



ATTACHMENT 3

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)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Court Atkins Architects, Inc.		Name: Cunningham South Carolina, LLC	
Phone: 843-815-2557		Phone: 912-662-2750	
Mailing Address: P.O. BOX 3978 Bluffton, SC 29910		Mailing Address: P.O. Box 5982 Savannah GA. 31414	
E-mail: james.atkins@courtatkins.com		E-mail: Ryan@corecd.com	
Town Business License # (if applicable): LIC-04-19-028962			
Project Information (tax map info available at http://www.townofbluffton.us/gis/)			
Project Name: 54 Bridge Street (Building 3)		Conceptual: <input type="checkbox"/>	Final: <input type="checkbox"/> Amendment: <input checked="" type="checkbox"/>
Project Location: 54 Bridge Street		Application for: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Renovation/Rehabilitation/Addition <input type="checkbox"/> Relocation or Demolition	
Zoning District: Neighborhood Center - HD			
Acreage: 0.181			
Tax Map Number(s): R610 039 00A 0411 0000			
Project Description: Amendment being submitted for minor changes from previous COFA approval.			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final			
<input checked="" type="checkbox"/> 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final			
<input checked="" type="checkbox"/> 3. 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: <i>Ryan Hughes</i>		Date: 03/25/2022	
Applicant Signature: <i>[Signature]</i>		Date: 03/25/2022	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



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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 [Unified Development Ordinance \(UDO\)](#) 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. Compliance with these procedures will minimize delays and assure 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 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 Application with the required submittal materials during an Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator and HPC	Staff
If the UDO Administrator 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 the 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 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 shall issue the Certificate of Appropriateness-HD.	



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CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT 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): No change						
Building Setbacks	Front:0-10'	Rear:25'	Rt. Side:5'	Lt. Side:5'		
3. BUILDING DATA						
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage		Proposed Square Footage		
Main Structure	Mixed Use Building			No Change		
Ancillary						
Ancillary						
4. SITE COVERAGE						
Impervious Coverage			Coverage (SF)			
Building Footprint(s)			No Change from approved COFA			
Impervious Drive, Walks & Paths			No Change			
Open/Covered Patios			No Change			
A.TOTAL IMPERVIOUS COVERAGE			No Change			
B.TOTAL SF OF LOT			No Change			
% COVERAGE OF LOT (A/B= %)			No Change			
5. BUILDING MATERIALS						
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation			
Foundation	No Change	Columns	No Change			
Walls	No Change	Windows	No Change			
Roof	Asphalt Shingles /Metal Roof	Doors	No Change			
Chimney		Shutters	No Change			
Trim	No Change	Skirting/Underpinning				
Water table	No Change	Cornice, Soffit, Frieze	No Change			
Corner board	No Change	Gutters				
Railings	No Change	Garage Doors				
Balusters	No Change	Green/Recycled Materials				
Handrails	No Change					



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CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT 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 type="checkbox"/>	COMPLETED CERTIFICATE OF APPROPRIATENESS-HD APPLICATION: A completed and signed application providing general project and contact information.
<input 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 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 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 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 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 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.



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<input type="checkbox"/>	<input type="checkbox"/>	PHOTOS: 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 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 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 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 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"/>	PRELIMINARY DEVELOPMENT PLAN APPLICATION: Submit a Preliminary Development Plan Application along with all required submittal items as depicted on the application checklist.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

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).

Signature of Property Owner or Authorized Agent

3/25/2022

Date

James Atkins

Printed Name



ATTACHMENT 3

March 25, 2022

Katie Peterson, Senior Planner
Town of Bluffton
20 Bridge Street
P.O. Box 386
Bluffton, SC 29910

Bluffton Studio
32 Bruin Road
Bluffton
SC 29910

Project: 54 Bridge Street (Building 3)

Subject: Project Narrative for Amendment #3 Submittal

Savannah Studio
2408 De Soto Ave
Savannah
GA 31401

Please find the documents enclosed for the Amendment #3 submittal for the and 54 Bridge Street project. Below is a description the exterior changes to the drawings. Changes to the drawings are clouded with a revision bubble. In order to comply with the rating requirements for the electrical service panels below the egress stair, we added a fire rated partition between the panels and the stairs, to match the exterior detailing. On the other side of the panels is a 6' louvered fence to match the approved fence details from 54 Bridge Street. We added a fire rated ceiling to the bottom of the stair landing above the electrical panels.

Interior Design
Studio
32 Bruin Road
Bluffton
SC 29910

54 Bridge Street (Building 3)

Sheets submitted:

- East Elevation: 3 piece Hardie trim band at porch that covers the added thickness for the ceiling added to the bottom of stair landing. Window on the second floor at the right side of the elevation has been added back that was in the original approved submittal, and removed in HPC Amendment #2.
- Enlarged Floor Plan and Partial Elevations: 6' high fencing added to screen electrical panel at South Elevation, matching approved service yard fence details. Partial North elevation shows new exterior wall with 3" exposure Hardie siding, matching existing exterior detailing.
- Detail Sheet: Section through ceiling shows the added fire rated ceiling assembly, and new 6' louvered fence. Rated partition wall detail shows new wall with 3" exposure Hardie Lap siding, trim band and concrete curb below. Ceiling detail shows the enlarged details of the trim and ceiling assembly.

P: (843) 815-2557

Kind regards,

A handwritten signature in black ink, appearing to read 'J. Atkins'.

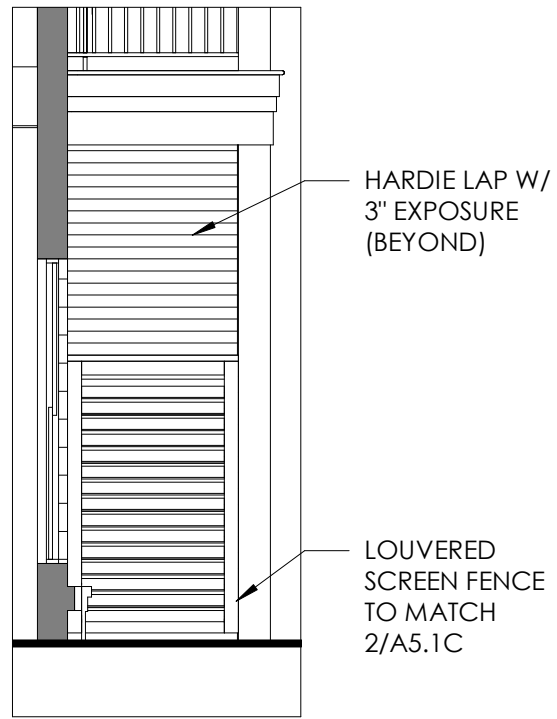
James C. Atkins
Court Atkins Group



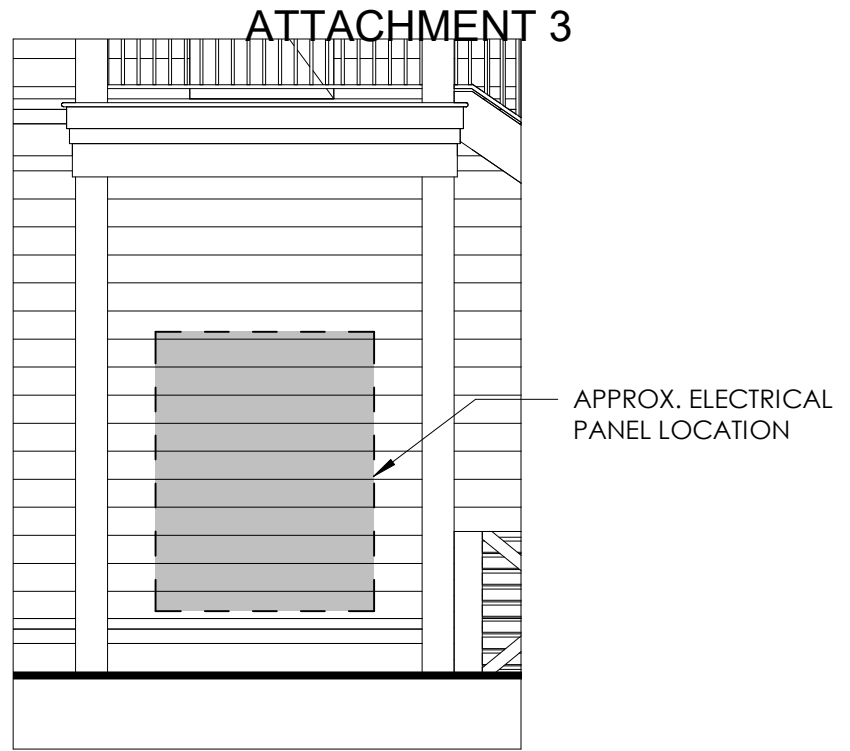
① OVERALL EAST ELEVATION
1/8" = 1'-0"

54 BRIDGE STREET - BUILDING 3

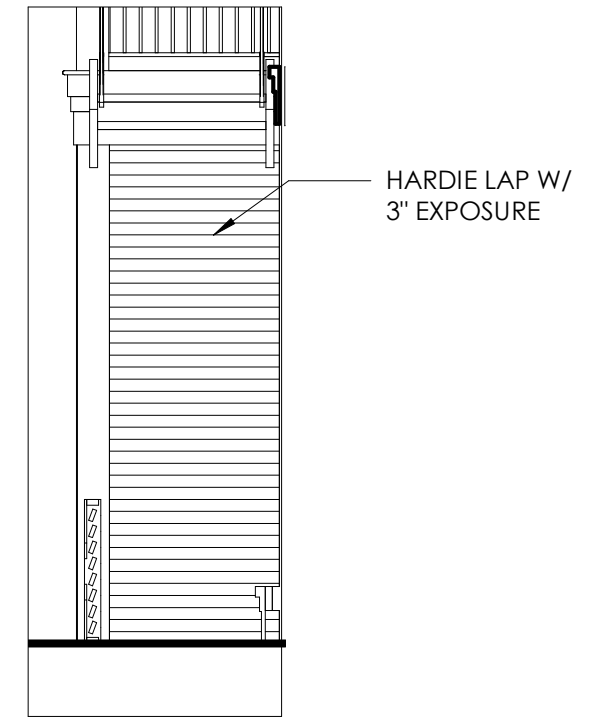
03/25/22



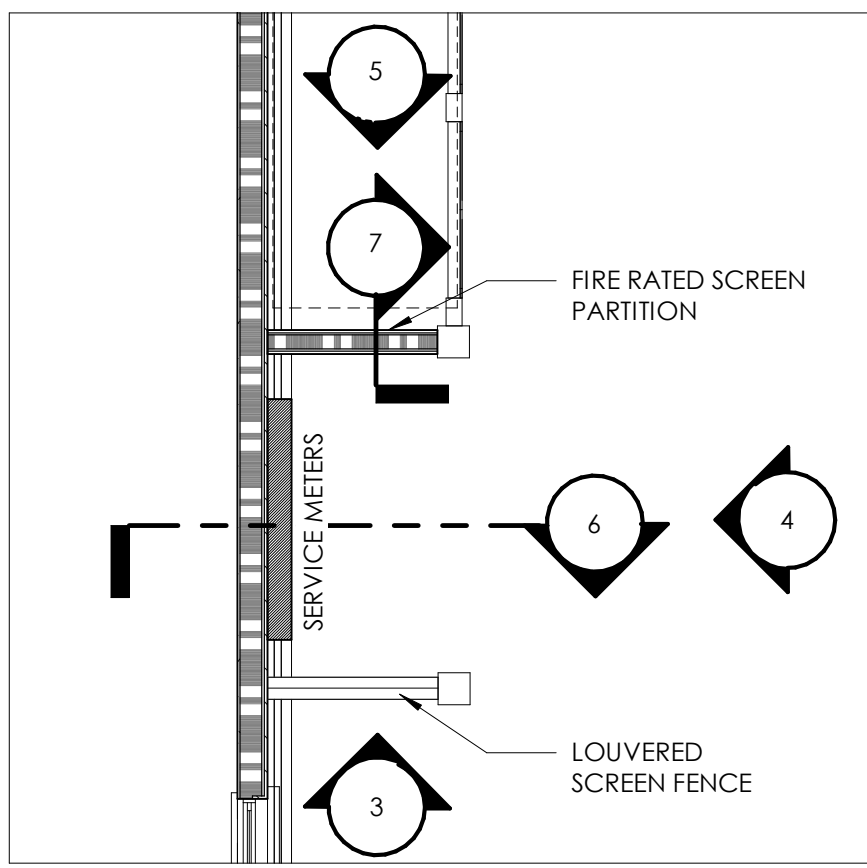
③ PARTIAL SOUTH ELEVATION
1/4" = 1'-0"



④ PARTIAL EAST ELEVATION
1/4" = 1'-0"

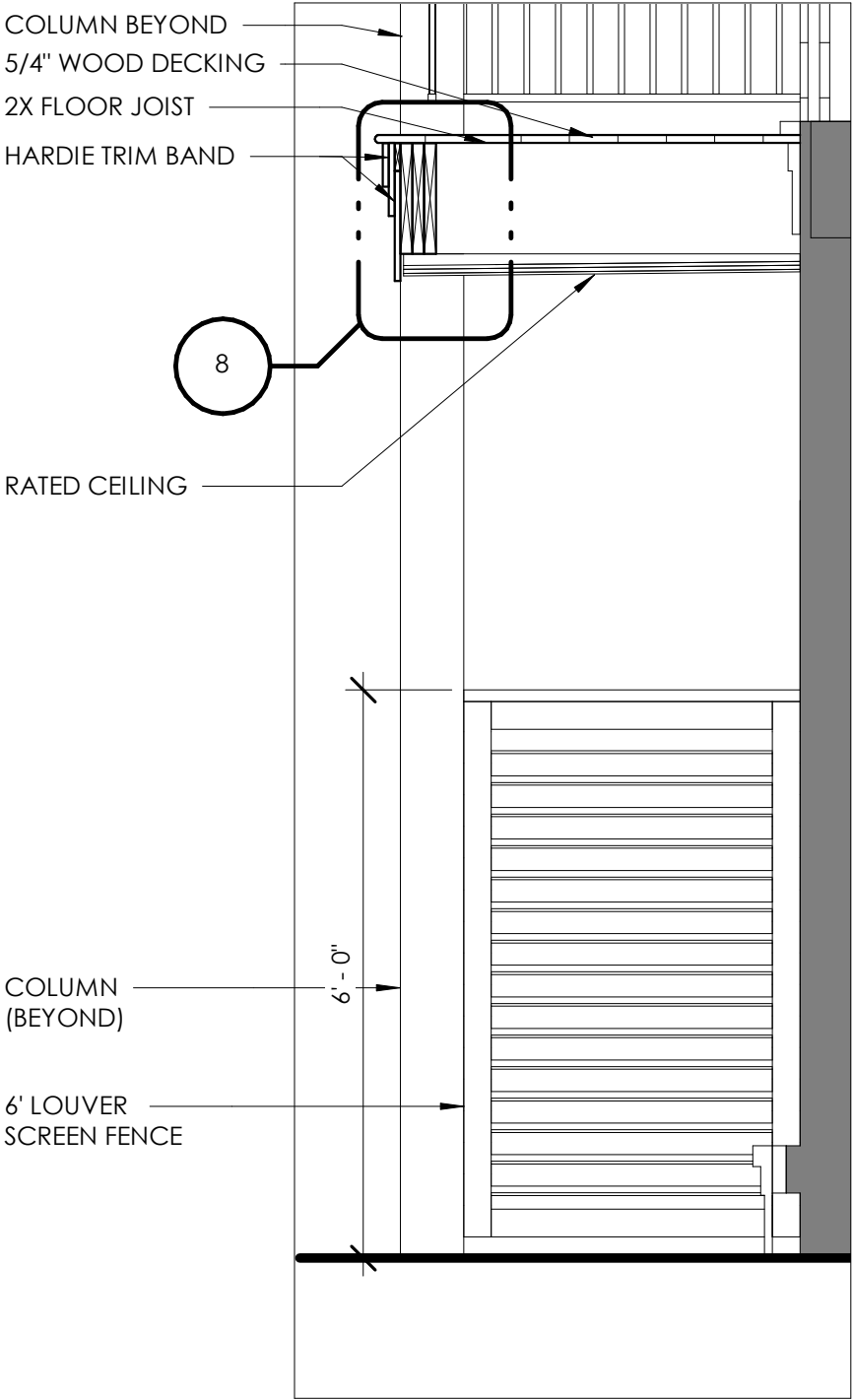


⑤ PARTIAL NORTH ELEVATION
1/4" = 1'-0"

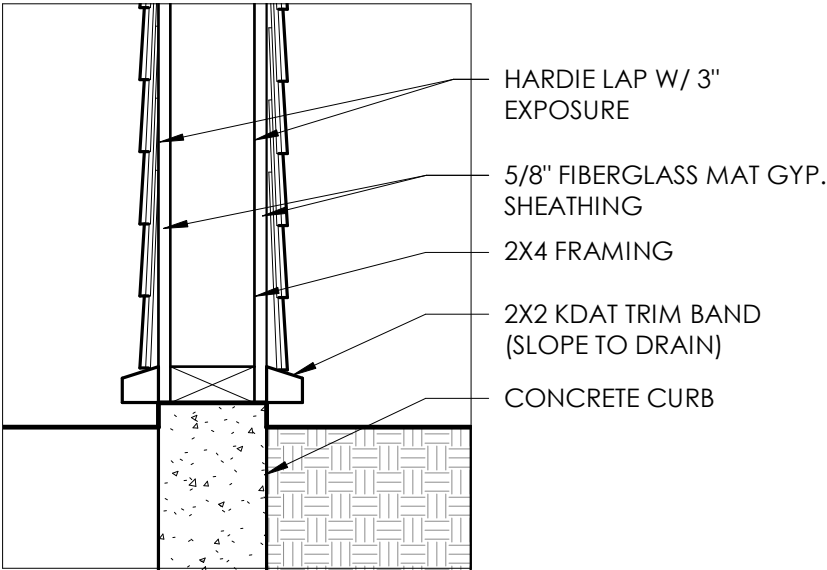


② PARTIAL FLOOR PLAN
1/4" = 1'-0"

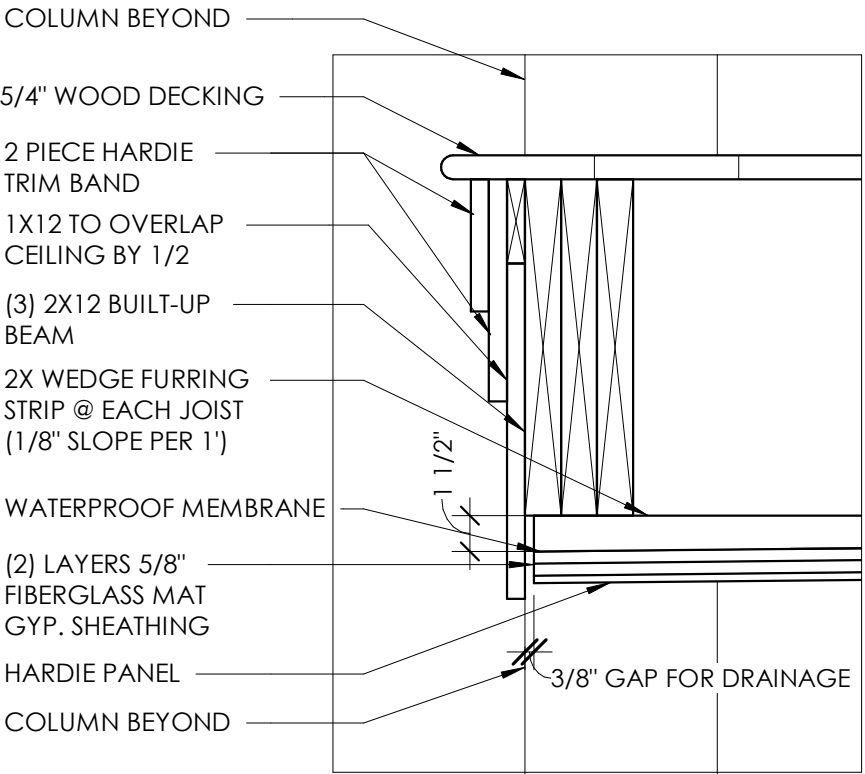
54 BRIDGE STREET - BUILDING 3



6 SECTION THROUGH CEILING
1/2" = 1'-0"



7 PARTITION DETAIL
1 1/2" = 1'-0"



8 CEILING DETAIL
1 1/2" = 1'-0"