



PLAN REVIEW COMMENTS FOR COFA-08-24-019280

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:** 08/13/2024
Plan Status: Active **Plan Address:** 50 Pritchard St Street
BLUFFTON, SC 29910
Case Manager: Charlotte Moore **Plan PIN #:** R610 039 00A 048A 0000
Plan Description: A request by Ansley H. Manuel, architect, on behalf of the owner, Beth McHugh, for review of a Certificate of Appropriateness - HD for a proposed 1-story addition of approximately 595 SF, deck addition, and new metal porch roof located at 50 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood General. STATUS: This item will be heard at the September 9, 2024 Historic Preservation Review Committee meeting.

Staff Review (HD)

Submission #: 1 Received: 08/13/2024 Completed: 09/06/2024

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Growth Management Dept Review (HD)	09/06/2024	Charlotte Moore	Approved with Conditions

Comments:

1. Per the COFA-HD application, a projective narrative is required to be submitted with information describing compliance with criteria in UDO Article 3 (UDO Sec. 3.18). Photos as indicated on the COFA-HD application are also to be provided. (Applications Manual)
2. The addition to the residence is being reviewed as an Additional Building Type with Vernacular characteristics. (UDO Sec. 5.15.8.K). The building setbacks, build-to zone and height of the Additional building type within the Neighborhood General-HD District apply. (UDO Sec. 5.15.5.C).
3. Consideration shall be given to the existing tree canopy and every reasonable effort made to maximum the preservation of this canopy. The canopy shall be a minimum of 75% lot coverage. (UDO Secs. 5.3.3.C and 5.3.3.G). At time of Final Submittal, provide a landscape plan showing proposed tree removal plan, foundation plantings, and canopy calculations. 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 (UDO Section 3.22.2.A.).
4. Information on service yard location, including electric meters is needed to determine if any changes are proposed; if so, screening will need to be identified. (UDO Sec. 5.15.5.F.10)
5. Stucco is permitted over CMU wall and must have a tabby, sand or steel-trowel finish. Identify stucco application, which must be consistent with existing foundation. (UDO Sec. 5.15.5.G.1.a.)
6. Provide information regarding the elevation in the recessed porch area, and ensure material change only takes place at an interior corner (UDO 5.15.6.G.)
7. Identify the material(s) to be used for the deck piers (UDO Sec. 5.15.5.H.2)
8. Provide window and door details to confirm compliance with UDO Sec. 5.15.6.I.2. and 3.
9. Provide information to clarify the type of metal roofing proposed. Standing seam and 5-V metal crimp are permitted. (UDO Section 5.15.6.3.a)
10. Identify the deck skirting material proposed and ensure that it complies with UDO Sec. 5.15.6.O.
11. Identify cornice and soffit material proposed and ensure that it complies with UDO Sec. 5.15.6.P.
12. As the project moves toward Final submittal, provide architectural details for the following: roof, windows, door, balustrade, skirting, water table trim, corner board; a section through the eave showing the materials and configuration; and, ensure all materials are identified on the plans including existing building materials to ensure consistency.

Watershed Management Review	08/29/2024	Samantha Crotty	Approved with Conditions
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Comments:

Comments may be provided at time of building permit/stormwater permit submittal.

Beaufort Jasper Water and Sewer Review	09/05/2024	Matthew Michaels	Approved
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Comments:

No Comments as the property owner is adding on to an existing house.

Transportation Department Review - HD	08/14/2024	Megan James	Approved
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Comments:

No comments

Plan Review Case Notes: