

ATTACHMENT 1

Lisa Sulka
Mayor
Fred Hamilton
Mayor Pro Tempore
Marc Orlando
Town Manager



Council Members
Larry Toomer
Dan Wood
Bridgette Frazier
Kimberly Chapman
Town Clerk

October 2, 2020

James C. Atkins
Court Atkins Group
32 Bruin Road
Bluffton, SC 29910

Re: COFA-HD 12-19-013785 (71 Calhoun Street – Building 3)

Mr. Atkins:

On September 24, 2020 the Town of Bluffton Historic Preservation Commission (HPC) approved a Certificate of Appropriateness-Historic District (COFA-HD) for construction of a 7,625 square foot mixed-use building (Building 3) at 71 Calhoun Street in the Old Town Bluffton Historic District.

The HPC motioned to approve the COFA-HD (5-0) subject to and conditioned upon staff administrative review and the Applicant's full compliance with the following conditions:

1. Conditions 1 through 5, as set forth on Page 15 and Page 16 of the Staff Report, as well as conditions 1, 2 and 3 as set forth on Page 18 of the Staff Report.

Included in its approval, the HPC indicated that the massing and scale of proposed Building 3 is consistent with the Town of Bluffton UDO and that the proposed project is consistent with the principles set forth in the Old Town Master Plan as the subject property is identified for redevelopment. Further, massing and scale are consistent with other two and one-half story buildings within Old Town.

Regarding the deviations, the HPC approved the following:

1. Given that Bridge Street is a secondary street, the 53% transparency provided for Building 3 is appropriate, despite the minimum 75% transparency standard required by the UDO, as this allows a transition to more residential detailing; and,

2. The proposed 84% building frontage is appropriate for a 95-foot wide lot on Bridge Street as it within the acceptable percentage for a Main Street Building per the UDO despite that the lot width exceeds the permissible width for a Main Street Building within the NCE-HD zoning district.

Any person aggrieved by the decision of the HPC may file an appeal pursuant to the South Carolina Code of Laws, Section 6-29-900 et sequitur within 30 days.

The COFA-HD remains valid for two (2) years from the date of approval (September 24, 2020). If the project is not substantially complete by this time, the COFA-HD expires.

All necessary permits and licenses shall be obtained prior to commencing construction. Please contact the Town of Bluffton Customer Service Center at (843) 706-4522 if you have any questions.

Sincerely,



Charlotte L. Moore, AICP
Principal Planner

cc: Matthew Cunningham, Owner

ATTACHMENTS:

1. COFA-HD Conditions of Approval

ATTACHMENT 1

Conditions of Approval (from September 24, 2020 HPC Staff Report, Pages 15 - 16)

- **Condition 1**
Sec. 5.15.6.E.7. (Dormers)
The size and proportion of the overhang, as well as the width and height of the dormer in relationship to the scale of the structure must be considered. As proposed, the projection with the dormer is somewhat visually awkward. The header space between the windows and the eave appears too tall. Lowering the rafter bearing and raising the window height should improve this. Additionally, the horizontal band beneath the windowsill seems unnecessary and should be removed.
- **Condition 2**
Sec. 5.15.6.H. (Columns, Arches, Piers, Railings, Balustrades)
The
 - a. The porch and balcony posts could benefit from trim details at the base and cap.
 - b. In order to provide a similar detail to the open rafter tails at the roofline, provide end cut profiles or corner chamfers instead of square cut timbers for the brackets.
- **Condition 3**
Sec. 5.15.6.K. (Architectural Standards, Garden Walls, Fences and Hedges)
Provide fence details for the east elevation to show consistency with 5.15.6.K.2.b. (i.e., side yard walls or fences shall not be taller than 36 inches and must be a permitted finish material and configuration).
- **Condition 4**
Sec. 5.15.6.J.(Roofs and Gutters)
If gutters are to be provided, only copper, galvanized steel or aluminum (14- 18 gauge) material is permitted. Downspouts must match gutters in material and finish. If they are to be provided in the future, they would be reviewed through the Site Feature – HD process.

- **Condition 5**
Sec. 5.15.6.P.(Cornice, Soffit and Frieze)
Provide rafter tails on new canopies over doors and windows on the North Elevation to match the eaves on the building.

In addition to the above, the following are also required (from Page 16 of the HPC Staff Report):

- **Condition 1**
Per UDO Sec. 3.10, the Development Plan for the parcel that includes Buildings 1, 2 and 3 must be resubmitted and approved prior to the issuance of a COFA-HD for Building 1. The Development Plan shall be consistent with the approved COFA-HD and address all comments provided by the Development Review Committee.
- **Condition 2**
Per UDO Sec. 3.11, a Subdivision Application must be submitted, reviewed, approved and recorded prior to the issuance of a COFA-HD for Building 1.
- **Condition 3**
Per UDO Sec. 3.19, a Site Feature – HD permit is required for any proposed signage for the location of Building 1.



71 CALHOUN STREET - BUILDING 3

71 CALHOUN STREET
BLUFFTON, SOUTH CAROLINA
FINAL HISTORIC PRESERVATION COMMISSION MEETING- RESPONSE TO CONDITIONS
10/20/2020

TOWN OF BLUFFTON
APPROVED COFA 12-19-0137B5

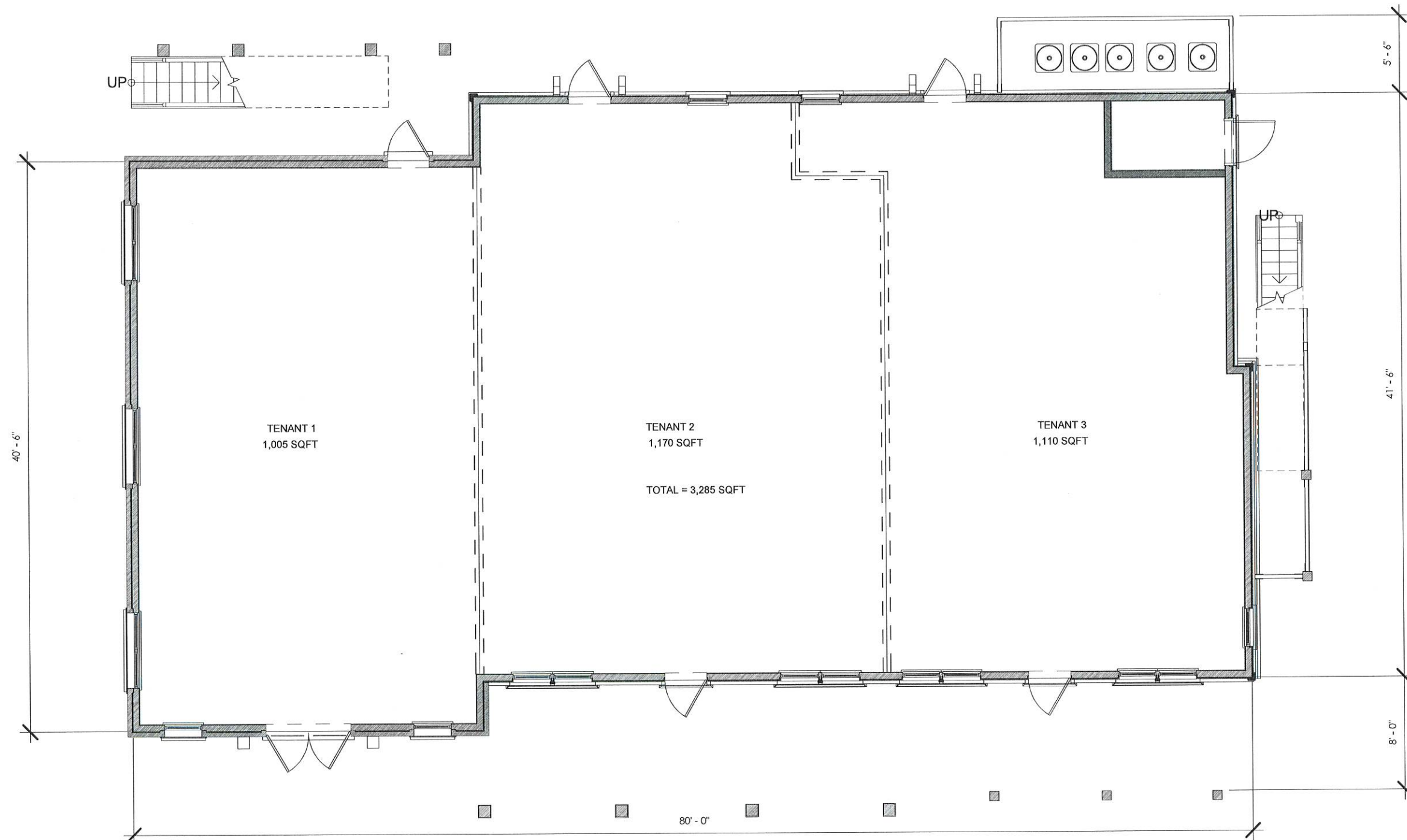
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ATTACHMENT 1



① FIRST FLOOR PLAN
1/8" = 1'-0"

**71 CALHOUN STREET -
BUILDING 3**

10/20/2020

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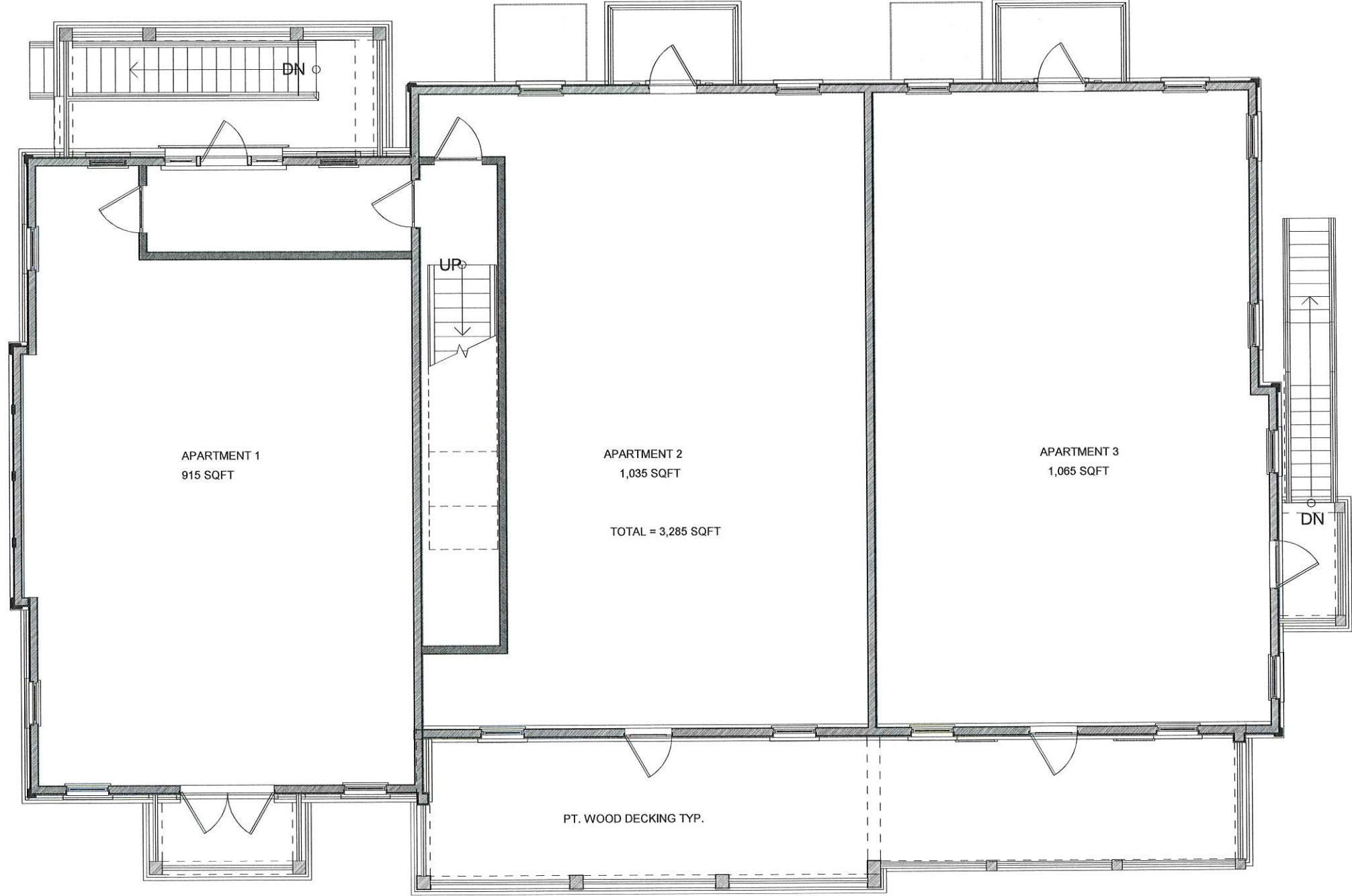
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① SECOND FLOOR
1/8" = 1'-0"

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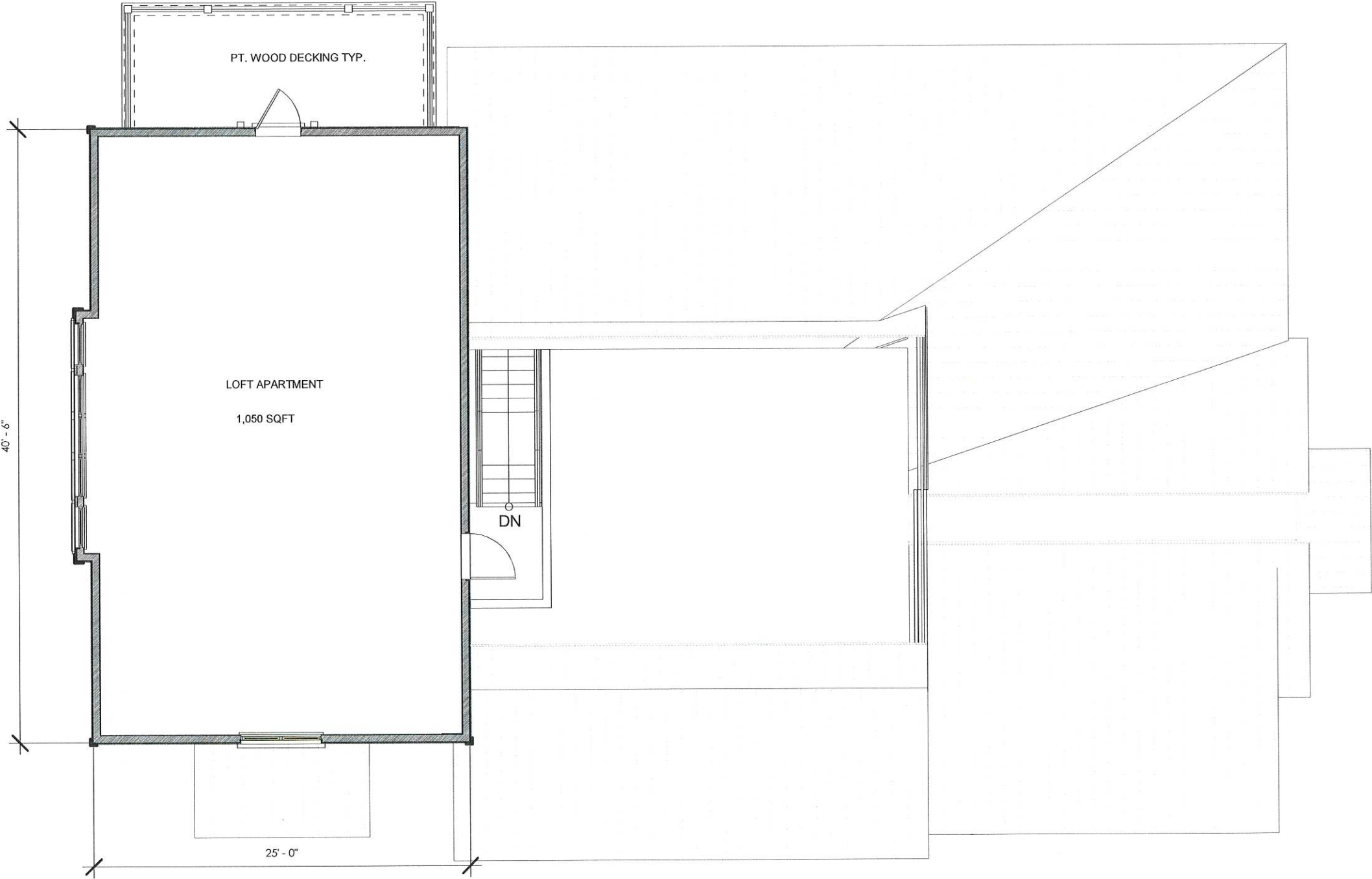
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① LOFT FLOOR
1/8" = 1'-0"

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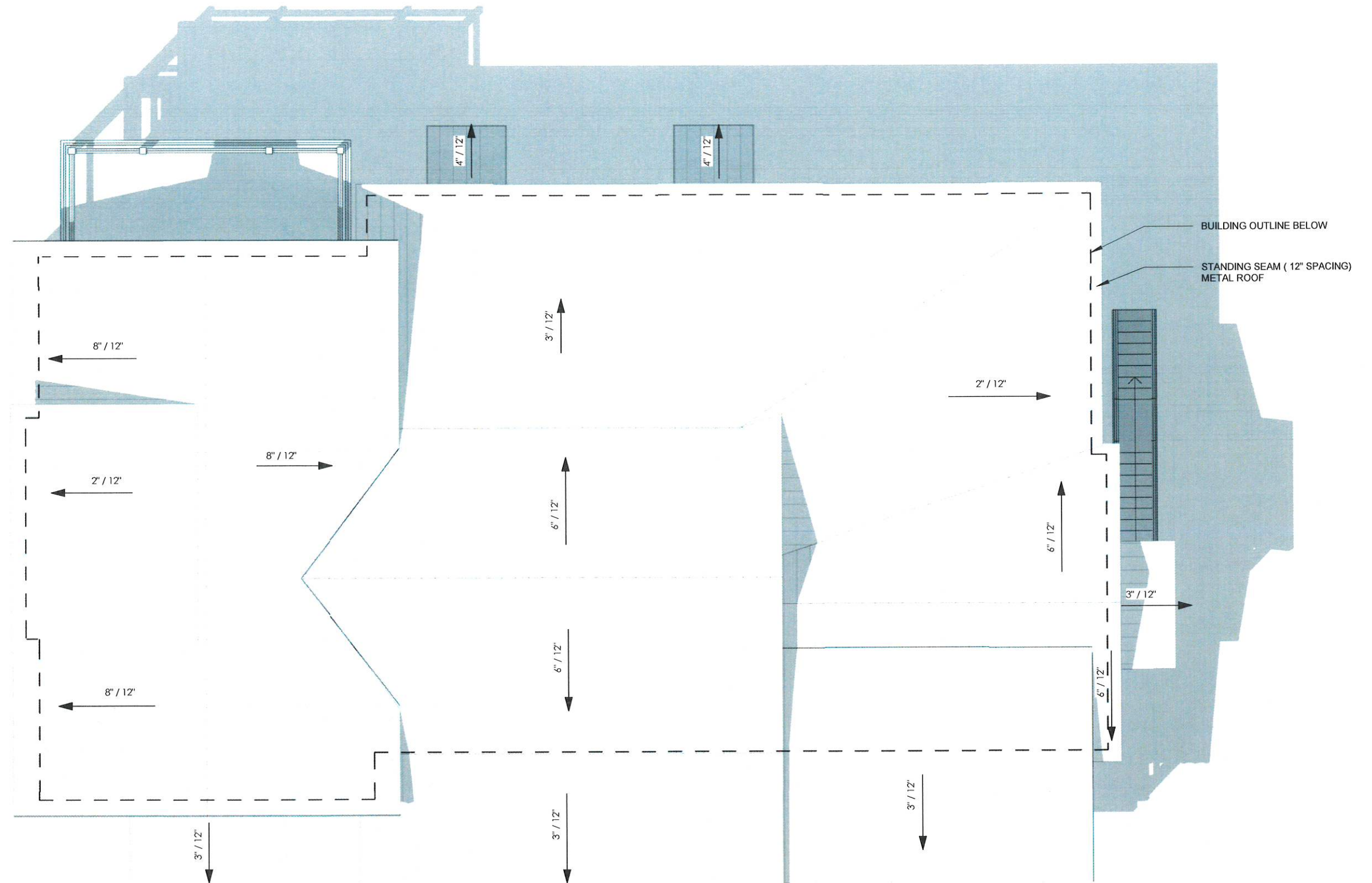
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① ROOF PLAN
1/8" = 1'-0"

**71 CALHOUN STREET -
BUILDING 3**

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① SOUTH
1/8" = 1'-0"

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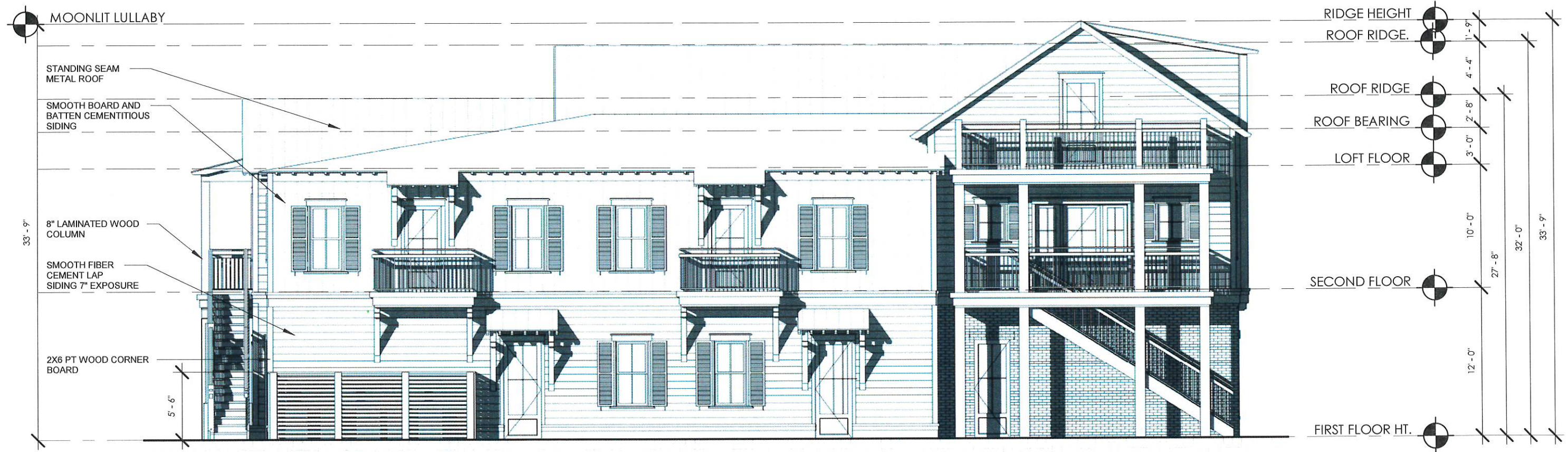
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① NORTH
1/8" = 1'-0"

71 CALHOUN STREET -
BUILDING 3

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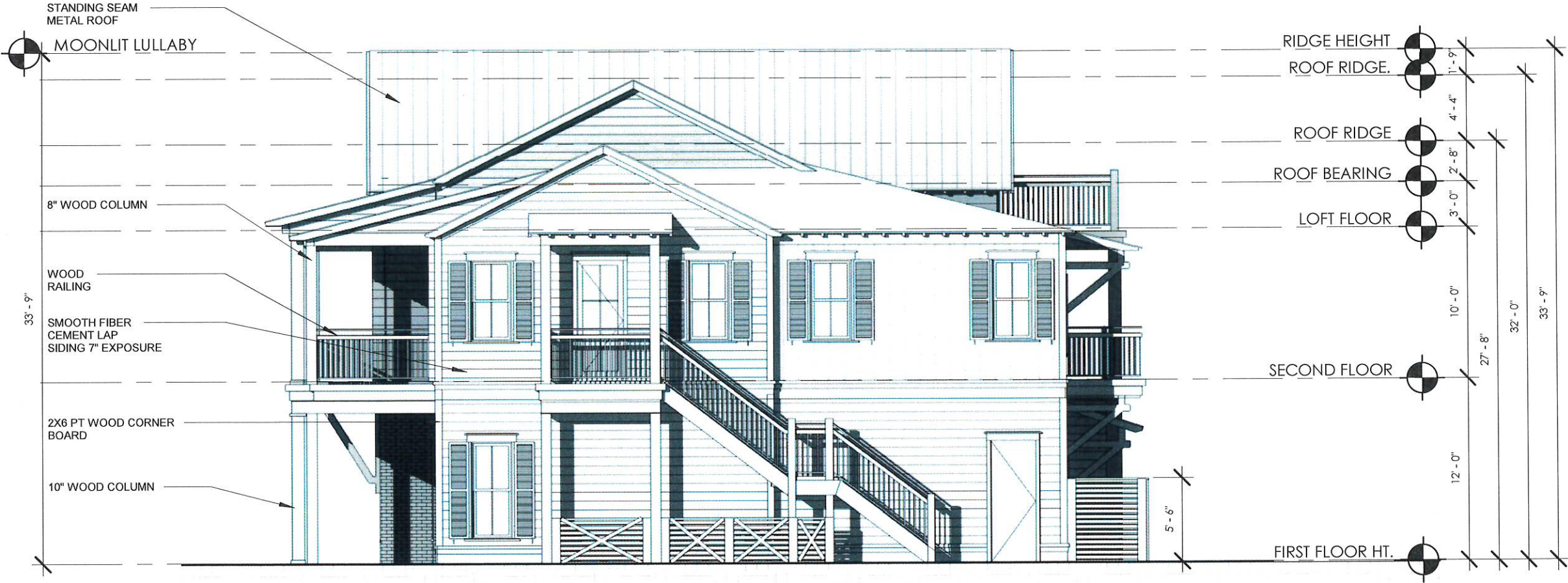
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① EAST
1/8" = 1'-0"

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① WEST
1/8" = 1'-0"

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BUILDING 3

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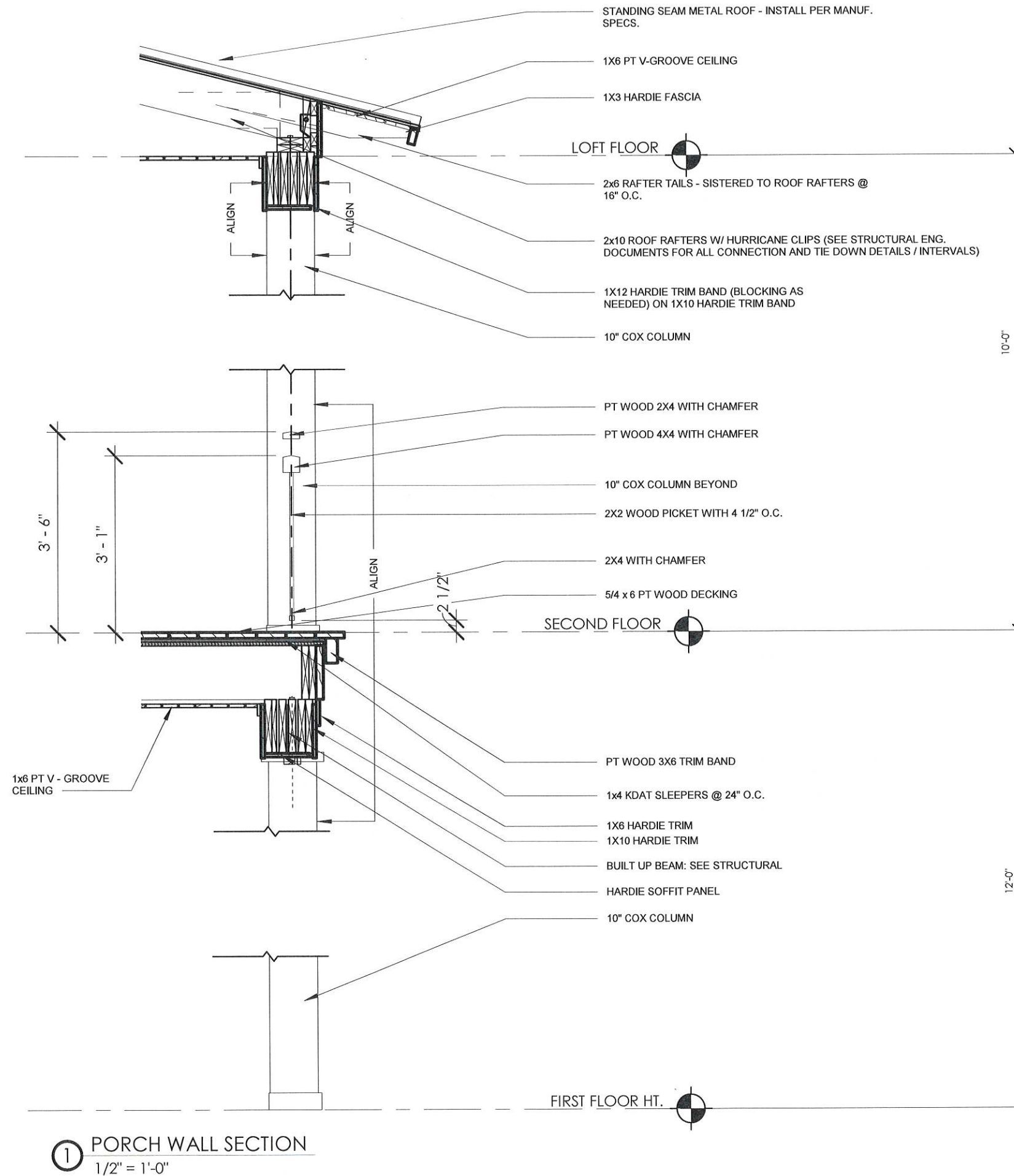
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71 CALHOUN STREET -
BUILDING 3

10/20/2020

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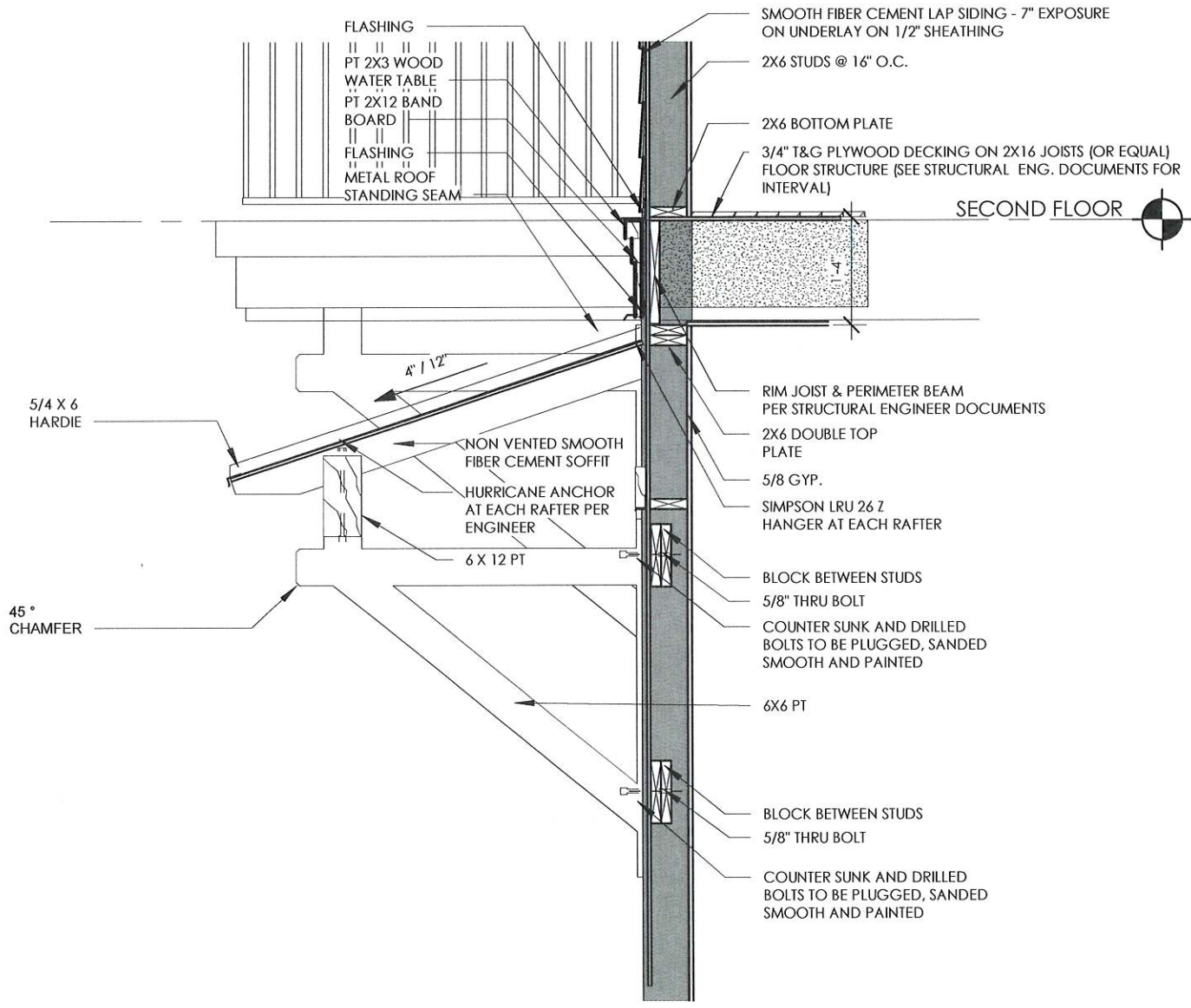
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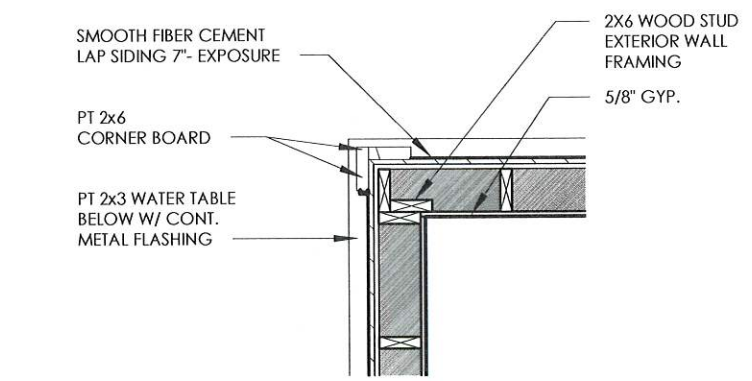
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① BRACKET DETAIL
1/2" = 1'-0"

71 CALHOUN STREET -
BUILDING 3
10/20/2020



② CORNER BOARD PLAN DETAIL
1/2" = 1'-0"

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APPROVED

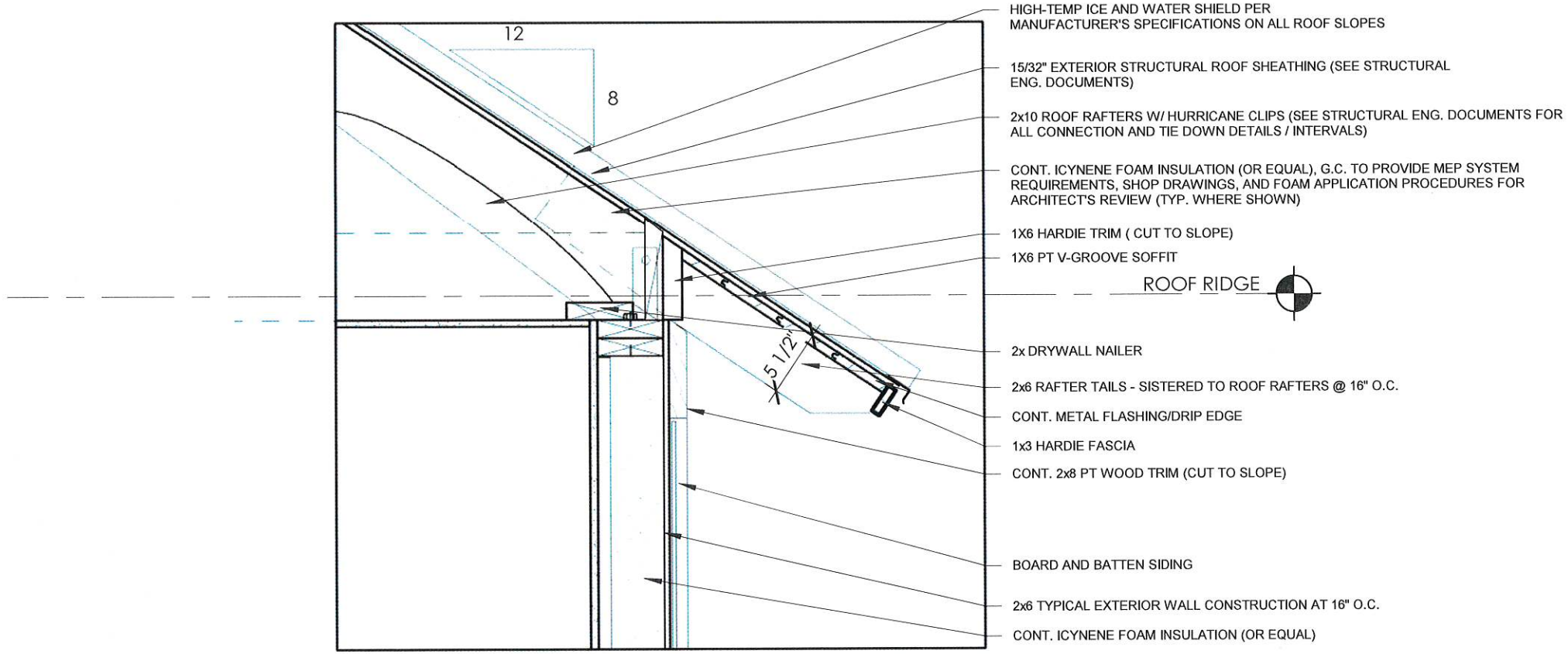
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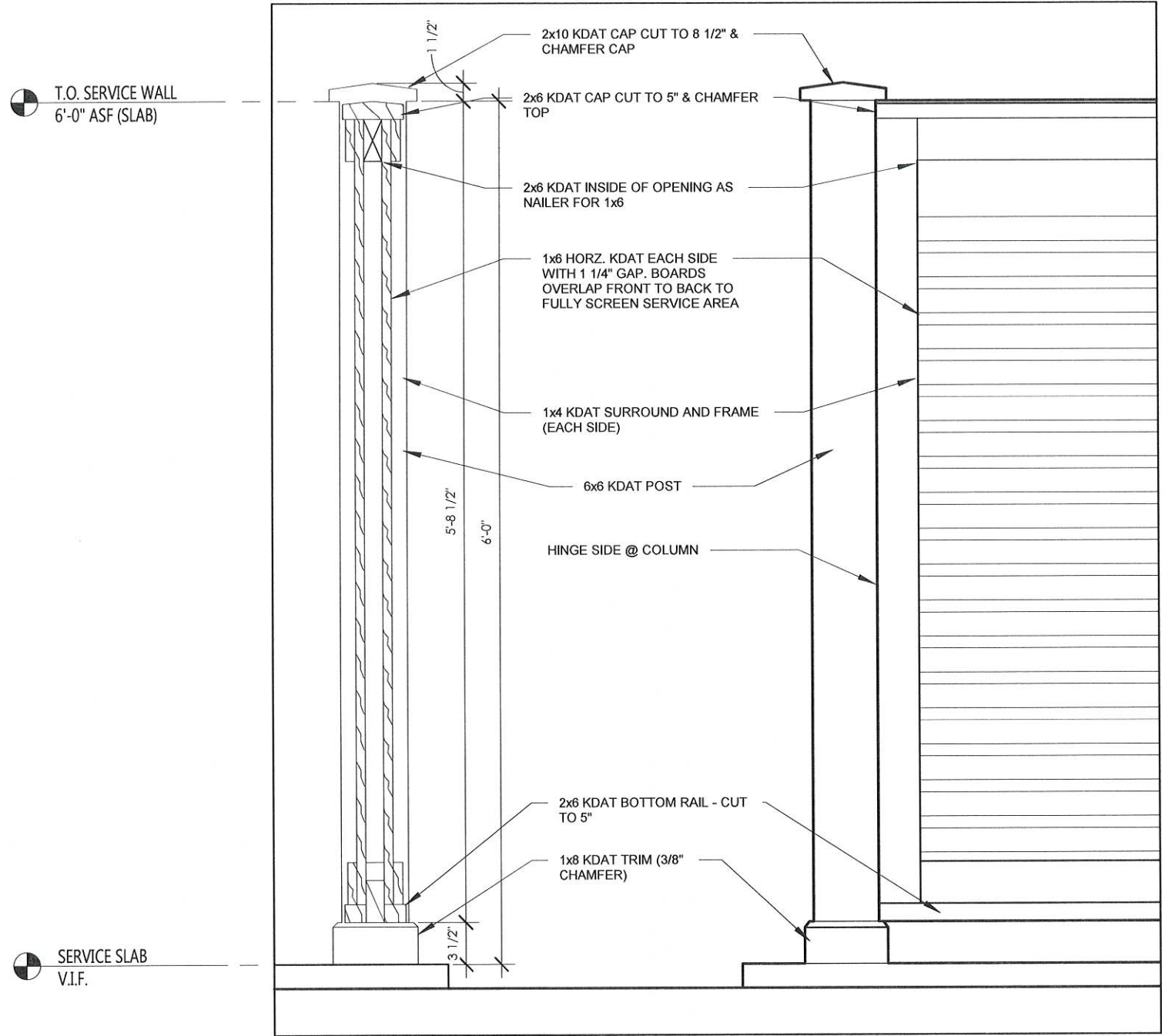
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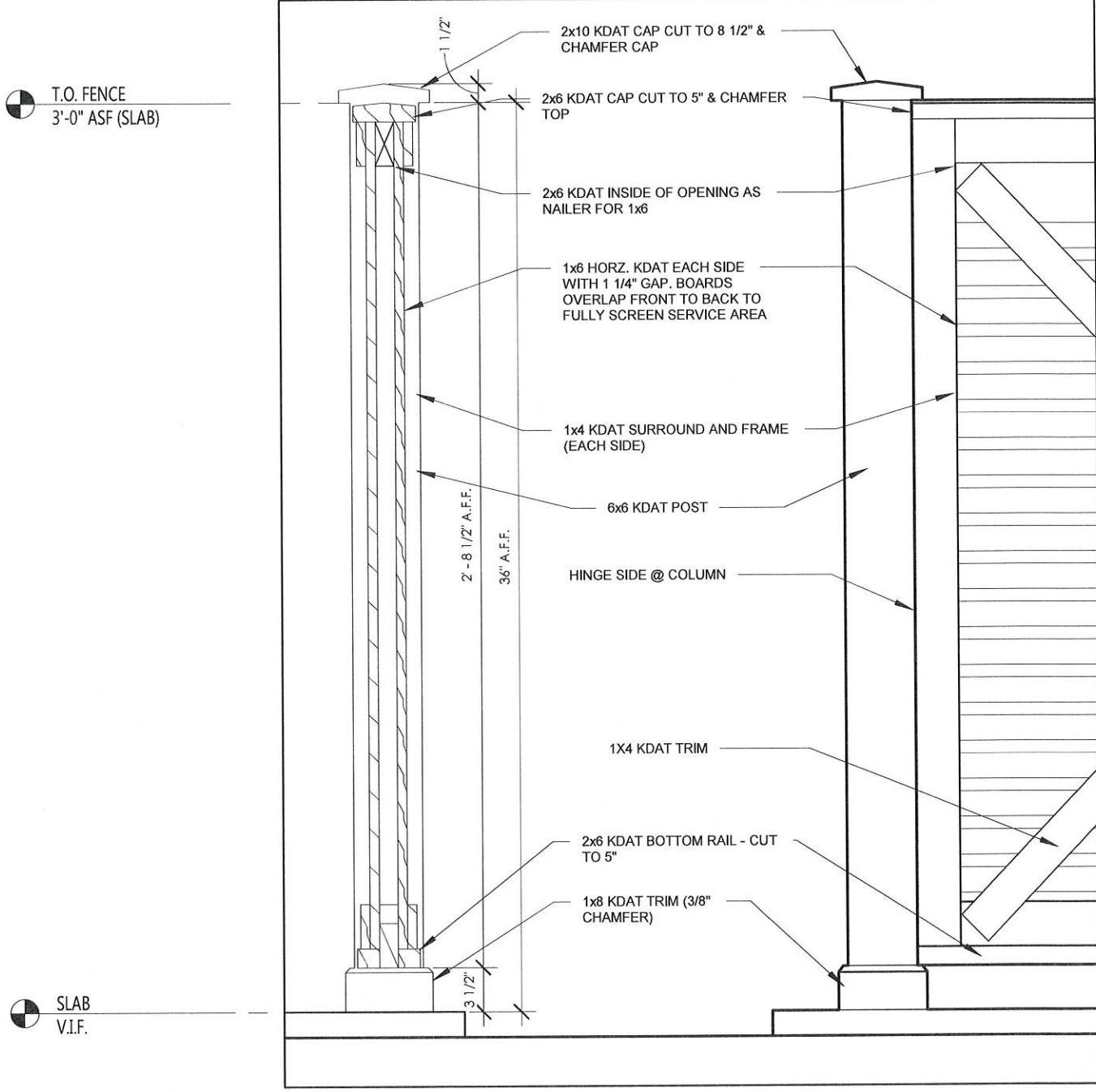


① EAVE DETAIL
1" = 1'-0"

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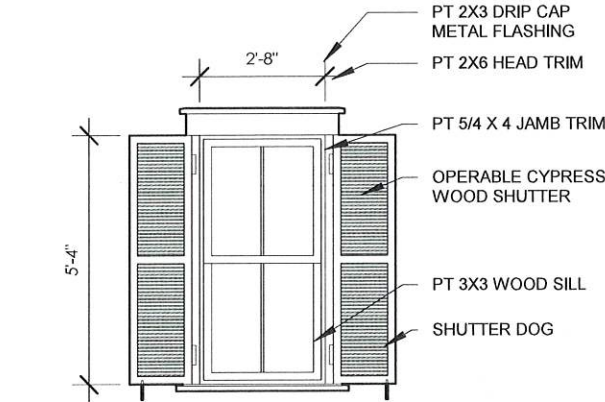


① TYP. SERVICE YARD DETAIL
1" = 1'-0"

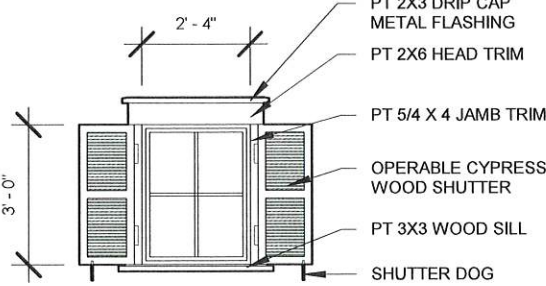


② EAST FENCE DETAIL
1" = 1'-0"

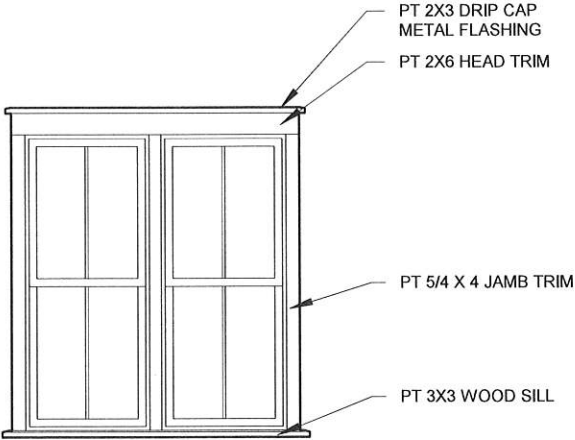
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① TYP. WINDOW
1/4" = 1'-0"



② WINDOW
1/4" = 1'-0"



③ WINDOW
1/4" = 1'-0"

SHUTTER DOGS TO BE PROVIDED AT
ALL CLOSED SHUTTERS, IN ADDITION
TO OPEN SHUTTERS.

71 CALHOUN STREET -
BUILDING 3

10/20/2020

TOWN OF BLUFFTON
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