



MEMORANDUM

TO: Historic Preservation Commissioners
FROM: Katie Peterson, AICP, Senior Planner
RE: Resubmission of COFA-06-21-015420 (25 Meriwether Court, Lot 6)
DATE: 1/5/2022
CC: Heather C. Colin, AICP, Assistant Town Manager
Kevin P. Icard, AICP, Director of Growth Management

A request has been presented by BFL Builders for approval of the following application:

COFA-06-21-015420. A Certificate of Appropriateness to allow the construction of a new 1.5-story single-family building of approximately 2,113 SF and a Carriage House of approximately 556 SF located at 25 Meriwether Court, identified as Lot 6 in the Landen Oaks Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

BACKGROUND: This application was presented to the Historic Preservation Commission at the December 1, 2021 meeting where it was tabled by the request of the applicant to address the conditions listed in the Staff Report (See Attachment 1), most notably including the need for revisions to the massing of the structure to provide variation from the other structures approved within the development. At the meeting, the members of the HPC voted unanimously to table the application until revised drawings had been submitted.

In response to the HPCs request, the applicant has modified the main roof mass from a forward-facing gable to a hip, reconfigured the mud-room and side-elevation stairs, the front-porch roof and stairs, and added dormers to incorporate the windows which are now located in the roofline (See Attachment 2).

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

STAFF RECOMMENDATION: Town Staff requests the HPC review the attached plans and the criteria in Section 3.13.3 of the Unified Development Ordinance as they act on the application.

ATTACHMENTS:

1. December 1, 2021 Staff Report with Attachments
2. Revised Final Submittal (12-15-2021)