

Project Narrative for Certificate of Appropriateness Application for 215 Goethe Road.

April 2, 2025

Dear Town of Bluffton COFA Review committee,

We are pleased to submit this application for a Certificate of Appropriateness (COFA) for a thoughtfully designed new construction project located at 215 Goethe Road, consisting of two complementary structures. This project is in alignment with the architectural character and vision outlined in the Town of Bluffton's Unified Development Ordinance and Historic District Design Principles.

Mixed-Use Main Structure:

The primary structure will feature an office space on the ground floor and a residential living unit above. This building is designed to respect and enhance the historic charm of Bluffton while meeting modern functional needs for a mixed-use space.

Carriage House:

The secondary structure, a carriage house, will house a residential living unit above a designated ground-floor area. The carriage house design draws inspiration from traditional Lowcountry forms and materials, ensuring it harmonizes with the overall aesthetic of the community.

Site and Parking Configuration

The project is self-contained and adequately self-parked within the property boundaries, following the Town of Bluffton's parking requirements. The site layout has been carefully planned to maintain accessibility while preserving the character and integrity of the surrounding neighborhood.

Architectural Harmony and Design

The architectural design of both structures incorporates key features of Lowcountry architecture, such as pitched roofs, porches, galvalume roofing materials, brick, hardie siding, galvanized railings, etc, ensuring they blend seamlessly with the local vernacular. High-quality materials and finishes will be employed to uphold the standard of construction expected within Bluffton.

Environmental and Community Considerations

The proposed development respects the natural topography and existing vegetation of the site. Special care has been taken to retain green space and integrate landscaping that complements the new structures. The project aims to contribute positively to the

ATTACHMENT 4

surrounding community by enhancing the area with both functional and visually appealing structures.

Conclusion

This project represents a balance between Bluffton's historic charm and the needs of a growing community, offering a mixed-use development that reflects both tradition and progress. We are confident it will be a valuable addition to the Town of Bluffton, and we look forward to your support in granting a Certificate of Appropriateness.

Thank you for your time and consideration. We are happy to provide additional information or address any questions as needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Madhere", with a stylized, cursive script.

Phil Madhere

843-247-3331