

TOWN OF BLUFFTON CERTIFICATE OF APPROPRIATENESSOLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Customer Service Center 20 Bridge Street Bluffton, SC 29910 (843)706-4500 www.townofbluffton.so.gov applicationfeedback@townofbluffton.com

- Applicant	Property Owner,			
Name: Tony CroseTo	Name: Steve Thomas			
Phone: 843-422-4996	Phone: 704-641-9544			
Malling Address:	Malling Address:			
5 Hathaway Lane, Blusston Sc 29918	2247 Red FoxTrail, Charlotte Nc 28211 E-mail: brownlab 100 & Yahos. Com			
E-mail: tonyquality trades @ Gmail.com	E-mail: brown lab 100 @ Yahos. Com			
Town Business License # (If applicable): 34-13	1-5126			
Project Information (கோடி pinio av	ailEldlarat intipy//www.ixownoldligitificower/nnap/))			
Project Name: Allen Lockwood	Conceptual: ☑ Final: ☐ Amendment: ☐			
Project Address: 94 Calhoun St	Application for:			
Zoning District:	New Construction			
Acreage:	Renovation/Rehabilitation/Addition			
Tax Map Number(s):	Relocation			
Project Description: See Attaches 1	Jarrative			
Note: A Pre-Application Meeting is requi	**************************************			
	egal or financial liability to the applicant or any ng the plans associated with this permit.			
I hereby acknowledge by my signature below that the fore the owner of the subject property. As applicable, I author	going application is complete and accurate and that I am ze the subject property to be posted and inspected.			
Property Owner Signature	Date: 1/3/25			
Applicant Signature: Tony China	Date: 1/1/25			
For Of	ice(fse			
Application Number:	Palso Regalived			
Reaeixed IBys	Date Approved			



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

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and <u>Unified Development Ordinance (UDO)</u> requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and as sure expeditious application review.

Step 1. Pre-Application Meeting

Applicant & Staff

Prior to the filing of a Certificate of Appropriateness - HD Application, the Applicant is required to consult with the UDO Administrator or designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.

Step 2. Application Check-In Meeting - Concept Review Submission

Applicant & Staff

Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness - HD Application with the required submittal materials during an <a href="mailto:mail

Step 3. Review by UDO Administrator or designee and HPRC

Staff

If the UDO Administrator or desginee, determines that the Concept Review Submission of the Certificate of Appropriateness - HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.

Step 4. Historic Preservation Review Committee

Applicant, Staff & Historic Preservation Review Committee

A public meeting shall be held with the Applicant to review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.

Step 5. Application Check-In Meeting - Final Review Submission

Applicant & Staff

The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness.

Step 6. Historic Preservation Commission Meeting

Applicant, Staff & Historic Preservation Commission

A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness - HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.

Step 7. Issue Certificate of Appropriateness

Staff

If the HPC approves the Certificate of Appropriateness - HD Application, the UDO Administrator or designee shall issue the Certificate of Appropriateness - HD.



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	FINAL REVIEW
2. SITE DATA Identification of Prop	nosed Building T	vne (as defined in	a Article 5):	
Building Setbacks	Front:	Rear:	Rt. Side:	Lt, Side:
3. BUILDING DAT		Ittali	Little Side.	Lt. Side.
Building	Description (Main House, Garage, Carriage House, etc.)		Existing Square Footage	Proposed Square Footage
Main Structure				
Ancillary				
Ancillary -		_		
4. SITE COVERAG	A CONTRACTOR OF THE STATE OF TH			
Impervious Coverage		Coverage (SF)		
Building Footprint(s)				
Impervious Drive, Walks & Paths				
Open/Covered Pation	5			
A. TOTAL IMPERVIOUS COVERAGE				
	В. ТО	TAL SF OF LOT		
		.OT (A/B= %)		
5. BUILDING MAT	APTOTOR ASSET DESCRIPTION OF THE PROPERTY OF T			
Building Element		, Dimensions, Operation	Building Element	Materials, Dimensions, and Operation
Foundation			Columns	
Walls			Windows	
Roof			Doors	
Chimney			Shutters	
Trim			Skirting/Underpinning	
Water table			Cornice, Soffit, Frieze	
Corner board			Gutters	
Railings			Garage Doors	
Balusters			Green/Recycled Materials	
Handrails				

Updated Date: 11/10/2022



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

At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.			
Concept	Anneal Secure States	BACKGROUND INFORMATION.	
		COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION: A competed and signed application providing general project and contact information. 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.	
		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.	
		DEED COVENANTS/RESTRICTIONS: A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.	
		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.	
		LOCATION MAP: Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.	
		 PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: 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. 	
		 SITE PLAN: Showing layout and design indicating, but not limited to: 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. 	



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

		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.
		CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
		FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
		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.
		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.
		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.
	П	TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing
		trees and trees to be removed. 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).
		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.
	S	IGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
understand	that fail	I certify that I have reviewed and provided the submittal items listed above. Further, I ure to provide a complete, quality application or erroneous information may result in the delay oplication(s).
Signature of	f Proper	ty Owner or Authorized Agent Date
Printed Nam	ne of Pro	pperty Owner or Authorized Agent
10e	10estern 2/5/25	
Signature of		usello
Printed Nan		

Allen Lockwood Home

94 Calhoun Street

Rehabilitation Project

Steve Thomas

Vision Statement:

Rehabilitation of this historic property to a condition that is appropriate to its original visual design; while updating materials to ensure a long viable life to build a final product our team and the town of Bluffton can be proud of.

Exterior Projects

Chimneys: Each of the three chimneys has already been approved at the staff level for reconstruction. We dismantled each existing chimney and rebuilt them to match the existing style, while reusing the existing brick. In the process, we updated the footers and flu to meet current building codes. This project has been completed and inspected.

Foundation Piers Phase 1: The original brick piers were constructed with no footer. We replaced the outer existing piers while adding footers as well as rebuilt the piers with poured block and steel, and finished with Savannah Grey brick to match the original product. In our foundation process, we added five new structural piers under the center of the house to spread the load according to the architect's plan. All piers were built in accordance of current building codes.

Foundation Piers Phase 2: We intend to replace the inner and outer corner piers to bring them up to current building codes and ensure a solid foundation for years to come. Each pier will look identical to the existing, receiving footer, block with poured concrete and steel and finished with Savannah Grey brick. Engineer drawings will be available at the meeting.

Foundation Hog Penning: We intend to reuse as much of the existing hog penning as possible, and unusable wood will be replaced with pressure treated pine and painted black. Instead of fixating the fencing in the ground, for durability, it will be hung from the house.

Structural Floor System: We removed minor sections of 8x8 hart pine beam due to rot and deterioration while leveling the structure. Removed sections were replaced with pressure treated pine as well as additional structural support added to strengthen and

facilitate construction. The building load has been redistributed over all new piers. This has been completed.

Structural Wall Framing: We removed minor sections of outer wall 2x4's and replaced them with pressure treated pine as needed to support roof loads and structural stability.

Front Porch: We removed the pine T&G decking due to poor conditions. Our intentions are to replace the decking with pressure treated pine T&G. The existing columns have been repaired and remain in place. The existing handrail is incomplete and damaged. We intend to replace all handrails with pressure-treated pine to exact design and fashion as original. We are aware this style will not meet current building codes. We intend to screen-in the front porch, however at this time, we are open to committee guidance on the approved method to complete this task.

- UPDATED (Front Porch): The sub floor of the deck was completely reframed due to unstable conditions. It was framed up with pressure treated 2x12 and married together the existing 8x8 beams/girders. The 2 ends and the middle girder were reinforced with Treated Parallam Plus lumber. Size and placement are in accordance with the engineer's drawings and recommendations. Columns were replaced due to old columns not being repaired properly and new structural columns were installed to the same size and location of existing columns. They were secure with threaded rods and epoxy bolts as recommended by the engineer. A new beam over columns was constructed of a triple stack LVL wrapped with 1x cypress spanning the length of the porch. This was due to the old beam being completely rotted and had no stability. It was built to carry the new rafters coming from the roof to porch overhang. Old rafters for the porch roof are being replaced 1x1 due to the only being 2x4's and not long enough to carry the entire rafter over the support beam on the columns. They are being replaced with new 3x6 pressure treated lumber long enough to carry the full length of the porch, bird mouth on to the beam with a 12in overhang. New decking was installed to the specs approved.
- Handrail has been completed and meets the design and fashion of original look.
- The deck and porch are 90% completed minus the remainder of the porch roof rafter replacements.
- All hardware, bolts, structural screws, and material all meet and or exceeds engineer drawings and recommendations. All replacement lumber is pressure treated lumber and or cypress.

Front Porch Steps: We intend to build the front staircase with pressure treated pine to the original design and fashion. Handrails and tread will mimic the oldest picture known of the front of the house. No stairs were present at the time of the project.

Rear Deck: The original deck in the rear seems to have been added in the past 20 years. We intend on replacing it with pressure treated pine with pine piers, built to meet current building codes. Dimensions will be the same as 16x8

Siding: We removed the existing asbestos shingle siding and intend to replace it with 8in lap cypress which has already been approved at the staff level. All window trim, fascia board, drip edge, soffit, and corner trim will also be replaced with cypress.

- **UPDATED (Siding):** All fascia and soffit has been replaced due to rot and being extremely unlevel and needed to be installed prior to the new roof going on. It was all replaced with cypress rough sawn and painted white to protect.

Windows: We intend to repair all existing windows and doors. Some will be repaired on site while others will need to be removed and repaired off site and rehung. The front door will remain original.

- **UPDATED (windows):** All windows in the rear had to be removed and all trim as well due to the extreme amount of rotting due to now flashing. All casing and sills need to be remade due to rot and flashed properly before installing windows back.
- All casing and trim will be made with cypress and or cedar and pressure treated sills.
- Windows are getting repairs and most of the original wood can be salvaged. What needs to be replaced is replaced with pressure treated pine and all broken glass and plastic window inserts are getting replaced with antique high-end glass to restore back to original look.
- See Pics, some windows have been repaired, the glass has been inserted and painted and ready for installation.
 - Once approved, casing, trim and flashing will be repaired prior to installing windows.

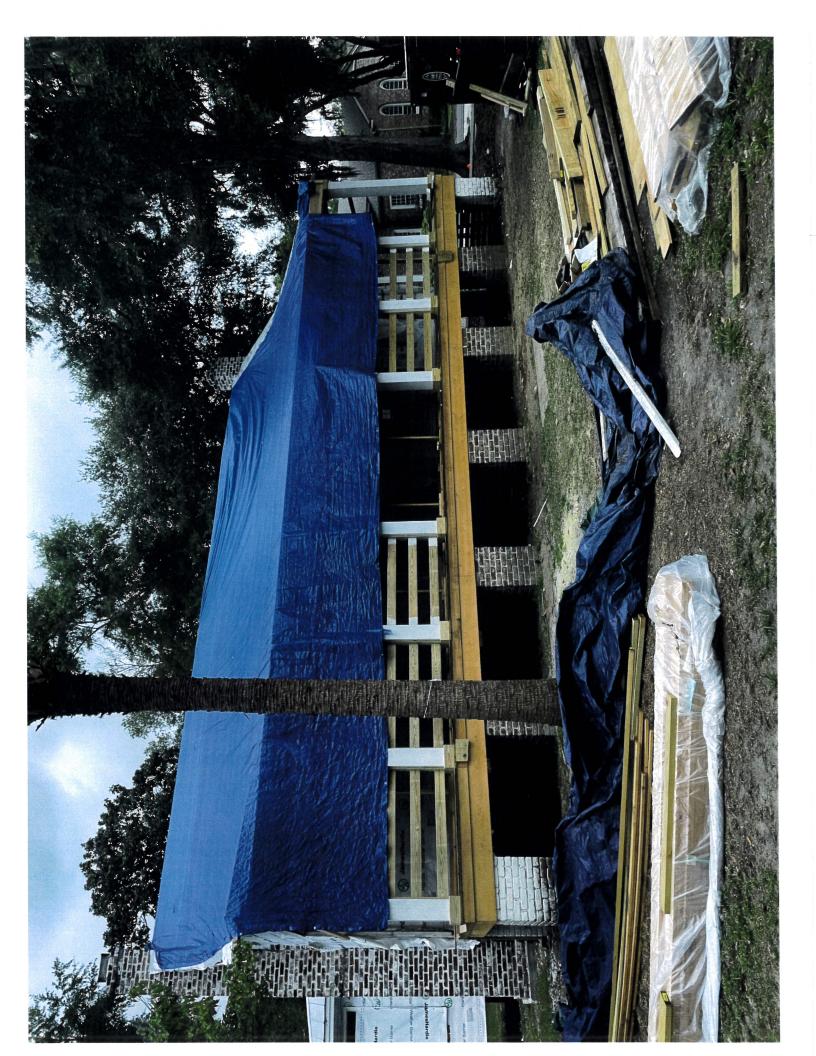
Attic Vents: Existing vents on both sides of home are deteriorated and were rebuilt with pressure treated pine in exact design and placement. This has been completed.

Roofing: We intend to remove the shingles and replace the roof with already approved at the staff level 5v galvalume metal roofing, along with matching flashing as needed and required by current building code. Any soft spots, areas of damaged roof materials will be replaced with reclaimed 5/4 boards from the interior of this property as needed to support the roof structure.

HVAC Service Area: AC condenser will be located on the left side of the house allowing them to be not visible by either roadside, front side or rear views. We intend to contain all equipment with hog penning to match the existing in accordance with code.

Parking: We intend to have designated parking facing the rear of the house with an entrance and egress from Allen Street. We will submit a final drawing once finalized

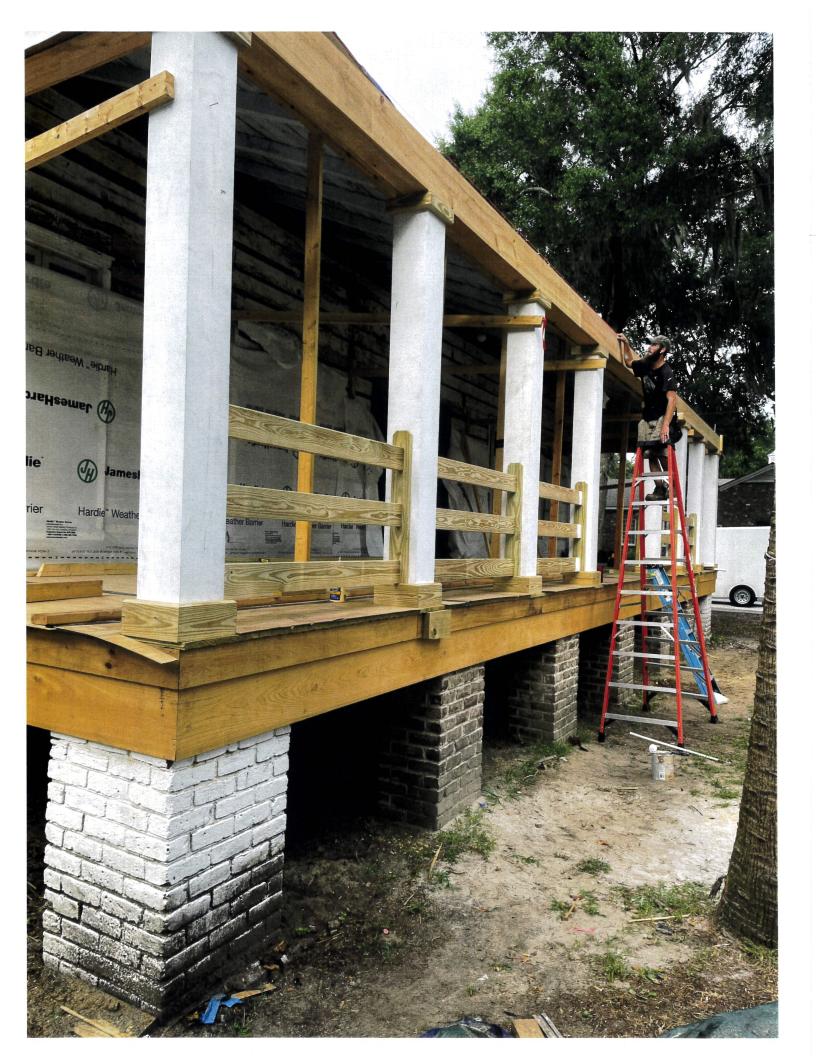
Landscaping: We intend to submit a final landscape drawing once finalized.

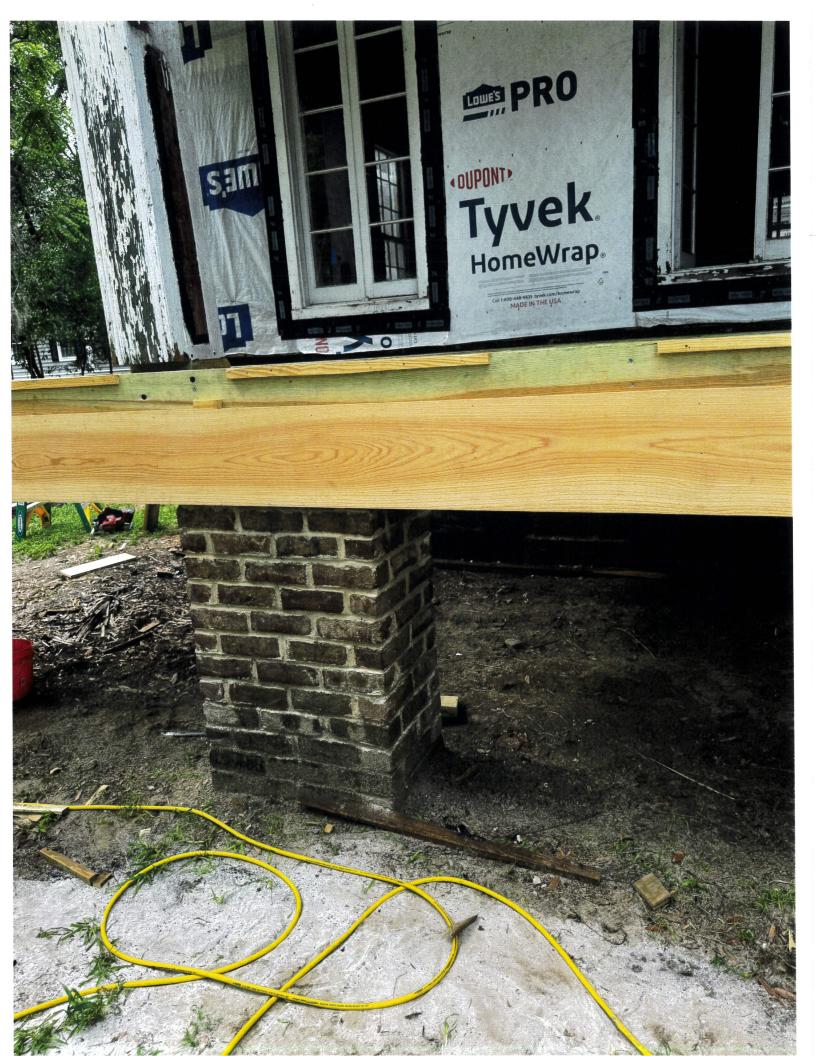


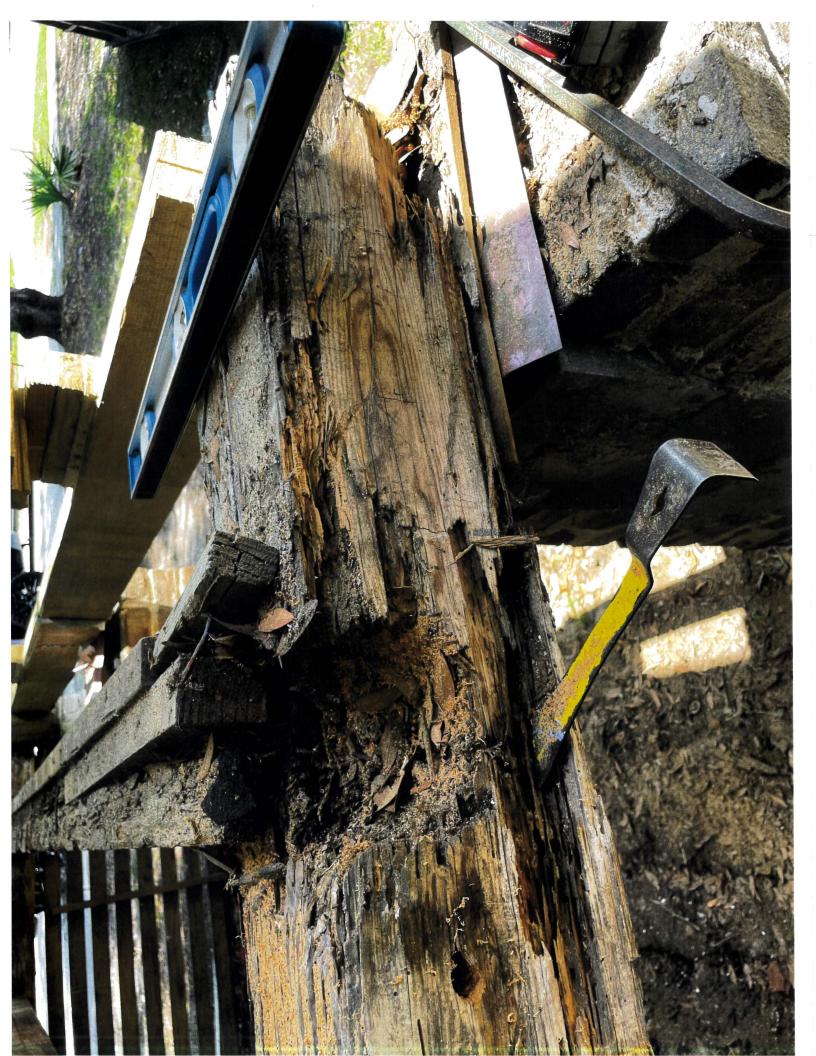




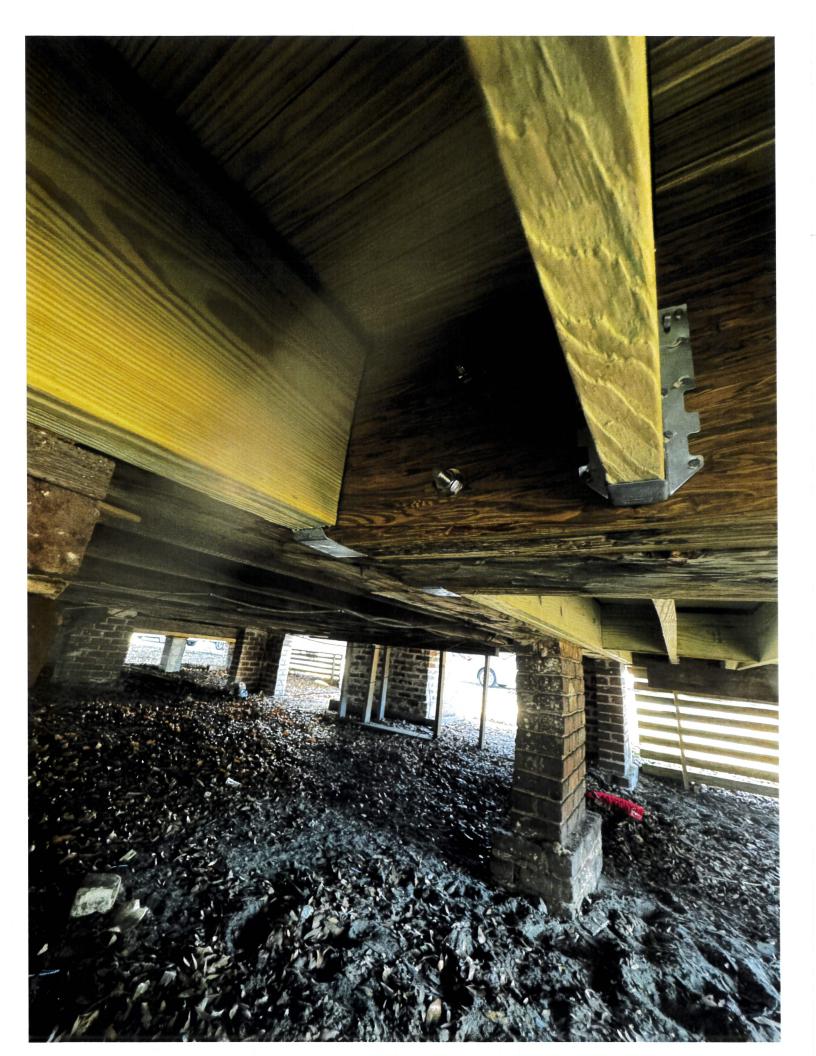


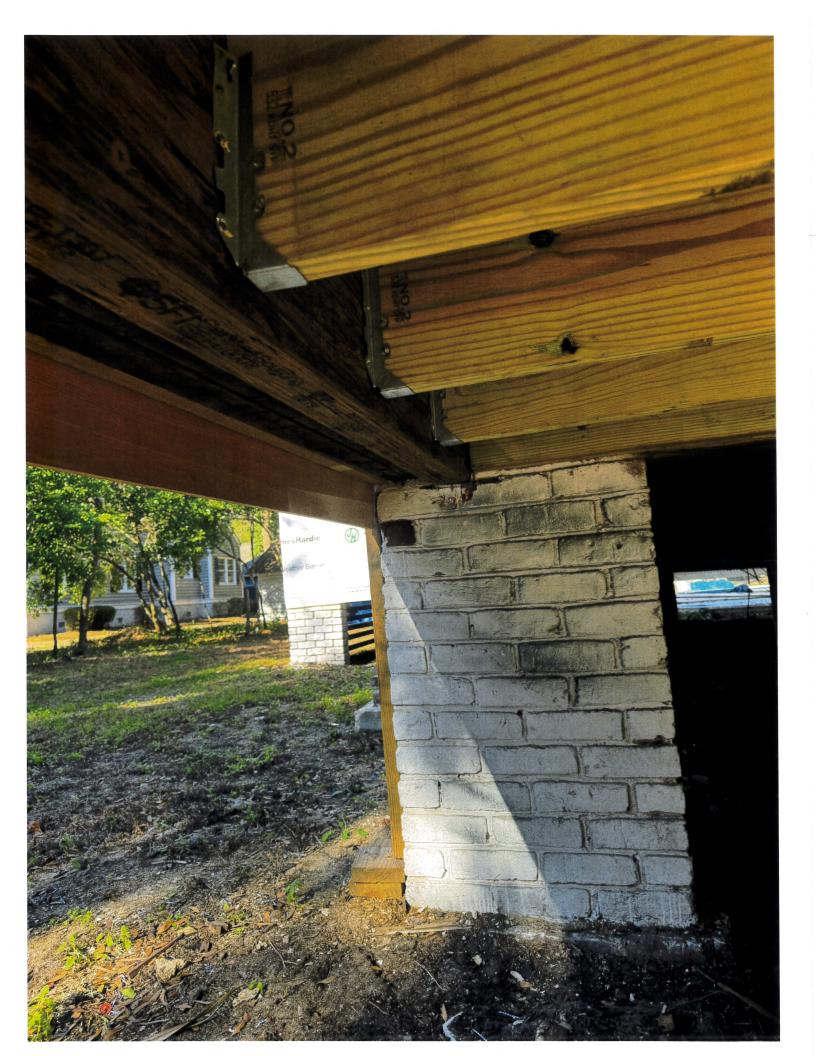






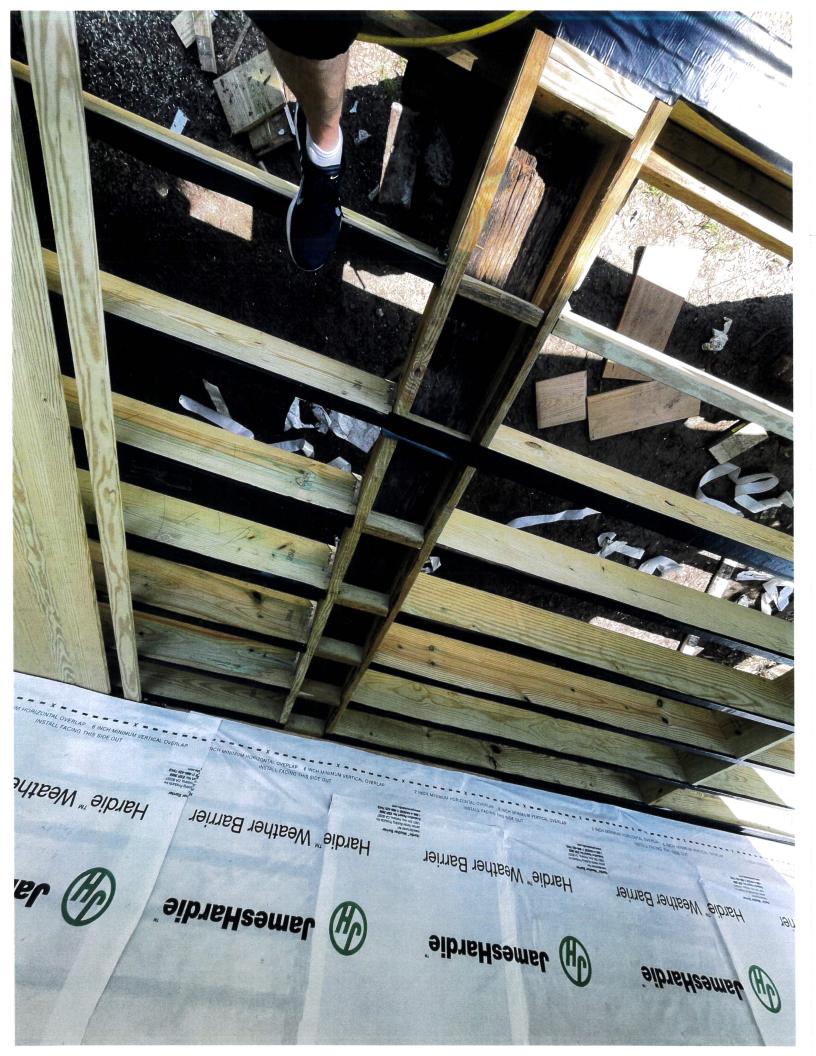


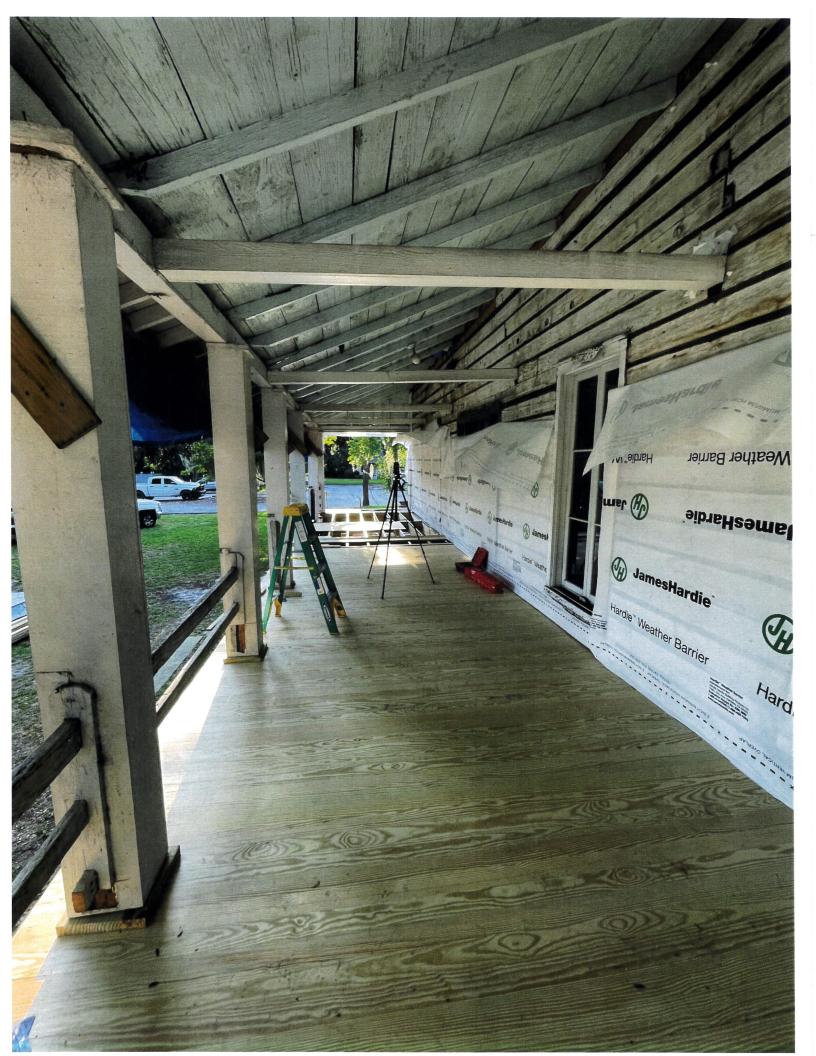


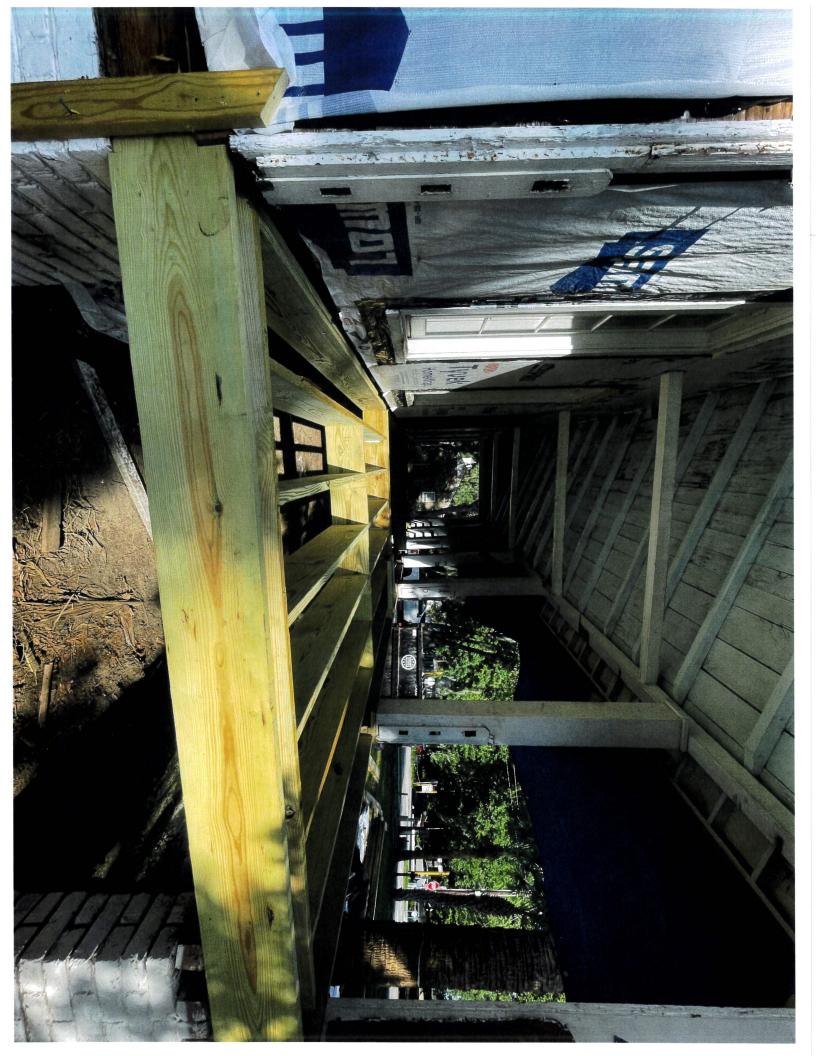


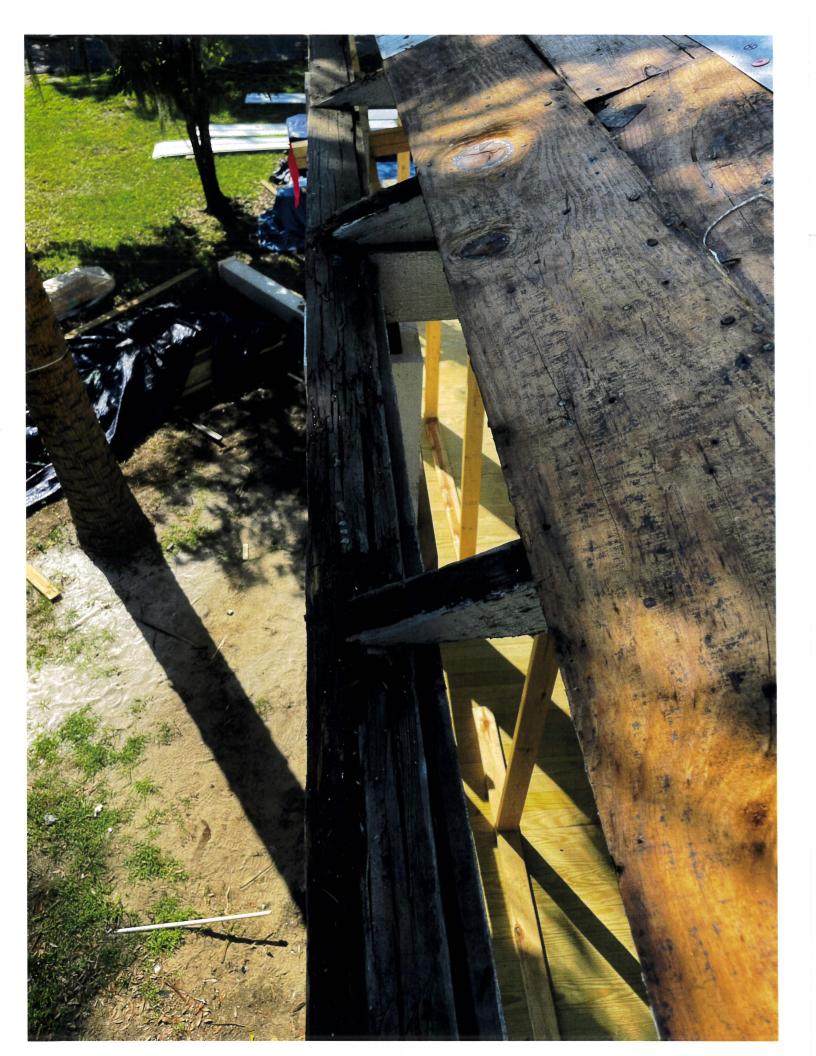




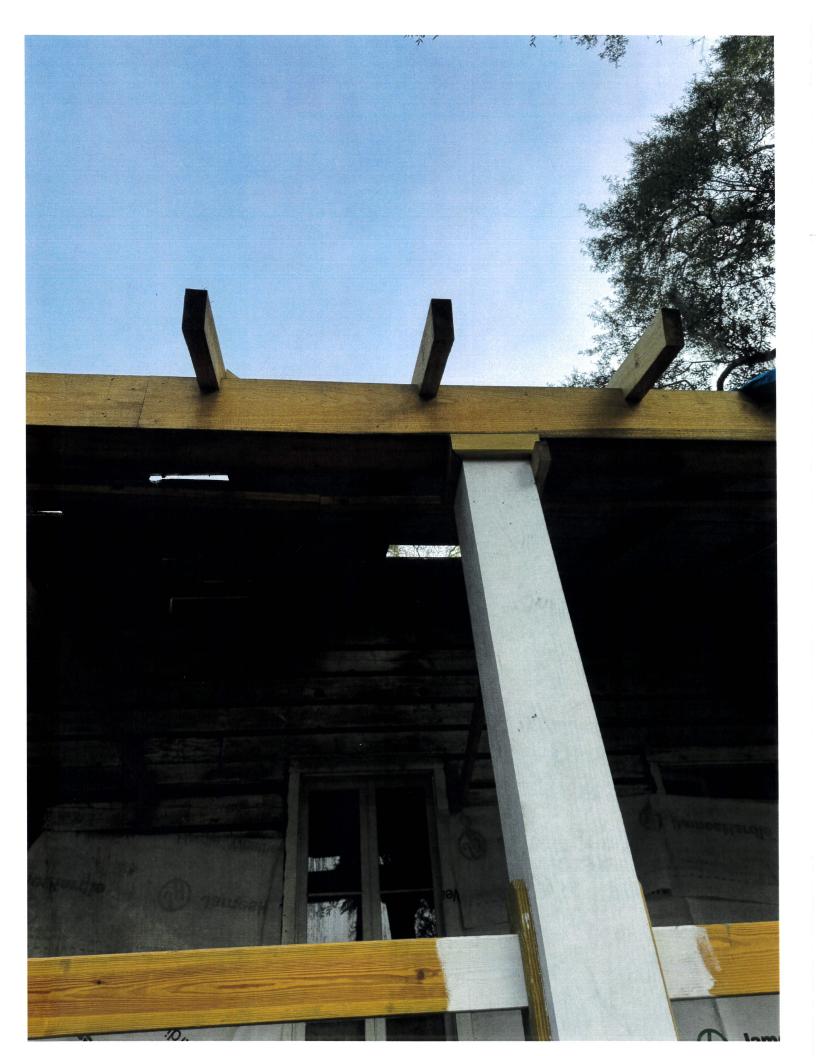




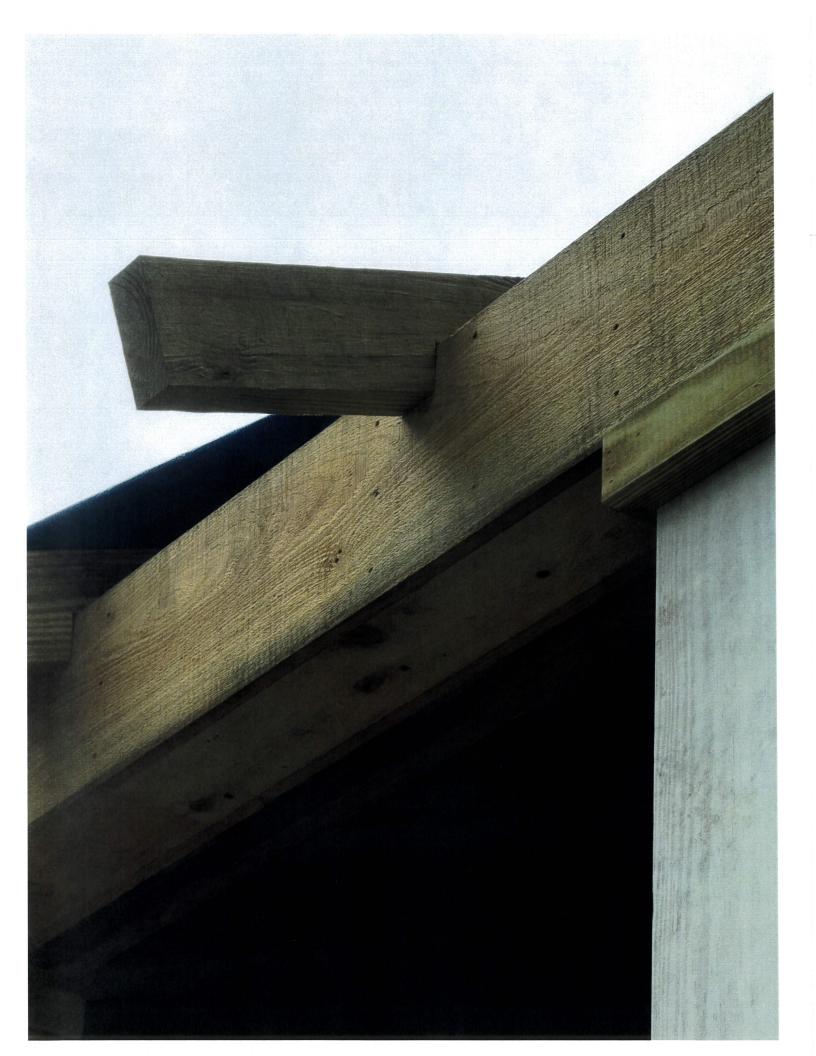
















Hardie™ Weather Barrier

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James Hardle Building Products Inc
10901 Elm Ave, Fontana, CA 92337
Evaluation Report No: ESR 2658
1-866-4-HARDIE (1-866-422-7343)
Www.jameshardie.com

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