

ATTACHMENT 3

134 BRIDGE STREET CERTIFICATE OF APPROPRIATENESS PROJECT NARRATIVE

CONSTRUCTION OF A BEDROOM AND BATHROOM ON THE RIGHT SIDE OF THE RESIDENCE LOCATED AT 134 BRIDGE STREET TO PROVIDE FOR:

1. Additional living space
2. Utilization of the property in a manner consistent with others in the zoning district, particularly those adjacent to or abutting River Buffer areas

The construction of the addition (pier foundation) will not require any additional grading, resulting in little disturbance to the existing grade of the property.

The construction of the addition on the home provides for consistency with the principles set forth in the Old Town Bluffton Master Plan and is in conformance with applicable provisions provided in Article 3 and Article 5 of the UDO, Design Standards. The addition captures and maintains the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the homes in the surrounding neighborhood and allows for the preservation and enhancement of the existing home's character and architecture.

Bedroom Addition Construction Features:

- Block foundation with tabby finish
- Standing seam metal roof
- Typical wood frame construction
- Exterior siding and trim to match existing house
- Exterior windows and shutters to match existing house
- New service meter and service yard location/ replace and match existing (see image)

The proposed Bahama style shutters on the rear elevation are to cover the false windows as drawn. The purpose of the false windows is to visually break up what would otherwise be a long stretch of uninterrupted exterior wall. Due to the layout of the interior spaces, true windows are not an option. The design should be allowed by the HPC as the following apply:

- The windows/ shutters will match the existing shutter type and design found on the home (see image)
- The project is located on a ghost road with the proposed shutters not visible from Bridge Street or any other access points
- There are numerous examples of false windows with covering shutters found in the TOB (see images)
- There are examples of Bahama style shutters found covering windows in the TOB (see image).

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77 Bridge St Bluffton, South Carolina



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