

ATTACHMENT 11

From: [Colin, Heather](#)
To: [Umberger, Glen](#); [Icard, Kevin](#)
Subject: FW: Allen Lockwood House
Date: Thursday, August 1, 2024 12:02:57 PM
Attachments: [image001.png](#)

Heather L. Colin, AICP
Assistant Town Manager

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From: Steve Thomas <brownlab100@yahoo.com>
Sent: Wednesday, July 31, 2024 7:33 PM
To: Colin, Heather <hcolin@townofbluffton.com>
Subject: Re: Allen Lockwood House

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Heather, the roof permit is the only thing that will be a different material. Rotted wood below deck was replaced but deck and patio will look the same. As well with railings and deck size. Rotted windows are being rebuilt to match current windows. Broken panes and plastic windows that were put in as temporary (before my ownership) will be replaced with old glass to go back to the original setting. As far as foundation work that was done several months ago permits were pulled and work was approved (by inspector). All other work is just replacing rotted wood with new. Wood siding, windows and railings are the same look. Because I'm doing work myself and keeping everything all original historical footprint then I was told that no

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change request were required. The reason for my outreach was to ask if we put historical working shutters on the outside as they did across the street because I think it would look good. The question is will that require a meeting. If so I won't add(not in town during week). But let's be clear. Changing the looks of the building is not the goal. Replacing rotted wood, sagging roofs, patios, rotted windows, window pains are all being done to bring this ugly rotting structure back to life. When we spoke last we talked about the roof permit because that was a change in materials and as long as the remaining decking, window and railings replacement was the same look that was fine. FYI, even the steps will be the original look(new wood) unlike the brick steps across the street. If I need to stop all work let me know the property will be beautiful when it's done. Just to be clear we pulled a permit on the foundation and chimneys cause old brick had to be replaced and the footings needed to be replaced cause the building was falling down. Permits were pulled and work approved. Roof permit was pulled cause new metal roof. Other work is just replacing rooted wood and windows which is not a change order. you told me that because we aren't changing looks then HPC meeting is not necessary. That's the only reason I can work on this cause I come in on Saturday to make sure my workers are doing a good job and keeping in step with the historical look. In our conversation a few months ago you told me that HPC was not necessary cause I'm repairing and replacing rotten wood but I'm not changing the look of the building. Thanks, Steve Thomas
Sent from my iPhone

On Jul 31, 2024, at 2:41 PM, Colin, Heather <hcolin@townofbluffton.com> wrote:

Steve –

I hope all is well. My apologies for playing phone tag, so I wanted to follow up with an email as well.

Several weeks ago we discussed the replacement of the roof and repairs to the porch. I had stated that the roof material change and replacement was approved to move forward and subsequently we issued a permit to your contractor for the work. Although I stated repairs, like for like materials and design, were permitted to move forward, it appears that work is beginning on railings, steps, decking and foundation. Please keep in mind that these changes must be approved by HPC, Historic Preservation Commission, through the issuance of a COFA, Certificate of Appropriateness. Building permits are also required for various construction. At this point, I recommend that you continue with the review of your previously submitted COFA, which included all of the anticipated rehabilitation and renovation to the HPC. Based on public notice requirements and scheduled meetings this could be considered at the September 4th meeting. I am happy to forward your previous submittal for your review to determine if any modifications are needed. Staff had previously reviewed the request and has determined that

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the proposed COFA meets the requirements in the UDO, Unified Development Ordinance. However, staff only has the authority to review and recommend and the HPC has the authority to approve, approve with conditions, or deny.

Further, you had requested a tree removal permit for trees on the property, without additional information on the reasons for approval, including an arborist report, the application is incomplete and cannot be approved at this time. The UDO requires 75% lot tree coverage which must be met on site. Staff will follow up with this application in a separate email to the applicant.

Please let me know if you have any additional questions or would like to schedule a time to discuss.

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