



# MEMORANDUM

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TO: Historic Preservation Commissioners  
FROM: Katie Peterson, AICP, Senior Planner  
RE: Amendment #3 to COFA-12-19-013785 (54 Bridge Street – Building 3)  
DATE: 4/6/2022  
CC: Kevin P. Icard, AICP, Director of Growth Management  
Charlotte Moore, AICP, Principal Planner

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**BACKGROUND.** On September 24, 2020, the Town of Bluffton Historic Preservation Commission **approved** the construction of a 7,625 SF mixed use building on the property located at 54 Bridge Street, in the Old Town Bluffton Historic District, and zoned Neighborhood Center-HD (COFA-12-19-013785) (Attachment 1).

In May of 2021, the Applicant submitted an application for an amendment to include the following:

1. The second-floor north elevation was modified to include two exterior doors with one window centered between the doors in lieu of one exterior door centered between two windows;
2. The addition of three VPAK louvers on the second floor and one VPAK louver on the loft floor of the North Elevation; and,
3. The floor plans for the loft were updated to accurately reflect the single window on the south elevation.

In November of 2021, the Applicant applied for a second amendment to include the following:

1. First Floor Plan: Decorative fencing below 2nd floor exterior stair landing was removed for direct access to meter center per Dominion Energy's requirements;
2. Roof Plan: Standing seam metal roof material changed to asphalt singles at all areas that have a roof pitch greater than 3:12;
3. North Elevation: First and second floor exterior doors at egress stair changed from a  $\frac{3}{4}$  light doors to solid panel fire rated doors for security and privacy. Four other exterior doors changed from  $\frac{3}{4}$  light doors to full light doors;
4. South Elevation: Half round gutters were added to porches with round downspouts tying into on site stormwater drainage system;
5. East Elevation: Decorative fencing below 2nd floor exterior stair landing was removed for direct access to meter center per Dominion

Energy's requirements. Second Floor entry door changed from a 3'-0"x 8'-0"  $\frac{3}{4}$  light door to a 3'-0" x 7'-0" solid panel fire rated door for security and privacy. Adjusted second floor windows to have a 7'-0" head height above 2nd floor. Second floor window removed near right corner to reduce the number of protected openings above the egress path for Life Safety; and,

6. West Elevation: Adjusted second floor window head heights to 7'-0" above 2nd floor.

Amendment 1 and Amendment 2 were found to be in accordance with the requirements of the UDO and did not substantially deviate from the basic design approved by the HPC; therefore, Town Staff approved the amendments.

The Applicant is now requesting a third amendment to the plans to include the following:

1. Add a ceiling under the porch on the East Elevation to fire rate the porch for the electric panel below;
2. Add a three-piece Hardie trim band at the porch that covers the added thickness for the ceiling added to the bottom of the stair landing on the East Elevation;
3. Add back a window that was in the original approval, but removed in Amendment 2, on the second floor at the right side of the East Elevation;
4. Add a 6' fence to screen the electrical panel at the south elevation; and,
5. Add an approximately 12' Hardie Lap siding wall under the stairs to fire-rate the back of the stairs.

As stated in the UDO, proposed changes may be approved by the UDO Administrator if the proposed revision complies with the standards of this Ordinance and does not substantially alter the basic design approved by the Historic Preservation Commission.

Town Staff has found that items one through four meet the requirements of the ordinance and do not alter the basic design approved by the HPC; however, as a Hardie wall, exceeding the 6' maximum for service yard screening, that will be visible from Bridge Street has been proposed under the stairs, Staff is requesting a determination from the HPC on the appropriateness of the design solution. Town Staff is prepared to amend the approval and issue the amendment with concurrence by the HPC. Otherwise, a new, separate application must be submitted by the Applicant.

**ATTACHMENTS:**

1. Original Approval
2. Currently Approved Plans
3. Proposed Amendment 3