

ATTACHMENT 13

Lisa Sulka
Mayor
Larry Toomer
Mayor Pro Tempore
Stephen Steese
Town Manager



Council Members
Fred Hamilton
Dan Wood
Bridgette Frazier
Kimberly Gammon
Town Clerk

August 5, 2022

Pearce Scott Architects
6 State of Mind Street, Ste. 200
Bluffton, SC 29910

Dear Ms. Denmark:

On July 6, 2022 the Town of Bluffton Historic Preservation Commission approved the Certificate of Appropriateness to allow the reconstruction of the 1,248 SF Contributing Resource, known as the Joiner House towards the eastern property line of the same parcel identified as 9 Bruin Road in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD (COFA-03-22-016484) with the following conditions:

1. Per 3.18.3.A, Secretary of the Interior's Standards for Rehabilitation #5, additional information regarding the proposed reconstruction of the front screened porch and side portico must be provided to staff for staff level review as not enough information has been provided to ensure they meet the standards of this section.
2. Per 3.18.3.A. of the UDO, Secretary of the Interior's Standards for Rehabilitation #6, drawings for features which will be reconstructed (the porch and side portico) must be provided for review as not enough information has been provided to complete this review.
3. Per Section 5.15.6. of the UDO, to ensure the architectural standards have been met for materials, dimensions, and configurations, plans for all areas of the structure which will be dismantled and rebuilt, or new construction must be provided to ensure compliance with this section.
4. Per Section 5.15.6.I. additional information is required regarding the proposed rear elevation as not enough information was provided to complete the review of the proposed window in the location of the existing door.
5. The metal columns on the side portico shall be retained.

Theodore D. Washington Municipal Building
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone (843) 706-4500 Fax (843) 757-6720
www.townofbluffton.sc.gov

6. The Applicant retain all original components to maximum degree as reasonably and economically feasible.
7. The Applicant provide any substitutes to original windows, doors, brick foundation, brick piers, and roofing panels must be submitted to staff for a determination as to the appropriateness of the substitute materials.
8. The proposed location is appropriate as it matches the angle of the contributing structure in accordance with section 5.15.5.F.5 of the UDO.
9. Drawings be provided for review, and for approval at Staff level, for the reconstructed porch and side portico.

Drawings dated 07.22.22 have been provided to show all four elevations. Town Staff has indicated areas which do not meet the conditions above in the stamped plans. Please note that a final Certificate of Appropriateness has been issued, however, all conditions of this letter must be met at time of Building Permit submittal and be reflected in the field. Areas which are shown to not meet the conditions above include:

1. Perimeter piers shall reflect current conditions, specifically in width and material appearance on the new structure;
2. The new porch must reflect current configuration which is 2 bays deep and 7 bays wide, and is not reflected in the existing or proposed drawings as such;
3. Any new materials which are proposed to replace exterior materials must be provided for review prior to installation on the structure for approval by Town Staff;
4. The front and side doors shall be repaired rather than replaced, and windows restored rather than replaced in all locations possible. It should be noted that only bedrooms require 5 SF egress.

This letter allows for building permits to be submitted for review.

Any person aggrieved by the decision of the HPC may file an appeal pursuant to the South Carolina Code of Laws, Section 6-29-900 et sequitur within 30 days.

Upon issuance, a Certificate of Appropriateness (COA) remains valid for two (2) years from this approval date (07/06/2022). If the project is not substantially complete within the time limit, the COA expires.

Please be advised that a COA is not a permit to begin construction. All necessary permits and licenses prior shall be obtained prior to commencing construction. Please contact the Town of Bluffton Customer Service Center at (843) 706-4522 if you have any questions.

Sincerely,



Katie Peterson, AICP
Senior Planner
Department of Growth Management