

ATTACHMENT 2



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD
TOWN BLUFFTON HISTORIC
DISTRICT (HD)-DEMOLITION APPLICATION

Growth Management Customer Service Center
 20 Bridge Street
 Bluffton, SC 29910
 (843)706-4800
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner			
Name: <i>Andrey Hester Manuel, Architect</i>		Name: <i>Sara Harwell Kelly</i>			
Phone: <i>843.338.8932</i>		Phone: <i>843.384.1995</i>			
Mailing Address: <i>109 Pritchard Street Bluffton, SC 29910</i>		Mailing Address: <i>P.O. Box 417 Bluffton, SC 29910</i>			
E-mail: <i>manuel.studio@aol.com</i>		E-mail: <i>merzan.sk@gmail.com</i>			
Town Business License # (if applicable): <i>LIC - 03-23-048128</i>					
Project Information					
Project Name: <i>Kelly Residence</i>		Acreage: <i>0.29</i>			
Project Location: <i>77 Bridge Street</i>		Contributing Structure: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Zoning District: <i>Neighborhood Conservation</i>					
Tax Map Number(s): <i>R 610 039 00A 161A 0000</i>					
Project Description: <i>① Demolish Existing House ② Relocate Existing Storage Unit ③ Build new House and Guest House</i>					
<div style="text-align: right; color: red;">Not for consideration under this application</div>					
Minimum Requirements for Submittal					
<input checked="" type="checkbox"/> 1. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 2. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.					
Note: A Pre-Application Meeting is required prior to Application submittal.					
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.					
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.					
Property Owner Signature: <i>[Signature]</i>		Date: <i>11/8/23</i>			
Applicant Signature: <i>[Signature]</i>		Date: <i>8 November 2023</i>			
For Office Use					
Application Number:		Date Received:			
Received By:		Date Approved:			



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OLD TOWN BLUFFTON HISTORIC DISTRICT (HD)-
DEMOLITION CHECKLIST

Schedule a meeting with staff to review the below checklist for completion.

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness - Historic District - Demolition application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

NOTE: Depending on the activities proposed, Certificate of Appropriateness documentation will vary. At a minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

General Information:

- ☒ 1. Name and address of property owner(s) and applicant.
- ☒ 2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
- ☐ 3. A detailed narrative describing the existing site conditions and uses; statement of conformance with the UDO; any Local Historic District and/or National Historic District contributing structures including the architectural and/or historic significance of each; and the year any existing structures were built.
- ☐ 4. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including detailed description of how the condition will be met.
- ☐ 5. An explanation of why any items on this checklist are not included with the application materials.
- ☐ 6. Project name, building name, and/or name of development.
- ☒ 7. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
- ☒ 8. Vicinity map.

Site and Existing Conditions Documentation:

- ☒ 1. Labeled comprehensive color photograph documentation of all exterior facades and features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
- ☒ 2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
- ☒ 3. Location of all property lines.
- ☒ 4. Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary.
- ☒ 5. Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on the development property.
- ☒ 6. Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on the development property.
- ☒ 7. Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank and protected lands on or within a minimum of 200 feet locations, of the development property.
- ☒ 8. Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man made objects located on the development property.
- ☒ 9. Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
- ☒ 10. Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
- ☒ 11. Existing deed covenants, conditions, and restrictions, including any design or architectural standards.



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OLD TOWN BLUFFTON HISTORIC DISTRICT (HD)-
DEMOLITION CHECKLIST**

NOTE: Depending on the activities proposed, Certificate of Appropriateness documentation will vary. At a minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

Demolitions (in whole or in part) of Contributing Structures.

- ☐ 1. A structural engineering report, prepared by a structural engineer licensed in the State of South Carolina having demonstrated qualifications and experience in historic preservation, rehabilitation, or renovation as reviewed and who has been approved by the Town of Bluffton prior to commencement of the report. The report must include a detailed analysis of the structure describing the integrity and quality of the foundation, floor, wall, and roof systems, specifically listing any deficiencies and the possible remedies thereof. The report must also include a detailed assessment of the adaptability of the component systems and overall adaptability for continued use, renovation, restoration, or rehabilitation.
- ☐ 2. Wood destroying pest report, prepared by a qualified professional, identifying any active presence or past evidence of such pests including treatment alternatives for removal, preventative measures to be taken to guard against future impacts, and necessary actions to be taken to repair damage caused by wood destroying pests.
- ☐ 3. Describe the following:
- The historic designation(s) of the property at the time of current property owner acquisition and current designation(s);
 - Alterations to the structure, including assessment by a historic preservation professional having demonstrated qualifications and experience in historic preservation, rehabilitation, or renovation that the structure has been altered to such a degree that its historic and architectural character cannot be recaptured through rehabilitation or restoration.
 - Available economic incentives for preservation through Federal, State, local, or private programs and statement of whether or not such incentives have been applied for, if not why, and if so the result of the application(s); and,
 - Feasible alternative uses for the structure that allow for the preservation, rehabilitation, or restoration of the structure.
- ☐ 4. If applicable, pre- and post-preservation real estate appraisals, detailed construction cost estimates, economic feasibility studies, financial history of the property, and any other information necessary as determined by the UDO Administrator or designee and Historic Preservation Commission to provide Clear and Convincing Evidence of the loss of reasonable economic use or return on the property through the required preservation of the structure.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent

Sara Harwell Kelly

Printed Name

Signature of Applicant

Ansley Hester Marvel

Printed Name

Date

11/8/2023

Date

8 November 2023

ATTACHMENT 2

PROJECT NARRATIVE FOR SARA HARWELL KELLY - 77 Bridge Street

Sara Harwell Kelly acquired and built the current house on the property in the year 1980. The Kellys wish to demolish the existing 800 square foot residence, remove a storage shed and ~~rebuild two new structures -- a main residence and a guesthouse.~~ The property falls in the Neighbor Conservation Zoning District. ~~The building type will fall into the Additional/Other Category.~~

The existing residence is a slab-on-grade house with T-111 siding, asphalt shingles and no front porch. The storage shed has similar finish materials and is a product commonly purchased at retail hardware stores. Both buildings do not contribute to the vision of the UDO.

~~These proposed improvements along with the existing neighboring structures, including the restoration of the Hooks Cottage, will greatly enhance the visual streetscape. We respectfully ask the board to approve our final submittal.~~

Note: Application is for consideration of demolition only.
Review Criteria do not include consideration for future use or structures. The demolition of any structure must be reviewed on its own merit. Future proposals must also be reviewed on their own merit.

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Sara Harwell Kelly
Post Office Box 427
Bluffton, South Carolina 29910

22 June 2023

Town of Bluffton Planning Department
20 Bridge Street
Bluffton, South Carolina 29910

To Whom It May Concern:

I give Ansley Hester Manuel permission to work with the Town of Bluffton Planning Department for the house and property located at 77 Bridge Street.

A handwritten signature in black ink, appearing to be 'Sara', written over a horizontal line.

Sara Harwell Kelly, Property Owner

ATTACHMENT 2



May 23, 2023

77 Bridge St

Bluffton, SC 29910

Subject: Tree inspection and analysis

This report represents the results of the tree inspection performed at, 77 Bridge Street, Bluffton SC 29910. International Society of Arboriculture Certified Arborist, William Bedingfield, surveyed proposed work site.

Assigned scope of work:

Identify trees that are likely to survive future construction efforts.

Location and identification of trees assessed:

All trees are located left side home and left rear of home.

20" DBH Laurel Oak *Quercus laurifolia*

16" DBH Laurel Oak *Quercus laurifolia*

12" DBH Laurel Oak *Quercus laurifolia*

14" DBH Laurel Oak *Quercus laurifolia*

16" DBH Laurel Oak *Quercus laurifolia*

20" DBH Laurel Oak *Quercus laurifolia*

22" DBH Laurel Oak *Quercus laurifolia*

16" DBH Laurel Oak *Quercus laurifolia*

17" DBH Laurel Oak *Quercus laurifolia*

20" DBH Water Oak *Quercus nigra*

16" DBH Laurel Oak *Quercus laurifolia*

16" DBH Water Oak *Quercus nigra*

Level of inspection:

Level 1; limited visual inspection

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Targets and consequences of failure:

Single family residential structure; secondary overhead powerlines, outbuildings, ingress / egress for Adjacent SFR structures.

Site factors considered:

The trees are unlikely to survive construction. There is not enough space on the lot to build a new home without Removing existing trees. The trees on the property have matured after the home was built and nearly every tree On the property has critical root zone within the foundation area of the existing home.

Risk assessment and conclusion:

The trees should be removed and mitigated if the owner decides to redevelop the parcel. Mitigation trees will have Far less mortality and the future structures will not have to be designed around existing trees. It is highly unlikely any Of the mature Water and Laurel Oaks will survive construction efforts and will pose complications and issues for the Owners after construction.

Sincerely,

William Bedingfield

ISA Certified Arborist SO-10152A