TOWN OF BLUFFTON
HISTORIC PRESERVATION COMMISSION

ELECTRONIC MEETING

Wednesday, June 3, 2020 6:00p.m.

This meeting can be viewed on the Town of Bluffton's Facebook page
https://www.facebook.com/TownBlufftonSC/

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **NOTICE REGARDING ADJOURNMENT**
The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. **NOTICE REGARDING PUBLIC COMMENTS***
Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. **ADOPTION OF AGENDA**

VI. **ADOPTION OF MINUTES** – May 6, 2020

VII. **PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA***

VIII. **OLD BUSINESS**

IX. **NEW BUSINESS**

A. **Certificate of Appropriateness:** A request by Southern Coastal Homes, on behalf of Scott and Barbara Ready, for approval of a Certificate of Appropriateness to allow the construction of a new single-family residential structure of approximately 1,813 SF located at 32 Tabby Shell Road (Lot 17) in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-03-20-014097)(Staff – Katie Peterson)

B. **Certificate of Appropriateness:** A request by Court Atkins Group, on behalf of Michael Bradley Holdings, for approval of a Certificate of Appropriateness to allow the construction of a new commercial building of approximately 3,200 SF and a Carriage House of approximately 1,200 SF, located at 5738 Guilford Place (Lot 2) in the Stock Farm Development in the Old Town Bluffton Historic District and zoned Neighborhood General – HD. (COFA-03-20-014106)(Staff – Katie Peterson)

C. **Certificate of Appropriateness:** A request by Manuel Studio, LLC, on behalf of Matthew Cunningham, for approval of a Certificate of Appropriateness to allow the construction of a new 2-story single-family residential structure of approximately 3,260 SF and the renovation and addition to the existing 1,152 SF Carriage House, located at 51 Colcock Street Unit B in the Old Town Bluffton Historic District, and zoned as Riverfront Edge-HD. (COFA-03-20-014120)(Staff – Katie Peterson)

D. **Certificate of Appropriateness (Demolition):** A request by Jamie H. Guscio, on behalf of Jamie H. and Lori A. Guscio, for approval of a Certificate of Appropriateness to allow the demolition of an existing one-story single-family structure of approximately 900 SF at 75 Bridge Street in the Old Town Bluffton Historic District, zoned Neighborhood Conservation–HD. (COFA-04-19-013053)(Staff – Charlotte Moore)

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE– Wednesday, July 1, 2020

* Public Comments may be submitted electronically via the Town's website at (https://bit.ly/TOBPublicComment) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Historic Preservation Committee.

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

EXECUTIVE SESSION - The public body may vote to go into executive session for any item identified for action on the agenda.

Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	June 3, 2020
PROJECT:	32 Tabby Shell Road, Lot 17
APPLICANT:	Southern Coastal Homes
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Southern Coastal Homes on behalf of Scott and Barbara Ready, requests that the Historic Preservation Commission approve the following application:

1. **COFA-03-20-014097.** A Certificate of Appropriateness to allow for the construction of a new single-family residential structure of approximately 1,813 SF located at 32 Tabby Shell Road (Lot 17) in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD.

INTRODUCTION: The Applicant is proposing the construction of a single-family residence located in the Tabby Roads Development in the Old Town Bluffton Historic District. The proposed building of approximately 1,813 SF meets the spatial and placement requirements of an Additional Building Type in accordance with the allowable building types for the Neighborhood General-HD zoning district.

The main structure features a side-facing gable roof with a rear-facing gabled addition. It has a full-length front porch under a shed roof. It features a gabled dormer in the front roofline and large back porch. The proposed building reflects the vernacular characteristics of Bluffton by integrating a variety of typical architectural forms such as various roof types and front and rear porches. Additional materials that are in keeping with the vernacular of Bluffton are square columns, dormers, corner board trim, and water table trim.

This project was presented to the Historic Preservation Review Committee for conceptual review at the February 3, 2020 meeting and comments were provided to the Applicant. As meeting dates were rescheduled due to COVID-19, a second conceptual application addressing many of the February 3rd comments was presented to the Historic Preservation Review Committee at the May 4, 2020 meeting (See Attachment 4).

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 established review criteria.

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.B. Consistency with the principles set forth in the Old Town Master Plan.

    a. *Finding*. The application is consistent with the principles set forth in the Old Town Master Plan. The Master Plan states that, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete."

    The Applicant proposes to construct a residential structure within the Tabby Roads development in the Old Town Bluffton Historic District, a locally and nationally designated historic district. The building has been designed to be sympathetic to the architectural character of the neighboring historic structures, so its addition will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

    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 conditions noted in item 2 of this Section are met.

c. *Finding*. The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of the proposed structures add to the district as well as helps provide completeness to the neighborhood and overall district.

2. 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 the design of the primary structure falls within the category of the Additional Building Type as allowed in the Neighborhood General-HD zoning district per Section 5.15.5.C.

      As the project is located within the Tabby Roads Development, the site is required to meet the front, rear, and side setbacks prescribed by the Tabby Roads Development Plan. The proposed site plan meets these established criteria.

      Additionally, it should be noted that the Tabby Roads Development establishes the permitted heated square-footage permitted by lot. Any future development on this site will need to take the existing square-footage, as proposed in this application, into consideration.

   b. *Finding*. Town Staff finds that the proposed construction is in conformance with applicable provisions provided in Article 5.

3. Section 3.18.3.D. 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 nature and character of the new construction to be consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the structure is appropriate for its location and the architectural detailing is sensitive to the neighboring properties.

4. Section 3.18.3.F. 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 Applicant seeks approval for new construction in the Old Town Bluffton Historic District. The proposed plans are sympathetic in design to the neighboring historic resources; therefore, the structures, as proposed, will have no adverse effect on the public interest.

5. 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.

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 review criteria established in the UDO 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 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 as submitted.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan & Elevations
5. HPRC Report
6. Tabby Roads HARB Approval

Attachment 1

32 Tabby Shell Road, Lot 17 - Location Map

Town of BLUFFTON South Carolina

Attachment 2

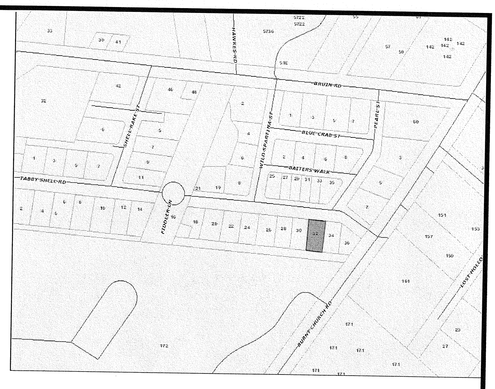
32 Tabby Shell Road, Lot 17 - Zoning Map

Project Narrative
Tabby Roads
32 Tabby Shell Road

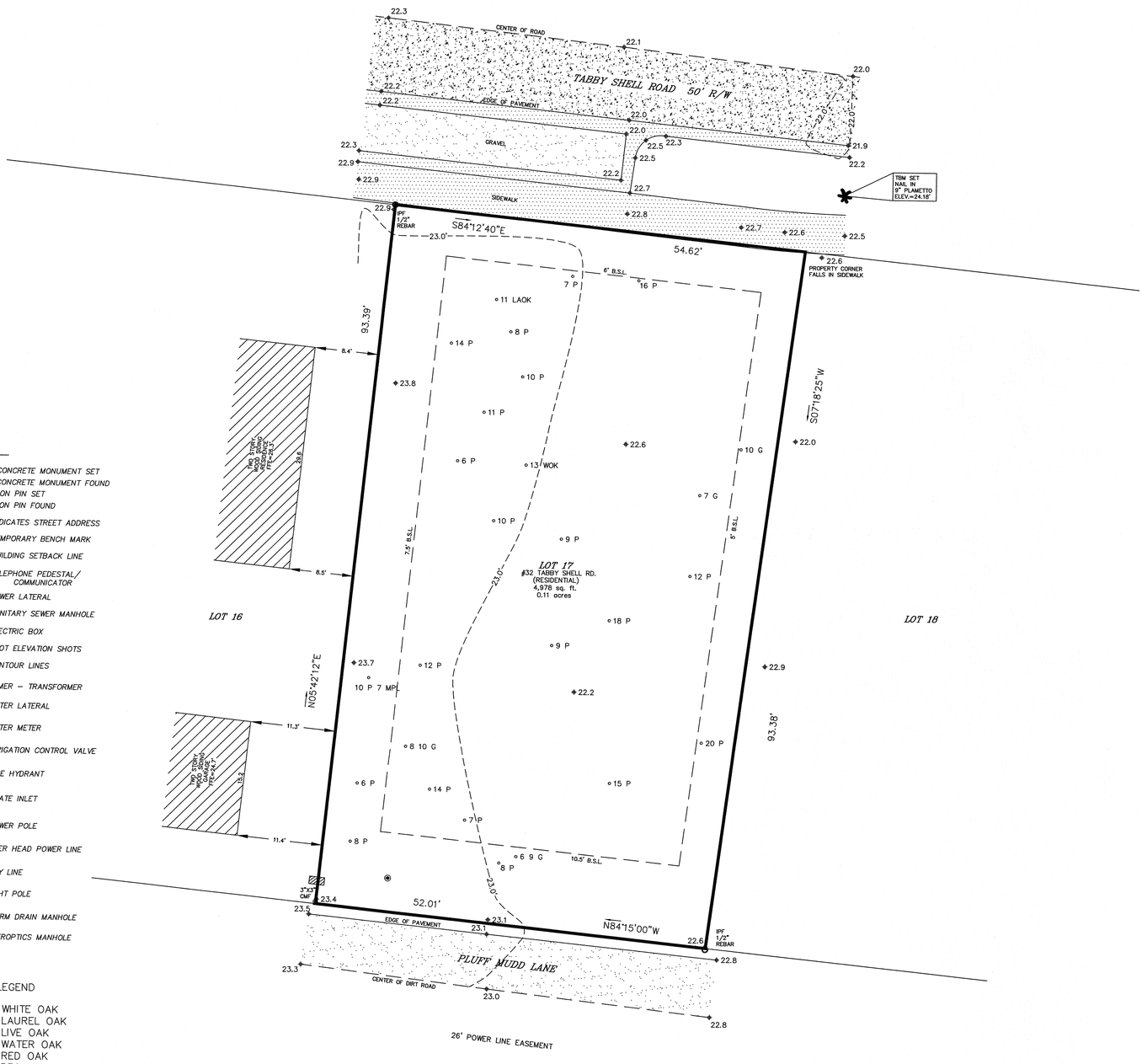
Southern Coastal Homes is seeking a Certificate of Appropriateness for the construction of a 2 story single family residence located in the Tabby Roads Neighborhood of Old Town Bluffton Historic District. The structure does not have attributes of any one building type, so is requesting to be categorized and reviewed as an Additional Building Type.

The architectural design of the home includes elements of the Old Town Bluffton Historic District Unified Development Ordinance and is proposed with the intent of enhancing and adding to the completeness of the Tabby Roads neighborhood and the Historic District. The details for this home, including all construction materials, are included in the application.

REFERENCE PLAT



LOCATION MAP NOT TO SCALE



LEGEND

- CMS – CONCRETE MONUMENT SET
- CMF – CONCRETE MONUMENT FOUND
- IPS – IRON PIN SET
- IPF – IRON PIN FOUND
- # – INDICATES STREET ADDRESS
- TBM – TEMPORARY BENCH MARK
- BSL – BUILDING SETBACK LINE
- TELEPHONE PEDESTAL/ COMMUNICATOR
- SEWER LATERAL
- SANITARY SEWER MANHOLE
- ELECTRIC BOX
- SPOT ELEVATION SHOTS
- 12' – CONTOUR LINES
- XFMER – TRANSFORMER
- WL – WATER LATERAL
- WM – WATER METER
- ICV – IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- GRATE INLET
- POWER POLE
- O.H.P.L. – OVER HEAD POWER LINE
- GUY LINE
- LIGHT POLE
- STORM DRAIN MANHOLE
- FIBEROPTICS MANHOLE

TREE LEGEND

WHIOK – WHITE OAK
LAOK – LAUREL OAK
LOK – LIVE OAK
WOK – WATER OAK
ROK – RED OAK
PCAN – PECAN
MAG – MAGNOLIA
HIC – HICKORY
MPL – MAPLE
PLM – PALMETTO
CHY – CHERRY
HLY – HOLLY
CDR – CEDAR
RDB – RED BUD
SAS – SASSAFRAS
DOG – DOGWOOD
SB – SUGARBERRY
P – PINE
G – GUM
B – BAY

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

SOUTH CAROLINA 1-SQUARE SURVEYING COMPANY, LLC No.4595 CERTIFICATE OF AUTHORIZATION

DRAWN BY: B.M.S

APPROVED BY: W.J.S

PARTY CHIEF: W.J.S

DATE: MARCH 3, 2020

1 SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com
Phone 843-757-2650 Fax 843-757-5758

JOB No. 18-218TR

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR No.26960 WILLIAM J. SMITH

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.

WILLIAM J. SMITH, PLS # 26960

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SOUTHERN COASTAL HOMES

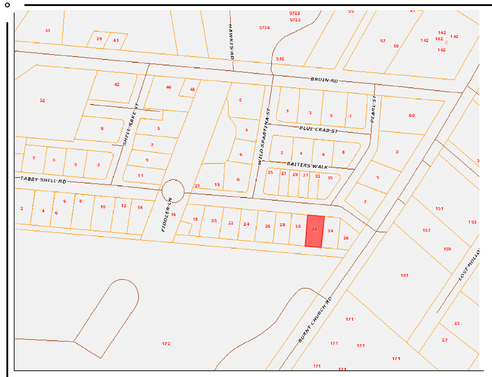
A TREE & TOPOGRAPHIC SURVEY OF LOT 17 TABBY SHELL ROAD,
A PORTION OF REEVES BROTHERS SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39, PARCEL 1197

Notes:
1. According To FEMA Flood Insurance Rate Map # 450025 0115 D This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

Reference Plat(s):
PLAT BOOK 142 AT PAGE 119

Attachment 4



LOCATION MAP NOT TO SCALE

LEGEND

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- SL – SEWER LATERAL
- S – SANITARY SEWER MANHOLE
- – ELECTRIC BOX
- – SPOT ELEVATION SHOTS
- 12' – CONTOUR LINES
- – XFMER – TRANSFORMER
- WL – WATER LATERAL
- WM – WATER METER
- ICV – IRRIGATION CONTROL VALVE
- – FIRE HYDRANT
- – GRATE INLET
- – POWER POLE
- O.H.P.L. – OVER HEAD POWER LINE
- – GUY LINE
- – LIGHT POLE
- D – STORM DRAIN MANHOLE
- F – FIBEROPTICS MANHOLE

TREE LEGEND

WHIOK	– WHITE OAK
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LOK	– LIVE OAK
WOK	– WATER OAK
ROK	– RED OAK
PCAN	– PECAN
MAG	– MAGNOLIA
HIC	– HICKORY
MPL	– MAPLE
PLM	– PALMETTO
CHY	– CHERRY
HLY	– HOLLY
CDR	– CEDAR
RDB	– RED BUD
SAS	– SASSAFRAS
DOG	– DOGWOOD
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Reference Plat(s):
PLAT BOOK 142 AT PAGE 119

4' 0' 4' 8' 16'
SCALE: 1" = 8'

Know what's below. Call before you dig.

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE
150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8487
W: www.koontzjonesdesign.com

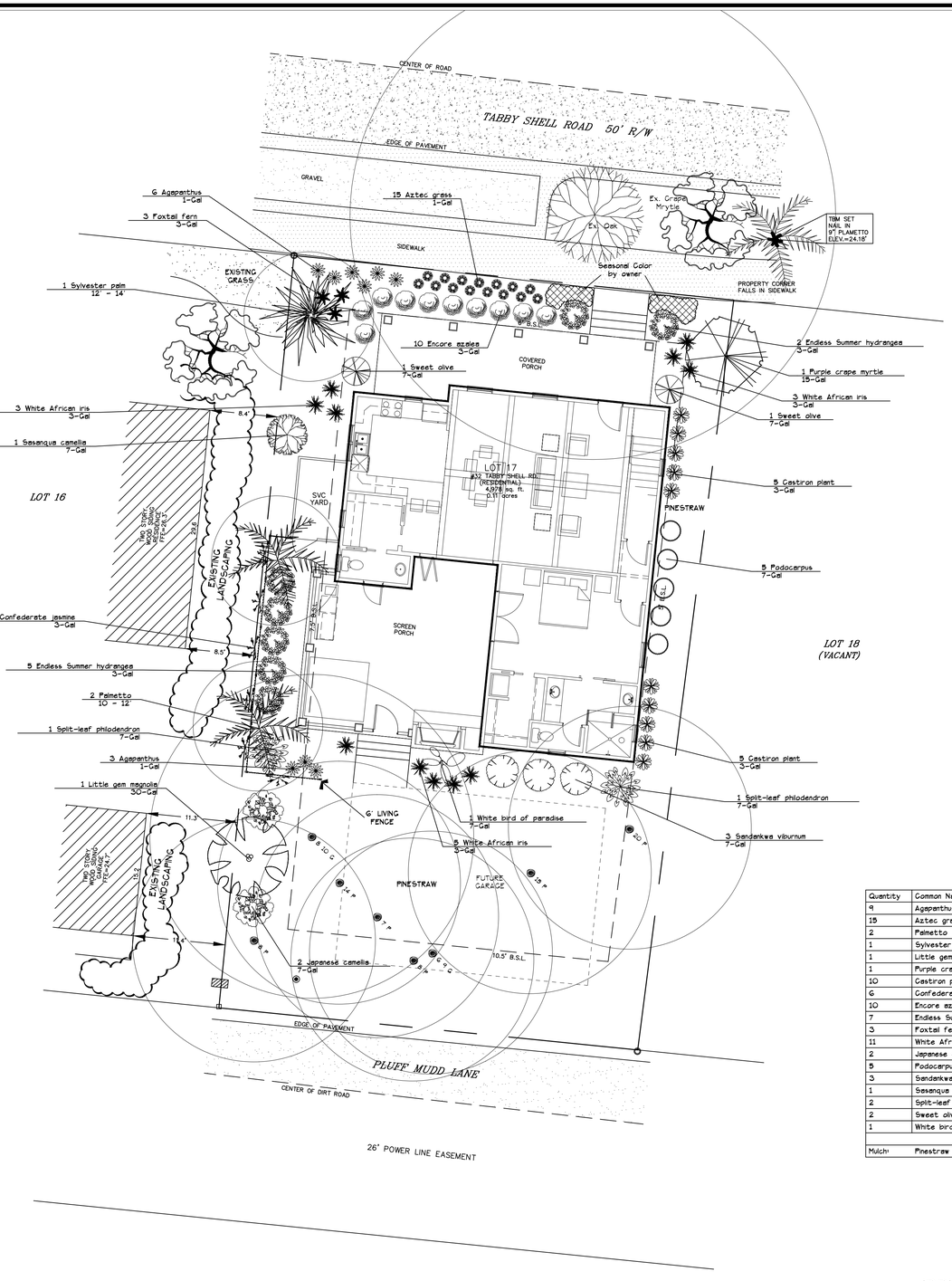
REVISIONS:
1) 2020-08-04 - HPRC COMMENTS / CLIENT REVISIONS

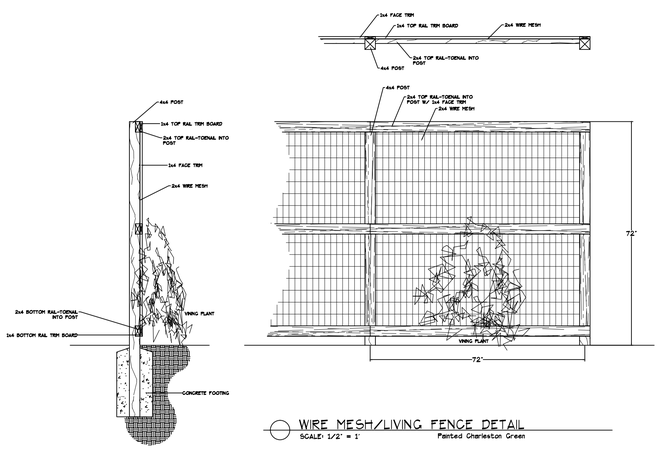
READY RESIDENCE
LOT 17 TABBY SHELL ROAD
BLUFFTON, SOUTH CAROLINA
SITE PLAN

DATE: 2020-04-20
DESIGNED BY: KBJ
DRAWN BY: JWS
CHECKED BY: KBJ
Q.C. BY: KBJ
SCALE: 1" = 8'
PROJECT #:

SHEET NUMBER#:
S-1.0

Attachment 4





WIRE MESH/LIVING FENCE DETAIL
SCALE: 1/2" = 1'
Painted Charleston Green

Representative fence style. Painted Charleston Green

Plant Materials

Quantity	Common Name	Scientific Name	Planting Size
9	Agapanthus	Agapanthus africanus	1-Gal
15	Aztec grass	Liriope muscari 'Aztec'	1-Gal
2	Palmetto	Sabal palmetto	10 - 12'
1	Sylvester palm	Phoenix sylvestris	12' - 14'
1	Little gem magnolia	Magnolia grandiflora 'Little Gem'	15-Gal
1	Purple crape myrtle	Lagerstroemia indica 'Catawba'	15-Gal
10	Castiron plant	Aspidistra elatior	3-Gal
6	Confederate jasmine	Trachelospermum jasminoides	3-Gal
10	Encore azalea	Azalea spp. 'Encore'	3-Gal
7	Endless Summer hydrangea	Hydrangea macrophylla 'Endless Summer'	3-Gal
3	Foxtail fern	Asparagus meyerii	3-Gal
11	White African iris	Dietes vegata	3-Gal
2	Japanese camelia	Camellia japonica	7-Gal
5	Podocarpus	Podocarpus macrophyllus	7-Gal
3	Sandankwa viburnum	Viburnum suspensum	7-Gal
1	Sasanqua camelia	Camellia sasanqua	7-Gal
2	Split-leaf philodendron	Philodendron selloum	7-Gal
2	Sweet olive	Osmanthus fragrans	7-Gal
1	White bird of paradise	Strelitzia nicolai	7-Gal
Mulch:	Pinestraw (min. 3" depth)	65 bales	

IRRIGATION NOTE

All plant materials and sod shown on this plan are to be irrigated using an automatically controlled system providing 100% coverage.

8 0 4 8 16

ANY UNAUTHORIZED REPRODUCTION OR USE OF THIS PLAN WITHOUT PRIOR CONSENT FROM SNELL + ASSOCIATES LANDSCAPE CONTRACTORS, INC. CAN AND WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW

Gum Tree Nursery
Snell & Associates Landscape Contractors Inc.
Landscape Design Construction Maintenance
104 Gumtree Road
Hilton Head Island, SC 29926
Tel.: 843-681-3636
Fax: 843-681-8383
Email: tsnell@hargray.com

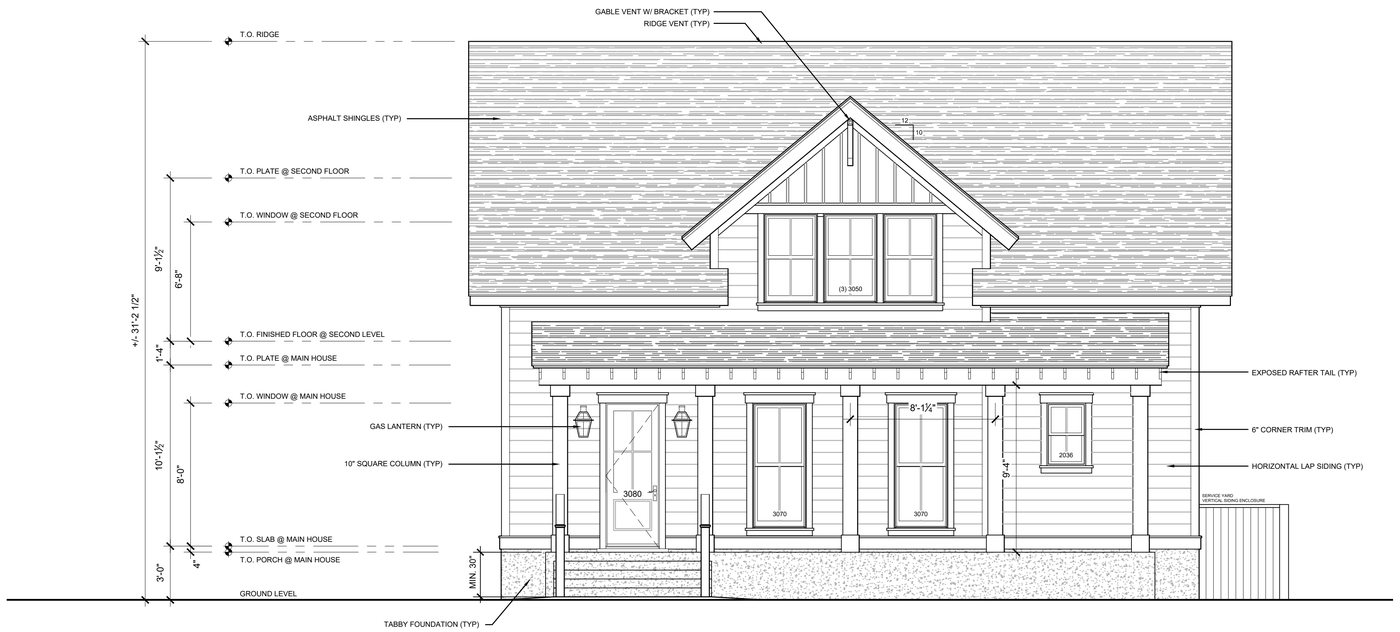
Landscape Plan
Readey Residence
Lot 17 (#32) Tabby Shell Road
Tabby Roads

SOUTHERN Coastal Homes

Revisions:
200422:adj layout +fence
200504: fence detail,ex tree calcs

Project #: SCH-20115
By: MCS
Scale: 1"=8'
Date: 4/15/2020

Sheet #: LS-1



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

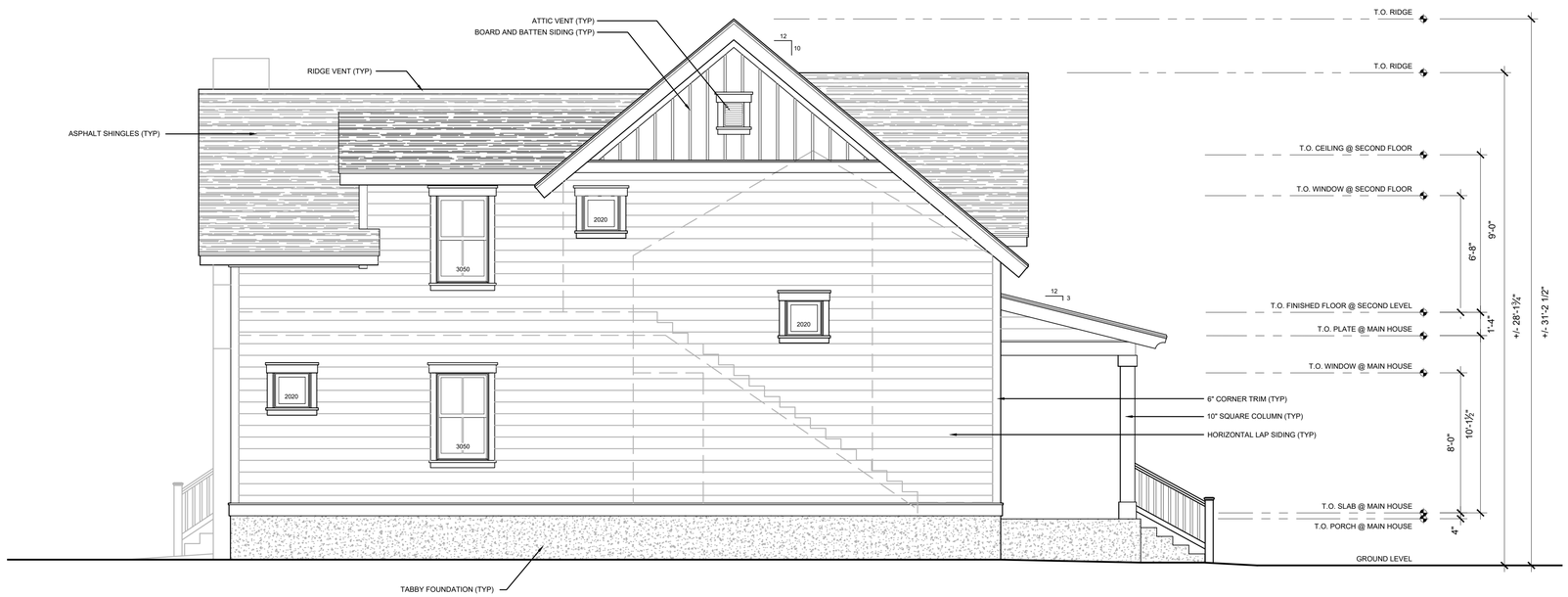
SOUTHERN Coastal Homes

REVISIONS:
1) 2020-05-04 - HPRC COMMENTS / CLIENT REVISIONS

READY RESIDENCE
LOT 17 TABBY SHELL ROAD
BLUFFTON, SOUTH CAROLINA
FRONT AND REAR ELEVATIONS

DATE: 2020-04-20
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #:

SHEET NUMBER#:
A-1



LEFT-SIDE ELEVATION

SCALE: 1/4" = 1'-0"

RIGHT-SIDE ELEVATION

SCALE: 1/4" = 1'-0"

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

SOUTHERN Coastal Homes

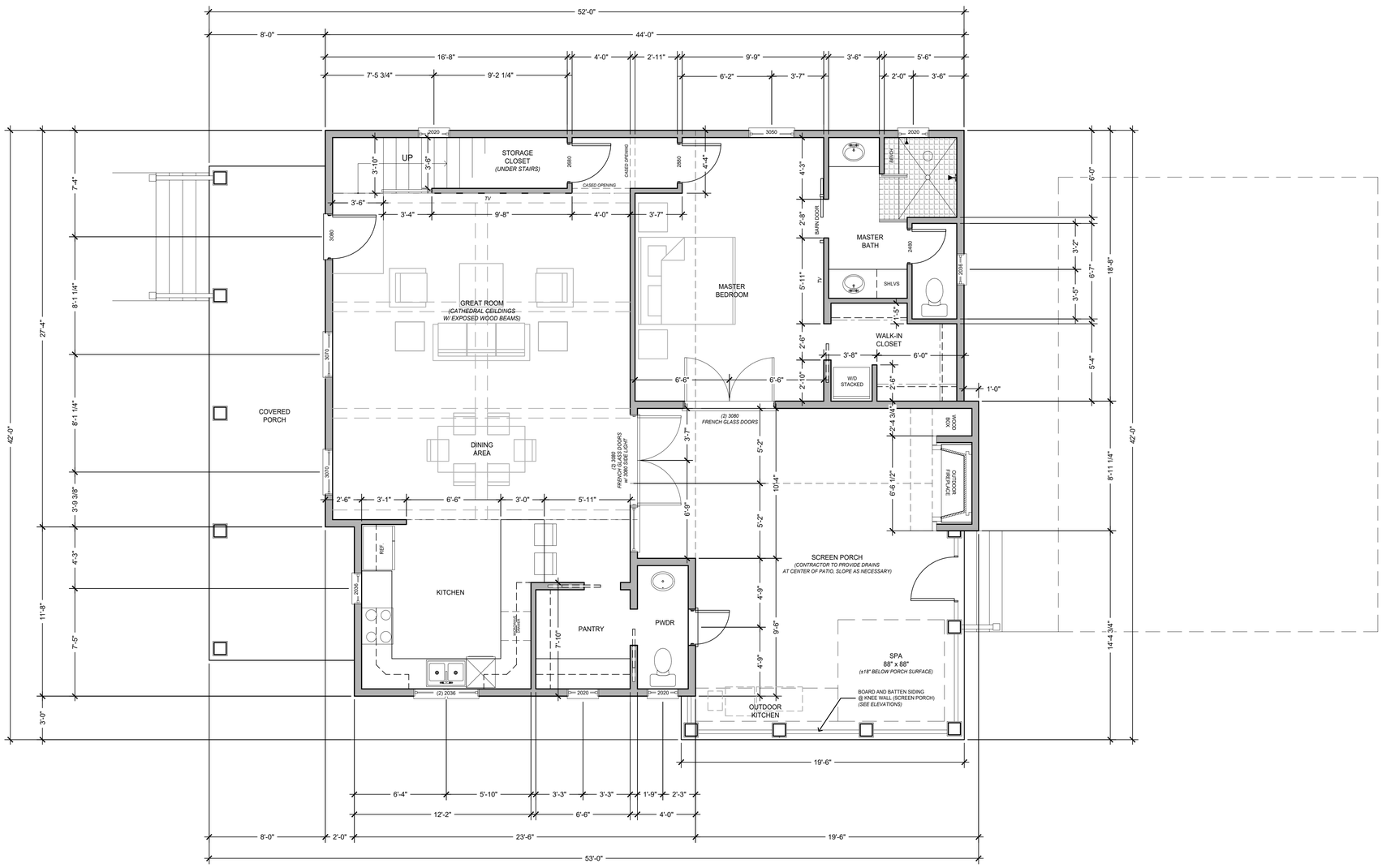
REVISIONS:
1) 2020-05-04 - HPRC COMMENTS / CLIENT REVISIONS

READY RESIDENCE
LOT 17 TABBY SHELL ROAD
BLUFFTON, SOUTH CAROLINA

RIGHT-SIDE AND LEFT-SIDE ELEVATIONS

DATE: 2020-04-20
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #:

SHEET NUMBER#:
A-2



GROSS BUILDING AREA:

MAIN HOUSE:	
HEATED & COOLED (MAIN LEVEL)	± 1,198 SF
HEATED & COOLED (SECOND LEVEL)	± 615 SF
UNHEATED:	
COVERED PORCH	± 291 SF
SCREEN PORCH	± 478 SF
TOTAL HEATED AREA	**± 1,813 SF**
TOTAL UNHEATED AREA	**± 769 SF**

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

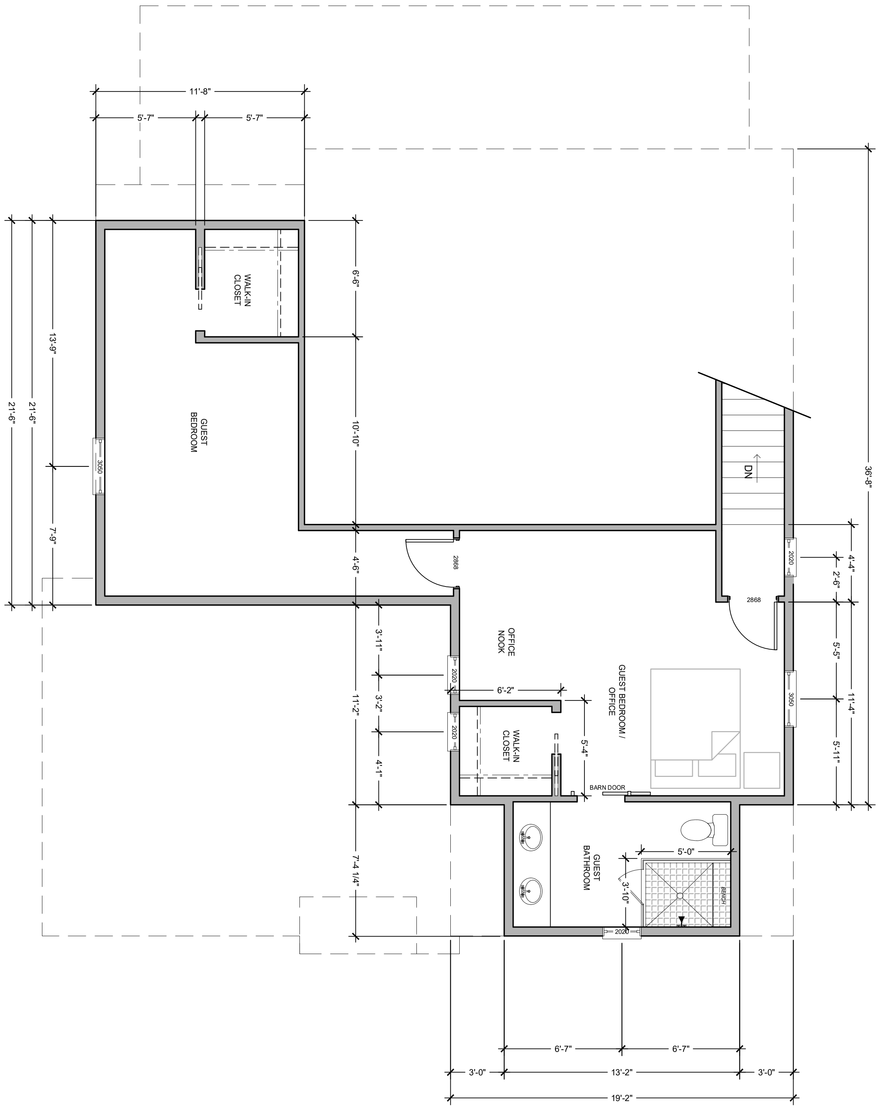
SOUTHERN Coastal Homes

REVISIONS:
1) 2020-05-04 - HPRC COMMENTS / CLIENT REVISIONS

READY RESIDENCE
LOT 17 TABBY SHELL ROAD
BLUFFTON, SOUTH CAROLINA
FLOOR PLAN - MAIN LEVEL

DATE: 2020-04-20
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #:

SHEET NUMBER#:
A-3



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

DATE: 2020-04-20
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #:

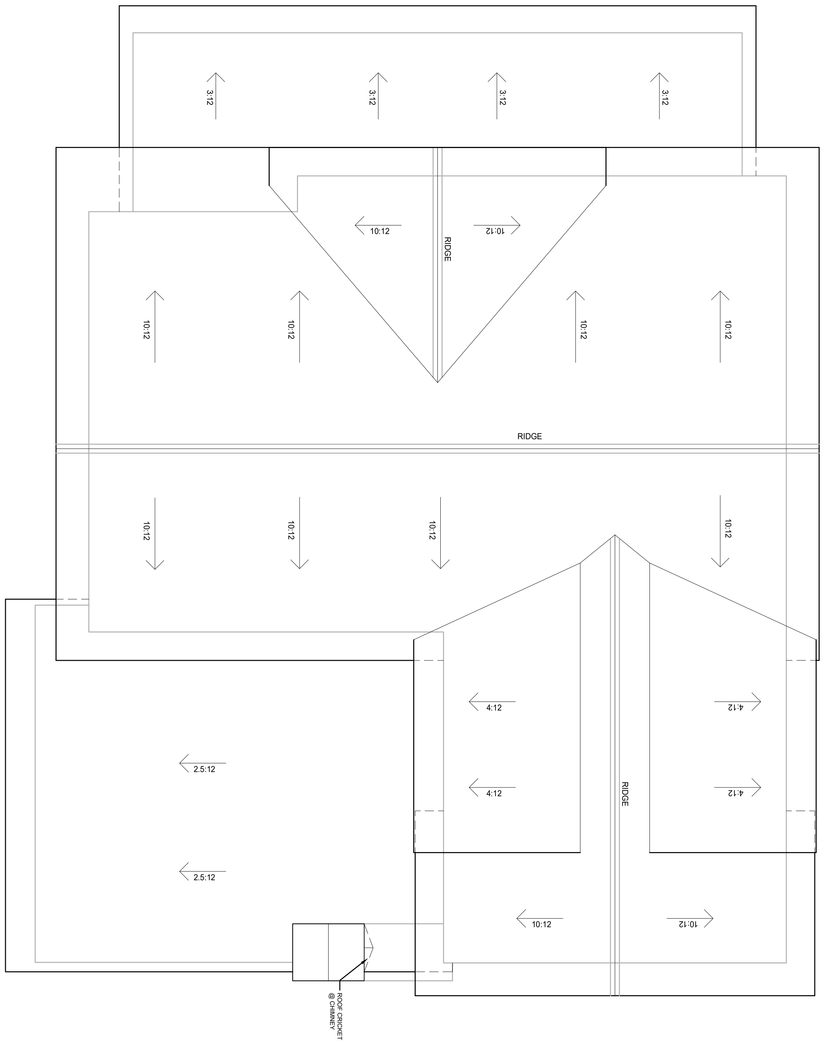
SHEET NUMBER#:
A-4

READY RESIDENCE
LOT 17 TABBY SHELL ROAD
BLUFFTON, SOUTH CAROLINA
FLOOR PLAN - UPPER LEVEL

REVISIONS:
1) 2020-05-04 - HPRC COMMENTS / CLIENT REVISIONS

SOUTHERN Coastal Homes

Attachment 4



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

DATE: 2020-04-20
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #:

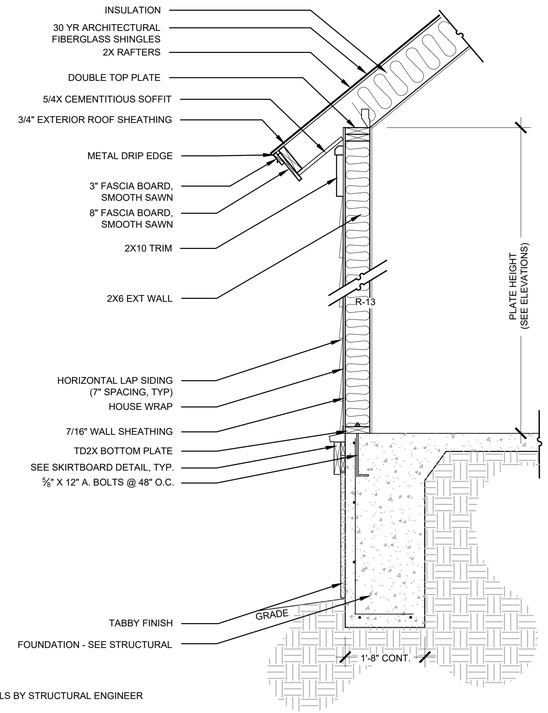
SHEET NUMBER#:
A-5

READY RESIDENCE
LOT 17 TABBY SHELL ROAD
BLUFFTON, SOUTH CAROLINA
ROOF PLAN

REVISIONS:
1) 2020-05-04 - HPRC COMMENTS / CLIENT REVISIONS

SOUTHERN Coastal Homes

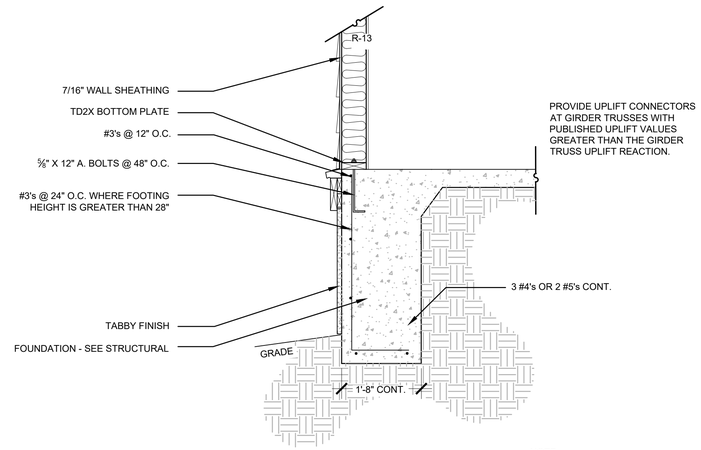
Attachment 4



NOTE:
1. SEE DETAILS BY STRUCTURAL ENGINEER

1 TYPICAL EXTERIOR WALL SECTION

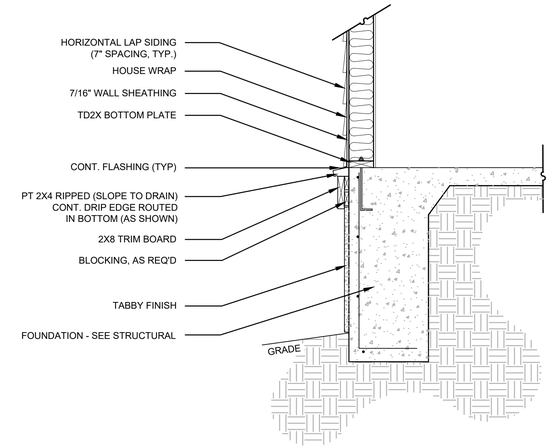
3/4" = 1'-0"



NOTE:
1. SEE DETAILS BY STRUCTURAL ENGINEER

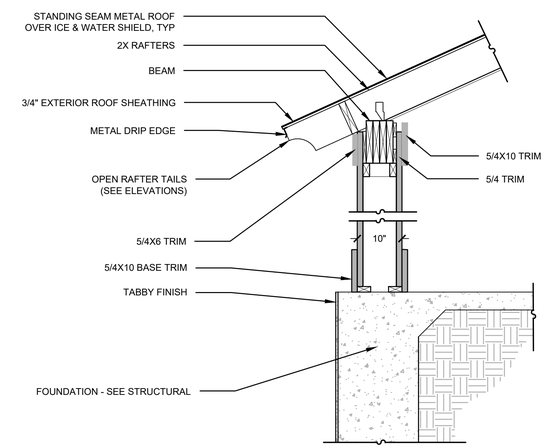
3 TYPICAL MONOLITHIC SLAB SECTION

3/4" = 1'-0"



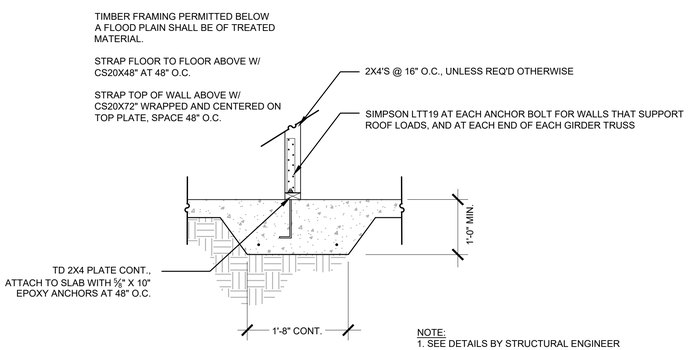
5 SKIRTBOARD DETAIL

3/4" = 1'-0"



6 FRONT PORCH COLUMN DETAIL

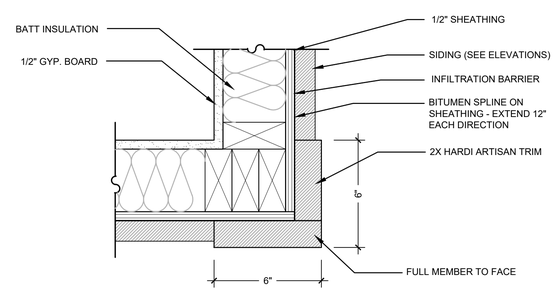
3/4" = 1'-0"



NOTE:
1. SEE DETAILS BY STRUCTURAL ENGINEER

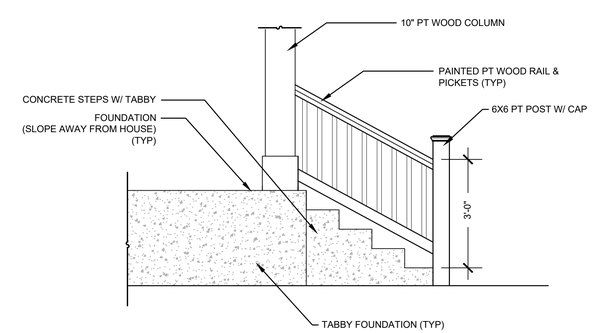
2 TYPICAL INTERIOR THICKENED SLAB

3/4" = 1'-0"



4 TYPICAL CORNER BOARDS

3" = 1'-0"



7 RAIL AND BALUSTER DETAIL

1/2" = 1'-0"

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

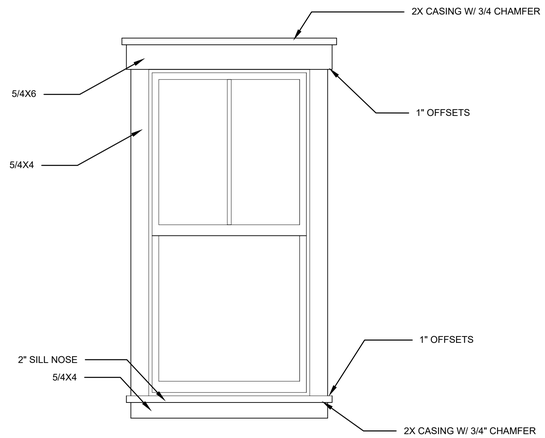
SOUTHERN Coastal Homes

REVISIONS:
1) 2020-05-04 - HPRC COMMENTS / CLIENT REVISIONS

READY RESIDENCE
LOT 17 TABBY SHELL ROAD
BLUFFTON, SOUTH CAROLINA
CONSTRUCTION DETAILS

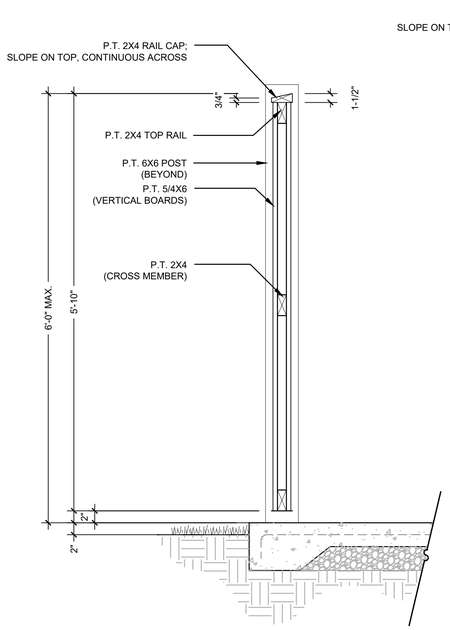
DATE: 2020-04-20
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #:

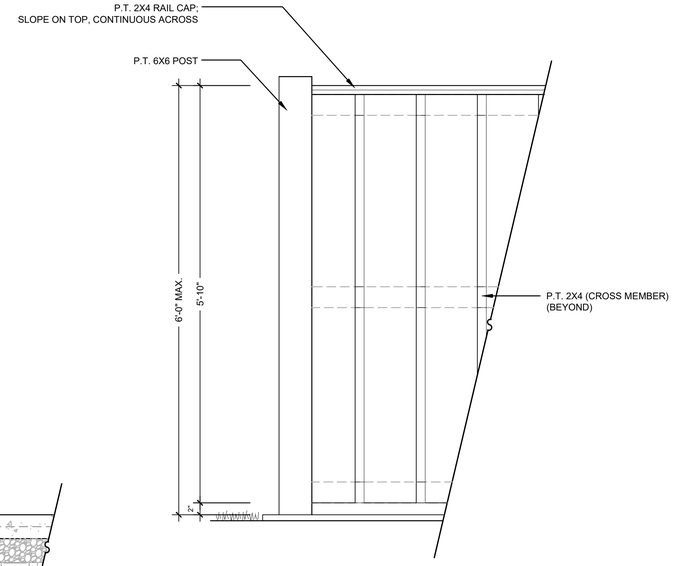
SHEET NUMBER#:
A-8



1 TYPICAL WINDOW DETAIL

3/4" = 1'-0"

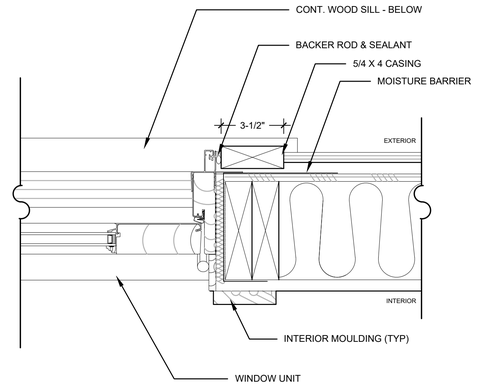


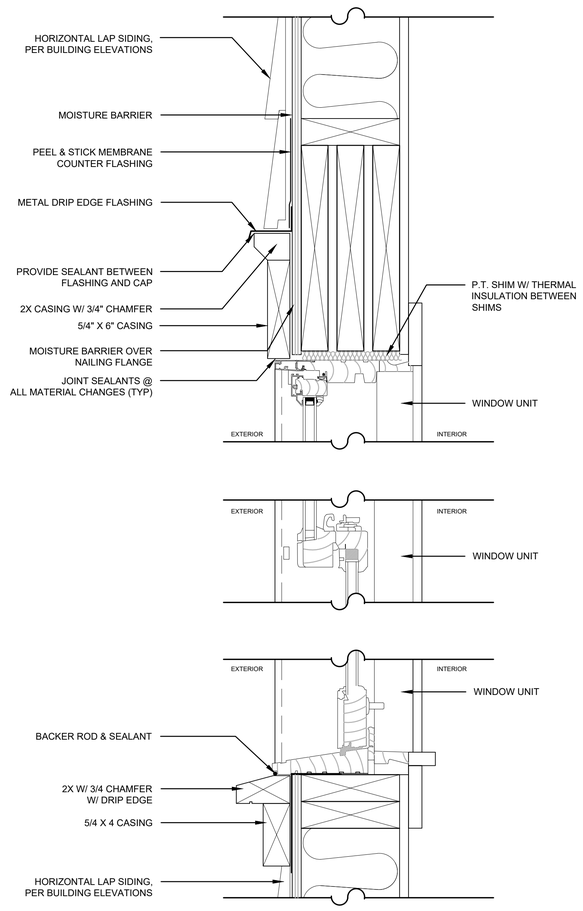


2 SERVICE YARD DETAIL

3/4" = 1'-0"

NOTE:
1. ALL WINDOWS TO BE SIMULATED DIVIDED LITE BY PLYGEM.





3 TYPICAL WINDOW DETAIL - SECTION

3" = 1'-0"

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

SOUTHERN Coastal Homes

REVISIONS:
1) 2020-05-04 - HPRC COMMENTS / CLIENT REVISIONS

READY RESIDENCE
LOT 17 TABBY SHELL ROAD
BLUFFTON, SOUTH CAROLINA
CONSTRUCTION DETAILS

DATE: 2020-04-20
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #:

SHEET NUMBER#:
A-9

Attachment 5

PLAN REVIEW COMMENTS FOR COFA-03-20-014097

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
TABBY ROADS PHASE 1

Plan Type:	**Historic District**	**Apply Date:**	**03/09/2020**
Plan Status:	**Active**	**Plan Address:**	**32 Tabby Shell Rd BLUFFTON, SC 29910**
Case Manager:	**Katie Peterson**	**Plan PIN #:**	**R610 039 000 1197 0000**

Plan Description: **A request by Southern Coastal Homes, on behalf of the owner, Scott Ready, for review of a Certificate of Appropriateness to allow the construction of a new 1 ½-story single-family residential structure of approximately 1,813 SF located at 32 Tabby Shell Road (Lot 17) in the Tabby Roads Development and is zoned Neighborhood General – HD.**
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 May 4, 2020 meeting.

Staff Review (HD)

Submission #: 2 Recieved: 05/01/2020 Completed: 05/01/2020

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Addressing Review	05/01/2020	Nick Walton	Approved with Conditions

Comments:
1. No Comment.

Beaufort Jasper Water and Sewer Review	05/01/2020	James Clardy	Approved with Conditions

Comments:
1. No comments provided by reviewer.

Growth Management Dept Review (HD)	05/01/2020	Katie Peterson	Approved with Conditions

Comments:
1. The window head casing of the second floor windows on both side elevations should be equal to or wider than the jamb casing. The current configuration appears to terminate in the expression board and the roofline and should be revised for consistency. (UDO Section 5.15.6.A. and Traditional Construction Patterns Section 38)
2. Regardless of the health or condition, a Town of Bluffton tree removal permit is required for the removal of any tree , 14 inches in diameter at breast height (DBH). (UDO Section 3.22.2.A.)
3. As the project moves toward Final submittal, a letter of approval from the Tabby Roads HARB is required. (Applications Manual)

HPRC Review	05/01/2020	Katie Peterson	Approved with Conditions

Comments:
1. The skirt board noted in the water table detail 2/A104 states the material is 5/4. The UDO requires that the water table be made of 2X material. As such, the detail must be revised to meet this requirement. (UDO Section 5.15.6.N.7.)
2. The service yard detail shows the fencing to be 6' in height, but has a note that the height must be sufficient to screen all utilities from view outside of the service yard. Please note the service yard height may not exceed 6'.
3. All lots, except active recreation areas requiring open area that are part of a school or public park, shall contain sufficient landscaping, either existing or planted, to have a minimum of 75 percent lot coverage with tree canopy measured as the mature canopy, not including building rooftops. The landscape plan does not include the canopy coverage calculations. At time of final submittal, ensure the landscape plan provides the canopy coverage calculations for the site. (UDO Section 5.3.7.D.1.)
4. The landscape plan shows the installtion of a 6' living fence. Additional information on the fence configuration must be provided to ensure it meets the standards found in the UDO. (UDO Section 5.15.6.K)

Watershed Management Review	05/01/2020	Bridgette Noonan	Approved with Conditions

Comments:

1. Small Construction Activities, The Town will require a Stormwater Affidavit with a SC DHEC IL-NOI form D-0342 and implementation of the Construction Site BMPs found in Chapter 9 of the Stormwater Design Manual and the SCDHEC Erosion and Sediment Reduction standards and other Stormwater Management regulations, where applicable before Building Permits will be issued.

Transportation Department Review - HD	05/01/2020	William Howard	Approved

Comments:

1. No Comment.

Submission #: 1 Recieved: 03/27/2020 Completed: 05/01/2020

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	04/02/2020	Katie Peterson	Approved with Conditions

Comments:

1. Permitted door configurations include casement and french. An accordion door is proposed at the rear porch, which is not a permitted configuration. Convert to french doors or another permitted configuration. (UDO Section 5.15.6.I. 1.3.c.)
2. The first floor finish height must be 3 feet above the average adjacent sidewalk grade. The proposed finished floor height is 32". Revise finished floor height to be a minimum of 36". (UDO Section 5.15.5.F.1.c.)
3. Porches are required to have a minimum height of 30 inches minimum from the adjacent grade to the top of stairs. The proposed height to top of stairs is 28". The height of the porch must be increased to meet this requirement. (UDO Section 5.15.6.E.5.c.)
4. The service yard located on the west elevation is approximately 2.5 feet from the property line. Building appurtenances attached and projecting from the foundation or building are not restricted by the setback, except in no case will these appurtenances extend within 3 feet of adjacent properties. (UDO Section 9.3.D.4.)
5. Windows or vents shall occupy the majority of a dormer's surface area. The proposed dormer on the front elevation. The shuttered windows on the dormer do not take up a majority of the surface area. Dormer must be revised to meet the requirement of this section. (UDO Section 5.15.6.E.7.e.)
6. The window head casing of the second floor windows on both side elevations should be equal to or wider than the jamb casing. The current configuration appears to terminate in the expression board and the roofline and should be revised for consistency. (UDO Section 5.15.6.A. and Traditional Construction Patterns Section 38)
7. Regardless of the health or condition, a Town of Bluffton tree removal permit is required for the removal of any tree , 14 inches in diameter at breast height (DBH). (UDO Section 3.22.2.A.)
8. As the project moves toward Final submittal, a letter of approval from the Tabby Roads HARB is required. (Applications Manual)

HPRC Review	04/02/2020	Katie Peterson	Approved with Conditions

Comments:

1. As the project moves toward Final submittal, provide a landscape plan noting foundation plantings and street trees, provide architectural details of the railings and balusters, typical window detail, a corner board detail, water table detail, service yard details including the location of all exterior utility meters, a shutter detail, and a section through the exterior wall and eave as not enough information was provided in submittal to review these items for conformance with the UDO. (Applications Manual)
2. The applicant might consider adding a band board on the front elevation at the eave. This would allow for a change of material and the vertical board and batten could be added to the front gable.

Watershed Management Review	03/31/2020	William Baugher	Approved with Conditions

Comments:

1. Small Construction Activities, The Town will require a Stormwater Affidavit with a SC DHEC IL-NOI form D-0342 and implementation of the Construction Site BMPs found in Chapter 9 of the Stormwater Design Manual and the SCDHEC Erosion and Sediment Reduction standards and other Stormwater Management regulations, where applicable before Building Permits will be issued.

Addressing Review	03/31/2020	Nick Walton	Approved

Comments:

1. No comment.

Beaufort Jasper Water and Sewer Review	04/01/2020	James Clardy	Approved

Comments:

1. BJWSA no comments provided

Transportation Department Review - HD	04/02/2020	William Howard	Approved

Comments:

1. No comments provided by reviewer.

Attachment 5

Plan Review Case Notes:

HABITAT ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

May 6, 2020

Lot 17, Tabby Roads
32 Tabby Shell Road
Bluffton, South Carolina 29910

Dear Scott:
This letter shall serve as final approval, for your home to be constructed on Lot 17 in Tabby Roads (32 Tabby Shell Road). Plans received by this committee titled as follows are the basis for this approval:

- ReadyResidence_Preliminary-HPRC-SUBMISSION_2020-04-22.pdf
- Ready 32 Tabby Shell 200422 REV Landscape Plan 4-22-20 (1).pdf
- Ready 32 Tabby Shell-Drainage.pdf
- Ready HARB Color Board (1).docx
- Ready-32 Tabby Shell Tree Removal Project Narrative (1).docx

This approval is subject to the following terms and conditions:

- As you indicated in your 5/1/20 email to the board you intend to construct the spa as a built-in unit. Your email indicated "It's hard to tell the difference on the plans but it is now built into the lanai rather than a freestanding spa."
- On the porch it is permissible to utilize louvered panels or a half wall as requested in your 5/4/20 email to mitigate the spa concerns raised in the HARB preliminary review.

Be advised, no lot clearing shall commence until all proper tree removal and construction permits are pulled and posted. Should lot clearing take place, and construction not proceed in a timely manner penalties may apply.

I am sending a copy of this approval to the Town of Bluffton for their file. I trust this approval will be satisfactory for your needs. If you have any questions concerning any item contained herein, please contact us at your convenience.
Sincerely,

Robert Nurnberg
On behalf of Tabby Roads HARB

Cc: Katie Peterson, Town of Bluffton

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	June 3, 2020
PROJECT:	5738 Guilford Place, Lot 2– New Construction: Commercial
APPLICANT:	Court Atkins Group
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Court Atkins Group on behalf of Michael Bradley Holdings, LLC, requests that the Historic Preservation Commission approve the following application:

1. **COFA-03-20-014106.** A Certificate of Appropriateness to construct a new commercial building of approximately 3,200 SF and a Carriage House of approximately 1,200 SF, located at 5738 Guilford Place (Lot 2) in the Stock Farm Development in the Old Town Bluffton Historic District and zoned Neighborhood General – HD.

INTRODUCTION: The Applicant is proposing the construction of a commercial structure of approximately 3,200 SF and a Carriage House of approximately 1,200 SF located in the Old Town Bluffton Historic District. While the primary structure has characteristics of a Live-Work Sideyard, it is being proposed within the Neighborhood General-HD zoning district and thus meets the spatial and placement requirements of the Additional Building Type in accordance with the allowable building types for the Neighborhood General-HD zoning district.

The 2-story primary structure has a forward-facing gable with a two-story, full-length side porch under a shed roof. The primary entrance is at the porch portion of the structure, with storefront windows along the primary façade. The proposed building reflects the vernacular characteristics of Bluffton by integrating a variety of typical architectural forms and features such as both gable and shed roofs and two-story porches. Additional materials that are in keeping with the vernacular of Bluffton are metal roofs, horizontal hardi-siding, operable shutters, columns with capitals and bases, corner board trim, and water table trim. The Carriage House

features similar characteristics including similar materials and window fenestration patterns.

This project was presented to the Historic Preservation Review Committee for conceptual review at the May 4, 2020 meeting and comments were provided to the Applicant (See Attachment 5).

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 Unified Development Ordinance (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 established review criteria.

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 UDO 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.B. Consistency with the principles set forth in the Old Town Master Plan.

   a. *Finding*. The application is consistent with the principles set forth in the Old Town 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. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete."

      The Applicant proposes to construct a new commercial structure and carriage house in the Old Town Bluffton Historic District, a locally and nationally designated historic district. The buildings have been designed to be sympathetic to the architectural character of the neighboring historic structures, so their addition to the architectural diorama will both

protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

b. *Finding*. The Old Town Master Plan initiatives also include 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 is in conformance with those standards.

c. *Finding*. The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of the proposed commercial structures will add to the district and help provide completeness to the neighborhood and overall district.

1. 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 proposed addition will be in conformance with the applicable provisions provided in Article 5:

      1) Section 5.15.6.C.2. Special Building Elements & Appurtenances. Building fronts for commercial and mixed-use structures shall have at least one of the following: Arcade, Colonnade, Marquee, Porch, or awning. As proposed, the structure does not have one of these elements, however, it is designed as a traditional Sideyard style building, which requires a porch along the side elevation. The applicant is requesting a determination on the appropriateness of the side porch as a substitute for those elements listed above.

      2) Section 5.15.6.H.1.a. Columns, Arches, Piers, Railings, Balustrades. Columns and porch posts shall be spaced no farther apart than they are tall. As proposed, the columns on the second story porch are spaced 9.5 feet apart and are 9 feet tall. The columns must be reconfigured or additional columns added to meet this requirement.

      3) Section 5.15.6.K. Garden Walls, Fences and Hedges. Permitted finish materials for fences and garden walls include wood, wrought iron, brick, stone, concrete masonry units with Stucco, reinforced Concrete with stucco, or wood posts with "Hog wire" infill and a board rail on top. The proposed brick garden wall has metal gates, but not enough information was provided to ensure it meets the material requirements found in this section. Additional

information must be provided to ensure it meets the standards of the ordinance.

4) Section 5.15.8.F. Carriage House. Carriage House building types are permitted a maximum footprint of 800 SF, with a maximum square footage of 1,200 SF. The proposed plans show the first story to be 814 SF and the second story to be 618 SF totaling 1,432 SF. The Carriage House must be reduced in size to be no larger than the permitted 1,200 SF with a maximum footprint of 800 SF.

2. Section 3.18.3.D. 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 nature and character of the new construction to be consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the structure is appropriate for its location and the architectural detailing is sensitive to the neighboring properties.

3. Section 3.18.3.F. 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 Applicant seeks approval for the construction of a new commercial structure in the Old Town Bluffton Historic District. The proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the structure, as proposed, will have no adverse effect on the public interest.

4. 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 incomplete. As the property is located within the Stock Farm Development, a letter of approval from the Stock Farm ARB is required prior to approval of a Certificate of Appropriateness. Additionally, there are a number of trees over 8" in diameter that are being proposed for removal. A Town of Bluffton tree removal permit must be attained, and a grading plan provided prior to any site clearing.

   It should also be noted that a Site Feature – HD permit is required for any proposed signage at this location.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO 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. Per Section 3.22.2. of the UDO, a Town of Bluffton tree removal permit is required for the removal of any trees over 8" in DBH.

2. Per Section 3.2.1.C. of the UDO, a grading plan showing the proposed fill is required.

3. Per the Applications Manual, a letter of approval from the Stock Farm ARB is required.

4. Per Section 3.19 of the UDO, a Site Feature – HD permit is required for any proposed signage at this location.

5. Per Section 5.15.6.H.1.a. of the UDO, columns on the second story porch shall be reconfigured or added to be no further apart than they are tall.

6. Per Section 5.15.6.K. of the UDO, additional information on the metal gate in the fence must be provided to ensure it meets the material standards.

7. Per UDO Section 5.15.6.C.2. a determination must be made on the appropriateness of the proposal without an arcade, colonnade, marquee, porch or awning along the primary frontage.

8. Per Section 5.15.8.F. of the UDO, the Carriage House must be reduced to have a footprint of no more than 800 SF, with a maximum square footage of 1,200 SF.

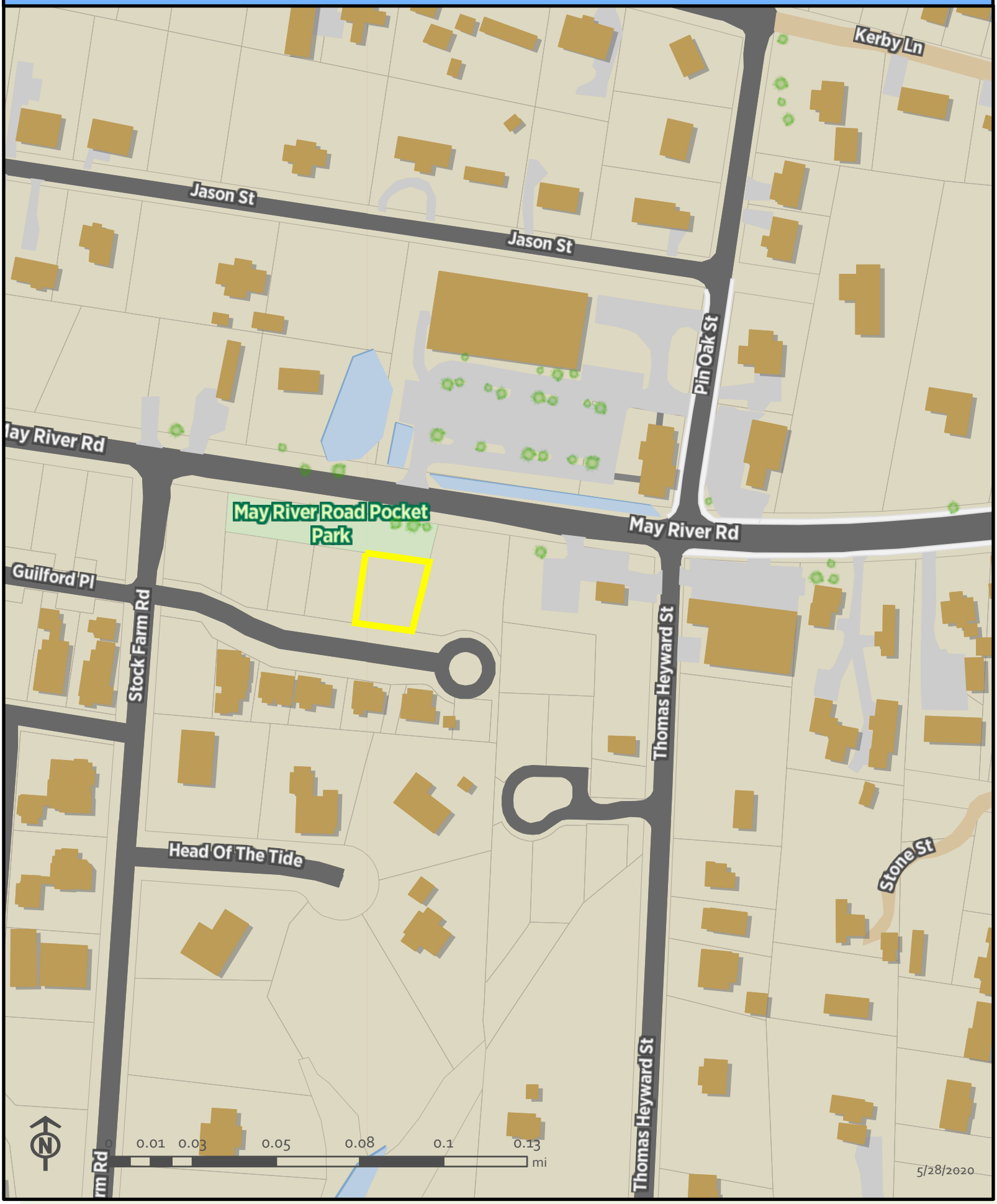
ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan & Elevations
5. HPRC Comments

Town of BLUFFTON South Carolina

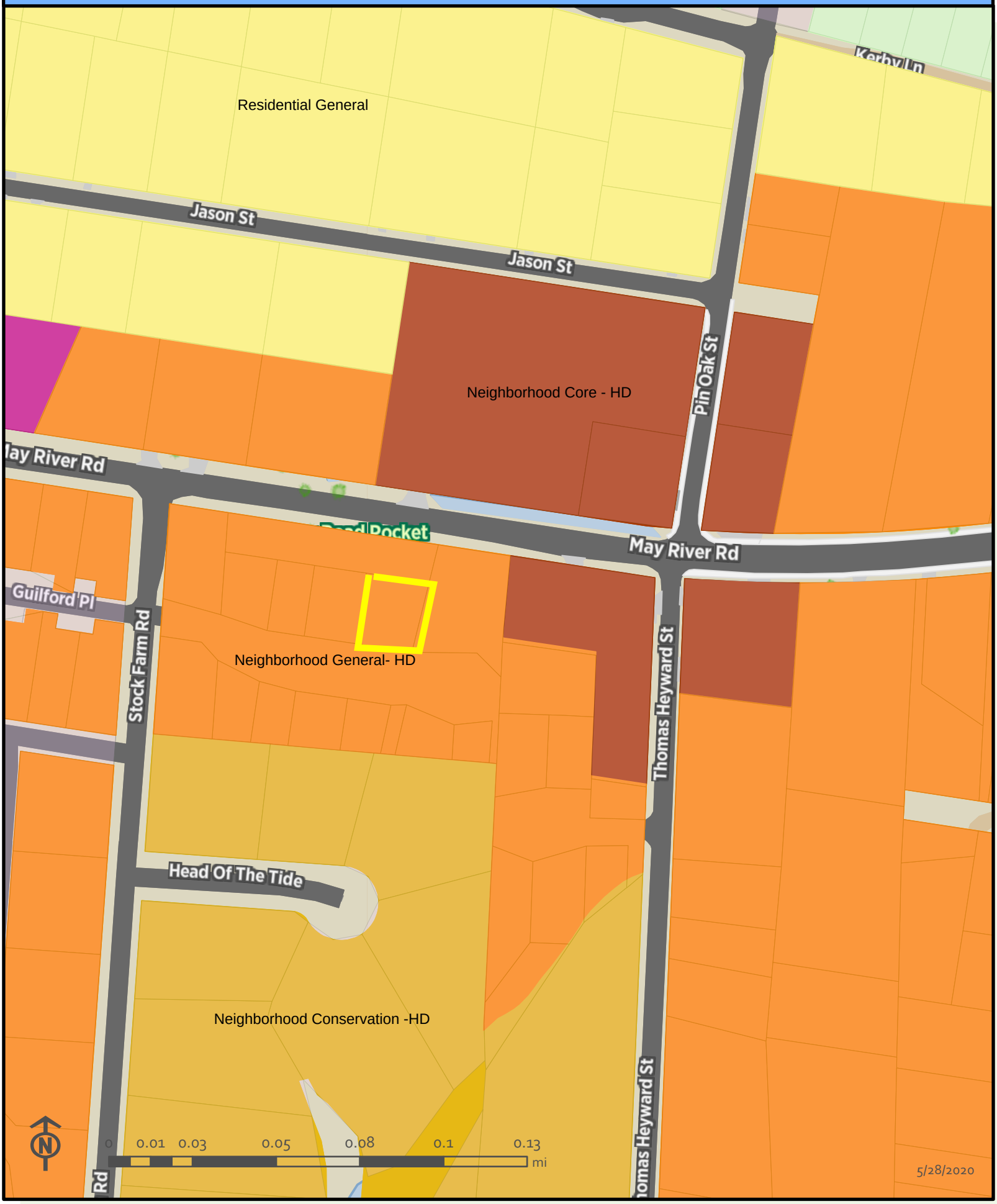
Attachment 1

5738 Guilford Place Location Map



Town of BLUFFTON South Carolina

Attachment 2
5738 Guilford Place Zoning Map



Attachment 3

COURT ATKINS GROUP

P.O. Box 3978
Bluffton, SC 29910

P: 843.815.2557
F: 843.815.2547

May 8, 2020

Town of Bluffton
Department of Planning and Community Development
P.O. Box 386
Bluffton, SC 29910

Project:	Gray Office Building
Applicant:	Michael Bradley Holdings, LLC (Dawna Gray) 103 Stallings Island St. Bluffton, Sc 29910
Agent:	Court Atkins Architects, Inc. Contact: James Atkins, Architect P.O. Box 3978 Bluffton, SC 29910 Tel: (843) 815-2557 Fax: (843) 815-2547
Parcel:	Lot #2 (Stock Farm)
Zoning:	Neighborhood General-HD
Approval sought:	Final HPC Review

ARCHITECTURE NARRATIVE – "Main Street Building"

The project scope includes designing and construction of a new Main Street building for Business/Office & a Carriage House at the rear for Residential located across May River Road from the Dollar General Out Parcel Building. The building is a two-story, Charleston Style building with a combination of Brick Watertable, Cementitious. Siding, Cementitious Trim Details and Standing Seam Metal Roof to complete the traditional Lowcountry Vernacular Architecture. The Carriage House building is of similar detailing & materials to maintain an Architectural Theme within the project.

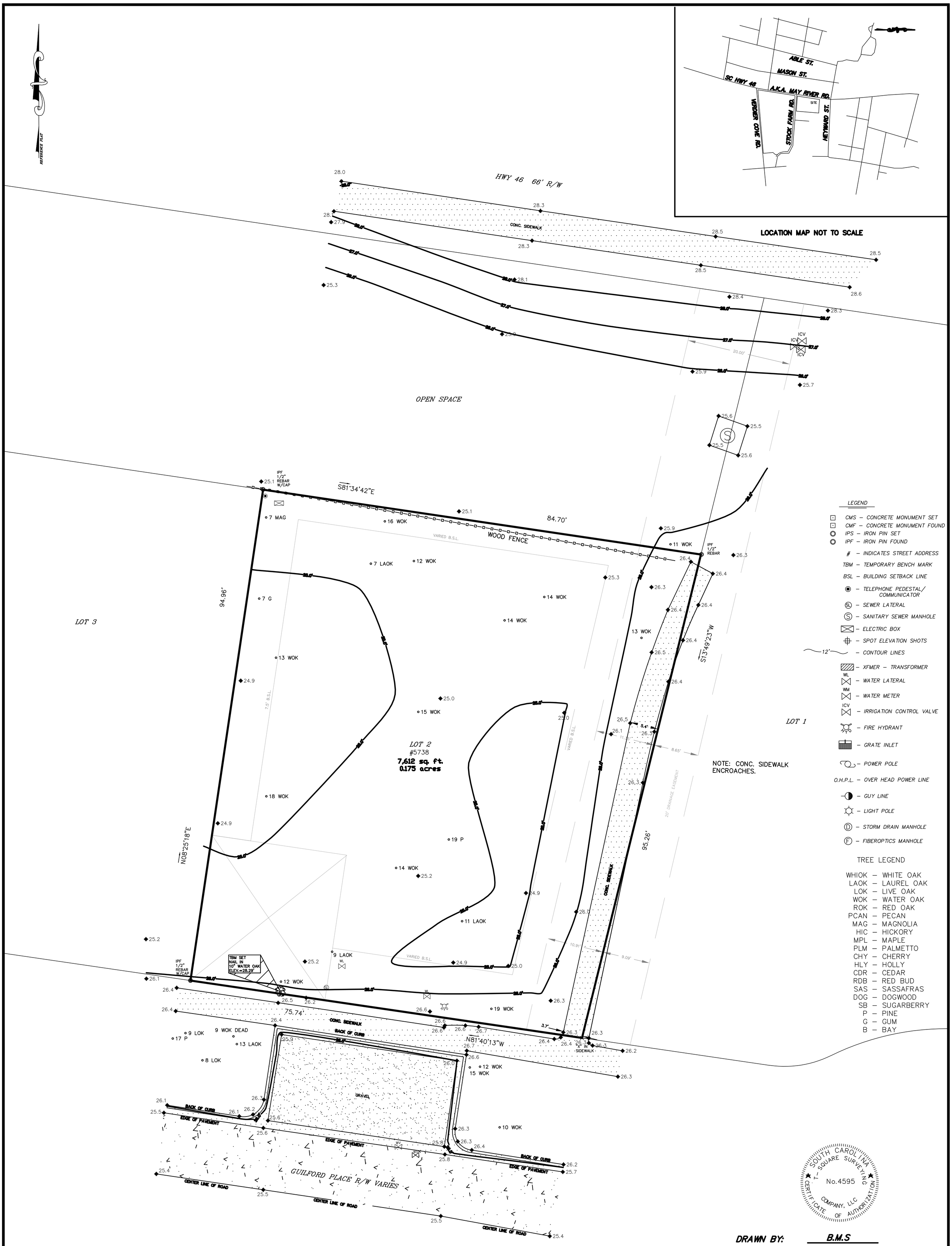
SITE NARRATIVE/ANALYSIS

The site will include minor Grading and Landscape Enhancements within the "Courtyard Style" side yard contained by a Brick Low Wall with Metal Gates & Cast Stone Accents to coordinate with the new building's entry points.

Regards,

Court Atkins Architects, Inc.

James C. Atkins, Architect



SOUTH CAROLINA T-SQUARE SURVEYING COMPANY, LLC No.4595 CERTIFICATE OF AUTHORIZATION

DRAWN BY: B.M.S

APPROVED BY: W.J.S

PARTY CHIEF: W.J.S

DATE: JANUARY 7, 2019

T SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargrey.com
Phone 843-757-2650 Fax 843-757-5738

JOB No. 19-005T

REGISTERED STATE OF SOUTH CAROLINA LAND No.26960 WILLIAM J. SMITH SURVEYOR

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.

WILLIAM J. SMITH, PLS # 26960

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

LESLIE BIGWOOD

A TREE & TOPOGRAPHIC SURVEY OF LOT 2 GUILFORD PLACE,
A PORTION OF STOCK FARM SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39, PARCEL 1526

Notes:
1. According To FEMA Flood Insurance Rate Map # 45025I 0081 A This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

Reference Plat(s):
PLAT BOOK 125 AT PAGE 176

PLANT SCHEDULE

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
4	SABP	Sabal palmetto	Cabbage Palm	12'-16'	6'-8'	Cont.	-	Refoliated, See plan for heights
UNDERSTORY TREES								
1	LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
1		Lime Tree		4'-5'	2'-3'	15 gal.	-	Full
2	LIVC	Livistona chinensis	Chinese Fan Palm	4'-5'	2'-3'	15 gal.	-	Full
1	MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8'-10'	4'-5'	30 gal.	-	Full
SHRUBS								
8	AZAF	Azalea indica 'Formosa'	Formosa Azalea	30"-36"	24"-30"	7 gal.	-	Full
18	BUXM	Buxus microphylla japonica	Japanese Boxwood	12"-18"	12"-18"	7 gal.	-	Full
1	CAMJ	Camellia japonica	Japanese Camellia	3'-4'	2'-3'	15 gal.	-	Full
1	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full
2	GARM	Gardenia jasminoides 'Mystery'	Mystery Gardenia	4'-5'	2'-3'	15 gal.	-	Full
7	GARR	Gardenia jasminoides 'Radicans'	Dwarf Gardenia	10"-16"	10"-16"	3 gal.	-	Full
6	HYDM	Hydrangea macrophylla 'Endless Summer"	Endless Summer Hydrangea	24"-30"	24"-30"	7 gal.	-	Full
5	ILLF	Illicium floridanum	Florida Anise	30"-36"	24"-30"	7 gal.	-	Full
2	OSMF	Osmanthus fragrans	Fragrant Tea Olive	36"-42"	18"-24"	7 gal.	-	Full
5	PODM	Podocarpus macrophyllus	Podocarpus	36"-42"	24"-30"	15 gal.	-	Full
2	ROSO	Rosa x Radtko	Radtko Double Knock Out Rose	18"-24"	18"-24"	7 gal.	-	Full, Red Flowers
GROUND COVERS, VINES & PERENNIALS								
14	AGAA	Agapanthus africanus	Lily of the Nile	12"-18"	8"-12"	1 gal.	24" O.C.	Blue Flowers, Full
25	ANNL	Annual Color		12"-18"	8"-12"	1 gal.	24" O.C.	Full
80	OPHJ	Ophiopogon japonicus	Mondo Grass	4"-6"	6"-10"	1 gal.	12" O.C.	Full
15	PERE	Perennial Color		12"-18"	8"-12"	1 gal.	24" O.C.	Full
140	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4"-6"	12" runners	1 gal.	18" O.C.	Full
SOD & MULCH								
450	SOD-SF	-	Empire Zoysia Sod	-	-	-	-	-
2,900	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

PLANTING REFERENCE NOTES:

1. EXISTING TREES TO REMAIN.
2. EXISTING TREES TO BE REMOVED.
3. MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
4. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
5. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT.
6. PLANT TRAJ AT CENTER OF FENCE SECTION, TRAIN TO FENCE.

N
W E

0 5 10 15 20 25 30 35 40
Scale 1 " = 10'

Wimer, Jones, Keefer Ltd.
landscape architecture
land planning
www.wjkld.com
528 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
GRAY OFFICE BUILDING
GUILFORD PLACE / LOT 2
BLUFFTON, SOUTH CAROLINA

DATE:	MAY 08, 2020
PROJECT NO.:	XXXXX.XX
DRAWN BY:	JM
CHECKED BY:	DK

PRELIMINARY SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
L500

Attachment 4

FINAL HPC REVIEW FOR:

GRAY OFFICE BUILDING

BLUFFTON, SC 29910

INDEX OF DRAWINGS

A0.0	COVER	05/07/20	HPC
A1.0	SITE PLAN	05/07/20	HPC
A2.1	FIRST FLOOR PLAN	05/07/20	HPC
A2.2	SECOND FLOOR PLAN	05/07/20	HPC
A2.3	ROOF PLAN	05/07/20	HPC
A3.0	BUILDING ELEVATIONS	05/07/20	HPC
A3.1	BUILDING ELEVATIONS	05/07/20	HPC
A3.2	BUILDING MASSING	05/07/20	HPC
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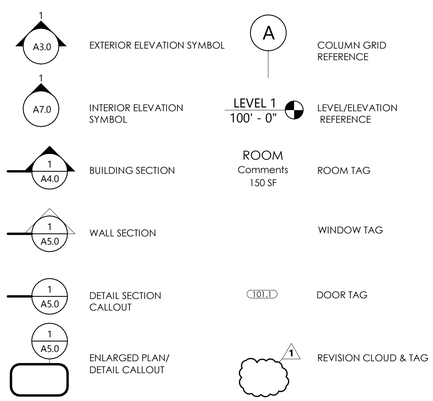
A4.0	BUILDING SECTIONS	05/07/20	HPC
A5.0	WALL SECTIONS	05/07/20	HPC
A5.1	WALL SECTIONS	05/07/20	HPC
A5.2	SECTION DETAILS	05/07/20	HPC
A5.3	SECTION DETAILS	05/07/20	HPC

SYMBOL KEY



PROJECT INFORMATION

NAME OF PROJECT:	GRAY OFFICE BUILDING
ADDRESS:	LOT 2 GUILFORD PLACE BLUFFTON, SC 29910
PROPOSED USE:	BUSINESS (B) RESIDENTIAL (R)
OWNER CONTACT:	DAWNA GRAY
CODE ENFORCEMENT JURISDICTION:	TOWN OF BLUFFTON
INTERNATIONAL BUILDING CODE (IBC):	2018
INTERNATIONAL MECHANICAL CODE:	2018
INTERNATIONAL PLUMBING CODE:	2018
THE NATIONAL ELECTRICAL CODE:	2017
INTERNATIONAL FUEL GAS CODE:	2018
INTERNATIONAL FIRE CODE:	2018
INTERNATIONAL ENERGY CONSERVATION CODE:	2009
ICC/ANSI A117.1:	2017

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
ARCHITECTURAL	JAMES C. ATKINS	SC #6743	(843) 815-2557

GENERAL NOTES

NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'S REPRESENTATION AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.

THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.

SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND TIE DOWN REQUIREMENTS.

SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECTS BASIC LAYOUT AND SELECTIONS SUGGESTIONS.

SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.

SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER/ OWNER'S REPRESENTATIVES.

BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECTS TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.

THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

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FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD- ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL AS-BUILT INFORMATION TO THE ARCHITECT IN CLEAR AND LEGIBLE FORMAT.

SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.

INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.

WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

BUILDING CODE SUMMARY

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF MAIN OFFICE BUILDING & A CARRIAGE HOUSE

BUILDING CONSTRUCTION:
TYPE VB - NON-SPRINKLERED, CONVENTIONAL WOOD STUD FRAMING ON CONCRETE SLAB ON GRADE.

GROSS BUILDING AREA:
OVERALL AREA (OUTSIDE OF EXTERIOR WALL):
(MAIN OFFICE) 3,083 SQ. FT.
(CARRIAGE HOUSE) 1,323 SQ. FT.

TOTAL SQ.FT.: 4,406 SQ. FT.

OCCUPANCY CLASSIFICATION: BUSINESS (B) & RESIDENTIAL (R)

MIXED OCCUPANCY: Yes _____ No _____ Separation _____ Hr.

CONSTRUCTION TYPE: I-A I-B II-A II-B III-A III-B IV V-A **V-B**

MIXED CONSTRUCTION: Yes _____ No __X__ Type _____

SPRINKLED: Yes _____ No __X__

FIRE DISTRICT: Yes _____ No __X__

BUILDING HEIGHT (FEET): +/- 35'-0" AFF Number of Stories: 2 (TWO)

MEZZANINE: Yes _____ No __X__

HIGH RISE: Yes _____ No __X__

N.T.S.

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GRAY STOCK FARM OFFICE
LOT 2 GUILFORD PLACE

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
2020.05.07

Project No.
20-008

ISSUE

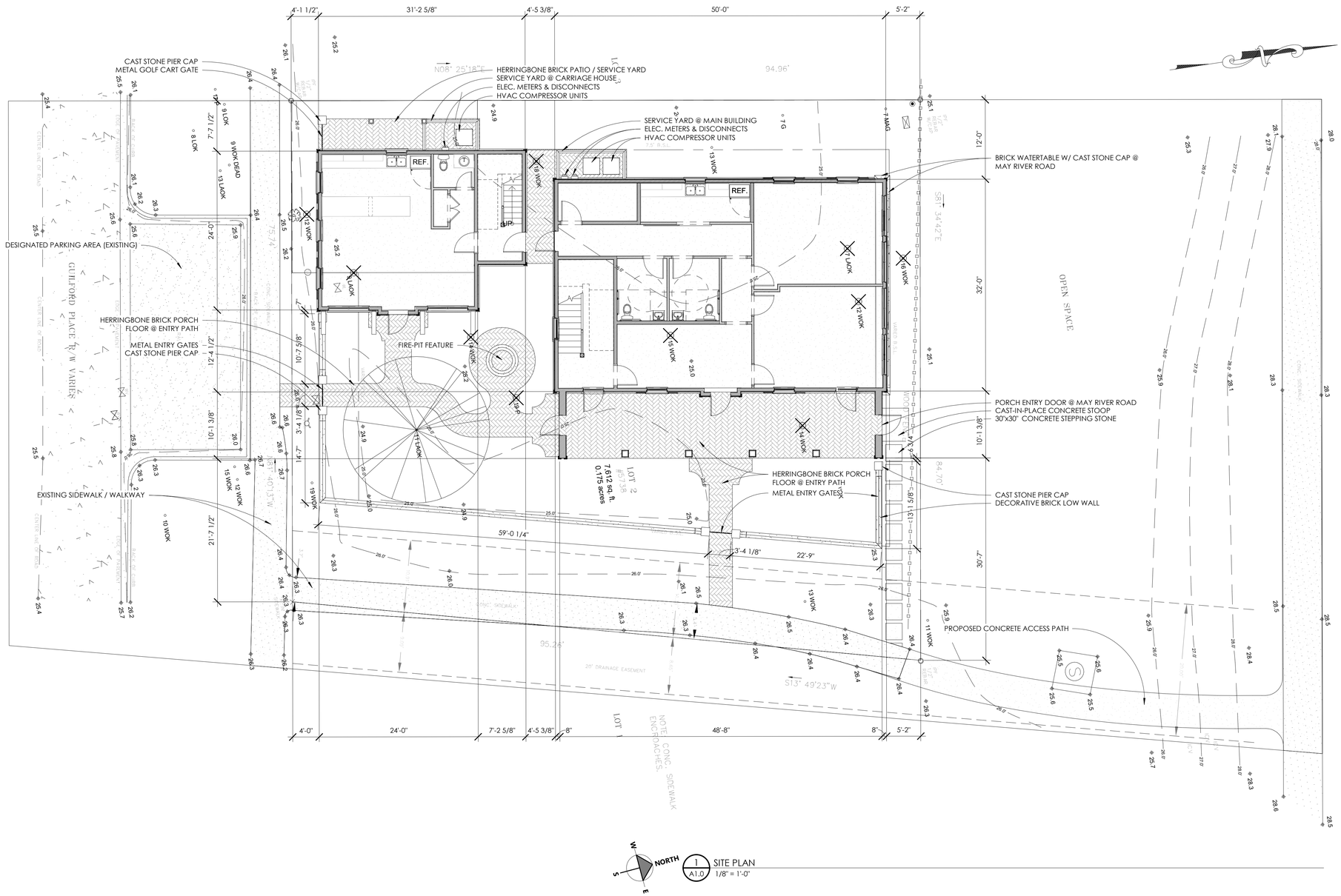
NO. REV. DATE DESCRIPTION

SHEET TITLE

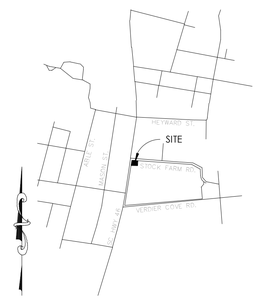
COVER

A0.0

Attachment 4



1 / A1.0 SITE PLAN
1/8" = 1'-0"



SITE PLAN CALCS:

TOTAL LOT AREA	7,612 SQ. FT.
BUILDABLE AREA	4,937 SQ. FT.
BUILDING FOUNDATION FOOTPRINT	2,261 SQ. FT.
WALKS, DRIVES & DECKS(IMPERVIOUS)	814 SQ. FT.
OPEN/COVERED PATIOS	434 SQ. FT.
IMPERVIOUS COVER (LOT AREA)	3,509 SQ. FT.
% COVERAGE OF LOT	46 %

SITE PLAN NOTES:

OWNER TO PROVIDE TREE AND TOPOGRAPHIC SURVEY W/ FLOOD PLAIN INFORMATION UNDER SEPARATE COVER.

GENERAL CONTRACTOR NOTE:
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

GRADING INFORMATION IS INCLUDED FOR SCHEMATIC REFERENCE ONLY. LANDSCAPE ARCHITECT TO PROVIDE GRADING AND DRAINAGE PLANS IN ACCORDANCE WITH NEIGHBORHOOD GUIDELINES.

SITE PLAN LOCATION AND DIMENSIONS ARE APPROXIMATE. G.C. TO COORDINATE ACTUAL BUILDING LOCATION WITH FOUNDATION AND FRAMING PLANS.

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

TREE BARRICADE PROCEDURES:
ALL TREES TO BE PROTECTED WITH A 5'-0" HIGH FENCE FRAMED WITH 2x4'S AND ORANGE PROTECTION MATERIAL (ALL TREES WHERE BARRICADING IS INDICATED).

SEE LANDSCAPE PLANS FOR FINAL:
- SITE MOBILIZATION & TREE PROTECTION
- GRADING
- TREE REMOVAL
- DRIVE, WALK & TERRACE LAYOUTS
- HARDSCAPE DETAILS

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GRAY STOCK FARM OFFICE
LOT 2 GUILFORD PLACE

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PROJECT INFO

Date
2020.05.07

Project No.
20-008

ISSUE

NO. REV. DATE DESCRIPTION

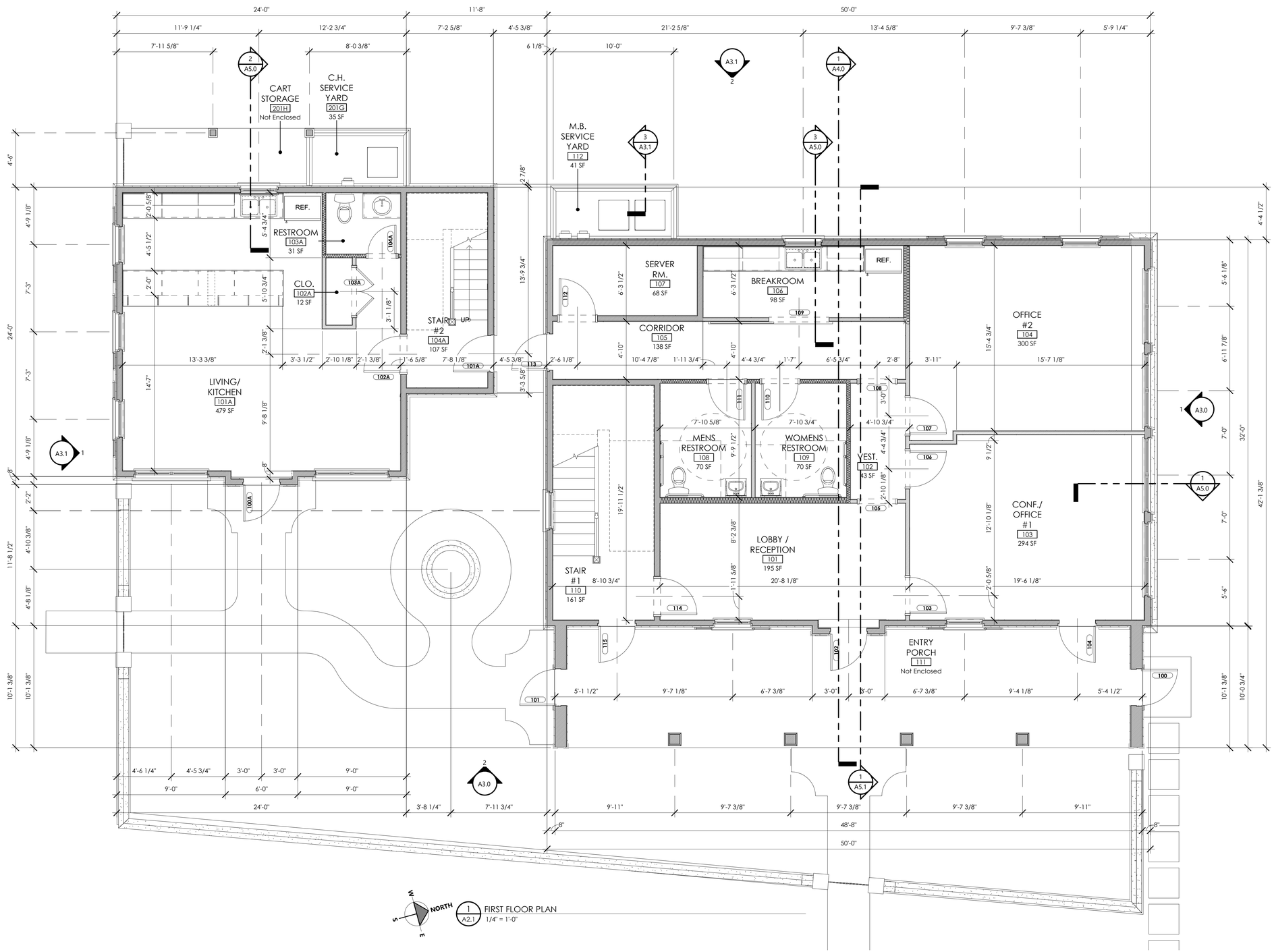
SHEET TITLE

SITE PLAN

A1.0

5/7/2020 4:55:52 PM

Attachment 4



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

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

DIMENSION NOTES:
DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.O.N.. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

CABINET & EQUIPMENT NOTES:
CABINET LAYOUTS ARE PROVIDED FOR DESIGN CONFIGURATION ONLY. EXACT LAYOUT AND PLACEMENT OF FIXTURES, APPLIANCES, CABINETS, AND COUNTERTOPS ARE TO BE DETERMINED IN COORDINATION WITH OWNER AND GENERAL CONTRACTOR.

FINISH NOTES:
FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND OWNER. GENERAL CONTRACTOR TO ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE OWNER SPECIFIC FINISHES AND TRIM.
OR
FLOOR, WALL, CEILING, AND FINISHES ARE AS NOTED ON FINISH SCHEDULE - SEE SHEET A8.0. GENERAL CONTRACTOR TO ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE OWNER SPECIFIC FINISHES AND TRIM.

PLUMBING NOTES:
G.C / OWNER TO COORDINATE LOCATION OF EXTERIOR HOSE BIBBS.

FRAMING NOTES:
STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS, STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS.

FRAMING IS TO BE AS FOLLOWS:

WALLS:
EXTERIOR: 5/8" PLYWOOD SHEATHING (EXTERIOR SIDE) ON 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

INTERIOR: 2x4'S AND 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

FIRST FLOOR SYSTEM:
4" CONCRETE SLAB ON GRADE WITH TURN DOWN FOOTING AT THE PERIMETER. REINFORCING MESH AND REBAR SIZES AND LOCATIONS (SEE STRUCTURAL DRAWINGS)

SECOND FLOOR SYSTEM:
1 1/2" GYPCRETE TOPPING OVER 3/4" T&G PLYWOOD, GLUED AND NAILED ON 14" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

PORCH FLOOR SYSTEM:
5/4" x 6" P.T. T&G WOOD DECKING (OR SYNTHETIC EQUIVALENT), GLUED AND NAILED ON 2X12 P.T. WOOD JOIST SYSTEM AT 16" O.C. (OR SPECIFIED INTERVALS) SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

ATTIC FLOOR SYSTEM: (ONLY EXTENT TO BE DETERMINED BY G.C.)
3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x12'S AT 16" O.C. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ATTIC CEILING JOISTS / PORCH CEILING:
2x8'S AT 16" O.C. (2x10'S FOR CERTAIN SPANS)

ROOF RAFTERS:
5/8" EXT SHEATHING, NAILED ON 2x10'S WITH SIMPSON HURRICANE CLIPS AT 16" O.C. SEE TYPICAL WALL SECTIONS FOR VARIOUS CONNECTION DETAILS. IF PRE-ENGINEERED WOOD ROOF TRUSSES ARE INSTALLED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND SIZES FOR ARCHITECT/ENGINEER APPROVAL.
OR
NOTE: SEE STRUCTURAL ENGINEERING DOCUMENTS FOR SIZE, LOCATION AND PLACEMENT OF ALL WORK DESCRIBED.

ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND DETAILS.

SQUARE FOOTAGE CALCULATIONS

MAIN BUILDING FIRST FLOOR H/C:	1,607 S.F.
MAIN BUILDING SECOND FLOOR H/C:	1,476 S.F.
MAIN BUILDING TOTAL:	**3,083 S.F.**
CARRIAGE HOUSE FIRST FLOOR H/C:	814 S.F.
CARRIAGE HOUSE SECOND FLOOR H/C:	618 S.F.
CARRIAGE HOUSE TOTAL:	**1,323 S.F.**
TOTAL CONSTRUCTED H/C:	**4,406 S.F.**

FLOOR PLAN - SYMBOL KEY

- 2 x 4 WALL WITH 5/8" GYPSUM WALLBOARD
- 2 x 6 WALL WITH 5/8" GYPSUM WALLBOARD
- EXISTING WALL TO REMAIN
- BRICKWORK

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GRAY STOCK FARM OFFICE

LOT 2 GUILFORD PLACE

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PROJECT INFO

Date
2020.05.07

Project No.
20-008

ISSUE

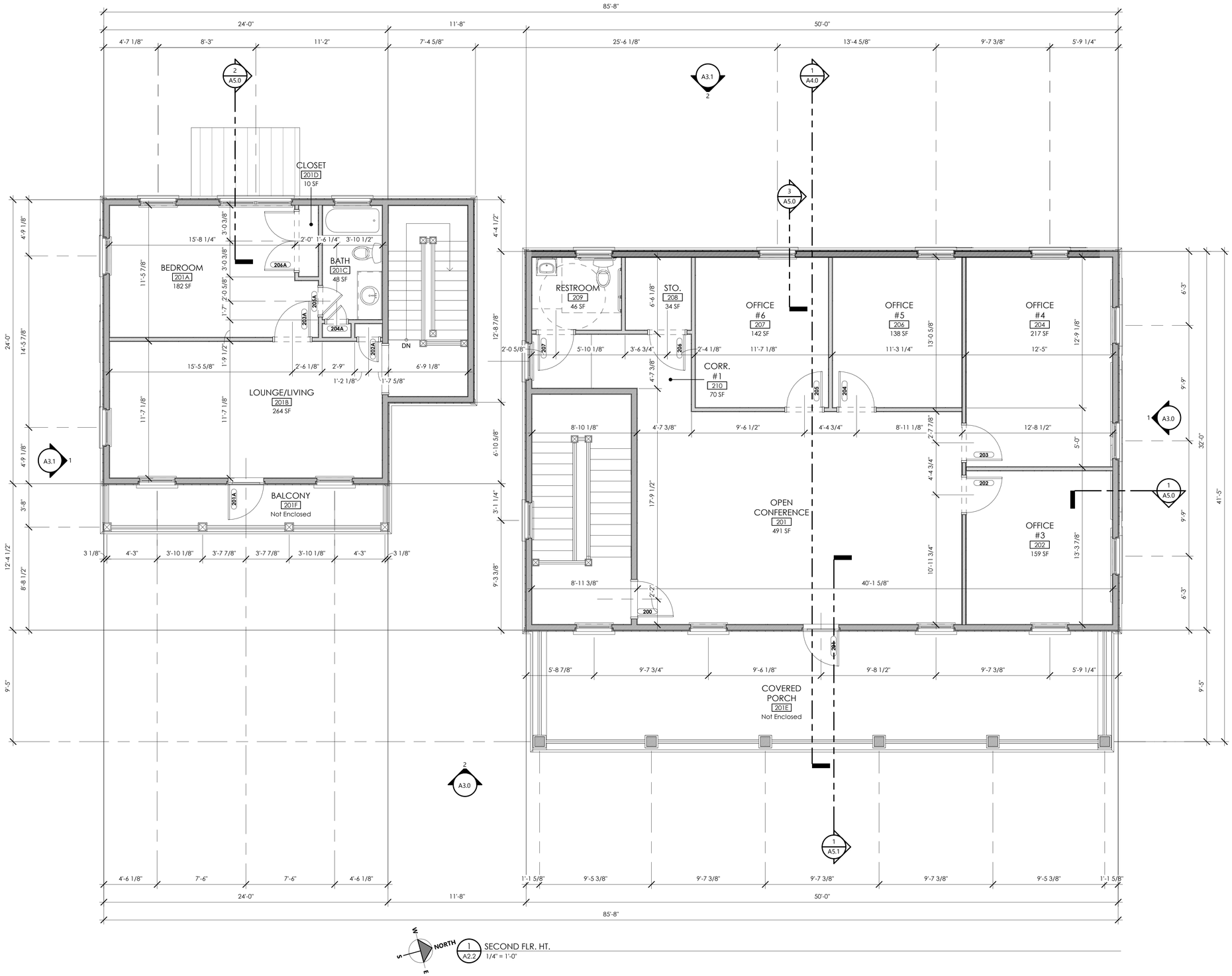
NO. REV. DATE DESCRIPTION

SHEET TITLE

FIRST FLOOR PLAN

A2.1

Attachment 4



1 SECOND FLR. HT.
A2.2 1/4" = 1'-0"

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:
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GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

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OR
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G.C / OWNER TO COORDINATE LOCATION OF EXTERIOR HOSE BIBBS.

FRAMING NOTES:
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DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS, STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS.

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INTERIOR: 2x4'S AND 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

FIRST FLOOR SYSTEM:
4" CONCRETE SLAB ON GRADE WITH TURN DOWN FOOTING AT THE PERIMETER. REINFORCING MESH AND REBAR SIZES AND LOCATIONS (SEE STRUCTURAL DRAWINGS)

SECOND FLOOR SYSTEM:
1 1/2" GYPCRETE TOPPING OVER 3/4" T&G PLYWOOD, GLUED AND NAILED ON 14" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS, NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

PORCH FLOOR SYSTEM:
5/4" x 6" P.T. T&G WOOD DECKING (OR SYNTHETIC EQUIVALENT), GLUED AND NAILED ON 2X12 P.T. WOOD JOIST SYSTEM AT 16" O.C. (OR SPECIFIED INTERVALS) SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

ATTIC FLOOR SYSTEM: (ONLY EXTENT TO BE DETERMINED BY G.C.)
3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x12'S AT 16" O.C. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ATTIC CEILING JOISTS / PORCH CEILING:
2x8'S AT 16" O.C. (2x10'S FOR CERTAIN SPANS)

ROOF RAFTERS:
5/8" EXT SHEATHING, NAILED ON 2x10'S WITH SIMPSON HURRICANE CLIPS AT 16" O.C. SEE TYPICAL WALL SECTIONS FOR VARIOUS CONNECTION DETAILS. IF PRE-ENGINEERED WOOD ROOF TRUSSES ARE INSTALLED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND SIZES FOR ARCHITECT/ENGINEER APPROVAL.
OR
NOTE: SEE STRUCTURAL ENGINEERING DOCUMENTS FOR SIZE, LOCATION AND PLACEMENT OF ALL WORK DESCRIBED.

ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND DETAILS.

SQUARE FOOTAGE CALCULATIONS

MAIN BUILDING FIRST FLOOR H/C:	1,607 S.F.
MAIN BUILDING SECOND FLOOR H/C:	1,476 S.F.
MAIN BUILDING TOTAL:	**3,083 S.F.**
CARRIAGE HOUSE FIRST FLOOR H/C:	814 S.F.
CARRIAGE HOUSE SECOND FLOOR H/C:	618 S.F.
CARRIAGE HOUSE TOTAL:	**1,323 S.F.**
TOTAL CONSTRUCTED H/C:	**4,406 S.F.**

FLOOR PLAN - SYMBOL KEY

- 2 x 4 WALL WITH 5/8" GYPSUM WALLBOARD
- 2 x 6 WALL WITH 5/8" GYPSUM WALLBOARD
- EXISTING WALL TO REMAIN
- BRICKWORK

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GRAY STOCK FARM OFFICE
LOT 2 GUILFORD PLACE

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PROJECT INFO

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2020.05.07

Project No.
20-008

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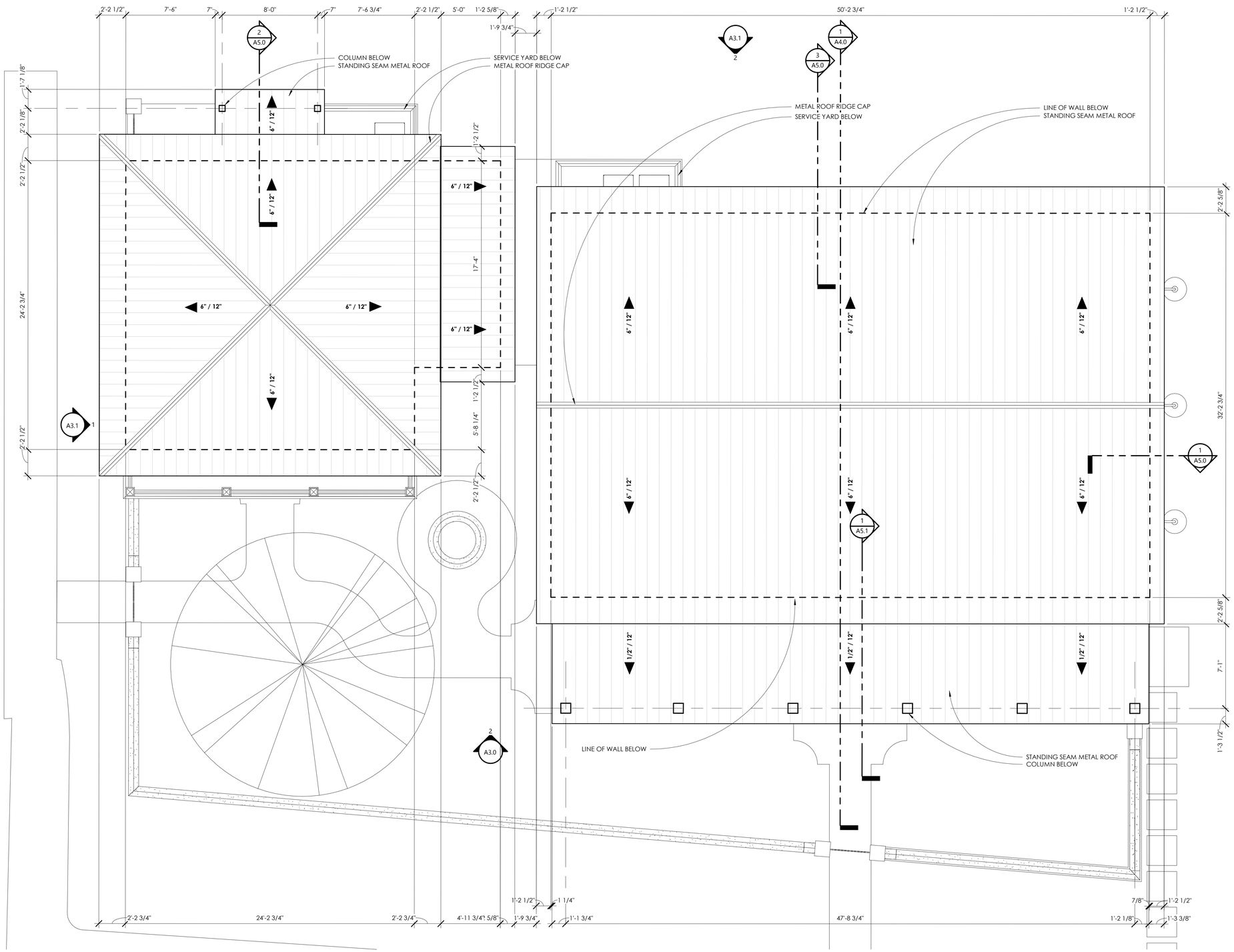
SHEET TITLE

SECOND FLOOR PLAN

A2.2

Attachment 4



1 / A2.3 ROOF PLAN
1/4" = 1'-0"

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:
ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

DIMENSION NOTES:
DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.O.N., DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

FRAMING NOTES:
STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS, STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS.

FRAMING IS TO BE AS FOLLOWS:

WALLS:
EXTERIOR: 5/8" PLYWOOD SHEATHING (EXTERIOR SIDE) ON 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

INTERIOR: 2x4'S AND 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

FIRST FLOOR SYSTEM:
4" CONCRETE SLAB ON GRADE WITH TURN DOWN FOOTING AT THE PERIMETER. REINFORCING MESH AND REBAR SIZES AND LOCATIONS (SEE STRUCTURAL DRAWINGS)

SECOND FLOOR SYSTEM:
1 1/2" GYPCRETE TOPPING OVER 3/4" T&G PLYWOOD, GLUED AND NAILED ON 14" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENG). SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS, NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

PORCH FLOOR SYSTEM:
5/4" x 6" P.T. T&G WOOD DECKING (OR SYNTHETIC EQUIVALENT), GLUED AND NAILED ON 2X12 P.T. WOOD JOIST SYSTEM AT 16" O.C. (OR SPECIFIED INTERVALS) SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

ATTIC FLOOR SYSTEM: (ONLY EXTENT TO BE DETERMINED BY G.C.)
3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x12'S AT 16" O.C. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ATTIC CEILING JOISTS / PORCH CEILING:
2x8'S AT 16" O.C. (2x10'S FOR CERTAIN SPANS)

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PROJECT INFO

Date
2020.05.07

Project No.
20-008

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

ROOF PLAN

A2.3

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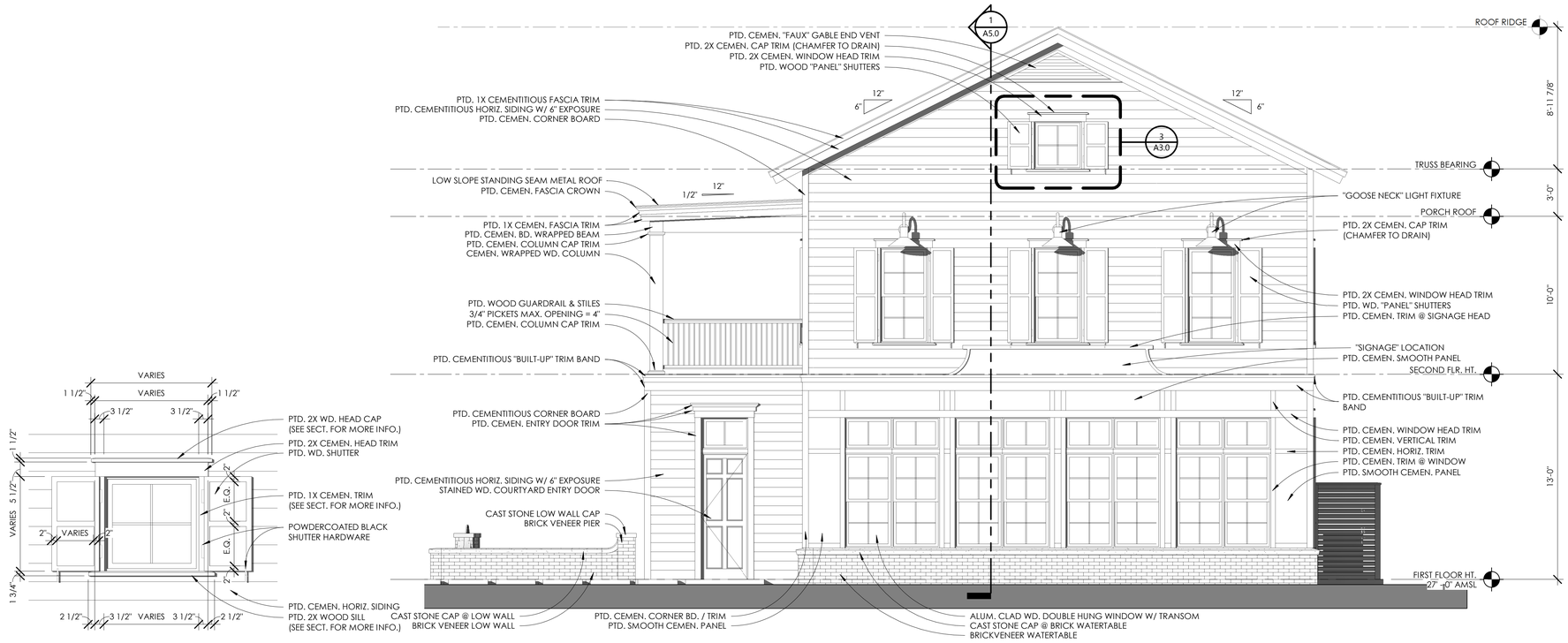
Attachment 4



3 A3.0 TYPICAL WINDOW
1/2" = 1'-0"

1 A3.0 MAY RIVER ROAD ELEVATION
1/4" = 1'-0"

2 A3.0 HEYWARD STREET SIDE ELEVATION
1/4" = 1'-0"

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SHEET TITLE

BUILDING ELEVATIONS

A3.0

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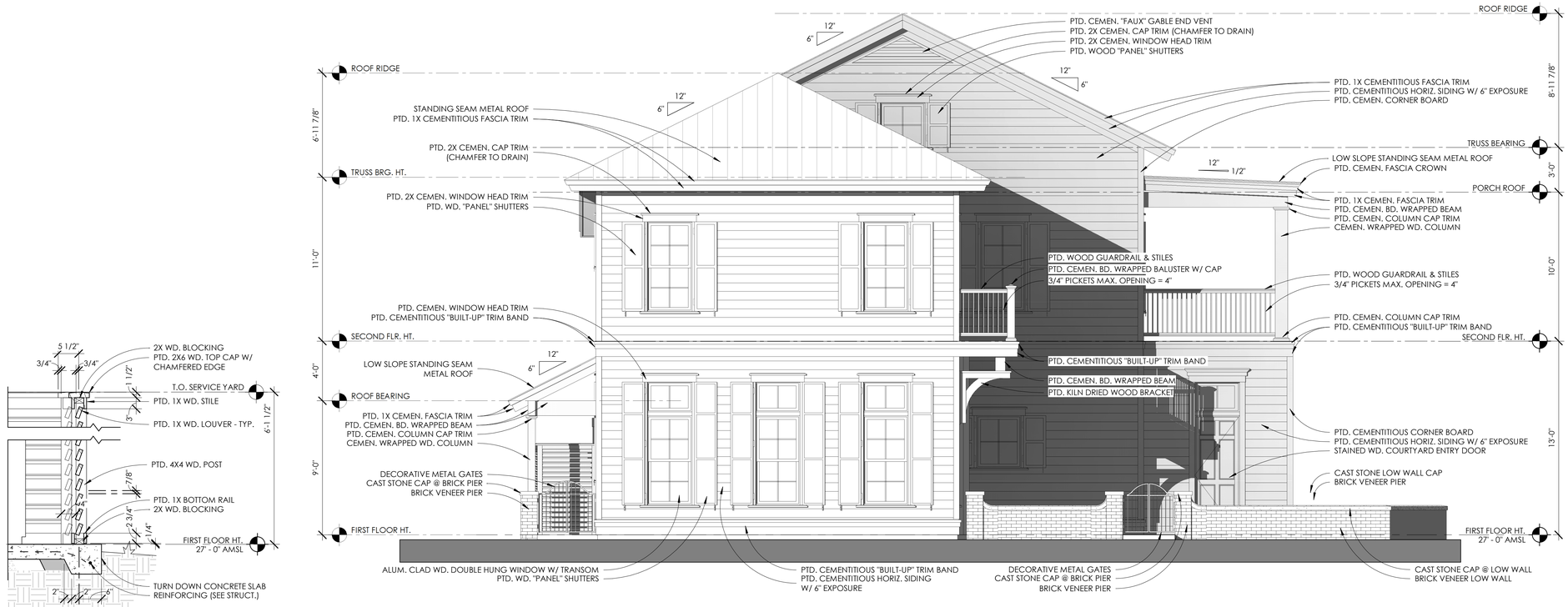
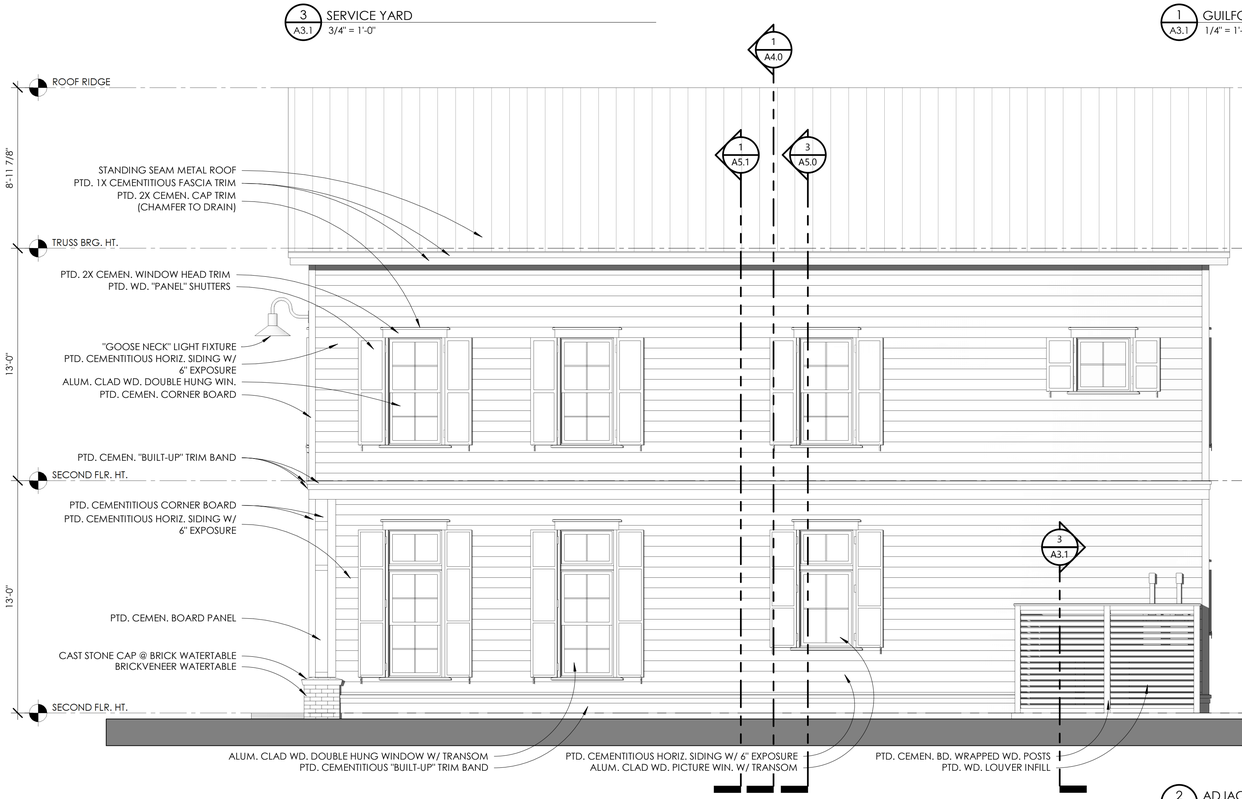
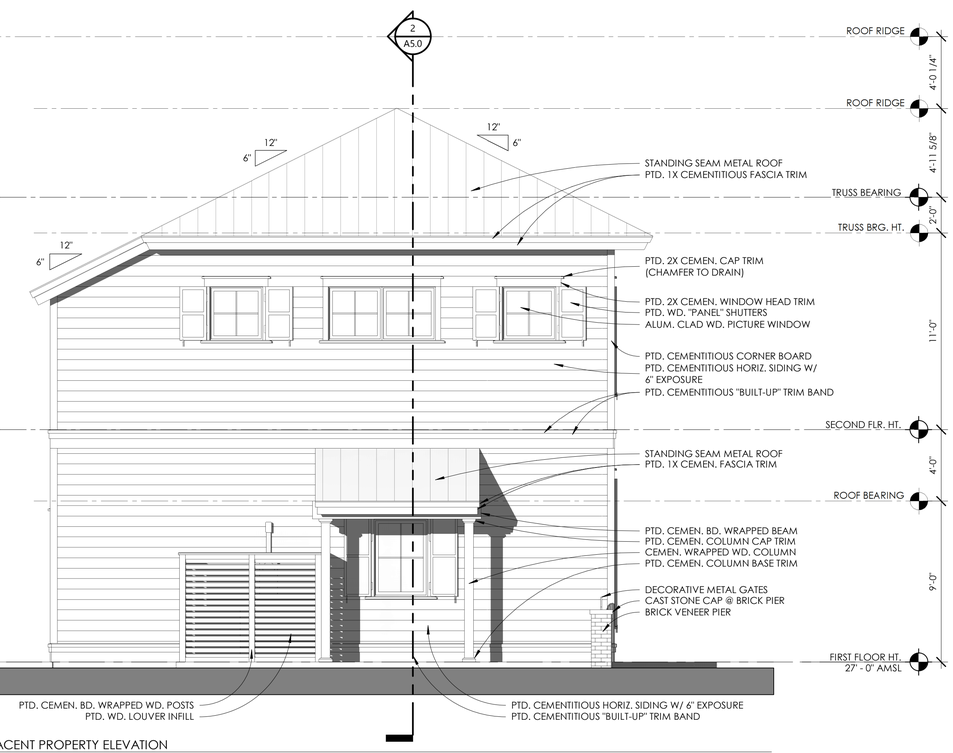


1 A3.1 GUILFORD PLACE ELEVATION
1/4" = 1'-0"

3 A3.1 SERVICE YARD
3/4" = 1'-0"





2 A3.1 ADJACENT PROPERTY ELEVATION
1/4" = 1'-0"

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BUILDING ELEVATIONS

A3.1

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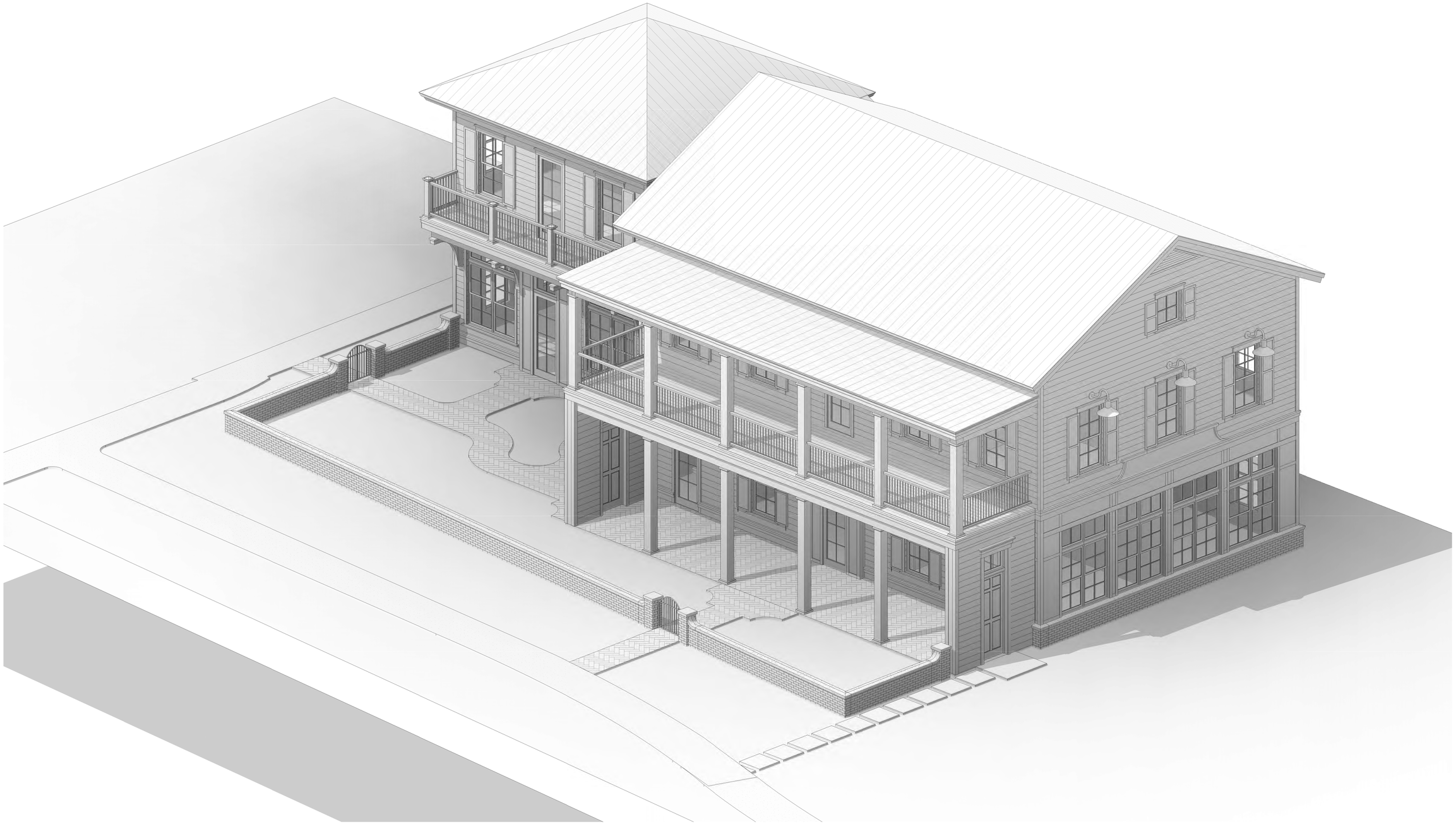
SHEET TITLE

BUILDING MASSING

A3.2

Attachment 4



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NO.	REV. DATE	DESCRIPTION

SHEET TITLE

BUILDING MASSING

A3.3

Attachment 4

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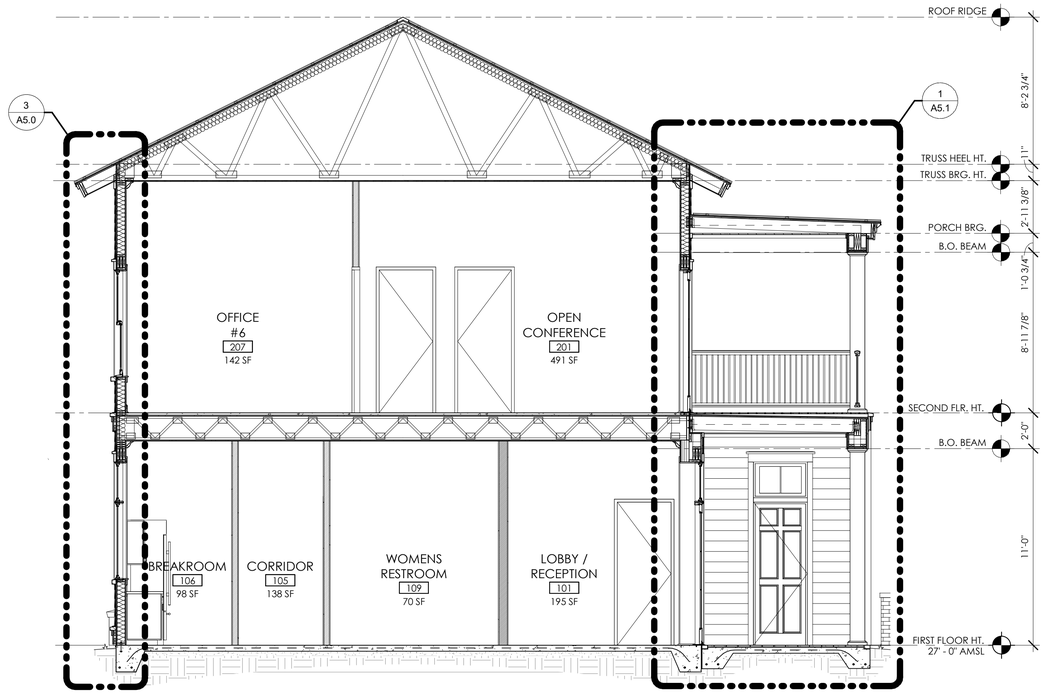
LOT 2 GUILFORD PLACE



1 / A4.0 MAIN BUILDING SECTION
1/4" = 1'-0"

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BUILDING SECTIONS

A4.0

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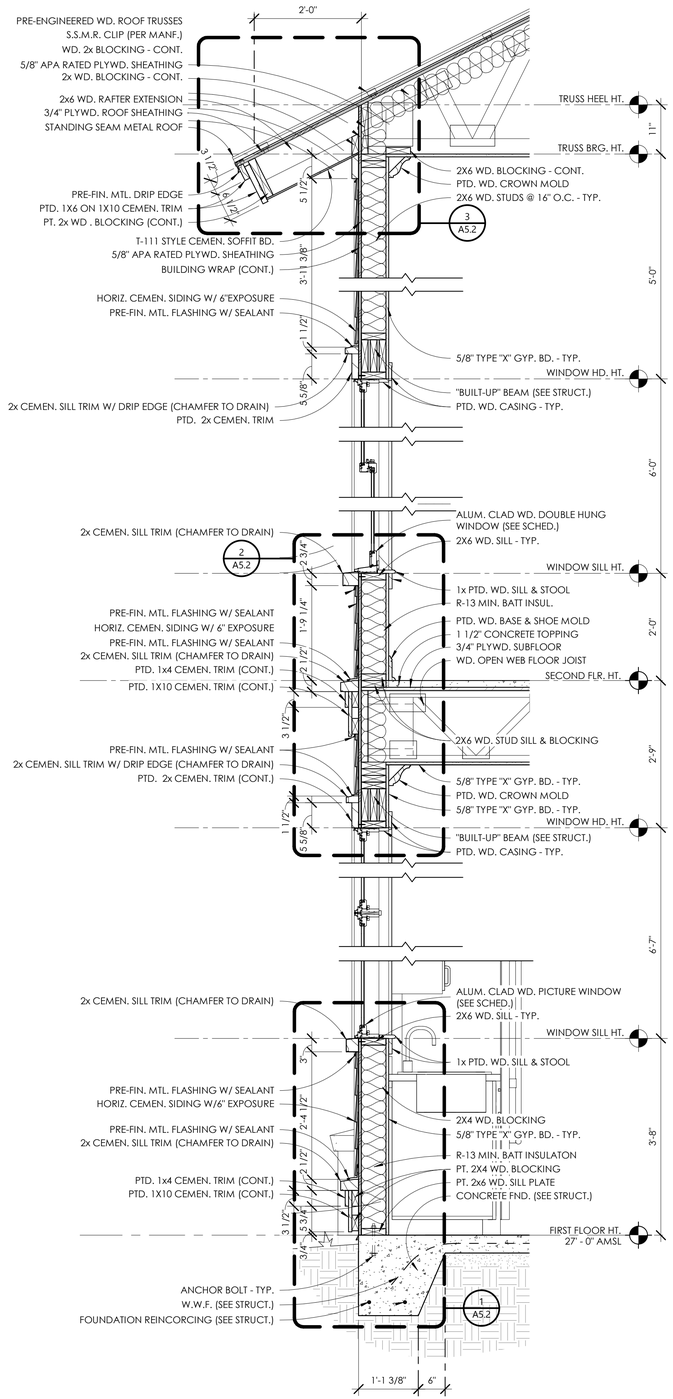
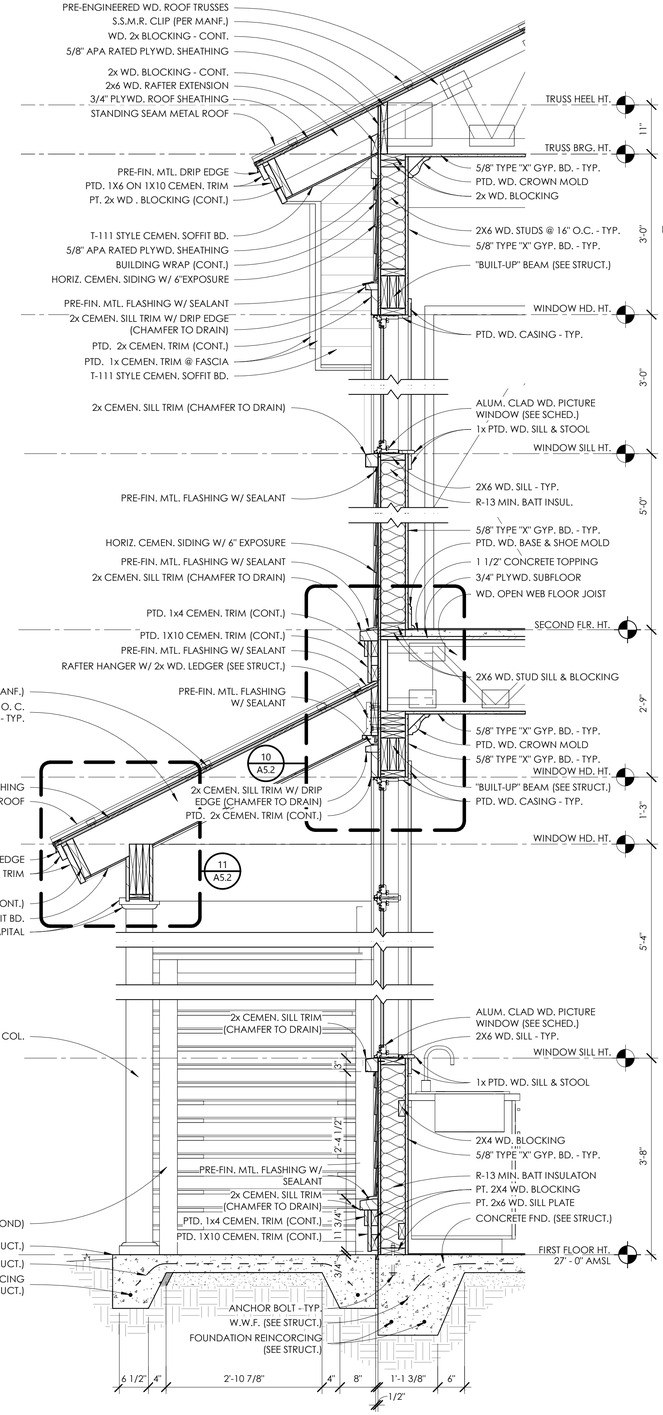
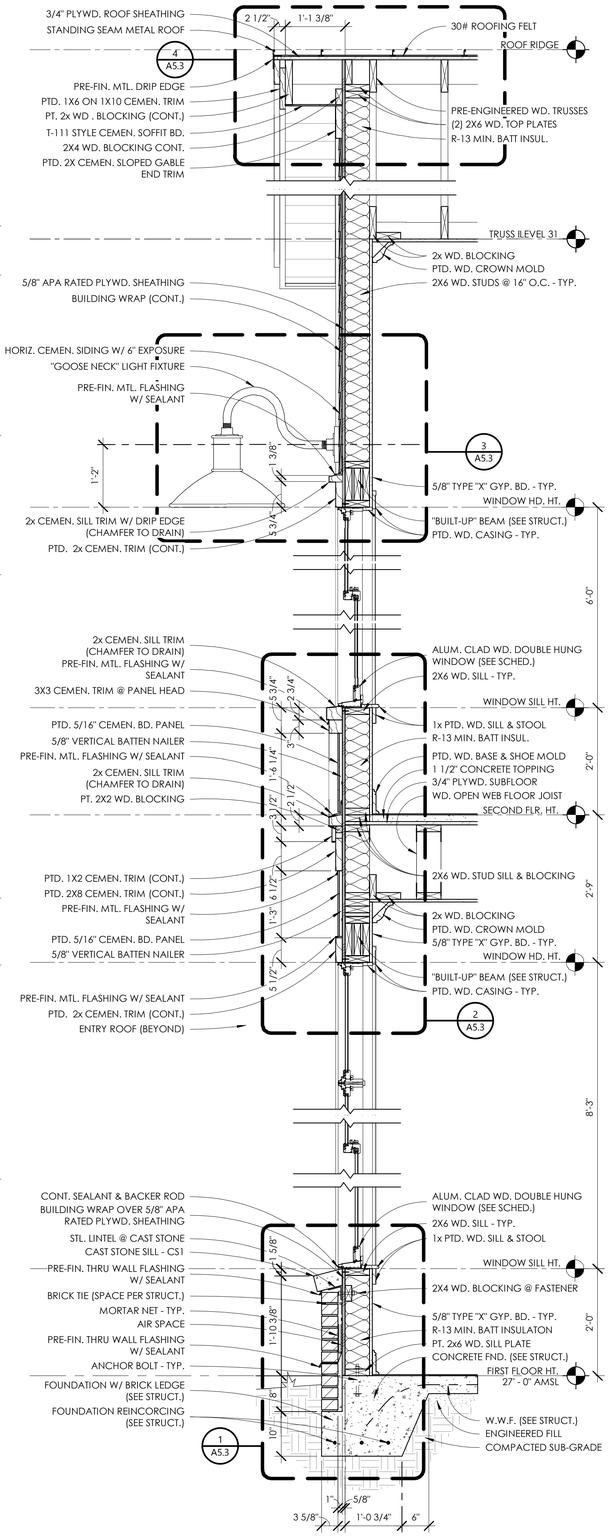


3 A5.0 TWO STORY TYPICAL
3/4" = 1'-0"



2 A5.0 SHED ROOF & CARRIAGE HOUSE
3/4" = 1'-0"



1 A5.0 GABLE END WALL SECTION
3/4" = 1'-0"

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20-008

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

WALL SECTIONS

A5.0

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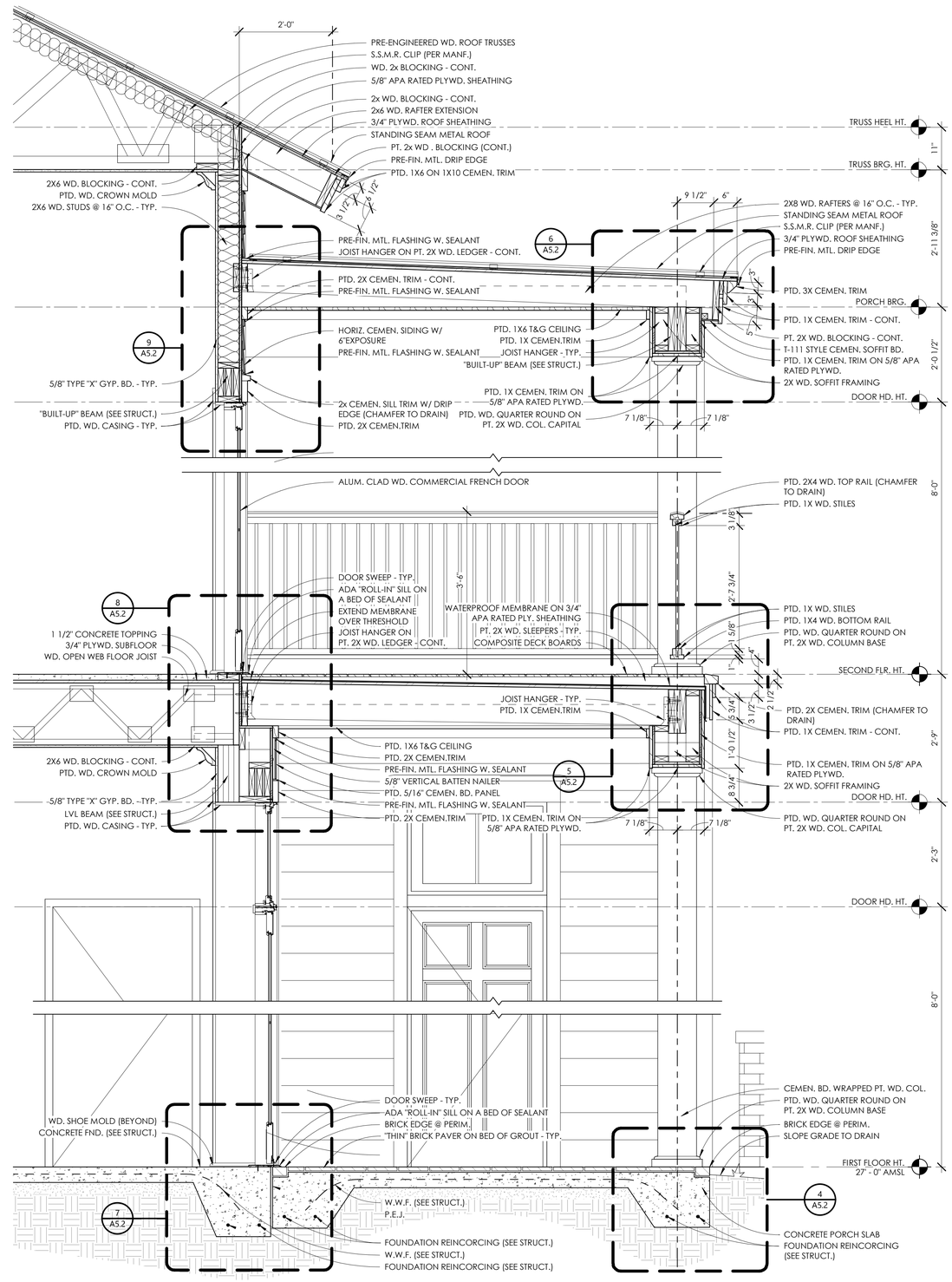
Attachment 4



1 / A5.1 TWO STORY W/ PORCH
3/4" = 1'-0"

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SHEET TITLE

WALL SECTIONS

A5.1

Attachment 4

Barn Light Electric Co.

Dino Gooseneck Light

The Dino is among the easiest ways to add one-of-a-kind touches of character to any project. Ranging from our signature porcelain to sophisticated natural metals, a vast assortment of finish options and colors give the Dino its own personality. Capable of installation indoors and out, the Dino can become the defining feature of residential and commercial settings.

- Hand built with an American made RLM warehouse shade, this quality industrial wall lighting is a lasting gooseneck option.
- Dimensions: 14" Shade (W 14" x H 8 ½")
- Backing Plate Dimensions: 4 ¾" Diameter
- 14" Dino, 975-Galvanized, G26 Gooseneck Arm

www.barnlight.com/lighting/barn-lights/goosenecks/dino-gooseneck-light/

Hand Forged Iron Georgetown Shutter Holdbacks - Black Powder Coat

These shutter holdbacks add curb appeal to your home while also holding your shutters in place. Made of durable, hand-forged iron with a rustic finish.

- Made of hand-forged iron
- Dimensions: 1-1/4" L x 5/8" W (front to back) x 6-5/8" H.
- 1/2" W x 4" H lag screw.

www.signaturehardware.com

Attachment 5

PLAN REVIEW COMMENTS FOR COFA-03-20-014106

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

Plan Type:	**Historic District**	**Apply Date:**	**03/11/2020**
Plan Status:	**Active**	**Plan Address:**	**5738 Guilford Pl BLUFFTON, SC 29910**
Case Manager:	**Katie Peterson**	**Plan PIN #:**	**R610 039 000 1526 0000**

Plan Description: **A request by Court Atkins Architects, Inc., on behalf of the owner, Michael Bradley Holdings, LLC, for review of a Certificate of Appropriateness to allow the construction of a new 2-story commercial structure of approximately 3,200 SF and a new Carriage House Structure of approximately 1,200 SF located at 5738 Guilford Place (Lot 2) in the Stock Farm Development and is zoned Neighborhood General – HD.**
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 May 4, 2020 meeting.

Staff Review (HD)

Submission #: 1 Recieved: 03/11/2020 Completed: 05/01/2020

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Beaufort Jasper Water and Sewer Review	05/01/2020	James Clardy	Approved with Conditions

Comments:

1. Pending formal submittal of the water/sewer design for BJWSA review/comment/approval.
2. BJWSA will need evaluate water and sewer demands for the lot and potentially secure additional capacity fees .
3. There is an existing fire line for the lot, if unutilized the line will need to be abandoned per BJWSA specifications.

Growth Management Dept Review (HD)	05/01/2020	Katie Peterson	Approved with Conditions

Comments:

1. The project is located within the Stock Farm Development Planned Area. As such, the setbacks are determined by the development plan in place. 5738 Guilford Place (Lot 2) has a front setback of 5 ft. The site plan provided has a 0 ft. setback proposed. The setback must be increased to no less than 5 ft from the front property line.
2. Awning depth is required to be 5 ft. minimum. As proposed, the awning is 2.5 ft. Revise awning to meet the minimal depth requirements. (UDO Section 5.15.6.E.1.a.)
3. For the final submittal, a tree removal, grading plan and a landscape plan noting foundation plantings, street trees must be submitted as not enough information was provided to review with conformance with the UDO. Note that a Town of Bluffton Tree Removal Permit is required for any tree 14" (DBH) or greater located on a single family lot and proposed for removal. As there are several large canopy trees on this lot, site planning should be proposed to save as many trees as possible. (Applications Manual and UDO Section 3.22.2.A.)
4. Building fronts for commercial and mixed use structures shall have at least one of the following: Arcade, Colonnade, Marquee, Porch, or awning. As proposed, the structure does not have one of these elements. An arcade, colonnade, marquee, porch or awning must be incorporated into the design to meet this standard. (UDO Section 5.15.6.C.2.)
5. As the project is located within the Stock Farm Development, a letter of approval from the Stock Farm ARB is required at time of final submittal.

HPRC Review	05/01/2020	Katie Peterson	Approved with Conditions

Comments:

1. For the final application provide architectural details of the railings and balusters, window detail, corner board trim, water table detail, gutter profile, shutter detail including shutter dog profile, a typical wall section, and a wall section through the eave depicting the material configuration and dimensions. (Applications Manual)

Watershed Management Review	03/25/2020	William Baugher	Approved with Conditions

Comments:

1. Small Construction Activities, The Town will require a Stormwater Affidavit and implementation of the Construction Site BMPs found in Chapter 9 of the Stormwater Design Manual and the SCDHEC Erosion and Sediment Reduction standards and other Stormwater Management regulations, where applicable before Building Permits will be issued.

Transportation Department Review - HD	05/01/2020	William Howard	Approved

Comments:

1. No comment.

Addressing Review	03/11/2020	Nick Walton	Approved

Comments:

1. No comment.

Plan Review Case Notes:

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	June 3, 2020
PROJECT:	51 B Colcock Street –New Single Family House and Carriage House Addition
APPLICANT:	Ansley Manuel - Manuel Studio, LLC
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Manuel Studio, LLC, on behalf of Matthew Cunningham requests that the Historic Preservation Commission approve the following application:

1. **COFA-03-20-014120.** A Certificate of Appropriateness to allow the construction a new 2-story single-family residential structure of approximately 3,260 SF and the renovation and addition to the existing 1,152 SF Carriage House, located at 51 Colcock Street Unit B in the Old Town Bluffton Historic District, and zoned as Riverfront Edge-HD.

INTRODUCTION: The Applicant is proposing the construction of a new 2-story single-family residential structure of approximately 3,260 SF and the renovation and addition to the existing 1,152 SF Carriage House in the Old Town Bluffton Historic District. The proposed primary structure has characteristics of a Vernacular house but exceeds the maximum footprint. As such, the primary structure is reviewed as an Additional Building Type in accordance with the allowable building types for the Riverfront Edge-HD zoning district. The renovations to the existing Carriage House, constructed in 2005 according to Beaufort County Records, include extending and louvering in the existing porch for storage, replacing the roof and windows, and adding a roof over the second story of the porch.

The primary structure features a two-story main mass under a hip roof with a one-story side addition under a shed roof. It has a full front, Huger Cove side and rear porch on the first floor with a second-story balcony on the front façade. The proposed structure reflects the vernacular characteristics of Bluffton by integrating a variety of typical architectural forms and features such as a variety of roof configurations and wall materials, piers and large porches. The Carriage House reflects features of the primary structure by using similar materials for the roof and window fenestration patterns.

This project was presented to the Historic Preservation Review Committee for conceptual review at the May 4, 2020 meeting and comments were provided to the Applicant (See Attachment 4).

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 established review criteria.

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 Staff Findings based upon review of the application submittals to date.

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

    a. *Finding*. The application is consistent with the principles set forth in the Old Town Master Plan. The Master Plan states that, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete."

    The Applicant proposes to construct a new single-family structure and an addition to the existing Carriage House within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The structures have been designed to be sympathetic to the architectural character of the neighboring historic structures, so their addition will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

    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 conditions noted in item 2 of this Section are met.

c. *Finding*. The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The construction of the residential structure and addition to the existing Carriage House adds to the district as well as helps to provide completeness to the neighborhood and overall district.

2. 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 the design of the structure falls within the category of the Additional Building Type as allowed in the Riverfront Edge Historic District per Section 5.15.5.E.

   b. *Finding*. Town Staff finds that if the conditions noted below are met, the proposed addition will be in conformance with applicable provisions provided in Article 5:

      1) UDO Section 5.15.6.G. Building Walls. Permitted materials for building walls include wood (termite resistant, 50-year siding product), cement fiber siding (50-year siding product), concrete masonry units with stucco (C.B.S.), reinforced concrete with stucco, shingle, vertical board and batten. Wherever possible, green materials shall be used in the construction of building walls, including recycled-content, sheathing siding composed of reclaimed or recycled material, salvaged masonry brick or block, and locally-produced stone or brick. The proposed plans have brick veneer on the piers and lower level siding, however not enough information was provided to ensure they are green materials.

      2) UDO Section 5.15.6.H.1.a. Columns, Arches, Piers, Railings, Balustrades. Porch posts shall be spaced no farther apart than they are tall. Some of the columns on the Riverfront side and the Huger Cove are proposed farther apart than they are tall. The porch post placement must be revised to meet this requirement. The applicant has requested the HPC consider a deviation from this standard based on photos provided of historic Bluffton homes (See Attachment 6).

      3) UDO Section 5.15.6.H.2.d.. Columns, Arches, Piers, Railings, Balustrades. Railings and balustrades are permitted to be wood or natural Wrought Iron. The proposed plans show the use of metal cable on the porches and balconies. The railing and balustrade material must be revised to meet this standard.

3. Section 3.18.3.D. 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 nature and character of the new construction to be consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the structures are appropriate for their location and the architectural detailing is sensitive to the neighboring properties.

4. Section 3.18.3.F. 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 Applicant seeks approval for new construction and the renovation of a nonhistorical structure within the Old Town Bluffton Historic District. The proposed plans are sympathetic in design to the neighboring historic resources; therefore, the structure, as proposed, will have no adverse effect on the public interest.

5. 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.

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 review criteria established in the UDO 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. Per Section 5.15.6.G., additional information on the brick must be provided to ensure it is salvaged masonry brick or locally-produced.
2. Per Section 5.15.6.H.1.a., a determination must be made on the appropriateness of the porch post placement being further apart than they are tall.
3. Per Section 5.15.6.H.2.d., The railing and balustrade material must be revised to be wood or Wrought Iron.
4. Note: No disturbance, including but not limited to under-brushing, or tree removal, may take place within the 100' OCRM Setback line unless specifically permitted in Section 5.5 of the Unified Development Ordinance.

ATTACHMENTS:

1. Location Map
2. Zoning Map

3. Applicant Narrative
4. Site Plan & Elevations
5. HPRC Report
6. Bluffton Porch Spacing Photos

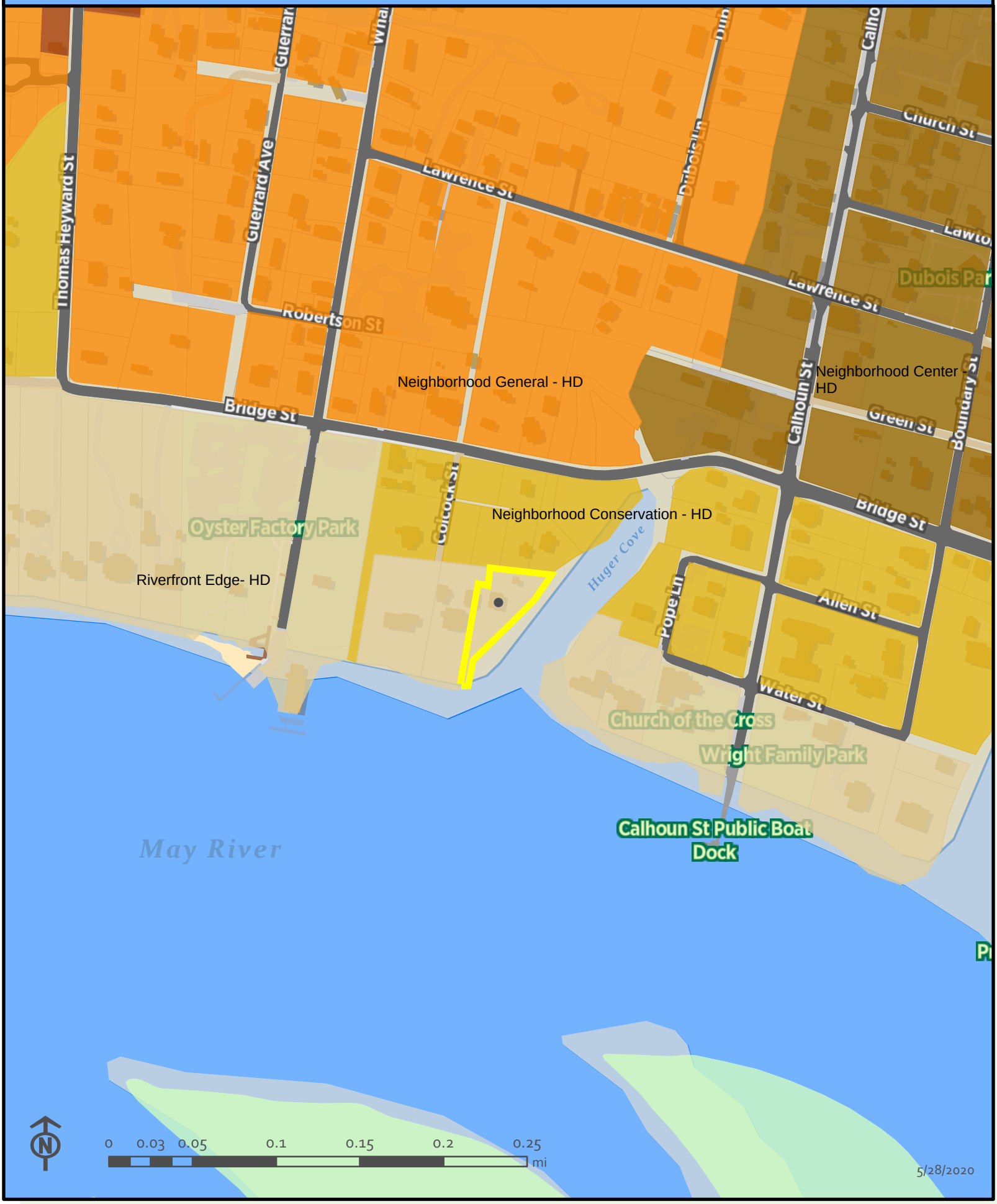
Attachment 1

51 B Colcock Street - Location Map

Town of BLUFFTON South Carolina

Attachment 2

51 B Colcock Street - Zoning Map



NARRATIVE FOR THE CUNNINGHAM RESIDENCE AT 51 COLCOCK STREET

The property owner, Matthew Cunningham, proposes building a new main house located in the same area as the existing residence approved for demolition and renovating the existing carriage house. The lot is located in the Riverfront Edge Zoning District. The proposed main house falls into the Additional Building Type Category and the existing carriage house falls into Carriage House Category.

The main house design features a vernacular building form of a hierarchy of massing. The central core is a two-story rectangular structure with a simple 5:12 hipped roof facing the riverfront. The rear entry side of the house is a one story structure with a 3:12 shed roof. Three sides of the residence are entirely adjoined by continuous wrap around 3:12 roof which partially covers the remaining left side. The wrap around roof is mainly covers a porch with some sections enclosed as part of the conditioned room areas.

Exterior finishes are a blend of traditional materials and more contemporary interpretations. The foundation walls and piers are brick veneer in a natural color finish. The brick veneer accent walls which cover the lower story of the dining, great room and kitchen exteriors are a painted white brick. The upper story of these walls and the one story walls are a tongue and groove horizontal board incorporating either a V joint or a separated butt joint. The board will be at a minimum an eight inch exposure. The windows are casements and fixed with a dark color finish and a thin muntin. The standing seam metal roof is most likely a medium bronze.

The existing carriage house has two vehicle storage below and a guest facility above. It functions well and needs no major interior changes. The renovation is mostly exterior and calls for matching the main house siding, metal roof and windows. A porch addition replaces the existing deck. Stairs will be relocated along the left side.

By taking advantage of placing the proposed house where the existing house sits, many trees have been protected from removal. A twelve inch palmetto and a eight inch and six inch tallow are the only trees slated for removal. There are some significant trees which need pruning including a massive twenty four inch cedar and twenty four inch maple to accommodate the two story height. A massive thirty six inch magnolia needs some lower limb pruning to enhance river views from the elevated porch.

The applicant and architect, Ansley Manuel, will include the architectural model at the final meeting with staff and board members as a powerful visual tool to convey the design proposal. Photographs of the model were included in the conceptual submittal for reference beforehand.

PROJECT TITLE -
THE CUNNINGHAM RESIDENCE

PHYSICAL ADDRESS -
51 COLCOCK STREET BLUFFTON, SOUTH CAROLINA

BUILDING DEPARTMENT -
TOWN OF BLUFFTON

OCCUPANCY CLASSIFICATION -
RESIDENTIAL GROUP R-3

WIND SPEED RANGE -
130-149 MPH

EXPOSURE - B

SEISMIC ZONE - C

FLOOD ZONE - C / A6

SOIL TYPE -
WANDO FINE SAND

SOIL LOAD BEARING PRESSURE -
1500 PSF

CONCRETE COMPRESSIVE STRENGTH -
TABLE R402.2

LIVE LOADS -
TABLE R301.5

ROOF LOADS -
TABLE 301.6

BUILDING HEIGHT AND NUMBER OF STORIES -
33'-0", 2 STORY

SQUARE FOOTAGES -
2347 FIRST FLOOR HEATED SQ. FT.
1378 SECOND FLOOR HEATED SQ. FT.
3725 TOTAL HEATED SQ. FT.
1316 FIRST FLOOR PORCHES SQ. FT.
342 DECK SQ. FT.
107 SECOND FLOOR BALCONY SQ. FT.

INDEX

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C-2 PROPOSED SITE PLAN
A-1 FOUNDATION PLAN
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A-3 SECOND FLOOR FRAMING
A-4 SECOND FLOOR PLAN
A-5 ROOF PLAN
A-6 ELEVATIONS
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A-8 BUILDING SECTIONS
A-9 WALL SECTIONS
A-10 WALL SECTIONS
A-11 WALL SECTIONS
A-12 WALL SECTIONS
A-13 SCHEDULES & DETAILS
A-14 DETAILS
A-15 FIRST FLOOR ELECTRICAL PLAN
A-16 SECOND FLOOR ELECTRICAL PLAN

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
6887
REGISTERED ARCHITECT

DATE :
5/8/20

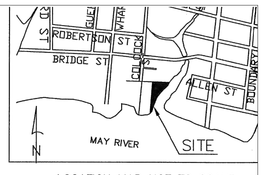
MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

THE CUNNINGHAM RESIDENCE
51 COLCOCK STREET
BLUFFTON, SC 29910

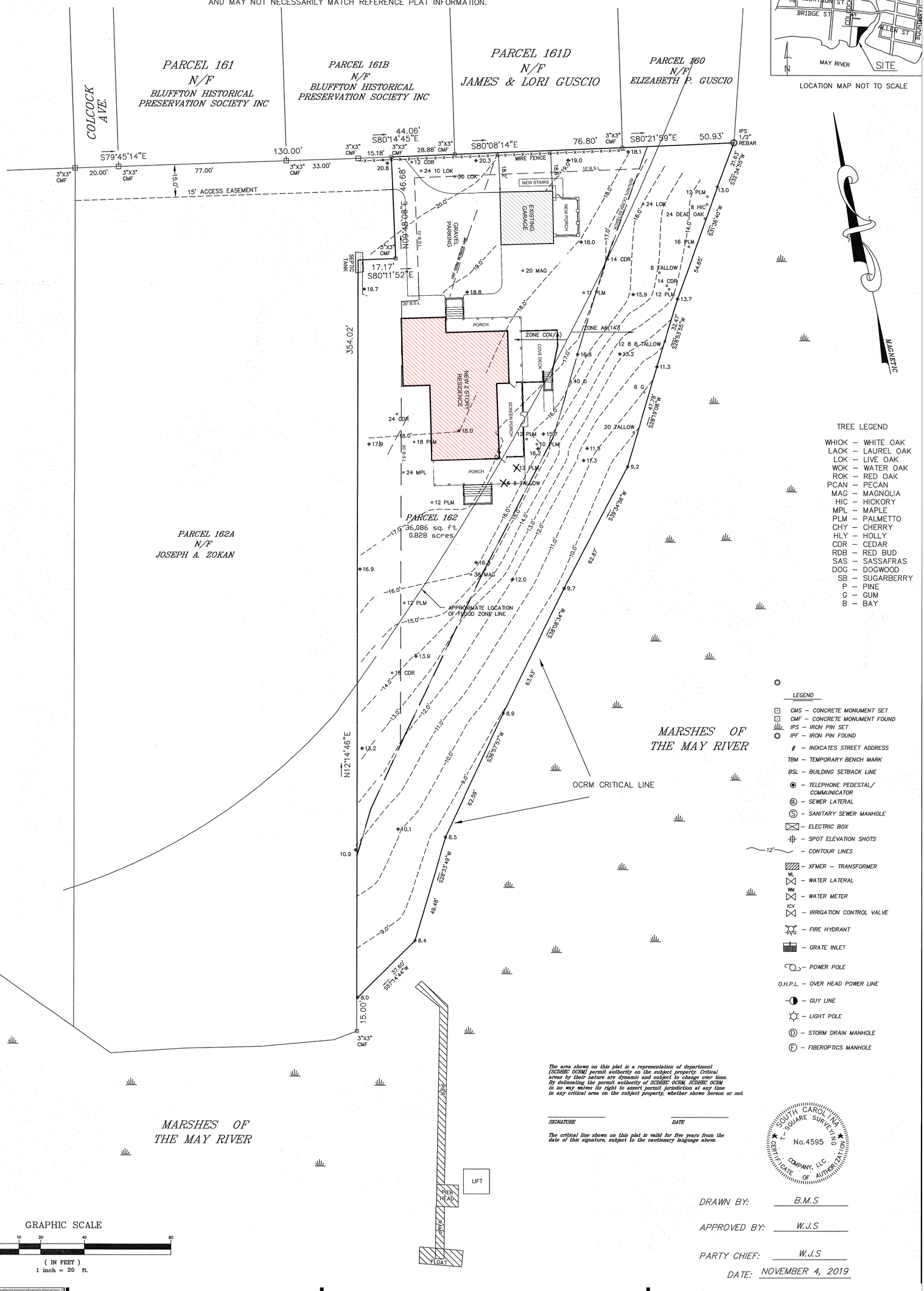
CODE ANALYSIS AND INDEX

SHEET
C1

NOTE: THIS SURVEY WAS PERFORMED BY MONUMENTATION FOUND IN THE FIELD AND MAY NOT NECESSARILY MATCH REFERENCE PLAT INFORMATION.



LOCATION MAP NOT TO SCALE



TREE LEGEND

WHIOK – WHITE OAK
LAOK – LAUREL OAK
LOK – LIVE OAK
WOK – WATER OAK
ROK – RED OAK
PCAN – PECAN
MAG – MAGNOLIA
HIC – HICKORY
MPL – MAPLE
PLM – PALMETTO
CHY – CHERRY
HLY – HOLLY
CDR – CEDAR
RDB – RED BUD
SAS – SASSAFRAS
DOG – DOGWOOD
SB – SUGARBERRY
P – PINE
G – GUM
B – BAY

LEGEND

CMS – CONCRETE MONUMENT SET
CMF – CONCRETE MONUMENT FOUND
IPS – IRON PIN SET
IPF – IRON PIN FOUND
– INDICATES STREET ADDRESS
TBM – TEMPORARY BENCH MARK
BSL – BUILDING SETBACK LINE
– TELEPHONE PEDESTAL/ COMMUNICATOR
– SEWER LATERAL
– SANITARY SEWER MANHOLE
– ELECTRIC BOX
– SPOT ELEVATION SHOTS
12' – CONTOUR LINES
– XFMER – TRANSFORMER
WL – WATER LATERAL
WM – WATER METER
ICV – IRRIGATION CONTROL VALVE
– FIRE HYDRANT
– GRATE INLET
– POWER POLE
O.H.P.L. – OVER HEAD POWER LINE
– GUY LINE
– LIGHT POLE
– STORM DRAIN MANHOLE
– FIBEROPTICS MANHOLE

The area shown on this plat is a representation of department (SCDHEC OCRM) permit authority on the subject property. Critical areas by their nature are dynamic and subject to change over time. By delineating the permit authority of SCDHEC OCRM, SCDHEC OCRM in no way waives its right to assert permit jurisdiction at any time in any critical area on the subject property, whether shown hereon or not.

SIGNATURE DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

SOUTH CAROLINA SQUARE SURVEYING COMPANY, LLC. No.4595 CERTIFICATE OF AUTHORIZATION

DRAWN BY: B.M.S

APPROVED BY: W.J.S

PARTY CHIEF: W.J.S

DATE: NOVEMBER 4, 2019

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com
Phone 843-757-2650 Fax 843-757-5758
JOB No. 03-004AR

STATE OF SOUTH CAROLINA REGISTERED LAND SURVEYOR No.26960 WILLIAM J. SMITH

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.

WILLIAM J. SMITH, PLS # 26960

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

MATTHEW AARON CUNNINGHAM

AN AS-BUILT SURVEY ON PARCEL 162 COLCOCK STREET, DISTRICT 610, TAX MAP 39A, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 162

Notes:
1. According To FEMA Flood Insurance Rate Map # 450251 0001 A This Lot Appears To Lie In A Federal Flood Plain Zones A6 & C, Minimum Required Elevations 14 & N/A Ft NGVD29
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

Reference Plat(s)
A PLAT BY FORREST F. BAUGHMAN, PREPARED FOR HENRY D. DUNN, DATED 6/17/1999 (JOB #99-082B) AND
A PLAT BY JOHNSON-TROGDEN SURVEYORS, DATED 8/30/1990 (JOB #3588)

SHEET C2

THE CUNNINGHAM RESIDENCE
51 COLCOCK STREET
BLUFFTON, SC 29910

PROPOSED SITE PLAN

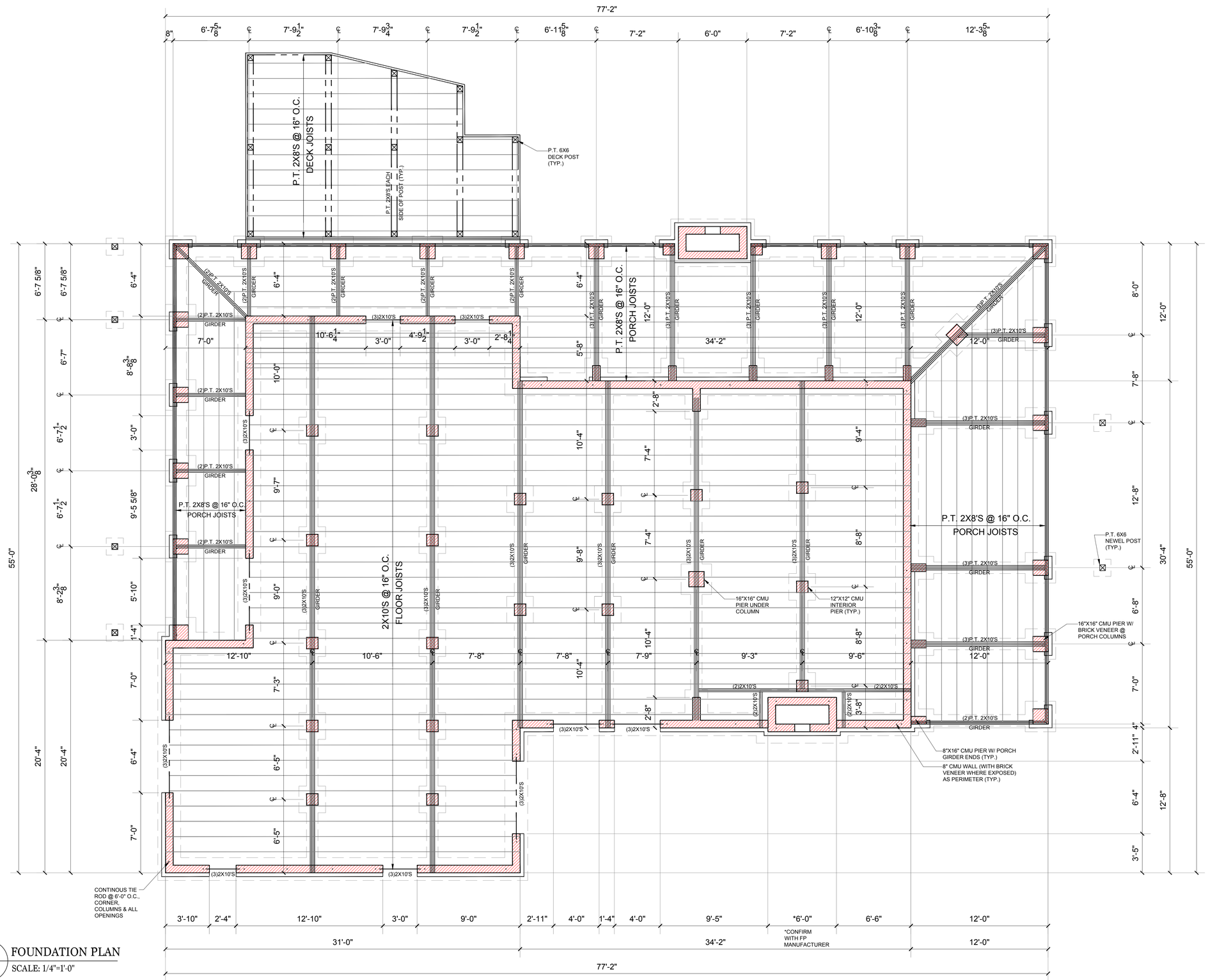
MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

DATE: 5/8/20

STATE OF SOUTH CAROLINA REGISTERED ARCHITECT ANSLEY HESTER MANUEL BLUFFTON SC 6887

STATE OF SOUTH CAROLINA REGISTERED ARCHITECTS MANUEL STUDIO LLC BLUFFTON SC 100012

Attachment 4



A / A1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
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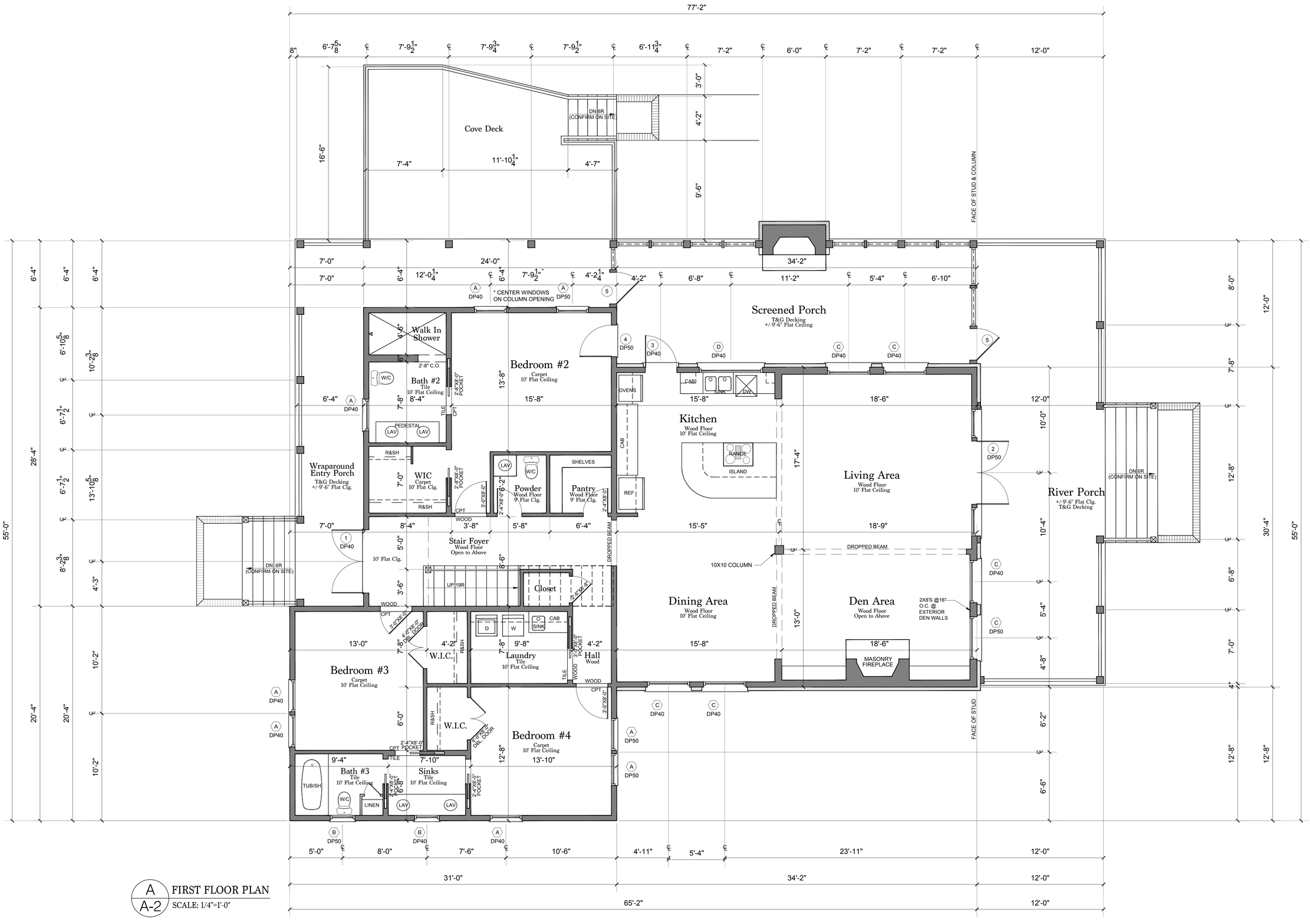
THE CUNNINGHAM RESIDENCE
51 COLCOCK STREET
BLUFFTON, SC 29910

FOUNDATION PLAN

SHEET
A1



A / A-2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
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THE CUNNINGHAM RESIDENCE
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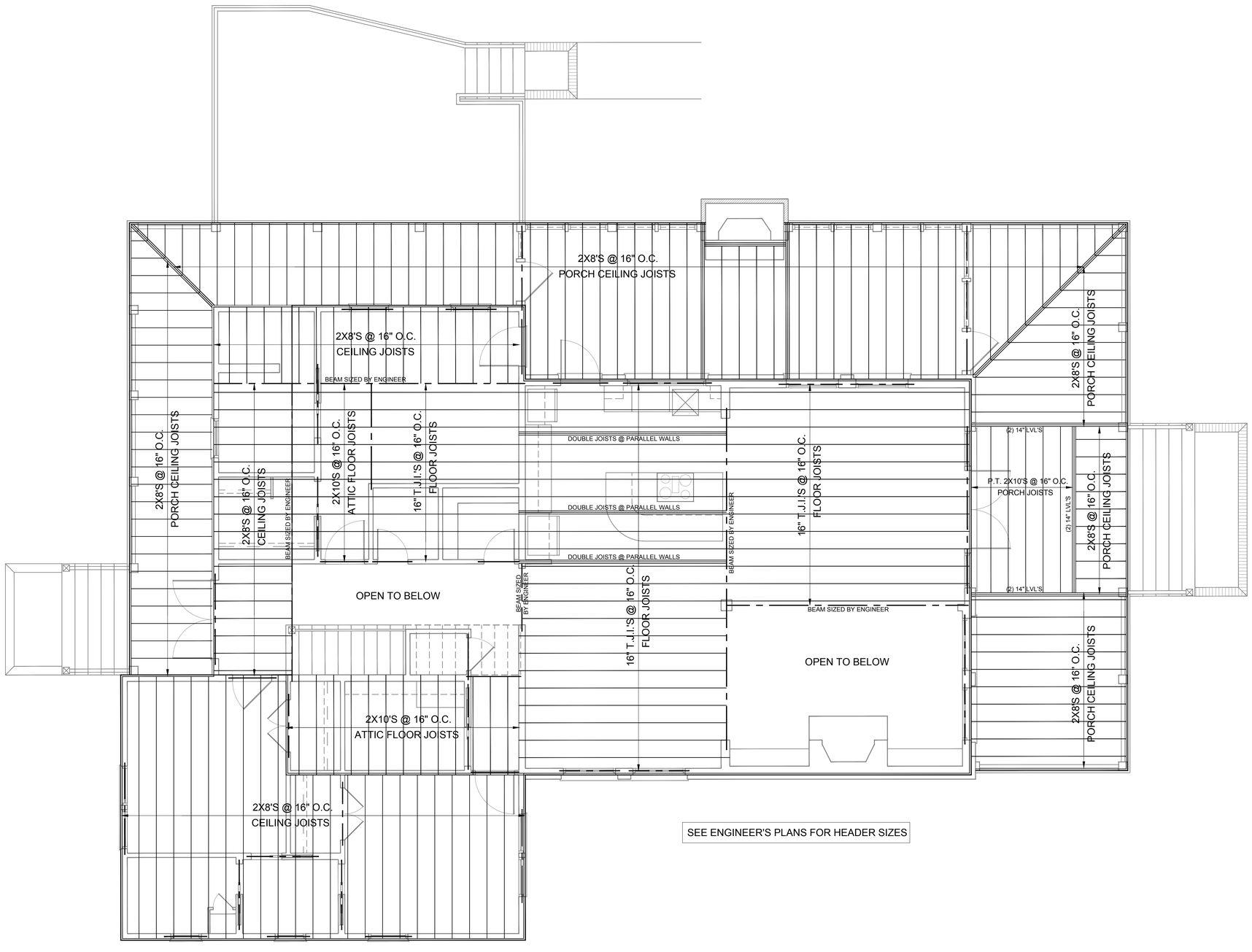
FIRST FLOOR PLAN

SHEET
A-2



A
A3
SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
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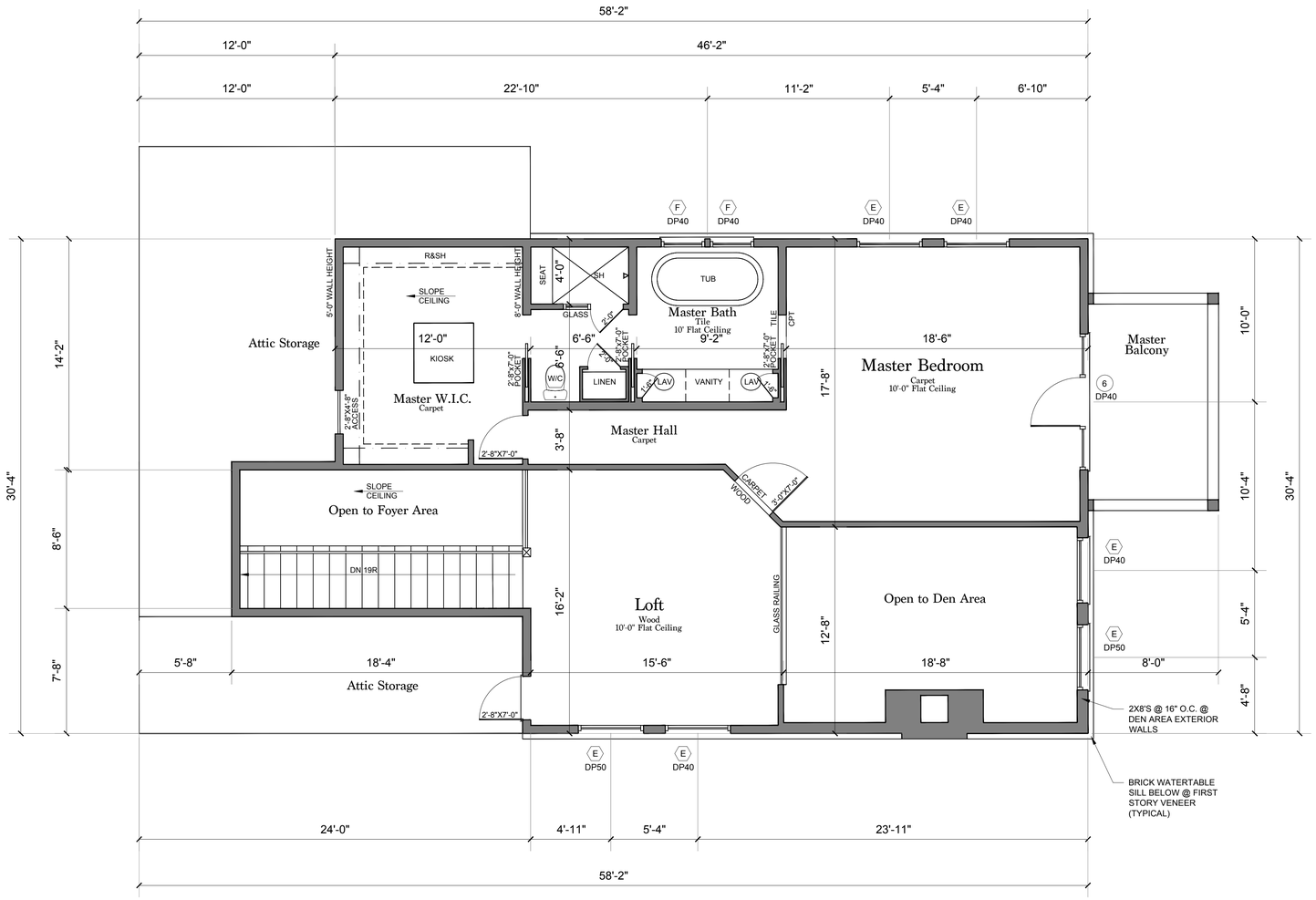
SECOND FLOOR FRAMING PLAN

SHEET
A3



A / A-4 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
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STATE OF SOUTH CAROLINA
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THE CUNNINGHAM RESIDENCE
51 COLCOCK STREET
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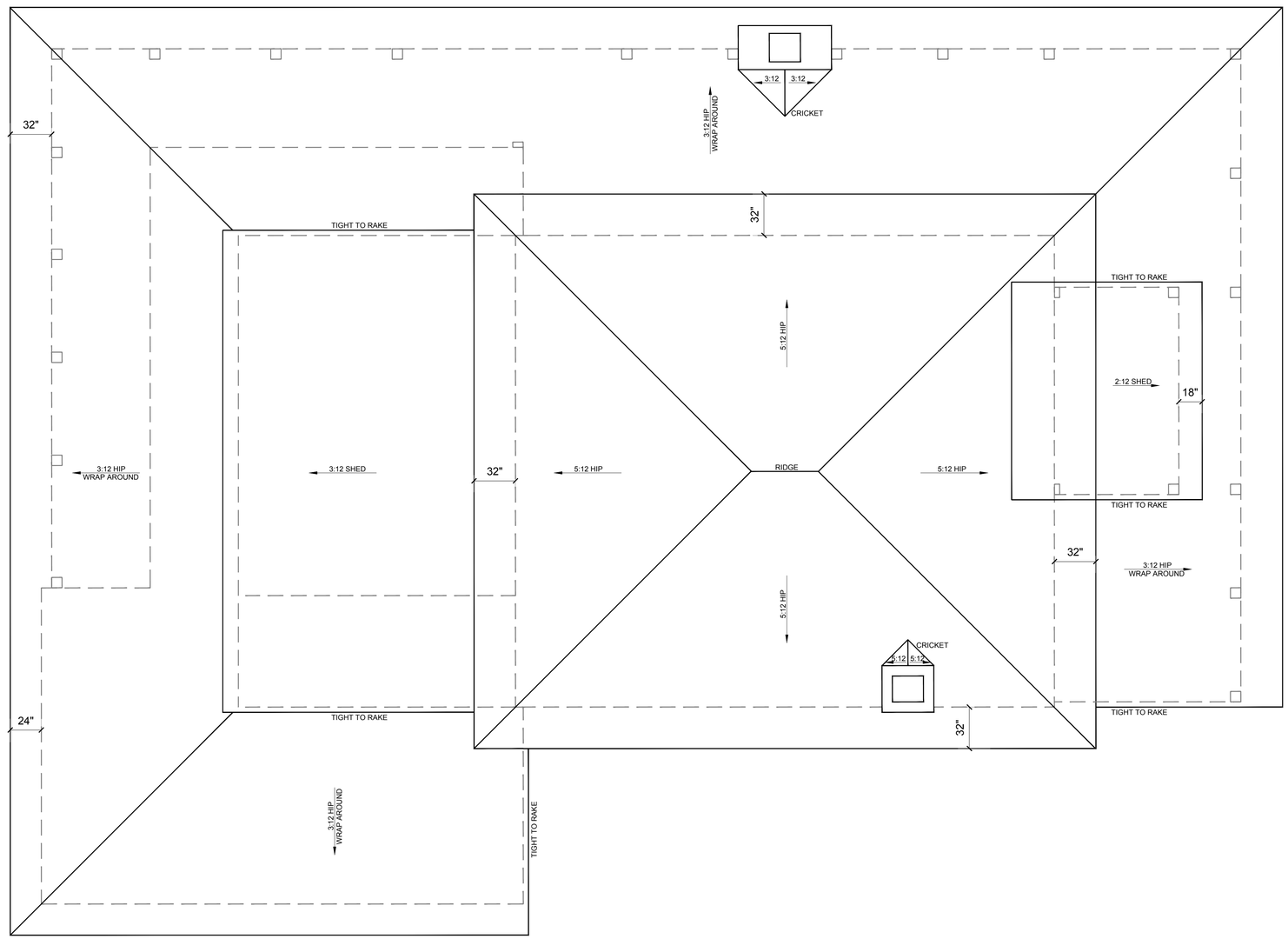
SECOND FLOOR PLAN

SHEET
A-4



A / A-5 ROOF PLAN
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
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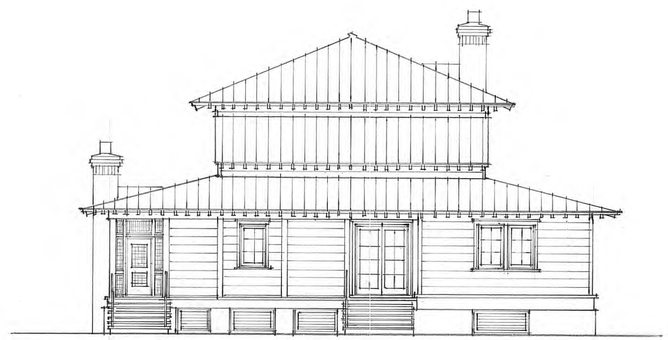
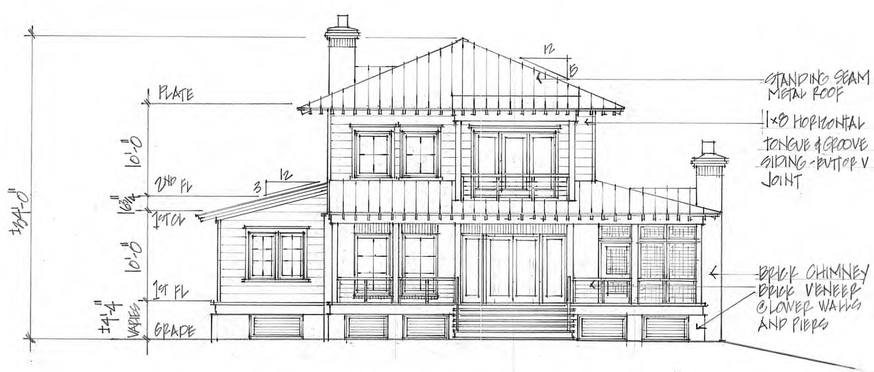
ROOF PLAN

SHEET
A-5

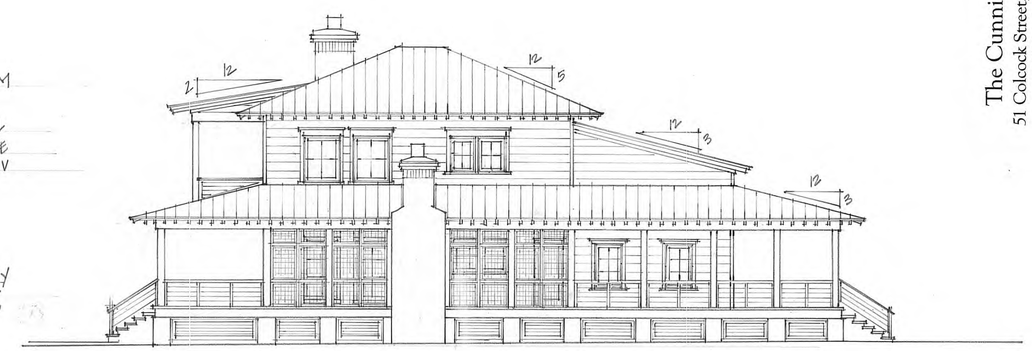


ENTRY ELEVATION 1/8" = 1'-0"

LEFT ELEVATION 1/8" = 1'-0"



RIVERFRONT ELEVATION 1/8" = 1'-0"



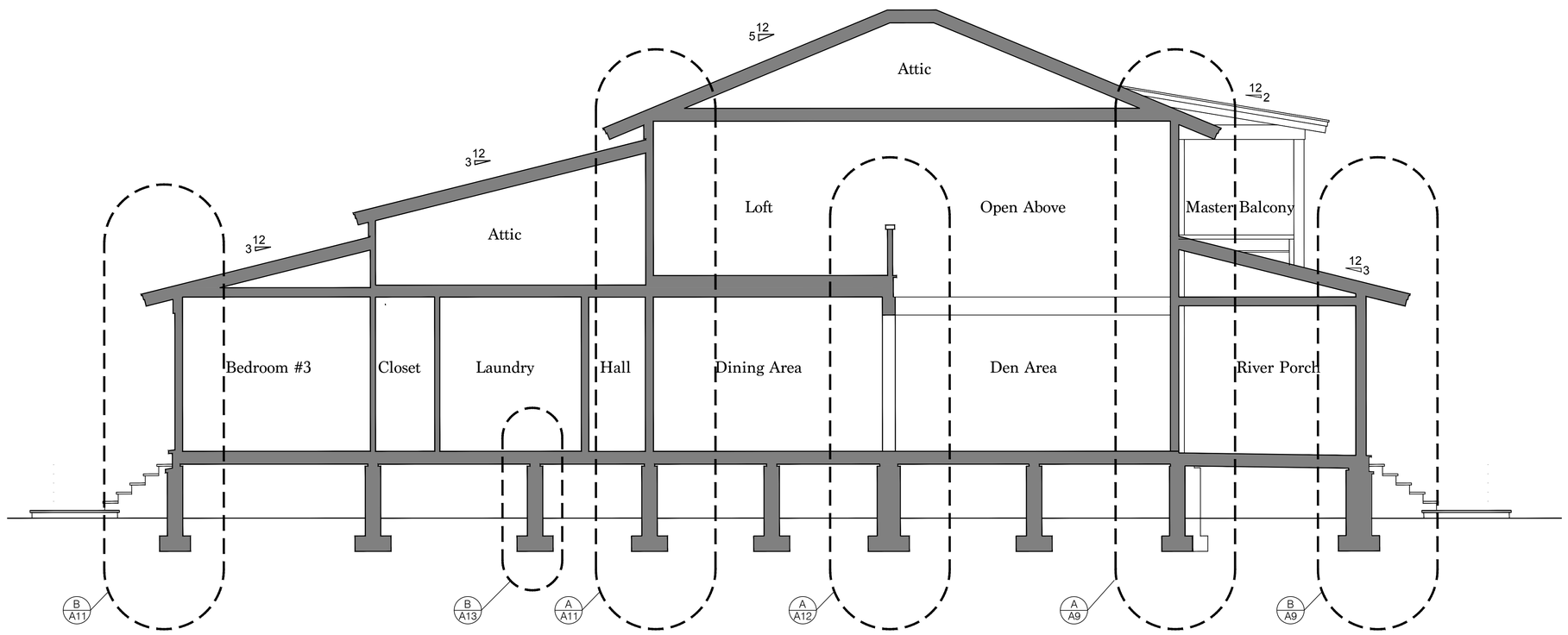
HUGER COVE ELEVATION 1/8" = 1'-0"

The Cunningham Residence
51 Colcock Street, Bluffton, South Carolina

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932

13 March 2020

PRICING SET
4/16/2020



A A8 BUILDING SECTION
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
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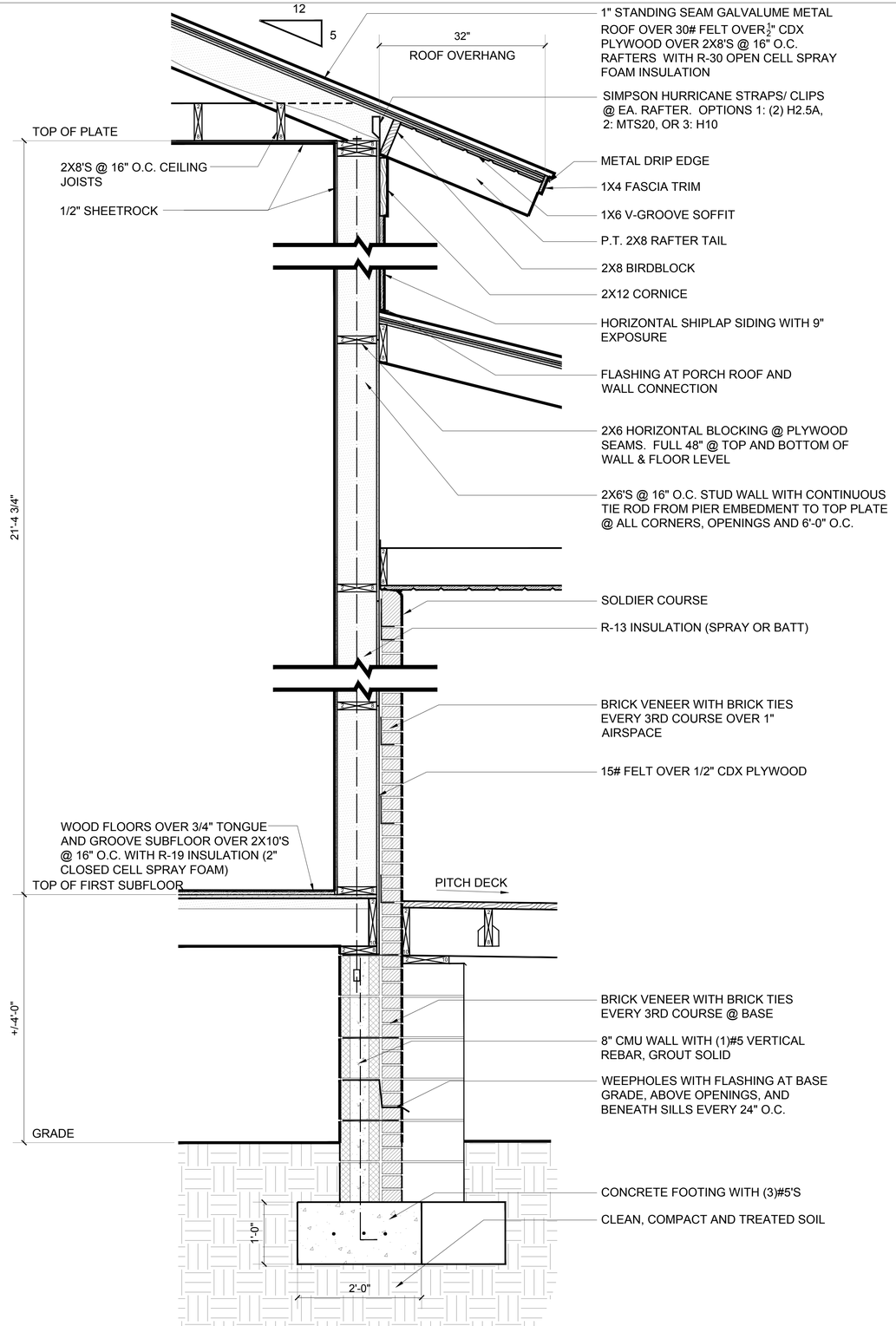
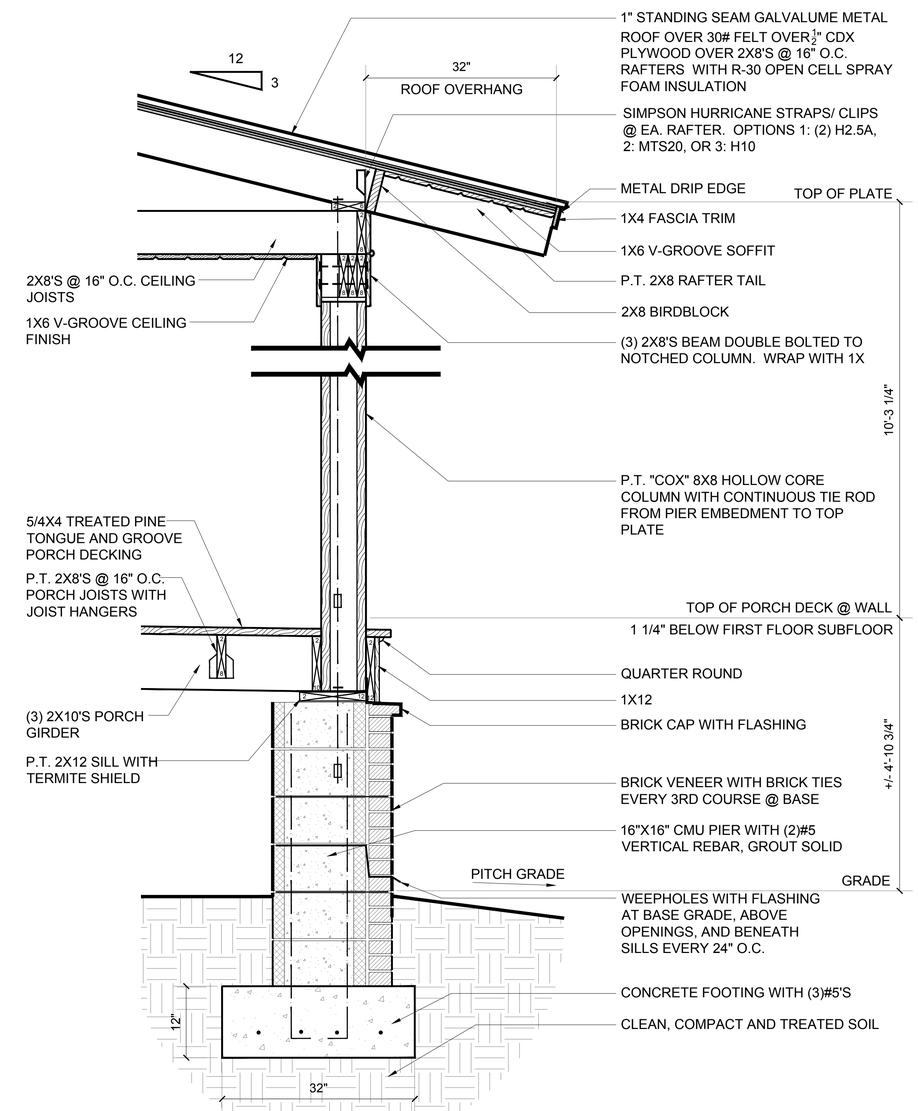
THE CUNNINGHAM RESIDENCE
51 COLCOCK STREET
BLUFFTON, SC 29910

BUILDING SECTION

SHEET
A8



A / A9 WALL SECTION @ DEN AREA RIVER WALL
SCALE: 1"=1'-0"



B / A9 PORCH SECTION
SCALE: 1"=1'-0"

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STATE OF SOUTH CAROLINA
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6887
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DATE :
5/8/20

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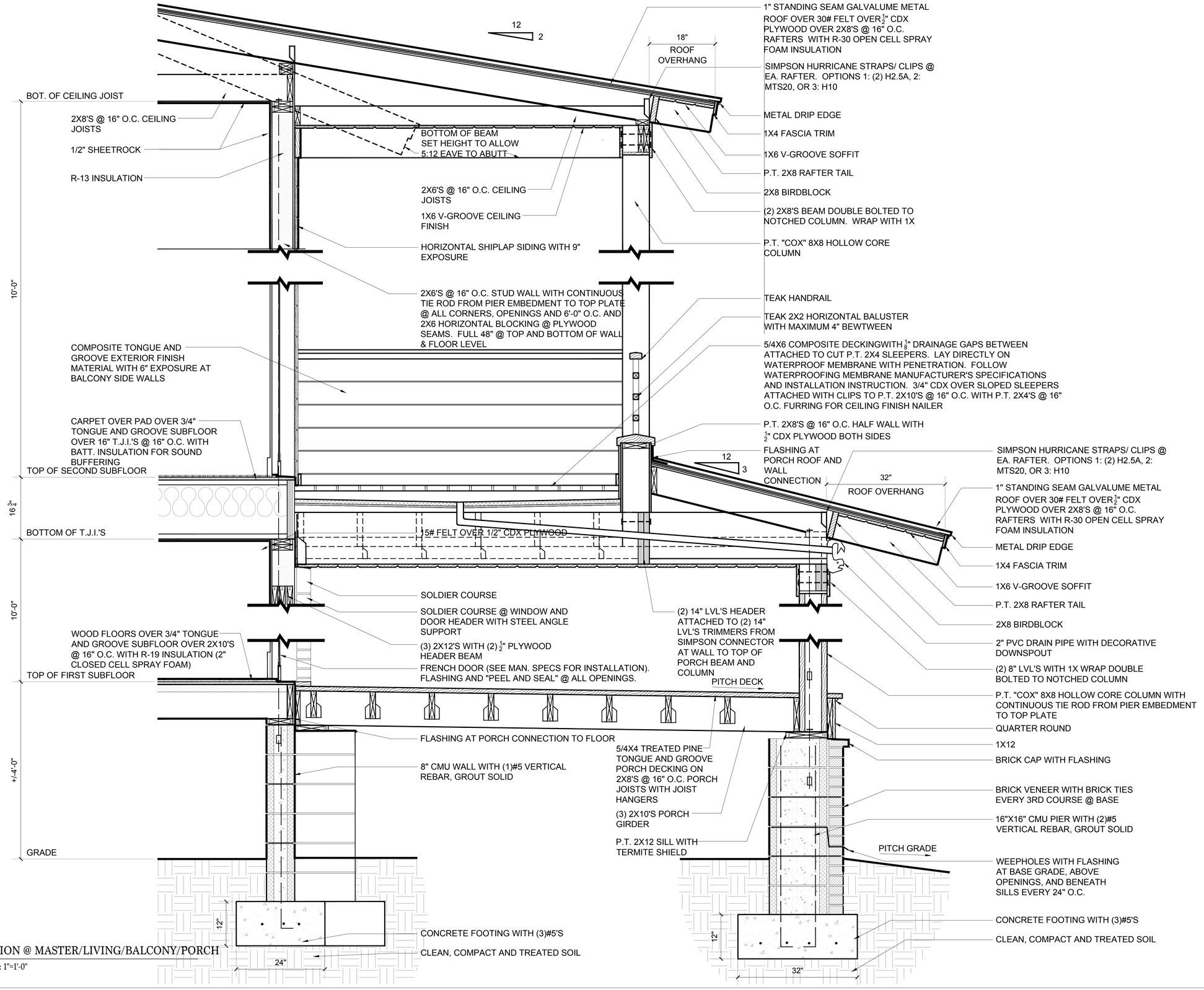
THE CUNNINGHAM RESIDENCE
51 COLCOCK STREET
BLUFFTON, SC 29910

WALL SECTIONS

SHEET
A9

Attachment 4



A / A10 SECTION @ MASTER/LIVING/BALCONY/PORCH

SCALE: 1"=1'-0"

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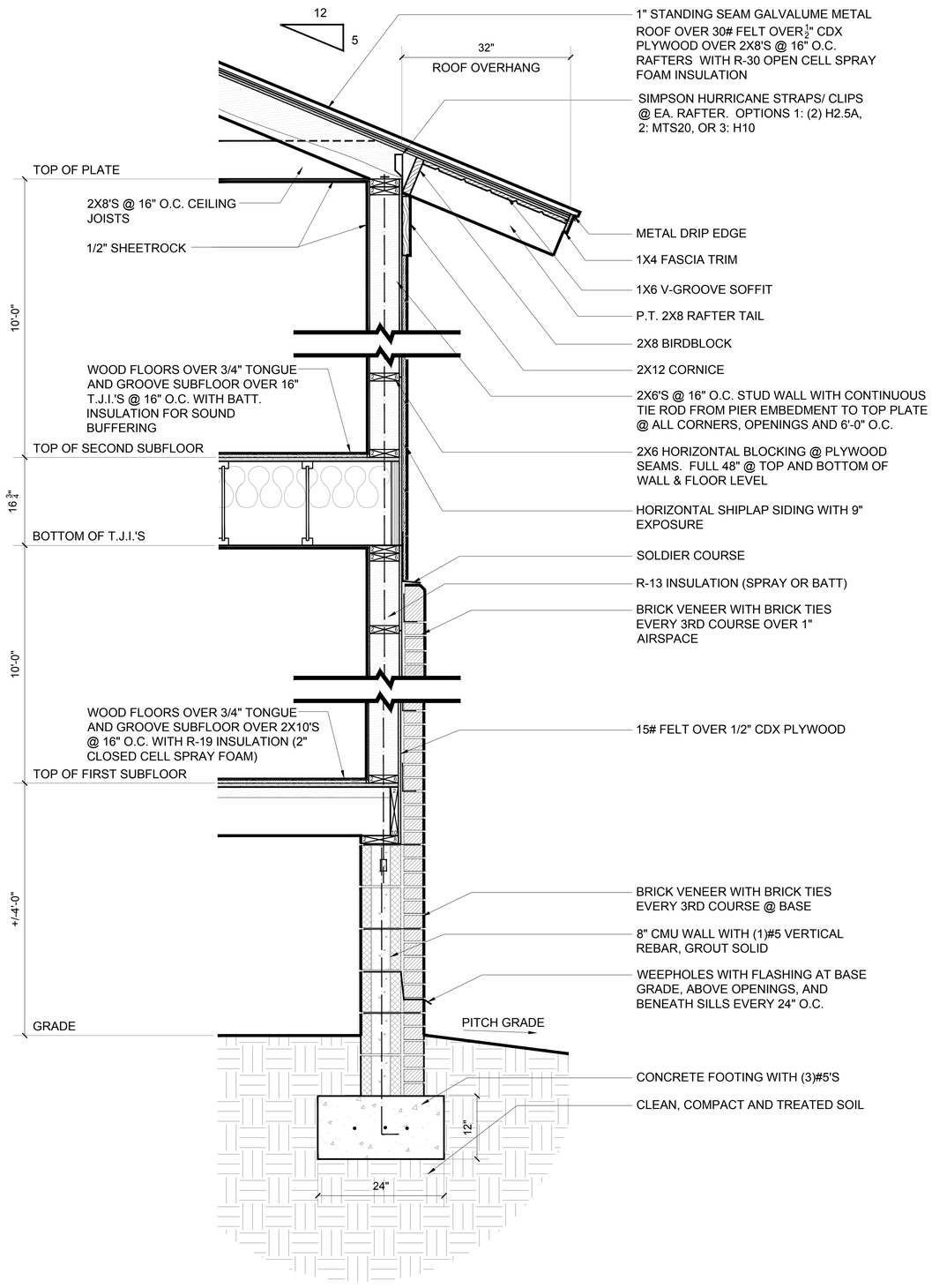
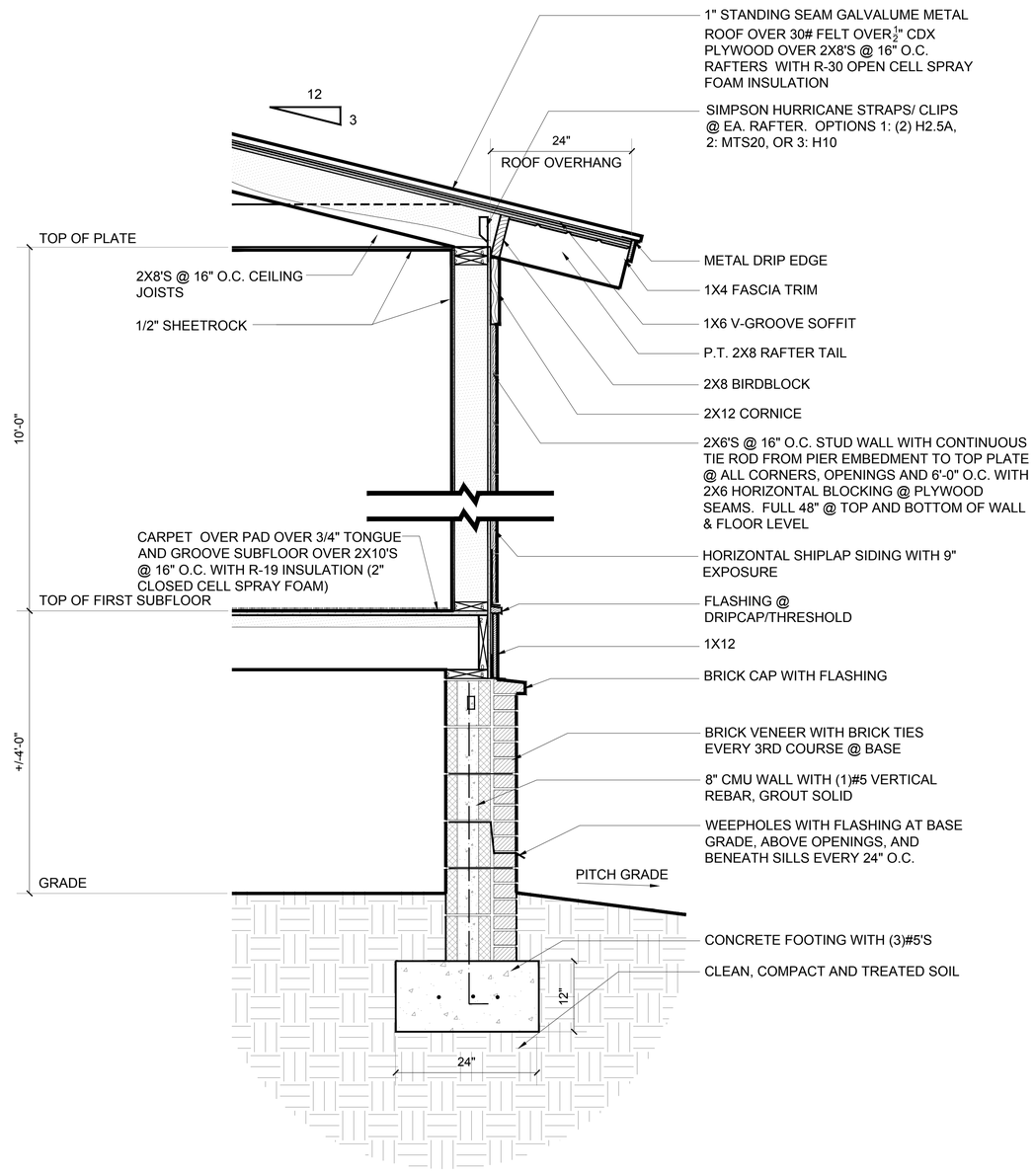
WALL SECTIONS

SHEET
A10



A / A11 WALL SECTION @ DINING AREA AND LOFT
SCALE: 1"=1'-0"



B / A11 WALL SECTION @ BEDROOM #3
SCALE: 1"=1'-0"

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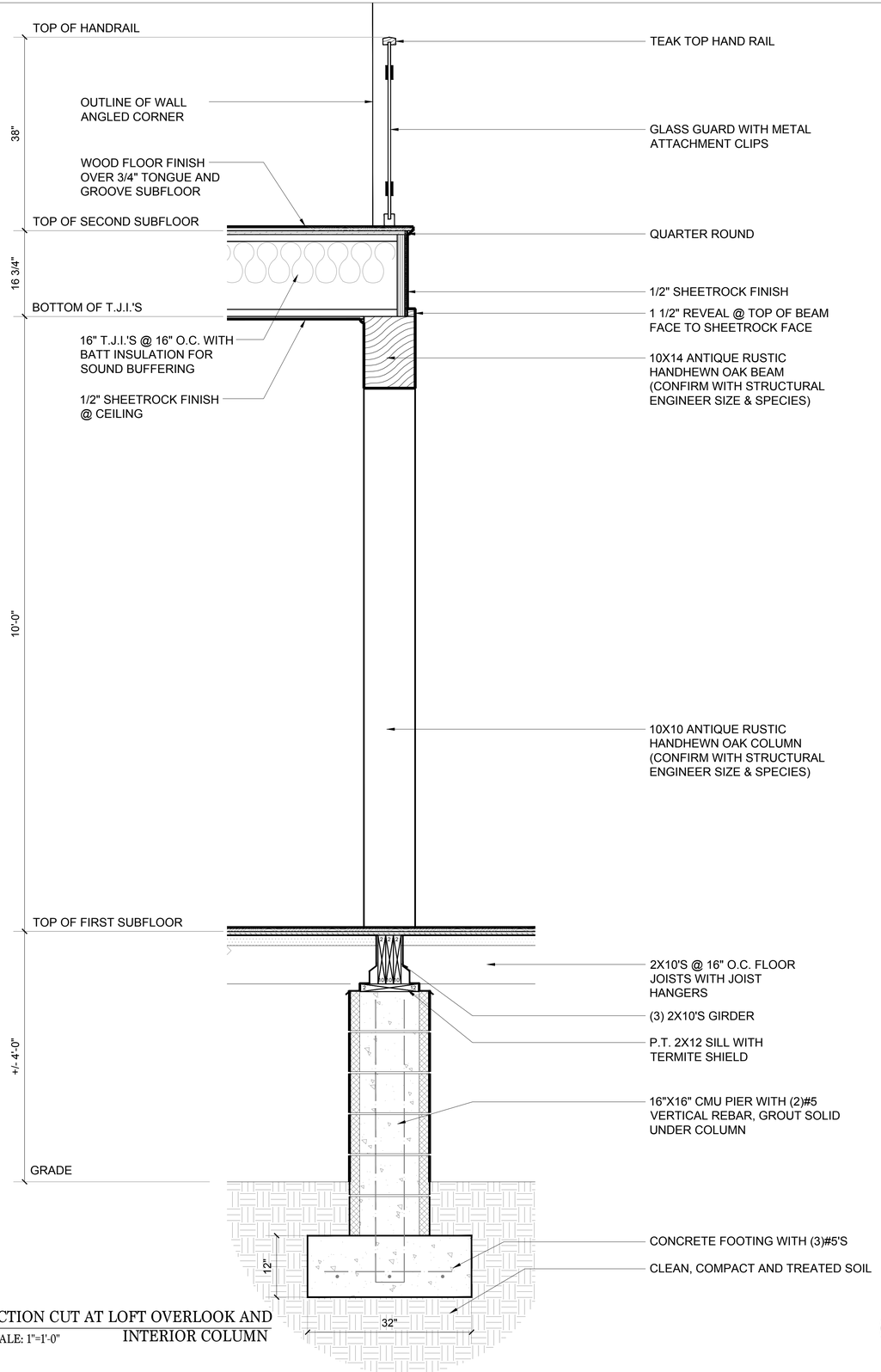
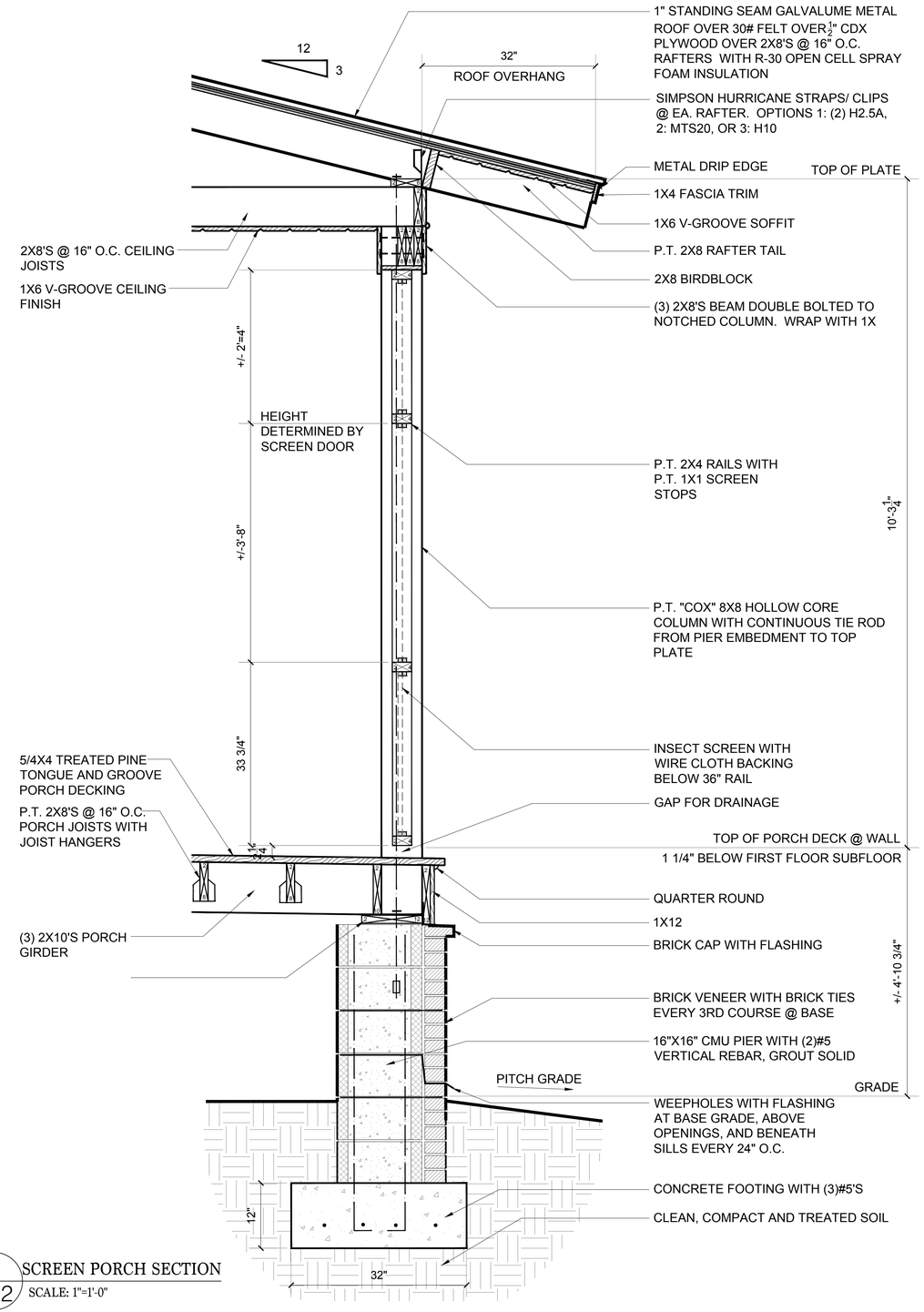
WALL SECTIONS

SHEET
A11



B / A12 SECTION CUT AT LOFT OVERLOOK AND INTERIOR COLUMN
SCALE: 1"=1'-0"



B / A12 SCREEN PORCH SECTION
SCALE: 1"=1'-0"

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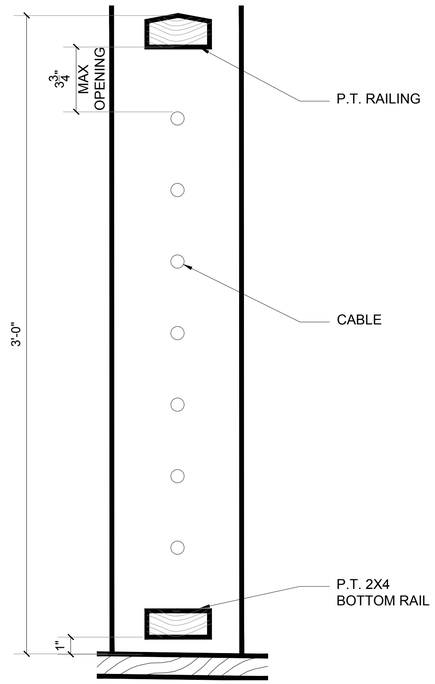
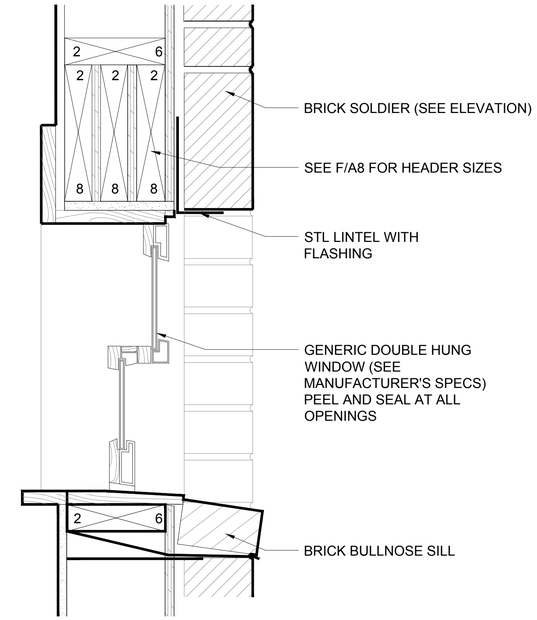
WALL SECTIONS

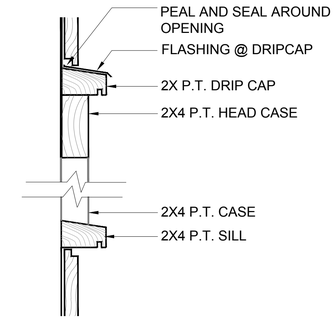
SHEET
A12



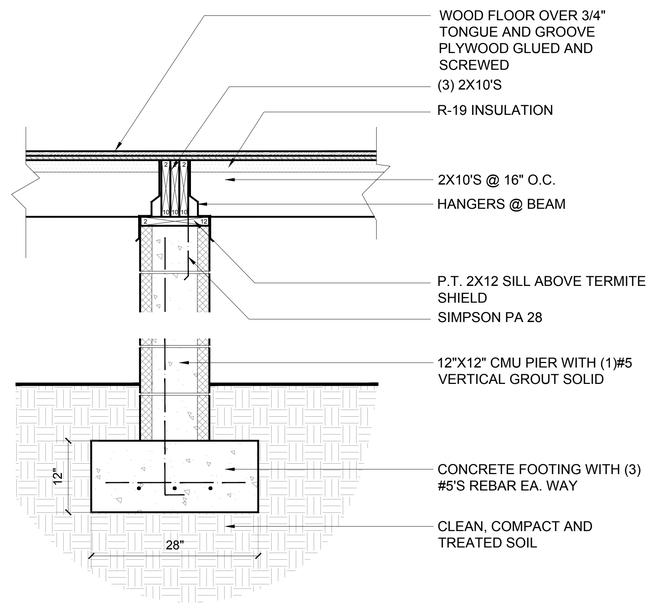
A / A13 HANDRAIL DETAIL (TYPICAL)
SCALE: 1"=1'-0"



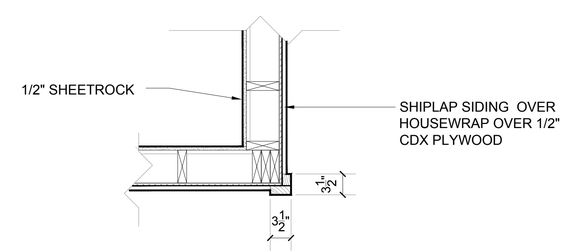
C / A13 WINDOW TRIM DETAIL @ BRICK
SCALE: 3"=1'-0"



D / A13 WINDOW TRIM DETAIL @ SHIPLAP
SCALE: 3"=1'-0"



B / A13 INTERIOR PIER (TYPICAL)
SCALE: 1"=1'-0"



E / A13 CORNER DETAIL
SCALE: 1"=1'-0"

DOOR SCHEDULE

MARK	WIDTH & HEIGHT	TYPE	LITES	QUANTITY	REMARKS
1	6'-0"X8'-0"	FRENCH OUTSWING	8/8	1 @ DP40	
2	6'-0"X8'-0"	FRENCH OUTSWING	1/1	1 @ DP50	
	2'-8"X8'-0"	SITELITES	1/1		
3	3'-0"X8'-0"	PATIO OUTSWING	1	1 @ DP40	
4	3'-0"X8'-0"	PATIO INSWING	1	1 @ DP50	
5	3'-0"X6'-8"	SCREEN	N/A	2	
6	3'-0"X7'-0"	PATIO INSWING	1	1 @ DP40	
	2'-8"X7'-0"	SITELITES	1/1		

ALL EXTERIOR DOORS TO BE ALUMINUM CLAD (EXTERIOR), WOOD (INTERIOR) UNLESS OTHERWISE NOTED.
ALL INTERIOR DOORS TO BE 5 PANEL COMPOSITE MATERIAL, MDF PREFERRED, UNLESS OTHERWISE NOTED.
ALL GLASS TO BE IMPACT RESISTANT.

WINDOW SCHEDULE

MARK	WIDTH & HEIGHT	TYPE	LITES	QUANTITY	REMARKS
A	3'-0" X 5'-0"	CASEMENT	6	8 (5@ DP40 / 3@DP50)	
B	2'-4" X 4'-4"	CASEMENT	6	2 (1@ DP40 / 1@DP50)	
C	4'-0" X 7'-0"	FIXED	6	6 (5@ DP40 / 1@DP50)	
D	6'-0" X 4'-8"	AWNING OR FIXED	6	1@ DP40	
E	4'-0" X 5'-0"	FIXED	4	6 (4@ DP40 / 2@DP50)	
F	2'-8" X 4'-0"	CASEMENT	4	2@ DP40	

ALL WINDOWS ARE WOOD INTERIOR AND CLAD EXTERIOR.
ALL GLASS TO BE IMPACT RESISTANT.
DP RATINGS ARE 35 IF MORE THAN 4' FROM CORNER & 45 IF WITHIN 4' FROM CORNER

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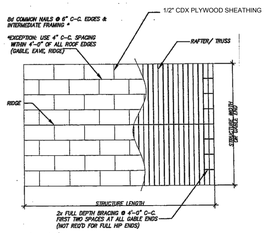
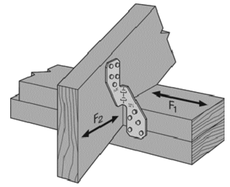
SCHEDULES & DETAILS

SHEET
A13

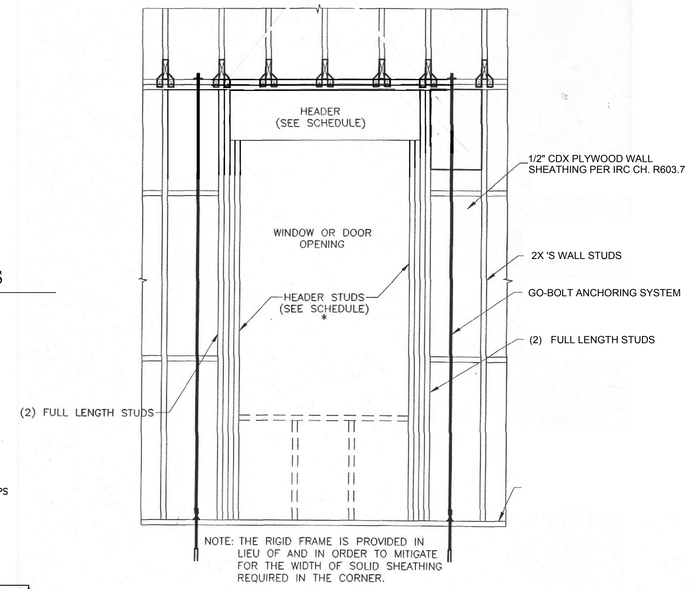


A A14 ROOF SHEATHING & CONSTRUCTION
SCALE: N.T.S.

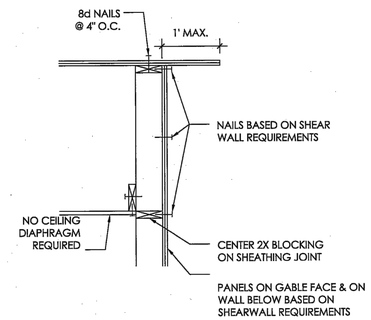


HURRICANE RAFTER STRAPS/CLIP OPTIONS - MTS 30, H10 OR (2)H2.5

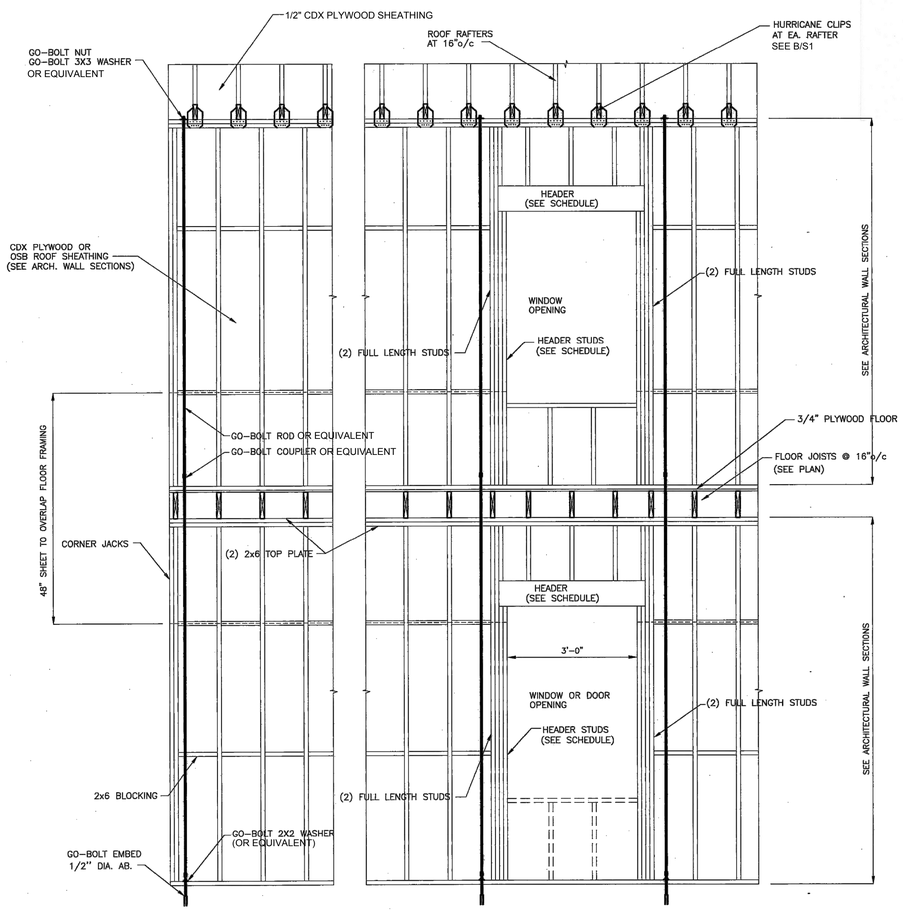
B A14 HURRICANE RAFTER STRAPS
SCALE: N.T.S.



C A14 TYPICAL OPENING FRAME
SCALE: N.T.S.



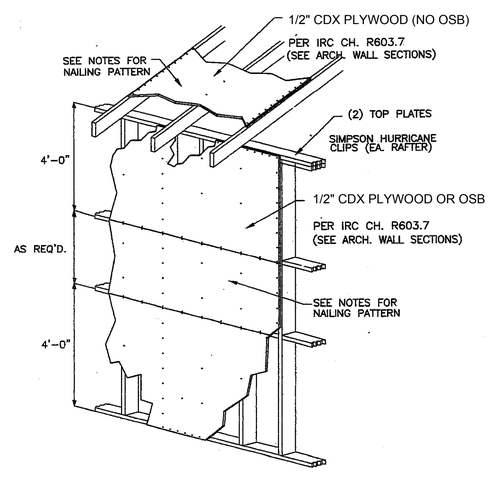
D A14 BALLOON FRAMED GABLE DETAIL (PREFERRED)
SCALE: N.T.S.



PROVIDE GO-BOLT OR EQUIVALENT TIE-DOWN AT EVERY CORNER, OPENING AND 6'-0" O.C. WITH ANCHOR BOLTS IN BETWEEN.

E A14 TYP. 2 STORY EXTERIOR WALL ASSEMBLY
SCALE: N.T.S.

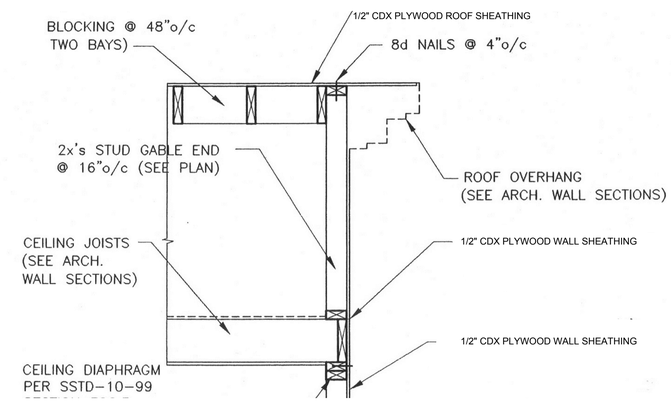
NOTE: 2 8/9" RING SHANK NAILS CAN BE USED AS ALTERNATE



WALL AND ROOF SHEATHING WILL BE NAILED WITH 8d NAILS (TWISTED SHANK) 3"o/c AROUND EDGES AND 6"o/c IN FIELD
OR
WALL AND ROOF SHEATHING WILL BE NAILED WITH 10d NAILS (TWISTED SHANK) 4"o/c AROUND EDGES AND 6"o/c IN FIELD

PROVIDE SHEATHING SPLICES OVER BLOCKING OR FRAMING
THE SHEATHING MAY BE PLACED EITHER HORIZONTALLY OR VERTICALLY

F A14 SHEATHING NAILING PATTERN
SCALE: N.T.S.



G A14 PLATFORM FRAMED GABLE DETAIL (ALTERNATE)
SCALE: N.T.S.

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x6's @ 16" O.C.)
(3) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(3) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(3) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x4's @ 16" O.C.)
(2) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(2) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(2) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

THE CEILING / ATTIC JOISTS WILL BE:
2x6's @ 16"o/c UP TO 10' SPAN
2x8's @ 16"o/c UP TO 13'-8" SPAN
2x10's @ 16"o/c UP TO 16' SPAN
2x12's @ 16"o/c UP TO 20' SPAN

THE ROOF RAFTERS WILL BE:
2x6's @ 16"o/c UP TO 8'-0" (UNSHORED) SPAN
2x8's @ 16"o/c UP TO 12'-0" (UNSHORED) SPAN
2x10's @ 16"o/c UP TO 15'-0" (UNSHORED) SPAN
2x12's @ 16"o/c UP TO 18'-0" (UNSHORED) SPAN

THE EXTERIOR WALL STUDS SCHEDULE:
(FOR V_{3S}=120 MPH)
2x4's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 9'-1½"
2x6's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 12'-1½"
2x8's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 18'-1½"
OR DOUBLE 2x6's IN LIEU OF 2x8's

H A14 FRAMING SCHEDULE
SCALE: N.T.S.

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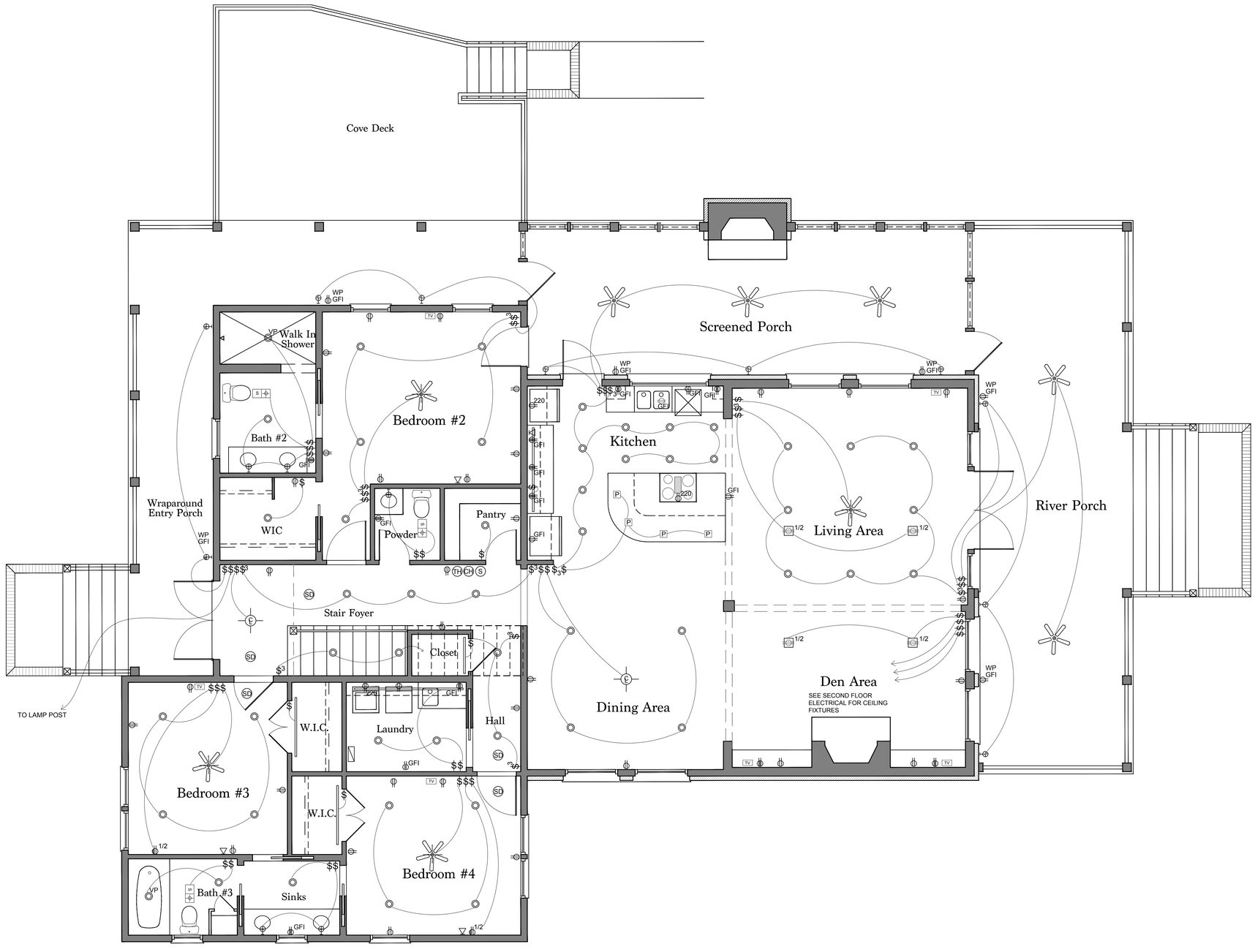
DETAILS

SHEET
A14



ELECTRICAL LEGEND

- ELECTRICAL OUTLET
- 220 VOLT
- GFI 42" GROUND FAULT INTERRUPT
- WP GFI WATERSEAL GROUND FAULT INTERRUPT
- 1/2 HALF SWITCH
- FLOOR OUTLET
- TELEPHONE JACK
- $ LIGHT SWITCH
- $3 3-WAY LIGHT SWITCH
- $4 4-WAY LIGHT SWITCH
- FLUORESCENT
- UNDER CABINET LIGHT / CLOSET
- TH THERMOSTAT
- SD SMOKE DETECTOR
- S SECURITY SYSTEM PANEL
- CH CHIME
- DOOR BELL
- TV TELEVISION CABLE
- OUTDOOR WALL SCONCE
- INDOOR WALL SCONCE
- RECESSED CAN LIGHT
- VP VAPOR SEALED RECESSED CAN LIGHT
- DIRECTIONAL RECESSED CAN LIGHT
- C CHANDELIER
- P PENDANT LIGHT
- J JUNCTION BOX
- CLG FAN/LIGHT
- CLG FAN
- HOSE BIBB
- S LIGHT/EXHAUST FAN RECESSED
- S RECESSED EXHAUST FAN
- PANEL
- METER
- DICONNECT

A / A15 ELECTRICAL FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

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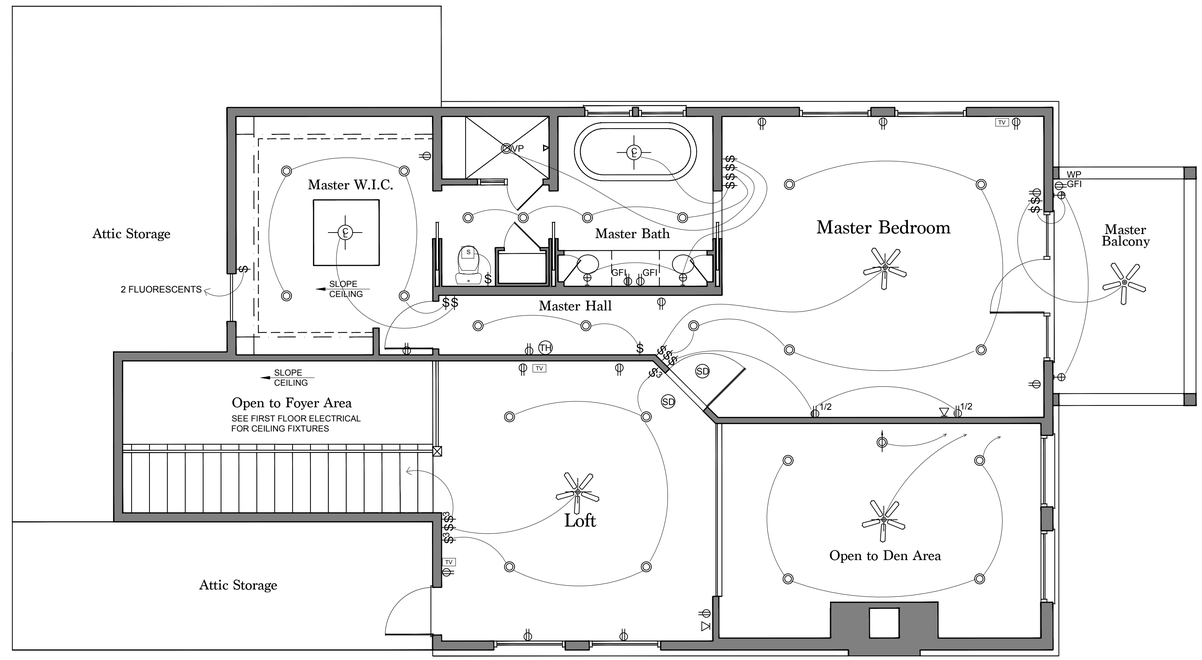
ELECTRICAL FIRST FLOOR PLAN

SHEET
A15

ELECTRICAL LEGEND

- ELECTRICAL OUTLET
- 220 VOLT
- 42" GROUND FAULT INTERRUPT
- GROUND FAULT INTERRUPT
- WATERSEAL GROUND FAULT INTERRUPT
- HALF SWITCH
- FLOOR OUTLET
- TELEPHONE JACK
- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- 4-WAY LIGHT SWITCH
- FLUORESCENT
- UNDER CABINET LIGHT / CLOSET
- THERMOSTAT
- SMOKE DETECTOR
- SECURITY SYSTEM PANEL
- CHIME
- DOOR BELL
- RECESSED CAN LIGHT
- VAPOR SEALED RECESSED CAN LIGHT
- DIRECTIONAL RECESSED CAN LIGHT
- CHANDELIER
- PENDANT LIGHT
- JUNCTION BOX
- CLG FAN/LIGHT
- CLG FAN
- HOSE BIBB
- LIGHT/EXHAUST FAN RECESSED
- RECESSED EXHAUST FAN
- PANEL
- METER
- DICONNECT



A / A16 ELECTRICAL SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

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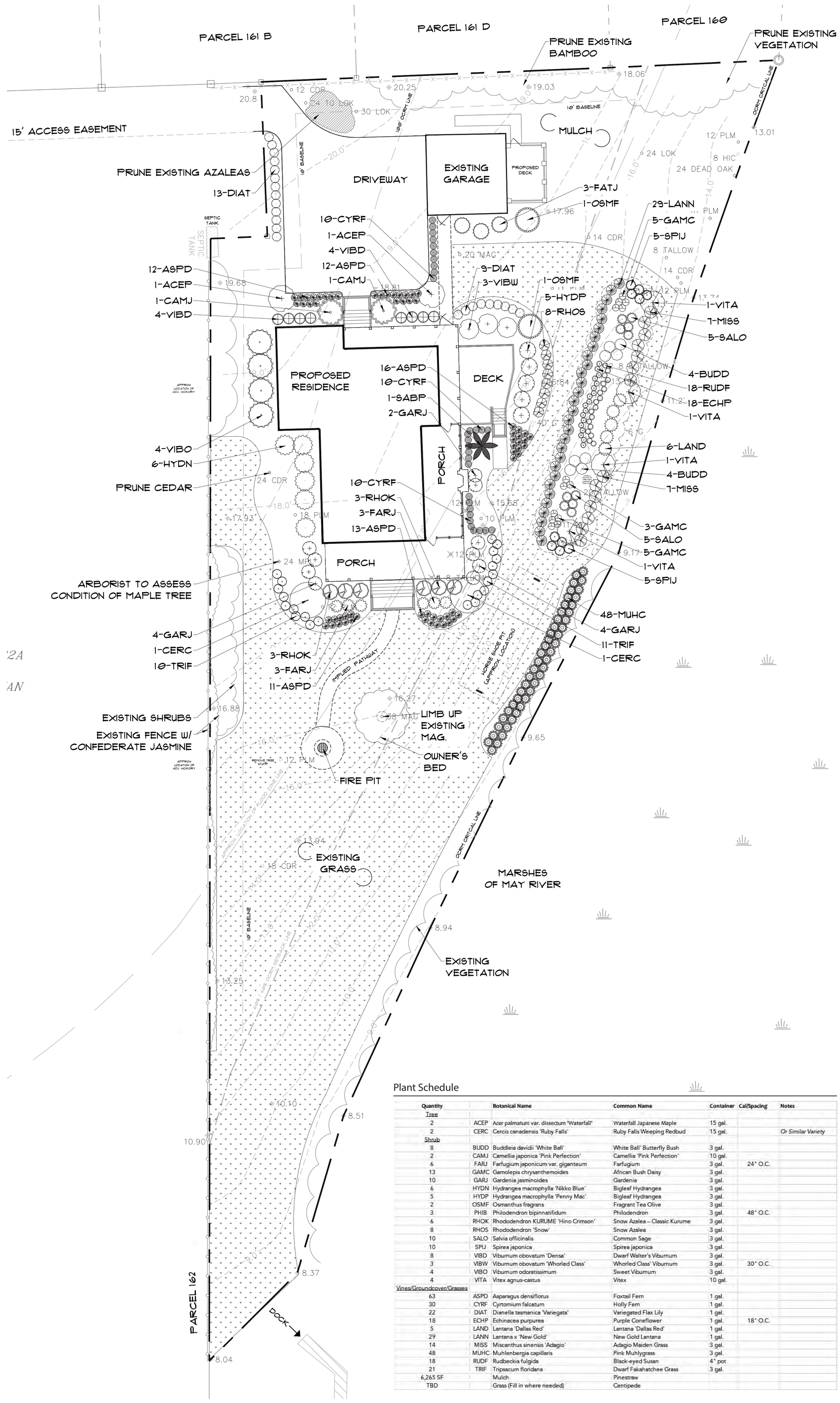
ELECTRICAL SECOND FLOOR PLAN

SHEET
A16



Aerial Image of Site - Total Site Acreage: +/- 36,086 SF

SCALE: 1" = 100'

Site Analysis - Existing Tree Canopies: +/- 26,150 SF

SCALE: 1" = 100'

Site Analysis - Proposed Tree Canopies: +/- 0 SF

SCALE: 1" = 100'

Plant Schedule

Quantity		Botanical Name	Common Name	Container	Cal/Spacing	Notes
Tree						
2	ACEP	Acer palmatum var. dissectum 'Waterfall'	Waterfall Japanese Maple	15 gal.		
2	CERC	Cercis canadensis 'Ruby Falls'	Ruby Falls Weeping Redbud	15 gal.		*Or Similar Variety*
Shrub						
8	BUDD	Buddleia davidii 'White Ball'	White Ball' Butterfly Bush	3 gal.		
2	CAMJ	Camellia japonica 'Pink Perfection'	Camellia 'Pink Perfection'	10 gal.		
6	FARJ	Farfugium japonicum var. giganteum	Farfugium	3 gal.	24" O.C.	
13	GAMC	Gamolepis chrysanthemoides	African Bush Daisy	3 gal.		
10	GARJ	Gardenia jasminoides	Gardenia	3 gal.		
6	HYDN	Hydrangea macrophylla 'Nikko Blue'	Bigleaf Hydrangea	3 gal.		
5	HYDP	Hydrangea macrophylla 'Penny Mac'	Bigleaf Hydrangea	3 gal.		
2	OSMF	Osmanthus fragrans	Fragrant Tea Olive	3 gal.		
3	PHIB	Philodendron bipinnatifidum	Philodendron	3 gal.	48" O.C.	
6	RHOK	Rhododendron KURUME 'Hino Crimson'	Snow Azalea – Classic Kurume	3 gal.		
8	RHOS	Rhododendron 'Snow'	Snow Azalea	3 gal.		
10	SALO	Salvia officinalis	Common Sage	3 gal.		
10	SPIJ	Spirea japonica	Spirea japonica	3 gal.		
8	VIBD	Viburnum obovatum 'Densa'	Dwarf Walter's Viburnum	3 gal.		
3	VIBW	Viburnum obovatum 'Whorled Class'	Whorled Class' Viburnum	3 gal.	30" O.C.	
4	VIBO	Viburnum odoratissimum	Sweet Viburnum	3 gal.		
4	VITA	Vitex agnus-castus	Vitex	10 gal.		
Vines/Groundcover/Grasses						
63	ASPD	Asparagus densiflorus	Foxtail Fern	1 gal.		
30	CYRF	Cyrtomium falcatum	Holly Fern	1 gal.		
22	DIAT	Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 gal.		
18	ECHP	Echinacea purpurea	Purple Coneflower	1 gal.	18" O.C.	
5	LAND	Lantana 'Dallas Red'	Lantana 'Dallas Red'	1 gal.		
29	LANN	Lantana x 'New Gold'	New Gold Lantana	1 gal.		
14	MISS	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	3 gal.		
48	MUHC	Muhlenbergia capillaris	Pink Muhlygrass	3 gal.		
18	RUDF	Rudbeckia fulgida	Black-eyed Susan	4" pot		
21	TRIF	Tripsacum floridana	Dwarf Fakahatchee Grass	3 gal.		
6,265 SF		Mulch	Pinestraw			
TBD		Grass (Fill in where needed)	Centipede			

Tree Canopy Summary

TOTAL LOT ACREAGE: 36,086 SF
TOTAL ROOF SF: 4,126 SF
36,086 - 4,126 = 33,960 SF
33,960 SF X 75% = 25,470 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 25,470 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 26,150 SF
TOTAL PROPOSED TREE CANOPY: +/- 0 SF
TOTAL EXISTING & ADJACENT TREE & PROPOSED TREE CANOPY: +/- 26,150 SF

Plant Imagery

Prepared By:
Maria Ghys Drawdy
Landscape Designer
MARIA GHYS DESIGNS LLC
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565

Final Landscape Plan & Tree Mitigation

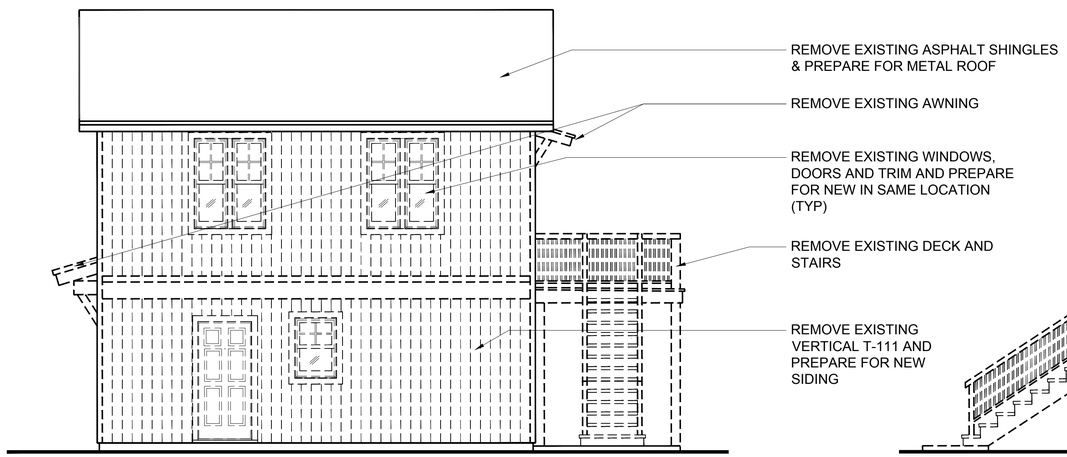
for

Matthew Cunningham
51 Colcock Ave.
Bluffton, SC

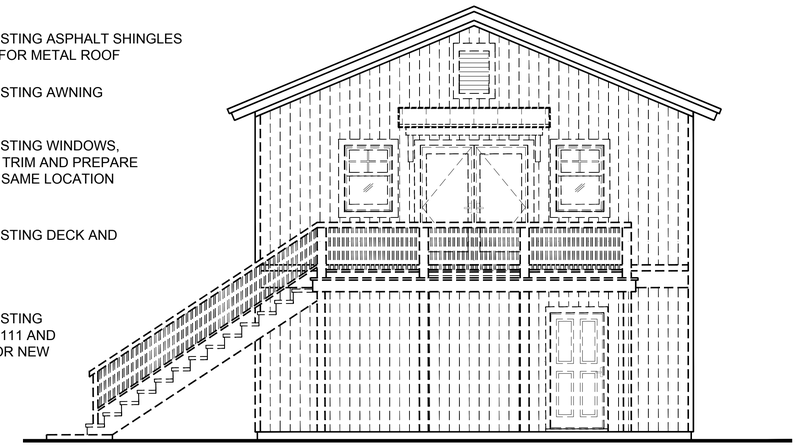
0 8 16 32 64

Scale: 1" = 16'

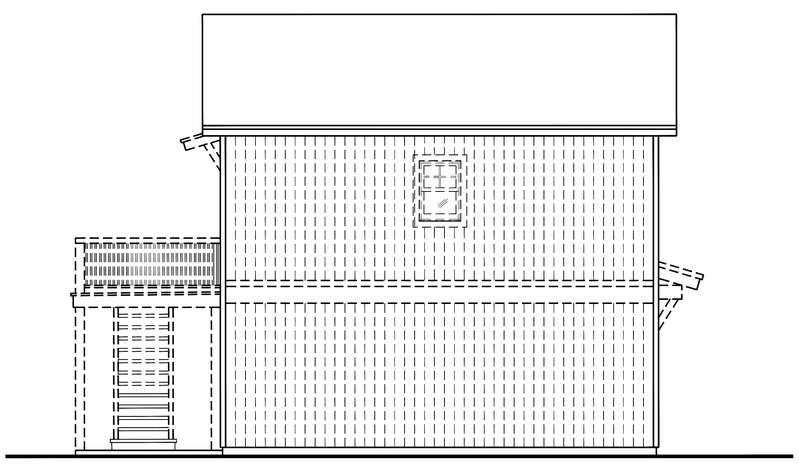
MAY 8, 2020



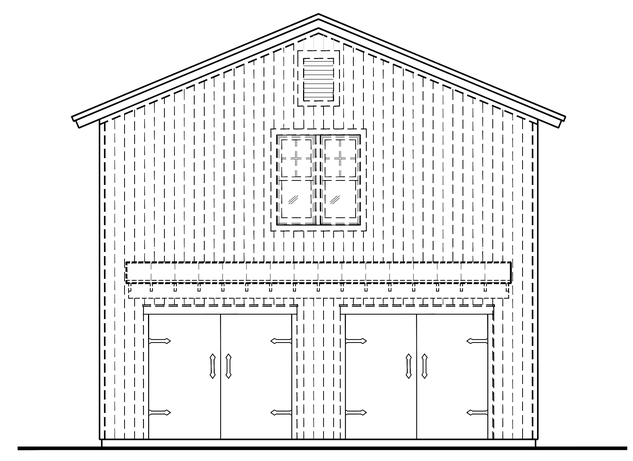
A / A1 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



B / A1 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



C / A1 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



D / A1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ANSLEY HESTER MANUEL
BLUFFTON, SC
6887
REGISTERED ARCHITECT

DATE :
5/26/20

MANUEL STUDIO, LLC
Ansley Hester Manuel, Architect
104 Pritchard Street, Bluffton, South Carolina 29910
843.338.8932 cell manuel.studio@aol.com

RENOVATIONS TO THE
CUNNINGHAM CARRIAGE HOUSE
51 COLCOCK STREET
BLUFFTON, SC 29910

EXISTING ELEVATIONS

SHEET
A1

A / A2 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

B / A2 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"

C / A2 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

D / A2 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

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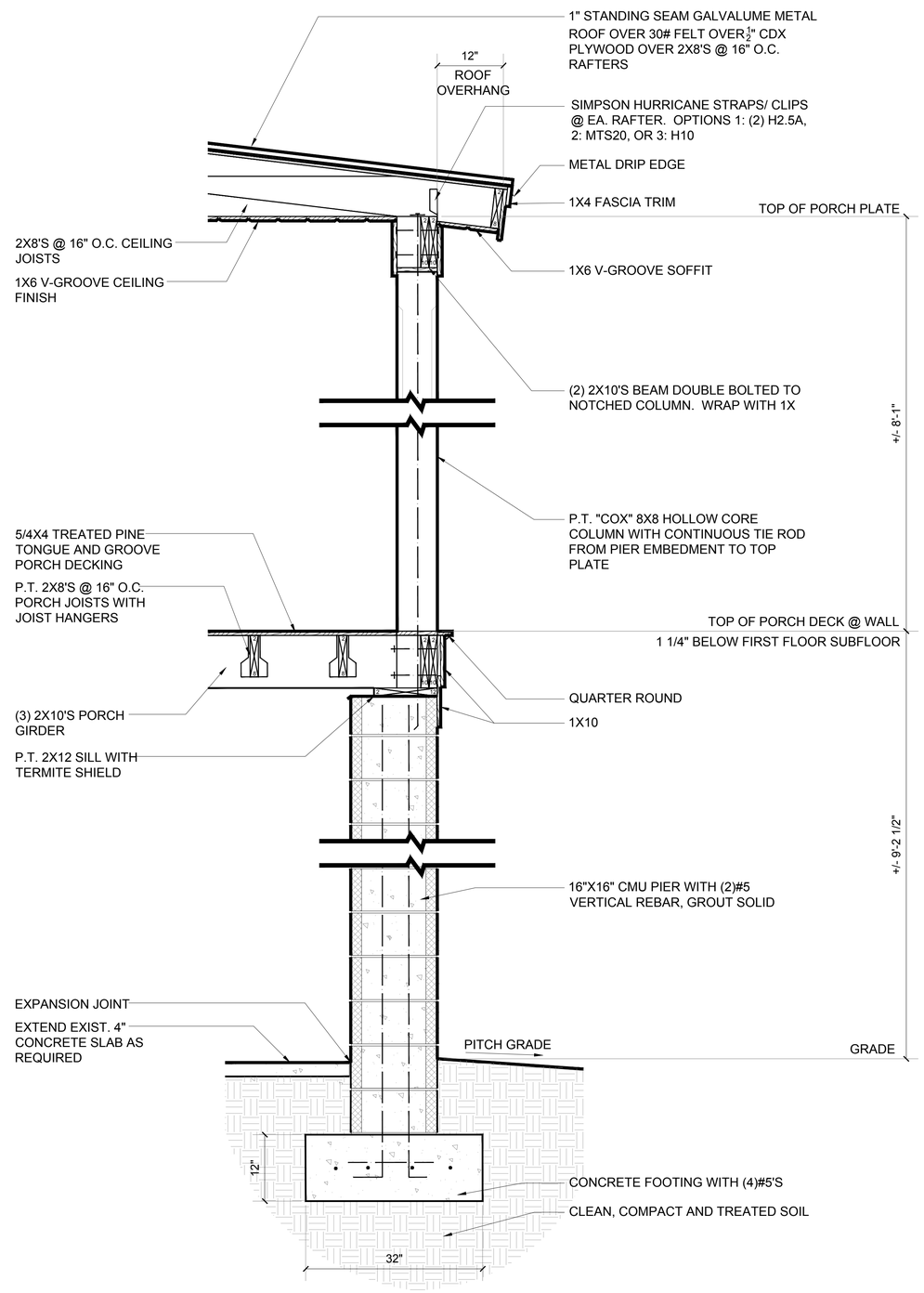
RENOVATIONS TO THE
CUNNINGHAM CARRIAGE HOUSE
51 COLCOCK STREET
BLUFFTON, SC 29910

PROPOSED ELEVATIONS

SHEET
A2



A / A3 PORCH SECTION
SCALE: 1"=1'-0"

STATE OF SOUTH CAROLINA
MANUEL STUDIO, LLC
BLUFFTON, SC
100072
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
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RENOVATIONS TO THE
CUNNINGHAM CARRIAGE HOUSE
51 COLCOCK STREET
BLUFFTON, SC 29910

WALL SECTIONS

SHEET
A3

Attachment 5

PLAN REVIEW COMMENTS FOR COFA-03-20-014120

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:**	**03/16/2020**
Plan Status:	**Active**	**Plan Address:**	**51 B Colcock St BLUFFTON, SC 29910**
Case Manager:	**Katie Peterson**	**Plan PIN #:**	**R610 039 00A 0162 0000**

Plan Description: **A request by Ansley Manuel on behalf of Matthew Cunningham, for approval of a Certificate of Appropriateness - HD to allow the construction of a new 2-story single-family residential structure of approximately 3,260 SF and the renovation and addition to the existing 1,152 SF Carraige House, located at 51 Colcock Street Unit B in the Old Town Bluffton Historic District, and zoned as Riverfront Edge-HD. STATUS 3-23-2020: 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 April 17, 2020 meeting.**

Staff Review (HD)

Submission #: 1 Recieved: 03/23/2020 Completed: 04/13/2020

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Watershed Management Review	03/31/2020	William Baugher	Revisions Required

Comments:

1. Small Construction Activities, The Town will require a Stormwater Affidavit and implementation of the Construction Site BMPs found in Chapter 9 of the Stormwater Design Manual and the SCDHEC Erosion and Sediment Reduction standards and other Stormwater Management regulations, where applicable before Building Permits will be issued.
2. For single-family residential development lots, which are not part of a larger common plan of development, the person responsible for the land disturbing activity shall conform to the Residential Stormwater requirements as defined by the Stormwater Design manual 1.0.3. Residential Stormwater requirements are as follows:

a. Temporary vegetative and structural stormwater management control measures shall be in place prior to land disturbance activity and shall conform to the requirements of the Stormwater Design Manual and the SCDHEC Erosion and Sediment Reduction and Stormwater Management regulations (SWDM 1.0.3).

b. Permanent vegetative and structural stormwater management control measures shall be in place prior to receiving Certificate of Occupancy. Runoff control measures and practices single-family residential development lots, which are not part of a larger common plan of development, shall include at a minimum:

i. Permeable pavement for driveways, patios and other impervious areas where suitable soils exist. Excess runoff from permeable pavement areas should be routed to vegetated and/or landscaped areas prior to leaving the development.

ii. Disconnection of roof drains and gutters vegetative areas for infiltration.

iii. Diversion of all runoff to vegetated and/or landscaped areas prior to leaving the development.

Growth Management Dept Review (HD)	04/13/2020	Katie Peterson	Approved with Conditions

Comments:

1. Permitted materials for building walls include wood (termite resistant, 50-year siding product), cement fiber siding (50-year siding product), concrete masonry units with stucco (C.B.S.), reinforced concrete with stucco, shingle, vertical board and batten. Wherever possible, green materials shall be used in the construction of building walls, including recycled-content, sheathing siding composed of reclaimed or recycled material, salvaged masonry brick or block, and locally-produced stone or brick. The proposed plans have brick veneer on the piers and lower level siding. Additional information is required to to ensure they are green materials if proposed as brick. (UDO Section 5.15.6.G.)
2. The UDO requires that porch posts shall be spaced no farther apart than they are tall. Some of the columns on the Riverfront side and the Huger Cove are proposed further apart than they are tall. The porch post placement must be revised to meet this requirement. (UDO Section 5.15.6.H.1.a. and Traditional Construction Patterns Section 52)
3. Window openings shall be oriented vertically. One window on the second floor of the Huger Cove elevation is horizontally in orientation. The window must be revised to meet this requirement (UDO Section 5.15.6.I.1.b.)
4. Doors are permitted to operate as either Casement or French. Two sets of doors on the Riverfront elevation have a sliding configuration. The door configuration must be revised to meet the operations permitted in the UDO. (UDO Section 5.15.6.3.c.)
5. No information was provided on the elevations for the Carriage House. Additional information including scaled architectural sketches are required for review. (Applications Manual)
6. For the final application provide a landscape plan noting foundation plantings, street tree locations, and any landscaping proposed for buffering; as well provide floor plans/roof plans, architectural details of the railing and baluster, a typical window detail, corner board/pilaster trim detail, door material, and sections through the eave and wall depicting the material configuration and dimensions and all other items on the Application Checklist. (Applications Manual)

Beaufort Jasper Water and Sewer Review	04/13/2020	James Clardy	Approved

Comments:

1. No Comment.

HPRC Review	04/13/2020	Katie Peterson	Approved

Comments:

1. No comments provided.

Transportation Department Review - HD	04/13/2020	William Howard	Approved

Comments:

1. No comment provided by reviewer.

Addressing Review	03/26/2020	Nick Walton	Approved

Comments:

Are they going to use the old address ? if so, No Comment.

Plan Review Case Notes:

Attachment 6

Attachment 6

Attachment 6

Attachment 6

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	June 3, 2020
PROJECT:	75 Bridge Street – Demolition of a Contributing Structure
APPLICANT:	Jaime H. Guscio
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant, Jaime H. Guscio on behalf of the owners, Jaime H. and Lori A. Guscio, requests that the Historic Preservation Commission approve the following application:

1. **COFA-04-19-013053.** A Certificate of Appropriateness (COFA)-Demolition to allow the demolition of an existing single-family Contributing Structure of approximately 900 square feet located at 75 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation – HD.

INTRODUCTION: The subject property consists of .291 acres located at 75 Bridge Street within the Neighborhood Conservation – HD Zoning District and the Old Town Bluffton Historic District (See Attachment 1).

While the property has a Bridge Street address, it does not have frontage on Bridge Street. A 2016 survey of the property provided by the Applicant shows a driveway connection to an adjacent private property to the east (73 Bridge Street) and to a 10-foot wide access easement that extends approximately 155 feet from the western boundary line of the subject property to Colcock Street, a private road that connects to Bridge Street approximately 120 feet to the north. A site visit by Town staff also revealed that a portion of the yard on the west side of the site has been used for vehicular access to the property to the south, 51B and 51C Colcock Street (See Attachment 2).

The circa 1948 structure was relocated to the subject property in 1986 from a lot at the northwest corner of Bridge Street and Thomas Heyward Street.

A pre-application meeting was held in April 2018. Afterwards, the Applicant filed an application for a text amendment to request removal of the contributing structure designation but was denied by Town Council on March 12, 2019. A demolition of the structure is now sought. The Historic Preservation Review Committee conducted a conceptual review of the project on May 18, 2020, followed by the Development Review Committee on May 20, 2020. The Applicant attended both review meetings and received comments (See Attachment 7).

Structure Description: The contributing structure is a one-story, wood frame, rectangular plan, single-family residence, approximately 900 square feet in area with front-facing gable roof. The structure has an elevated foundation supported by concrete piers. Vinyl siding was placed over the original weatherboard siding and around window casings and door frames prior to its designation as a contributing structure. The roof is clad in composition shingles and features exposed rafter tails. On the north, east and west elevations, the fenestration pattern appears to be original to the structure with original Craftsman-style windows and doors. On the southern elevation, the fenestration pattern has been altered with the addition of a pair of double sliding glass doors and a single-pane glass door. Based on a site visit by Town staff, the structure was unoccupied with portions of the building exposed to the elements (See Attachment 3).

As provided in the Applicant's narrative (See Attachment 4), the structure was purchased by the Guscio family from the Googe family and moved from the property at the northwest corner of Bridge Street and Thomas Heyward Street to its current location in 1980. The structure is commonly referred to as the "Guscio House" and has been used until recently as a rental property but is not presently occupied. At the time of COFA-Demolition application (April 9, 2019), the property owner was The Elizabeth Fund, LLC. A Quit Claim deed recorded on May 24, 2019 transferred the property to the current owners, Lori and Jaime Guscio, who desire to demolish the structure to construct a new residential dwelling for their family.

Contributing Structure Definition: As defined by the Town of Bluffton's Unified Development Ordinance, a "Contributing Structure" is defined as "[a]ny property, structure or architectural resource which was designated as "contributing" in the Bluffton Historic District's 1996 nomination to the National Register of Historic Places, or in the most recent Bluffton Historic Resource Survey, or any other structure designated as a Contributing Structure as provided in Section 3.25 [Designation of Contributing Structure]. The complete demolition of a "Contributing Structure" or removal of a "Contributing Structure" from the Bluffton Historic Resource Survey shall cause the structure to no longer be considered "contributing." The structure was designated as a Contributing Structure on October 21, 2008 when the

2008 Town of Bluffton Historic Structures Survey was adopted by resolution of the Bluffton Town Council.

Historic Resource Surveys and Assessments: The Town of Bluffton National Register Historic District was established in 1996, through a nomination approved by the National Park Service. At that time, the structure subject to this application was not eligible for inclusion as it had not yet reached the minimum 50-year age requirement for inclusion. The structure was evaluated in Town historic resource surveys in 2001 and 2008.

- ***2001 Survey:*** The 2001 survey identifies the construction date of the Guscio House as circa 1930 (which is inconsistent with the 1948 date provided by the Applicant and the 2008 survey), with a relocation date of 1986 (which is inconsistent with the 1980 date provided by the Applicant). Modifications to the structure were noted as occurring in 1986 and 1997. In 1986, the following alterations were undertaken: a new foundation with concrete piers; decks along the front and rear elevations, including wooden steps; the addition of a single pane glass door and double siding glass doors to the southern elevation; and, the original chimney was removed. In 1997, vinyl siding was placed over the original weatherboard siding, door frames, and window casings.

- ***2008 Survey:*** Architecturally, the Guscio House remained relatively unchanged from 2001 based on a 2008 re-survey of the structure. The survey sheet noted the addition of three window air-conditioning units. The date of construction identified on the 2008 survey is 1948, which matches the date provided by the Applicant and the Beaufort County tax records. It was at this time that Town Council added the Contributing Structure designation to the structure.

The structure was the subject of an architectural survey and assessment by Brockington and Associates (Brockington), a private historic preservation consulting firm engaged by the Town in 2019. Brockington's representative, a U.S. Secretary of the Interior-qualified architectural historian, conducted a site visit on February 19, 2019, recorded the site on a South Carolina Statewide Survey of Historic Properties form, took photographs and met with Lori and Jaime Guscio. See Brockington report, Attachment 5, which also includes the 2001 and 2008 property survey forms. The purpose of the survey and assessment report was to obtain an updated record of the structure relative to an application to the Town by the Applicant to remove it from listing as a contributing structure to the Old Town Bluffton Historic District. The staff report to Town Council and supporting items is provided with this report (Attachment 8).

The application to remove the contributing structure designation was denied by Town Council at its March 12, 2019 meeting based on findings that the

structure possessed qualities to continue its listing as a contributing structure. Specifically, Town Council cited the following criteria as provided in UDO Section 3.25.3, Designation of a Contributing Structure, Application Review Criteria, used to evaluate whether a structure qualifies for designation as a contributing structure:

1) UDO Section 3.25.3.A.5.: The structure individually, or as a collection of resources, embodies distinguishing characteristics of an architectural type, style, period or specimen in architecture or engineering; and,

2) UDO Section 3.25.3.A.9.: The structure represents an established and familiar feature of the neighborhood or Town.

The decision of Town Council is consistent with the findings identified by Brockington as noted below:

> "…when reviewed in accordance with the Old Town Bluffton Historic District Criteria for designation, the resource was found to contribute to the significance of the Old Town Bluffton Historic District under criteria 5 and 9 and may also qualify under criteria 1, 2, 3, and 4 because it was relocated in order to save the resource form demolition and may with additional research be associated with local historic events. To be eligible for consideration as a contributing, the structure must be 50 years old and meet one or more of the applicable criteria. The specific criteria noted above are:
>
> 5. The structure individually, or as a collection of resources, embodies distinguishing characteristics of an architectural type, style, period, or specimen in architecture or engineering; and
>
> 9. The structure represents an established and familiar visual feature of the neighborhood or Town."

The criteria referenced above by Brockington are from UDO Section 3.25.3 and are considered to determine if a structure qualifies for contributing status. The ten criteria include:

1. The structure has significant inherent character, interest, or value as part of the development or heritage of the Town, Region, State, or Nation;

2. The structure is the site of an event significant in history;

3. The structure is associated with a person or persons who contributed significantly to the culture and development of the Town, Region, State, or

4. The structure exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the Town, Region, State, or Nation;

5. The structure individually, or as a collection of resources, embodies distinguishing characteristics of an architectural type, style, period, or specimen in architecture or engineering;

6. The structure is the work of a designer whose work has influenced significantly the development of the Town, Region, State or Nation;

7. The structure contains elements of design, detail, materials, or craftsmanship which represent a significant innovation;

8. The structure is part of or related to a cove or other distinctive element of the community;

9. The structure represents an established and familiar visual feature of the neighborhood or Town; or

10. The structure has yielded, or may be likely to yield, information important in pre-history or history;

Review by Preservation Groups: As has been past practice for demolition requests, Town Staff reached out to Bluffton Preservation groups (A Call to Action, Bluffton Historic Preservation Society, Bluffton Township Black History Historical Preservation Society and Celebrate Bluffton). As of May 29, 2020, no comments have been received.

REVIEW CRITERIA: 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 COFA–Historic District, which includes criteria for demolition. These criteria are provided below followed by a Staff Finding(s) based upon review of the application.

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 ("Standards") consist of ten standards for rehabilitation of historic

buildings that are supported by additional information provided in the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings ("Guidelines"). According to the National Park Service (NPS), the Standards for Rehabilitation are intended to support the long-term preservation of a property's significance and provide "a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations." The Guidelines provide design and technical advice to aid in the application of the Standards. Because demolition is requested, this criterion is not applicable.

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

   Finding. Preservation and protection of the Town's legacy, both the natural and built environment, is one of the principles identified in the Old Town Bluffton Master Plan. While appropriate additions to the built environment are viewed as helping Old Town to be "more complete," the Master Plan states that saving and restoring historic structures is as important. As such, alternatives to the proposed demolition should be explored in order to preserve the historic structure.

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

   Finding. This requirement is not applicable to this application as this standard is intended to regulate and guide new construction and not demolitions.

4. Section 3.18.3.D. The nature and character of the surrounding area and consistency of the structure with the scale, form and building proportion of the surrounding neighborhood.

   Finding. This requirement is not applicable to this application as this standard is intended to regulate and guide new construction and renovations rather than demolitions.

5. Section 3.18.3.E. Preservation of the existing building's historic character and architecture.

   Finding. Demolition of the structure would remove the structure in its entirety, thus removing its character and architecture, which erodes the integrity of Old Town Bluffton Historic District.

6. Section 3.18.3.F. 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 structure is representative of Bluffton's early 20th century vernacular architecture and its physical history. Its demolition would diminish the integrity of Old Town Bluffton Historic District, thus is detrimental to the public interest.

7. Section 3.18.3.G. For an application to demolish, either whole or in part, any Contributing Structure, the Historic Preservation Commission shall consider:

   a. The existing and historical ownership and use and reason for requesting demolition; and

      Finding. As described in the 2019 report by Brockington, the structure appears to have been used as a residential dwelling since its construction and was relocated by the Guscio family from property owned by the Googe family at the northwest corner of Bridge Street and Thomas Heyward Street. Additional research would be necessary to determine if the Googe family or other possible previous owners were connected to persons who were significant to local, region, state or national history. The Applicant indicates that there is no connection and requests demolition to construct a new single-family residence.

   b. Information that establishes clear and convincing evidence that:

      i. The demolition of the structure is necessary to alleviate a threat to public health or public safety.

         Finding. The Applicant has not provided clear and convincing evidence that demolition of the structure is necessary to alleviate a threat to public health or safety. As required by the Applications Manual, a structural assessment report was submitted with the application for demolition (See Attachment 6). An inspection of the "general structural condition," as outlined in the report, was conducted by a Professional Engineer (P.E.) licensed in the State of South Carolina on February 4, 2020. The P.E. noted that the structure is in a "dismal current condition, exhibiting roof leakage, significant water infiltration, and subsequentially [sic] structural degradation of the framing components." On pages 2-4 of the report, the P.E. provides observations relating to the foundation, subfloor, walls and roof, noting

that the identified defects can be remediated. While the report indicates that the structure is not habitable in its current state, it does not state that the structure is a threat to public health and safety, nor does it state it should be demolished.

ii. No other reasonable alternatives to demolition exist.

Finding. Town staff has made past attempts to provide alternatives to demolition, including retention and reuse of the structure. The Applicant's narrative (See Attachment 4) indicates that sufficient land area does not exist on the subject property to maintain the structure and construct a second dwelling; however, a site plan has not been provided to confirm this. Additionally, the narrative indicates that the Applicant offered the structure to the Googe family but an evaluation by one mover suggested the dwelling could not withstand a relocation because of its condition. No supporting documentation was provided. Re-use of original materials, to the extent possible, has been offered if the structure is approved for demolition. If a demolition is approved and re-use is a condition of approval, specific details would be necessary to determine what, if any, materials can be salvaged, where it will be stored and how it might be reused (which would require an approved COFA). Caution with such a condition should be exercised.

iii. The denial of the application, as a result of the regulations and standards of this Section, deprive the Applicant of reasonable economic use of or return on the property.

Finding. Denial of the application for demolition would not deny the property owners reasonable economic use and return on the property. The structure was used as a residential rental when the COFA-Demolition application was filed in April 2018 and was occupied at least through February 14, 2019. The decision to no longer maintain and rent the dwelling is an economic decision by the property owners, of which the regulations and standards have no bearing.

8. **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, meeting all requirements of the Applications Manual.

ANALYSIS: The photographs shown in Attachment 5 (dated February 14, 2019) and Attachment 3 (dated May 28, 2020) show a structure that has deteriorated in 15 months. Occupied by residents in February 2019, the dwelling is not presently habitable according the structural assessment report provided by the Applicant (Attachment 6). Routine and preventative maintenance as undertaken by the previous owner, such as the roof "patching" in 2013, replacing the HVAC system in 2014 and repairing rotten flooring and walls in 2015, could have prevented the current condition of the structure. Deferred maintenance or a lack of routine maintenance appears to be jeopardizing the integrity of the structure; however, this is a choice and should not be grounds for demolition of the contributing structure.

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2 and Section 3.18.4, 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;
3. Deny the application as submitted by the applicant.
4. Postpone a decision on the application for no more than 180 days to determine if alternatives to demolition exist.*

*Per UDO Section 3.18.4, Demolition of a Contributing Structure, the HPC may choose to postpone a decision on the demolition request for no more than 180 days if it finds that it is in the public interest to preserve and protect the contributing structure, in whole or part. The purpose of the postponement is to consider whether alternatives to demolition exist (e.g., relocation of the structure elsewhere on property or off-site). During a postponement, the HPC would consult with interested civic groups, private citizens and other applicable boards and agencies. If alternatives are not available but preservation of the structure is the best interest and general welfare of the community, and the structure is of certain historic and architectural interest, the Town could consider acquisition of the structure. If the postponement expires and there is no recommended alternative, the HPC would be required to take action on the request at its next regularly scheduled HPC meeting. If one or more alternatives have been identified, the HPC would make a recommendation to Town Council and the Applicant.

STAFF RECOMMENDATION: Town Staff finds that clear and convincing evidence has not been provided that demonstrates: 1) demolition of the structure is necessary to alleviate a threat to public health or public safety; 2)

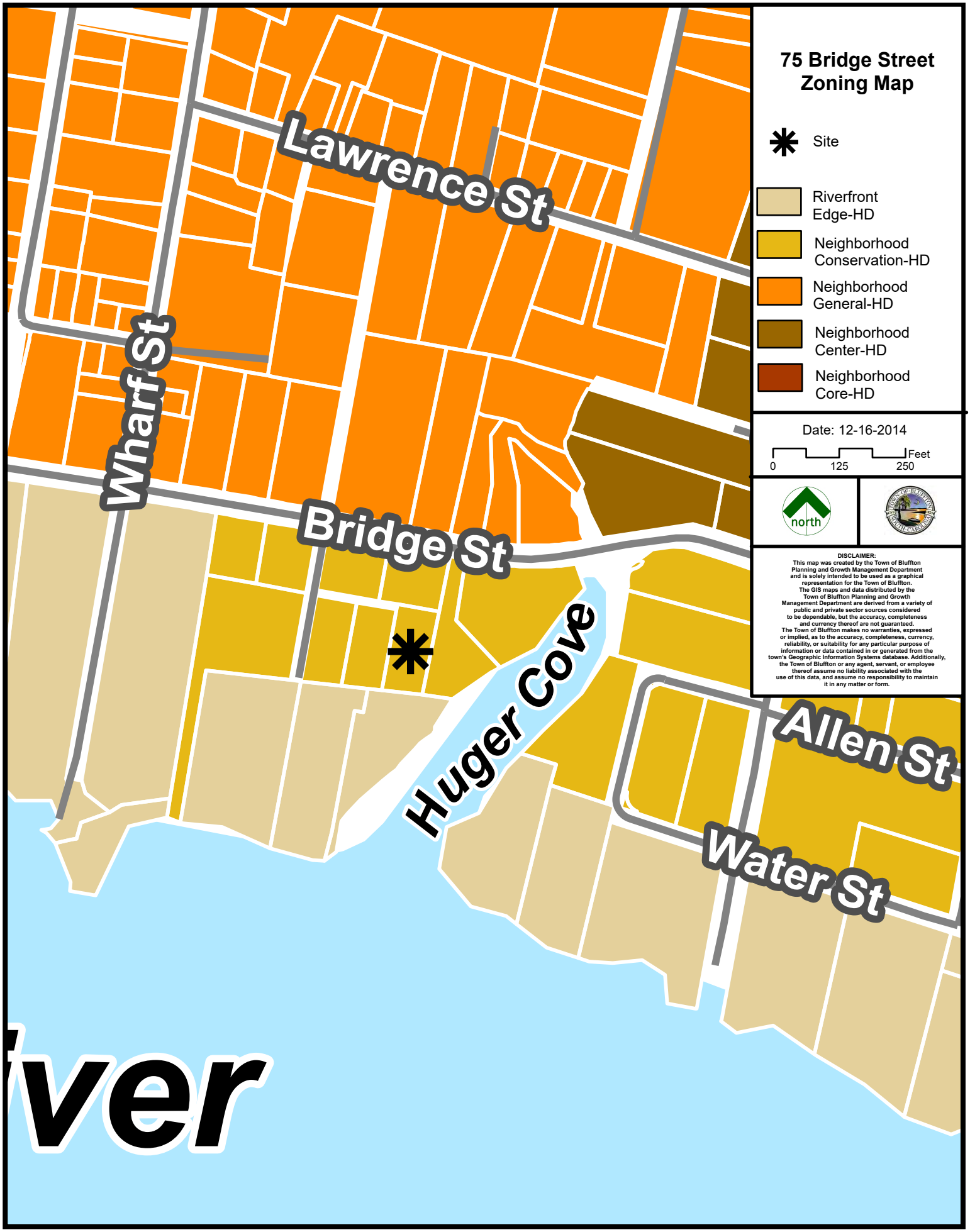
no other reasonable alternatives to demolition exist; and, 3) the denial of the application, as a result of the regulations and standards of UDO Section 3.18.3, will deprive the Applicant of reasonable economic use of or return on the property. It is the recommendation of Town Staff that the application be denied.

ATTACHMENTS:

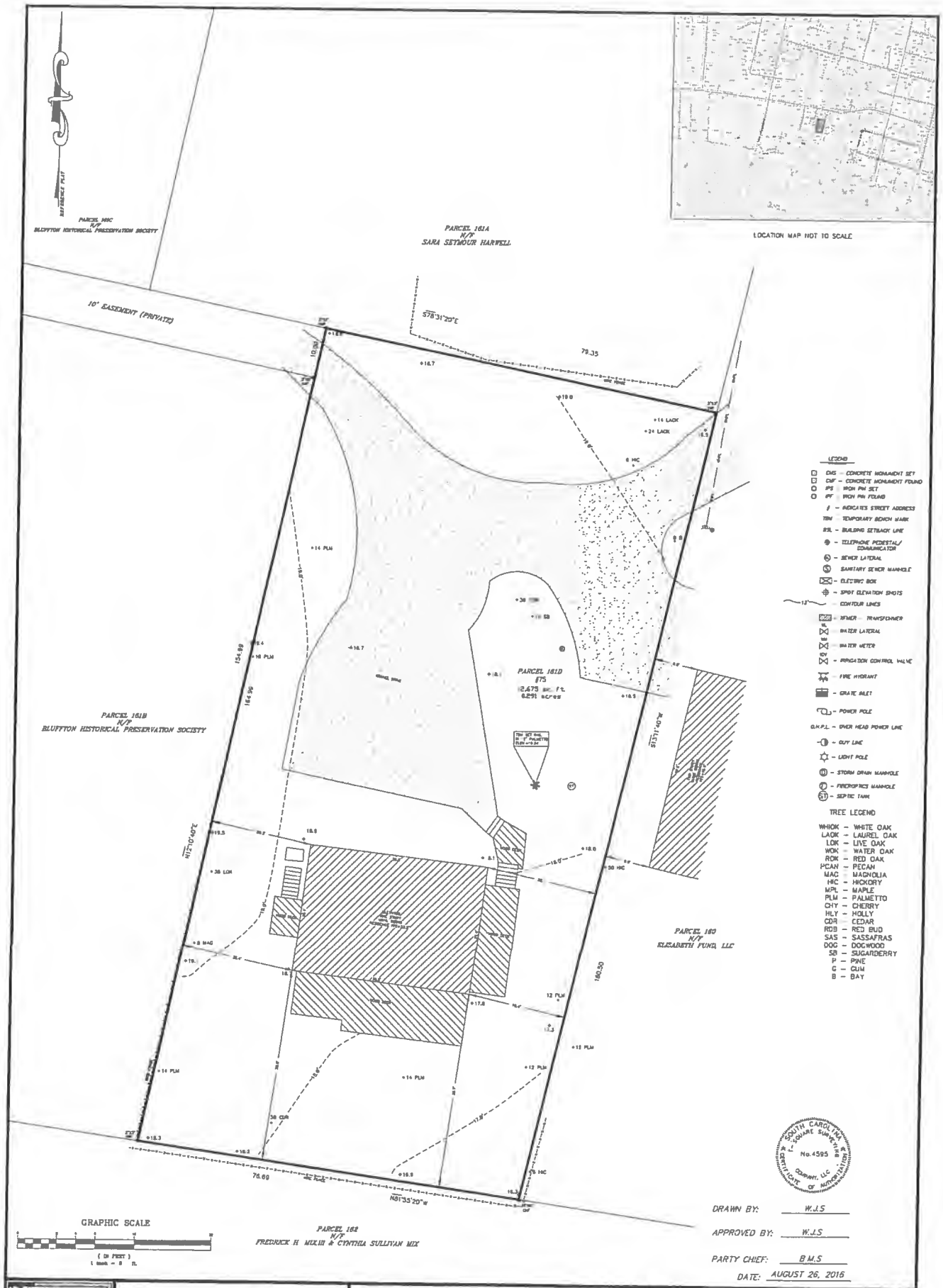
1. Location & Zoning Maps
2. Survey
3. Photos (May 28, 2020)
4. Applicant's Narrative & Photos
5. Architectural Survey & Assessment (Brockington Report)
6. Structural Assessment Report
7. HPRC and DRC Comments

Attachment 1

Attachment 1



Attachment 2



SQUARE SURVEYING

PROFESSIONAL LAND SURVEYORS
PO Drawer 338
139 Burnt Church Road
Bluffton, SC 29910
squarelsurvey@yahoo.com
Phone 843-757-2538 Fax 843-757-5738
JOB No. 16-354AT

SOUTH CAROLINA LAND SURVEYOR No. 26960 REGISTERED WILLIAM J. SMITH

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.

WILLIAM J. SMITH, PLS # 26960

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

ELIZABETH FUND, LLC

AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF PARCEL 161D BRIDGE STREET, DISTRICT 810, TAX MAP 39A, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 810, MAP 39A, PARCEL 161D

NOTES:
1. According To FEMA Flood Insurance Rate Map # 45013 0010 G This Lot Appears To Lie In A Federal Flood Plain Zone C, Annual Required Elevation N/A Ft. NGVD29
2. This Property May Be Subject To Easements, Restrictive Covenants And Other Facts That May Be Revealed By A Complete Title Search
3. This Survey Was Performed Without The Benefit Of A Written Subdivision
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction

Reference Plats:
A PLAT BY CLAR E. DIMOLM, PREPARED FOR THE ESTATE OF JULIA COLCOCK DATED 8/1/1979

View upon entry to property. North Elevation.

ATTACHMENT 3

North Elevation (Side)

ATTACHMENT 3

East Elevation (Front-1)

ATTACHMENT 3

East Elevation (Front-2)

ATTACHMENT 3

East Elevation (Front-3)

ATTACHMENT 3

Southern Elevation (Side)

ATTACHMENT 3

West Elevation (Rear-1)

ATTACHMENT 3

West Elevation (Rear-2)

ATTACHMENT 3

Attachment 4

Jamie and Lori Guscio
75 Bridge Street
Bluffton, SC 29910

Certificate of Appropriateness - Old Town Bluffton Historic District - Demolition Application
Project Narrative

Jamie and Lori Guscio are seeking a Certificate of Appropriateness for the demolition of a one story, 900 square foot, structure located on their .29 acre lot at 75 Bridge Street in Old Town Bluffton.

The structure, built in 1948, was purchased from the Googe family and moved from its original location on Thomas Heyward Street in 1980 to serve as a rental property for Don and Babbie Guscio. The structure had no historic designation whatsoever at the time. It was moved and placed on concrete piers and has since had several additions made including exterior porches, exterior stoops and steps, a sliding glass door, an all glass door, A/C window units, vinyl siding and a shingled roof. None of these additions are consistent with the original home.

Jamie Guscio is a Bluffton native whose family has owned the property on Bridge Street for more than 40 years. The Guscios love their home town, have two young daughters and are planning to build a small (approx. 2000 sq. ft.) home in keeping with the historic design standards of the district. They hope to incorporate as much of the old structure as possible into the new design, whether in artistic interior elements or in a small potting shed, save that which contains lead paint, black mold or other hazardous materials.

Presently the structure is falling in from the inside. The floors, walls, roof and weatherboard (underneath the vinyl siding) have all sustained significant water damage rendering it structurally unsound and unsafe (see pictures). There appears to be black mold in some areas including the bathroom and a bedroom. The structure is vacant, uninhabitable and poses a threat to health and safety.

The Guscios, in accordance with suggestions made by the HPC and Town Council, have explored alternative options to demolition to no avail. Having met several parties with potential interest in relocation/rehabilitation, none were willing to move the structure, including the Googe family and the Town of Bluffton. The Guscios have also explored moving the structure on another part of the property, but with the setbacks and the .29 acre lot size, and the driveway/ easement on the front of the property there would be insufficient space to build their new home. Furthermore, the inability to raze the structure would without a doubt deprive the Guscios reasonable economic us of and return on their property.

The house is unequivocally ineligible for inclusion on the National Registry of Historic Places (NRHP) as confirmed by the most recent study conducted by Brockington and Associates (February 2019).

> **3.2.3 NRHP Evaluation Conclusion**
> *... the resource is not eligible for inclusion in the NRHP, individually or as a contributing resource due to its lack of integrity of location, design, materials, setting, and feeling.*

Although the house is listed as a Contributing Structure (2008 survey), Brockington and Associates found *only two* criteria in the Town of Bluffton UDO 3.25.3 to qualify it in the most

recent assessment. Two criteria which Jamie and Lori Guscio argue are a tremendous stretch to qualify it.
UDO 3.25.3:

5. **The structure has individually, or as a collection of resources, embodies distinguishing characteristics of an architectural type, style, period, or specimen in architecture or engineering.**

   Jamie and Lori Guscio debate this finding in that although the building has Craftsman style front door, windows, exposed rafters and a front facing gable it is hardly a "specimen" in architecture? A specimen is by definition "something used as an example of its species or type for scientific study or display". There are more features/additions to the structure that are inconsistent with the original character of the home that would disqualify it from being a significant collection of resources.

9. **The structure represents an established and familiar visual feature of the neighborhood or town.**

   Jamie and Lori Guscio debate this as well. The house is hardly an established visual feature of the neighborhood. The majority of both the Town Council and the Bluffton HPC had never taken notice of the structure until the last several months. It cannot be seen easily from Bridge Street and cannot be seen from Colcock Ave. It has been addressed incorrectly by surveyors and by the Town not once, but **three** times including the most recent map of Contributing Structures put forth just recently at the March Town Council meeting where it is labeled as Sarah Harwell's property on Bridge Street. It is not included on the Old Town Historic Map located on the Town website, nor is it important enough to garner a specific name or sign.

Unlike the Brockington Associates report *assumes*, the house was **not** moved as part of some early historical preservation effort. It was simply an inexpensive, easy opportunity for rental income. Arguably the structure with regard to Town of Bluffton **UDO 3.25.3** criteria:

1. does NOT have significant inherent character, interest, or value as part of the development or heritage of the Town, Region, State, or Nation;
2. is **NOT** the site of a significant event in history;
3. is **NOT** associated with a person who contributed significantly to the culture/ development of the Town, Region, State or Nation;
4. does NOT exemplify the cultural, political, economic, social, ethnic or historic heritage of the Town, Region, State, or Nation;
6. is **NOT** the work of an influential designer;
7. it does **NOT** contain elements that represent a significant innovation;
8. it is **NOT** part of or related to a cove or distinctive element of the community;
10. it has **NOT** and will not yield information important to history or pre-history.

Furthermore, the Guscios maintain that the structure in question unequivocally does **NOT** qualify as a structure with *EXCEPTIONAL IMPORTANCE* per the Town of Bluffton **UDO 3.25.3:**

B. For structures achieving significance ***less than 50 years ago***, the HPC and Town Council must find that the structure is of ***exceptional importance*** to the Town, Region, State or Nation in meeting the criteria set forth above.

Having begun this process, working with the Town of Bluffton, to achieve their end goal of building a home for their family **more than 1 year ago**, the Guscios earnestly and respectfully request your approval for a Demolition Permit to dismantle and remove the dilapidating structure from their property without further delay.

Attachment 4

Jamie Guscio Family Cottage Project
75 Bridge Street

Date of original design and revisions:

1. - 1948 - original construction date
2. - 1980 - relocation from Thomas Heyward Street to Bridge Street. Purpose of Relocation: Guscios purchased from Googes and used as rental property
3. - 1980 - date of addition of concrete piers when house was moved to property, date of addition of left/right porch and stairs for access.
4. - 1982 - approximate date of roof replacement
5. - 1986 - approximate date of addition of exterior back deck and sliding glass door and vinyl siding
6. - 1992 - approximate date of addition of glass kitchen door to access back deck
7. - 2013 - approximate date of roof patching
8. - 2014 - hvac system replaced
9. - 2015 - bathroom repair as floor and walls were rotten with large holes
10. - 2018 - right side(kitchen) stoop railing replaced

Attachment 4

VAUX MARSCHER BERGLIND

A SOUTH CAROLINA PROFESSIONAL ASSOCIATION

WILLIAM F. MARSCHER, III
MARK S. BERGLIND
ROBERTS "TABOR" VAUX, JR.

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1251 MAY RIVER ROAD (PHYSICAL)
BLUFFTON, SOUTH CAROLINA 29910
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ROBERTS VAUX
ANTONIA LUCIA, SC & NY
JAMES P. SCHEIDER, JR.
JUSTIN JOHN PRICE
STEPHEN MEYER*

*CERTIFIED FAMILY COURT MEDIATOR (SC)

roberts.vaux@vmblawfirm.com

May 18, 2020

The Town of Bluffton
Development Review Committee
Historic Preservation Commission
Historic Preservation Review Committee
20 Bridge Street
Bluffton, South Carolina 29910

In re 75 Bridge Street- Jamie and Lori Guscio

Ladies and Gentlemen:

In reviewing the Comments of Staff regarding my clients' application for a Demolition Permit for the structure located at 75 Bridge Street, one of the requests is that the applicant provide documentation that alternatives for the property including potential reuse have been explored. (See item 6).

The reports from the exterminator, Thomas and Reel, forensic and structural engineers) and architect Ansley Hester Manuel collectively state the following facts:

A. The foundations are from the 1980s and are not original;
B. The floor framing is compromised by active and inactive wood destroying fungi with wood moisture ranging from 30% to 32% which is obviously excessive. While the floor framing has been compromised by the fungi if demolition is approved, during the process of demotion if it is possible to salvage and reuse any of the floor framing materials the applicant is agreeable to such reuse.
C. The floor decking cannot be salvaged.
D. The walls studs cannot be evaluated due to their being covered by exterior and interior finishes; however, the Applicants are agreeable to reuse of these materials if possible.

OTHER OFFICES:

16 WILLIAM POPE DRIVE, SUITE 202
BLUFFTON, SOUTH CAROLINA 29909
(843) 705-2888 (OFFICE)
(843) 705-2889 (FAX)

525 FOLLY ROAD, SUITE 208
CHARLESTON, SOUTH CAROLINA 29412
(843) 368-9173 (OFFICE)
(843) 757-2889 (FAX)

E. The original exterior siding is covered over by vinyl siding and the exterminator's report suspects water and insect damage especially along the left, right and rear walls; however, the Applicants are agreeable to reuse of these materials if possible.
F. The roof is completely new and is covered by asphalt shingles.
G. Rafter Tails are 11/2" by 31/2" and do not appear to be original, and above the rafters most of the 1x material has been replaced some time ago with plywood.
H. The windows are all original and the Applicants are agreeable to reuse of these materials.
I. The right-side kitchen door is most likely original but has been badly damaged by water and insects; the sliding door is not original, and the left-side entry door is original and salvageable. The Applicants are agreeable to the reuse of the left-side entry door and to the extent salvageable the right-side entry door.

As you may be aware, the Applicants contacted the child of the original builder of the house and offered the structure to them at no cost. The child had a professional mover do an analysis of the property and declined the offer due to the fact that the building was in such structural condition that it could not withstand the move. While the Applicants do not have a copy of the movers' report, this fact can be verified by Mrs. Joan Heyward who assisted with the offer to the original owner's descendants.

Given the fact that the building cannot be safely moved, nor practically be salvaged, the best result would be to re-use as much of the original materials as possible, which the Applicants are willing to commit to and condition the demolition permit upon.

I appreciate your assistance in this matter.

Respectfully,

ROBERTS VAUX

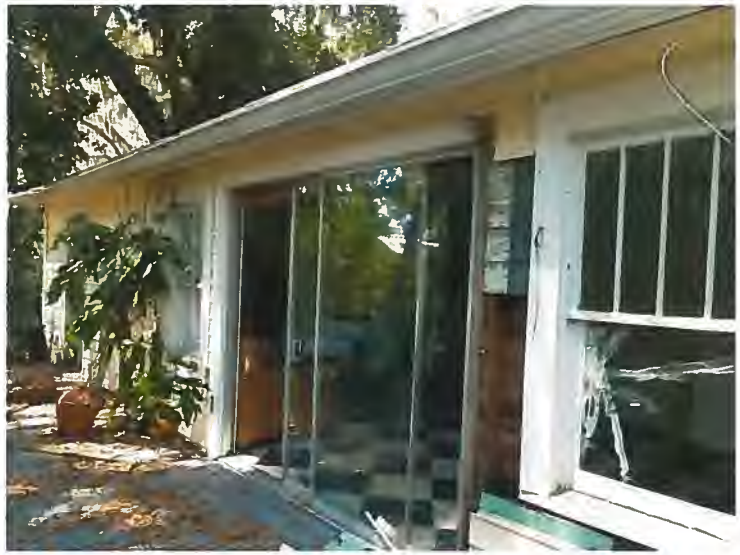
RV:bc

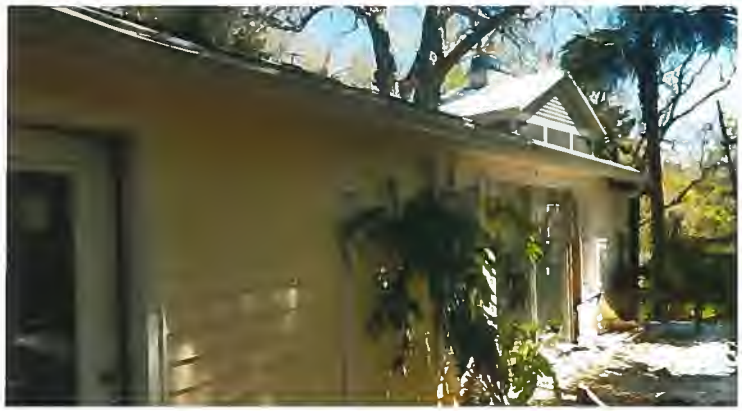
cc: Mr. and Mrs. James Guscio

OTHER OFFICES:

16 WILLIAM POPE DRIVE, SUITE 202
BLUFFTON, SOUTH CAROLINA 29909
(843) 705-2888 (OFFICE)
(843) 705-2889 (FAX)

Attachment 4





Brockington
CULTURAL RESOURCES CONSULTING

February 27, 2019

Town of Bluffton
20 Bridge Street
Bluffton, SC 29910

RE: 75 Bridge Street Survey and Historic Assessment

Ms. Schumacher,

Brockington and Associates, Inc. (Brockington) was contracted by the Town of Bluffton to perform an architectural survey and assessment of the historic resource at 75 Bridge Street in the town of Bluffton, Beaufort County, South Carolina (see Figure 1). Brockington's Secretary of the Interior Standards-qualified architectural historian, Lannie E. Kittrell, performed an architectural resource survey of the property on February 14, 2019, to document the dwelling. She recorded the property on a South Carolina Statewide Survey of Historic Properties (SCSSHP) form (see Appendix A) and took photographs of the exterior of the resource. She also met with the current property owners, Lori and Jamie Guscio.

1.0 Background Research

Brockington performed pre-field archival research of the historic resource prior to the field visit. The property was documented in two previous investigations in 2001 and 2008. This resource was included in the 2001 Historic Architectural Resource Survey Report for Bluffton, South Carolina, Conservation District (PRESCON 2001) sponsored by the Town of Bluffton and the Bluffton Preservation Commission. During this survey, the resource was recorded as 046-5005 at 4 Huger Cove by Margaret E. Martin, September 19, 2001. The Common Name of the resource was Guscio House and it was recorded as a single dwelling from ca. 1930, with alterations in 1986 and 1997 (see Appendix A for 2001 SCSSHP Survey Form). The property was described as a one-story, wood frame, rectangular dwelling with end to front gable roof, over one bay but less than full façade gabled porch roof, and exposed rafters. The roof was clad in composition shingle roofing materials and the exterior walls in synthetic siding. Significant architectural features are described as original, early twentieth-century doors (3 vertical lights over 3 horizontal panels and a 5 horizontal panel door) and windows (single and paired double-hung, wood sash windows with 4 vertical lights over 1 light, and 4 and 6 light casement windows).

Significantly, the survey form noted information provided by the homeowner: that the building was moved from its original location at the corner of Heyward and Bridge Streets to this location by the Guscios in 1986 in order to preserve the building. This ca. 1930 building was also modified in 1986 with the following alterations: new foundation of concrete piers; addition of wooden steps and deck at front and rear entrances; the addition of a single pane glass door and double sliding glass doors on the south elevation; and removal of the original chimney. In 1997, synthetic siding was applied over the original weatherboard siding, door frames, and window casings. It is unclear if this report and SCSSHP Survey Forms were delivered to the South Carolina State Historic Preservation Office (SC SHPO) for recordation. There is not a SHPO final determination of National Register of Historic Places (NRHP) eligibility to accompany this report.

The historic resource was also included in the 2008 Town of Bluffton Historic Structures Survey (Resolution Concerning The 2008 Historic Resources Survey) which was officially adopted by Town Council

Figure 1. Location of 75 Bridge Street on a modern aerial.

October 21, 2008. This resolution officially added this building into the Town of Bluffton's local historic district list of contributing structures. The resource was recorded by Will Thompson and Maggie O'Brien on July 1, 2008, as 046-0055 at 77 Bridge Street, with a construction date of 1948 (see Appendix A for 2008 SCSSHP Survey Form). The survey form was completed similarly to the 2001 survey form with the additional detail of window air-conditioning units now installed in three windows of the house. It is unclear if this report and SCSSHP Survey Forms were delivered to the SC SHPO for recordation. There is not a SHPO final determination of NRHP eligibility to accompany this report.

2.0 Architectural Survey

Brockington visited the site on February 14, 2019, and recorded Resource 046-0055 in its current state. The house is a one-story, wood frame, rectangular plan, front-facing gabled residence that appears to have been moved to its current location. It is raised approximately one story above the ground on concrete piers. There are gable vents within the front and rear gables. Vinyl siding has been applied over the original weatherboard siding and around the window casing and door frames. The roof is clad in composition shingles and has exposed rafter tails. The partial-width, gabled front porch includes square wood porch supports and simple wood balustrade, as well as a non-original deck and wood staircase (see Figures 2 and 3). A non-original wooden staircase and deck have also been added at the rear entry door (see Figure 5). The north, east, and west elevations appear to have an original fenestration pattern with original Craftsman-style, 4-over-1 light, single and paired double-hung, wood-sash windows, 4- and 6-light casement windows, a 3-light-over-3 panel wood front entry door, and a 5-panel wood rear entry door. The fenestration pattern has been altered on the south elevation by the addition of a single-pane glass door and a pair of double sliding glass doors (see Figure 6). A modern gutter has been added to the south elevation as well as a large wooden deck (see Figure 6). A modern air conditioning unit has been installed in the window on the north elevation (see Figure 4).

Figure 2. East elevation, facing west.

Figure 3. Front oblique, facing southwest.

Figure 4. North elevation, facing south.

Figure 5. Rear oblique, facing southeast.

Figure 6. South elevation, facing north.

Communication with the property owners confirmed that the Guscio family purchased the home from the Googe family and moved it from the northwest corner of Bridge and Thomas Heyward Streets to its present location in 1980 (Jamie Guscio, personal communication 2019). Per the Bluffton USGS topographic quadrangle there are two buildings at the northwest corner of Bridge and Thomas Heyward Streets and no building at the present location of 75 Bridge Street (see Figure 7).

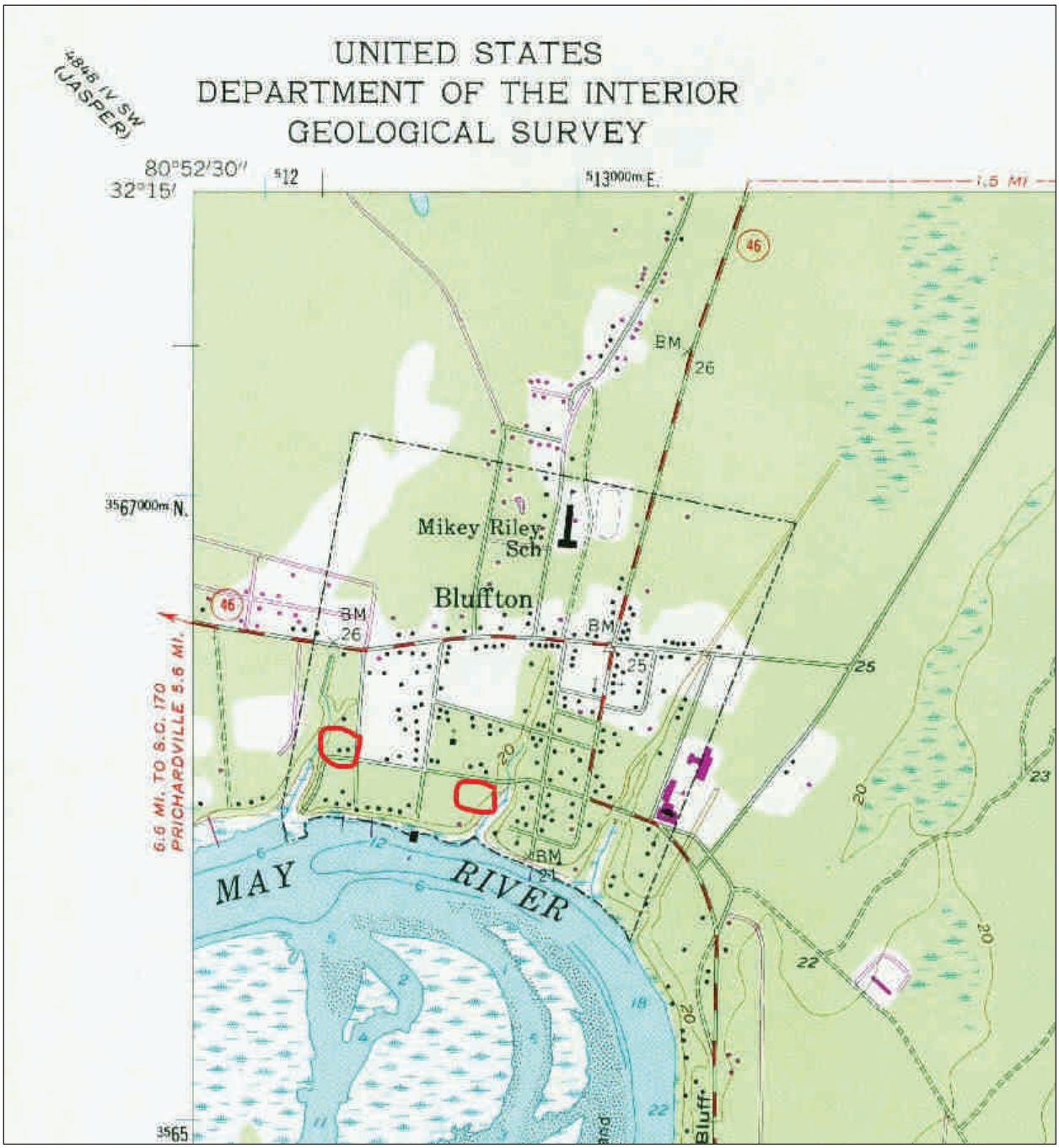


Figure 7. *Bluffton, SC* USGS topographic quadrangle 1956, photo revised 1971.

3.0 Historic Assessment

3.1 National Register of Historic Places Criteria

3.1.1 Criteria for Evaluation

This historic resource was assessed based on the National Park Service's NRHP Criteria for Evaluation. As per the NRHP Criteria for Evaluation, a historic resource (building, structure, site, object, or district) may be eligible for the NRHP if it retains integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. is associated with events that have made a significant contribution to the broad patterns of history; or
B. is associated with the lives of significant persons in the past; or
C. embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic value, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
D. has yielded, or is likely to yield, information important in history or prehistory.

A resource may be eligible under one or more of these criteria. Criteria A, B, and C are most frequently applied to historic buildings, structures, objects, non-archaeological sites (e.g., battlefields, natural features, designed landscapes, or cemeteries), or districts. The eligibility of archaeological sites is most frequently considered with respect to Criterion D. Also, a general guide of 50 years of age is employed to define "historic" in the NRHP evaluation process. However, more recent resources may be considered if they display "exceptional" significance (Sherfy and Luce 1998). Cemeteries, properties less than 50 years of age, and moved resources may also qualify for the NRHP under Criteria A, B, or C if they meet certain conditions known as Criteria Considerations A-G. In this situation, Brockington reviewed Criteria Consideration B: a building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event.

Following *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Savage and Pope 1998), evaluation of any resource requires a twofold process. First, the resource must be associated with an important historical context. If this association is demonstrated, the integrity of the resource must be evaluated to ensure that it conveys the significance of its context. Once the association with a historically significant context is demonstrated, one must consider the aspects of integrity applicable to a resource. Integrity is defined in seven aspects of a resource; one or more may be applicable depending on the nature of the resource under evaluation. These aspects are location, design, setting, materials, workmanship, feeling, and association. If a resource does not possess integrity with respect to these aspects, it cannot adequately reflect or represent its associated historically significant context. Therefore, it cannot be eligible for the NRHP. To be considered eligible under Criteria A and B, a resource must retain its essential physical characteristics that were present during the event(s) with which it is associated. Under Criterion C, a resource must retain enough of its physical characteristics to reflect the style, type, etc., or work of the artisan that it represents. Under Criterion D, a resource must be able to generate data that can address specific research questions that are important in reconstructing or interpreting the past.

3.1.2 Criteria Consideration B

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, reconstructed historic buildings, resources primarily commemorative in nature, properties less than 50 years of age, and resources moved from their original location shall not be considered

eligible for the NRHP. However, these properties can be eligible for listing, if they meet special requirements, called Criteria Considerations, in addition to meeting the regular requirements (being eligible under one or more of the four Criteria and possessing integrity). For this project, Brockington reviewed Criteria Consideration B: a building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event.

3.2 National Register of Historic Places Evaluation

3.2.1 Integrity

This resource is not included in the NRHP-listed Bluffton Historic District. Brockington assessed the NRHP eligibility of this resource with respect to NRHP Criteria for Evaluation, beginning with the resource's integrity of location, design, setting, materials, workmanship, feeling, and association. Resource 046-0055 does not retain integrity of location or setting because it was moved from its original location in 1980. The resource lacks integrity of design and materials due to:

- Removal of original brick chimney
- Alteration of fenestration pattern on south elevation
- Addition of non-historic glass door and double sliding glass doors
- Addition of vinyl siding
- Placing house approximately one-story high on raised concrete piers

The resource, however, still possesses a degree of integrity of design, materials, and workmanship. It maintains enough distinguishing characteristics to clearly convey its architectural type, style, period and method of construction.

3.2.2 NRHP Assessment

After assessing the resource's seven aspects of integrity, Brockington assessed the resource using NRHP Criteria for Evaluation A, B, C, and D.

3.2.2.1 Criteria A

The house was relocated in 1980, during the beginnings of the historic preservation movement in Bluffton. A previous survey form (2001) states that the house was relocated in order to save it from demolition. Although further research is required, it is possible the house was relocated as part of the Bluffton preservation movement. Further research could potentially qualify it under Criteria A, as being associated with events that contributed to the patterns of local history. The Bluffton preservation movement has affected the economy, culture, and development of the locality. However, no connection was revealed in the scope of this project.

3.2.2.2 Criteria B

Correspondence with the homeowner revealed that the house was moved from the northwest corner of Bridge Street and Thomas Heyward Street in 1980. The building was purchased by the Guscio family from the Googe family for $2,000. The Googe family was considering selling their property and sought to move and sell the house prior to sale (Jamie Guscio, personal communication 2019). Additional deed and property research could confirm these details and potentially add more. Additional background research into the Googe and other previous owners could shed more light on the possible connect to persons associated with patterns in local, state, or national history. However, no connection was revealed in the scope of this project.

3.2.2.3 Criteria C

Resource 046-0055 retains enough integrity of historic materials and workmanship to convey the method and period of its construction. It exhibits the distinctive characteristics of its type and period as an early-twentieth century Craftsman-style bungalow and thus, qualifies as significant under Criterion C (*architecture*). It is one of few examples of its' type and style within the town. However, the resource's architectural value has been compromised by the addition of vinyl siding, alteration of fenestration pattern, addition of non-historic sliding glass doors and single pane glass door on the south elevation, placing the house on high concrete piers, and removal of the original brick chimney.

3.2.2.4 Criteria D

There is no known potential for the resource to qualify under Criterion D (*information potential*).

3.2.2.5 Criteria Consideration B

Brockington reviewed Criteria Consideration B: a building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event. Brockington finds that the resource lacks integrity of location, design, materials, setting, and feeling and does not clearly meet any of the main Criteria (A, B, C, or D) discussed above.

3.2.3 NRHP Evaluation Conclusion

Despite the possible significance of Resource 046-0055 under Criteria A (*events*), Criteria B (*people*), and the significance of the resource under Criteria C (*architecture*), the resource is not eligible for inclusion in the NRHP, individually or as a contributing resource to a district due to lack of integrity of location, design, materials, setting, and feeling.

3.3 Bluffton Old Town Historic District Evaluation

3.3.1 Bluffton Old Town Historic District Criteria

The Town of Bluffton adopted the Old Town Bluffton Historic District as the local historic district, which included the 1996 NRHP Bluffton Historic District boundary, with Ordinance 2007-06 on June 19, 2007 (https://library.municode.com/sc/bluffton/ordinances/code_of_ordinances?nodeId=504296). At that time, the local historic district contributing structures criteria was listed in the Old Town District code (Town of Bluffton Planning Department, Historic Preservation Commission Staff Report HP.08.08.409, September 3, 2008) as detailed below:

> To be listed as a contributing structure a structure must be at least fifty (50) years old and must meet one or more of the following conditions:
>
> A. It has significant character, interest, or value as part of the development or heritage of a community;
> B. It is the site of an historic event with a significant effect upon society;
> C. It exemplifies the cultural, political, economic, social, or historic heritage of the community;
> D. It portrays the environment in an era of history characterized by a distinctive architectural style;
> E. It embodies those distinguishing characteristics of an architectural type or engineering specimen;
> F. It is the work of a designer whose individual work has significantly influenced the development of Bluffton;
> G. It contains elements of design, detail, materials, or craftsmanship which represent significant innovation;

H. By being a part of or related to a cove or other distinctive area, it should be developed or preserved according to a plan based on an historic, cultural, or architectural motif;
I. Owing to its unique location or singular physical characteristic, it represents an established and familiar feature of the neighborhood, community, or Town; or
J. It has yielded or may be likely to yield information important in pre-history or history.

The Town of Bluffton adopted the Bluffton Unified Development Ordinance (UDO), with updated local historic district contributing structures criteria, on November 10, 2011, as listed below:

A. The Historic Preservation Commission and Town Council shall consider the following criteria in determining whether or not a structure should be designated as a Contributing Structure:

1. The structure has significant inherent character, interest, or value as part of the development or heritage of the Town, Region, State, or Nation;
2. The structure is the site of an event significant in history;
3. The structure is associated with a person or persons who contributed significantly to the culture and development of the Town, Region, State, or Nation;
4. The structure exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the Town, Region, State, or Nation;
5. The structure individually, or as a collection of resources, embodies distinguishing characteristics of an architectural type, style, period, or specimen in architecture or engineering;
6. The structure is the work of a designer whose work has influenced significantly the development of the Town, Region, State or Nation;
7. The structure contains elements of design, detail, materials, or craftsmanship which represent a significant innovation;
8. The structure is part of or related to a cove or other distinctive element of the community;
9. The structure represents an established and familiar visual feature of the neighborhood or Town; or
10. The structure has yielded, or may be likely to yield, information important in pre-history or history;

B. For structures achieving significance less than 50 years ago, the Historic Preservation Commission and Town Council must find that the structure is of exceptional importance to the Town, Region, State, or Nation in meeting the criteria set forth above.

3.3.2 Bluffton Old Town Historic District Assessment

Brockington assessed the historic resource at 75 Bridge Street per Bluffton's local Contributing Structures review criteria (Bluffton UDO Section 3.25). The scope of this project did not include archival or property research. However, based on the date of the house's relocation (1980) it may be associated with the beginnings of the Bluffton historic preservation movement, epitomized by the establishment of the Bluffton Historical Preservation Society in 1981. This movement is a significant aspect of the Town of Bluffton's political, cultural, economic, social and historical development. Additional research is required to definitively link the house to the nascent preservation movement. Resource 046-0055 (1) may have significant inherent character, interest, or value as part of the development or heritage of the Town, Region, State, or Nation; (2) may be the site of an event significant in history; (3) may be associated with a person or persons who contributed significantly to the culture and development of the Town, Region, State, or Nation; (4) may exemplify the cultural, political, economic, social, ethnic, or historic heritage of the Town, Region, State, or Nation.

Resource 046-0055 has several distinguishing characteristics of a Craftsman-style bungalow, including: a 3-light-over-3 panel wood front entry door; 4-over-1 light, single and paired double-hung, wood-sash windows; a front-facing gable with front gable partial width front porch; extant wood weatherboard siding under the vinyl siding; and exposed rafter tails. Therefore, Resource 046-0055 (5) does individually, or as a collection of resources, embody distinguishing characteristics of an architectural type, style, period, or specimen in architecture or engineering.

Under the scope of this project, no evidence was discovered that suggests the resource (6) is the work of a designer whose work has influenced significantly the development of the Town, Region, State, or Nation; (7) contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; (8) was originally part of or related to a cove or other distinctive element of the community.

The house was moved to its current location in 1980, before much of the development or redevelopment of historic Bluffton. Therefore, Resource 046-0055 (9) represents an established and familiar visual feature of the neighborhood or Town.

There is no evidence this resource will (10) yield, or may be likely to yield, information important in prehistory or history.

3.3.3 Bluffton Old Town Historic District Evaluation Conclusion

Resource 046-0055 contributes to the significance of the Bluffton Old Town Historic District under criteria 5 and 9 and also may qualify under criteria 1, 2, 3, and 4 because it was relocated in order to save the resource from demolition and may be associated with historic local events.

4.0 Conclusions

Brockington finds that Resource 046-0055 does not contribute to the NRHP-listed district because of lack of integrity of location, design, materials, setting, and feeling. However, 75 Bridge Street does contribute to the local Old Town Bluffton Historic District because of its likely association with the Bluffton historic preservation movement, under criteria 1, 2, 3, or 4. The resource also retains distinguishing characteristics of its type, style, period, and method of construction to contribute under criteria 5. The house has been in the same location since 1980 and thus represents a familiar and established visual feature, under criteria 9. The scope of this project did not include archival or property deed background research and no other evidence was discovered that would qualify the resource under criteria 6, 7, 8, or 10.

Please contact me regarding any questions or comments regarding the survey and assessment.

Thank you,

Lannie E. Kittrell

Lannie Kittrell
Architectural Historian
lanniekittrell@brockington.org
Brockington and Associates
498 Wando Park Blvd., Suite 700
Mt. Pleasant, SC 29464

References Cited

Bluffton Town Council
2008 Resolution Concerning the 2008 Historic Resources Survey. Adopted October 21, 2008.

Brown, Jennifer D.
1995 Bluffton Historic District National Register of Historic Places nomination. Listed 6/21/1996.

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2001 Historic Architectural Resource Survey Report, Bluffton, South Carolina, Conservation District

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1997 *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. US Department of Interior, National Park Service, Interagency Resources Division, Washington DC.

Sherfy, Marcella, and W. Ray Luce
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Thompson, Will and Maggie O'Brien
2008 Bluffton Historic Resources Survey (performed July 1, 2008)

Town of Bluffton
https://library.municode.com/sc/bluffton/ordinances/code_of_ordinances?nodeId=504296

2008 Planning Department, Historic Preservation Commission Staff Report HP.08.08.409 (Staff report September 3, 2008).

2008 Town Council's 2008 Historic Resources Survey Resolution (Resolution adopted October 21, 2008).

Appendix A
2001 and 2008 SCSSHP Survey Forms
2019 Brockington SCSSHP Survey Form (draft)

Attachment 5

Statewide Survey of Historic Resources

State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Road
Columbia, SC 29223-4905 (803) 896-6100

Control Number:U/13/046-5005
Status County Site No.
Quadrangle Name: 046

Tax Number:R610 039 00A 161D 0000

Intensive Survey Form

Identification

Historic Name:

Common Name: Guscio house

Address/Location: 4 Huger Cove

City: Bluffton

County: Beaufort

Vicinity of:

Ownership:
- ☒ Private
- ☐ Corporate
- ☐ City
- ☐ County
- ☐ State
- ☐ Federal
- ☐ Unknown/Other

Category:
- ☒ Building
- ☐ Site
- ☐ Structure
- ☐ Object

Historical Use:
- ☒ single dwelling
- ☐ multi dwelling
- ☐ commercial
- ☐ other

Current Use:
- ☒ single dwelling
- ☐ multi dwelling
- ☐ commercial
- ☐ other

SHPO National Register Determination of Eligibility:
- ☐ Eligible
- ☐ Not Eligible
- ☐ Contributes to Eligible District
- ☐ Contributes to Listed District
- ☐ Potentially Eligible
- ☐ Listed
- ☐ Determined Eligible/Owner Objection
- ☐ Removed from NR

Other Designation:

Property Description

Construction Date: c. 1930

Alteration Date: 1986, 1997

Commercial Form:

Stories:
- ☐ 1 ½ Stories
- ☐ 2 Stories
- ☐ 2 ½ Stories
- ☐ Stories
- ☒ Other: 1 Story

Construction Method:
- ☒ Frame
- ☐ Log
- ☐ Steel
- ☐ Other:

Historic Core Shape:
- ☒ Rectangular
- ☐ Square
- ☐ L
- ☐ T
- ☐ U
- ☐ H
- ☐ Octagonal
- ☐ Irregular
- ☐ Other:

Exterior Walls:
- ☐ Weatherboard
- ☐ Beaded Weatherboard
- ☐ Shiplap
- ☐ Flushboard
- ☐ Wood Shingle
- ☐ Stucco
- ☐ Tabby
- ☐ Brick
- ☐ Brick Veneer
- ☐ Stone Veneer
- ☐ Cast-Stone
- ☐ Marble
- ☐ Asphalt roll
- ☒ Synthetic siding
- ☐ Asbestos shingle
- ☐ Pigmented Structural Glass
- ☐ Other:

Roof Features
Materials: composition shingle
Shape: gable, end to front

Foundation:
- ☐ Not Visible
- ☐ Brick Pier
- ☐ Brick Pier with Fill
- ☐ Brick
- ☐ Stuccoed Masonry
- ☐ Stone Pier
- ☐ Stone
- ☐ Concrete Block
- ☐ Slab Construction
- ☐ Basement
- ☐ Raised Basement
- ☒ Other: Concrete and shell piers

Porch Features
Width: over 1 bay but less than full façade
Shape: gable

Significant Architectural Features: doors – 3 vert. lights above 3 horiz. panels, 5 horiz. panels, both orig. hardware; windows – single and paired dbl-hung 4 vert. lights/1, 4 and 6 light casements; open eaves with exposed rafters

South Carolina Statewide Survey of Historic Resources

Intensive Survey Form Site No.:046-5005

Alterations: concrete piers, wooden steps and deck, glass doors -single pane and dbl. sliding, orig. chimney removed - 1986; synthetic siding over orig. weatherboard - 1997

Architect(s)/Builder(s):

Historical Information

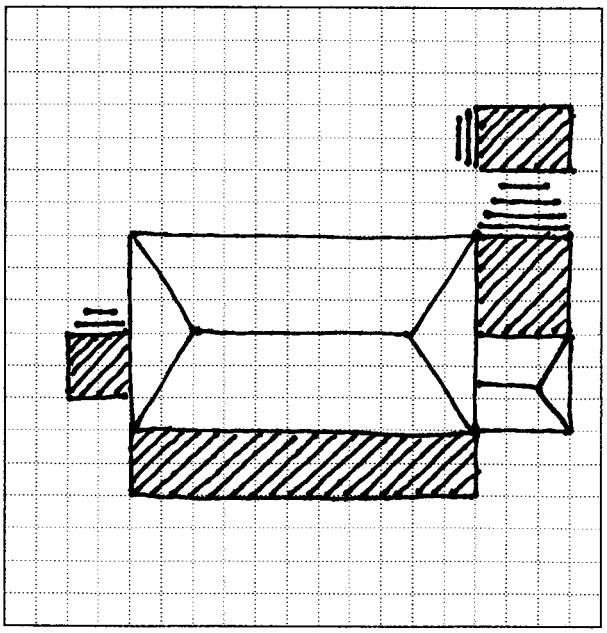
Historical Information: Building saved from demolition and moved in 1986 from its original location (corner of Bridge and Heyward St) by Guscio's.

Source of Information: Elizabeth P. Guscio (owner)

Photographs

Roll No.	Neg. No.	View of
2	18	Northeastern Oblique
2	19	Southwestern Oblique

Use Grid for Sketching

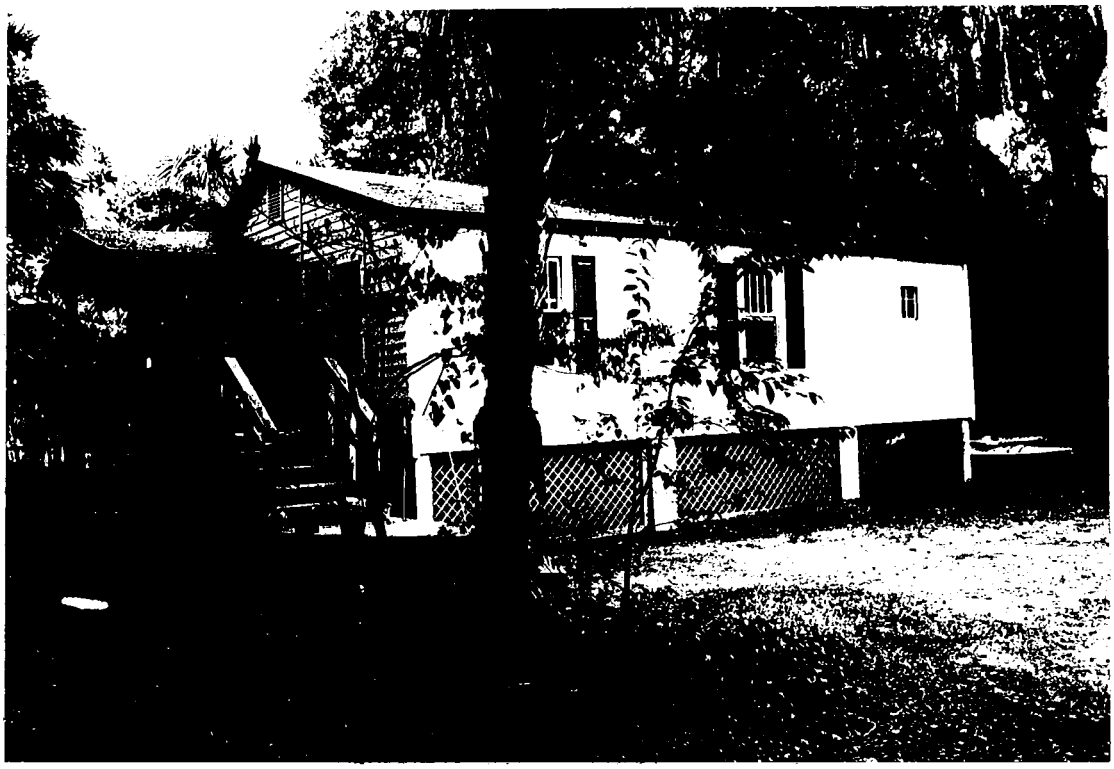


Attach Photographs Here

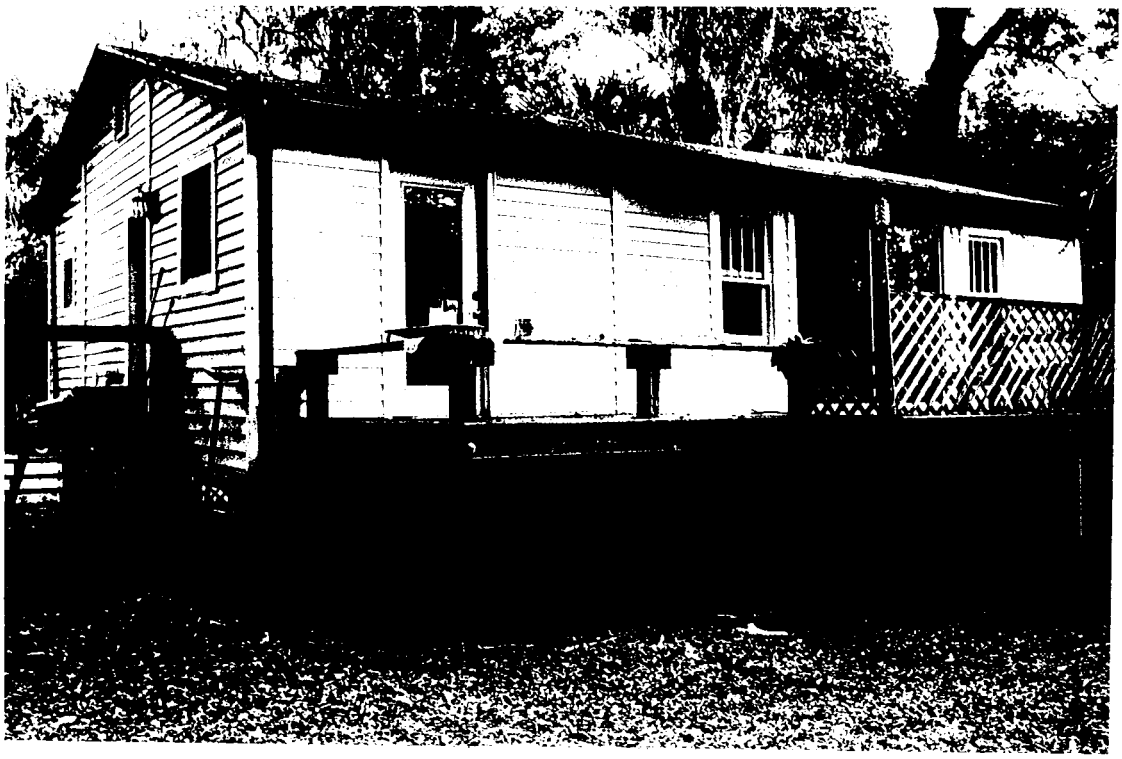
Program Management

Recorded by: Margaret E. Martin
PRESCON Consulting

Date Recorded: 19 September 2001



Roll No. 2, Neg. No. 18 – Northeastern Oblique



Roll No. 2, Neg. No. 19 – Southwestern Oblique

Statewide Survey of Historic Properties

State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Road
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 13 / 046-0055
Status County No. Site No.
Quadrangle Name: Bluffton
Tax Number: 39A-161D

Intensive Survey Form

Identification

Historic Name:

Common Name:

Address/Location: 77 Bridge Street

City: Bluffton

County: Beaufort

Vicinity of:

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

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

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

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

SHPO National Register Determination of Eligibility:
1 Eligible
2 Not Eligible
3 Contributes to Eligible District
4 Contributes to Listed District
5 Potentially Eligible
6 Listed
7 Determined Eligible/Owner Objection
8 Removed from NR

Other Designation:

Property Description

Construction Date: 1948

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

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

Roof Features
Shape:
Materials:

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

Porch Features
Width:
Shape:

Significant Architectural Features: Exposed rafters, high foundation w/ concrete block piers. House is on the river. There are window units in three windows around the house.

South Carolina Statewide Survey of Historic Properties

Intensive Survey Form Site No.: U / 13 / 046-0055

Alterations:

Architect(s)/Builder(s):

Historical Information

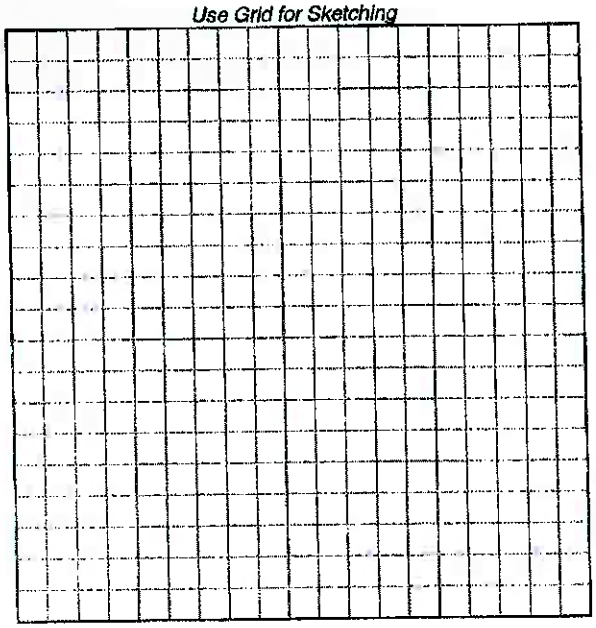
Historical Information:

Source of Information:

Photographs

Roll No.	Neg. No.	View of

Use Grid for Sketching



Attach Photographs Here

Program Management

Recorded by: Will Thompson

Maggie O'Brien

Date Recorded: July 1, 2008

Attachment 5

Attachment 5

Statewide Survey of Historic Properties

State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Road
Columbia, SC 29223-4905 (803) 896-6100

Site No. 0460055 Status U Revisit ✔

Quadrangle Name: Beaufort

Tax Map No. R610 039 00A 161D 0000

SURVEY FORM

Identification

Historic Name: Guscio House

Common Name:

Address/Location: 75 Bridge Street

City: Bluffton Vicinity of County: Beaufort

Ownership: Private Category: Building Other:

Historical Use: Domestic

Current Use: Domestic

SHPO National Register Determination of Eligibility: Not Eligible

Property Description

Other:

Construction Date: ca. 1930 Construction: Frame

Historic Core Shape: Rectangular Exterior Walls: Synthetic siding

Other: Foundation: Stuccoed masonry

Commercial Form: Roof Shape: Gable, end-to-front

Other: Roof Material: Composition shingle

Stories: 1 story Porch Shape: Gable

Other: Porch Width: Over 1 bay but less than full façade

Description/Significant Features:

Front gabled bungalow with exposed rafters. Gable front porch with square columns and balustrade. Gable vent in front and rear gables. Original Craftsman-style wood 4-over-1 light double hung sash windows (paired on front elevation and single on N and S elevations). Vinyl siding is over original weatherboard siding. Original Craftsman-style wood panel door with lights.

Alterations (include date(s), if known):

Per 2001 Survey form: addition of concrete piers, single pane glass door and double sliding glass doors; orig. chimney removed -1986; synthetic siding added over orig. weatherboard-1997.

Architect(s)/Builder(s):

Historical Information

Historical Information:

Building saved from demo (orig. location corner Bridge and Heyward); Guscio's moved it here in ca. 1986.

Source(s) of Information:

Infor. from homeowner per 2001 survey. 2001 Prescon (recorded as 046-5005, Guscio House, 4 Huger Cove). 2008 Bluffton Survey (recorded as 046-0055, 77 Bridge St).

Digital Photo ID(s)

File Name:	View:	Other:
0460055001	Facing West	E elevation
0460055002	Facing Southwest	Front elevation oblique
0460055003	Facing South	N elevation
0460055004	Facing Southeast	Rear elevation oblique
0460055005	Facing North	S elevation

Program Management

Recorded by:	Organization:	Date Recorded:
L. Kittrell	Brockington and Assoc.	02/14/2019

Attachment 6

trec | FORENSICS

Structural Assessment
Jamie Guscio
75 Bridge St.
Bluffton, SC 29910
March 10, 2020

Thomas & Reel
Engineering Consultants, Inc.

trec | **STRUCTURAL** | **MEP** | **FORENSICS**

9100 White Bluff Rd, Ste. 306, Savannah, GA 31406
Post Office Box 15818, Savannah, GA 31416
Tel: 912-920-0950 | Fax: 912-920-0948
www.thomasreel.com

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Observations & Findings	2
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March 10, 2020

Attention: *Jamie Guscio*
75 Bridge St.,
Bluffton, SC 29910

RE: Structural Observation of Cottage

Location: Googe Cottage
75 Bridge St.,
Bluffton, SC 29910

Trec No.:

Dear Mr. Guscio,

The enclosed report provides a summary of the findings and observations at the above-described property. **Thomas & Reel Engineering Consultants, Inc. (TREC)** performed a limited visual, nondestructive, observation of the subject property on several occasions and most recently on February 4, 2020 in your presence. The purpose of the site visit was to determine the general structural condition of the existing structure.

Description of the Structure:

The structure is a wood framed building built circa 1948 and sometime afterward had additions added. It was than moved from the original property to the now current property. Majority of the structure is in dismal current condition, exhibiting roof leakage, significant, water infiltration, and subsequentially structural degradation of the framing components.

Observations:

Foundation:

- Foundation has been constructed with CMU piers on approximately 12' O.C. on shallow spot footings; **(Reference Appendix B, Figures 5-10)**
- Subfloor framing system showed evidence of previous modifications apparently installed to remedy structural insufficiencies; **(Reference Appendix B, Figures 5-10)**

- CMU blocks have been added without proper mortar or steel reinforcement in an attempt to support weakened floor joists; **(Reference Appendix B, Figures 5-10)**
- Wood blocking has been improperly installed in attempt to support weakened floor joists; **(Reference Appendix B, Figures 5-10)**

Subfloor:

- Floor is framed with 2x6 Pine 24" O.C.; **(Reference Appendix B, Figures 11-29)**
- Evidence of degradation due to moisture intrusion and possible mold; **(Reference Appendix B, Figures 12, 13, 25, 27, and 29)**
- Floor framing has been previously improperly reinforced with dry stacked blocks without mortar, steel reinforcement, or proper foundations; **(Reference Appendix B, Figure s5-10, 15, 16, 17, and 18)**
- Floor system has failed in several locations; **(Reference Appendix B, Figures 14, 20, 22, and 27-29)**

Walls:

- Exterior and interior walls are typically constructed with 2x4 Pine 24" O.C. ; **(Reference Appendix B, Figures 30-36)**
- Exterior sheathing or other shear resisting membranes were not present on the structure; **(Reference Appendix B, Figures 30, 34, and 36)**
- Necessary jack studs were not present surrounding window and door framing; **(Reference Appendix B, Figures 31 and 32)**
- Black staining on interior walls indicating possible mold; **(Reference Appendix B, Figure 33)**

Roof:

- Roof framing has been constructed with 2x4 Pine rafters 24" O.C. ; **(Reference Appendix B, Figures 45-48)**
- The roof sheathing has been attached to a sleeper system and not directly to rafters; **(Reference Appendix B, Figures 45-48)**
- Evidence of water infiltration into the roof system; **(Reference Appendix B, Figures 43-48)**

Comments & Recommendations:

Based on the observations at the time this site visit, the following are comments and recommendations offered by the engineer. These comments and/or recommendations are conceptual in nature and are based on a reasonable degree of professional certainty. This report does not address any subsurface, mechanical, electrical, or plumbing issues.

It was the opinion of the engineer that:

- The building has degraded to a condition that is unacceptable for occupancy .
- The foundation of the structure is not suitable to support the structure and has been improperly modified in the past.
- The floor framing system has degraded from water infiltration and should be secured to prevent personel from entering.
- The exterior walls have not been built to provide adequate shear or uplift.
- The roof framing system has not been built to withstand high winds and is considered to be unsafe.

It is the recommendation of this report that:

- The entire foundation and floor framing system is not viewed as being suitable to support the structure and should be demolished and replaced with a porperly designed and constructed sytem.
- The interior finish of the exterior walls shall be removed and additional studs be installed between existing studs to result in 2x4 12" O.C.
- Studs to be added adjacent to window and door openings to provide for a minimum of two king studs and jack studs at the end of each header
- To enable adequate shear and uplift, install 1/2" OSB on the entire inner surface of exterior walls.
- 1/2" rods to be installed from the foundation to top plate 4 ft. O.C.
- New roof rafters 2x4 to be installed between existing rafters and installed per approved engineering plan.
- Remove and replace water-damaged areas of plywood sheathing, drywall, wall finish and ceiling(s) throughout at the impacted area of structure, and examine components in the interstitial wall and ceiling cavities and/or attic space for damage or excessive moisture. Dry all components in the interstitial wall and ceiling cavities and/or attic space to a moisture content of approximately 14 percent or less. Replace the drywall and wall finish.
- Install adequate moisture barrier for the entire structure.

- If fungal growth such as mold is suspected and/or confirmed, it should be quantified, categorized and, if required, re-mediated at the direction of a certified industrial hygienist or mold remediation specialist.
- Perform all work by a licensed contractor in accordance with the applicable codes, ordinances and standard building practices.
- After the items cited above have been completed, address any remaining cosmetic/ aesthetic issues.

Limitations of Study:

The observations, comments, and/or recommendations contained herein are based upon information provided to us at the time of document preparation. The evaluation performed on the above date was a limited visual assessment. Areas hidden from view such as within walls, floors, or otherwise not accessible were not examined. No structural analysis has been performed on any portion of this structure to determine the load carrying capacity of the structural systems, components or elements. No exploratory demolition, in-situ or lab testing was authorized or performed. Any noted compass directions were provided for reference only. This document does not address any subsurface, mechanical, electrical, or plumbing issues. The recommendations are only intended to restore integrity to the affected systems and/or components. It is important to note that if significant modification and structural repairs are required, further structural evaluation should be conducted upon completion of the major work due to the additional stress that may be placed on the structure by the remedial measures.

Closing:

Please feel free to contact this office if you have any questions or need additional information. Please note that **TREC** reserves the right to revise these comments and/or recommendations as conditions change or additional information becomes available.

Sincerely,

Thomas & Reel Engineering Consultants, Inc.

3-16-2020

Michael I. Thomas, P.E.
Principal Engineer

SOUTH CAROLINA THOMAS & REEL ENGINEERING CONSULTANTS, INC. No. 3624 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA No. 24186 MICHAEL I. THOMAS

APPENDIX A

Aerial Site Photo

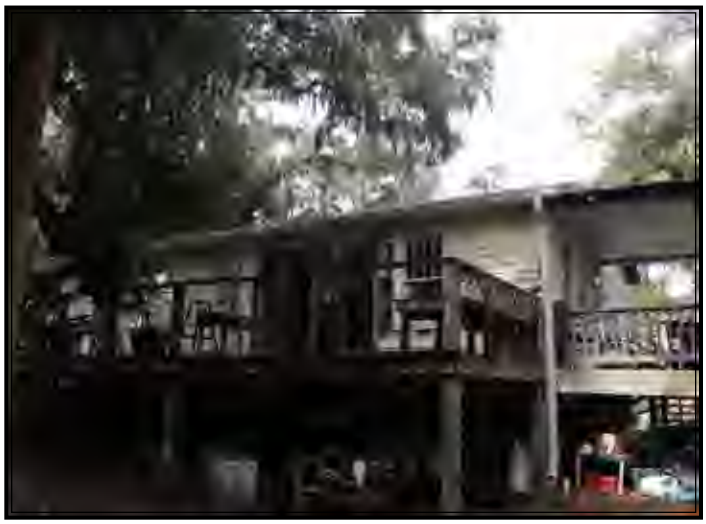
75 Bridge St.,
Bluffton, SC 29910

APPENDIX B

Photographic Evidence

▼ 01 Front of Structure

▼ 02 Left Side of Structure



▲ 03 Rear of Structure

▲ 04 Right Side of Structure
Facing Point of Entry

▼ 05 Improper Foundation Repair

▼ 06 Improper Foundation Repair

▲ 07 Improper Foundation Repair

▲ 08 Improper Foundation Repair

▼ 09 Improper Foundation Repair

▼ 10 Improper Foundation Repair

▲ 11 Improper Subfloor Repair

▲ 12 Subfloor Rot and Possible Mold Formation

▼ 13 Subfloor Rot and Possible Mold Formation

▼ 14 Fracture of Floor Joist

▲ 15 Improper Subfloor Repair

▲ 16 Improper Subfloor Repair

▼ 17 Improper Subfloor Repair

▼ 18 Improper Foundation Repair

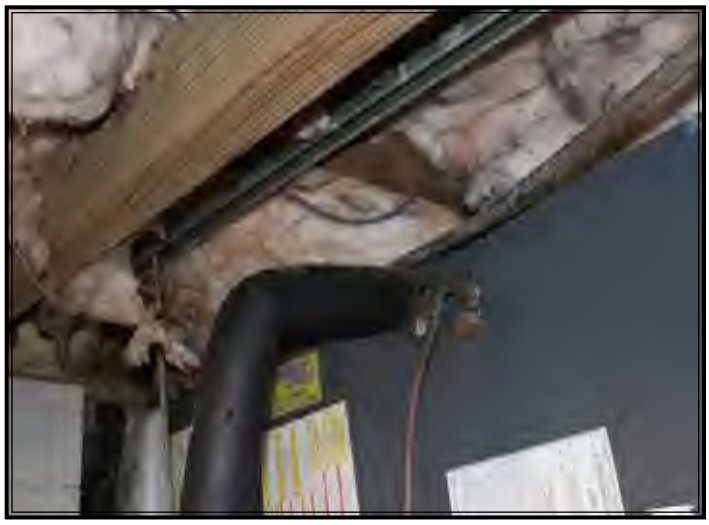
▲ 19 Improper Subfloor Repair

▲ 20 Damaged Floor System

▼ 21 Subfloor System
2x6 24" O.C.

▼ 22 Damaged Floor System

▲ 23 Subfloor System
2x6 24" O.C.



▲ 24 Airhandler in Crawl Space

▼ 25 Subfloor Rot and Possible Mold Formation

▼ 26 Subfloor System 2x6 24" O.C.

▲ 27 Rot/Structural Damage/Possible Mold Floor System

▲ 28 Floor Joist 2x6 24" O.C.

▼ 29 Rot/Structural Damage/Possible Mold
Floor System

▼ 30 Typical Exterior Wall
2x4 24" O.C.
No Applied Sheathing

▲ 31 Typical Exterior Wall
2x4 24" O.C.

▲ 32 Typical Framing Around Windows
No Jack Studs

▼ 33 Possible Mold

▼ 34 Typical Interior Walls
2x4 24" O.C.

▲ 35 Existing Electrical Panel

▲ 36 Typical Interior Walls
Damaged Ceiling Due to Water Infiltration

▼ 37 Damaged Ceiling Due to Water Infiltration

▼ 38 Damaged Ceiling Due to Water Infiltration

▲ 39 Damaged Ceiling Due to Water Infiltration

▲ 40 Damaged Ceiling Due to Water Infiltration

▼ 41 Kitchen

▼ 42 Deck on Left Side of Structure

▲ 43 Typical Roof

▲ 44 Typical Roof

▼ 45 Typical Attic
Plywood Sheathing Not Attached
Directly to Rafters

▼ 46 Typical Attic
2x4 Rafters 24" O.C.

▲ 47 Typical Attic
2x4 Rafters 24" O.C.

▲ 48 Typical Attic
2x4 Rafters 24" O.C.

ATTACHMENT 7

PLAN REVIEW COMMENTS FOR COFA-04-19-013053

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

Plan Type:	**Historic District - Demolition**	**Apply Date:**	**04/10/2019**
Plan Status:	**Active**	**Plan Address:**	**75 Bridge St BLUFFTON, SC 29910**
Case Manager:	**Charlotte Moore**	**Plan PIN #:**	**R610 039 00A 161D 0000**
Plan Description:	**(COFA-04-19-013053) A Certificate of Appropriateness-Demolition request to allow the demolition of the existing Contributing Structure known as the Guscio Cottage. It is a 1-story wood frame, single-family structure of approximately 900 SF, located on the property identified as 75 Bridge Street in the Old Town Bluffton Historic District, and zoned Neighborhood Conservation-HD.**		

Staff Review (HD)

Submission #: 1 Recieved: 05/15/2020 Completed: 05/15/2020

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	05/15/2020	Charlotte Moore	Approved with Conditions

Comments:

1. The Applicant proposes the demolition of the contributing structure at 75 Bridge Street located within the Old Town Bluffton Historic District.

2. A Pre-application meeting held on April 19, 2018, the Applicant was advised of the COFA process. Staff encouraged relocation as an alternative.

3. On March 12, 2019 Town Council denied request to remove designation as a Contributing Structure to the Old Town Bluffton Historic District based on the following criteria found in UDO Sec. 3.25.3: a) The structure, individually, or as a collection of resources, embodies distinguishing characteristics of an architectural type, style, period or specimen in architecture or engineering; and, b) the structure represents an established and familiar visual feature of the neighborhood or Town.

4. Through a charrette process during the creation of the Old Town Master Plan, the community and design consulting team arrived at a series of basic urban design and policy principles to guide appropriate infill development in Old Town. Shaped from input by Bluffton citizens during the charrette, the “First Principles” embody the citizenry’s vision for the future of Old Town. The principles summarize the results of the public planning process and promote responsible growth, planning, and development. While the specifics of each principle are reflective of Bluffton’s needs, overall, these principles are essentials for good planning in any historic town. The first of three “First Principals” is to preserve and protect. The built environment, especially the historic structures scattered throughout Old Town, should be protected and enhanced. The removal of this structure would be removing one of the historic contributing structures scattered throughout Old Town, which should be protected and enhanced. (UDO Section 3.18.3.B. and Old Town Master Plan).

5. While the structure has been found to be “degraded to a condition that is unacceptable for occupancy” by Thomas and Reel in the structural report dated March 10, 2020, the report includes a list of items which would need to be repaired or replaced, rather than demolished in whole. As such, staff finds the structure does not pose a threat to public health or public safety. (UDO Section 3.18.3.G.2.a.)

6. Staff requests the applicant to provide documentation that alternatives for the property including potential reuse have been explored. (UDO Section 3.18.3.G.2.b.)

7. This application will be reviewed by the Development Review Committee on Wednesday, May 20 at 1:00 p.m. Staff will prepare a recommendation to the HPC for its June 3, 2020 meeting. The criteria to be used in the review appears in Sec. 3.18.3 of the Unified Development Ordinance (UDO Application Manual).

8. As has been past practice for demolition requests, Town Staff reached out to Bluffton Preservation groups (A Call to Action, Bluffton Historic Preservation Society, Bluffton Township Black History Historical Preservation Society and Celebrate Bluffton). Any comments provided from these groups will be included in the Staff Findings for the Final HPC meeting. (UDO Section 3.18.3.F & 3.18.3.G.1)

9. The HPC may also choose to postpone a decision for 180 days if it finds that it is in the public interest to preserve and protect the contributing structure, in whole or part. The purpose of the postponement is to consider whether alternatives to demolition exist (e.g., relocation of the structure elsewhere on property or off-site). During a postponement, the HPC would consult with interested civic groups, private citizens and other applicable boards and agencies. If alternatives are not available but preservation of the structure is the best interest and general welfare of the community. If the postponement expires and there is no recommended alternative, the HPC would take action on the request at its next regularly scheduled HPC meeting. If one or more alternatives have been identified, the HPC would make a recommendation to Town Council and the Applicant. (UDO Section 3.18.4).

10. If demolition request is approved by the HPC, the applicant may apply for a building permit for the demolition. Prior to demolition, however, the applicant would be required to document the property according to the standards of the Historic Building Survey and the Historic Engineering record to be archived. The documentation would be reviewed by the UDO administrator for approval. (UDO Section 3.18.5).

11. Any future buildings on the property will require a Certificate of Appropriateness – Historic District approval prior to construction

12. UDO Section 3.18.3.E. states that the HPC shall consider the preservation of the existing building’s historic character and architecture. As this request is for the proposed demolition of the building, this criteria can not be met.

HPRC Review	05/15/2020	Charlotte Moore	Approved with Conditions

Comments:

"In reviewing the letter submitted by the owner and the pest control, I would be fine approving their application for demolition."

Watershed Management Review	05/15/2020	William Baugher	Approved with Conditions

Comments:

The Town will require a Stormwater Affidavit and implementation of the Construction Site BMPs found in Chapter 9 of the Stormwater Design Manual and other Stormwater Management regulations, where applicable before demolition activities can begin (SWDM Chapter 9).
The following demolition site Best Management Practices (BMPs) should be implemented for all demolition site activities. The Town will require as a minimum, implementation of the following Demolition Site BMPs:
1. Silt Fencing buried a minimum of 6 inches below disturbed grade, where applicable.
2. In areas where more than two feet of fill material has been placed or in areas adjacent to all wetlands, silt fencing meeting the requirements of SCDOT must be used.
3. Temporary gravel driveways a minimum of 15 feet by 10 feet, where applicable.
4. Sediment barriers surrounding all catch basins or drop inlets on site and sediment socks on all catch basins or drop inlets adjoining to the site, where applicable.
5. Temporary seeding shall be placed within 7 days of the end of a land disturbance activity

Addressing Review	05/15/2020	Nick Walton	Approved
Comments: No comment.			
Beaufort Jasper Water and Sewer Review	05/15/2020	James Clardy	Approved
Comments: BJWSA provides no comments.			
Building Safety Review	05/15/2020	Richard Spruce	Approved
Comments: No comments.			
Transportation Department Review - HD	05/15/2020	William Howard	Approved
Comments: No comments.			

Plan Review Case Notes:

TOWN COUNCIL

STAFF REPORT
Department of Growth Management

MEETING DATE:	March 12, 2019
PROJECT:	75 Bridge Street – Removal of Structure from the 2008 Historic Resources Survey as a Contributing Structure in the Historic District
APPLICANT:	Jamie Guscio on behalf of Elizabeth Guscio (Elizabeth Fund LLC.)
PROJECT MANAGER:	Erin Schumacher, AICP, Principal Planner – Historic Preservation & Urban Design

APPLICATION REQUEST: The Applicant, Jamie Guscio on behalf of Elizabeth Guscio (Elizabeth Fund LLC.), requests that the Town Council approve the removal of 75 Bridge Street from the 2008 Historic Resources Survey as a Contributing Structure to the Old Town Bluffton Historic District. The Historic Preservation Commission (HPC), at the December 5, 2018 meeting, provided a recommendation that Town Council retain the structure on the survey as a Contributing Structure. Town Staff is now requesting a decision from Town Council to retain or remove the structure from the survey as a Contributing Structure.

The Applicant requests approval for the following, based on the letter provided dated October 2, 2018:

1. Removing 75 Bridge Street from the 2008 Historic Resources Survey as a Contributing Structure. The property was added as a contributing structure in 2008 (see page 7-9 of Attachment 2).

BACKGROUND: The decisions and actions of local governments and individuals often decide the fate of the irreplaceable historic and prehistoric properties that give South Carolina communities their special character and make them better places to live and visit. As such, the SC Code of Law (Section 6-29-870 as amended) allows communities to adopt zoning ordinances to protect their historic and architecturally valuable districts and neighborhoods. The Certified Local Government (CLG) program, of which the Town of Bluffton has participated in since 2003, is a federal, state and local partnership that recognizes local government that have established preservation programs. Through the certification process, communities make a local commitment to historic preservation. The South Carolina Historic Preservation Office (SHPO) jointly administers the CLG program with the National Parks Service (NPS) to facilitate funding, technical assistance, and training

for local governments with historic preservation programs. Some noteworthy benefits to the Town's designation are:

- $25,000 Grant funding for the roof replacement of the Heyward House (2011);
- $6,000 in Scholarship funding for Staff and Commissioners to attend the National Alliance of Preservation Commissions bi-annual conference (2014, 2016, and 2018);
- $70,000 in Historic Preservation Fund Grants funding for the Garvin-Garvey House Rehabilitation (2015 and 2016);
- $30,000 in Historic Preservation Fund Grant funding for the Squire Pope Carriage House Preservation Plan (2018);
- Numerous opportunities throughout the year for training/education of Staff and Commissioners (continuous); and
- The opportunity to comment on the nomination of the Campbell Chapel AME Church to the National Register of Historic Places (2019).

To participate as a CLG, the municipality is required to: enforce appropriate state or local legislation for the designation and protection of historic properties, establish an adequate and qualified HPC, maintain a system for the survey and inventory of historic properties, and encourage public participation in the local historic preservation program.

In order to satisfy the requirements for CLG designation, the Town of Bluffton has conducted Historic Resource Surveys in accordance with the Survey Manual for the South Carolina Statewide Survey of Historic Properties to maintain a system for the survey and inventory of historic places since 2001. The surveys conducted were in 2001 and 2008 and Staff is in the process of conducting another one which should be completed Spring of 2019. These surveys of historic resources build upon the initial survey conducted in 1994 which identified Eighty-four (84) sites and led to the nomination of the Bluffton Historic District to the National Register of Historic Places in 1996.

2001 Historic Resource Survey

During the 2001 Survey, thirty-three (33) structures were included on the survey list. The structure at 75 Bridge Street was one of the structures identified as a historic resource in the 2001 survey, although it was addressed as 4 Huger Cove at the time. It is important to note that over time, properties, such as this one, throughout Old Town and the Bluffton vicinity have been re-addressed for E-911 purposes. (See pages 15-18 of Attachment 2).

2008 Historic Resource Survey

In 2008, the Town initiated a second update to the existing 1994 and 2001 Historic Resources Surveys. During this survey update, the Town was able to incorporate structures that met the minimum criteria and to remove structures that no longer met those criteria.

There were five (5) structures listed on the 1994 survey that were demolished prior to the 2008 survey and were proposed for removal from the survey. Two (2)

buildings were in extreme disrepair and the HPC recommended their removal from the survey as well. Eleven (11) additional structures, which were not on the 1994 survey, were included on the 2008 survey list as they had become eligible since the completion of the earlier surveys. The building at 75 Bridge Street was one of the structures identified at this time, although it was listed as 77 Bridge Street. (See pages 26-27 of Attachment 2)

During the 2008 survey, the minimum requirements, outlined by South Carolina Regulation §12-122 & 123 were that the structure be fifty or more years old and meet the local body's criteria for designation. It further states that those categories of significance may include, but are not limited to the following: Architecture, Culture, Engineering, or History. Based on the Town of Bluffton Zoning Ordinance (Section 5.16.7.), the local ordinance in place at the time of the survey, the following criteria were used.

Properties fifty or more years old and must meet one or more of the following conditions:

1. It has significant character, interest, or value as part of the development or heritage of a community;
2. It is the site of an historical event with a significant effect upon society;
3. It exemplifies the cultural, political, economic, social, or historic heritage of the community;
4. It portrays the environment in the era of history characterized by a distinctive architectural style;
5. It embodies those distinguishing characteristics of an architectural type of engineering specimen;
6. It is the work of a designer whose individual work has significantly influenced the development of Bluffton;
7. It contains elements of design, detail, materials, or craftsmanship which represent significant innovation;
8. By being part of or related to a cove or other distinctive area, it should be developed or preserved according to a plan based on an historic, cultural, or architectural motif;
9. Owning to its unique location or singular physical characteristic, it represents an established and familiar feature of the neighborhood, community or Town; or,
10. It has yielded or may be likely to yield information important in pre-history or history.

75 Bridge Street

The existing structure is approximately 900 square feet in area and was constructed in or around 1948 as a single-family residential dwelling located at the corner of Bridge and Heyward Street. The building was on property owned by the Googe family who still own the adjacent parcel and have two generations of family members interned in the Bluffton Cemetery. Documents indicate that it was saved from demolition and moved to its current location in the 1980s and used periodically since as a rental property. The existing structure is a 1-story frame building set on a concrete pier foundation. It was modified when it was moved to

the current property and placed onto a raised pier foundation. An open deck and side entryway were also added, and synthetic vinyl siding was installed over the original weatherboard material in 1997. No significant changes/modifications appear to have occurred since the 2001 and 2008 surveys.

In 2008, the property was approximately sixty (60) years old (constructed in 1948), meeting the first criteria for a structure to be considered contributing. The attached survey sheets and associated reports list significant architectural features that made this property noteworthy.

Pages 26 and 27 of Attachment 2 is the 2008 Intensive Survey Form that was provided to HPC and Town Council to determine if the structure should be a part of the 2008 survey update conducted at that time. The property was recommended for inclusion unanimously by the HPC and Town Council passed a resolution on October 1, 2008 to include this site into the Historic Resource Survey. (See pages 28-34 of Attachment 2)

ANALYSIS: As stated in the letter dated October 2, 2018 from Mr. Guscio, he claims that the structure was not eligible for inclusion in the survey. Below is an excerpt describing the Applicant's rationale:

Based on the fact that the house was moved from its original location and then placed on concrete piers and that the home is not in fact on the river, the mere presence of three window units is arguably of no architectural, cultural or engineering significance. This leaves only history as one of the four criteria that could possibly apply. For the reasons stated below, we believe that the building possesses no historical, architectural, cultural or engineering significance and should not have been placed on the contributing structures list.

The dwelling at 75 Bridge Street does not meet any of the standards listed in 12-123 other than being more than 50 years old. (see Attachment 1 for additional information)

Further, a separate letter, dated July 24, 2018, authored by Robert S. Jones Jr., former Executive Director of the Bluffton Historical Preservation Society from 1998-2008 supports razing the structure. In the letter, he incorrectly states that the building was omitted from the 2001 Historic Resources Survey completed by Prescon and provides several reasons why the building was not included. (See pages 35 and 36 of Attachment 2) Instead of being omitted, the property was simply addressed differently (4 Huger Cove) from what it was in 2008 (77 Bridge Street) and what it is known as today (75 Bridge Street). (See pages 35-36 of Attachment 2)

A **Contributing Structure** is defined as follows per Section 9.2 of the UDO:

Any property, structure, or architectural resource which was designated as "contributing" in the Bluffton Historic District's 1996 nomination to the National Register of Historic Places, or in the most recent Bluffton Historic Resources Survey (2001 or 2008), or any other structure designated as a Contributing Structure as

provided for in Section 3.25 of the UDO. The removal of a "Contributing Structure" from the Bluffton Historic Resources Survey shall cause the structure to no longer be considered "contributing."

National Parks Service Criteria for Designation as a "Contributing Structure"
National Parks Service's (NRHP) Criteria for Evaluation. As per the NRHP Criteria for Evaluation, a historic resource (building, structure, site, object, or district) may be eligible for the NRHP if it retains integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. Is associated with events that have made a significant contribution to the broad patterns of history; or
B. Is associated with the lives of significant persons in the past; or
C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic value, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
D. Has yielded, or is likely to yield, information important in history or prehistory.

Local Review Criteria Used for Designation as a "Contributing Structure"
The UDO (Section 3.25.3) has ten criteria for determining if a structure is 'contributing'. While there are no criteria for removing a structure, South Carolina Regulations §12-122 states that "a local governing body may remove the historic designation if the property no longer possesses the qualities that made it eligible for designation." Town Council should review SC Regulation §12-122 and the following criteria to determine if a structure should be removed.

1. The structure has significant inherent character, interest, or value as part of the development or heritage of the Town, Region, State, or Nation;
2. The structure is the site of an event significant in history;
3. The structure is associated with a person or persons who contributed significantly to the culture and development of the Town, Region, State, or Nation;
4. The structure exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the Town, Region, State, or Nation;
5. The structure individually, or as a collection of resources, embodies distinguishing characteristics of an architectural type, style, period, or specimen in architecture or engineering;
6. The structure is the work of a designer whose work has influenced significantly the development of the Town, Region, State or Nation;
7. The structure contains elements of design, detail, materials, or craftsmanship which represent a significant innovation;
8. The structure is part of or related to a cove or other distinctive element of the community;
9. The structure represents an established and familiar visual feature of the neighborhood or Town; or

10. The structure has yielded, or may be likely to yield, information important in pre-history or history.

ASSESSMENT AND EVALUATION: Town Staff has attempted to provide all possible options for retention, reuse, or proposed demolition of the structure to the Applicant and the associated review process; however, it is the wish of the Applicant to pursue the removal of Contributing Structure status and seek the future demolition of the structure (See Attachment 3).

Due to the complex nature of application at hand, the Town contracted Brockington and Associates, Inc., to perform an architectural survey and assessment of the historic resource at 75 Bridge Street and evaluate it based on the National Parks Service's National Register of Historic Places (NRHP) Criteria for Evaluation as well as the Old Town Bluffton Historic District Criteria. The work was performed by Lannie E. Kittrell, a Secretary of Interior Standards qualified architectural historian. The assessment in full is included as Attachment 1.

In summary, despite the structure having possible significance under three of the four National Register of Historic Places Criteria, the resource is not eligible for inclusion in the NRHP, individually or as a contributing resource to a district due to lack of integrity of location, design, materials, setting and feeling. This is due in part to the scope of the project being limited to the architecture and not including addition research into the Googe family, modifications made to the structure and the fact that it was moved from its original site on the corner of Thomas Heyward Street and Bridge Street. Had the structure remained in its original location, the integrity may not have been compromised to the extent that it would be omitted from inclusion in an expanded NRHP district.

Conversely, when reviewed in accordance with the Old Town Bluffton Historic District Criteria for designation, the resource was found to contribute to the significance of the Old Town Bluffton Historic District under criteria 5 and 9 and may also qualify under criteria 1, 2, 3, and 4 because it was relocated in order to save the resource form demolition and may with additional research be associated with local historic events.

To be eligible for consideration as a contributing, the structure must be 50 years old and meet one or more of the applicable criteria. The specific criteria noted above are:

5. The structure individually, or as a collection of resources, embodies distinguishing characteristics of an architectural type, style, period, or specimen in architecture or engineering; and

9. The structure represents an established and familiar visual feature of the neighborhood or Town.

TOWN COUNCIL ACTIONS: The Bluffton Town Council shall consider the request for the removal of the structure from the 2008 Historic Resources Survey and provide a decision on whether to retain or remove the designation of the structure as a Contributing Structure based on the information provided.

ATTACHMENTS:

1. Brockington and Associates Assessment of 75 Bridge Street
2. December 5, 2018 HPC Staff Report and Attachments
3. Pre-Application Meeting Notes from 4-19-2018
4. Contributing Structures Map
5. Resolution
6. Proposed Motion