



PLAN REVIEW COMMENTS FOR COFA-01-24-018816

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:** 01/05/2024
Plan Status: Active **Plan Address:** 22 Bruin Rd Road
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 00A 0403 0000
Plan Description: A request by Sean A. Lewis, on behalf of the Owner, Bertha Wooten, for a review of a Certificate of Appropriateness - HD to construct a new 1-story of approximately 1,695 with attached Carriage House of approximately 697 SF, to be located at 22 Bruin Road, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District.
Status 1.5.2024: The Application is being reviewed and will be placed on the 1/29/2024 HPRC Agenda.

Staff Review (HD)

Submission #: 1 Received: 01/05/2024 Completed: 01/26/2024

Reviewing Dept.	Complete Date	Reviewer	Status
HPRC Review	01/26/2024	Katie Peterson	Revisions Required

Comments:

1. A primary goal of the Design Standards for the Historic District is authenticity. The standards encourage Bluffton vernacular architecture and construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials. The style displayed in the proposed design is not authentic to the Lowcountry / Bluffton design aesthetic in general and details reflective of the Lowcountry vernacular should be incorporated into the design. (UDO 5.15.6.)
2. **Carriage Houses** (attached or detached) must be ancillary to the primary structure, and be of the same general character of the primary structure. The roofline of the attached Carriage Houses (garage) is currently shown as the same height as the primary roofline and should be lowered. Further the windows are shown lower, which appear out of scale with the structure and the water table at the garage also shown at the first floor height of the main structure. The windows and water table detail should be revised to have a better relationship with the structure. Potentially consider raising the window head height to allow for a longer window, which could relate to others on the primary structure. (UDO 5.15.8.F.)
3. In keeping with masonry building technology, metal spark arrestors, exposed metal flues, or pre-fabricated chimney caps are not permitted. the Applicant has proposed a **metal chimney cap**. It must be revised to a permitted material. (UDO 5.15.6.E.8.)
4. Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c"). The columns on the **rear porch are spaced approximately 9'8" apart and are approximately 7'3" tall**, revise. (UDO 5.15.6.H.)
5. Brick, as a building wall material, must be **salvaged or locally-produced**. Additional information on the type/source of the proposed brick must be provided for review. (UDO 5.15.6.G.) *Note - do not see too many brick single family structures in Bluffton due to the cost of siding material.
6. While the windows are vertical in orientation, the pane proportions within many of the **windows are horizontal**. Adjust window lite proportions to be **vertical in proportion**. Further, reconsider the proportions of the smaller windows, which do not have a proportionate relationship to those on the rest of the structure. *Note the lite pattern on the smaller widows, which is vertical is more appropriate than the lite pattern on the larger windows. (UDO 5.15.6.I.1.b)

Beaufort Jasper Water and Sewer 01/26/2024 Matthew Michaels Approved with Conditions Review

Comments:

1. Applicant will need to reach out to BJWSA's new service coordinator (Mandy Anderson, mandy.anderson@bjwsa.org) about installing a water service for their parcel.

Growth Management Dept Review 01/26/2024 Katie Peterson Approved with Conditions (HD)

Comments:

ATTACHMENT 7

- ✓ 1. Shutters shall be hinged and operable. Provide Additional shutter detail showing the louver material and hardware for operation. (UDO 5.15.6.M.)
2. Exceptions from Build-to Lines. Exceptions to Build-to Lines may be granted by the UDO Administrator where existing significant natural features are present, to preserve protected trees and to preserve the integrity of neighboring historic resources. The applicant has requested a deviation from the front build-to due to overhead powerlines on the west front side of the property. A determination on the appropriateness of the placement must be made. (5.15.5.F.6.)
3. Provide North Arrow on all site plans.
- ✓ 4. Fences in rear and side yards may be a maximum height of 6'. Service yard fence is proposed at 6'6". Revise. (UDO 5.15.6.K.)
- ✓ 5. The beam above the column must align with the neck of the column. the beam appears to be aligning with the column capital rather than the neck of the column. Revise. (UDO 5.15.6.H.)
- ✓ 6. At time of final, provide railing detail, window and door tables showing materials, dimensions and operations, section through the porch.
- ✓ 7. Window placement on rear (garage) does not align with the rest of the structure. Consider increasing the size of those windows or moving them higher on the wall to have a better proportionate relationship to the rest of the structure.
- ✓ 8. Long unarticulated masses shall be avoided. The right elevation needs additional articulation. (UDO 5.15.6.F.2.d.)

Watershed Management Review

01/25/2024

Samantha Crotty

Approved with Conditions

Comments:

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

Transportation Department
Review - HD

01/08/2024

Megan James

Approved

Comments:

No comments

Plan Review Case Notes:

22 B in

50-712
52 516