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#### **42 Wharf St Project Narrative - Conceptual application**

42 Wharf St in historic downtown bluffton is currently a .16 acre vacant lot. There is grass covering the lot and notably there is a live oak in the rear of the lot, a laurel oak in the center of the lot and a magnolia in the front of the property. The trees are marked on the site plan and have been inspected by an arborist. The arborist has recommended removing the laurel oak in the middle of the lot due to poor health.

I plan to build a 2 story additional building type main house and a 2 story carriage house with an enclosed carport on the property. The main house has a covered porch in the front and a screened porch off the kitchen in the middle of the house facing north. The main house is a 3 bed two bath house with 1215 sq ft on the first floor and 518 sq ft on the second floor. The carriage house is two stories with an attached enclosed carport. The carriage house is 449 sq ft with one bed and bath on the first floor and a great room with a small kitchenette on the second floor. It has two balconies with one facing the street and one facing the future garden in the back yard. The style of the main house from the front is very similar to the neighbor to the south so we believe this proposed plan will blend nicely with the neighborhood.

The structures were designed by Alison Ramsey Architects, a notable architect in Beaufort who has 40 years experience building houses in the low country including many in Bluffton. He has kept this house in the tradition of the historic district in terms of building materials and design. The house will be within the ten foot setback on both sides of the house and the carriage house within 5 feet setbacks.

Our family intends to have this as our vacation home as we look to escape the dreary Seattle weather for half of the year. There is the possibility of us moving down here full time as well once it is built. My wife is originally from Winnsboro, South Carolina and we have a son who is almost two and another boy due in August 2025. We bought the lot because we wanted him to experience growing up in the south and keep our family ties to the area. We fell in love with Bluffton when visiting family in the area and love the walkability in the historic district and the proximity to the water. We plan to take a boat out to fish on the May river as a family activity and love wharf st being so close to the public boat launch. We plan to host family and friends at the house and want room for our guests to stay with us in the carriage house.

Map of 42 Wharf St

42 Wharf St

42 Wharf St

Directions

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42 Wharf St, Bluffton, SC 29910

64MM+W5 Bluffton, South Carolina

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May River Rd

Guerrard Ave

Wharf St

Lawrence St

Bridge St

Heyward St

Dubois Ln

Boundary St

Maiden Ln

Lawton St

Green St

Allen St

Pope Ln

Water St

Welchert, Realtors - Coastal

The Cottage Cafe, Bakery & Tea Room

First Zion Baptist Church

May River Montessori

Heyward House Museum and Welcome Center

Church of the Cross

Bluffton Oyster

Garvin-Garvey House

DuBois Park

Martin Family Park

Southpoint Group

Simpson Construction

FARM Bluffton

Old Town Bluffton Inn

Kitchen Old

Coffee & Coffee Roasters

Barber Shop

Seafood - \$\$\$