

April 8, 2025

Growth Management Service Center
20 Bridge Street
Bluffton, SC 29910

Re: Final COA-HD Submission
COFA-03-25-019646
A Porch Enclosure for the Duncan Residence
4 Tabby Shell Road
Bluffton, SC 29910



Charlotte,

In support of our Final COA-HD submission for the Porch Enclosure for the Duncan Residence, we are providing the following project narrative.

Narrative Introduction

We are proposing to enclose the existing screened porch with framed walls and windows to create a conditioned Carolina Room.

Zoning & Building Type

The property is zoned Neighborhood General-HD and the property has platted setbacks. While the extents of the building footprint will not change as a result of the proposed renovations, we are increasing the conditioned footprint (excluding porches) from 1,166 sq. ft. to 1,370 sq. ft. The home will continue to comply with the Vernacular House Building type (1,800 sq. ft. maximum footprint, 1.5 story massing, and 1,600-2,800 sq. ft. size range).

Materials

The walls of the newly enclosed Carolina Room will be finished with a panel detail above and below the new windows. As shown on sheet A501, the panels will be of Hardiepanel with the sticking of Hardietrim. The panel finish allows for a clean connection to the existing siding and a nod to the history of the room as a screened porch. The new windows will be double hungs to complement the existing windows.

In addition, we are providing the below responses to the comments received during HPRC review:

1. Suggest changing the 3' x 8' instead of 6'-8" plus transom above to match existing conditions
 - a. The design was originally considered with an 8'-0" door, but the decision to use a 6'-8" door and transom combination was multifaceted. (1) The door is in the back of the home, well removed from the front porch, so it will not be viewed in context with the front door. (2) The door and transom combination with flanking tall double hung windows is a traditional construction pattern. (3) There is a sizeable step down into the porch. Using the door and transom combination, we can bring the windows in Carolina Room to the height of the existing windows. (4) There are cost efficiencies to the door and transom combination, which are important to the feasibility of the project. This has already received final approval from the Tabby Roads HARB.
2. The new door is called out as a sliding door in the renovation plan but shown as a swinging door in the same drawing and elevation. The door is also called out as 3'x8' in the plan but shown in the elevation and schedule at 6'x8' with transom. Suggest that the door be 3'x8' to match existing conditions.
 - a. See notes above.
3. The infill framing detail has a callout for hardiplank lap siding; only panel and trim are shown in the elevation.
 - a. The detail has been revised to remove the stray note. Only Hardiepanel and Hardietrim will be used.
4. The plan identifies casement windows; however, the elevation and narrative show double hung windows "to match existing windows." The existing windows shown in the same elevation have hinge markers, suggesting casement function. Clarification needed.
 - a. The existing windows are casements with a simulated sash bar to mimic double hung windows. The previous owner was seeking an energy efficient goal and casements have a tighter air seal. The current owners prefer the operation of a true double hung for this room. As it is a built-in porch this is a good opportunity to provide this very slight difference in appearance. This has already received final approval from the Tabby Roads HARB.
5. The window head detail calls out hardie panel above the head trim; the elevation shows trim instead of panel.
 - a. The panels above the windows removed by the change to the door-transom combination. This detail has been revised.

6. In the plan, elevations, and details, 1x4 hardie trim is specified, but the elevations show a smaller vertical mull trim between windows.
 - a. **The window on the left elevation where this was true has been changed to match the other window mulls with 1x4 hardietrim stiles.**

We look forward to the HPC's review. If you require additional information about the project ahead of the meeting, please let me know.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "Lydia DePauw". The signature is fluid and cursive, with a large, stylized "D" at the end.

Lydia DePauw, AIA
Principal, DePauw Architects