



PLAN REVIEW COMMENTS FOR COFA-03-23-017752

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:	03/09/2023
Plan Status:	Active	Plan Address:	58 Pritchard BLUFFTON, SC 29910
Case Manager:	Katie Peterson	Plan PIN #:	R610 039 00A 0348 0000
Plan Description:	A request by Andrew Pietz, on behalf of the owner, Shifting Tides LLC, for review of a Certificate of Appropriateness - HD for a proposed 1.5-story single family residential structure of approximately 3,291 SF and Carriage House of approximately 484 SF to be located at 58 Pritchard Street, in the Old Town Bluffton Historic District and zoned Neighborhood General- HD.		
	Status: The application is being reviewed by HPRC members and will be palced on the April 4, 2023 HPRC Agenda.		

Staff Review (HD)

Submission #: 1 Received: 03/09/2023 Completed: 03/31/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	03/31/2023	Katie Peterson	Approved with Conditions

Comments:

1. Some of the canopy circles included on the Landscape Plan do not appear to have trees associated with them - or do not align with the tree they are associated with. Revise. (UDO 5.3.3.C&G)
2. Provide fence detail at time of final submittal. (UDO 5.15.6.K)
3. Sheet labeled Foundation plan does not show foundation plans or match site plan and elevations. Revise.
4. At time of final, provide corner detail. (UDO 5.15.6.N.)
5. Railings & Balusters are permitted to be wood (termite resistant), painted or natural Wrought or Cast Iron. Application idicates metal but type is not specified. Provide detail. (UDO 5.15.6.H.)
6. Gutters may be copper, galvanized steel, or 14-18 gauge aluminum. They are permitted in a rectangular, square or half-round section. Gutters are indicated on the Application but specific material, profile and location are not indicated on the plans. Provide detail. (UDO 5.15.6.J.)
7. The plans indicate a pier porch with horizontal infill panels. Underpinning must be a minimum of 1" behind face of pier. Provide pier foundation detail at time of final to ensure compliane. (UDO 5.15.6.O.)

HPRC Review	03/31/2023	Katie Peterson	Approved with Conditions
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Comments:

1. At time of final, the driveway must be shown all the way to the street. It currently is shown to the back side of the sidewalk.
2. For the final application provide a landscape plan noting foundation plantings, street tree locations, and canopy coverage calculations; as well provide a roof and foundation plan, identify all exterior materials on the drawings, and provide architectural details of the railing and baluster, a typical window detail, window and door table, corner board/pilaster trim detail and sections through the eave and wall, porch and balcony depicting the material configuration and dimensions (including a screen detail). Please ensure the louvered vented on the turned down footing is clearly shown as well. (Applications Manual)
3. There appears to be a discrepancy on the left side elevation in the roof, above the bay window in the dining area. On the first floor the dining room steps in from the rest of the 1st floor. On the second floor we do not see this indentation. Something is happening in this location that is not shown on the plans and elevations. Provide clarification.
4. Consider revising the rear addition roofline. Throughout the house there are variations of shed and hip roofs, this is the only location where a gable has been used. To simplify the rooflines, consider revising the a hip roof. (UDO 5.15.5.F.2.b.)
5. Overall building proportions and individual building features shall have a proportional relationship with one another. There appears to be too wide a variety of window proportions and they should be simplified to be more consistent on both the house and garage. Reduce the number of pane proportions and provide door and window schedule at time of final submittal. (UDO 5.15.5.F.4.a.)
6. Details need to be updated to match the elevations or vice versa (e.g. rake detail calls out asphalt shingles for the roof but the elevations and other notes call out 5V crimp metal roofing; wall section at house porch shows tabby porch floor with a brick border while elevation shows piers with a crawl space underneath and wood flooring with bandboard; wall section at house porch shows trim at base of first floor column while elevation shows no column base, etc.).

Transportation Department Review - HD	03/31/2023	Dan Frazier	Approved with Conditions
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Comments:

1. Pritchard Street is a Town of Bluffton Road. An encroachment permit is required for review and approval prior to issuance of a Certificate of Appropriateness.

Addressing Review	03/31/2023	Ryan Coleman	Approved
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Beaufort Jasper Water and Sewer Review	03/31/2023	James Clardy	Approved
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Comments:

No comment provided by reviewer.

Watershed Management Review	03/30/2023	Samantha Crotty	Approved
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Transportation Department Review - HD	03/21/2023	Megan James	Approved
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Plan Review Case Notes: