



PLAN REVIEW COMMENTS FOR COFA-11-24-019447

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
OLD TOWN

Plan Type:	Historic District	Apply Date:	11/15/2024
Plan Status:	Active	Plan Address:	71 Bridge St Street BLUFFTON, SC 29910
Case Manager:	Charlotte Moore	Plan PIN #:	R610 039 00A 0248 0000
Plan Description:	<p>A request by Ed Johns, Jr. (LowCountry Custom Built Homes), on behalf of owners, Jim and Julie Lewellyn, f review of a Certificate of Appropriateness - HD to allow the construction of a 2-story main residence of approximately 3412 SF and a 2-story Carriage House of approximately 1196 SF located at 71 Bridge Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD.</p> <p>STATUS (12.09.2024): Scheduled for 12.16.2024 HPRC meeting.</p> <p>STATUS (12.16.2024): Main structure size and height too large for district. Revision to be reviewed by HPRC.</p> <p>STATUS (02.24.2025): Revisions provided; will be scheduled for March 10 HPRC meeting.</p>		

Staff Review (HD)

Submission #: 2 Recieved: 02/13/2025 Completed:

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
HPRC Review	03/07/2025	Charlotte Moore	Revisions Required

Comments:

Main House Comments:

- Per UDO 5.15.6.H.1.a "Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c")." On the left elevation of rear covered porch: revise the column spacing to comply with this requirement. The 12'-4" is too wide relative to the 9'-6" height.
- The above comment shall also be applied to the Front Porch, Dining Room Covered Porch, Second Floor Porch, Carport/Shed Porch and Carriage House Entry Porch. Opportunities to comply with UDO 5.15.6.H.1.a. include adding columns or increasing the height of the column. Increasing the height and reviewing the width of the columns has been used in the past to create a compliant carport.
- Right/Rear Elevation: The wandering hipped roofs over the kitchen nook and covered porch create an odd roofline on the rear elevation. Revise the design to simplify this roof line. Consider extending the covered porch across the breakfast nook to remove one of the steps in the hipped roof.
- Left Elevation: In traditional construction patterns, fenestration inside a porch is organized to relate to the column bays. Revise column and or window spacing so the E windows in the great room have complementary relationship to the column bays and not are not behind columns.
- Provide a vertical lite proportion for the front door and dining room door transoms.
- The porch and carport roofs are flat. Increase to 3/12 or more.

Carriage House Comments:

- The blank casement windows in the dormer are foreign to the rest of the design. Add muntins to these windows to complement the double hungs. Additionally, the scale of these windows needs to be increased to be more proportionate to the scale of the dormer and the tall areas of unarticulated siding below.
- Rear Elevation: In traditional construction patterns, fenestration inside a porch is organized to relate to the column bays. Revise the gang of three windows below the stairs so the window(s) and columns relate in this area.
- The ends of the carport should have beams returning to the wall.
- The stairs appear long relative to the adjacent architecture. Reconfigure to break up the long run.
- Typical Wall section: Provide a soffit material to comply with UDO 5.15.6.P.5. Hardie soffit (per application) is not an approved material.

Growth Management Dept Review
(HD)

Charlotte Moore

Pending Review

Comments:

1. Building Type: The main structure has characteristics of a Center Hall building type and has been reviewed applying Center Hall standards (UDO Sec. 5.15.6.L.).
2. Main Building Footprint and Overall Square Footage: On the project analysis sheet, the square footage identified for the main building footprint is 3,168 sq. ft. but the overall square footage is shown as 3,412 sq. ft. Correct the building footprint square footage and ensure it does not exceed the maximum footprint square footage permitted (2,000SF), for a Center Hall house. Ensure that building square footage is correct. (UDO Sec. 5.15.6.L.).
3. Building Height: The building height dimension is not shown. Provide height dimension to the roof ridge from finished grade. Building heights and widths shall be visually similar to those in the neighboring vicinity. UDO Sec. 5.15.5.F.1.a.)
4. Floor Height: The second-floor height is unclear for the main structure. Provide a building section that clearly shows floor heights. Each story above the first story in a residential building shall be a minimum of eight (8) feet and a maximum of twelve (12) feet high from floor to ceiling. Floors more than twelve (12) feet, as measured from floor to ceiling, will count as additional floors (UDO Sec. 5.15.5.F.1.d.).
5. Roof: The rear shed roof seems overly expansive and the tie-in to the gable too high. There are multiple roof slopes on the first floor of the right elevation. Roof forms that overwhelm the mass of the primary building form and complicated rooflines are to be avoided (UDO Sec. 5.15.5.F.2.b.).
6. Porches: If any porch is to be screened, the screen must be located behind the columns (UDO Sec. 5.15.5.F.5.f.).
7. Dormer A dormer detail is needed for the narrow dormers. It appears that most of the dormer is part of the exterior wall. The width between the window and the outer edge of the dormer appears somewhat narrow and the fascia board somewhat wide. The configuration seems to create a disproportionate appearance. Dormers are permitted to be partially engaged within an exterior wall and windows must occupy "a majority" of the surface area of a dormer (UDO 5.15.5.F.7.c. and e., respectively). As per UDO Sec. 5.15.5.F.7., it is important to consider the size and proportion of overhang, as well as the width and height of the dormer in relationship to the scale of the structure.
8. Service Yard: Where is the service yard? It must be in the rear or side yard. Utility meters must be screened from public view. Provide screening details to show compliance with UDO Sec. 5.15.5.F.10.
9. Foundation: The project analysis sheet states that tabby will be used for the foundation; the plans show sand finished stucco piers and hog pen louvers with unspecified material. The area behind the louvers isn't identified. Clarify foundation materials and louvers. The use of louvers will require placement of at least one-inch behind the face of the pier (UDO Sec. 5.15.6.O.).
10. Columns: There are porch columns on the east and west elevations that are spaced more than 10 feet apart. The UDO requires that columns and porch posts be spaced no farther apart than they are tall as measured from the centerlines of the columns. Provide column detail to show alignment with the neck of columns and beams above the columns. (UDO Sec. 5.15.6.H.).
11. Railings and Balustrades: Provided railing and balustrade details to shown compliance with UDO Sec. 5.15.6.H.2. and 3.
12. Windows and Doors: Provide window and door details to show compliance with UDO Sec. 5.15.6.I., including materials and operations.
13. Roofs: "Metal" has been identified for the roof material, but the type of metal must be identified and include the configuration. The UDO allows galvanized, copper, aluminum and zinc-alum. (UDO Sec. 5.15.6.J.2.a.) The configuration must standing seam or 5-v crimp 24" spacing maximum with panel ends exposed at overhang (UDO Sec. 5.15.6.J.3.a.)
14. Garden Wall: Additional piercing of the brick panel is suggested. Identify if lights are proposed to be added to the piers.
15. Shutters: While shutters are not required, when they are proposed, they must be applied in a consistent manner. All windows that can accept shutters should have shutters (on the front and right elevations, there are windows that can accept them) (UDO Sec. 5.15.6.M.).
16. Landscape Plan: Update the plan to show the most recent building footprint and other features that have changed since the original submission. A Town of Bluffton tree removal permit is required for the removal of any tree that is eight (8) inches in diameter at breast height (DBH) prior to the issuance of a Certificate of Appropriateness. (UDO Section 3.22.2.A.) A tree canopy with a minimum of 75% lot coverage, not including roof tops, shall be provided. Tree canopy is the mature canopy of any existing trees to be saved, including trees located within a required buffer, together with the mature canopy of proposed replacement trees. (UDO Sec. 5.3.3.G.1.) With the final submission, provide landscape plan showing the street trees, canopy coverage calculations, foundation plantings, all hardscape and garden structures including materials, placement, and dimensions.
17. A fireplace is shown. How will it be vented?
18. For the Final Application, provide a wall section through the eave to include corner board and water table details (UDO Sec. 5.15.6.N.), soffit details to include material and configuration (UDO Sec. 5.15.6.P.), vent details.
19. For the Carriage House, comments regarding details are similar to those for the main house—details must be provided for the Final Plan submission.

Submission #: 1

Received: 11/15/2024

Completed: 12/13/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	12/13/2024	Charlotte Moore	Revisions Required

Comments:

1. Provide a detailed project narrative (Applications Manual).
2. Vehicular access to property is proposed from adjacent private property; proof of legal access must be provided. (Applications Manual)
3. Provide photos of property. (Applications Manual)
4. Plan reviewed as an Additional Building Type with Center Hall characteristics.
5. For information, adjacent Huger Cove is a Contributing Resource to the Old Town Bluffton Historic District and the Bluffton National Register Historic District.
6. Streetscape improvements are proposed on Bridge Street, to include a sidewalk on a portion of the north side of the street right-of-way. The sidewalk on the south side of the street right-of-way, adjacent to this property, is proposed to be removed, including those portions that encroach onto the property. If there is a desire to leave a portion of the sidewalk so that there is access to the proposed front walkway, please let us know.
7. The Landscape Plan suggests the possibility of a physical connection between the main structure and the Carriage House but is not shown on the architectural plans. Confirm if (and how) the spaces between the buildings will be connected.
8. Building Size: UDO Sec. 5.15.5 states that the "maximum building footprint and building size for an Additional Building Type shall not exceed the largest building footprint and building size permitted for other building types permitted within the same zoning district. The Center Hall House is the largest building type in the Neighborhood Conservation-HD with a size range up to 5,500 SF and a maximum footprint, excluding porches, of 2,000 SF. The proposed main building footprint is 1953 SF and the overall square footage, excluding porches is 5,365 SF. The
9. NCV-HD Building Standards for Additional Building Types: A) Front Build-to Zone (10-35 FT): The permitted front build-to zone is 10-35 feet. At minimum, the front wall must be within this zone (the proposed location ranges from 35'3" to 39'). B) Height (1-2.5 stories): The maximum building height is 2.5 stories. The building height proposed is three (3) stories. A) Residential structures shall have a first finished floor height raised a minimum of three (3) feet above the average adjacent sidewalk grade; only eight (8) inches is provided. B) The first finished floor height can be elevated as much as five (5) feet...without counting the undercroft as a story. Because the garage has a floor height of eight (8) feet, it is counted as a story and is the first floor. (UDO Sec. 5.15.5.F.1.c. and d.). C) The third floor is too large to be a half-story per UDO Sec. 5.15.5.F.e.: "...If the possible floor area with head room of 5 feet or more occupies more than 70 percent of the total floor area of the story directly beneath, then that space shall be considered a full story." D) There is no information regarding the area above the third floor. Is this intended to be an accessible space? E) Show the height of the building from finished grade to the roof ridge. F) "Building heights and widths shall be visually similar to those in the neighboring vicinity." (UDO Sec. 5.15.5.F.1.a.). There are no known residential buildings of the proposed height in the vicinity nor elsewhere in Old Town Bluffton.
10. Roofline: "...[r]oof forms that overwhelm the mass of the primary building form and complicated rooflines are to be avoided. (UDO Sec. 5.15.5.F.2.b.). The main structure has multiple roof forms (gable, shed and hip), including a steep pitch for main side-facing gable and an expansive shed roof in the rear. From Bridge Street, an extensive amount of roof will be visible.
11. Building Composition: Building elements and the spaces between them shall be organized into a logical sequential manner. Further, vertical rhythms should be established in the façade through the alignment of windows, openings, pilasters, and columns. On the left elevation, the vent and the windows underneath do not align and one window is located partially behind a column instead of between columns. Revise to meet the intent of UDO Secs. 5.15.5.F.4.c. and
12. Service Yard: An elevated second-story service yard is atypical of Old Town appears to be accessible only by ladder. Consider placing it in a less visible location. Utility meters must be screened from public view. Provide screening details, including louver material. (UDO Sec. 5.15.5.F.10)
13. Porches: Identify the third floor "balcony" as a porch. The use of tabby shell for the rear porch wall (and the column bases) is a heavier material than is used on the second floor; suggest revising to reflect the second-floor balustrade and column details. Should any of the porches be screened, compliance with UDO Sec. 5.15.6.E.f. is required and a detail must be provided.
14. Dormers: A dormer is intended to provide light, egress and ventilation. The left side dormer on the Carriage House must include a proportionate window and the dormer in the right-side elevation also requires a window. (UDO Sec. 5.15.6.E.7.)
15. Building Walls: Sand-finished stucco is permitted over block or concrete only; identify the material to be used. (UDO Sec. 5.15.6.G.1.a., 2.a.) Provide information to clarify the finish of the stucco proposed on the foundation for the Carriage House (sand-finished and steel trowel are permitted). Per UDO 5.15.6.G.3, stucco may only be installed over concrete masonry unit construction. (UDO Sec. 5.15.6.G.1.a.) Update the wall section to show compliance with UDO Sec. 5.15.6.P. for both main structure and the Carriage House, include materials and dimensions.
16. Columns, Arches, Piers, Railings, Balustrades: "Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c")." Where columns are wider, revise to meet this standard. Provide column details, including dimensions, to ensure compliance with UDO Sec. 5.15.6.H. Include railing details. There is also variation in the distances between columns creating some awkwardness (e.g., the front elevation as a shorter distance between end and adjacent columns, the left and right elevations have what appear to be "half" columns at the wall, and the rear columns on the third floor do not align with the second floor).
17. Windows and Doors: The main house has between four (4) and six (6) window sizes on each elevation; reconsider the sizing to avoid over-variation, which is atypical of Old Town.
18. Roofs and Gutters: If gutters are to be provided, compliance with UDO Sec. 5.15.6.J. is required and details must be provided.
19. Garden Walls, Fences and Hedges: For the proposed brick wall, provide the opacity to be provided; UDO Sec. 5.15.6.K.1. requires a minimum of 25%. Provide the height of the wall. Within the front yard, the height must be between 24-42 inches. Pillars and post must extend farther. In the side yard, the height is 36 inches to six (6) feet. (UDO Sec. 5.15.6.K.2.) The cap must comply with UDO Sec. 5.15.6.K.3.c. Provide lamp details and identify locations where proposed.
20. Shutters: Shutters must be sized to match openings. (UDO Sec. 5.15.6.M.). Consider adding additional shutters to the

windows that will accept them for better visual consistency.

21. Corners and Water Tables: The HPC will need to determine if Azek drip cap material is an appropriate material for the water table and drip cap.

22. Trees and Landscaping: A Town of Bluffton tree removal permit is required for the removal of any tree that is eight (8) inches in diameter at breast height (DBH) prior to the issuance of a Certificate of Appropriateness. (UDO Section 3.22.2.A.) A tree canopy with a minimum of 75% lot coverage, not including roof tops, shall be provided. Tree canopy is the mature canopy of any existing trees to be saved, including trees located within a required buffer, together with the mature canopy of proposed replacement trees. (UDO Sec. 5.3.3.G.1.) At time of final submittal, provide landscape plan showing the street trees, canopy coverage calculations, foundation plantings, all hardscape and garden structures including materials, placement, and dimensions.

23. Given the numerous comments, a revised Concept Plan must be provided for a second HPRC review.

24. It is recommended that the architect attend the HPRC meeting.

Beaufort Jasper Water and Sewer Review	12/13/2024	Matthew Michaels	Approved with Conditions
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Comments:

Comments may be provided at final submission.

HPRC Review	12/13/2024	Charlotte Moore	Approved with Conditions
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Comments:

1. Windows: Window lite patterns should have similar proportions. A) On the ground floor the A type windows are disproportionately skinnier than the B windows. Revise to provide a similar relationship between to the E & D windows on the floor above. B) The G window is disproportionately wide compared to the remaining windows on the home. Revise to match the K window; C) The L window at the Alexandra's bathroom is a copy of the feature window on the front elevation and feels misplaced on the side elevation since it is in a much more background location. Study making this a pair of windows instead with a relationship to the kitchen windows below; D) Left elevation: Center the F window in the master bath in the center of the gable end;
2. The projecting bays for the powder room and kitchen nook and the G window in-between have no clear relationship to the garage doors below, appearing to straddle the edge of the door and are not quite centered on the elevation. Revise the design to provide a logical vertical relationship between these elements.
3. Left elevation of rear covered porch: A) revise the column spacing to comply with the UDO 5.15.6.H requirements for column spacing. The 12'-6" is too wide relative to the 9'-6" height. B) Revise column spacing so the E windows in the great room are related to the center of the bays and not behind columns.
4. Carriage house: A) In traditional construction patterns, windows on the second floor are to be subservient (smaller) in size to windows on the ground floor. Change window sizes on the Rear elevation so the windows on the ground floor are larger than the windows above; B) Remove the garage window that is in conflict with the stair; C) Provide a water table to delineate that first and second floor, show on revised wall section (UDO 5.15.6.G.2);
5. Typical Wall section: A) Label all dimensions of the materials to be used and all materials. What is the height of the 1x Azek water table band? The quarter round above it is unlabeled. Should also be 5/4x (UDO Sec. 5.15.6.N.) B) Per UDO 5.15.6.G.3, Stucco may only be installed over concrete masonry unit construction. Construction over wood framing as shown in the detail is inconsistent with the UDO.

Watershed Management Review	12/13/2024	Samantha Crotty	Approved with Conditions
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Comments:

Comments may be provided at time of building permit/stormwater permit review.

Transportation Department Review - HD	11/15/2024	Megan James	Approved
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Comments:

No comments

Plan Review Case Notes: