompson

\_\_\_\_\_ Maggie O'Brien

Date Recorded: \_\_\_\_\_ July 1, 2008