

# ATTACHMENT 3



COURT ATKINS  
GROUP

May 8, 2024

Town of Bluffton  
Department of Growth Management  
20 Bridge Street  
Bluffton, SC 29910

**Project:** Relocation and Rehabilitation of the Tison-Derst Cottage  
113 Bridge Street  
Bluffton, SC 29910

**Owner:** William Gary Roe Residential Property Trust

**Agent/Applicant:** Court Atkins Group  
Contact: William Court, Architect  
P.O. Box 3978  
Bluffton, SC 29910  
Tel: (843) 815-2557  
Fax: (843) 815-2547

**Parcel:** R610 039 00A 0192 000

**Zoning:** Riverfront Edge- HD

**Approval sought:** HPC Final Approval for COFA 1 (see below)

Glen,

Please accept this Final HPC COFA application for the June meeting. Per our conversation during the HPRC review earlier this week, we are aware that the proposed scope of work will ultimately require two separate Certificates of Appropriateness (COFA).

The updated application (attached) is specific to gain approval for the partial demolition of portions of work completed on a contributing structure between 1994 and current day (more precisely, likely between 1999 and 2006) and the approval for the proposed relocation of the same contributing structure.

A subsequent COFA would be filed at a future date requesting approval for a specific site location for the proposed relocation and approval of a specific rehabilitation plan.

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We are requesting the HPC's approval of the first COFA only, but have provided additional information to share with HPC regarding the proposed second COFA.

## **Narrative:**

The Tison-Derst Cottage is a contributing structure and is one of three structures located at 113 Bridge Street. The Owner is allowing this application on behalf of prospective owners Chris and Christine Murphy.

We have compiled a detailed property history report (starting in 1928) for the Tison-Derst Cottage and attached it as Exhibit A to the application. In this exhibit we have also included recent correspondence with the SC State Historic Preservation Office and the original SC Statewide Survey Site Form filed in 1994.

Several structural additions and modifications have been made to the contributing structure since the Survey Site Form (Site# 046-0125) was filed with the SC State Historic Preservation Office on August 10<sup>th</sup>, 1994. We have located several building permits for this work and attached them as Exhibit B to the application.

In addition, we have spoken with the Austin Family (prior owners) and received photos of the prior conditions and a letter of support for the proposed rehabilitation and relocation of the Tison-Derst Cottage (see Exhibit C and Exhibit D).

We have also received an email letter of support from the current owners (The Roe Family) for the proposed rehabilitation and relocation (see Exhibit E).

Using time-stapled photographic slides, we have compiled 9 images that highlight the current architectural conditions of the Tison-Derst Cottage compared to the prior conditions (at or before the time of the SC Survey Site Form in 1994). Please see Exhibit F for before and after conditions.

A recent survey of actual on-site conditions has also been acquired (see Exhibit G).

We have utilized this survey documentation and several on-site evaluations to identify the original dimensions of the Tison-Derst Cottage, which had a 1,315sf footprint. Prior to rehabilitation, there is more architectural analysis and documentation to be completed, but "conceptual" drawings and 3D modeling has been completed. The building footprint has been identified by a combination of surveying and on-site framing dimensions in the attic. See Exhibit H, Exhibit I, and Exhibit J).

Ultimately, it is the intent of the prospective owners to relocate and rehabilitate the existing structure (without need for demolition of the remaining contributing components) and to return the prior architectural footprint and distinct architectural features noted in the Site Survey and supporting photos.

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During HPRC review of this application, the following staff comments were provided for review and response.

1. The proposal to relocate the Contributing Resource to the northern end of the lot will require two (2) separate Certificates of Appropriateness–HD to be approved by the HPC: one COFA–HD to relocate the structure and one COFA–HD to place the Resource in its new location (Applications Manual). Approval of the second COFA–HD will require a variance from BZA since it will not comply with zoning requirements set forth in Article 5 of the UDO and the BZA will need to determine if there is a hardship before the Contributing Resource can be moved. Furthermore, if the Contributing Structure is relocated and then reclassified as a “carriage house,” there will be no principal structure on the lot, which does not conform to zoning requirements.
  - a. **The Applicant agrees with the two (2) COFA–HD requirement. The current application focuses only on the approval for the partial demolition of portions of work completed on a contributing structure between 1994 and current day (more precisely, likely between 1999 and 2006) and the approval for the proposed relocation of the same contributing structure. The Applicant understands that the second COFA–HD will focus on the specific relocation positioning and the necessary architectural and structural details of the structural move and Rehabilitation. A proposed location has been provided for discussion only. The Applicant acknowledges that if the relocation takes place on the same lot, variances may be required by the BZA.**
2. If there is no hardship, the Contributing Resource cannot be moved to the proposed location on the current lot; it would need to be moved to another location that is in compliance with the UDO.
  - a. **The Applicant acknowledges that BZA would need to agree with Applicant’s position of hardship related to the importance of maintaining the Contributing Resource. In the event BZA does not agree with the expressed hardship, the Applicant acknowledges that the Contributing Resource may need to be relocated to another location. As a result, the Applicant is also considering options for a possible lot separation to avoid the need for variances (see Exhibit K).**
3. Proposed rehabilitation

Included in this application:

- Cover Letter
- Certificate of Appropriateness Application
- Updated Survey
- Proposed Site Plan (showing proposed relocation)

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- Property Report and Timeline
- Copies of Building Permits for Prior Additions
- SC Statewide Survey Site Form
- Correspondence with SC State Historic Preservation Office
- Annotated Photos of Structure (Current)
- Annotated Photos of Structure (Prior Conditions)
- Dated Slides (Prior Conditions)
- Proposed Architectural Plan and Elevation Guidelines

Should you have any questions or concerns please do not hesitate to call or email. The application is a request to relocate the Tison-Derst Cottage approximately 339'-0" to the North and 13'-6" to the East. The cottage stays on 113 Bride Street and would maintain the same orientation to the river.

Sincerely,

A handwritten signature in dark ink, appearing to read 'W. Court', with a stylized horizontal line and a vertical line intersecting.

William Court  
Court Atkins Group, Inc.