


**ATTACHMENT 1****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)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: William Court		Name: Blue Crab Bluffton, LLC (Patrick Mason Agent)	
Phone: 843-815-2557		Phone: 843-816-1059	
Mailing Address: 32 Bruin Road, Bluffton SC 29910		Mailing Address: 20 Cherry Hill Lane, Hilton Head, SC 29926	
E-mail: william.court@courtatkins.com		E-mail: patrickmasoncustomhomes@yahoo.com	
Town Business License # (if applicable): 100019			
Project Information (tax map info available at http://www.townofbluffton.us/map/)			
Project Name: Lot 52 Blue Crab Private Residence		Conceptual: <input type="checkbox"/>	Final: <input checked="" type="checkbox"/>
Project Address: 2 Blue Crab Street, Tabby Roads, Bluffton		Amendment: <input type="checkbox"/>	
Zoning District: Neighborhood General-HD		Application for:	
Acreage: .13		<input checked="" type="checkbox"/> New Construction	
Tax Map Number(s): R610 039 000 1232 0000		<input type="checkbox"/> Renovation/Rehabilitation/Addition	
		<input type="checkbox"/> Relocation	
Project Description: Construction of a new single family, 2-story home, with an attached carriage house.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.			
<input checked="" type="checkbox"/> 2. Digital files drawn to scale of the Site Plan(s).			
<input checked="" type="checkbox"/> 3. Digital files of the Architectural Plan(s).			
<input checked="" type="checkbox"/> 4. 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: Blue Crab Bluffton LLC		Date: 11.05.2025	
Applicant Signature: 		Date: 11.05.2025	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



ATTACHMENT 1
TOWN OF BLUFFTON

**CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON
HISTORIC DISTRICT (HD) 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): Center Hall House and Carriage House				
Building Setbacks	Front: 4ft	Rear: 4ft	Rt. Side: 5ft	Lt. Side: 6ft
3. BUILDING DATA				
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage	
Main Structure	Main House	n/a	3,839 SF	
Ancillary	Carriage House	n/a	880 SF	
Ancillary				
4. SITE COVERAGE				
Impervious Coverage		Coverage (SF)		
Building Footprint(s)		Main House (1968 sf) Carriage House (540sf)		
Impervious Drive, Walks & Paths		584		
Open/Covered Patios		721		
A. TOTAL IMPERVIOUS COVERAGE		3,813		
B. TOTAL SF OF LOT		5519		
% COVERAGE OF LOT (A/B= %)		69%		
5. BUILDING MATERIALS				
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation	
Foundation	tabby stucco finish	Columns	Boral wrapped	
Walls	hardie lap / hardie shingle	Windows	clad, casements	
Roof	standing seam metal	Doors	mahogany/ clad, swing	
Chimney	tabby stucco finish	Shutters	operable composite louvered	
Trim	boral / hardie	Skirting/Underpinning	n/a	
Water table	boral/ hardie	Cornice, Soffit, Frieze	boral/ hardie trim	
Corner board	boral	Gutters	half round	
Railings	powder-coated aluminum	Garage Doors	steel/ clad overlay	
Balusters	powder-coated aluminum	Green/Recycled Materials		
Handrails	powder-coated aluminum			



ATTACHMENT 1 TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) 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 checked="" 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 checked="" 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 checked="" 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.



ATTACHMENT 1
TOWN OF BLUFFTON

**CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON
HISTORIC DISTRICT (HD) APPLICATION CHECKLIST**

<input type="checkbox"/>	<input type="checkbox"/>	PHOTOS: Labeled 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 checked="" 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"/>	FINAL DEVELOPMENT PLAN APPLICATION: A Final Development Plan Application, along with all required submittal items as depicted on the application checklist, must be submitted prior to a Final Certificate of Appropriateness submittal and approved prior to the application being heard by the Historic Preservation Commission.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

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).

Patrick Mason
Blue Crab Bluffton, LLL
Signature of Property Owner or Authorized Agent

____ Date 11/05/25

Patrick Mason

Printed Name of Property Owner or Authorized Agent

Signature of Applicant

William Court

11.05.2025
Date

William Court
Printed Name of Applicant



November 05, 2025

Property owner consent for-Certificate of Appropriateness –
Old Town Bluffton Historic District
Attn: HPC
Theodore D. Washington Municipal Building
20 Bridge Street
Bluffton, SC 29910

Re: Lots 49, 50, 51, and 52 Blue Crab Street

This letter authorizes William Court, Architect- Court Atkins Group, to act as applicant of Blue Crab Bluffton LLC in pursuit of the Certificate of Appropriateness. Authorization is given by the authorized agent of Blue Crab Bluffton LLC, Patrick Mason.

Authorizing signature

A handwritten signature in black ink, appearing to read "Patrick Mason", written over a horizontal line.

December 10 2025

Applicant: William Court–Court Atkins Group

Owners: Blue Crab Bluffton LLC

Location: Lot 52, 2 Blue Crab Street, Tabby Roads, Bluffton SC 29910

Zoning: Neighborhood General–HD

Narrative Summary:

The proposed project involves the construction of a **new two-story, single-family residential structure** based on the **Center Hall House** type of approximately **3,839 square feet**, along with an attached **Carriage House** of approximately **880 square feet**, located at 2 Blue Crab Street in neighborhood of Tabby Roads in the Old Town Bluffton Historic District.

The site is primarily flat with surrounding homes of similar scale to the proposed design. The design is intended to reflect the architectural character of the Neighborhood General Historic District.

The Main House is designed to reflect the Center Hall House characteristics listed below:

- 2-stories, less than 5,500 sf total, and 55'-0" wide
- Building footprint (without porches) 1480sf
- Features a double height front porch
- Square columns are spaced no farther apart than they are tall and comply with UDO 5.15.6.H
- Proposed railing material is powder-coated aluminum but may aesthetically reflect traditional cast iron or treated wood finish. This material is subject to less maintenance over time
- Doors and windows consistent with historic style per UDO 5.15.6.I
- Features tabby stucco on masonry elements
- Siding includes permitted board and batten, lap siding, and shingle with expression lines separating materials and floor levels per UDO 5.15.6.G
- We are suggesting boral trim material as an alternative to wood. Please see the attached supportive product information.
- We would like to suggest a high quality composite wood material for the shutters that are aesthetically similar to sturdy wood shutters. Please see attached supportive product information

The Carriage House is designed to be subordinate in scale and complementary in style to the main residence. The accessory structure is attached but uses varied wall material from the main house and may feature unique architectural detailing such as brackets or trellis. The design reflects UDO 5.15.8.F characteristics listed below:

- 2-stories, less than 1,200 sf total
- Building footprint 540 sf
- Features 2-car garage and bonus dwelling unit
- Located at the rear of the primary structure

The project has been reviewed by Town Staff and is submitted for HPC approval as part of the Certificate of Appropriateness–HD process.