




ATTACHMENT 2

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

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
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applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Pearce Scott Architects, Amanda Denmark		Name: Billy Watterson	
Phone: 843.837.5700		Phone: 815.353.8387	
Mailing Address: 6 State of Mind Street, Ste. 200 Bluffton, SC 29910		Mailing Address: 1227 May River Road Bluffton, SC 29910	
E-mail: amanda@pscottarch.com		E-mail: billy.watterson@wattersonbrands.com	
Town Business License # (if applicable):			
Project Information (tax map info available at http://www.townofbluffton.us/gis/)			
Project Name: De Maket, Lot B		Conceptual: <input type="checkbox"/>	Final: <input checked="" type="checkbox"/>
Project Location: 24 Ma Daisy's Way		Amendment: <input type="checkbox"/>	
Zoning District: NG - HD		Application for:	
Acreage: 0.89		<input checked="" type="checkbox"/> New Construction	
Tax Map Number(s): R610 039 00A 0235 0000		<input type="checkbox"/> Renovation/Rehabilitation/Addition	
		<input type="checkbox"/> Relocation or Demolition	
Project Description: New Open Air Building			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final			
<input checked="" type="checkbox"/> 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final			
<input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist.			
<input checked="" type="checkbox"/> 6. 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: 		Date: 01.10.24	
Applicant Signature: Amanda J. Denmark		Date: 01.04.24	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



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CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE			CONCEPTUAL REVIEW	<input type="checkbox"/>	FINAL REVIEW	<input checked="" type="checkbox"/>
2. SITE DATA						
Identification of Proposed Building Type (as defined in Article 5): Additional building type						
Building Setbacks	Front:10-20	Rear:25	Rt. Side:10	Lt. Side:10		
3. BUILDING DATA						
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage			
Main Structure	Main	n/a	1,997 unheated			
Ancillary						
Ancillary						
4. SITE COVERAGE						
Impervious Coverage			Coverage (SF)			
Building Footprint(s)			1,997			
Impervious Drive, Walks & Paths						
Open/Covered Patios						
A.TOTAL IMPERVIOUS COVERAGE			1,997			
B.TOTAL SF OF LOT			12,486			
% COVERAGE OF LOT (A/B= %)			16 %			
5. BUILDING MATERIALS						
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation			
Foundation	Concrete Slab	Columns	n/a			
Walls	Hardie Board & Batten	Windows	n/a			
Roof	Asphalt Shingle / Standing Se	Doors	Metal Clad			
Chimney	n/a	Shutters	n/a			
Trim	Wood / Hardie	Skirting/Underpinning	n/a			
Water table	n/a	Cornice, Soffit, Frieze	Wood / Hardie			
Corner board	Hardie	Gutters	Metal			
Railings	n/a	Garage Doors	n/a			
Balusters	n/a	Green/Recycled Materials				
Handrails	n/a					



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APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	COMPLETED CERTIFICATE OF APPROPRIATENESS-HD APPLICATION: A completed and signed application providing general project and contact information.
<input type="checkbox"/>	<input type="checkbox"/>	PROPERTY OWNER CONSENT: If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PROJECT NARRATIVE: A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
<input type="checkbox"/>	<input type="checkbox"/>	DEED COVENANTS/RESTRICTIONS: A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
<input type="checkbox"/>	<input type="checkbox"/>	ADDITIONAL APPROVALS: A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	Final	SITE ASSESSMENT.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	LOCATION MAP: Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: <ul style="list-style-type: none"> • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • 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; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	SITE PLAN: Showing layout and design indicating, but not limited to: <ul style="list-style-type: none"> • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.



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<input type="checkbox"/>	<input type="checkbox"/>	PHOTOS: Comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	Final	ARCHITECTURAL INFORMATION.
<input type="checkbox"/>	<input type="checkbox"/>	CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
<input type="checkbox"/>	<input type="checkbox"/>	MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	Final	LANDSCAPE INFORMATION.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	LANDSCAPE PLAN: Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	Final	ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).
<input type="checkbox"/>	<input type="checkbox"/>	PRELIMINARY DEVELOPMENT PLAN APPLICATION: Submit a Preliminary Development Plan Application along with all required submittal items as depicted on the application checklist.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the submittal items listed above. 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

01.10.24

Date

Billy Watterson

Printed Name

ATTACHMENT 2



January 10, 2024

24 Ma Daisy's Way
Lot B, "De Maket"

Narrative

On behalf of the owner Billy Watterson, we would like to submit a Final application for 24 Ma Daisy's Way.

Going forward we will reference this property as Lot B, "De Maket".

On-site parking will be provided.

The building footprint is 1,997 square feet, unheated.

The one-story building open-air building will be a market.

The openings on the North and South Elevations will have shutters that extend to the ground. The shutters will slide across the openings when needed to close off the building. We ask for a deviation from hinged shutters as the required 8' foundation plantings (Section 5.3.7.4.E) may be eliminated if the shutters are hinged. This building sits behind Lot C. The South side of the building faces the rear of Lot C. The North side faces the parking lot.

The front of the building will face West. We ask for a deviation from the front build to line, as there is an existing road and parking. The southern façade will be parallel to May River Road and the relocated Deer Tongue Warehouse (Bluffton Gullah Cultural Heritage Center).

The building will be placed on a slab foundation that sits 6" above grade.

The façade of the building will be board and batten. Exterior trim and siding materials will be made of hardie or wood. The main roof will be asphalt shingle and the smaller bracketed roofs will be standing seam metal.

Thank you for your consideration,

Amanda Jackson Denmark
Project Manager
Pearce Scott Architects