

ATTACHMENT 2

From: [Betty Prime](#)
To: [Rooney, Pat](#); andy@barrierislandeng.com
Cc: [Osborne, Brian](#); [Joe DePauw](#); [Frazier, Dan](#); [Moore, Charlotte](#); [Umberger, Glen](#)
Subject: RE: 11/27/24 DRC Comments - Sarah Riley Hooks Public Project
Date: Tuesday, November 26, 2024 2:26:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

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Pat-

Thank-you for sharing the assessment at the meeting.

Below is a summary of our findings:

- Termites have damaged the wall and floor framing system. The damage is extensive and the framing system cannot be salvaged. Due to the structural components' condition, the structure's preservation would require a nearly complete reconstruction with new materials.
- Ceiling panels at the front porch, exterior wall framing, and flooring were exposed during site investigation to view hidden conditions. Termite damage was found in all areas examined during selective demolition. In some cases, the exterior finish was the only intact element; with the framing members beyond retaining little to no structural integrity.
- Extensive water and termite damage were also observed on the interior walls of the living room and hallway walls extending to the rear addition. In some areas, studs have disintegrated due to a pervasive termite infestation.
- As seen in many of the photographs, over time water has infiltrated the roof and caused flooring systems to collapse as well as the roof of the rear addition. Mold growth on the interior is prolific and hazardous.

I have worked on over a hundred historic buildings- this is the only one I have ever recommended from reconstruction as opposed to preservation. The condition is the worst I've come across. If there was a way to save it, we would also want to do so.

Thanks

Betty

Betty Prime, Architectural Conservator, AIA
Meadors Conservation

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From: Rooney, Pat <prooney@townofbluffton.com>
Sent: Monday, November 25, 2024 2:22 PM
To: Betty Prime <betty@meadorsinc.com>; andy@barrierislandeng.com
Cc: Osborne, Brian <bosborne@townofbluffton.com>; Joe DePauw <joe@depauw.studio>; Frazier, Dan <dfrazier@townofbluffton.com>; Moore, Charlotte <cmoore@townofbluffton.com>; Umberger, Glen <gumberger@townofbluffton.com>
Subject: RE: 11/27/24 DRC Comments - Sarah Riley Hooks Public Project

Betty:

No need to attend the meeting. I will share the 2022 preservation assessment with the DRC, but please email me a few general statements responding to Mr. De Pauw's comments. The condition of the structure has deteriorated a lot since 2022.

Pat

From: Betty Prime <betty@meadorsinc.com>
Sent: Monday, November 25, 2024 1:34 PM
To: Rooney, Pat <prooney@townofbluffton.com>; andy@barrierislandeng.com
Cc: Osborne, Brian <bosborne@townofbluffton.com>
Subject: RE: 11/27/24 DRC Comments - Sarah Riley Hooks Public Project

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Pat-

I am heading out of town for the Thanksgiving holiday on Wednesday early afternoon. Is it

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possible for me to attend the meeting virtually?

I reviewed the comments that came through. I had assumed that our previous presentation and building assessments had been shared and that everyone was aware of the severe state of the building. Do you need me to present at the DRC Meeting to review the conditions assessment and provide justification for the project approach?

Thanks

Betty

Comments:

1. Any application located in the Old Town Bluffton Historic District shall be reviewed for comment only by the Historic Preservation Commission (HPC) using the criteria in Section 3.18 Certificate of Appropriateness – Historic District (HD) (UDO Section 3.24.3.C.).

The following comments were provided by HPRC member Joseph DePauw:

1. The architectural plans state: THE INTENT OF THE PROJECT IS TO SALVAGE SELECT HISTORIC MATERIALS, DEMOLISH THE BUILDING, AND REBUILD THE STRUCTURE BASED ON THE ORIGINAL FOOTPRINT. THE NEW BUILDING WILL HAVE AN

ADA RAMP AND TWO ADA BATHROOMS. No information or justification in support of demolishing the of the existing building have been provided for review. Previous efforts to take a similar approach to small structures in the town have left a lot to be desired.

The case needs to be made to the HPC of why this is a project is not a restoration effort but rather a project to demolish a contributing structure and then reconstruct it as an all modern structure with historic cladding applied.

2. The discussion noted above should come before providing feedback on the demolition and reconstruct project.

Betty Prime, Architectural Conservator, AIA

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From: Rooney, Pat <prooney@townofbluffton.com>
Sent: Friday, November 22, 2024 12:47 PM
To: andy@barrierislandeng.com; Betty Prime <betty@meadorsinc.com>
Cc: Osborne, Brian <bosborne@townofbluffton.com>
Subject: FW: 11/27/24 DRC Comments - Sarah Riley Hooks Public Project

Andy and Betty:

Please find attached the staff comments for the Sarah Riley Hooks Cottage DRC review. Are either of you available to attend this DRC meeting?

Pat

From: Frazier, Dan <dfrazier@townofbluffton.com>
Sent: Friday, November 22, 2024 12:24 PM
To: Kathleen Duncan <K.duncan@jktiller.com>
Cc: Rooney, Pat <prooney@townofbluffton.com>
Subject: 11/27/24 DRC Comments - Sarah Riley Hooks Public Project

Kathleen and Pat,

Attached are staff's plan review comments for the Sarah Riley Hooks Public Project application. This item is on the DRC agenda for November 27, 2024, which will be held at 1pm at Town Hall within Council Chambers. Please let me know if you or a representative cannot attend.

Thanks,
Dan

Dan Frazier, AICP
Planning Manager

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